

The Corporation of the City of Sault Ste. Marie
Regular Meeting of City Council
Addendum

Monday, June 2, 2025

5:00 pm

Council Chambers and Video Conference

As a courtesy, meetings are available for viewing on the City's YouTube channel
<https://www.youtube.com/user/SaultSteMarieOntario>

	Pages
7. Communications and Routine Reports of City Departments, Boards and Committees – Consent Agenda	
7.12 Contract 2025-3E Sackville Road Extension	
7.12.1 <i>Amended Council Report and Tender Report</i>	4 - 8
8. Reports of City Departments, Boards and Committees	
8.3 Community Development and Enterprise Services	
8.3.1 Waterfront Design Master Plan Adoption and Funding Consideration	
8.3.1.1 <i>Proposed Amendment</i>	
Mover Councillor S. Kinach Seconder Councillor M. Bruni Resolved that the following words be deleted “Direct staff to pursue funding opportunities” and replaced with “Direct staff to pursue funds from the Municipal Accommodation Tax and other levels of government”.	
8.7 Planning	
8.7.1 A-6-25-Z 99 Melville Road	
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- 99 Melville Road Site Plan SK1
- Aerial Map
- Subject Property Map
- Zoning Map
- Notice of Application
- Public Comments

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

9.1 *Agri-Food Industry Economic Strategy*

Mover Councillor L. Vezeau-Allen

Seconder Councillor S. Spina

Whereas the buy-Canada initiative is stronger than ever, and food retailers and food-related businesses are seeking and supporting products (both raw and processed) from Canadian manufacturers, according to data from Agri-Food Canada; and

Whereas in 2022, the food and beverage processing industry was the largest manufacturing industry in Canada in terms of value of production, with sales of goods manufactured worth \$156.5 billion; it accounted for 18.2% of total manufacturing sales and 1.7% of the national Gross Domestic Product (GDP). It's also the largest manufacturing employer and provides employment for 300,000 Canadians; and

Whereas according to the Canadian Chamber of Commerce, Canada is the fifth largest exporter of agriculture and agri-food products in the world. Too often, Canada ships its unmodified agricultural commodities abroad to be processed by another country and then sold back to Canada as a new product. By developing our domestic processing and manufacturing capacity, we can make these value-added products in Canada and sell them globally at a higher price than we can our raw commodities, leading to more jobs and economic activity; and

Whereas the agri-food industry is growing organically locally with limited support and

Whereas we are experiencing diverse locally sourced agri-food business initiatives such as: Bloom Kombucha, Bread Hag, Hogan's Homestead Maple Products, Penokean Hills Farms, Red Roof Honey, Sweetened Chocolate, Rico's Foods, Fallen Leaves Maple Products, and others; and

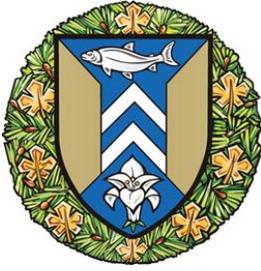
Whereas the Economic Development Corporation of Sault Ste. Marie does not have an agri-food industry specific plan; and

Whereas growth is happening locally in this sector without governmental involvement; and

Whereas growth and diversification are critical to expand economic opportunities;

Now Therefore Be It Resolved that the Economic Development team under the Community Development and Enterprise Services Division be requested to collaborate with Rural AgriInnovation Network (RAIN) and other regional partners already delivering agri-food programming with a mandate to:

- Map existing assets, programs, and funding now supporting local processors and producers;
- Identify opportunities to leverage upcoming infrastructure, such as the shared commercial test kitchen at Harvest Algoma; and
- Return to Council by year-end with actions, timelines, and potential budget impacts to accelerate value-added processing, supply-chain capacity, and market access for businesses.



The Corporation of the
City of Sault Ste. Marie
COUNCIL REPORT

June 2, 2025

TO: Mayor Matthew Shoemaker and Members of City Council
AUTHOR: Maggie McAuley, Manager of Design and Transportation
Engineering
DEPARTMENT: Public Works and Engineering Services
RE: Contract 2025-3E Sackville Road Extension

Purpose

The purpose of this report is to obtain approval to award Contract 2025-3E for the construction of the early works in the ravine for the Sackville Road extension.

Background

Council approved the early works phase of the Sackville Road extension in the 2025 Capital Budget.

Tenders were received via the City's electronic bidding system. Submissions were opened on Thursday, May 15, 2025, in the presence of City staff. Tender results were made public on the project page in the electronic bidding system

Analysis

Work in this early works phase includes the installation of the culverts and the filling of the ravine above the culverts to allow for settlement.

A total of three tenders were received. All tenders submitted were checked by Kresin Engineering and found to be complete and valid. **Kresin Engineering's** tender report is attached. The low tender of \$5,992,165.25 (excluding HST) was received from Pioneer Construction Inc.

Financial Implications

When allowances for engineering and non-recoverable HST are added, the City's cost to complete this project is projected to be \$6,704,371. This can be accommodated within the City's budget of \$4,000,000 allocated to Sackville Road extension from 2025 Capital Transportation Plan and the part of the \$5,253,000 funding from the Housing-enabling Core Systems Fund. The overall project is tracking over budget at this time. Staff will report back to Council with further budget updates when the next and final phase of the project is awarded 2026.

Contract 2025-3E Sackville Road Extension

June 2, 2025

Page 2.

Strategic Plan / Policy Impact / Climate Impact

This report is linked to the infrastructure focus area of the strategic plan.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Design and Transportation Engineering dated June 2, 2025 concerning the construction of the early works in the ravine for the Sackville Road extension be received and that contract 2025-3E be awarded to Pioneer Construction Inc.

The relevant By-law 2025-91 authorizing execution of Contract 2025-3E is listed under Agenda item 12 and will be read with all by-laws under that item

Respectfully submitted,

Maggie McAuley, P.Eng.

Manager of Design and Transportation Engineering

705.759.5385

m.mcauley@cityssm.on.ca

May 20, 2025
Ref. No. 2468.15

City of Sault Ste. Marie
Civic Centre
99 Foster Drive
Sault Ste. Marie, ON P6A 5N1



Attention: Maggie McAuley, P. Eng.
Municipal Services and Design Engineer

Re: City Contract No. 2025-3E
Sackville Road Extension – Phase 1 Early Works

Dear Ms. McAuley:

We have reviewed the tenders received by the City for the above-noted Contract and present herein our Tender Report and Recommendations.

Introduction

The work generally consists of supplying all materials, labour and equipment necessary to install three culverts for the Sackville Road extension between Mary Avenue and Third Line East. The work includes the installation of a 44-meter long 825mm diameter circular concrete culvert, a 39-meter long 1800mm diameter circular concrete culvert, and a 64-meter long 2400mm diameter circular concrete culvert, as well as pre-consolidation wickdrains, placement of surcharge load material; and other related work.

The contract was tendered by the City's Purchasing Department, with tender documents being made available to contractors commencing Thursday April 24th, 2025. During the tender period, there were a total of fourteen (14) plantakers including contractors, material suppliers and others. A copy of the tender notice was also provided to the Sault Ste. Marie Construction Association to inform interested members.

During the tender period, various inquiries from plan takers were received regarding the technical specifications and drawings. As a result, three (3) addenda were issued to provide clarification on specific items.

Summary of Tenders

Three (3) bids were submitted prior to the tender closing deadline of 3:00 p.m. on Thursday, May 15, 2025. The tender results were publicly posted to the Sault Ste. Marie Bids & Tenders page following the tender closing. Following the tender opening, the bids were reviewed by City staff to ensure the submissions were in general compliance with the tender documents, including the tender deposit and bonding requirements.

The following are the results, excluding HST, as read at the opening:

	Contractor	Total Tender Price
1.	Avery Construction Ltd.	\$9,186,754.95
1.	Pioneer Construction Inc.	\$5,992,165.25
2.	Trimount Construction Group Inc.	\$6,695,679.45

Following the tender opening, the submissions were forwarded via email to Kresin Engineering Corporation for detailed review.

Tender Review

The submissions were reviewed with respect to requirements set out in the Instructions to Tenderers and the Schedule of Prices. The following specific comments were noted from the review of the submissions:

1. The submissions were checked for mathematical errors. No errors were found.
2. The documents called for submissions of tenderers' experience, staff, and proposed sub-contractors. All bidders complied.
3. The tenderers were required to acknowledge receipt of Addenda. All bidders acknowledged receipt of the three (3) addenda issued.

Discussion

We note that the submissions received are in compliance with the requirements outlined in the tender documents. Based on the information provided and on Kresin Engineering's experience working with these contractors, we are satisfied that all three tenderers have proven capabilities with similar projects and are expected to be able to complete the proposed work within the required timeline.

With respect to the low tenderer, Pioneer Construction Inc., it is noted that they have successfully carried out numerous similar projects to the satisfaction of the City in recent years and senior staff have significant experience and proven capabilities.

Based on the costs for recently completed projects, the low tender price of \$5,992,165.25 (excluding HST) is reasonable for the scope of work involved in the Sackville Road Extension. We note that the difference between low bid and the next highest is approximately 12% which indicates that the tender process was relatively competitive and the City has likely received a price reflective of current market conditions.

Recommendations

Based on our review of the tenders submitted we present the following recommendations for the City's consideration.

1. We recommend that the tender submitted by Pioneer Construction Inc. in the amount of \$5,992,165.25 (excluding HST) be accepted for award.

Attached please find a draft Form of Agreement for your review.

We further recommend that the Tender Securities received from both Pioneer Construction Inc. and Trimount Construction Group Inc. be retained until a contract has been properly and fully executed.

Please call should you have any questions or require further elaboration / clarification regarding this Tender Report.

Thank you.

Yours very truly,
Kresin Engineering Corporation



Michael Kresin, P. Eng
Consulting Engineer



Joseph Rosso
Engineering Intern

mk/jr
2468 tender report.docx



**SUBJECT
PROPERTY**

Application A-6-25-Z: Aerial Image

Property Information



**SAULT STE. MARIE
Planning and Enterprise Services**

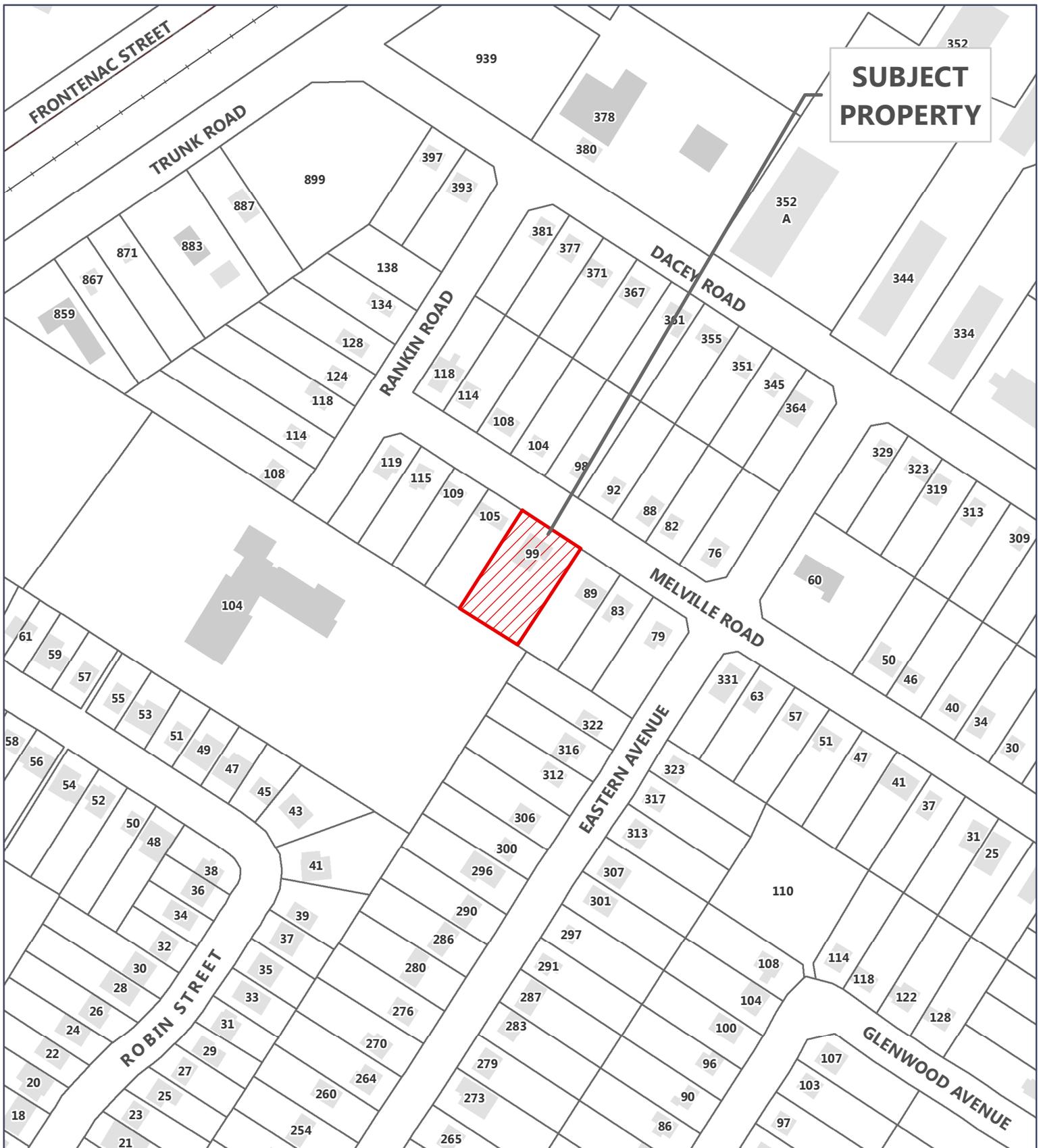
Community Development and Enterprise
Services Department
99 Foster Drive, Sault Ste Marie, ON P6A 5X6
saultstmarie.ca | 705-759-5368 | planning@cityssm.on.ca

-  Subject Property
-  Parcel Fabric

Civic Address: 99 Melville Road
Roll No.: 010050058000000
Map No.: 47/1-39
Date Created: April 4, 2025

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This map is for general reference only
Orthophoto: 2022





**SUBJECT
PROPERTY**

Application A-6-25-Z: Subject Property

Property Information



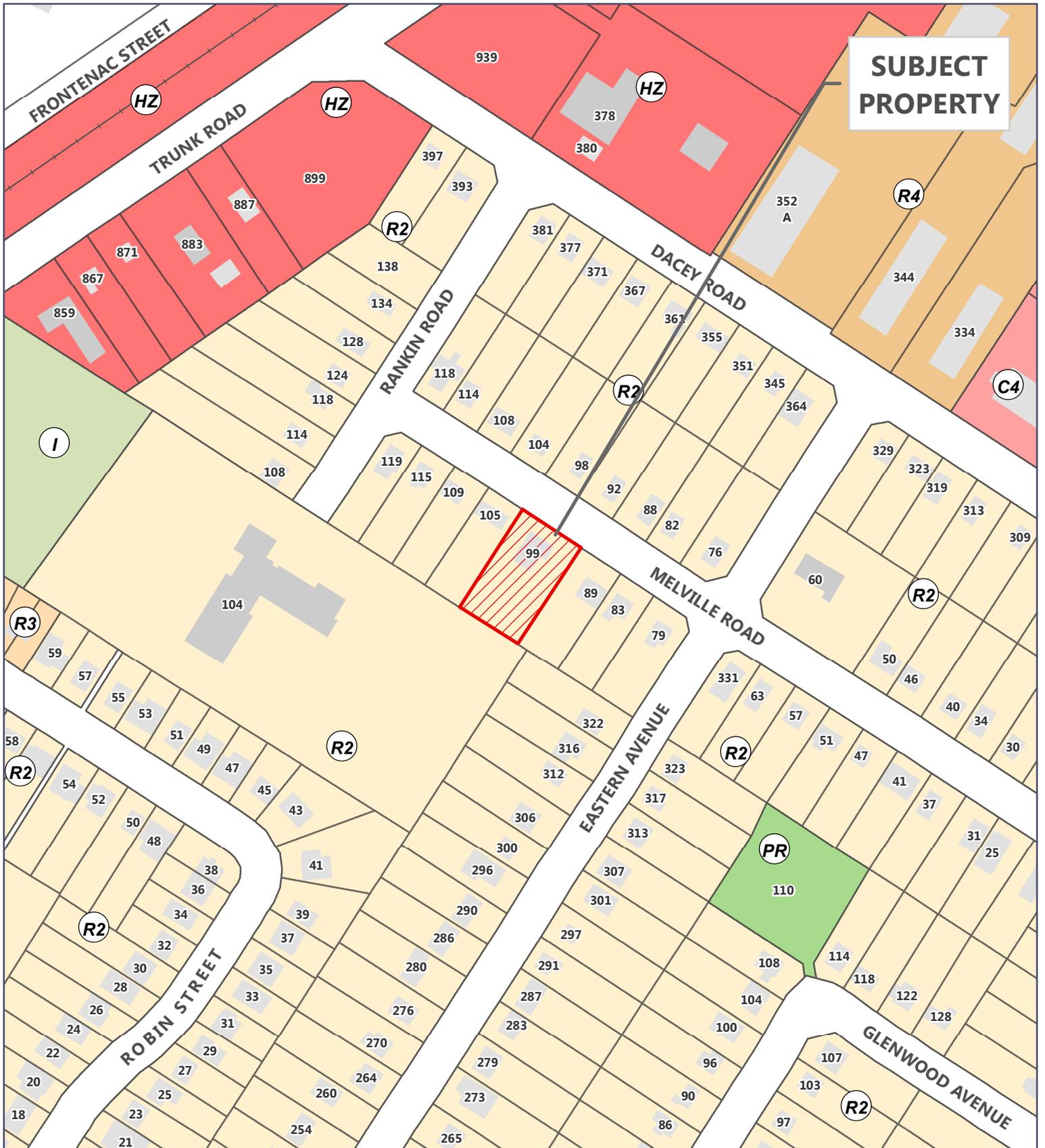
**SAULT STE. MARIE
Planning and Enterprise Services**

Community Development and Enterprise
Services Department
99 Foster Drive, Sault Ste Marie, ON P6A 5X6
saultstearie.ca | 705-759-5368 | planning@cityssm.on.ca

-  Subject Property
-  Parcel Fabric
-  Residential
-  Commercial/industrial

Civic Address: 99 Melville Road
Roll No.: 010050058000000
Map No.: 47/1-39
Date Created: April 4, 2025





**SUBJECT
PROPERTY**

Application A-6-25-Z: Existing Zoning

Property Information



Planning and Enterprise Services

Community Development and Enterprise
Services Department

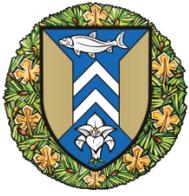
99 Foster Drive, Sault Ste Marie, ON P6A 5X6

saultstearie.ca | 705-759-5368 | planning@cityssm.on.ca

- Subject Property
- C1 - Traditional Commercial Zone
- C2 - Central Commercial Zone
- CT2 - Commercial Transitional Zone
- C3 - Riverfront Zone; C3hp
- C4 - General Commercial Zone; C4hp
- C5 - Shopping Centre Zone
- HZ - Highway Zone
- M1 - Light Industrial Zone
- M2 - Medium Industrial Zone; M2hp
- M3 - Heavy Industrial Zone
- R1 - Single Detached Residential Zone
- R2 - Single Detached Residential Zone; R2hp
- R3 - Low Density Residential Zone
- R4 - Medium Density Residential Zone
- R5 - High Density Residential Zone
- R6 - Mobile Home Residential Zone
- I - Institutional Zone
- EM - Environmental Management Zone
- PR - Parks and Recreation Zone
- RA - Rural Area Zone
- RP - Rural Precambrian Uplands Zone
- REX - Rural Aggregate Extraction Zone
- AIR - Airport Zone
- Named Use - Commercial Dock

Civic Address: 99 Melville Road
Roll No.: 010050058000000
Map No.: 47/1-39
Date Created: April 4, 2025

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1:2,500
This map is for general reference only.



The Corporation of the City of Sault Ste. Marie
 99 Foster Drive, Sault Ste. Marie, Ontario P6A 5X6
 saultsternarie.ca | 705.759.2500 | info@cityssm.on.ca

NOTICE OF APPLICATION & PUBLIC MEETING

99 Melville Road
Application No.: A-6-25-Z
Applicant: Mangesh Shende

Date: June 02, 2025
Time: 5:00 PM

Location: City of Sault Ste. Marie
Civic Centre, Council Chambers
99 Foster Drive

PURPOSE

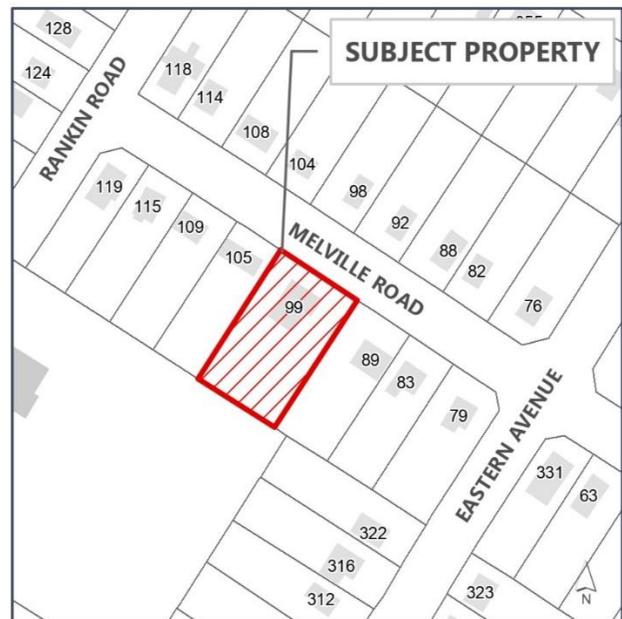
The applicant, Mangesh Shende, requests that the subject property be rezoned so that the existing Rooming House conforms with Zoning By-law 2005-150.

PROPOSED CHANGE

To rezone the subject property from Gentle Density Residential (R2) Zone to Low Density Residential (R3) Zone to permit a Rooming House.

HAVE YOUR SAY

Input on the proposed Zoning By-Law amendment is welcome and encouraged. You can provide input by making a written submission or by making a public presentation.



TAKE NOTICE THAT the Council of The Corporation of the City of Sault Ste. Marie will hold a Public Meeting on Monday, June 02, 2025, at 5:00 p.m. to consider a proposed amendment to Zoning By-Law No. 2005-150 under Section 34 of The Planning Act, Chap. P.13, R.S.O.1990, as amended. Rogers TV will broadcast this meeting and may be viewed on Rogers TV Community Programming Channel, Sootoday.com, and on the City's YouTube Channel at: <https://www.youtube.com/saultsternarieca>.

Any person wishing to present at the public meeting may do so electronically or in person. Electronic participants must contact the City Clerk at cityclerk@cityssm.on.ca or 705-759-5388 to register as a presenter. Registered presenters will be provided with instructions as to how to join the meeting in advance Any written submissions received in advance of the meeting will be included with Council's Agenda.

MORE INFORMATION

The application may be reviewed upon request. The report of the Planning Division will be available on Friday, May 30, 2025, as part of City Council's Agenda. Please contact Nicholas Cicchini at 705.759.5375 or n.cicchini@cityssm.on.ca to request a digital copy. Please refer to the application file number.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed application is approved, please submit a letter to Nicholas Cicchini, 99 Foster Drive, Sault Ste. Marie, ON P6A 5X6, or e-mail to n.cicchini@cityssm.on.ca with your name, address and application file number on or before **Monday, June 02, 2025**.

If you wish to be notified of the Council of the City of Sault Ste. Marie's decision to adopt or refuse the approval of an application, you must make a written request to the Planning Division at the address noted above.

LEGAL NOTICE CONCERNING YOUR RIGHT TO APPEAL

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be entitled to appeal the decision of the Council of the City of Sault Ste. Marie to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Sault Ste. Marie before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Subject: City of Sault Ste. Marie Zoning Application No. A-6-25-Z
99 Melville Road. To allow for an “Existing Rooming House”
Formal written comments – Kirk Dillabough, 83 Melville Road

Date: May 22nd, 2025

To City of Sault Ste. Marie Municipal Council.

I am submitting the following written comments regarding the proposed zoning change at 99 Melville Road. Below are my concerns in relation to the application.

Summary of Concerns:

- 1) The building is not an “**existing rooming house**” as described in the public notification document. It was a built rooming house without zoning or City of Sault Ste. Marie approval. The applicant was aware of the lack of proper zoning. The applicant continued to proceed with building and renting rooms despite efforts from the City of Sault Ste. Marie. The applicant provided photos of the interior of the building prior to improvements. No rooms were established within it.
 - The applicant made building renovations without authority of a building permit in 2023 after acquiring the property.
 - On November 27, 2023, the applicant obtained a building permit (PERMIT #2022-1740). This was to authorize the improvements being made. The City of Sault Ste. Marie was aware of the improvements prior to permit issuance. The permit issued was for a single-family dwelling per current zoning. The permit was for a 6-bedroom, 4-bathroom home.
 - The applicant continued to build a rooming house despite objections and efforts to regulate it from the City of Sault Ste. Marie (up to 12 rooms).
 - In a June 13, 2024, email from the applicant to the City of Sault Ste. Marie it was acknowledged the occupancy was for a single-family residential use. An Occupancy Permit was granted.
 - Shortly after this point listings appeared on websites like Kijiji and AirBnB for rooms to rent. It advertised 12 rooms plus common rooms.
 - On July 31, 2024, a complaint was noted to the City of Sault Ste. Marie about the building potentially being used as a rooming house.
 - On September 12, 2024, the City of Sault Ste. Marie sent a letter to the applicant outlining concerns. Those concerns cited the building was being used for purposes despite the current zoning (rooming house, short-term rental)
 - Occupation as a rooming house continued.

- On December 4, 2024, an Order to Comply was issued to the applicant as the building was being used inappropriately.
- On January 9, 2025, The City of Sault Ste. Marie issued a letter about the failure of the applicant to comply with the above-noted order. It was referred to Legal Services of the City of Sault Ste. Marie.
- Occupation as a rooming house continued.
- On March 3, 2025, The City of Sault Ste. Marie verified compliance appropriate to the zoning (three renters and owner). Keyed locks to be removed from basement bedrooms is noted.
- Application to change zoning sent to landowners in April/May of 2025 to allow for an “existing rooming house”.
- The City of Sault Ste. Marie has extensive records from visits and building inspections noting concerns with the building and the use of it. This was not an established rooming house or had improvements allowing for it. The improvements were made by the applicant post 2023 and after acquisition of the property.

2) This development has failed to adhere to established planning processes. The development went around the municipal planning process with the intention of achieving zoning after the fact. This application does not allow for meaningful public comment.

- All the developers in the city are required to obtain zoning changes prior to construction. This allows for meaningful public input and decision making. This process is authorizing something that was built without considering process. In fact, more review has gone into reviewing applications for minor works when listening to city council deliberations. This is a major development that could change the characteristics of a single-family neighbourhood. The applicant knowingly developed the rooming house despite the lack of zoning. Neighbours revealed that workers told them of what the project was, and the zoning would be changed later.
- The potential impacts of this development are not clear. Consideration for density or impacts on services are not disclosed. There is also no data disclosed about whether this is a complementary use or if a mixed use of this type is appropriate. It appears to be a process of legalizing something that was done illegally.
- The City of Sault Ste. Marie is providing a comment period as outlined in a regulatory framework. It is noted that the report to council is available one working day prior to council deliberations. A resident is expected to obtain and read the report one working day prior to council deliberations. This is

not meaningful public engagement. Those reports contain important information that residents may consider if they need to provide comments. For example, are there any conflicts with this development and the 18 apartments currently being developed at the rear of the building in an old school? From what I understand that development is following process. This did not.

- The applicant provided some pre-notice information to residents. They were invited to a meeting scheduled on April 23, 2025. A letter was received only one day prior on April 22, 2025. The letter was dated April 9, 2025, and the applicant tried to explain they were hand delivered no later than April 13, 2025. When challenged with camera footage it was conceded that it was hand delivered on April 22, 2025. This demonstrated another example of a process by the applicant to minimize public engagement into a development that has potential implications to residents. The demographic of the neighbourhood is long-term residents. Municipal planning processes can be complex and challenging to navigate. Minimal public comment periods by an applicant do not allow for residents to comment on proposals.

3) Does Section 41 of the *Planning Act* apply? Did the development fail to meet site plan control requirements?

- This development built 12-bedrooms that are used by separate individuals. It was evidenced that this was the case with rental ads. The applicant established a rooming house without authority. The City of Sault Ste. Marie was aware of the development.
- If the development would have been done correctly would the applicant have required site plan control?

4) The contribution of this development to the City of Sault Ste. Marie housing objectives. Including the capacity of the City of Sault Ste. Marie to manage these types of developments.

- It is anticipated the approval of a full rooming house will result in increased workload for the city related to by-law enforcement. Several communities in Ontario have had to create regulatory frameworks to manage rooming houses. I appreciate if the zoning is in place the city has little ability to deny an occupation. In this case the zoning change is being applied for. Again, after the fact.

- The applicant knowingly built a rooming house without authorization or zoning. There have been several challenges made related to rooming houses including to the Ontario Municipal Board in communities across Ontario. A reference could not be found that the city requires more housing units of this type. In fact, reference is made that more self-contained units are required (ex. apartments). Given the current financial situation will the city have resources to monitor this location or similar rooming houses? The allowed use of short-term rentals under R3 zoning does not increase the housing supply for the city. It tends to service vacationers and people transiting through the city. In some instances, the short-term rental definition is excluded for the *Residential Tenancies Act*. Long-term residency tends to make people become more part of the community especially in a single-family neighborhood.

In the City of Toronto they recently released (2024) a framework to manage rooming houses. This was due to concerns about building code, occupations, and un-regulated use. One of the key points the City of Toronto committed to is:

”Putting in place an effective enforcement and compliance program, including a dedicated enforcement team, annual inspections, increased fines, a Multi-Tenant House Licensing Tribunal and other enforcement tools.” Source: *City of Toronto Website*

It should be noted that other communities in Ontario are facing challenges related to rooming houses. This includes regulating them, defending resident rights and safety. This information is readily available through internet searches.

This zoning change could put a strain on city resources. Allowing this type of use could be an indicator and trend to repurpose or build new rooming houses within the city (without authorization). This could cause the city to have to consider a framework as noted above. Land availability and real estate values in the City of Toronto is very different than Sault Ste. Marie and the requirement to have rooming houses may be required in the case of Toronto. I have not found literature that shows that Sault Ste. Marie requires this supply.

- This development is outside of the area identified by the city for intensification.

5) Impacts to a single-family neighbourhood.

- The legalization of an observed unauthorized use done outside of proper planning could have implications. For example, does a rooming house affect adjacent property values? This process is an approval after the fact approach. The demonstrated need for this use is not clearly documented. It only demonstrates authorization of works done by a developer who ignored the City of Sault Ste. Marie officials and legislated requirements. This despite being cautioned by the City of Sault Ste. Marie including forwarding the file onto legal services.

6) Observations of 99 Melville Road while being used as a “rooming house”;

Improvements

The applicant cited that he has improved a rundown building.

- I appreciate significant investment could have occurred on the inside of the building. Those investments have little consequence to me. In fact, I am not sure or care to certain degree what they are.
- The exterior of the building has had minimal visual change. Some painting and window installation occurred. The exterior has changed substantially since the previous use. This is documented below.

Physical Observations

- Prior to the current owner I had no concerns with the occupation. In fact, the City of Sault Ste. Marie engaged with that previous owner when one person started living in it. The use was not deemed appropriate. That activity stopped. Note an Order to Comply was issued in that case.
- Prior to the current owner's occupancy, there were no concerns with the building's use. However, when the building began operating as a rooming house, several issues arose, including increased garbage. Piles of delivery boxes were found outside the door, and the recycling bin was consistently overflowing. The building was also assigned two waste bins, which were regularly overflowing. It is important to note that the use of two waste bins is a contravention under the Waste and Recycling Bylaw 2022-24, and no records from the City of Sault Ste. Marie have shown approval for this arrangement at a single-family residential property when requested through *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. This discrepancy raises questions about whether

the applicant has adhered to all relevant bylaw regulations regarding waste management.

- Increased volume of street parking as residents would have visitors.
- Piles of old furniture stacked outside the building.
- Vehicle improvements/repairs occurring on the street.
- Observed a resident of the building using a private driveway during the winter months, requiring the owner of the residence to ask them to move the vehicle as his snow removal company couldn't clear his driveway. The winter conditions caused residents of 99 Melville Road to struggle with parking, as snow removal for them was not organized until later in the season.
- Increased daily use of outside areas (multiple fire pits operating, large gatherings, loud profane language being used). Multiple fire pits do not align with the Open Air Burning Bylaw 2024-147.
- City of Sault Ste. Marie Police Service patrol cars attending the building on various dates.
- KC Security Company cars attending the building on multiple dates.
- It is important to note that the applicant maintains that a building overseer is onsite 24 hours a day, 7 days a week yet the above-noted items occurred. A future owner may not provide that service and the service also does not seem to control on site activities.
- Increased presence of out of province licence plates. Observed vehicles for short term stays (one day) which would indicate it was being used as a short-term rental. The City of Sault Ste. Marie did not produce any record showing conformity with the short-term rental by-law. *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*

General Comments:

- The current owner has indicated that he does a screening of residents to protect his investment. Even with that, the above observations were made. Concerns arise further if the owner was to transfer or sell the property, a new owner may not have the same vision for operation of a rooming house.
- It has only been in full operation for a short time (approximately 7 months). The concerns began quite quickly. City engagement at the property has changed in recent months. The number of residents has been reduced and a lot of the problems resolved themselves (required City of Sault Ste. Marie directing the applicant through an Order to Comply). This would be in line with the original intended use of single-family home or a use consistent with the neighbourhood (ex. duplex, tri-plex). It is important to note that according to records the City

of Sault Ste. Marie officials have had to invest substantial time and resources into this development (site visits, non-conformity, non-compliance etc).

- I had to make a request under the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56. (MFIPPA)*. This is for two reasons. One being no one from the Planning Department was returning my call seeking information (I gave up) and two lack of information in which to make fact-based comments. I was required to engage my local Councilor to forward my concerns for me. This should not be required. The costs associated with a *MFIPPA* request of this type can be burdensome for some residents and an example of how the process limits resident's ability to participate.

The development at 99 Melville Road has raised numerous concerns that the City of Sault Ste. Marie needs to address. The applicant knowingly built a rooming house without the proper permits, and the zoning change application is an attempt to legalize this unauthorized use. This process has circumvented public input and proper planning procedures, and I urge the Council to carefully consider the implications of approving this zoning change.

I am concerned about the long-term impacts of approving this application, especially in terms of potential strain on City resources, impact on the neighbourhood, and the precedent it could set for future developments.

Thank you for your consideration of these comments.

Sincerely,



Kirk Dillabough

83 Melville Road

Nicholas Cicchini

Subject: FW: 99 melville

From: Adam Bruni [REDACTED]
Sent: May 29, 2025 3:28 PM
To: Nicholas Cicchini <n.cicchini@cityssm.on.ca>; Sonny Spina <s.spina@cityssm.on.ca>; Sandra Hollingsworth <s.hollingsworth@cityssm.on.ca>
Subject: 99 melville

This email originated outside of the Corporation of the City of Sault Ste. Marie.
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My name is Adam Bruni and i own the property at 92 Melville which sits directly across the street from the so called rooming house. A 4 plex would have been one thing but what they have there is something like 10 or 12 units from what i can tell. They do not maintain their parking area during the winter and the owner instructs the occupants to park in my driveway. This has cost me hundreds in additional plowing fees as i have to call the company back that maintains my driveway once i have these people remove their vehicles from my property. They have stolen my trash containers which i had to take back. As for how i knew they were mine.....well my mail with my address was stuck to the bottom of them and my number is written on the bottom. For a while the garbage was just piling up outside 99 Melville and we already have a rat problem as it is. Now for the safety concerns. I looked at this building when it was for sale and on the north and south side of the building u can see standing outside that the facia was bowing. When i went into the attic i could see the truss plates were pulling apart. In addition to this the main support beam running across where the altar used to be was starting to buckle on both ends. Did an engineer look at this and sign off? Anyways i am 100 percent against this being rezoned. The area is great for families not individuals just passing through. If this goes through then i will begin converting my current properties to rooming houses and proceed to make additional purchases in upscale neighborhoods to do the same. My 150k dollar house is just as important to me as someones 800k dollar house to them. I would have never purchased here had i known a rooming house where up to 12 or more people would be coming and going from each day along with the other problems multiple personalities living in tight accomodations will inevitably end up going through as time goes on. Feel free to call me anytime [REDACTED]

Nicholas Cicchini

From: Berny Garneau [REDACTED]
Sent: May 22, 2025 10:47 AM
To: Nicholas Cicchini
Subject: Zoning Application No. A-6-25-Z

This email originated outside of the Corporation of the City of Sault Ste. Marie.
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My name is Berny Garneau and I live at 89 Melville Rd, Sault Ste. Marie, ON P6A 5J6, Canada, next to this "church."

I bought this house on December 12, 2022. At that time, this was a quiet and secure neighborhood. That situation has changed with the number of transients and noisy activities at that location. I did not know, nor was informed that the church was converting to a rooming house. I fear my property value will fall due to this change, if allowed. I am 71 years old and would not have purchased this location knowing it was next to a rooming house.

Thank you for your time and consideration

Berny

Nicholas Cicchini

From: christopher macknight [REDACTED]
Sent: May 23, 2025 6:00 PM
To: Nicholas Cicchini
Subject: 99 Melville application A-6-25-Z

This email originated outside of the Corporation of the City of Sault Ste. Marie.
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To whom it may concern,

My name is Chris Macknight and I live at 82 Melville Rd., Sault Sainte Marie Ontario. Across the street and up two residential addresses used to be a church in my neighborhood. I grew up in this neighbourhood since childhood. My uncle now owns my grandparents house on Eastern Avenue, which backyards are adjacent to.

To my knowledge the church is now a rooming house with several residents, living up and downstairs. Since the church has been occupied, there has been an elevated amount of traffic on the street as well as parking on the roadway through all seasons. There are several garbage cans beside the entry door in the driveway, indicating many residents residing there.

There is often garbage and refuse on the property as well as on the street in front of that address.

There have been several gatherings with fires in the back and many people in attendance. The voices are loud as well as profanity being used that can be heard on the street.

This is a single-family home neighborhood. It always has been and it should remain that way. I was unaware that an older building was allowed to be purchased and changed into a rooming house in my neighborhood. It's my understanding that the zoning does not allow that. Having a rooming house within a stones throw of my front yard is not conducive of this neighborhood.

Since the rooming house opened there have been several police visits at all hours of the day. As well as security companies.

From the documents I have received it is apparent that this person is now attempting to make his rooming house legal when in the face of the city and its rules it wasn't but he built it anyway.

Thank you for your consideration in this matter, respectfully, Chris McKnight.

Sent from my iPhone