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City Council Meeting  
**Tuesday, March 9, 2021**  
Tom Davies Square - Council Chamber / Electronic Participation

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## MAYOR BRIAN BIGGER, CHAIR

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### **\*REVISED**

4:00 p.m. CLOSED SESSION, COMMITTEE ROOM C-12 / ELECTRONIC PARTICIPATION

6:00 p.m. OPEN SESSION, COUNCIL CHAMBER / ELECTRONIC PARTICIPATION

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<https://agendasonline.greatersudbury.ca>.

Please be advised that if you make a presentation, speak or appear at the meeting venue during a meeting, you, your comments and/or your presentation may be recorded and broadcast.

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Your information is collected for the purpose of informed decision-making and transparency of City Council decision-making under various municipal statutes and by-laws and in accordance with the *Municipal Act, 2001, Planning Act, Municipal Freedom of Information and Protection of Privacy Act* and the City of Greater Sudbury's *Procedure By-law*.

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### **ROLL CALL**

Resolution to move to Closed Session to deal with one (1) Position, Plan or Instructions to be Applied to Negotiations item regarding an operating agreement for a City facility and one addendum to deal with one (1) Personal Matter (Identifiable Individual(s)) / Labour Relations / Employee Negotiations item regarding a performance review in accordance with the *Municipal Act, 2001*, s. (239(2)(b), (d) and (k).

**(RESOLUTION PREPARED)**

### **RECESS**

## **MOMENT OF SILENT REFLECTION**

## **ROLL CALL**

## **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

## **MATTERS ARISING FROM THE CLOSED SESSION**

Deputy Mayor Sizer will rise and report on any matters discussed during the Closed Session. Council will then consider any resolution emanating from the Closed Session.

## **MATTERS ARISING FROM EMERGENCY SERVICES COMMITTEE**

### **February 17, 2021**

Council will consider, by way of one resolution, resolutions ES2021-01 and ES2021-02, all of which are found at <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2580&lang=en>. Any questions regarding the resolutions should be directed to Councillor Montpellier, Chair, Emergency Services Committee.

## **MATTERS ARISING FROM FINANCE AND ADMINISTRATION COMMITTEE**

### **February 16, 2021**

Council will consider, by way of one resolution, resolutions FA2021-05 and FA2021-06, all of which are found at <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2587&lang=en>. Any questions regarding the resolutions should be directed to Councillor Jakubo, Chair, Finance and Administration Committee

## **MATTERS ARISING FROM HEARING COMMITTEE**

**February 17, 2021**

Council will consider, by way of one resolution, resolutions HC2021-01 and HC2021-02, all of which are found at <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2592&lang=en>. Any questions regarding the resolutions should be directed to Councillor Signoretti, Chair, Hearing Committee.

**MATTERS ARISING FROM PLANNING COMMITTEE**

**February 22, 2021**

Council will consider, by way of one resolution, resolutions PL2021-39 to PL2021-44 and PL2021-46 and PL2021-47, all of which are found at <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2568&lang=en>. Any questions regarding the resolutions should be directed to Councillor Kirwan, Chair, Planning Committee.

**CONSENT AGENDA**

(For the purpose of convenience and for expediting meetings, matters of business of repetitive or routine nature are included in the Consent Agenda, and all such matters of business contained in the Consent Agenda are voted on collectively.

A particular matter of business may be singled out from the Consent Agenda for debate or for a separate vote upon the request of any Councillor. In the case of a separate vote, the excluded matter of business is severed from the Consent Agenda, and only the remaining matters of business contained in the Consent Agenda are voted on collectively.

Each and every matter of business contained in the Consent Agenda is recorded separately in the minutes of the meeting.)

**ADOPTING, APPROVING OR RECEIVING ITEMS IN THE CONSENT AGENDA**

(RESOLUTION PREPARED FOR ITEMS C-1 to C-6)

**MINUTES**

- C-1. Finance and Administration Committee Minutes of January 19, 2021 **16 - 20**  
**(RESOLUTION PREPARED - MINUTES ADOPTED)**
  
- C-2. Special City Council Minutes of January 20, 2021 **21 - 28**  
**(RESOLUTION PREPARED - MINUTES ADOPTED)**

C-3.	Planning Committee Minutes of January 25, 2021 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>29 - 36</b>
C-4.	Special City Council Minutes of January 27, 2021 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>37 - 39</b>
C-5.	Special City Council Minutes of January 28, 2021 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>40 - 41</b>
C-6.	Planning Committee Minutes of February 8, 2021 <b>(RESOLUTION PREPARED - MINUTES ADOPTED)</b>	<b>42 - 49</b>

## **REGULAR AGENDA**

### **MANAGERS' REPORTS**

R-1.	Report dated February 24, 2021 from the General Manager of Community Safety regarding Fire Protection Service Level Adjustment. <b>(RESOLUTION PREPARED)</b>  (This report provides a recommendation regarding options for service level adjustments and subsequent taxation area rating adjustments to areas in the City affected by the recent interest arbitration award.)	<b>50 - 70</b>
R-2.	COVID-19 Response Update <b>(FOR INFORMATION ONLY) (REPORT TO FOLLOW)</b>  (This report provides an update on service changes and community response to the COVID-19 pandemic.)	
R-3.	Report dated February 24, 2021 from the General Manager of Corporate Services regarding Request for Write Off - 2020 Unpaid YMCA Parking Fees. <b>(RESOLUTION PREPARED)</b>  (This report provides a recommendation regarding the write-off of receivables from the YMCA for their lease relating to the overflow lot on Elgin Street.)	<b>71 - 80</b>

### **BY-LAWS**

Draft by-laws are available for viewing a week prior to the meeting on the City's website at: <https://agendasonline.greatersudbury.ca>. Approved by-laws are publically posted with the meeting agenda on the day after passage.

**The following By-Laws will be read and passed:**

- 2021-30 A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of March 9th, 2021
- 2021-31 A By-law of the City of Greater Sudbury to Authorize the Purchase of 210 Shaughnessy Street, Sudbury in Sudbury Described as PIN 73584-0243(LT), Lot 254 on Plan 2SA from Margaret Max  
 Planning Committee Resolution #PL2021-28  
 (This by-law authorizes the acquisition of 210 Shaughnessy Street in Sudbury as part of the Junction East project.)
- 2021-32 A By-law of the City of Greater Sudbury to Authorize the Sale of Vacant Land South of Morgan Road, Chelmsford, Described as PIN 73343-0044(LT), Part 1 on Plan SR-3275, Township of Morgan to Rayside Balfour Fire Fighters Association  
 Planning Committee Resolution #PL2021-30  
 (This by-law authorizes the sale of vacant land to Rayside Balfour Fire Fighters Association and delegates authority to sign all documents necessary to effect the sale.)
- 2021-33 A By-law of the City of Greater Sudbury to Authorize the Sale of Vacant Land on Morin Avenue, Sudbury, Described as PIN 02133-0196(LT) being Lot 68 on Plan M-53 to Sudbury Apartment Rentals Limited  
 Planning Committee Resolution #PL2021-31  
 (This by-law authorizes the sale of vacant land to an abutting land owner and delegates authority to sign all documents necessary to effect the sale.)
- 2021-34 A By-law of the City of Greater Sudbury to Deem Lot 68 on Plan M-53 Not to be a Lot on a Plan of Subdivision for the Purposes of Section 50(3) of the Planning Act  
 Planning Committee Resolution #PL2021-31  
 (This by-law authorizes Lot 68 on registered Plan of Subdivision M-53 be deemed not to be a lot within a registered Plan of Subdivision.)
- 2021-35Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z Being the Comprehensive Zoning By-law for the City of Greater Sudbury  
 Planning Committee Resolution #PL2020-136  
 (This by-law rezones the subject property to "R1-5", Low Density Residential One in order to sever an existing dwelling from the rural parent parcel - Richard Belanger – 800 Notre Dame Street West, Azilda.)
- 2021-36Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z Being the Comprehensive Zoning By-law for the City of Greater Sudbury  
 Planning Committee Resolution #PL2020-120  
 (This by-law rezones the subject property to "OSC", Open Space Conservation and "R1-5(22)", Low Density Residential One Special in order to permit the development of a nine lot residential subdivision – J. Corsi Developments Inc. -

Corsi Hill, Sudbury.)

2021-37Z A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z Being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2021-40

(This by-law rezones the subject property in order to facilitate the construction of a secondary dwelling unit having an increased maximum separation distance from the main residential dwelling on the subject lands that have frontage on Deschene Road in Hanmer - Julien Guavin & Janelle Gauvin - 4846 Deschene Road, Hanmer.)

## **MEMBERS' MOTIONS**

### **M-1. Homelessness Services Feasibility Study**

As presented by Councillor Leduc:

WHEREAS homelessness, mental health and addiction issues have grown considerably and have become much more evident in the community over the past number of years, and most notably since the onset of the COVID-19 pandemic;

AND WHEREAS the City's downtown core is experiencing the greatest impact due to systemic issues;

AND WHEREAS services such as the Off the Street Shelter, Cedar Place Women and Family Shelter, Samaritan Centre and Rapid Mobilization Table existed in the community even before the onset of the pandemic;

AND WHEREAS additional services have been implemented for this vulnerable population during the pandemic such as the Homelessness Network Day Centre, the YMCA Overnight Warming Centre, Temporary Youth Shelter, and dining services;

AND WHEREAS although additional services for the vulnerable population are in place to meet basic needs and provide safe shelter, they are sometimes challenging for users to navigate, and a service gap remains;

AND WHEREAS during the recent community engagement sessions the need for access to centralized affordable housing and a one-stop shop for services was highlighted;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to outsource a feasibility study to look at a one stop location for homelessness services, including a review of suitable private/public facilities, and that the cost of the feasibility study for an amount up to \$150,000 be funded through the Tax Rate Stabilization Reserve;

AND BE IT FURTHER RESOLVED that the study be presented to Council prior to the 2022 budget deliberations for possible inclusion as a business case.

### **M-2. Request For Inclusion of CEEP Lens to Council and Committee Reports**

As presented by Councillors McCausland, McIntosh and Sizer:

WHEREAS on May 28, 2019, the City of Greater Sudbury officially declared a climate emergency to name and deepen its commitment to protecting its economy, its ecosystems, and its community from climate change;

AND WHEREAS on May 28, 2019, the City of Greater Sudbury reaffirmed action on climate change as a strategic priority;

AND WHEREAS on September 22, 2020, the City of Greater Sudbury approved a Community Energy & Emissions Plan (CEEP) that outlines 18 goals that must be met to reach the climate emergency's target of net-zero carbon emissions by 2050;

AND WHEREAS meeting the 18 goals will require numerous actions to be undertaken by the municipality, local stakeholders, and the public;

AND WHEREAS the application of a CEEP lens identifies how City operations respond to our CEEP goals;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs that all reports presented to Council or Committees of Council include content which describes how the recommendation or information aligns with the CEEP goals and where appropriate the impact on greenhouse gas emissions.

## **ADDENDUM**

## **CIVIC PETITIONS**

## **QUESTION PERIOD**

## **ADJOURNMENT**

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Réunion du Conseil municipal

**9 mars 2021**

Place Tom Davies - Salle Du Conseil / participation électronique

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## MAIRE BRIAN BIGGER, PRÉSIDENT(E)

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### **\*REVISER**

16 h SÉANCE A HUIS CLOS, SALLE DE RÉUNION C-12 / PARTICIPATION ÉLECTRONIQUE

18 h SÉANCE PUBLIQUE, SALLE DU CONSEIL / PARTICIPATION ÉLECTRONIQUE

Les réunions du Conseil de la Ville du Grand Sudbury et de ses comités sont accessibles et sont diffusés publiquement en ligne et à la télévision en temps réel et elles sont enregistrées pour que le public puisse les regarder sur le site Web de la Ville à l'adresse <https://agendasonline.greatersudbury.ca>.

Sachez que si vous faites une présentation, si vous prenez la parole ou si vous vous présentez sur les lieux d'une réunion pendant qu'elle a lieu, vous, vos commentaires ou votre présentation pourriez être enregistrés et diffusés.

En présentant des renseignements, y compris des renseignements imprimés ou électroniques, au Conseil municipal ou à un de ses comités, vous indiquez que vous avez obtenu le consentement des personnes dont les renseignements personnels sont inclus aux renseignements à communiquer au public

Vos renseignements sont recueillis aux fins de prise de décisions éclairées et de transparence du Conseil municipal en vertu de diverses lois municipales et divers règlements municipaux, et conformément à la *Loi de 2001 sur les municipalités*, à la *Loi sur l'aménagement du territoire*, à la *Loi sur l'accès à l'information municipale et la protection de la vie privée* et au *Règlement de procédure* de la Ville du Grand Sudbury.

Pour obtenir plus de renseignements au sujet de l'accessibilité, de la consignation de vos renseignements personnels ou de la diffusion en continu en direct, veuillez communiquer avec le Bureau de la greffière municipale en composant le 3-1-1 ou en envoyant un courriel à l'adresse [clerks@grandsudbury.ca](mailto:clerks@grandsudbury.ca).

### **APPEL NOMINAL**

Résolution de séance à huis clos pour délibérer sur une (1) question relative à un poste, un plan ou des instructions à appliquer à des négociations concernant une entente d'exploitation pour une installation de la Ville et sur un ajout portant sur une (1) question personnelle (personne[s] identifiable[s]/relations professionnelles/négociations avec les employés) concernant un examen du rendement conformément à l'article 239(2) (b), (d) et (k) de la *Loi de 2001 sur les municipalités*.

**(RÉSOLUTION PRÉPARÉE)**



## **SUSPENSION DE LA SÉANCE**

## **MOMENT DE SILENCE**

## **APPEL NOMINAL**

## **DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES ET LEUR NATURE GÉNÉRALES**

## **QUESTIONS DÉCOULANT DE LA SÉANCE À HUIS CLOS**

Maire adjoint Sizer rapportera toutes questions traitées pendant la séance à huis clos. Le Conseil examinera ensuite les résolutions.

## **QUESTIONS DÉCOULANT DE LA RÉUNION DU COMITÉ DES SERVICES D'URGENCE**

### **Le 17 février 2021**

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions ES2021-01 et ES2021-02, qui se trouve à <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2580&lang=en>. Toute question concernant ces résolutions devrait être adressée au Conseiller Montpellier, président du Comité des services d'urgence.

## **QUESTIONS DÉCOULANT DE LA RÉUNION DU COMITÉ DES FINANCES ET DE L'ADMINISTRATION**

### **Le 16 février 2021**

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions FA2021-05 et FA2021-06, qui se trouve à <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2587&lang=en..> Toute question concernant ces résolutions devrait être adressée au Conseiller Jakubo, président du Comité des finances et de l'administration.

## **QUESTIONS DÉCOULANT DE LA RÉUNION DU COMITÉ D'AUDITION**

## **Le 17 février 2021**

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions HC2021-01 et HC2021-02, qui se trouve à <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2592&lang=en>. Toute question concernant ces résolutions devrait être adressée au Conseiller Signoretti, président du Comité d'audition.

## **QUESTIONS DÉCOULANT DE LA RÉUNION DU COMITÉ DE LA PLANIFICATION**

### **Le 22 février 2021**

Le Conseil municipal étudiera, par voie d'une résolution, les résolutions PL2021-39 à PL2021-44 et PL2021-46 et PL2021-47, qui se trouve à <https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2568&lang=en>. Toute question concernant ces résolutions devrait être adressée au Conseiller Kirwan, président du Comité de la planification.

### **Ordre du jour des résolutions**

(Par souci de commodité et pour accélérer le déroulement des réunions, les questions d'affaires répétitives ou routinières sont incluses à l'ordre du jour des résolutions, et on vote collectivement pour toutes les questions de ce genre.)

À la demande d'un conseiller, on pourra traiter isolément d'une question d'affaires de l'ordre du jour des résolutions par voie de débat ou par vote séparé. Dans le cas d'un vote séparé, la question d'affaires isolée est retirée de l'ordre du jour des résolutions et on ne vote collectivement qu'au sujet des questions à l'ordre du jour des résolutions.

Toutes les questions d'affaires à l'ordre du jour des résolutions sont inscrites séparément au procès-verbal de la réunion.)

## **ADOPTION, APPROBATION OU RÉCEPTION D'ARTICLES DANS L'ORDRE DU JOUR DES CONSENTEMENTS**

(RÉSOLUTION PRÉPARÉE POUR LES ARTICLES DE L'ORDRE DU JOUR DES RÉSOLUTIONS C-1 À C-6)

### **PROCÈS-VERBAUX**

C-1. Procès Verbal du 19 janvier 2021, Comité des finances et de l'administration  
(RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)

**16 - 20**

C-2.	Procès Verbal du 20 janvier 2021, Réunion extraordinaire du Conseil municipal <b>(RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)</b>	<b>21 - 28</b>
C-3.	Procès Verbal du 25 janvier 2021, Comité de planification <b>(RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)</b>	<b>29 - 36</b>
C-4.	Procès Verbal du 27 janvier 2021, Réunion extraordinaire du Conseil municipal <b>(RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)</b>	<b>37 - 39</b>
C-5.	Procès Verbal du 28 janvier 2021, Réunion extraordinaire du Conseil municipal <b>(RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)</b>	<b>40 - 41</b>
C-6.	Procès Verbal du 8 février 2021, Comité de planification <b>(RÉSOLUTION PRÉPARÉE - PROCÈS-VERBAL ADOPTÉ)</b>	<b>42 - 49</b>

## Ordre du jour régulier

### RAPPORTS DES GESTIONNAIRES

R-1.	Rapport daté du 24 février 2021 portant sur Ajustement du niveau de services de protection contre l'incendie. <b>(RÉSOLUTION PRÉPARÉE)</b>  (Ce rapport présente des choix au Conseil municipal quant aux rajustements à faire en matière des niveaux de services et quant aux modifications subséquentes de la classification de la zone d'imposition pour les secteurs de la Ville touchés par la récente sentence quant à un arbitrage de différends comme le demande la résolution CC2020-21.)	<b>50 - 70</b>
R-2.	Compte rendu de l'intervention en matière de COVID-19 <b>(A TITRE D'INFORMATION) (LE RAPPORT SUIVRA)</b>  (Ce rapport donne des renseignements concernant des changements en matière de services et l'intervention communautaire quant à la pandémie de COVID-19.)	
R-3.	Rapport Directeur général des Services corporatifs, daté du 24 février 2021 portant sur Demande de radiation – frais de stationnement impayés du YMCA en 2020. <b>(RÉSOLUTION PRÉPARÉE)</b>  (Ce rapport fait une recommandation concernant la radiation des comptes clients du YMCA pour sa location à bail en lien avec le parc de stationnement auxiliaire de la rue Elgin.)	<b>71 - 80</b>

### RÈGLEMENTS

Les membres du public peuvent consulter les projets de règlement municipal une semaine avant la réunion sur le site Web de la Ville à l'adresse <https://agendasonline.greatersudbury.ca>. Les règlements municipaux approuvés sont affichés publiquement avec l'ordre du jour de la réunion le lendemain de leur adoption.

**Les règlements suivants seront lus et adoptés :**

- 2021-30 Règlement de la Ville du Grand Sudbury confirmant les délibérations du Conseil municipal lors de sa réunion tenue le 9 mars 2021
- 2021-31 Règlement de la Ville du Grand Sudbury autorisant l'achat de 210, rue Shaughnessy à Sudbury décrit comme la parcelle numéro 73584-0243(LT), lot 254 du plan 2SA de Margaret Max
- Résolution du Comité de planification numéro PL2021-28
- (Ce règlement municipal autorise l'acquisition du 210, rue Shaughnessy, à Sudbury, dans le cadre du projet La Jonction est.)
- 2021-32 Règlement de la Ville du Grand Sudbury autorisant la vente d'un terrain vacant à la sud de la route Morgan, décrite comme étant la parcelle numéro PIN 73343-0044(LT), partie 1 du plan SR-3275, canton de Morgan, à la Rayside Balfour Fire Fighters Association (association des pompiers de Rayside Balfour).
- Résolution du Comité de planification numéro PL2021-30
- (Ce règlement municipal autorise la vente d'un terrain vacant au Rayside Balfour Fire Fighters Association et délègue l'autorité de signer tous les documents nécessaires pour mener à bien cette vente.)
- 2021-33 Règlement de la Ville du Grand Sudbury autorisant la vente d'un terrain vacant sur l'avenue Morin, décrite comme la parcelle numéro 02133-0196(LT), étant le lot 68 du plan M-53 à la société Sudbury Apartment Rentals Limited.
- Résolution du Comité de planification numéro PL2021-31
- (Ce règlement municipal autorise la vente d'un terrain vacant au propriétaire d'un terrain attenant et délègue l'autorité de signer tous les documents nécessaires pour mener à bien cette vente.)
- 2021-34 Règlement de la Ville du Grand Sudbury déterminant que le lot 68 du plan M-53 n'est pas un lot de plan de lotissement aux fins du paragraphe 3 de l'article 50 de la Loi sur l'aménagement du territoire
- Résolution du Comité de planification numéro PL2021-31
- (Ce règlement municipal autorise la détermination que le lot 68 sur le plan de lotissement M-53 enregistré n'est pas un lot dans un plan de lotissement enregistré.)

2021-35Z Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury

Résolutions du Comité de planification numéro PL2020-136

(Ce règlement municipal rezone la propriété en question « R1-5 », zone résidentielle de faible densité un, afin de séparer un logement existant de la parcelle rurale d'origine - Richard Belanger – 800, rue Notre Dame Ouest, à Azilda.)

2021-36Z Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury

Résolutions du Comité de planification numéro PL2020-120

(Ce règlement municipal rezone la propriété en question « OSC », zone d'espaces verts et de conservation, et « R1-5(22) », zone résidentielle de faible densité un spéciale, afin de permettre l'aménagement d'un lotissement de neuf lots résidentiels – J. Corsi Developments Inc. – côte Corsi, à Sudbury.)

2021-37Z Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury

Résolutions du Comité de planification numéro PL2021-40

(Ce règlement municipal rezone la propriété en question afin de faciliter la construction d'un logement secondaire ayant une distance de séparation maximale accrue du logement principal sur le terrain en question donnant sur le chemin Deschêne à Hanmer - Julien Gauvin et Janelle Gauvin – 4846, chemin Deschêne, à Hanmer.)

## **MOTIONS DES MEMBRES**

### **M-1. Étude de faisabilité sur les services en matière de sans-abrisme**

Motion présentée par le conseiller Leduc:

ATTENDU QUE les enjeux du sans-abrisme, de la santé mentale et de la toxicomanie se sont considérablement accrus et qu'ils sont devenus bien plus évidents dans la communauté au cours des dernières années et plus particulièrement depuis le début de la pandémie de COVID-19;

ATTENDU QUE le cœur du centre-ville de la Ville connaît le plus grand impact à cause d'enjeux systémiques;

ATTENDU QUE des services comme l'Abri d'urgence hors rue, le refuge pour femmes et familles de la Place Cedar, le Centre du samaritain et la Table de mobilisation rapide existaient dans la communauté même avant le début de la pandémie;

ATTENDU QUE d'autres services ont été mis en oeuvre pour cette population vulnérable pendant la pandémie comme le Centre de jour du Réseau des sans-abri, la halte-chauffeur de nuit du YMCA, le refuge temporaire pour jeunes et des services de repas;

ATTENDU QUE, bien que des services additionnels pour cette population vulnérable soient en place pour répondre aux besoins de base et pour fournir un abri sécuritaire, il est parfois difficile pour les usagers de s'y retrouver et il y encore un écart de service;

ATTENDU QUE, pendant les récentes séances de mobilisation communautaire, on a fait ressortir le besoin d'accès à du logement abordable centralisé et d'un guichet unique pour les services;

PAR CONSÉQUENT, IL EST RÉSOLU QUE la Ville du Grand Sudbury demande au personnel d'externaliser une étude de faisabilité d'un guichet unique pour les services en matière de sans-abrisme, notamment un examen des installations privées et publiques qui conviennent à cette fin, et que le coût de l'étude de faisabilité pouvant atteindre 150 000 \$ soit financé par le fonds de réserve pour la stabilisation des taux d'imposition;

ET QUE l'étude soit présentée au Conseil municipal avant les délibérations sur le budget de 2022 pour son inclusion possible en tant que dossier d'analyse.

**M-2. Demande d'inclusion d'une optique d'analyse en matière du Plan communautaire en matière d'énergie et d'émissions aux rapports au Conseil municipal et aux comités**

Motion présentée par la conseillère McIntosh et les conseillers McCausland et Sizer:

ATTENDU QUE le 28 mai 2019, la Ville du Grand Sudbury a officiellement déclaré une urgence climatique pour indiquer et approfondir son engagement à protéger son économie, ses écosystèmes et sa communauté du changement climatique;

ATTENDU QUE le 28 mai 2019, la Ville du Grand Sudbury a réaffirmé que la prise de mesures en matière de changement climatique était une priorité stratégique;

ATTENDU QUE le 22 septembre 2020, la Ville du Grand Sudbury a approuvé un Plan communautaire en matière d'énergie et d'émissions qui décrit 18 objectifs qu'il faut atteindre pour atteindre la cible de zéro émission nette de carbone dans le cadre de l'urgence climatique d'ici 2050;

ATTENDU QUE l'atteinte des 18 objectifs exigera la prise de bon nombre de mesures par la municipalité, les intervenants locaux et le public;

ATTENDU QUE l'application d'une optique d'analyse au Plan indique la façon dont les opérations de la Ville satisfont à ses objectifs par rapport au Plan;

PAR CONSÉQUENT, IL EST RÉSOLU QUE la Ville du Grand Sudbury demande que tous les rapports présentés au Conseil municipal ou aux comités du Conseil comprennent une section qui décrit la façon dont la recommandation ou le renseignement s'harmonise avec les objectifs du Plan et, là où il y a lieu, l'impact sur les émissions de gaz à effet de serre.

## **ADDENDA**

**PÉTITIONS CIVIQUES**

**PÉRIODE DE QUESTIONS**

**LEVÉE DE LA SÉANCE**

## Minutes

### Finance and Administration Committee Minutes of 1/19/21

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Location:	Tom Davies Square - Council Chamber / Electronic Participation
Commencement:	4:00 PM
Adjournment:	10:00 PM

## Councillor Jakubo, In the Chair

Present	Councillors Signoretti, Vagnini, McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Leduc, Landry-Altman, Mayor Bigger
City Officials	Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Tony Cecutti, General Manager of Growth and Infrastructure Services; Steve Jacques, General Manager of Community Development; Joseph Nicholls, General Manager of Community Safety; Ed Stankiewicz, Executive Director of Finance, Assets and Fleet; Ian Wood, Executive Director of Strategic Initiatives, Communication and Citizen Services; Eric Labelle, City Solicitor and Clerk; Kelly Gravelle, Deputy City Solicitor; Marie Litalien, Director of Communications and Community Engagement; Joanne Kelly, Director of Human Resources and Organizational Development; Jeff Pafford, Director of Leisure Services; Brett Williamson, Director of Economic Development; Meredith Armstrong, Manager of Tourism and Culture; Steve Facey, Manager of Financial Planning and Budgeting; Ron Foster, Auditor General; Melissa Zanette, Chief of Staff
Closed Session	<p>The following resolution was presented:</p> <p>FA2021-01 McIntosh/Sizer: THAT the City of Greater Sudbury move to Closed Session to deal with one (1) Personal Matter (Identifiable Individual(s)) / Labour Relations or Employee Negotiations item regarding 2021 Budget in accordance with the Municipal Act, 2001, s. 239 (2)(b) and (i).</p> <p>At 4:04 p.m., the Finance and Administration Committee moved into Closed Session.</p>
Recess	At 4:59 p.m., the Finance and Administration Committee recessed.



Reconvene At 6:00 p.m., the Finance and Administration Committee commenced the Open Session in the Council Chamber.

## **Councillor Jakubo, In the Chair**

Present Councillors Signoretti, Vagnini, Montpellier, McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Leduc, Landry-Altman, Mayor Bigger

City Officials Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Tony Cecutti, General Manager of Growth and Infrastructure; Steve Jacques, General Manager of Community Development; Joseph Nicholls, General Manager of Community Safety; Ian Wood, Executive Director of Strategic Initiatives, Communication and Citizen Services; Ed Stankiewicz, Executive Director of Finance, Assets and Fleet; Kelly Gravelle, Deputy City Solicitor; Joanne Kelly, Director of Human Resources and Organizational Development; Marie Litalien, Director of Communications and Community Engagement; Brett Williamson, Director of Economic Development; Melissa Zanette, Chief of Staff; Ron Foster, Auditor General; Mette Kruger, Interim Chief Executive Officer of the Greater Sudbury Public Library; Eric Labelle, City Solicitor and Clerk; Craig Lawrence, Business Improvement Officer; Anessa Basso, Clerk's Services Assistant; Lisa Locken, Clerk's Services Assistant

### **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None declared.

### **Appointment of Committee Chair and Vice-Chair**

#### Appointment of Chair and Vice-Chair - Finance and Administration Committee

Report dated December 17, 2020 from the General Manager of Corporate Services regarding Appointment of Chair and Vice-Chair - Finance and Administration Committee.

Nominations were held for the positions of Committee Chair and Vice-Chair.

Councillor Sizer nominated Councillor Jakubo as Chair.

Councillor Leduc nominated Councillor McIntosh as Vice-Chair.

There being no further nominations, nominations were closed.

Councillor Jakubo accepted the nomination.

Councillor McIntosh accepted the nomination.

The following the resolution was presented:

FA2021-02 McCausland/Leduc: THAT the City of Greater Sudbury appoints Councillor Jakubo as Chair and Councillor McIntosh as Vice-Chair of the Finance and Administration Committee for the term ending November 14, 2022, as outlined in the report entitled

"Appointment of Chair and Vice-Chair - Finance and Administration Committee", from the General Manager of Corporate Services, presented at the Finance and Administration Committee meeting on January 19, 2021.

**CARRIED**

### **Matters Arising from the Closed Meeting**

Councillor McIntosh, reported that the Committee met in Closed Session to deal with one (1) Personal Matter (Identifiable Individual(s)) / Labour Relations or Employee Negotiations item regarding 2021 Budget in accordance with the Municipal Act, 2001, s. 239 (2)(b) and (i). No direction or resolution emanated from this meeting.

### **Presentations**

1 2021 Budget Overview

Ed Archer, Chief Administrative Officer, Ed Stankiewicz, Executive Director of Finance, Assets and Fleet, and Marie Litalien, Director of Communication and Community Engagement, provided an electronic presentation regarding the 2021 Budget Overview for information only.

2 Greater Sudbury Police Services Board - 2021 Budget

Lise Poratto-Mason, Chair, Greater Sudbury Police Services Board, Paul Pedersen, Chief of Police, and Sharon Baiden, Chief Administrative Officer, Greater Sudbury Police Services, provided an electronic presentation regarding the Greater Sudbury Police Services Board - 2021 Budget for information only.

3 Board of Health for Public Health Sudbury and Districts - 2021 Budget

The Board of Health for Public Health Sudbury and Districts was unable to attend and will present their budget at a subsequent meeting.

4 Conservation Sudbury Board - 2021 Budget

Lin Gibson, Chairperson, and Carl Jorgensen, General Manager/Secretary-Treasurer, Conservation Sudbury, provided an electronic presentation regarding the Conservation Sudbury Board - 2021 Budget for information only.

### **Resolution to Proceed past 9:00 p.m.**

FA2021-03 Lapierre/Bigger: THAT the meeting proceeds past the hour of 9:00 p.m.

**CARRIED**

5 Greater Sudbury Public Library Board

Michael Bellmore, Chair, Greater Sudbury Public Library Board, and Mette Kruger, Interim Chief Executive Officer of the Greater Sudbury Public Library, provided an electronic presentation regarding Greater Sudbury Public Library Board - 2021 Budget for information only.

## **Resolution to Proceed past 10:00 p.m.**

FA2021-04 Bigger/Leduc: THAT the meeting proceeds past the hour of 10:00 p.m.

### **Rules of Procedure**

A Recorded Vote was held:

**YEAS:** Councillors Vagnini, Montpellier, McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Leduc, Landry-Altman, Mayor Bigger

**NAYS:** Councillor Signoretti

**DEFEATED**

## **Adjournment**

Automatic adjournment at 10:00 p.m.

The following items were not addressed at the meeting:

## **Managers' Reports**

R-1 Non-Competitive Purchase - Community Safety Department Station Location Study

## **Members' Motion**

M-1 Warming Station Services

M-2 Business Case for Sudbury Curling Club Grant

M-3 Business Case for Winter Sidewalk Maintenance

## **Correspondence for Information Only**

I-1 Contract Awards Exceeding \$100,000 July 1 - September 30, 2020

I-2 2020 Third Quarter Statement of Council Expenses

## **Addendum**

## **Civic Petitions**

**Question Period**

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Eric Labelle, City Solicitor and  
Clerk

## Minutes

### Special City Council Minutes of 1/20/21

Location: Tom Davies Square -  
Council Chamber /  
Electronic  
Participation

Commencement: 6:00 PM

Adjournment: 10:07 PM

## His Worship Mayor Brian Bigger, In the Chair

Present Councillors Signoretti, Vagnini, Montpellier, McCausland, Kirwan, Lapierre, Sizer, McIntosh, Cormier, Leduc, Landry-Altman, Mayor Bigger

City Officials Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Tony Cecutti, General Manager of Growth and Infrastructure; Steve Jacques, General Manager of Community Development; Joseph Nicholls, General Manager of Community Safety; Ian Wood, Executive Director of Strategic Initiatives, Communication and Citizen Services; Ed Stankiewicz, Executive Director of Finance, Assets and Fleet; Kelly Gravelle, Deputy City Solicitor; Joanne Kelly, Director of Human Resources and Organizational Development; Marie Litalien, Director of Communications and Community Engagement; Brett Williamson, Director of Economic Development; Aaron Archibald, Director of Long Term Care Services; Jeff Pafford, Director of Leisure Services; Kris Longston, Manager of Communications and Strategic Planning; Meredith Armstrong, Manager of Tourism and Culture; Melissa Zanette, Chief of Staff; Ron Foster, Auditor General; Ryan Humeniuk, Technical Coordinator/Mayor's Office; Eric Labelle, City Solicitor and Clerk; Anessa Basso, Clerk's Services Assistant; Lisa Locken, Clerk's Services Assistant

## DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

## Presentations

### 1 Large Projects Update

Ian Wood, Executive Director of Strategic Initiatives, Communications and Citizen Services, provided an electronic presentation regarding Large Projects Update for information only.

## Managers' Reports

R-1 COVID-19 Update - November 24, 2020

Report dated January 13, 2021 from the Chief Administrative Officer regarding COVID-19 Update - November 24, 2020.

For Information Only.

R-2 COVID-19 Update - December 15, 2020

Report dated January 13, 2021 from the Chief Administrative Officer regarding COVID-19 Update - December 15, 2020.

For Information Only.

R-3 COVID-19 Response Update - January 12, 2021

Report dated January 13, 2021 from the Chief Administrative Officer regarding COVID-19 Response Update - January 12, 2021.

For Information Only.

R-4 Primary Health Care Recruitment Program Update

Report dated January 13, 2021 from the Chief Administrative Officer regarding Primary Health Care Recruitment Program Update.

For Information Only.

R-5 Cultural Heritage Evaluation – 7 Serpentine Street, Copper Cliff

Report dated January 13, 2021 from the General Manager of Growth and Infrastructure regarding Cultural Heritage Evaluation – 7 Serpentine Street, Copper Cliff.

The following resolution was presented:

CC2021-16 Leduc/Landry-Altman: THAT the City of Greater Sudbury directs staff to issue Notice of Intent to Designate under the Ontario Heritage Act for 7 Serpentine Street, Copper Cliff, as outlined in the report entitled "Cultural Heritage Evaluation – 7 Serpentine Street, Copper Cliff", from the General Manager of Growth and Infrastructure, presented at the City Council meeting on January 20, 2021.

**CARRIED**

R-6 Lobbyist Registry

Report dated January 13, 2021 from the General Manager of Corporate Services regarding Lobbyist Registry.

The following resolution was presented:

CC2021-17 Kirwan/Leduc: THAT the City of Greater Sudbury directs staff to present a by-law to establish and maintain a Lobbyist Registry and to appoint the City of Greater Sudbury's Integrity Commissioner, Mr. Robert Swayze, as the Lobbyist Registrar;

AND THAT the General Manager of Corporate Services be authorized to enter into an agreement to amend the City's agreement with the Integrity Commissioner to include the

duties and responsibilities of the Lobbyist Registrar as outlined in the report entitled "Lobbyist Registrar", from the General Manager of Corporate Services, presented at the City Council meeting on January 20, 2021.

Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors Kirwan, Leduc, Landry-Altman

**NAYS:** Councillors Signoretti, Vagnini, Montpellier, McCausland, Lapierre, Sizer, McIntosh, Cormier, Mayor Bigger

**DEFEATED**

**Resolution to Proceed past 9:00 p.m.**

CC2021-18 Leduc/Cormier: THAT the meeting proceeds past the hour of 9:00 p.m.

**CARRIED BY TWO-THIRDS MAJORITY**

R-7 Large Projects Update

Report dated January 13, 2021 from the Chief Administrative Officer regarding Large Projects Update.

For Information Only.

R-8 Appointment of Two (2) Deputy Mayors

Report dated January 13, 2021 from the General Manager of Corporate Services regarding Appointment of Two (2) Deputy Mayors.

Nominations were held for the positions of two Deputy Mayors.

Councillor Leduc nominated Councillor Sizer.

Councillor Cormier nominated Councillor Landry-Altman.

There being no further nominations, nominations were closed.

Councillor Sizer accepted the nomination.

Councillor Landry-Altman accepted the nomination.

The following the resolution was presented:

CC2021-19 Bigger/Leduc: THAT the City of Greater Sudbury appoints Councillors Sizer and Landry-Altman as Deputy Mayors for the term January 12, 2021 to and including November 14, 2022 or until their successors are appointed, as outlined in the report entitled "Appointment of Two (2) Deputy Mayors", from the General Manager of Corporate Services, presented at the City Council meeting on January 20, 2021.

**CARRIED**

**Members' Motions**

M-1 **Fire Protection Service Level Adjustment**

Rules of Procedure

Councillor Kirwan presented a friendly amendment to his motion to remove the date in the operative clause.

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

The following is the resolution with the inclusion of the friendly amendment:

CC2021-20 Kirwan/Leduc: WHEREAS the decision to set, alter or adjust fire protection service levels in any municipality lies with the council of that municipality;

AND WHEREAS in order to comply with a recent interest arbitration award under the Fire Protection and Prevention Act, 1997, the former City of Valley East will no longer be able to continue its current composite level of service;

AND WHEREAS City Council must now decide on any alterations or adjustments which must be made to fire protection service levels and subsequent taxation area rating changes in order to accommodate changing the service level of the former City of Valley East from composite to career or volunteer;

THEREFORE IT BE RESOLVED that City Council direct staff to prepare a report for Council, with all of the necessary background information which will assist Council in determining the fire protection service level and subsequent taxation area rating adjustments that must be made for the former City of Valley East and any other areas in the City of Greater Sudbury affected by these changes.

**CARRIED**

M-2 **Submission to the Ontario Long Term Care Commission**

Rules of Procedure

Councillor Kirwan presented the following two friendly amendments to his motion:

1. To replace the date, "December 15, 2020" with "January 20, 2021", in the first paragraph of the letter.
2. To add "subject to amendments deemed necessary by the Mayor" to the end of the operative clause.

Councillor McCausland presented a friendly amendment to add to paragraph 10 in the letter "not to be required". The friendly amendment was accepted by Councillor Kirwan.

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

The following is the resolution with the inclusion of the friendly amendment:

CC2021-21 Kirwan/McCausland: WHEREAS all long-term care homes in Ontario are now governed by the Long-Term Care Homes Act, 2007 which is designed to help ensure that residents of long-term care homes receive safe, consistent, high-quality, resident-centered care; and



WHEREAS the commissioners will investigate how COVID-19 spread within long-term care homes, how residents, staff and families were impacted and the adequacy of measures taken by the province and other parties to prevent, isolate and contain the virus; and

WHEREAS the commission will provide the government with guidance on how to better protect long-term care home residents and staff from any future outbreaks;

THEREFORE BE IT RESOLVED that City Council direct the Mayor of the City of Greater Sudbury to submit the following letter to the Long Term Care Commission subject to amendments deemed necessary by the Mayor:

Content of Letter:

The Honourable Justice Frank N. Marrocco, Lead Commissioner Ontario's Long-Term Care COVID-19 Commission 24th Floor 700 Bay Street Toronto, ON M5G 1Z6  
Telephone: 416-314-4175 Toll free: 1-888-333-2614 email  
Info@LTCcommission-CommissionSLD.ca

Dear Justice Frank N. Marrocco:

The City of Greater Sudbury's Seniors' Advisory Panel to Mayor and Council has played a vital role in advice, education, and awareness in order to keep our most fragile older adults well during COVID-19. On behalf of the Panel membership and as a voice from Northern Ontario, I am pleased, as Mayor of the City of Greater Sudbury to share some ideas, concerns and suggestions that have been provided by the Panel and approved by City Council to assist the Province's Long Term Care Commission on work being done to improve the quality of life and place for our most vulnerable people, namely residents living in long term care homes. COVID-19 has taught us many lessons about frailty in health care around the world, in Canada, in Ontario and in the City of Greater Sudbury. Since the Ontario government established an independent commission into COVID-19 and long-term care, the Senior Advisory Panel and City Council feel the importance to express the voice from the North as we operate in a very different rural and remote environment in which our geography causes further challenges than those faced in Southern Ontario. The City of Greater Sudbury would like to respectfully assist the commission in the preparation of a final report by providing the following recommendations as provided by the Seniors' Advisory Panel and endorsed by a motion of City Council on January 20, 2021.

1. That funding increase to provide additional Personal Service Worker's, Registered Practical Nurses and Registered Nurses, along with higher rates of pay for all LTC homes to address the high turnover and burn out rates that take place regularly and were escalated greatly during COVID.
2. That the government enhance training curriculum for PSWs to meet increasing medically complex needs of residents whose care requires intensive resources. Perhaps by having more cooperative placements so that learners gain full experience within the field. Also, ensure a standard curriculum.
3. That PSW curriculum to include conditions of care within LTC act, work load and Benefits.
4. Recruitment strategies include high school visits to promote this profession, as well as, produce a marketing campaign to attract others searching for career changes.
5. Retention of PSW's requires pay equity, a strategy to keep immigrants coming to local post-secondary institutions to stay and live within the City of Greater Sudbury and

improvements to working conditions to avoid burn out and create a safe and friendly environment.

6. When PSW's arrive from outside of Canada they should not have to start from the beginning and should be given credit for skills already accrued. Immigrants should be made aware of Canadian laws when entering this career.

7. That the government improve labour force conditions in all long-term care homes to make them comparable to the institutional health care sectors by having Federal, Provincial and Municipal governments working together to improve the state of LTC.

8. That all LTC homes have access to medical professionals who provide specialty services and treatment for residents in need. For example, Pioneer Manor still has physiotherapists as part of the service, however, other LTC homes hire outside of their institution therefore services needed for mobility, etc... were not provided.

9. That additional funding be provided so that sufficient staff can be hired for each LTC home to have more time to engage residents to address non-medical emotional psychological and social needs.

10. That sufficient funding be provided to enable all LTC home staff to work at one home only and not be required to travel between different facilities.

11. That all LTC homes be provided with resources that will guarantee enhanced francophone services to residents.

12. That LTC homes ensure that regular recreational, cultural and spiritual activities continue during future outbreaks.

13. That LTC home residents retain family physicians while been placed in LTC.

14. In order to recognize the important role of family caregivers in the overall health of loved ones, each resident of a LTC home be allowed to designate up to two essential caregivers who will have continued unlimited access during any future outbreaks.

15. There is a need to increase family participation on Family/Resident Councils. The Panel would like to see each LTC home develop strategies to increase membership in Residents, Family and Family Council Networks to enhance Resident experience, satisfaction and engagement. Also, Family Councils should have more of a role in the management of Long term care homes.

16. That each LTC home be required to develop a more vigorous volunteer recruitment and training program to enhance resident experience and resident engagement. We would like to see high school and post secondary volunteer hours performed within LTC homes.

17. That the government enhance and expand the Inspection Protocol for Infection Control in LTC to protect Residents, Families, Staff and Visitors.

18. That the government reinstate annual unannounced full resident quality inspections of all long-term care homes.

19. That each LTC home be required to develop PPE strategies, practices, protocols in the event of epidemics and/or pandemics.

20. That each LTC home be required to develop friendly visiting strategies for residents who do not have families close by or are lonely, sad or depressed. We suggest that you could

perhaps encourage health profession schools to have placements within to simply address social isolation.

21. That the Ministry of Long-Term Care take immediate control of the rebuild program to ensure that new homes are built or rebuilt promptly, in locations that meet the demand for long-term care home services.

22. That the government implement sufficient life safety measures, including installing automatic fire sprinklers in all Ontario long-term care homes as soon as possible.

23. That all staff working in LTC homes be provided with training in how to be more sensitive to cultural traditions as identified by the Truth & Reconciliation Commission. All LTC staff should receive compassionate and cultural sensitivity training as part of the orientation upon hiring.

24. That all medical career programs be required to include modules pertaining to geriatrics. We sincerely hope that the recommendations we have provided will assist the commission in providing guidance to the Ontario government on how to better protect long term care home residents and staff from any outbreaks in the future.

**CARRIED**

M-3

**Business Case for LED Lighting in the Downtown Core**

The following resolution was presented:

CC2021-22 Bigger/Cormier: WHEREAS the downtown of the City of Greater Sudbury provides all citizens with amenities for leisure, cultural and economic activities;

AND WHEREAS the preservation of a pedestrian friendly, well maintained downtown where citizens can gather for recreation and/or business is a benefit to all citizens of the community;

AND WHEREAS citizens concern for safety and security are of paramount concern;

AND WHEREAS in the interest of safety, security, the environment and economics, the City has recently completed a one for one retrofit of all streetlights from high pressure\sodium (HPS) to light emitting diode (LED) including the downtown core;

AND WHEREAS the improved quality of lighting via LED lighting is believed to have a positive impact on crime prevention and an increase in the level of safety and security;

THEREFORE BE IT RESOLVED that:

a) City staff produce a business case for the 2021 budget that details the provision of supplementary LED lighting to the downtown core of Greater Sudbury for the purposes of increasing the perceptions of safety and security for the citizens of our community.

b) City staff produce a business case for the 2021 budget that details a one for one replacement of HPS to LED lighting in all current parks, trails and pedestrian pathways.

**CARRIED**

**Resolution to proceed past 10:00 p.m.**

CC2021-23 Cormier/Leduc: THAT this meeting proceeds past the hour of 10:00 p.m.

**DEFEATED**

## **Adjournment**

Automatic Adjournment at 10:00 p.m.

The following items were not addressed at the meeting:

## **Members' Motions**

M-4 **Request for Reconsideration of Resolution CC2020-315 - Project Now Proposal**

## **Correspondence for Information Only**

I-1 Employment Land Strategy Update

I-2 2020 Operating Budget Variance Report - October

I-3 Greater Sudbury Community Energy & Emissions Plan (CEEP) Implementation: Municipal Actions (2021 - 2025)

I-4 Fleet Electrification Update

## **Addendum**

## **Civic Petitions**

## **Question Period**

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Mayor Bigger, Chair

\_\_\_\_\_  
Eric Labelle, City Solicitor and City Clerk

## Minutes

### Planning Committee Minutes of 1/25/21

Location: Tom Davies Square -  
Council Chamber /  
Electronic  
Participation

Commencement: 12:15 PM

Adjournment: 4:22 PM

## Councillor Kirwan, In the Chair

Present Councillors McCausland, Kirwan, Sizer, Landry-Altman

City Officials Shawn Turner, Director of Assets and Fleet Services; Keith Forrester, Manager of Real Estate; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk

Closed Session The following resolution was presented:

PL2021-17 McCausland/Landry-Altman: THAT the Planning Committee move into Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:

- Right of Entry and Option Agreement - Fairbank Lake Road, Denison

in accordance with the *Municipal Act*, 2001 s.239(2)(c).

**CARRIED**

At 12:17 p.m., the Planning Committee moved into Closed Session.

Recess At 12:35 p.m., the Planning Committee recessed.

Reconvene At 1:06 p.m., the Planning Committee commenced the Open Session in the Council Chamber.

## Councillor Kirwan, In the Chair

Present Councillors McCausland, Kirwan, Sizer, Landry-Altman  
Councillor McIntosh

City Officials Alex Singbush, Acting Director of Planning Services; Guido Mazza, Director of Building Services/Chief Building Official; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Anessa Basso, Clerk's Services Assistant; Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk

## **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None declared.

### **Public Hearings**

1 12 Collins Drive, Copper Cliff

**The Planning Committee was adjourned and the Public Hearing was opened to deal with the following application:**

Report dated December 24, 2020 from the General Manager of Growth and Infrastructure regarding 12 Collins Drive, Copper Cliff.

Thomas Groves, the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

The applicant provided comments to the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following resolution was presented:

PL2021-18 McCausland/Landry-Altman: THAT the City of Greater Sudbury approves the application by Thomas Groves to amend Zoning By-law 2010-100Z by changing the zoning classification from "I" Institutional, to "R1-5 Special", Low Density Residential One Special on lands described as PIN 73599-0239, Parcel 40878 S.E.S., Lot 12, Plan M-1025 in Lot 12, Concession 2, Township of McKim, as outlined in the report entitled "12 Collins Drive, Copper Cliff", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 25, 2021, subject to the following conditions:

- a) One (1) required parking space shall be permitted within the required front yard; and,
- b) The height and location of the existing building shall be permitted.

### **Rules of Procedure**

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Landry-Altman

**CARRIED**

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

2 953 Howey Drive, Sudbury

**The Planning Committee was adjourned and the Public Hearing was opened to deal with the following application:**

Report dated December 24, 2020 from the General Manager of Growth and Infrastructure regarding 953 Howey Drive, Sudbury.

Kevin Jarus, Tulloch Engineering, agent for the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The agent for the applicant responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following resolution was presented:

PL2021-19 Sizer/McCausland: THAT the City of Greater Sudbury denies the application by L.S. Bock Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R3 Special", Medium Density Residential Special on lands described as PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim, as outlined in the report entitled "953 Howey Drive, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 25, 2021.

Recess

At 3:01 p.m. Committee recessed.

Reconvene

At 3:12 p.m. Committee reconvened.

Rules of Procedure

Councillor McCausland presented the following amendment:

PL2021-19-A1 Sizer/McCausland: THAT the resolution be amended to be replaced with:

THAT the City of Greater Sudbury approves the application by L.S. Bock Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R3 Special", Medium Density Residential Special on lands described as PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim, subject to the following conditions:

a. That prior to the adoption of the amending by-law, the owner shall meet the following conditions:

- i) Apply for a building permit to the satisfaction of the Chief Building Official; and,
- ii) Rectify outstanding drainage issues and submit a revised design lot grading plan to the satisfaction of the Director of Planning Services;

b. That the amending by-law includes the following site-specific provisions:

- i) A maximum of four (4) dwelling units within the existing building shall be permitted;
- ii) A rear yard setback of 8.2 metres abutting a railroad right-of-way shall be permitted;
- iii) Lot frontage of 12 metres shall be permitted;
- iv) The location of the existing building shall be permitted;
- v) An opaque fence with a minimum height of 1.5 metres shall be required along the easterly and westerly lot lines from the required front yard setback to the rear lot line in lieu of a planting strip;
- vi) The minimum amount of landscaped open space shall be based on the approved design lot grading plan;
- vii) Parking shall be permitted within the required front yard; and,
- viii) A zero setback shall be permitted for retaining walls along the interior side lot lines.

c. Conditional approval shall lapse on March 9, 2023 unless Condition a above has been met or an extension has been granted by Council.

#### Rules of Procedure

Councillor Sizer presented a friendly amendment to change the date in condition c. to July 9, 2022. The friendly amendment was accepted by Councillor McCausland.

The following is the resolution with the inclusion of the friendly amendment:

PL2021-19-A1 Sizer/McCausland: THAT the resolution be amended to be replaced with:

THAT the City of Greater Sudbury approves the application by L.S. Bock Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R3 Special", Medium Density Residential Special on lands described as PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim, subject to the following conditions:

a. That prior to the adoption of the amending by-law, the owner shall meet the following conditions:

- i) Apply for a building permit to the satisfaction of the Chief Building Official; and,
- ii) Rectify outstanding drainage issues and submit a revised design lot grading plan to the satisfaction of the Director of Planning Services;

b. That the amending by-law includes the following site-specific provisions:

- i) A maximum of four (4) dwelling units within the existing building shall be permitted;



- ii) A rear yard setback of 8.2 metres abutting a railroad right-of-way shall be permitted;
  - iii) Lot frontage of 12 metres shall be permitted;
  - iv) The location of the existing building shall be permitted;
  - v) An opaque fence with a minimum height of 1.5 metres shall be required along the easterly and westerly lot lines from the required front yard setback to the rear lot line in lieu of a planting strip;
  - vi) The minimum amount of landscaped open space shall be based on the approved design lot grading plan;
  - vii) Parking shall be permitted within the required front yard; and,
  - viii) A zero setback shall be permitted for retaining walls along the interior side lot lines.
- c. Conditional approval shall lapse on July 9, 2022 unless Condition a above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan

**NAYS:** Councillors Sizer, Landry-Altmann

**LOST**

The following is the original resolution:

PL2021-19 Sizer/McCausland: THAT the City of Greater Sudbury denies the application by L.S. Bock Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R3 Special", Medium Density Residential Special on lands described as PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim, as outlined in the report entitled "953 Howey Drive, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 25, 2021.

Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan

**NAYS:** Councillors Sizer, Landry-Altmann

**LOST**

3 Commercial Vehicle Parking Standards

**The Planning Committee was adjourned and the Public Hearing was opened to deal with the following application:**

Report dated December 23, 2020 from the General Manager of Growth and Infrastructure regarding Commercial Vehicle Parking Standards.

Melissa Riou, Senior Planner, outlined the report.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following resolution was presented:

PL2021-20 Landry-Altman/Sizer: THAT the City of Greater Sudbury approves the proposed By-law amendment, which would permit the parking of commercial vehicles in the form of tow trucks, on Agricultural (A) and Rural (RU) zoned properties, as outlined in the report entitled "Commercial Vehicle Parking Standards", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 25, 2021.

Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Landry-Altman  
**CARRIED**

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

**Matters Arising from the Closed Session**

Councillor McCausland reported that the Committee met in Closed Session to deal with (1) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolution emanated therefrom:

PL2021-21 Landry-Altman/McCausland: THAT the City of Greater Sudbury authorize a 3 year extension to the Right of Entry Agreement and Option Agreement for vacant land north of Fairbank Lake Road, legally described as: PIN 73382-0212(LT), PIN 73382-0213(LT), part of PIN 73382-0726(LT) and part of PIN 73382-0728(LT), Township of Denison, City of Greater Sudbury;

AND THAT the net proceeds of the sale and production agreement be credited to the Capital Financing Reserve Fund;

AND THAT a by-law be prepared to authorize the execution of all required documents.

Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan, Sizer, Landry-Altman  
**CARRIED**

**Adopting, Approving or Receiving Items in the Consent Agenda**

Rules of Procedure

Councillor Landry-Altman requested that Consent Agenda Item C-2 be pulled and dealt with separately.

The following resolution was presented:

PL2021-22 Sizer/McCausland: THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

**CARRIED**

The following are the Consent Agenda items:

### **Routine Management Reports**

C-1 Coniston Seniors Non-Profit Housing Corporation - Application for Modification to a Cost Sharing Agreement

Report dated October 30, 2020 from the General Manager of Growth and Infrastructure regarding Coniston Seniors Non-Profit Housing Corporation - Application for Modification to a Cost Sharing Agreement.

PL2021-23 Sizer/McCausland: THAT the City of Greater Sudbury approves the request for modification to the cost sharing request by the Coniston Seniors Non-Profit Housing Corporation for the upgrading of approximately 283m length of 200mm watermain on Concession Street for the proposed Seniors Development on Part of PIN's 73561-0035 and 75360-1248, Lot 4, Concessions 3 & 4, Township of Neelon, Elm Street, Coniston as outlined in the report entitled "Coniston Seniors Non-Profit Housing Corporation - Application for Modification to a Cost Sharing Agreement", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 25, 2021.

**CARRIED**

*Routine Management Report C-2 was deal with separately.*

C-2 339 Harrison Drive, Sudbury

Report dated January 13, 2021 from the General Manager of Growth and Infrastructure regarding 339 Harrison Drive, Sudbury.

Motion for Deferral

Councillor Landry-Altmann moved to defer this item until such time that staff have an update with respect to on going discussions with the applicant.

**DEFERRED**

### **Members' Motions**

No Motions were presented.

### **Correspondence for Information Only**

I-1 Public Art Call - Tom Davies Square Courtyard

Report dated December 17, 2020 from the General Manager of Growth and Infrastructure regarding Public Art Call - Tom Davies Square Courtyard.

For Information Only.

### **Addendum**

No Addendum was presented.

### **Civic Petitions**

No Civic Petitions were submitted.

### **Question Period**

No Questions were asked.

### **Adjournment**

PL2021-24 Landry-Altman/Sizer: THAT this meeting does now adjourn: 4:22 p.m.

Brigitte Sobush, Manager of Clerk's  
Services/Deputy City Clerk

## Minutes

### Special City Council Minutes of 1/27/21

Location: Tom Davies Square -  
Council Chamber /  
Electronic  
Participation

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Commencement: 6:02 PM

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Adjournment: 9:35 PM

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## His Worship Mayor Brian Bigger, In the Chair

Present Councillors Signoretti, Vagnini, McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Leduc, Landry-Altmann, Mayor Bigger

City Officials Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Joseph Nicholls, General Manager of Community Safety; Steve Jacques, General Manager of Community Development; Ian Wood, Executive Director of Strategic Initiatives, Communication and Citizen Services; Kelly Gravelle, Deputy City Solicitor; Marie Litalien, Director of Communications and Community Engagement; Melissa Zanette, Chief of Staff; Ron Foster, Auditor General; Kelly Gravelle, Deputy City Solicitor; Danielle Wicklander, Deputy City Clerk; Lisa Locken, Clerk's Services Assistant; Anessa Basso, Clerk's Services Assistant

## DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

## Public Input

### Public Input Session - Homelessness Consultation

Report dated January 8, 2021 regarding Public Input Session - Homelessness Consultation.

For Information Only.

The following individuals provided comments and/or presentations:

- Louise Jacko, NSwakamok Native Friendship Centre

- Patty MacDonald, Canadian Medical Health Association - Sudbury/Manitoulin
- Stephanie Lefebvre, Community Mobilization Sudbury
- Denis Constantineau, The Homelessness Network
- Aaron St. Pierre, Native People of Sudbury Development Corporation
- Kevin FitzMaurice, Native Housing
- Melanie Johncox, Literacy and Basic Skills Instructor – Sudbury District Jail
- Jason LaFace, Cannabis Substitution Program
- Tyler McLellan, Monarch Recovery Services
- Kendra MacIsaac, YMCA of Northeastern Ontario
- Marie Lalande, Sudbury Community Legal Clinic
- Stuart Donaldson
- Sue Godin, St. Kevin's Pastoral Council
- Morin, HUR Hub
- Richard Pacey, Hope for Sudbury
- Cory Roslyn, The Elizabeth Fry Society
- Lisa Long, The Samaritan Centre
- Reverend Dr. Elizabeth Green, Church of the Epiphany
- Karla Gharthey and Marie Pollock, Sudbury Temporary Overdose Prevention Society (STOP)
- Ashley Grant, Cedar Place
- James Tregonning, Holy Redeemer Parish
- Matt Labonte, 705FOODS and XDelivers
- Chris Baziw
- Joel Boivin
- Elaina Groves, Children's Aid Society of the Districts of Sudbury and Manitoulin
- Crystal Chopp, Public Health Sudbury and Districts
- Julie Gorman, Sudbury Action Centre for Youth (SACY)

Resolution to proceed Past 9:00 p.m.

CC2021-31 Mayor Bigger/Leduc: THAT this meeting proceeds past the hour of 9:00 p.m.

**CARRIED BY TWO-THIRDS MAJORITY**

- TiCarra Paquet, Black Lives Matter Sudbury
- Anne Sprack, Health Sciences North
- Cynthia Eyre, S.A.N.E Sudbury
- Jeff MacIntyre

### **Members' Motions**

No Motions were submitted.

### **Addendum**

No Addendum was presented.

### **Civic Petitions**

No Civic Petitions were submitted.

### **Question Period**

No Questions were asked.

**Adjournment**

CC2021-32 Leduc/Landry-Altmann: THAT this meeting does now adjourn. Time: 9:35 p.m.

**CARRIED**

\_\_\_\_\_  
Mayor Bigger, Chair

\_\_\_\_\_  
Danielle Wicklander, Deputy City  
Clerk

## Minutes

### Special City Council Minutes of 1/28/21

Location: Tom Davies Square -  
Council Chamber /  
Electronic  
Participation

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Commencement: 4:04 PM

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Adjournment: 5:44 PM

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## His Worship Mayor Brian Bigger, In the Chair

Present Councillors Signoretti [D 4:59 p.m.], Vagnini, McCausland, Kirwan, Lapierre, Jakubo, Sizer, McIntosh, Cormier, Leduc, Landry-Altmann, Mayor Bigger

City Officials Ed Archer, Chief Administrative Officer; Kevin Fowke, General Manager of Corporate Services; Tony Cecutti, General Manager of Growth and Infrastructure; Joseph Nicholls, General Manager of Community Safety; Ian Wood, Executive Director of Strategic Initiatives, Communication and Citizen Services; Marie Litalien, Director of Communications and Community Engagement; Christine Hodgins, Deputy City Clerk; Anessa Basso, Clerk's Services Assistant; Lisa Locken, Clerk's Services Assistant

## DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

## Public Input

### Public Input Session - Homelessness Consultation

Report dated January 7, 2021 regarding Public Input Session - Homelessness Consultation.

The following individuals provided comments about their lived experience:

- Lisa Laforge
- Kryslyn Mohan
- Stuart Donaldson
- Sandra
- Tara
- Alison Wood
- Joel Boivin



- Justin
- Charles Tossell

Tracy Gregory, SWANS, provided comments.

*Councillor Signoretti departed at 4:59 p.m.*

### **Members' Motions**

No Motions were presented.

### **Addendum**

No Addendum was presented.

### **Civic Petitions**

No Petitions were provided.

### **Question Period**

No Questions were asked.

### **Adjournment**

CC2021-33 Bigger/McIntosh: THAT this meeting does now adjourn. Time: 5:44 p.m.

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Mayor Bigger, Chair

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Christine Hodgins, Deputy City  
Clerk

## Minutes

### Planning Committee Minutes of 2/8/21

Location: Tom Davies Square -  
Council Chamber /  
Electronic  
Participation

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Commencement: 12:01 PM

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Adjournment: 3:04 PM

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## Councillor Kirwan, In the Chair

Present Councillors McCausland, Kirwan, Lapierre [A 12:13 p.m.], Leduc, Landry-Altmann

City Officials Kevin Fowke, General Manager of Corporate Services; Ian Wood, Executive Director of Strategic Initiatives, Communication and Citizen Services [A 12:04 p.m., D 12:19 p.m.]; Keith Forrester, Manager of Real Estate; Shawn Turner, Director of Assets and Fleet Services; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk

Closed Session The following resolution was presented:

PL2021-25 McCausland/Landry-Altmann: THAT the City of Greater Sudbury moves into Closed Session to deal with four (4) Proposed or Pending Acquisition or Disposition of Land Matters:

- Purchase of Land - Shaughnessy Street, Sudbury
- Transfer of Land - Long Lake Road, Sudbury
- Declare Surplus, Dispense and Transfer of Vacant Land - Morgan Road, Chelmsford
- Sale of Land - Morin Avenue, Sudbury

in accordance with the *Municipal Act*, 2001 s.239(2)(c)

**CARRIED**

At 12:03 p.m. the Planning Committee moved into Closed Session.

Recess At 12:25 p.m. the Planning Committee recessed.

Reconvene At 1:07 p.m. the Planning Committee commenced the Open Session in the Council Chamber.

## Councillor Kirwan, In the Chair

Present Councillors McCausland, Kirwan, Lapierre, Leduc, Landry-Altman

City Officials Alex Singbush, Acting Director of Planning Services; Robert Webb, Supervisor of Development Engineering; Stephen Monet, Manager of Environmental Planning Initiatives; Glen Ferguson, Senior Planner; Wendy Kaufman, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Lisa Locken, Clerk's Services Assistant; Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk

### DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

### Public Hearings

1 761 Lasalle Boulevard, Sudbury

**The Planning Committee was adjourned and the Public Hearing was opened to deal with the following application:**

Report dated January 18, 2021 from the General Manager of Growth and Infrastructure regarding 761 Lasalle Boulevard, Sudbury.

Amber Salach, Yallowega Bélanger Salach Architecture, agent for the applicant and Julie DeSimone, the applicant, were present.

Glen Ferguson, Senior Planner, outlined the report.

The agent and the applicant provided comments to the Committee members.

The agent for the applicant responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following resolution was presented:

PL2021-26 Lapierre/McCausland: THAT the City of Greater Sudbury approves the application by Julie & Sandro DeSimone to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "C3(20)", Limited General Commercial Special to an amended "C3(20)", Limited General Commercial Special on those lands described as Part of PIN 02123-0433, Part 1, Plan 53R-4474, Part 1, Plan 53R-6951, Parts 1 to 3, Plan 53R-16350, Lot 3, Concession 5, Township of McKim, as outlined in the report entitled "761 Lasalle Boulevard, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 8, 2021, subject to the following condition:

1. That the amending zoning by-law include the following site-specific provisions:

a) That two accessory dwelling units within the two existing buildings situated on the subject lands be added as permitted uses in addition to those uses already permitted in the existing "C3(20)" Zone; and,

b) That no parking spaces be required for the two accessory dwelling units that are to be accommodated within the existing two buildings on the lands.

Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Lapierre, Leduc, Landry-Altmann, Kirwan

**CARRIED**

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

2 Montrose and Woodbine Avenue, Sudbury

**The Planning Committee was adjourned and the Public Hearing was opened to deal with the following application:**

Report dated January 15, 2021 from the General Manager of Growth and Infrastructure regarding Montrose and Woodbine Avenue, Sudbury.

Kristi Arnold, agent for the applicant, was present.

Wendy Kaufman, Senior Planner, outlined the report.

The agent for the applicant responded to questions from the Committee members.

The Planning Department responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following resolution was presented:

PL2021-27 Leduc/Lapierre: THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "C1", Local Commercial to "R2-2", Low Density Residential Two, and "R2-2(S)", Low Density Residential Two Special on those lands described as PINs 02115-0262 & 02118-0225, Blocks H & I, Plan M-1044, Lot 2, Concession 6, Township of McKim, as outlined in the report entitled "Montrose and Woodbine Avenue, Sudbury," from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 8 2021, subject to the following conditions:

1. That the amending by-law for the R2-2-Special zoning includes the following site-specific provisions:

i. In addition to the uses permitted in the R2-2 zone, a convenience store, day care centre, medical office, personal service shop, pet grooming establishment, and pharmacy with a

maximum net floor area of 150 square metres per lot shall be permitted with a required minimum lot area of 650 square metres and frontage of 18.0 m, and subject to the provisions for a Commercial Zone in section 4.15 and 5.2.4.3.

ii. Driveways for a pair of semi-detached units shall be paired and centred at the common wall.

2. That prior to the enactment of the amending by-law, the owner provide the Development Approvals Section with a registered survey plan to enable the preparation of the by-law.

3. Conditional approval shall lapse on February 23, 2023 unless Condition 2 above has been met or an extension has been granted by Council.

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Lapierre, Leduc, Landry-Altmann, Kirwan  
**CARRIED**

Public comment was received and considered and had no effect on the Planning Committee's decision as the application represents good planning.

### **Matters Arising from the Closed Session**

Councillor McCausland reported that the Committee met in Closed Session to deal with four (4) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolutions emanated therefrom:

PL2021-28 Leduc/Landry-Altmann: THAT the City of Greater Sudbury authorizes the purchase of 210 Shaughnessy Street, Sudbury, legally described as PIN 73584-0243(LT), Lot 254, Plan 2SA, City of Greater Sudbury;

AND THAT the acquisition be funded from The Junction capital project fund;

AND THAT a by-law be prepared to authorize the purchase and the execution of the documents required to complete the real estate transaction.

**CARRIED**

PL2021-29 McCausland/Lapierre: THAT the City of Greater Sudbury authorizes the transfer of part of unopened Long Lake Road, Sudbury, legally described as part of PIN 73475-0995(LT), part of Lot 6, Concession 6, Township of Broder, and part of unpatented land South of PIN 73475-0995(LT), Township of Broder;

AND THAT a by-law be presented authorizing the transfer and the execution of the documents required to complete the transfer.

**CARRIED**

PL2021-30 Landry-Altmann/Lapierre: THAT the City of Greater Sudbury declares surplus to the City's needs the vacant land south of Morgan Road, Chelmsford, legally described as PIN 73343-0044(LT), formerly Part 1 on Plan SR3275, Township of Morgan;

AND THAT the City of Greater Sudbury dispense with Property By-law 2008-174, and Parkland Disposal Policy By-law 2010-158;

AND THAT the City of Greater Sudbury authorizes the transfer of vacant land south of Morgan Road, Chelmsford, legally described as PIN 73343-0044(LT), formerly Part 1 on PI SR3275,

Township of Morgan;

AND THAT a by-law be presented authorizing the transfer and execution of the documents required to complete the real estate transaction.

**CARRIED**

PL2021-31 Landry-Altman/Leduc: THAT the City of Greater Sudbury authorizes the sale of land on Morin Avenue, Sudbury, legally described as PIN 02133-0196(LT), Lot 68, Plan M-53, City of Greater Sudbury;

AND THAT a by-law be presented authorizing the sale and the execution of the documents required to complete the real estate transaction;

AND THAT a by-law be presented deeming Lot 68 on Plan M-53, not to be a lot on a registered plan of subdivision;

AND THAT the net proceeds of the sale be credited to the Capital Financing Reserve Fund – General.

**CARRIED**

### **Adopting, Approving or Receiving Items in the Consent Agenda**

The following resolution was presented:

PL2021-32 Leduc/McCausland: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-3.

**CARRIED**

The following are the Consent Agenda Items:

### **Routine Management Reports**

#### C-1 Moonglo East Subdivision, Sudbury

Report dated January 18, 2021 from the General Manager of Growth and Infrastructure regarding Moonglo East Subdivision, Sudbury.

PL2021-33 Leduc/McCausland: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Part of Parcel 1446 SES, Lots 7 & 8, Concession 1, Township of McKim, File # 780-6/89019E, as outlined in the report entitled "Moonglo East Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 8, 2021, as follows:

1. By deleting Condition #23 and replacing it with the following:

"23. That this draft approval shall lapse on February 6, 2024.";

2. By deleting Condition #28 entirely and replacing it with the following:

"28. A storm-water management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

a) The underground storm sewer system within the plan of subdivision must be designed to

accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 5 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 5 year design storm. Any resulting post-development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;

b) The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;

c) "Enhanced" level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;

d) Storm-water management must follow the recommendations of the Junction Creek Sub-watershed Study;

e) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;

f) The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;

g) Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,

h) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted; and,

i) The owner shall be responsible for the design and construction of any required storm-water management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for storm-water management works as a condition of this development."

3. By deleting Condition #38 entirely; and,

4. By deleting Condition #48 entirely and replacing it with the following:

"48. The owner shall provide to the City, as part of the submission of servicing plans an Erosion and Sediment Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed."

**CARRIED**

C-2 Bell Street, Skead - Declaration of Surplus Vacant Land

Report dated January 18, 2021 from the General Manager of Corporate Services regarding Bell Street, Skead - Declaration of Surplus Vacant Land.

PL2021-34 Leduc/McCausland: THAT the City of Greater Sudbury declares surplus to the City's needs vacant land on Bell Street, Skead, legally described as PIN 73513-0469(LT), being Part 2 on Plan 53R-19536, Township of MacLennan;

AND THAT the vacant land be offered for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land in Property By-law 2008-174, as outlined in the report entitled "Bell Street, Skead - Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 8, 2021.

**CARRIED**

C-3 Unopened Long Lake Road, Sudbury - Road Closure and Declaration of Surplus Land

Report dated January 18, 2021 from the General Manager of Corporate Services regarding Unopened Long Lake Road, Sudbury - Road Closure and Declaration of Surplus Land.

PL2021-35 Leduc/McCausland: THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs part of unopened Long Lake Road, Sudbury, legally described part of PIN 73475-0995(LT), part of Lot 6, Concession 6, Township of Broder, and part of unpatented land South of PIN 73475-0995(LT), Township of Broder;

AND THAT the land be offered for sale to the abutting property owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in the Property By-law 2008-174;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law authorizing the closing of part of unopened Long Lake Road, Sudbury, as outlined in the report entitled "Unopened Long Lake Road, Sudbury - Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 8, 2021.

**CARRIED**

**Members' Motions**

No Motions were submitted.

**Addendum**

No Addendum was presented.

**Civic Petitions**

No Civic Petitions were submitted.

**Question Period**



Please visit:

<https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2567&lang=en> to view the questions asked.

The following resolution was presented:

PL2021-36 Landry-Altman/McCausland: THAT the City of Greater Sudbury directs staff to report on best practices related to stock piles of materials on construction sites in Q3 of 2021.

**CARRIED**

### **Adjournment**

PL2021-37 Landry-Altman/Lapierre: THAT the meeting does now adjourn. Time: 3:04 p.m.

**CARRIED**

\_\_\_\_\_  
Brigitte Sobush, Manager of Clerk's  
Services/Deputy City Clerk

## Request for Decision

### Fire Protection Service Level Adjustment

Presented To:	City Council
Presented:	Tuesday, Mar 09, 2021
Report Date	Wednesday, Feb 24, 2021
Type:	Managers' Reports

#### Resolution

THAT the City of Greater Sudbury directs staff to implement Option \_\_\_\_, as outlined in the report entitled “Fire Protection Service Level Adjustment”, from the General Manager of Community Safety, presented at the City Council meeting on February 23, 2021;

AND THAT the City of Greater Sudbury directs staff to provide a report detailing options regarding fire area rating and associated impacts for the selected service level as part of the 2021 Property Tax Policy.

#### Relationship to the Strategic Plan / Health Impact Assessment

This is an operational matter with no direct relationship to the Strategic Plan.

#### Report Summary

As requested at the January 20, 2021 Special City Council meeting, this report provides City Council with background information to assist in determining the fire protection service level and area rating adjustments that must be made as a result of the Val Therese Staffing award.

#### Financial Implications

If Option one is approved there are no financial implications.

If Option two is approved an increase of approximately \$531,426 is required in the 2021 Budget to ensure adequate volunteer staffing response.

If Option three is approved it is anticipated that the remaining three halls would need to be relocated. The cost and time to do so would be substantive.

If none of the options in this report are carried, staff will continue the current practice of ensuring four

#### Signed By

**Report Prepared By**

Joseph Nicholls  
General Manager of Community Safety  
*Digitally Signed Feb 24, 21*

**Financial Implications**

Steve Facey  
Manager of Financial Planning &  
Budgeting  
*Digitally Signed Feb 24, 21*

**Recommended by the Department**

Joseph Nicholls  
General Manager of Community Safety  
*Digitally Signed Feb 24, 21*

**Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Feb 24, 21*

full-time fire fighters on each shift at Station 16. Continuing this practice using overtime is costly and unsustainable.

Regardless of which option is approved, there will be area rating implications that are provided in this report. These implications will be presented as part of 2021 Property Tax Policy.

## **EXECUTIVE SUMMARY**

This report provides City Council with additional information and options for consideration based on the recent arbitration award, where the Board ruled in favour of the Sudbury Professional Fire Fighter Association's (SPFFA) proposal to increase staffing at Station 16 in Val Therese from two full-time firefighters per shift to four. Due to the significant fire services operating budget implications of this award, which is estimated at \$1.4 million per year for the hiring of ten additional full-time firefighters, City Council has requested more detailed information on this matter, including service level, area rating, community safety, and risk implications.

The options described in this report do not reduce volunteer firefighter complement levels, nor do they prompt the closure of a volunteer fire station in Valley East or in any other area of the City. The options presented for consideration offer City Council the opportunity to evaluate the desired service level for Valley East, with related staffing, outside of the recommendations in the arbitration award. The arbitration award is specific to the Val Therese Station, and does not result in the introduction of full-time staffing in areas of the City currently operated by volunteer firefighters.

Each option presented in this report has implications for the overall Fire Services' response capability, which can have effects on community risk (the probability and consequence of a fire or other emergency, and its impact on residents, property, economy, and environment). Each option changes the current risk level and, generally, increases overall risk. However, among the options, reassigning existing full-time staff from the Main Station aerial truck presents the least amount of risk. These options also impact area-rating as outlined in the corporation's Property Tax Policy, and taxes payable by property owners.

In order to comply with the binding terms of the arbitration award, and as previously described to Council, Fire Services has been staffing the Val Therese Station with four full-time firefighters per shift using overtime. If none of the options in this report are carried, staff will continue the current practice of ensuring four full-time fire fighters on each shift at Station 16. Continuing this practice using overtime is costly and unsustainable. Staff would anticipate additional direction from Council to fund a more permanent staffing arrangement in this regard in the Fire Services budget beginning in 2021.

The following three options are outlined in the report:

1. Reassign existing full-time staff from Main Station aerial (ladder) truck.
2. Convert Station 16 to volunteer.
3. Close an existing full-time station and reassign the firefighters to Station 16 and other career stations.

## **BACKGROUND**

On August 31, 2020, an interest arbitration between the City of Greater Sudbury and the Sudbury Professional Firefighter's Association, Local 527 (SPFFA) concluded. The arbitration board ruled in favour of the SPFFA's proposal to increase staffing at Station 16 from two full-time firefighters to four full-time firefighters per shift.

At the December 21, 2020, Finance and Administration Committee, Council requested other service level and staffing options at Val Therese in response to the arbitrated staffing award.

At the January 20, 2021, Special City Council meeting, resolution CC2021-20 was carried, requesting a report with all of the necessary background information to assist Council in determining the fire protection service level and subsequent taxation area rating adjustments as a result of the Val Therese staffing award.

This report outlines three options for Council's consideration, outside of the arbitration ruling. Each option involves changes in the fire protection level of service for residents, creates a shift in taxation, and may result in increased risk in some parts of the community.

### **Greater Sudbury Fire Response Model**

The fire response model in Greater Sudbury is complex and has many interdependencies. Each fire truck responds either alone or with trucks from other stations, based on established computer-aided dispatch recommendations. This is critical in ensuring proper minimum staff and equipment resources are on site to address each emergency response based on call type.

The staff resources required for the City of Greater Sudbury Fire Services to successfully perform interior suppression and rescue efforts on a residential home under 2,000 square feet is a minimum of 16 firefighters to make safe entry. Larger homes, commercial structures, or high-risk occupancies require additional firefighters to make entry and perform safe fire ground operations. This aligns with fire services best practices, Occupational Health and Safety requirements, the Ministry of Labour Section 21 guidelines and the Office of the Ontario Fire Marshall.

For a fire call, the emergency is dispatched to the closest fire stations. Initially, three units will respond with a request for a fourth unit to respond as rapidly as possible if a fire has been confirmed. Each truck has a minimum of four firefighters. As each truck arrives, firefighters will be assigned a critical fire ground task, as outlined by fire services best practices, and as required by legislation.

While the critical tasks of the four firefighters on the first responding unit establishes initial operations, they are awaiting the arrival of additional resources before performing other tasks. Critical functions that require up to 16 firefighters for a residential house fire include:

- **Initial Unit** - Incident Command (1), Pump Operations (1), Interior Attack Crew (2)
- **Second Unit** - Accountability Officer (1), Rapid Intervention Team (2), Tools and Pump Operators (1)
- **Third Unit** - Additional Hose Line (2), Ladders and Ventilation (2)
- **Fourth Unit** - Safety Hose Line (2), Second Rapid Intervention Team (2)

It is important to note that fires in multi-unit residences, apartments or commercial occupancies require significantly more firefighters to respond, exceeding the 22 full-time complement we have per shift.

Since 2015, in order to ensure a guaranteed minimum response to critical emergencies, Fire Services has been deploying full-time fire trucks, staffed with four firefighters, into volunteer response areas. This ensures, at a minimum, one fully-staffed fire truck responds to support minimum incident staffing requirements at critical emergencies. Critical emergencies are those which involve trains, aircraft, explosions, industrial complexes, hazardous materials, commercial vehicles, water/ice/high-angle rescues, and confirmed structure fires.

## **Community Risk Analysis**

Assessing fire risks within a community is the process of examining and analyzing the relevant factors that characterize the community and applying this information to identify potential fire scenarios that may be encountered. The historical data from Valley East and Fire District 1 indicate there are approximately 50 to 300 fires respectively per year, ranging from small fires to large structure fires. This information serves as the basis for formulating and prioritizing risk management decisions to mitigate the impact of these events.

Community risk for the three options presented in this report fall into two distinct response areas. The first response area is District 1 and encompasses Station 1 (Van Horne), Station 2 (Minnow Lake), Station 3 (New Sudbury) and Station 4 (Long Lake). The second response area District 4 and encompasses Station 15 (Val Caron), Station 16 (Val Therese), Station 17 (Hanmer), and Station 18 (Capreol) (see maps in Appendix A).

To understand community risk and the Fire Services' ability to mitigate the impact of emergency events, staffing, station location, and available resources are all critical factors. For example, staffing an initial responding fire truck with less than four firefighters or taking a truck out of service may affect the outcome of an emergency because on-scene activities anticipate certain minimum staffing levels before they can be carried out. The elapsed time required to assemble minimum staffing levels could influence the response plan and, therefore, the outcome of an emergency.

High Risk properties include large high-rises or multi-unit residential buildings, rooming and boarding houses, group homes, retirement and treatment facilities, hospitals, correctional institutions, schools, and several classifications of industrial or mining sites.

For more detailed information and analysis on community risk, see Appendix B.

### **Options**

This report provides an analysis of three options. Additional background information on the volunteer analysis can be found in Appendix C and a chart summarizing public risk and operational challenges for each option can be found in Appendix D. The area rating impacts listed below are based on 2020 fire area rates currently in place. The 2021 Property Tax Policy will highlight the shift in taxation and area rating impacts to taxpayers, based on the direction provided by Council.

The area rating amounts outlined below are estimates and include the potential tax change per household for each option, based on a home assessed at \$230,000.

#### **Option 1: Reassign Existing Full-time Firefighters from Aerial**

##### **Summary:**

Shift two career firefighters from the aerial truck stationed out of Van Horne and reassign them to Val Therese, reducing the aerial staffing to two. This would result in four full-time firefighters stationed at Val Therese, in line with the arbitration award.

**Risks:**

- The Main Station aerial (ladder) truck would only be staffed with two full-time firefighters, delaying arrival of sufficient fireground staffing to carry out essential operational tasks.
- A reduction in aerial staff would result in the Val Therese career firefighters responding to all critical fire emergencies in Fire District 1 (city core) in order to meet minimum fire ground staffing levels and to maintain aerial and tanker operations, leaving Valley East without a career response for extended periods

**Costs:**

- None

**Area Rating:**

- This area would move from a composite rate to a career rate. The fire area rates would be modified as follows:
  - Volunteer - \$159.89 (no change)
  - Composite to Career – Increase from \$261.38 to \$356.46 (\$95.08 per year)
  - Career – Decrease from \$375.59 to \$356.46 (\$19.13 per year)

**Option 2: Convert Val Therese Station to Volunteer****Summary:**

Move career firefighters from Val Therese into a full-time station, making Val Therese a volunteer station. The career firefighters need to be moved into a full-time station due to the CBA requirement to maintain a minimum staffing of 22 firefighters per platoon. The location of the firefighters has no impact on minimum fire staffing. For example, the Collective Agreement states as follows, 8:02 Staffing: the parties agree that the Employer shall maintain a minimum of twenty-two (22) full-time firefighters on each of the four platoons at all times. On duty suppression personnel shall only be assigned to in-service emergency vehicles or be in training (within the confines of the geographical response area and available to respond) at all times.

**Risks:**

- Time for fire service response from Station 16 to an emergency will increase, on average, by approximately five minutes.
- Process changes will need to be made that implement additional deployment through the paging of all volunteers in the Val Caron/Val Therese/Hanmer areas to ensure adequate staff response to emergencies, as this conversion would significantly increase volunteer call volumes in Valley East.
- Call volumes for Valley East volunteer stations may not be sustainable due to the increase in volunteer responses.
- Recruitment and retention challenges for volunteer firefighters would be potentially exacerbated by an increase in volunteer responses, increasing the risk of short staff situations.

- Population levels and property types in Valley East reflect characteristics typically associated with full-time fire protection services within the City; a volunteer response model may not be sustainable.

### **Costs**

- \$531,426 - Volunteer costs due to an increase in call volume by 453% including 64 medical tiered calls with an average staffing cost of a station call-out (\$542.33).
- In year one, included in the \$531,426, is medical tiered response costs of \$82,459 which includes volunteer response costs of \$34,709 and initial training costs (32 staff) of \$47,750.
- Medical tiered response in subsequent years would cost approximately \$47,125 which includes volunteer response, on-going training, and new staff training costs.

### **Area Rating**

- Moving the two full-time firefighters from Val Therese would move Valley East to a volunteer service level. The former composite area would now have their costs and assessments combined with the rest of the volunteer service areas. It should be noted that this option includes additional costs of approximately \$530,000 due to call volumes serviced by volunteers. The area rating of these changes is as follows:
  - Volunteer - Increase from \$159.89 to \$167.56 (\$7.67 per year)
  - Composite to Volunteer - Decrease from \$261.38 to \$167.56 (\$93.44 per year)
  - Career - Increase from \$375.59 to \$399.84 (\$24.25 per year)

### **Option 3: Realign Existing Full-time Stations**

#### **Summary:**

Option three is a service level change that entails the closure of a career station, resulting in the reassignment of two career firefighters per shift (8 in total) to Val Therese. The remaining eight firefighters would be reassigned within District 1 (1-2 per platoon) to in-service emergency vehicles to comply with the Collective Bargaining Agreement. The closure of a career station would have system wide consequences, therefore a station location study should be concluded before this contemplated reduction is implemented.

#### **Risks**

- Increased response times (fires, rescues, accidents, and medical tiered responses) for Fire Services cause calls to go longer without on-scene staffing. Closure of a full-time station within a district that services 75% of all annual calls will result in a delayed response into the area where the station closure occurs.
- Due to the interdependency of stations, a reduction in the number of on duty firefighters means staffing resources will be required from other stations, including Val Therese, or through the use of overtime.
- Delayed arrival of sufficient fireground staffing to carry out essential operational tasks.



- Reduced level of fire protection resulting in an increased risk by eliminating a career station in the city core which has a large population, significant number of high-risk properties, and high call volumes.

### **Costs**

- Relocation Costs - It is anticipated that the remaining three halls would need to be relocated. The cost and time to do so have not yet been calculated but would be substantive.

### **Area Rating**

- The reallocation of full-time firefighters from the career area to Val Therese would move this area from composite to a career service level supported by existing volunteers. The fire area rates would be modified as follows:
  - Volunteer - \$159.89 (no change)
  - Composite to Career – Increase from \$261.38 to \$356.46 (\$95.08 per year)
  - Career – Decrease from \$375.59 to \$356.46 (\$19.13 per year)

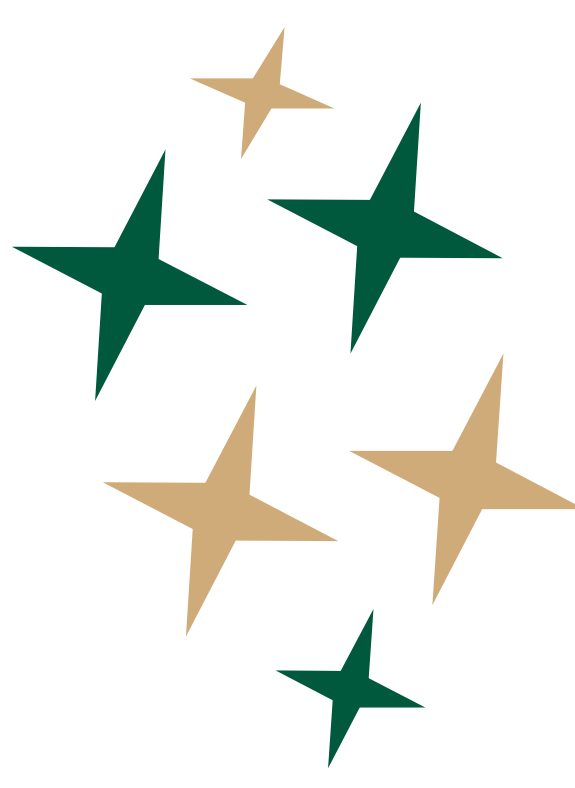
### **CONCLUSION**

The options outlined in this report will not result in the reduction of volunteer firefighters or the closure of a volunteer station in Valley East. The arbitration award is specific to the Val Therese Station and does not result in the introduction of full-time staffing in areas of the City currently operated by volunteer firefighters.

The three options presented in this report change the Fire Services' response capability, which can affect community risk. As well, these options influence the corporation's Property Tax Policy and taxes payable by property owners. The three options all introduce new risk, however, option one presents the least amount of risk.

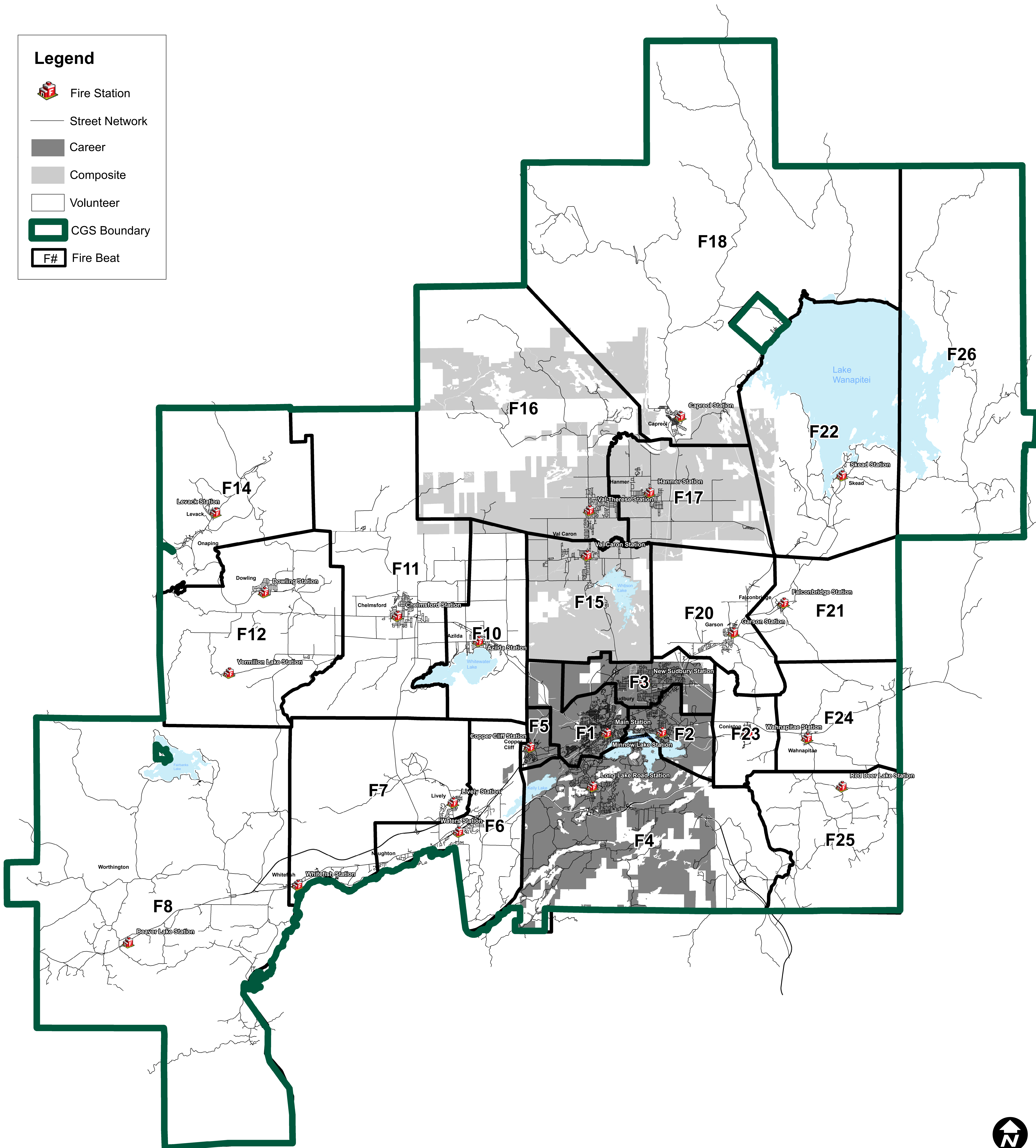
# City of Greater Sudbury

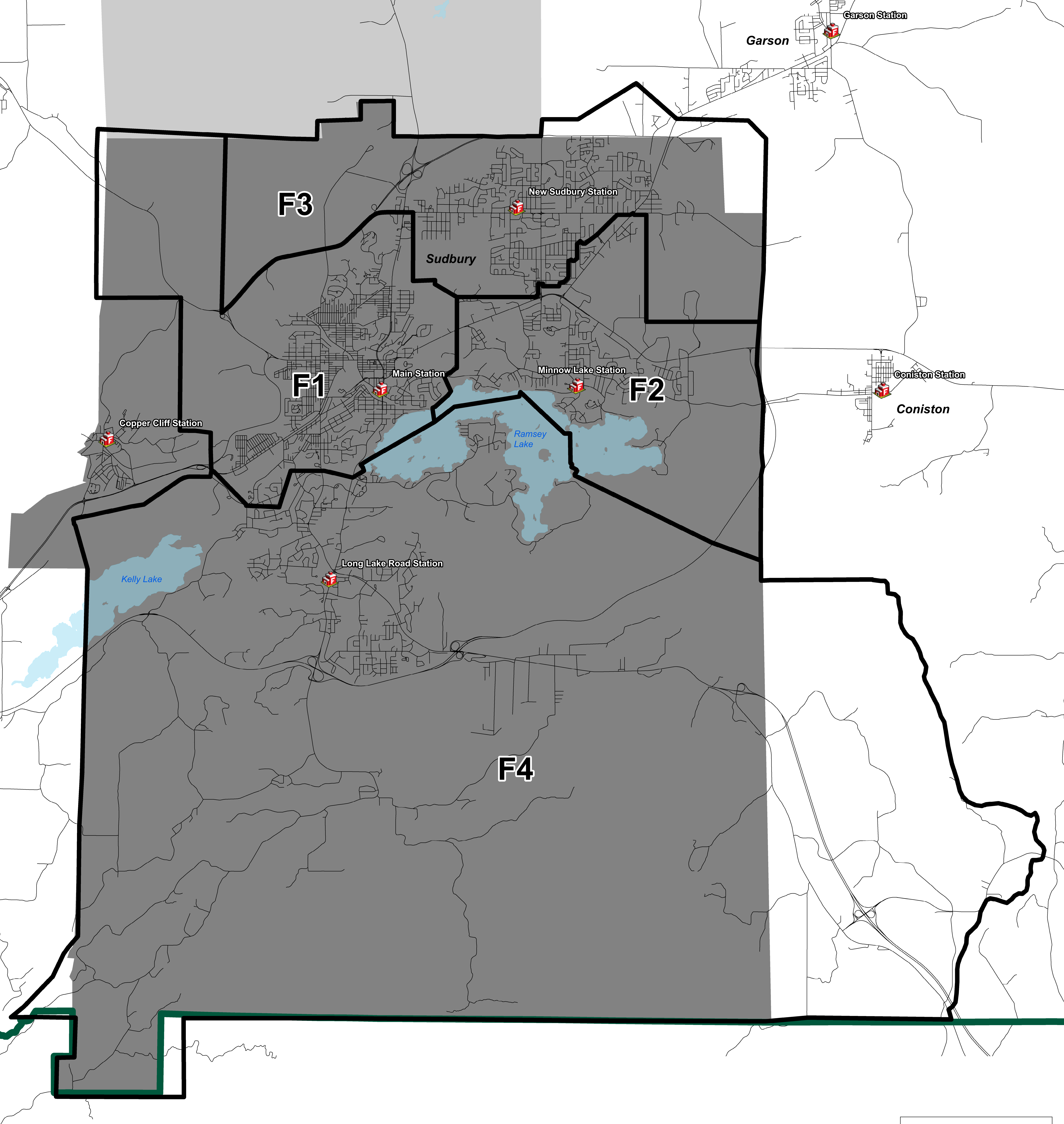
## Fire Beats with Area Rating (Fire Service Levels)



### Legend

- Fire Station
- Street Network
- Career
- Composite
- Volunteer
- CGS Boundary
- Fire Beat

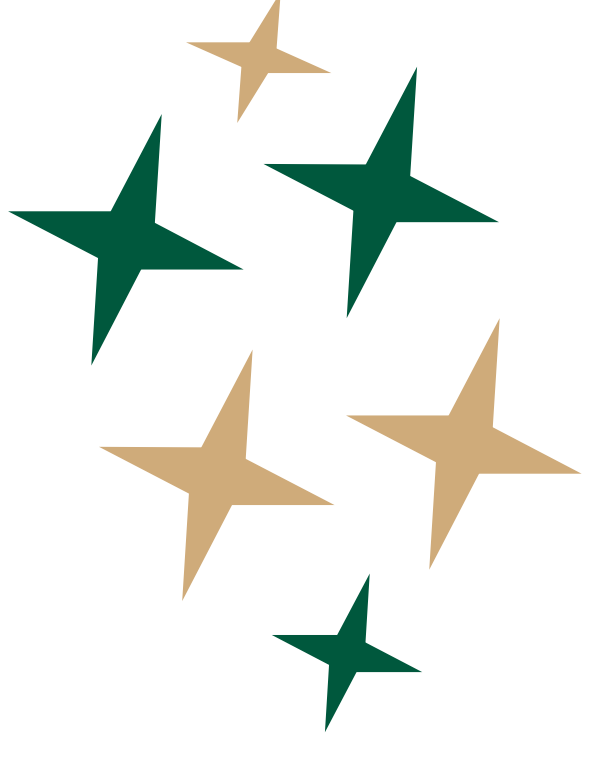





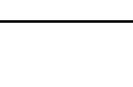


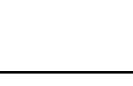


# City of Greater Sudbury

## Fire District 1

### Area Rating (Fire Service Levels)



**Legend**

-  Fire Station
-  Street Network
-  Career
-  Composite
-  Volunteer
-  CGS Boundary
-  F# Fire Beat

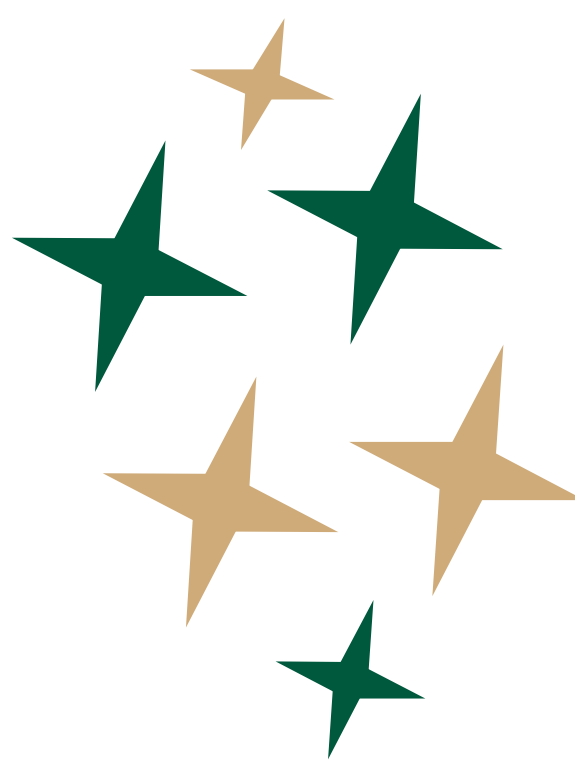


Date: October 28, 2020  
Prepared by: GIS Operations








0 0.75 1.5 3 Kilometers

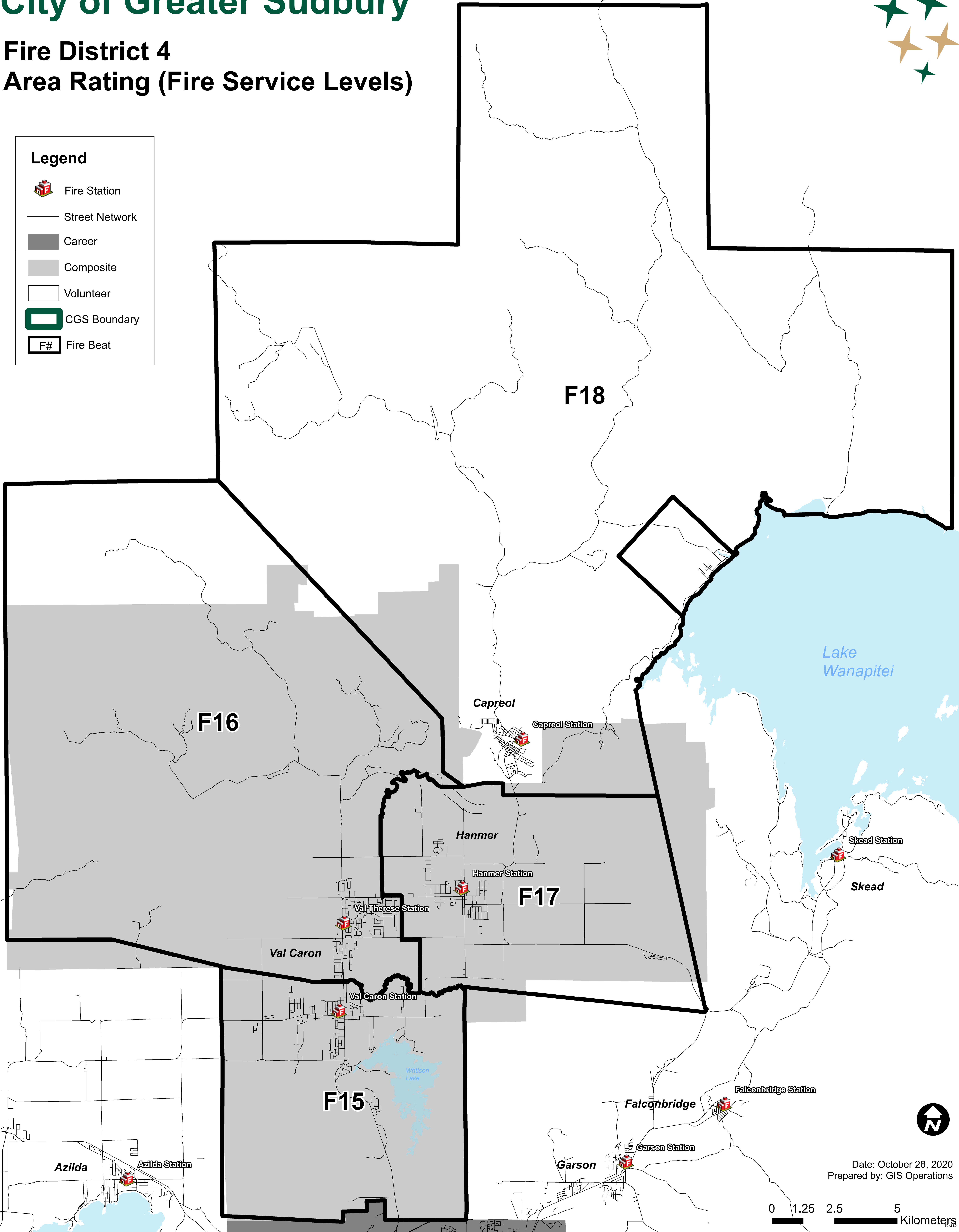
# City of Greater Sudbury

## Fire District 4 Area Rating (Fire Service Levels)



### Legend

-  Fire Station
-  Street Network
-  Career
-  Composite
-  Volunteer
-  CGS Boundary
-  Fire Beat



Date: October 28, 2020  
Prepared by: GIS Operations

0 1.25 2.5 5 Kilometers

## Appendix B - Fire Protection Service Level Adjustment Report

### Risk Analysis

District 1 (city core) has 53% of the total municipal population (85,714) and 30,550 properties that are protected by the Fire Service. These properties have an MPAC assessed property value of \$11.6 billion. Of the total properties, 883 in District 1 are classified as “High-Risk”. In 2019, Fire Services responded to 3,415 calls in District 1, which accounts for 75% of the total call volume in the municipality. In responding to these calls, the following apparatus attended: Engine 1 (Van Horne) 60%, Ladder 1 (Van Horne) 25%, Engine 4 (Long Lake) 29%, Engine 3 (New Sudbury) 24%, and Engine 2 (Minnow Lake) 20%.

District 1 consists of four Fire Beats, each of which is serviced by a career station:

Fire Beat	Population	MPAC Assessed Property Value	High Risk Properties	Incidents
Fire Beat 1 (Main Station)	28,284	\$ 2.93 Billion	434	1,814
Fire Beat 2 (Minnow Lake Station)	11,744	\$ 1.43 Billion	63	397
Fire Beat 3 (New Sudbury Station)	23,761	\$ 3.15 Billion	229	552
Fire Beat 4 (Long Lake Station)	21,925	\$ 4.05 Billion	157	652
<b>District 1 Totals</b>	<b>85,714</b>	<b>\$ 11.6 Billion</b>	<b>883</b>	<b>3,415</b>

District 4 - Valley East (Capreol excluded) has 17% of the total municipal population (27,713) and 11,437 properties which are protected by the Fire Service. These properties have an MPAC assessed value of \$2.8 billion. The population and the assessed property values are both the second highest of the five Fire Districts within the municipality. In 2019, Fire Services responded to 426 calls in Valley East, which accounts for approximately 10% of the total call volume in the municipality.

*\*All information is based on the 2016 Census, 2020 MPAC data.*

## Appendix C - Fire Protection Service Level Adjustment Report

### Volunteer Service Analysis – Valley East (Stations 15, 16 & 17)

In 2019, of the 426 unique calls in Valley East (Fire Beats 15, 16 & 17), volunteers responded to 138 or 32% of the calls and arrived on scene at various times after the first arriving truck. Multiple stations may respond to these calls (e.g., in the case of a fire, all three stations may respond). For further context, in 2019 there were 43 responses from Val Caron volunteers (10% of the total), 119 from Val Therese volunteers (28% of the total) and 69 from Hanmer volunteers (16% of the total). The Val Therese career truck responded to 417 incidents of the 426 unique calls during the same period across Fire Beats 15, 16 & 17. The career truck was unavailable for the remaining nine incidents.

Valley East Calls for Stations 15, 16 & 17 - 2019		
Incident Type	Number of Incidents	Percentage of Valley Incidents
Fires	52	12%
Open Air Fires	38	9%
Alarms	102	24%
Leaks	8	2%
Hazards	21	5%
Motor Vehicle Collisions	99	23%
Rescues	3	1%
Medical	64	15%
Assistance	39	9%
Total	426	100%

The full-time apparatus from Val Therese (Station 16) arrives on scene first 94% of the time with an average response time of 7:36 in Valley East, 5:10 time within Val Therese, with an average 2.4 firefighters. In Valley East, volunteers from Stations 15, 16 & 17 arrive on scene first 6% of the time with an average response time of 10:50. Due to data limitations we are unable to determine initial unit firefighters for the first responding volunteer truck.

Over the past three years, the average attrition rate for all volunteer stations is 15.8% per year, representing a loss of 42 volunteer firefighters annually. In the same period, Fire Services ran five recruitments and hired 101 volunteer firefighters. Currently in Valley East, we have 32 active volunteers (not including long term absences) from Val Caron (9), Val Therese (9) Hanmer (14). Attrition rates in Valley East average 18.6% per year over the past three years. Over the same period, 25 firefighters resigned, and 29 firefighters were hired. This constant cycle of hiring is difficult to manage in terms of training, recruitment, and associated costs. This impacts attendance rates for emergency calls, response times and fireground staffing.

The median Volunteer attendance at incidents in 2019 was 38% for Val Caron, 33% for Val Therese, and 39% for Hanmer. Attendance rates may not be sustainable as call volumes to these stations increase. It is common for several volunteers included in the above attendance numbers to arrive at the scene in personal vehicles after the assigned fire apparatus. Although volunteer availability fluctuates throughout a 24-hour period, Fire Services currently does not have the capability to track volunteer firefighter availability or scene response by hour of the day.

## Appendix C - Fire Protection Service Level Adjustment Report

Recruitment and retention of volunteer firefighters remains a challenge for all Fire Services across North America. Fire chiefs are struggling to attract new volunteers due to the considerable time commitment, new training requirements, minimum standards for volunteer firefighters, and increased call volumes.

Insights publication states:

“In volunteer/combo departments, retention of members is a critical concern. Across the country, fire chiefs are sounding alarms to their communities about their recruitment and retention problems. Another challenge for volunteer fire departments is that firefighters do not have the time to keep up with rigid training requirements while balancing the commitments of a full-time job and family life. In North Carolina, for example, the number of volunteer firefighters has declined by 22 percent in the past two years, according to FEMA – and many other states face similar shortages.”

<https://insights.samsung.com/2019/06/17/four-critical-issues-facing-fire-services-today/>

# Appendix D – Fire Protection Service Level Adjustment Report

## Option 1: Reassign Existing Full-time Firefighters from Aerial

Public Risk & Operational Challenges	Incremental Financial Impact
<p><b>Longer response times without intervention can result in increased risk for the public</b></p> <ul style="list-style-type: none"> <li>• With only two responders this truck would be designated “to not respond” as a first due apparatus on certain call types, which currently occurs an average of 88 times per year, delaying response.</li> <li>• New OPs and training would have to occur restricting the capability of the apparatus on initial response and which calls the aerial would be able to respond as a single unit i.e., Medical Tiered Response.</li> </ul> <p><b>Due to the minimum required staffing of 22 does not reduce firefighter overtime</b></p> <ul style="list-style-type: none"> <li>• The location of the firefighters has no impact on minimum fire staffing of 22.</li> </ul> <p><b>Impact on fire ground staffing (minimum 16 firefighters for residential fires and 44 firefighters for high-risk fires)</b></p> <ul style="list-style-type: none"> <li>• Lowering the capability of aerial in the city core where 75% or more of the fire incidents occur to which the aerial staffing of four is required.</li> <li>• Staffing reduction on aerial by two firefighters will impact fire ground staffing in the city core where the highest number (833) of high-risk occupancies exist, including the majority of high rise (6+ stories), institutional and vulnerable occupancies.</li> <li>• Frequently the aerial staff are required to achieve minimum fire ground staffing of 16 responders for a residential fire.</li> <li>• A reduction in aerial staffing would result in the dependence of the Val Therese career truck to respond into the city core to meet the minimum fire ground staffing. This would leave Valley East without a career response during these periods.</li> </ul> <p><b>Impact on fire resources – aerial staffing pickup tanker (Long Lake) when called to areas in the city core</b></p> <ul style="list-style-type: none"> <li>• Fire Services maintains a single tanker response in the city core with water supply challenges such as areas without hydrants or low municipal water flow. Two firefighters from the aerial respond with the tanker to calls while the remaining two respond with the aerial. This ensures the safe and proper operation of both apparatuses.</li> </ul> <p><b>Although the aerial is not typically a first responding apparatus it is the first unit on scene an average of 88 times per year</b></p> <ul style="list-style-type: none"> <li>• The aerial is not typically a first responding apparatus, however, it is the first responding vehicle 88 times per year (from 2017 to 2019), and the only vehicle on scene an average of 30 times per year for the same period.</li> <li>• Aerial apparatus can and does arrive first on scene when supporting other stations and response areas within the municipality.</li> </ul> <p><b>Reduced capability of a two-person aerial apparatus (slows deployment and setup of the apparatus)</b></p> <ul style="list-style-type: none"> <li>• With only two responders this truck would take longer to properly deploy the apparatus to commence elevated operations during fire calls and other types of emergencies.</li> </ul> <p><b>Reduced emergency response to all occupancy types</b></p> <ul style="list-style-type: none"> <li>• To address this would require revising the deployment recommends ensuring the aerial would not be a first arriving apparatus, potentially resulting in the need to hold back an emergency response.</li> </ul>	<ul style="list-style-type: none"> <li>• No cost</li> </ul>



**Appendix D – Fire Protection Service Level Adjustment Report**

<p><b>Increased response times (medical tiered response, fires and accidents go longer without mitigation)</b></p> <ul style="list-style-type: none"><li>• New OPs and training would be required, restricting the calls the aerial would be able to respond as a single response unit (i.e., Medical Tiered Response).</li></ul> <p><b>FUS reduces fire protection rating resulting in potential insurance rate increase for property owners</b></p> <ul style="list-style-type: none"><li>• Closure of a full-time station within a district that services 75% of all calls would result in a delayed response to the area where the station closure occurred.</li></ul>	
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# Appendix D – Fire Protection Service Level Adjustment Report

## Option 2: Change Val Therese Station to Volunteer Only

Public Risk & Operational Challenges	Incremental Financial Impact																								
<p><b>Longer response times without intervention can result in increased risk for the public</b></p> <ul style="list-style-type: none"> <li>Increased response time of a minimum of five minutes in leaving the station for volunteer first responding units in Valley East.</li> <li>Increasing guaranteed response time to Val Caron, Val Therese, Hanmer and occasionally Capreol from career firefighters in New Sudbury (Leon Station).</li> <li>Without a 24/7 staffed fire station there will be a delay in response times allowing incidents to progress without intervention.</li> <li>Delayed response due to the variability of volunteer attendance including potential for no response.</li> </ul> <p><b>Guaranteed response (career) for the Valley is coming from Station 3 (New Sudbury)</b></p> <ul style="list-style-type: none"> <li>Station 3 (New Sudbury) is 17.4 km away from Station 16 (Val Therese) and 32 km away from Station 18 (Capreol).</li> <li>Station 3 drive times (on average): 12 minutes to Val Caron, 15 minutes to Val Therese, 18 minutes to Hanmer and 22 minutes to Capreol.</li> </ul> <p><b>Due to the minimum required staffing of 22 does not reduce firefighter overtime</b></p> <ul style="list-style-type: none"> <li>Moving eight Val Therese firefighters to the city core does not reduce overtime as the CBA’s requirement for a minimum staffing of 22 firefighters does not change as per Article 8:02 of the SPFFA Collective Bargaining Agreement.</li> </ul> <p><b>Impact on fire ground staffing (minimum 16 firefighters for residential fires and 44 firefighters for high-risk fires)</b></p> <ul style="list-style-type: none"> <li>Volunteer attrition rates average 18.6% per year over the past three years in Valley East. This impacts attendance rates for emergency calls, impacting response times and fireground staffing.</li> <li>The ability to provide interior fire attack with trained responders would be a challenge due to training attendance. Val Caron, Val Therese and Hanmer median training attendance is 42%.</li> <li>The ability to provide an effective fire attack would be delayed until adequate fire responders could arrive.</li> </ul> <p><b>Increased volunteer call volumes in Valley East</b></p> <ul style="list-style-type: none"> <li>Without a guaranteed career response in the Valley all three stations would be required to be called out for all calls.</li> <li>High call volumes are not sustainable for volunteer firefighters and could require further reductions in service levels to bring the volume down.</li> <li>Val Therese volunteers would see a significant increase in the number of calls unless service levels are altered. Valley East Call volumes at current (2019) levels would require, on average, an increase in volunteer responses by 453% (with MTR) or 370% (no MTR).</li> </ul>	<p><b>\$448,967 - Volunteer Costs without Medical Tiered Response (based on 2019 Fire data)</b></p> <ul style="list-style-type: none"> <li>Call volume based on district wide paging to get adequate volunteer staffing.</li> <li>Increased call volume by 370% excluding 62 medical tiered calls.</li> </ul> <p><b>\$531,426 - Volunteer Costs with Medical Tiered Response (based on 2019 Fire data)</b></p> <ul style="list-style-type: none"> <li>Call volume based on district wide paging to get adequate volunteer staffing.</li> <li>Increased call volume by 453% including 64 medical tiered calls.</li> <li>Average staffing cost of a station call-out (\$542.33).</li> <li>The introduction of medical tiered response would be \$82,459 in year one which includes volunteer response costs of \$34,709 and initial training costs (32 staff) of \$47,750.</li> <li>Subsequent years would cost approximately \$47,125 which includes volunteer response, on-going training, and new staff training costs.</li> </ul> <p><b>\$55,000 - Additional Support Unit for Redeployed Staff</b></p> <ul style="list-style-type: none"> <li>As per the CBA article 8:02 Staffing “The parties agree that the Employer shall maintain a minimum of twenty-two full-time firefighters...shall be assigned to in-service emergency vehicles or be in training at all times.”</li> </ul>																								
<table border="1"> <thead> <tr> <th>Station</th> <th>Calls (2019)</th> <th>Attendance Rate (2019)</th> <th>Projected Increase in Calls (based on 2019)</th> <th>Total Percentage Increase (with MTR)</th> <th>Total Percentage Increase (without MTR)</th> </tr> </thead> <tbody> <tr> <td>15</td> <td>43</td> <td>38%</td> <td>426</td> <td>890%</td> <td>742%</td> </tr> <tr> <td>16</td> <td>119</td> <td>33%</td> <td>426</td> <td>258%</td> <td>204%</td> </tr> <tr> <td>17</td> <td>69</td> <td>39%</td> <td>426</td> <td>517%</td> <td>370%</td> </tr> </tbody> </table>	Station	Calls (2019)	Attendance Rate (2019)	Projected Increase in Calls (based on 2019)	Total Percentage Increase (with MTR)	Total Percentage Increase (without MTR)	15	43	38%	426	890%	742%	16	119	33%	426	258%	204%	17	69	39%	426	517%	370%	
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## Appendix D – Fire Protection Service Level Adjustment Report

<p><b>Surplus staff must be assigned to an emergency response vehicle (CBA)</b></p> <ul style="list-style-type: none"><li>• CBA requirement for a minimum staffing of 22 firefighters per platoon does not change. The location of the firefighters has no impact on minimum fire staffing. 8:02 Staffing: The parties agree that the Employer shall maintain a minimum of twenty-two (22) full-time firefighters on each of the four platoons at all times. On duty suppression personnel shall only be assigned to in-service emergency vehicles or be in training (within the confines of the geographical response area and available to respond) at all times.</li></ul> <p><b>Volunteer firefighter burnout (increasing attrition rate) due to the higher call volumes which may not be sustainable</b></p> <ul style="list-style-type: none"><li>• High call volume has the potential to burn out volunteers, resulting in diminishing response, training, and higher attrition rates (average length of service for a volunteer is five years).</li></ul> <p><b>Insufficient number of available volunteer firefighter applicants (recruitment)</b></p> <ul style="list-style-type: none"><li>• In volunteer/combination departments, the retention of members is a critical concern. Across the country, fire chiefs are sounding alarms to their communities about their recruitment and retention problems. Another challenge for volunteer fire departments is that firefighters do not have the time to keep up with rigid training requirements while balancing the commitments of a full-time job and family life. In North Carolina, for example, the number of volunteer firefighters has declined by 22% in the past two years, according to FEMA – and many other states face similar shortages.</li></ul> <p><a href="https://insights.samsung.com/2019/06/17/four-critical-issues-facing-fire-services-today/">https://insights.samsung.com/2019/06/17/four-critical-issues-facing-fire-services-today/</a></p> <p><b>Reduced emergency response to all occupancy types</b></p> <ul style="list-style-type: none"><li>• Multiple vulnerable occupancies in the coverage area will experience a delay in response to both fire and medical tiered incidents (a vulnerable occupancy is a building or organization that is either a care and treatment occupancy, a care occupancy, or a retirement home).</li></ul> <p><b>Loss of technical rescue stations</b></p> <ul style="list-style-type: none"><li>• The existing space within stations is unable to support the additional delivery of technical rescue.</li><li>• Decreased capability and increased response time of technical rescue.</li></ul> <p><b>Insufficient number of available volunteer firefighters for incident response</b></p> <ul style="list-style-type: none"><li>• The number of volunteer firefighter responders is unknown as they maintain a discretionary response.</li></ul> <p><b>Service level reduction in Valley East and Capreol</b></p> <ul style="list-style-type: none"><li>• Service level reduction for the 27,713 residents in Fire District 4 (Val Caron, Val Therese, Hanmer, and Capreol).</li></ul> <p><b>Loss of Medical Tiered Response</b></p> <ul style="list-style-type: none"><li>• Council would need to determine if medical tiered response would be maintained.</li><li>• There may be a number of volunteers who do not wish to train on or respond to medical calls, as we have recently experienced in Fire District 3.</li><li>• If we were able to find a suitable number of volunteers it would take several months to re-establish MTR due to training requirements.</li></ul>	<ul style="list-style-type: none"><li>• Costs related to renovations of stations in order to accommodate additional displaced equipment.</li></ul>
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## Appendix D – Fire Protection Service Level Adjustment Report

<p><b>Increased response times (medical tiered response, fires and accidents go longer without mitigation)</b></p> <ul style="list-style-type: none"><li>• Increasing the response time an additional five minutes or more, which is the average time it takes volunteers to report to the station or to arrive on scene for first responding units in the Valley (number of first responders remains unknown).</li><li>• Increasing guaranteed response time to Val Caron, Val Therese, and Hanmer from career firefighters (New Sudbury Station).</li><li>• Delayed response due to the variability of volunteer response, including potential for no response within the incident fire beat.</li><li>• Loss of effective Medical Tiered Response, although volunteers (32 X 44 hours training = \$35,200 not including instructor time) can be trained, they will have a slower response time or may not respond. In the case of sudden cardiac arrest, for every minute that passes without CPR and defibrillation the chances of survival decrease by 7-10%.</li></ul> <p><b>FUS reduces fire protection rating resulting in potential insurance rate increase for property owners</b></p> <ul style="list-style-type: none"><li>• Potential for a Fire Underwriters Survey re-evaluation of fire coverage area to lower protection rating due to loss of career firefighters. An updated audit of Greater Sudbury is due to occur in 2021 which may impact residential and/or commercial rates.</li></ul>	
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# Appendix D – Fire Protection Service Level Adjustment Report

## Option 3: Realign Existing Full-time Stations

Public Risk & Operational Challenges	Incremental Financial Impact
<p><b>Longer response times without intervention can result in increased risk for the public</b></p> <ul style="list-style-type: none"> <li>• Closure of a full-time station where 75% of the City's calls occur, would result in a delayed response from the remaining stations depending on what area of the City the call occurred.</li> <li>• Closure of a full-time station would result in having to use the career truck in the Valley as a primary response during major incidents in the city core.</li> </ul> <p><b>Due to the minimum required staffing of 22, it does not reduce the number of firefighters</b></p> <ul style="list-style-type: none"> <li>• The location of the firefighters has no impact on minimum fire staffing of 22.</li> </ul> <p><b>Impact on fire ground staffing (minimum 16 firefighters for residential fires and 44 firefighters for high-risk fires)</b></p> <ul style="list-style-type: none"> <li>• With the closure of a career station, the remaining three stations would be required to respond to all fire calls to get the required 16 responders, leaving the City without fire protection.</li> <li>• In the event of a fire, the career truck from the Valley would be required to come into the city core to provide emergency coverage leaving the Valley without a career response.</li> </ul> <p><b>Surplus staff must be assigned to an emergency response vehicle (CBA)</b></p> <ul style="list-style-type: none"> <li>• Collective Bargaining Agreement requirement for a minimum staffing of 22 firefighters per platoon does not change. The location of the firefighters has no impact on minimum fire staffing. Article 8:02 - Staffing: The parties agree that the Employer shall maintain a minimum of twenty-two (22) full-time firefighters on each of the four platoons at all times. On duty suppression personnel shall only be assigned to in-service emergency vehicles or be in training (within the confines of the geographical response area and available to respond) at all times.</li> </ul> <p><b>Reduced emergency response to all occupancy types</b></p> <ul style="list-style-type: none"> <li>• Multiple vulnerable occupancies in the coverage area will experience a delay in response to both fire and medical tiered incidents (a vulnerable occupancy is a building or organization that is either a care and treatment occupancy, a care occupancy, or a retirement home).</li> </ul> <p><b>Loss of technical rescue stations</b></p> <ul style="list-style-type: none"> <li>• The existing space within stations is unable to support the additional delivery of technical rescue.</li> <li>• Decreased capability and increased response time of technical rescue.</li> </ul> <p><b>Service level reduction in the city core</b></p> <ul style="list-style-type: none"> <li>• Service level reduction that will result in increased response times in an area of the City where a career station will be closed.</li> <li>• Would require a potential relocation of Paramedic Services.</li> <li>• The lack of available space within existing stations will create additional challenges to deliver technical rescue.</li> </ul> <p><b>Increased response times (medical tiered response, fires and accidents go longer without mitigation)</b></p> <ul style="list-style-type: none"> <li>• Closure of a full-time station within a district that services 75% of all calls would result in a delay into the area where the station closure occurred.</li> </ul>	<p><b>Relocation Costs</b></p> <ul style="list-style-type: none"> <li>• It is anticipated that the remaining three halls would need to be relocated and the cost and time to do so would be substantive.</li> </ul>

**Appendix D – Fire Protection Service Level Adjustment Report**

**FUS reduces fire protection rating resulting in potential insurance rate increase for property owner**

- Potential for a Fire Underwriters Survey re-evaluation of fire coverage area to lower protection rating due to loss of career firefighters. An updated audit of Greater Sudbury is due to occur in 2021 which may impact residential and/or commercial rates.

Presented To:	City Council
Presented:	Tuesday, Mar 09, 2021
Report Date	Wednesday, Feb 24, 2021
Type:	Managers' Reports

## Request for Decision

### Request for Write Off - 2020 Unpaid YMCA Parking Fees

#### Resolution

WHEREAS the City of Greater Sudbury has a continuing interest in the health and sustainability of our community's YMCA; and

WHEREAS the YMCA of Northeastern Ontario has experienced significant revenue and programming loss as a result of Covid-19 and has approached the City of Greater Sudbury for assistance with a variety of ongoing revenue losses and cost challenges.

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury approves the write off \$61,993.93 as uncollectable from the YMCA Northeastern Ontario in accordance with the City of Greater Sudbury's Account Receivable and Collections Policy and the Delegations By-law, as outlined in the report entitled, "Request for Write Off - 2020 Unpaid YMCA Parking Fees", from the General Manager of Corporate Services presented at the City Council meeting on March 9th, 2021.

#### Relationship to the Strategic Plan / Health Impact Assessment

This report refers to the Create a Healthier Community objective as identified in the City of Greater Sudbury Strategic Plan 2019-2027.

#### Report Summary

The purpose of this report is to describe ongoing discussions with the YMCA ("the Y") regarding collaboration opportunities that produce benefits for both the Y and the community as a whole and, particularly, to recommend the write-off of outstanding parking lot fees that have accumulated throughout 2020.

#### Financial Implications

The effect of the recommended motion, if approved, is to reduce the 2020 year-end position by \$61,933.93 by charging the outstanding parking lot fees to current operations, and correspondingly reduce the Y's

#### Signed By

##### Report Prepared By

Kevin Fowke  
General Manager of Corporate Services  
*Digitally Signed Feb 24, 21*

##### Financial Implications

Steve Facey  
Manager of Financial Planning & Budgeting  
*Digitally Signed Feb 24, 21*

##### Recommended by the Department

Kevin Fowke  
General Manager of Corporate Services  
*Digitally Signed Feb 24, 21*

##### Recommended by the C.A.O.

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Feb 24, 21*

financial obligation to the municipality by an equivalent amount.



## **EXECUTIVE SUMMARY**

Like many community organizations, the effects of the Covid-19 virus significantly constrained the YMCA's operations by reducing revenue generating opportunities and increasing its operating costs. It has been collaborating extensively with the municipality throughout 2020, and continues to do so, to provide services for vulnerable populations. Nonetheless, such collaboration does not replace the organization's planned revenues and it needs to find alternatives that allow it to continue supporting our community with programs and services. This report describes ongoing discussions staff are having with YMCA representatives to identify collaboration opportunities that produce win/win outcomes for both the YMCA and the City of Greater Sudbury.

The YMCA rents parking spaces from the municipality for use by its members. Although the YMCA benefitted from Council's approval of suspended parking fees and parking enforcement for a part of 2020, it seeks forgiveness of all outstanding parking fees to December 31, 2020.

## **BACKGROUND**

The YMCA's parking fee receivable has risen to a total amount of \$69,282.93 with \$61,993.93 being aged receivables that are past due.

While government supports, in particular the Canadian Employment Wage Subsidy (CEWS) program have sustained the YMCA's solvency through 2020 and into 2021, the YMCA anticipates significant reductions in membership revenue to persist in 2021 and 2022. Only 40% of their membership returned after the first pandemic lockdown orders were lifted in the summer of 2020. Further, the number of members requesting financial assistance grew from 30% to 35%. The YMCA laid off the majority of its program staff in 2020 and continued with a small staff supported by the CEWS to offer programs including homeless sheltering and related services in partnership with the City. They have initiated a broad fundraising campaign with the theme "My Y is Resilient" and have set a \$2M goal to support continued operations in Sudbury and North Bay. They have raised \$1.4M in pledges under that campaign to date.

The YMCA sent a letter to Mayor Bigger and senior staff asking for assistance in early January. This letter is attached to this report as appendix A. Mayor Bigger's response is attached to this report as Appendix B for ease of reference. In summary the letter seeks a partnership with the City to explore synergies that could reduce costs and increase revenues. The letter offers the following four options as starting points for discussion:

1. Transferring ownership of YMCA condominium Units to the City of Greater Sudbury
2. The potential that with City ownership, the Aquatics Centre could continue to be operated by the YMCA
3. Repurposing the Aquatics Centre, Squash Courts and Digital Classroom
4. Reopening the Condominium Agreement to increase rental fees

Staff have been working with the YMCA on a number of parking initiatives. In late 2019 new pay-by-plate parking technology was installed for the spaces under and adjacent to the Durham Street facility. In the summer of 2020, parking wayfinding, curb and pavement work and

gatehouse demolition was completed to move to full automation of the payment system. Staff have been in discussion with the YMCA about studying the utilization of the Elgin Street lot. This includes exploring the potential to automate it and optimize its use, reducing the YMCA's parking fees.

## ANALYSIS

The YMCA pays the City \$7290 per month for approximately 110 spaces in two parking lot areas. This fee covers spaces in a lot off Elgin Street, northwest of the City's CP Rail parking lot and spaces adjacent to the YMCA along Brady. The YMCA's account receivable includes the aged amounts in Table 1, which are accruing interest in accordance with the Account Receivable and Collections Policy.

Table 1. - Past due Amounts - YMCA of Northeastern Ontario

Aging Period	Amount due	Interest	Total
November-December 2019	\$14,580.00	\$1,512.92	\$16,092.92
January - March 2020	\$21,870.00	\$1,080.51	\$22,950.51
October - December 2020	\$21,870.00	\$1,080.50	\$22,950.50
Total billed and past due 2020			<u>\$61,993.93</u>

Council approved suspending collection of on-street parking fees and all proactive parking enforcement during the initial stages of the pandemic response. This suspension lasted from March 24<sup>th</sup> to July 2<sup>nd</sup> of 2020 and during that period the volume of traffic and demand for parking was extremely low. Similarly, parking fees and proactive enforcement for parking lots was suspended in March of 2020, resuming on October 1<sup>st</sup>. Most weekdays during core business hours, only 40-50% of normal demand for parking lot and on-street spaces were in-use by the motoring public. The Elgin Street lot used by YMCA members has had significantly lower utilization throughout 2020 and during the lockdown periods utilization was essentially nil.

## CONCLUSION

This report recommends the write off of \$61,993.93 in aged receivables from the YMCA. It also informs Council of the YMCA's interest in discussing potential synergies that could benefit the YMCA and the City from a financial or service delivery point of view.

## NEXT STEPS

Staff will meet with YMCA officials and explore the areas for discussion identified by the YMCA and facility related savings (such as parking) that could be realized through changes in service levels and operational changes that reduce net costs. It is anticipated that this work will involve an analysis of (at a minimum) the potential synergies involving multiple divisions:

- Leisure Services (recreation and aquatics services),
- Social and Children's Services (various programs, shelters and homelessness),

- Finance, Assets and Fleet (assets and facilities management, real estate, energy initiatives)
- Security, By-Law and Parking (parking, as above, plus facility security arrangements)

Staff will keep Council apprised of the progress of these discussions and seek direction from Community Services Committee and/or Council at appropriate decision points.



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January 5<sup>th</sup>, 2021

Dear Mayor Brian Bigger,

On behalf of the YMCA of Northeastern Ontario I wanted to thank you for the support throughout the past year. Our Association is pleased that we have been able to work with you throughout the pandemic to support the vulnerable and homeless population with the Warming Centre (both throughout that day during the first lockdown and now overnight) as well as support the meal service at the Parkside Centre.

As a result of this successful partnership, I would like to ask for the City's support in working with the YMCA as a partner to reimagine how we operate the Centre for Life facility on Durham Street to ensure it is financially viable and can continue to play a vital role in building a healthy community in our downtown core for many years to come.

Our YMCA has been able to step up and adjust our program delivery in a multitude of ways across all our typical program and service areas (e.g., Virtual employment and immigrant settlement services, virtual health and fitness and even camping options; as well as providing child care through every phase of the Provincial Pandemic Response Plan). In addition to supporting new services, e.g., our DISCO Hub (Digital Inclusion, Social Connection and Opportunities for Seniors) and supporting the homeless community.

This ability to adapt and respond to ongoing and emerging community needs is what the YMCA is known for and yet we remain financially vulnerable as we head into 2021. Our team have worked hard seeking internal organizational efficiencies (including energy efficiency initiatives for Durham Street), seeking grants and launching a successful fundraising campaign 'My Y is resilient' to ensure that we complete our current financial year without incurring a financial deficit. Our 'My Y is Resilient' Campaign has raised \$1.3M (both received or committed donations) since its launch in September, 65% of our 2-year goal. This has all served to reaffirm that our communities need the Y and want the Y! However, our forecasts for the next financial year indicate we are still at risk and most notably the biggest expense we have, that cannot be easily removed, are the costs associated with the Durham Street Centre for Life in Sudbury.

This facility for the YMCA, is the face of our Association in Sudbury and is part of a Condominium that we share with the City of Sudbury. From the initial design concept 20+ years ago, the intention for the Centre for Life, was to provide a community centre in the heart of the downtown core, that would cater to the health and wellness of our citizens at all stages of life.



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Currently, the centre houses a YMCA Child Care Centre, the YMCA Centre for Life, with Health, Fitness, Aquatics and Youth Programming, the Parkside Centre (Older Adult Centre) and the Cardiac and Pulmonary Rehabilitation Clinic (with Health Sciences North). During the pandemic, the service provision grew to include supports for the vulnerable/homeless population.

The fee for service programs operated by the YMCA cannot meet the revenue needed to offset the facility costs borne by the YMCA throughout 2021, where membership and child care demand is expected to remain significantly lower than Pre-Covid-19 numbers. We are forecasting a considerable deficit position by year end. In fact, membership revenue pre-Covid-19 while good and generated a positive net contribution, was not generating enough to support the necessary capital reinvestments required in the building. Therefore, while we could seek a similar Covid-19 Relief package, that our facility in North Bay successfully received from the City of North Bay – a similar package in Sudbury would not be enough to secure the long-term future of the facility.

Furthering the challenge of running a sustainable and long-term viable operation, is the changing dynamic in the City's core. The opioid and homelessness crisis combined with the impact of the pandemic has led to much more visible drug use and homelessness, particularly in and around the YMCA facility. This in turn is impacting the choice of parents and members, who are expressing their displeasure with this situation. For them, it raises concerns for their own and dependents safety, as well as concern for the safety of our YMCA staff. This will likely lead to permanent reductions in memberships/child care enrollment, as well as increased costs associated with security and repairs for damages caused by the homeless population.

On the other hand, we strongly believe that the programs and services are important, especially now more than ever and these services align perfectly with the YMCAs Mission and Charitable Purpose. These essential services are necessary to help our community recover from the pandemic and related recession, while also maintaining a vital heartbeat in the core of our City. Prior to the pandemic approximately 30% of our membership base required financial assistance, which the Y was able to provide in order to ensure access to our programs and services for all. We anticipate this need will increase as we come through and recover from the Pandemic. It is also a facility whose design supports inclusion, community building and whose esthetic features are ageing well.

To that end, I ask you to support our YMCA's request to partner with us to review how we can collectively reimagine the Centre for Life and ensure that it can continue to play an important role in Sudbury's future. Ultimately for the YMCA to remain financially viable we have two goals for the facility – we either need to increase revenue streams and/or reduce occupancy costs.



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Our Board of Directors has had preliminary discussions and have identified four options as starting points for discussion, including:

1. **Transfer ownership of YMCA Units to the City of Sudbury**
2. **City of Sudbury take on ownership of Aquatics Centre, the YMCA operate**
3. **Repurpose Aquatics Centre +/- Squash Courts and Digital Classroom – to either rent out space and offset occupancy costs or to utilise space for alternative programming/service delivery and bring in different revenue**
4. **Reopen Condominium Agreements – to increase rental fees**

Naturally, there may be other options or hybrids models that could be considered. Our board along with senior management have formed a subcommittee to take on these issues and we would like to do this in partnership with the City.

Thank you for considering this option and I look forward to hearing from you.

Sincerely,

**Helen Francis**

CEO & President

**YMCA of Northeastern Ontario  
Association Services**

140 Durham Street Sudbury, ON P3E 3M7

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E: [helen.francis@ymcaneo.ca](mailto:helen.francis@ymcaneo.ca)

CC: Board, Jenny Parisotto (CFO), Jacqueline Grube (VP Child Care, Youth and Family Development) and Kendra MacIsaac (GM Health, Fitness and Aquatics) YMCA of Northeastern Ontario

CC: Steve Jacques, Councillors (Fern Cormier, Deb McIntosh, Geoff McCausland, Mark Signoretti, Al Sizer)

**Brian Bigger**  
Mayor / Maire  
mayor@greatersudbury.ca  
maire@grandsudbury.ca



February 18, 2021

Helen Francis  
CEO & President  
YMCA of Northeastern Ontario & YMCA of Timmins  
Association Services  
140 Durham Street  
Sudbury, ON P3E 3M7

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Dear Helen,

This letter will provide a response to the issues raised in our initial discussions last year as well as your follow up emails. While I am able to provide some defined answers, today, this note also anticipates a continued dialogue on several issues that you have raised on behalf of your board and the YMCA Northeastern Ontario organization.

The City of Greater Sudbury sees the YMCA as an important asset for our community, a longstanding and trusted partner and an anchor institution in the heart of the city. We are concerned about the impact that the COVID-19 pandemic, and other trends, is having on the YMCA and your future. The CGS would like to better understand the situation you face and is open to exploring ways that we might work together on longer term solutions. I have asked staff to follow up with you to initiate this work and Kevin Fowke, General Manager of Corporate Services, has agreed to take on the role as your single point of contact for our work together. Kevin will be follow up with you directly in the very near future.

I am able to address some of your issues specifically and will begin by indicating that I will support your request for relief from the accumulated parking debt. Given the challenges for all of us in the past year, and the actions that we have taken to date with regard to the parking file, I think it is reasonable to ask that the parking debt up to December 31, 2020, be brought to zero. Neither staff nor I is able to implement this forgiveness on a unilateral basis, so we have initiated a report to Council to secure the authority for this action. I anticipate it will be dealt with at the March 9 meeting of City Council.

Another issue that you raised in your correspondence is the need for additional and specific security with regard to the use of your building as a warming shelter for our downtown vulnerable population. I can say that we are prepared to cover the cost of this additional security and Tyler Campbell,

Director of Social Services, will be in touch very soon if he has not reached out already.

On a related note, we agree with your suggestion regarding the use of the Parkside Centre during the changeover period and wholeheartedly support the continued discussion of this option with their representatives. We cannot compel them to share in this work, however, and it does not appear that they are willing to seriously consider this approach at the current time.

I am aware that members of your team have been meeting with staff in our Leisure Services Division regarding a proposal for alternate service delivery for youth programming. Director of Leisure Services, Jeff Pafford, informs me that staff in the CGS Recreation Section are reviewing the information provided recently and will be consulting with the Community Services Committee of Council on this option in the next few months.

We know that there is also interest from the YMCA to explore some form of partnership or alternative service delivery model for aquatic facilities. Laurentian University has also approached the CGS with a similar request. At the same time, the City faces its own challenges with aging municipal pools, demographic changes, uneven geographic distribution, and a proposal for a new therapeutic and leisure facility. The operational models of all three aquatics providers are significantly different and it is not immediately clear how these might come together to serve the full community. As we continue to examine the City's approach to pools and aquatics, we are interested in the continued discussions with Laurentian and the YMCA about a sustainable community approach to aquatic service delivery.

Helen, I trust that this letter provides some answers for your questions and also the assurance of the City of Greater Sudbury's continued interest in the health and sustainability of our community's YMCA. You have our commitment to continue to work with you and your team to identify and pursue mutually beneficial opportunities that can help to stabilize the YMCA's future and deliver value and enhanced quality of life for the citizens of Greater Sudbury. Staff have agreed to keep me informed of their work on a regular basis but you and your Board Chair should not hesitate to reach out to my office directly at any time.

Best regards,

A handwritten signature in black ink, appearing to read 'B. Bigger', with a stylized flourish at the end.

Brian Bigger  
Mayor, City of Greater Sudbury