



REGULAR MEETING OF CITY COUNCIL MINUTES

Monday, July 12, 2021
4:30 pm
Video Conference

Present: Mayor C. Provenzano, Councillor P. Christian, Councillor S. Hollingsworth, Councillor L. Dufour, Councillor L. Vezeau-Allen, Councillor D. Hilsinger, Councillor M. Shoemaker, Councillor M. Bruni, Councillor R. Niro, Councillor C. Gardi, Councillor M. Scott

Officials: M. White, R. Tyczinski, L. Girardi, T. Vair, K. Fields, S. Schell, P. Niro, D. Elliott, S. Hamilton Beach, B. Lamming, T. Anderson, F. Coccimiglio, T. Vecchio, M. Zuppa, M. Borowicz-Sibenik, S. Cole, R. Van Staveren, F. Pozzebon, P. Tonazzo

1. Adoption of Minutes

Moved by: Councillor L. Dufour
Seconded by: Councillor M. Bruni

Resolved that the Minutes of the Regular Council meeting of June 28, 2021 be approved.

Carried

2. Questions and Information Arising Out of the Minutes and not Otherwise on the Agenda

3. Declaration of Pecuniary Interest

3.1 Councillor D. Hilsinger – A-14-21-Z.OP – 145 Old Garden River Road

The Water Tower Inn is an adjacent property.

3.2 Councillor D. Hilsinger – A-14-21-Z.OP 145 Old Garden River Road (DiTommaso Investments Inc.)

The Water Tower Inn is an adjacent property.

3.3 Councillor D. Hilsinger – Short Term Rental Review

Relationship with The Water Tower Inn (hotel industry).

3.4 Councillor R. Niro – By-law 2021-149 (Agreement) SSM Firefighters (Local 529)

Brother was employed as a firefighter during the period to which the by-law applies.

4. Approve Agenda as Presented

Moved by: Councillor L. Dufour

Seconded by: Councillor R. Niro

Resolved that the Agenda for July 12, 2021 City Council meeting as presented be approved.

Carried

5. Proclamations/Delegations

5.1 Pridefest Week

5.2 A-14-21-Z.OP – 145 Old Garden River Road

Councillor D. Hilsinger declared a conflict on this item. (The Water Tower Inn is an adjacent property.)

Fausto DiTomasso was in attendance on behalf of the applicant.

Wendy Hansson, President and CEO and Lisa Case, Clinical Director – Mental Health and Addictions, Sault Area Hospital, were in attendance.

Frank Shunock was in attendance.

5.3 A-13-21-Z.OP – 305 Conmee Avenue

Ben Cichelli, applicant, was in attendance.

6. Communications and Routine Reports of City Departments, Boards and Committees – Consent Agenda

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that all the items listed under date July 12, 2021 – Agenda item 6 – Consent Agenda be approved as recommended.

Carried

6.1 Outstanding Resolutions

6.2 Registration of Tax Arrears Certificates and Sales

The report of the Manager of Taxation was received by Council.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor R. Niro

Resolved that the report of the Manager of Taxation dated July 12, 2021 concerning Registration of Tax Arrears Certificates and Sales be received and that Council authorize the Manager of Taxation to commence tax sale proceedings in accordance with the *Municipal Act*, 2001.

Carried

6.3 RFP Security Services – Transit Terminal

The report of the Manager of Purchasing was received by Council.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor R. Niro

Resolved that the report of the Manager of Purchasing dated July 12, 2021 concerning RFP Security Services – Transit Terminal be received and that the proposal submitted by North East Regional Security Services Inc. be approved.

The contract will commence August 1, 2021 and continue for a period of three (3) years allowing for two (2) further one (1) year extensions by mutual agreement.

Carried

6.4 RFP Asset Management Plan – Consulting Engineering

The report of the Manager of Purchasing was received by Council.

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that the report of the Manager of Purchasing dated July 12, 2021 concerning RFP Asset Management Planning – Consulting Engineering be received and that the proposal submitted by AECOM Canada Ltd. with fees of \$210,000.00 plus HST as outlined in their proposal as submitted, as required by Public Works and Engineering Services, be approved.

A By-law authorizing signature of the Agreement will appear on a future Council Agenda.

Carried

6.5 RFP Feasibility Study – STEAM Centre

The report of the Manager of Purchasing was received by Council.

Moved by: Councillor L. Dufour

Seconded by: Councillor R. Niro

Resolved that the report of the Manager of Purchasing dated July 12, 2021 concerning RFP Feasibility Study – STEAM Centre be received and that the proposal submitted by dEa with fees of \$88,500.00 plus HST (disbursements extra) as outlined in their proposal as submitted, as required by Community Development and Enterprise Services, be approved.

Carried

6.6 STEAM Centre

The report of the Director of Tourism and Community Development was received by Council.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor R. Niro

Resolved that the report of the Director Tourism and Community Development dated July 12, 2021 concerning STEAM Centre be received as information.

A report appears elsewhere on the agenda with a recommendation from Purchasing to select a vendor from the RFP process.

Carried

6.7 Twin Pad Arena Task Force

The report of the Deputy CAO, Community Development and Enterprise Services was received by Council.

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated July 12, 2021 concerning the establishment of a Twin Pad Arena Task Force be received and that Council authorize the establishment of the Twin Pad Arena Committee comprised of: Mayor Provenzano, Councillor C. Gardi, Councillor M. Shoemaker, the CAO, the Deputy CAO, Community Development and Enterprise Services (Chair), Chief Financial Officer/City Treasurer, the Director of Community Services, the Director of Planning, the Director of Engineering, the Manager of Community Arenas, the Manager of Recreation and Culture and the Manager of Facilities and Maintenance; and further that the Terms of Reference be approved.

Carried

6.8 Enabling Accessibility Fund – Seniors

The report of the Director of Community Services was received by Council.

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that the report of the Director of Community Services dated July 12, 2021 concerning Enabling Accessibility Fund – Seniors be received and that:

1. The City apply for the Enabling Accessibility Fund in support of investment as presented at the Seniors Centre;
2. The Seniors reserve be used as the source of funding for the City share outside of the capital budget process;
3. The share the applicant is responsible for be directed to Social Services Housing Corporation to cover the contribution amount if the Fund directs that the owners must apply.

Carried

6.9 Amendment to FedNor Funding FutureSSM

The report of the Director of Tourism and Community Development was received by Council.

The relevant By-law 2021-152 is listed under item 11 of the Minutes.

6.10 Revised Industrial Land Pricing – Leigh’s Bay Road and Yates Industrial Park

The report of the Director of Economic Development was received by Council.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor R. Niro

Resolved that the report of the Director of Economic Development dated July 12, 2021 concerning Revised Industrial Land Pricing – Leigh’s Bay Road and Yates Industrial Park be received and the price per acre on these lands be increased from \$25,000 per acre to \$50,000 per fully serviced acre to better reflect market pricing for similar properties in the market.

Carried

6.11 Miscellaneous Paving – Contract 2021-6E

The report of the Manager of Design and Transportation Engineering was received by Council.

The relevant By-law 2021-147 is listed under item 11 of the Minutes.

6.12 Queen and Spring Street Improvements Consultant Selection

The report of the Manager of Design and Transportation Engineering was received by Council.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that the report of the Manager of Design and Transportation Engineering dated July 12, 2021 concerning the Queen and Spring Street Improvements consultant selection be received and that Council authorize entering into an agreement for engineering services with AECOM.

An individual engineering agreement will be brought to Council for approval at a later date.

Carried

6.13 Landfill Operations and Monitoring 2020 – Environmental Monitoring Committee

The report of the Land Development and Environmental Engineer was received by Council.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that the report of the Land Development and Environmental Engineer dated July 12, 2021 concerning the annual operations and monitoring reports for the municipal landfill be received as information.

Carried

6.14 Shopping Carts

The report of the Assistant City Solicitor/Senior Litigation Counsel, Chief Building Inspector and Director of Public Works was received by Council.

The relevant By-law 2021-146 is listed under item 11 of the Minutes.

6.15 Canada Community Revitalization Fund

The report of the Deputy CAO, Community Development and Enterprise Services was received by Council.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor R. Niro

Resolved that the report of the Deputy CAO, Community Development and Enterprise Services dated July 12, 2021 concerning the Canada Community Revitalization Fund be received and Council authorize staff to make an application to this funding program in the amount of \$700,000 to support the completion of a portion of waterfront boardwalk along the eastern edge of the Roberta Bondar marina.

Carried

7. Reports of City Departments, Boards and Committees

7.1 Administration

7.2 Corporate Services

7.3 Community Development and Enterprise Services

7.3.1 Dennis Street Terminal Update

The report of the Director of Community Services was received by Council.

Moved by: Councillor M. Shoemaker

Seconded by: Councillor M. Scott

Resolved that the report of the Director of Community Services dated July 12, 2021 concerning Dennis Street Terminal Relocation be received and that staff be directed to proceed with an amended environmental assessment process to consider either:

1. The reconstruction or renovation of the Dennis Street terminal at its existing location to meet both the needs of Sault Transit users and the Sault Transit division; or
2. Alternative locations for a transit terminal in the downtown core (including the former Agawa Canyon tour train station) and in roughly the same proximity to the Dennis Street terminal; and

Further that the additional costs for the amended environmental assessment be paid from a source determined to be most appropriate by staff, or, in the event a source cannot be identified, from the Unforeseen Reserve.

	For	Against	Absent
Mayor C. Provenzano		X	
Councillor P. Christian		X	
Councillor S. Hollingsworth		X	
Councillor L. Dufour		X	
Councillor L. Vezeau-Allen		X	
Councillor D. Hilsinger		X	
Councillor M. Shoemaker	X		
Councillor M. Bruni		X	
Councillor R. Niro		X	
Councillor C. Gardi		X	
Councillor M. Scott	X		
Results	2	9	0

Defeated

Moved by: Councillor R. Niro
 Seconded by: Councillor M. Bruni

Resolved that the report of the Director of Community Services dated July 12, 2021 concerning Dennis Street Terminal Relocation be received and that staff be directed to proceed with reconstruction of the Dennis Street terminal at its existing location.

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	For	Against	Absent
Mayor C. Provenzano		X	
Councillor P. Christian		X	
Councillor S. Hollingsworth		X	
Councillor L. Dufour		X	
Councillor L. Vezeau-Allen		X	
Councillor D. Hilsinger		X	
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi		X	
Councillor M. Scott	X		
Results	4	7	0

Defeated

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the report of the Director of Community Services dated July 12, 2021 concerning Dennis Street Terminal Relocation be received and that a request for proposal be issued to obtain a consultant to complete construction drawings and administer the tendering process for the renovation/build of the 111 Huron Street transit facility.

	For	Against	Absent
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker		X	
Councillor M. Bruni		X	
Councillor R. Niro		X	
Councillor C. Gardi	X		
Councillor M. Scott		X	
Results	7	4	0

Carried

7.4 Public Works and Engineering Services

7.4.1 Winter Control – Level of Service

The report of the Director of Public Works was received by Council.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that the report of the Director of Public Works dated July 12, 2021 concerning Winter Control – Level of Service be received and that Council approve the current level of service as described in Guideline W-3 – Winter Maintenance.

	For	Against	Absent
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
Results	11	0	0

Carried

7.5 Fire Services

7.6 Legal

7.7 Planning

7.7.1 Short Term Rental Review

Councillor D. Hilsinger declared a conflict on this item. (Relationship with The Water Tower Inn (hotel industry).)

The report of the Senior Planner was received by Council.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that the report of the Senior Planner dated July 12, 2021 concerning Short Term Rental Review be received and that staff proceed with public consultation upon the proposed short term rental accommodation regulations.

	For	Against	Absent
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	Conflict		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
Results	10	0	0

Carried

7.7.2 A-13-21-Z.OP 305 Conmee Avenue (Soapy’s Auto Wash Ltd.)

The report of the Planner was received by Council.

Moved by: Councillor L. Dufour

Seconded by: Councillor R. Niro

Resolved that the Report of the Planner dated July 12, 2021 concerning Official Plan and Zoning Application A-13-21-Z.OP be received and that Council approve Official Plan Amendment #234 (map change) by redesignating the rear 11 metres of the subject property from Residential to Commercial; and

Further be it resolved that Council rezone 305 Conmee Avenue from Low Density Residential Zone (R3) to Commercial Transitional Zone (CT2.S) with a Special Exception to permit, in addition to those uses permitted in a CT2 zone, the following special provisions:

1. An electrical contractor’s yard with no outdoor storage.
2. Reduce the rear (south) yard setback from 10 metres to 3 metres.

And that the subject property be deemed subject to site plan control as per section 41 of the *Planning Act*;

And that the Legal Department be requested to prepare the necessary by-law(s) to effect the same.

	For	Against	Absent
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
Results	11	0	0

Carried

7.7.3 A-14-21-Z.OP 145 Old Garden River Road (DiTommaso Investments Inc.)

Councillor D. Hilsinger declared a conflict on this item. (The Water Tower Inn is an adjacent property.)

The report of the Senior Planner was received by Council.

The relevant By-laws 2021-143, 2021-144 and 2021-145 are listed under item 11 of the Minutes.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor R. Niro

Resolved that the report of the Senior Planner dated July 12, 2021 concerning Application A-14-21-Z.OP be received and that Council approve the application in the following manner:

1. Approve Official Plan Amendment 235 and re-designate the subject property from Industrial to Institutional on Land Use Schedule C of the Official Plan, and approve a notwithstanding clause to permit a warehousing, wholesaling and distribution centre with no outdoor storage to operate from the subject property.
2. Rezone the subject property from Light Industrial Zone (M1) to Institutional Zone (I), with a special exception to permit a warehousing, wholesaling and distribution centre, to a

maximum of 10,765 sq.ft., with no outdoor storage, in addition to the uses permitted in an Institutional Zone.

And that the subject property be deemed subject to site plan control as per section 41 of the *Planning Act*.

	For	Against	Absent
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	Conflict		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	X		
Councillor C. Gardi	X		
Councillor M. Scott	X		
Results	10	0	0
			Carried

7.8 Boards and Committees

7.8.1 Committee of Adjustment

By-law 2021-153 appointing Wayne Greco to the Committee of Adjustment from July 12, 2021 to December 31, 2022 listed under item 11 of the Minutes.

8. Unfinished Business, Notice of Motions and Resolutions Placed on Agenda by Members of Council

9. Committee of the Whole for the Purpose of Such Matters as are Referred to it by the Council by Resolution

10. Adoption of Report of the Committee of the Whole

11. Consideration and Passing of By-laws

Moved by: Councillor L. Dufour
 Seconded by: Councillor M. Bruni

Resolved that all By-laws under item 11 of the Agenda under date July 12, 2021 save and except By-law 2021-149 be approved.

Carried

11.1 By-laws before Council to be passed which do not require more than a simple majority

11.1.1 By-law 2021-141 (Agreement) Northern Community Centre Twin Pad Expansion

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-141 being a by-law to authorize the execution of the Agreement between the City and EllisDon Corporation for the Northern Community Centre Twin Pad Expansion be passed in open Council this 12th day of July, 2021.

Carried

11.1.2 By-law 2021-143 (Official Plan) 145 Old Garden River Road (DiTommaso)

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-143 being a by-law to adopt Amendment No. 235 to the Official Plan for the City of Sault Ste. Marie (Fausto DiTommaso, 145 Old Garden River Road) be passed in open Council this 12th day of July, 2021.

Carried

11.1.3 By-law 2021-144 (Zoning) 145 Old Garden River Road (DiTommaso)

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-144 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 145 Old Garden River Road (Fausto DiTommaso o/a DiTommaso Investments Inc.) be passed in open Council this 12th day of July, 2021.

Carried

11.1.4 By-law 2021-145 (Development Control) 145 Old Garden River Road (DiTommaso)

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-145 being a by-law to designate the lands located at 145 Old Garden River Road an area of site plan control (Fausto DiTommaso) be passed in open Council this 12th day of July, 2021.

Carried

11.1.5 By-law 2021-146 Shopping Carts

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-146 being a by-law to prevent and control the abandonment of shopping carts on City Property, Highways or any land within the City of Sault Ste. Marie outside of an Owner's Premises and to authorize the disposal by the City of abandoned Shopping Carts be passed in open Council this 12th day of July, 2021.

Carried

11.1.6 By-law 2021-147 (Agreement) Miscellaneous Paving Contract (2021-6E)

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-147 being a by-law to authorize the execution of the Contract between the City and Ellwood Robinson Inc. for the Miscellaneous Paving Contract (2021-6E) be passed in open Council this 12th day of July, 2021.

Carried

11.1.7 By-law 2021-148 (Traffic) Amend By-law 77-200 (Schedule "Y")

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-148 being a by-law to amend Traffic By-law 77-200 (Schedule "Y") be passed in open Council this 12th day of July, 2021.

Carried

11.1.9 By-law 2021-150 (Traffic) Amend By-law 77-200 (Schedule C)

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-150 being a by-law to amend Traffic By-law 77-200 (Schedule "C") be passed in open Council this 12th day of July, 2021.

Carried

11.1.10 By-law 2021-151 (Agreement) Engineering Tulloch Civic Centre Entrance Upgrades

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-151 being a by-law to authorize the execution of the Agreement between the City and TULLOCH Engineering Inc. for the Civic Centre Entrance Upgrades be passed in open Council this 12th day of July, 2021.

Carried

11.1.11 By-law 2021-152 (Agreement) FedNor Amendment

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-152 being a by-law to to authorize the execution of the Amending Agreement between the City and FedNor to implement a strategic plan to attract investment, talent, diversity and put in place an inclusive community structure for decision making to maximize resource's and economic outcomes be passed in open Council this 12th day of July, 2021.

Carried

11.1.12 By-law 2021-153 (Local Boards) Appointment Committee of Adjustment

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-153 being a by-law to appoint Wayne Greco to the Committee of Adjustment be passed in open Council this 12th day of July, 2021.

Carried

11.1.8 By-law 2021-149 (Agreement) SSM Firefighters (Local 529)

Councillor R. Niro declared a conflict on this item. (Brother was employed as a firefighter during the period to which the by-law applies.)

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Bruni

Resolved that By-law 2021-149 being a by-law to authorize the execution of the Agreement between the City and Sault Ste. Marie Professional Firefighters Association (Local 529) for the term commencing February 1, 2015 to January 31, 2019 be passed in open Council this 12th day of July, 2021.

	For	Against	Absent
Mayor C. Provenzano	X		
Councillor P. Christian	X		
Councillor S. Hollingsworth	X		
Councillor L. Dufour	X		
Councillor L. Vezeau-Allen	X		
Councillor D. Hilsinger	X		
Councillor M. Shoemaker	X		
Councillor M. Bruni	X		
Councillor R. Niro	Conflict		
Councillor C. Gardi	X		
Councillor M. Scott	X		
Results	10	0	0

Carried

11.2 By-laws before Council for FIRST and SECOND reading which do not require more than a simple majority

11.3 By-laws before Council for THIRD reading which do not require more than a simple majority

12. Questions By, New Business From, or Addresses by Members of Council Concerning Matters Not Otherwise on the Agenda

13. Closed Session

Moved by: Councillor L. Dufour

Seconded by: Councillor R. Niro

Resolved that this Council move into closed session to discuss one item concerning the disposition of land; one acquisition of land; and one item concerning labour relations or employee negotiations;

Further Be It Resolved that should the said closed session be adjourned, the Council may reconvene in closed session to continue to discuss the same matters without the need for a further authorizing resolution.

Municipal Act R.S.O. 2002 – section 239 2 (c) a proposed or pending acquisition or disposition of land by the municipality; and (d) labour relations or employee negotiations

Carried

14. Adjournment

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Bruni

Resolved that this Council now adjourn.

Carried

Mayor

City Clerk