



REGULAR MEETING OF CITY COUNCIL MINUTES

Monday, April 29, 2024

5:00 pm

Council Chambers and Video Conference

Present: Mayor M. Shoemaker, Councillor S. Hollingsworth, Councillor S. Spina, Councillor L. Dufour, Councillor L. Vezeau-Allen, Councillor A. Caputo, Councillor R. Zagordo, Councillor M. Bruni, Councillor S. Kinach, Councillor C. Gardi (by video conference), Councillor M. Scott

Officials: T. Vair, R. Tyczinski, L. Girardi, K. Fields, S. Schell, P. Johnson, B. Lamming, T. Anderson, T. Vecchio, M. Zuppa, M. Borowicz-Sibenik, P. Tonazzo, C. Rumiell, S. Facey, J. King, R. Van Staveren,

14. Closed Session

Moved by: Councillor L. Dufour

Seconded by: Councillor L. Vezeau-Allen

Resolved that this Council move into closed session to discuss:

- one item concerning security of property of the municipality;
- one item concerning a proposed property acquisition; and
- one item concerning confidential information which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere with contractual or other negotiations of an organization

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 without the need for a further authorizing resolution.

Municipal Act R.S.O. 2002 – section 239 2 (a) the security of property of the municipality, section 239 2 (c) a proposed or pending acquisition or disposition of land by the municipality; (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization

Carried

1. Land Acknowledgement

2. Adoption of Minutes

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the Minutes of the Regular Council Meeting of April 8, 2024 be approved.

Carried

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

4. Declaration of Pecuniary Interest

4.1 Councillor C. Gardi – YMCA Update

Member of YMCA

4.2 Councillor C. Gardi – Save Our YMCA

Member of YMCA

5. Approve Agenda as Presented

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the Agenda for April 29, 2024 City Council Meeting as presented be approved.

Carried

6. Presentations

6.1 Save Our YMCA

Kirsten Duke, Ali Dennie and Teryn Bruni were in attendance.

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

Moved by: Councillor C. Gardi
Seconded by: Councillor L. Dufour

Resolved that all the items listed under date April 29, 2024 – Agenda item 7 – Consent Agenda save and except Agenda item 7.13 be approved as recommended.

Carried

7.1 Village Media Downtown Plaza Donation Agreement

The report of the Chief Administrative Officer was received by Council.
The relevant By-law 2024-66 is listed under item 12 of the Minutes.

7.2 Outstanding Council Resolutions

7.3 2024 Queenstown Board of Management (Downtown Association) Budget and 2023 Audit Report

The report of the Chief Financial Officer and Treasurer was received by Council.
Moved by: Councillor C. Gardi
Seconded by: Councillor L. Dufour

Resolved that the report of the Chief Financial Officer and Treasurer dated April 20, 2024 concerning the Queenstown Board of Management (Downtown Association) audited financial statements and annual report for the year 2023 be received as information and that the Downtown Association budget for the year 2024 be approved.

Carried

7.4 First Quarter Financial Report – March 31, 2024

The report of the Manager of Finance was received by Council.
Moved by: Councillor C. Gardi
Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Finance dated April 29, 2024 concerning First Quarter Financial Report to March 31, 2024 be received and that Council approve the capital budget amendment to include the allocation of \$275,000 for Emergency Repairs from the Asset Management Reserve to the 2024 capital budget.

Carried

7.5 Software Licencing Agreement – ESRI

The report of the Manager of Purchasing was received by Council.
The relevant By-law 2024-70 is listed under item 12 of the Minutes.

7.6 Tender for Asphalt

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Dufour

Resolved that the report of the Manager of Purchasing dated April 29, 2024 concerning the supply of asphalt for the 2024 construction season commencing May 1, 2024 as required by Public Works be received and the supply be awarded to Avery Construction Ltd. at the tendered pricing (HST extra).

Carried

7.7 Tender – Ready Mix Concrete

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Manager of Purchasing dated April 29, 2024 concerning the supply of Ready Mix Concrete for the 2024 construction season commencing May 1, 2024 as required by Public Works be received and the supply be awarded to Fisher Wavy Inc. at the tendered pricing (HST extra).

Carried

7.8 Bio-Economy Showcase Pre-feasibility Study and Gateway Property Development

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

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Director of Economic Development dated April 29, 2024, concerning Bio-Economy Showcase Pre-Feasibility Study and Gateway Property Development be received as information.

Carried

7.9 Update to Vehicles on Hub Trail By-law for Power-Assisted Bicycles

The report of the Solicitor was received by Council.

The relevant By-law 2024-68 is listed under item 12 of the Minutes.

7.10 Boulevard Gardens

The report of the Solicitor and the Environmental Sustainability Coordinator was received by Council.

The relevant By-law 2024-65 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

7.11 The Rainbow Bridge

The report of the Junior Planner was received by Council.

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Junior Planner dated April 29, 2024 concerning the “Rainbow Bridge” proposal be received and that staff be directed to implement the project in the summer of 2024.

Carried

7.12 A-4-24-Z.OP – 44 Great Northern Road – Amendment Report

A report of the Junior Planner was received by Council.

The relevant by-laws 2024-62 and 2024-63 are listed under item 12 of the Minutes.

7.13 Contract 2024-6E Queen Street Improvements – Phase 1

The report of the Municipal Services and Design Engineer was received by Council.

The relevant By-laws 2024-72 authorizing execution of Contract 2024-6E and By-law 2024-73 authorizing the intermittent road closure of Queen Street between East Street and Elgin Street including intersections from May 1, 2024 to November 30, 2024 are listed under item 12 of the Minutes.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Municipal Services and Design Engineer dated April 29, 2024 concerning Queen Street Improvements from Elgin Street to Brock Street be received and that contract 2024-6E be awarded to Avery Construction Limited;

Further that should the NOHFC funding application be successful, the project limits be extended and the CAO be delegated the authority to execute a change order to the contract up to the eligible amount of the funding in order to avoid delays in construction approvals.

| | For | Against | Conflict | Absent |
|-----------------------------|------------|----------------|-----------------|----------------|
| Mayor M. Shoemaker | X | | | |
| Councillor S. Hollingsworth | X | | | |
| Councillor S. Spina | X | | | |
| Councillor L. Dufour | X | | | |
| Councillor L. Vezeau-Allen | X | | | |
| Councillor A. Caputo | X | | | |
| Councillor R. Zagordo | X | | | |
| Councillor M. Bruni | X | | | |
| Councillor S. Kinach | | X | | |
| Councillor C. Gardi | X | | | |
| Councillor M. Scott | X | | | |
| Results | 10 | 1 | 0 | 0 |
| | | | | Carried |

8. Reports of City Departments, Boards and Committees

8.1 Administration

8.2 Corporate Services

8.2.1 Municipal Vacant Home Tax

The report of the Chief Financial Officer and Treasurer and the Director of Planning was received by Council.

Moved by: Councillor M. Scott

Seconded by: Councillor L. Dufour

Resolved that the report of the Chief Financial Officer and Treasurer and the Director of Planning dated April 29, 2024 concerning a Municipal Vacant Home Tax be received and that a municipal vacant home tax be implemented in 2025 for 2024 vacancies.

| | For | Against | Conflict | Absent |
|-----------------------------|------------|----------------|-----------------|----------------|
| Mayor M. Shoemaker | X | | | |
| Councillor S. Hollingsworth | X | | | |
| Councillor S. Spina | X | | | |
| Councillor L. Dufour | X | | | |
| Councillor L. Vezeau-Allen | X | | | |
| Councillor A. Caputo | X | | | |
| Councillor R. Zagordo | X | | | |
| Councillor M. Bruni | X | | | |
| Councillor S. Kinach | X | | | |
| Councillor C. Gardi | X | | | |
| Councillor M. Scott | X | | | |
| Results | 11 | 0 | 0 | 0 |
| | | | | Carried |

8.3 Community Development and Enterprise Services

8.3.1 Outdoor Rinks

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

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Director of Community Services dated April 29, 2024 concerning Outdoor Rinks be received and that the City continue to maintain the six existing outdoor rinks/skating trails.

| | For | Against | Conflict | Absent |
|-----------------------------|------------|----------------|-----------------|----------------|
| Mayor M. Shoemaker | X | | | |
| Councillor S. Hollingsworth | X | | | |
| Councillor S. Spina | X | | | |
| Councillor L. Dufour | X | | | |
| Councillor L. Vezeau-Allen | X | | | |
| Councillor A. Caputo | X | | | |
| Councillor R. Zagordo | X | | | |
| Councillor M. Bruni | X | | | |
| Councillor S. Kinach | X | | | |
| Councillor C. Gardi | X | | | |
| Councillor M. Scott | X | | | |
| Results | 11 | 0 | 0 | 0 |
| | | | | Carried |

8.3.2 YMCA Update

Councillor C. Gardi declared a conflict on this item. (Member of YMCA)

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that the report of the Director of Community Services dated April 29, 2024 concerning the YMCA Update be received as information.

| | For | Against | Conflict | Absent |
|-----------------------------|------------|----------------|-----------------|----------------|
| Mayor M. Shoemaker | X | | | |
| Councillor S. Hollingsworth | X | | | |
| Councillor S. Spina | X | | | |
| Councillor L. Dufour | X | | | |
| Councillor L. Vezeau-Allen | X | | | |
| Councillor A. Caputo | X | | | |
| Councillor R. Zagordo | X | | | |
| Councillor M. Bruni | X | | | |
| Councillor S. Kinach | X | | | |
| Councillor C. Gardi | | | X | |
| Councillor M. Scott | X | | | |
| Results | 10 | 0 | 1 | 0 |
| | | | | Carried |

8.4 Public Works and Engineering Services

8.5 Fire Services

8.6 Legal

8.7 Planning

8.8 Boards and Committees

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

9.1 Housing Accelerator Fund

Moved by: Councillor L. Dufour

Seconded by: Councillor A. Caputo

Whereas the Federal Government has recently announced a \$400 million top-up to the Housing Accelerator Fund; and

Whereas Sault Ste. Marie was not successful in its initial application to the Housing Accelerator Fund; and

Whereas since Sault Ste. Marie's prior application, Sault Ste. Marie has passed a new comprehensive form-based zoning by-law which, among other things, removes unit maximums from residential zoning, placing Sault Ste. Marie at the forefront of embracing practical densification strategies in Ontario; and

Whereas the Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities has placed a strong, consistent emphasis on rewarding cities which embrace progressive zoning by-laws that enable density with more federal funding; and

Whereas 2023 saw the highest assessment growth in Sault Ste. Marie in a decade; and

Whereas in 2023 Sault Ste. Marie exceeded its provincially assigned housing target by 194%;

Now Therefore Be It Resolved that Sault Ste. Marie City Council request Mayor Shoemaker to write a new letter to Minister Fraser outlining the steps Sault Ste. Marie has taken to achieve its housing targets, the early results of higher growth and the need for approval of our Housing Accelerator Fund application during the top-up phase of funding awards to continue this positive momentum.

| | For | Against | Conflict | Absent |
|-----------------------------|------------|----------------|-----------------|----------------|
| Mayor M. Shoemaker | X | | | |
| Councillor S. Hollingsworth | X | | | |
| Councillor S. Spina | X | | | |
| Councillor L. Dufour | X | | | |
| Councillor L. Vezeau-Allen | X | | | |
| Councillor A. Caputo | X | | | |
| Councillor R. Zagordo | X | | | |
| Councillor M. Bruni | X | | | |
| Councillor S. Kinach | X | | | |
| Councillor C. Gardi | X | | | |
| Councillor M. Scott | | | | X |
| Results | 10 | 0 | 0 | 1 |
| | | | | Carried |

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

11. Adoption of Report of the Committee of the Whole

12. Consideration and Passing of By-laws

Moved by: Councillor C. Gardi

Seconded by: Councillor L. Vezeau-Allen

Resolved that all By-laws under item 12 of the Agenda under date April 29, 2024 be approved.

Carried

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

12.1.1 By-law 2024-62 (Official Plan Amendment) 44 Great Northern Road (3476847 Canada Inc. c/o Dave Urso)

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2024-62 being a by-law to adopt Amendment No. 251 to the Official Plan for the City of Sault Ste. Marie (3476847 Canada Inc. c/o Dave Urso – 44 Great Northern Road) be passed in open Council this 29th day of April, 2024.

Carried

12.1.2 By-law 2024-63 (Zoning) 44 Great Northern Road (3476847 Canada Inc. c/o Dave Urso)

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2024-63 being a by-law to amend Sault Ste. Marie Zoning By-laws 2005-150 and 2005-151 concerning lands located at 44 Great Northern Road (3476847 Canada Inc. c/o Dave Urso) be passed in open Council this 29th day of April, 2024.

Carried

12.1.3 By-law 2024-64 (Agreement) Electrical Safety Authority Continuous Safety Services Program

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2024-64 being a by-law to authorize the execution of the Agreement between the City and the Electrical Safety Authority for the Continuous Safety Services Program for the three year term of April 1, 2024 to March 31, 2027 be passed in open Council this 29th day of April, 2024.

Carried

12.1.4 By-law 2024-65 (Streets) Streets and Boulevard Gardens

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2024-65 being a by-law to amend By-law 2008-131 (being a by-law respecting streets and related matters) be passed in open Council this 29th day of April, 2024.

Carried

12.1.5 By-law 2024-66 (Agreement) Village Media Inc. Donation

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2024-66 being a by-law to authorize the execution of the Donation Agreement between the City and Village Media Inc. be passed in open Council this 29th day of April, 2024.

Carried

12.1.6 By-law 2024-68 (Hub Trail) Restrict Use of Vehicles on Hub Trail

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2024-68 being a by-law to amend By-law 2018-13 (being a by-law to restrict the use of vehicles on the Hub Trail) be passed in open Council this 29th day of April, 2024.

Carried

12.1.7 By-law 2024-69 (Agreement) The Dollywood Foundation Canada Imagination Library (MOU)

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2024-69 being a by-law to launch a Dolly Parton Imagination Library affiliate in Sault Ste. Marie be passed in open Council this 29th day of April, 2024.

Carried

12.1.8 By-law 2024-70 (Agreement) ESRI Canada Limited Licensing Renewal GIS Services

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2024-70 being a by-law to authorize the execution of the Agreement between the City and ESRI Canada Limited for the ESRI software platform to deliver contracted GIS services be passed in open Council this 29th day of April.

Carried

12.1.9 By-law 2024-72 (Agreement) Contract 2024-6E Queen Street Improvements

Moved by: Councillor M. Scott

Seconded by: Councillor L. Vezeau-Allen

Resolved that By-law 2024-72 being a by-law to authorize the execution of the Contract between the City and Avery Construction Limited for the resurfacing and streetscape improvements to Queen Street from Brock Street to Elgin Street, including the reconstruction of the underground services from March Street to Elgin Street (Contract 2024-6E) be passed in open Council this 29th day of April, 2024.

