

# Request for Decision City Council



## Type of Decision

Meeting Date	November 25, 2004				Report Date	November 19, 2004			
Decision Requested	<input checked="" type="checkbox"/>	Yes		No	Priority	<input checked="" type="checkbox"/>	High		Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open		Closed

## Report Title

Tax Extension Agreement Roll # 070.005.040.00.0000  
Between the City of Greater Sudbury and Carolyn Janice Doni

## Policy Implication + Budget Impact

☒ This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.

N/A

☒ Background Attached

## Recommendation

That the appropriate by-law be enacted.

Recommendation Continued

## Recommended by the General Manager

  
D. Wuksinic  
General Manager of Corporate Services

## Recommended by the C.A.O.

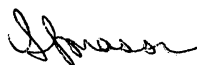
  
M. Mieto  
Chief Administrative Officer

Reviewed by: S. St-Onge, Acting Manager of Current Accounting Operations

Date: November 19, 2004

**Report Prepared By**

T. Derro  
Supervisor of Tax/Chief Tax Collector

**Division Review**

S. Jonasson  
Director of Finance/City Treasurer**BACKGROUND**

Carolyn Janice Doni has requested a Tax Extension Agreement with respect to the property located at 250 Cedar Street in the City of Greater Sudbury. A Tax Extension Agreement is a standard Agreement. This Agreement provides that if the owner fails to honour the provisions of the agreement, the agreement shall become null and void and the property shall be placed in the position that it was in prior to the Tax Extension Agreement being entered into. This may include the sale of the property by public tender.

A tax certificate was registered against these lands on December 1, 2003 and the owner has one year from that date to redeem the property by paying all outstanding taxes, penalty, interest charges and costs in full in one lump sum.

However, Section 378 (1) of the *Municipal Act*, allows a municipality to enter into a Tax Extension Agreement with the owner of the property providing an extension of time for payment of the arrears by way of a down payment and monthly payments.

The applicant is agreeable to making payment of the arrears on the following Schedule. It is recommended that a standard form Extension Agreement be authorized.

**CALCULATION OF PAYMENTS REQUIRED UNDER EXTENSION AGREEMENT**

TS FILE NO. 03-79

	AMOUNT
(1) Outstanding taxes, penalty and interest charges on TAX ARREARS CERTIFICATE	\$ 2,332.98
(2) Additional taxes levied subsequent to tax sale proceedings	
2004	\$ 682.38
2005	\$ 700.00
2006	\$ 700.00
(3) Estimated additional penalty and interest charge subsequent to tax sale proceedings	\$ 1,051.39
(4) Administration Charges - Estimated	\$ 1,685.00
<b>TOTAL AMOUNT TO BE PAID UNDER EXTENSION AGREEMENT</b>	<b>\$ 7,151.75</b>

**TO BE PAID AS FOLLOWS:**

(1) Down payment on signing	\$ 1,000.00
(2) 23 Payments of \$250.00 each, starting December 1, 2004	\$ 5,750.00
(3) 1 Final Payment of \$401.75 on November 1, 2006	\$ 401.75
	<b>\$ 7,151.75</b>

# Request for Decision City Council



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	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open		Closed

## Report Title

Tax Extension Agreement Roll # 210.007.120.00.0000  
Between the City of Greater Sudbury and Wendy Pothier and Flossie Ann Hull

## Policy Implication + Budget Impact

☒ This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.

N/A

☒ Background Attached

## Recommendation

That the appropriate by-law be enacted.

Recommendation Continued

## Recommended by the General Manager

D. Wuksinic  
General Manager of Corporate Services

## Recommended by the C.A.O.

M. Mieto  
Chief Administrative Officer

Reviewed by: S. St-Onge, Acting Manager of Current Accounting Operations

Date: November 19, 2004

**Report Prepared By**

T. Derro  
Supervisor of Tax/Chief Tax Collector

**Division Review**

S. Jonasson  
Director of Finance/City Treasurer**BACKGROUND**

Wendy Pothier and Flossie Ann Hull have requested a Tax Extension Agreement with respect to the property located at 28 Catherine Drive in the City of Greater Sudbury. A Tax Extension Agreement is a standard Agreement. This Agreement provides that if the owner fails to honour the provisions of the agreement, the agreement shall become null and void and the property shall be placed in the position that it was in prior to the Tax Extension Agreement being entered into. This may include the sale of the property by public tender.

A tax certificate was registered against these lands on December 1, 2003 and the owner has one year from that date to redeem the property by paying all outstanding taxes, penalty, interest charges and costs in full in one lump sum.

However, Section 378 (1) of the *Municipal Act*, allows a municipality to enter into a Tax Extension Agreement with the owner of the property providing an extension of time for payment of the arrears by way of a down payment and monthly payments.

The applicant is agreeable to making payment of the arrears on the following Schedule. It is recommended that a standard form Extension Agreement be authorized.

**CALCULATION OF PAYMENTS REQUIRED UNDER EXTENSION AGREEMENT**  
 TS FILE NO. 03-190

	AMOUNT
(1) Outstanding taxes, penalty and interest charges on TAX ARREARS CERTIFICATE	\$ 4,289.62
(2) Additional taxes levied subsequent to tax sale proceedings	
2004	\$ 1,526.03
2005	\$ 1,600.00
2006	\$ 1,600.00
(3) Estimated additional penalty and interest charge subsequent to tax sale proceedings	\$ 1,073.31
(4) Administration Charges - Estimated	\$ 1,685.00
<b>TOTAL AMOUNT TO BE PAID UNDER EXTENSION AGREEMENT</b>	<b>\$11,773.96</b>

**TO BE PAID AS FOLLOWS:**

(1) Down payment on signing	\$ 6,000.00
(2) 22 Payments of \$250.00 each, starting December 1, 2004	\$ 5,500.00
(3) 1 Final Payment of \$273.96 on October 1, 2006	\$ 273.96
	<b>\$11,773.96</b>

# Request for Decision City Council

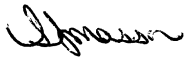



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	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open		Closed

Report Title
Tax Extension Agreement Roll # 020.015.012.00.0000 Between the City of Greater Sudbury and Nelmaco Eastern Ltd.

Policy Implication + Budget Impact	
<input checked="" type="checkbox"/>	This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.
N/A	
<input checked="" type="checkbox"/>	Background Attached

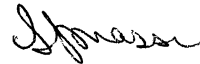
Recommendation
That the appropriate by-law be enacted.
Recommendation Continued

Recommended by the General Manager
 D. Wuksinic General Manager of Corporate Services

Recommended by the C.A.O.
 M. Mieto Chief Administrative Officer

Reviewed by: S. St-Onge, Acting Manager of Current Accounting Operations

Date: November 19, 2004

**Report Prepared By**T. Derro  
Supervisor of Tax/Chief Tax Collector**Division Review**S. Jonasson  
Director of Finance/City Treasurer**BACKGROUND**

Nelmaco Eastern Ltd., being a tenant in occupation of the land, has requested a Tax Extension Agreement with respect to the property located at 2355 Lasalle Boulevard in the City of Greater Sudbury. A Tax Extension Agreement is a standard Agreement. This Agreement provides that if the applicant fails to honour the provisions of the agreement, the agreement shall become null and void and the property shall be placed in the position that it was in prior to the Tax Extension Agreement being entered into. This may include the sale of the property by public tender.

A tax certificate was registered against these lands on December 1, 2003 and the owner has one year from that date to redeem the property by paying all outstanding taxes, penalty, interest charges and costs in full in one lump sum.

However, Section 378 (1) of the *Municipal Act*, allows a municipality to enter into a Tax Extension Agreement with the owner of the land, the spouse of the owner, a mortgagee or a tenant in occupation of the land, providing an extension of time for payment of the arrears by way of a down payment and monthly payments.

The applicant is agreeable to making payment of the arrears on the following Schedule. It is recommended that a standard form Extension Agreement be authorized.

**CALCULATION OF PAYMENTS REQUIRED UNDER EXTENSION AGREEMENT**  
TS FILE NO. 03-39

	AMOUNT
(1) Outstanding taxes, penalty and interest charges on TAX ARREARS CERTIFICATE	\$24,311.85
(2) Additional taxes levied subsequent to tax sale proceedings	
2004	\$10,021.78
2005	\$10,000.00
2006	\$10,000.00
(3) Estimated additional penalty and interest charge subsequent to tax sale proceedings	\$ 6,947.07
(4) Administration Charges - Estimated	<u>\$ 1,685.00</u>
<b>TOTAL AMOUNT TO BE PAID UNDER EXTENSION AGREEMENT</b>	<b>\$62,965.80</b>

**TO BE PAID AS FOLLOWS:**

(1) Down payment on signing	\$20,000.00
(2) 21 Payments of \$2,000.00 each, starting December 1, 2004	\$42,000.00
(3) 1 Final Payment of \$965.80 on September 1, 2006	<u>\$ 965.80</u>
	<b>\$62,965.80</b>

# Request for Decision City Council




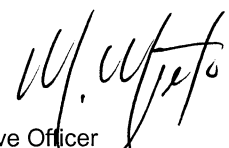
Type of Decision									
Meeting Date		November 25, 2004				Report Date		November 19, 2004	
Decision Requested		<input checked="" type="checkbox"/>	Yes		No	Priority		<input checked="" type="checkbox"/>	High
		Direction Only				Type of Meeting		<input checked="" type="checkbox"/>	Open
									Closed

Report Title
Tax Extension Agreement Roll # 160.020.021.00.0000 Between the City of Greater Sudbury and Linda and Alain Dechamplain

Policy Implication + Budget Impact	
<input checked="" type="checkbox"/>	This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.
N/A	
<input checked="" type="checkbox"/>	Background Attached

Recommendation
That the appropriate by-law be enacted.
Recommendation Continued


Recommended by the General Manager
 D. Wuksinic General Manager of Corporate Services

Recommended by the C.A.O.
 M. Mieto Chief Administrative Officer

Reviewed by: S. St-Onge, Acting Manager of Current Accounting Operations

Date: November 19, 2004

**Report Prepared By**

T. Derro  
Supervisor of Tax/Chief Tax Collector**Division Review**

S. Jonasson  
Director of Finance/City Treasurer**BACKGROUND**

Linda and Alain Dechamplain have requested a Tax Extension Agreement with respect to the property located at 2217 Couture Street in the City of Greater Sudbury. A Tax Extension Agreement is a standard Agreement. This Agreement provides that if the owner fails to honour the provisions of the agreement, the agreement shall become null and void and the property shall be placed in the position that it was in prior to the Tax Extension Agreement being entered into. This may include the sale of the property by public tender.

A tax certificate was registered against these lands on December 1, 2003 and the owner has one year from that date to redeem the property by paying all outstanding taxes, penalty, interest charges and costs in full in one lump sum.

However, Section 378 (1) of the *Municipal Act*, allows a municipality to enter into a Tax Extension Agreement with the owner of the property providing an extension of time for payment of the arrears by way of a down payment and monthly payments.

The applicant is agreeable to making payment of the arrears on the following Schedule. It is recommended that a standard form Extension Agreement be authorized.

**CALCULATION OF PAYMENTS REQUIRED UNDER EXTENSION AGREEMENT**  
 TS FILE NO. 03-150

	AMOUNT
(1) Outstanding taxes, penalty and interest charges on TAX ARREARS CERTIFICATE	\$ 5,840.07
(2) Additional taxes levied subsequent to tax sale proceedings	
2004	\$ 1,403.25
2005	\$ 1,400.00
2006	\$ 1,400.00
(3) Estimated additional penalty and interest charge subsequent to tax sale proceedings	\$ 2,007.45
(4) Administration Charges - Estimated	<u>\$ 1,685.00</u>
<b>TOTAL AMOUNT TO BE PAID UNDER EXTENSION AGREEMENT</b>	<b>\$13,735.77</b>

**TO BE PAID AS FOLLOWS:**

(1) Down payment on signing	\$ 2,000.00
(2) 23 Payments of \$500.00 each, starting December 1, 2004	\$11,500.00
(3) 1 Final Payment of \$235.77 on November 1, 2006	<u>\$ 235.77</u>
	<b>\$13,735.77</b>

# Request for Decision City Council



## Type of Decision

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	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open		Closed

## Report Title

Tax Extension Agreement Roll # 160.007.094.00.0000  
Between the City of Greater Sudbury and McKeegan Holdings Limited

### Policy Implication + Budget Impact

☒ This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.

N/A

☒ Background Attached

### Recommendation

That the appropriate by-law be enacted.

Recommendation Continued

### Recommended by the General Manager

D. Wuksinic  
General Manager of Corporate Services

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

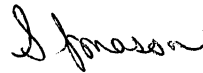
M. Mieto  
Chief Administrative Officer

Reviewed by: S. St-Onge, Acting Manager of Current Accounting Operations

Date: November 19, 2004

**Report Prepared By**

T. Derro  
Supervisor of Tax/Chief Tax Collector

**Division Review**

S. Jonasson  
Director of Finance/City Treasurer**BACKGROUND**

McKeegan Holdings Limited, a mortgagee, has requested a Tax Extension Agreement with respect to the property located at 3455 Errington Avenue in the City of Greater Sudbury. A Tax Extension Agreement is a standard Agreement. This Agreement provides that if the applicant fails to honour the provisions of the agreement, the agreement shall become null and void and the property shall be placed in the position that it was in prior to the Tax Extension Agreement being entered into. This may include the sale of the property by public tender.

A tax certificate was registered against these lands on December 1, 2003 and the owner has one year from that date to redeem the property by paying all outstanding taxes, penalty, interest charges and costs in full in one lump sum.

However, Section 378 (1) of the *Municipal Act*, allows a municipality to enter into a Tax Extension Agreement with the owner of the land, the spouse of the owner, a mortgagee or a tenant in occupation of the land, providing an extension of time for payment of the arrears by way of a down payment and monthly payments.

The applicant is agreeable to making payment of the arrears on the following Schedule. It is recommended that a standard form Extension Agreement be authorized.

**CALCULATION OF PAYMENTS REQUIRED UNDER EXTENSION AGREEMENT**  
 TS FILE NO. 03-140

	AMOUNT
(1) Outstanding taxes, penalty and interest charges on TAX ARREARS CERTIFICATE	\$19,646.00
(2) Additional taxes levied subsequent to tax sale proceedings	
2004	\$ 3,988.63
2005	\$ 4,000.00
2006	\$ 4,000.00
(3) Estimated additional penalty and interest charge subsequent to tax sale proceedings	\$ 8,138.77
(4) Administration Charges - Estimated	<u>\$ 1,685.00</u>
<b>TOTAL AMOUNT TO BE PAID UNDER EXTENSION AGREEMENT</b>	<b>\$41,458.40</b>

**TO BE PAID AS FOLLOWS:**

(1) Down payment on signing	\$ 8,000.00
(2) 23 Payments of \$500.00 each, starting November 1, 2004	\$11,500.00
(3) 1 Final Payment of \$21,958.40 on October 1, 2006	<u>\$21,958.40</u>
	<b>\$41,458.40</b>

# Request for Decision City Council



## Type of Decision

Meeting Date	November 25, 2004				Report Date	November 17, 2004			
Decision Requested	<input checked="" type="checkbox"/>	Yes		No	Priority	<input checked="" type="checkbox"/>	High		Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open		Closed

## Report Title

Wahnapiatae Community Centre Construction Agreement

## Policy Implication + Budget Impact

This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.

☒ Background Attached

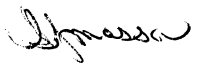
## Recommendation

THAT the City of Greater Sudbury enter into an agreement with the Wahnapiatae Community Centre to authorize the construction of two additions to the building owned by the Centre and located on City-owned land at 161 Glenbower Crescent, Wahnapiatae, and

THAT the appropriate By-law be passed authorizing the signing of such construction agreement.

Recommendation Continued

## Recommended by the General Manager

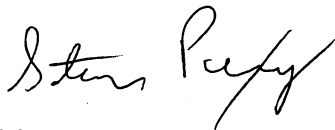
  
Doug Wuksinic  
General Manager, Corporate Services

## Recommended by the C.A.O.

  
Mark Mieto  
Chief Administrative Officer

Date: November 25, 2004

## Report Prepared By

Steve Paxy  
Property Administrator

## Division Review

Danielle Braney  
Property Negotiator/Appraiser**BACKGROUND**

The Wahnapiatae Community Centre is a not for profit corporation formed in 1999, whose objectives are to provide a place for community recreation, a meeting place for community functions and activities, rental facilities for showers, stags, weddings and family gatherings, and to maintain a community centre for the people of Wahnapiatae.

The corporation, Wahnapiatae Community Centre, owns the building located at 161 Glenbower, Wahnapiatae, Parcel 31443, out of which it and its volunteers operate a community hall commonly known as the Wahnapiatae Community Centre. The Community Centre is used by the community for many community recreational and social activities. It is the only community hall serving this community.

The land on which the community hall is situated is owned by the City. The City acquired the land on amalgamation from the former Town of Nickel Centre, which in turn, acquired the land in 1976 from the former public school board of the unorganized Township of Dryden. City-owned tennis courts, ballfields, outdoor skating rink and playground are located on the same lands as the Wahnapiatae Community Centre owned building.

The Wahnapiatae Community Centre has approached the City for approval to construct a vestibule addition to the north east corner of their building and to construct an addition at the south side of the building, for the purposes of creating an indoor ramp access to the building for the benefit of members of the community. These are positive improvements to the building. The City's consent to the construction is required as the land owner.

An agreement with the Wahnapiatae Community Centre is proposed to address City concerns regarding the construction of the addition. Issues of safety and liability will be included in the topics addressed by the proposed construction agreement. The community group will also be required to provide confirmation that the funds or in-kind contributions for the construction are in place before work begins. This approach is consistent with other instances in which Council has authorized construction of works on City-owned lands.

Council approval is being sought to enter into an agreement which would allow the construction of the additions to the building owned by the Wahnapiatae Community Centre and to set out the terms on which construction is to take place.

# Request for Decision City Council




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	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open		Closed

Report Title
New Traffic Signal Installations - 1) Old Highway 144 at Pilon Street 2) Old Highway 17 at Hillcrest Drive

Policy Implication + Budget Impact	
<input type="checkbox"/>	This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.
<input checked="" type="checkbox"/>	Background Attached

Recommendation	
<p>THAT a By-Law be passed to ammend Schedule "A" of By-Law 2001-1, Traffic and Parking, to implement the New Traffic Signals.</p>	
<input type="checkbox"/>	Recommendation Continued

Recommended by the General Manager
 Don Belisle General Manager of Public Works

Recommended by the C.A.O.
 Mark Mieto Chief Administrative Officer

Date: November 17<sup>th</sup>, 2004

Report Prepared By



Nathalie Mihelchic, P. Eng.  
Manager of Transportation Engineering Services

Division Review



R.G. (Greg) Clausen, P. Eng.  
Director of Engineering Services

Background:

New traffic signals are currently being constructed at the intersection of Old Highway 144 (M.R. 35) and Pilon Street and the intersection of Old Highway 17 (M.R. 55) and Hillcrest Drive. It is expected that the work will be completed within the next few weeks. An amendment is required to the City's Traffic and Parking By-Law 2001-1 to implement the new traffic signals.

# Request for Decision City Council



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	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open		Closed

## Report Title

Tax Extension Agreement Roll # 220.002.081.01.0000  
Between the City of Greater Sudbury and Anne Elizabeth Solomon

## Policy Implication + Budget Impact

☒ This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.

N/A

☒ Background Attached

## Recommendation

That the appropriate by-law be enacted.

Recommendation Continued

## Recommended by the General Manager

D. Wuksinic  
General Manager of Corporate Services

## Recommended by the C.A.O.

M. Mieto  
Chief Administrative Officer

Reviewed by: S. St-Onge, Acting Manager of Current Accounting Operations

Date: November 19, 2004

**Report Prepared By**T. Derro  
Supervisor of Tax/Chief Tax Collector**Division Review**S. Jonasson  
Director of Finance/City Treasurer**BACKGROUND**

Anne Elizabeth Solomon has requested a Tax Extension Agreement with respect to the property located at 20 B Rix Street in the City of Greater Sudbury. A Tax Extension Agreement is a standard Agreement. This Agreement provides that if the owner fails to honour the provisions of the agreement, the agreement shall become null and void and the property shall be placed in the position that it was in prior to the Tax Extension Agreement being entered into. This may include the sale of the property by public tender.

A tax certificate was registered against these lands on December 1, 2003 and the owner has one year from that date to redeem the property by paying all outstanding taxes, penalty, interest charges and costs in full in one lump sum.

However, Section 378 (1) of the *Municipal Act*, allows a municipality to enter into a Tax Extension Agreement with the owner of the property providing an extension of time for payment of the arrears by way of a down payment and monthly payments.

The applicant is agreeable to making payment of the arrears on the following Schedule. It is recommended that a standard form Extension Agreement be authorized.

**CALCULATION OF PAYMENTS REQUIRED UNDER EXTENSION AGREEMENT**  
**TS FILE NO. 03-195**

	AMOUNT
(1) Outstanding taxes, penalty and interest charges on TAX ARREARS CERTIFICATE	\$ 3,489.26
(2) Additional taxes levied subsequent to tax sale proceedings	
2004	\$ 1,069.98
2005	\$ 1,000.00
2006	\$ 1,000.00
(3) Estimated additional penalty and interest charge subsequent to tax sale proceedings	\$ 2,327.72
(4) Administration Charges - Estimated	\$ 1,685.00
<b>TOTAL AMOUNT TO BE PAID UNDER EXTENSION AGREEMENT</b>	<b>\$10,571.96</b>

**TO BE PAID AS FOLLOWS:**

(1) Down payment on signing	\$ 2,000.00
(2) 22 Payments of \$25.00 each, starting November 1, 2004	\$ 550.00
(3) 1 Final Payment of \$8,021.96 on September 1, 2006	\$ 8,021.96
	<b>\$10,571.96</b>

# Request for Decision City Council



## Type of Decision

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	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

## Report Title

All-Way Stop Control, Intersection of Gemmell Street and Westmount Avenue

## Policy Implication + Budget Impact

This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.

Background Attached

## Recommendation

THAT traffic control at the intersection of Gemmell Street and Westmount Avenue, be changed to an All-Way Stop, and,

THAT a By-Law be passed to amend By-Law 2001-1 Traffic and Parking, to implement the change.

Recommendation Continued

## Recommended by the General Manager

Don Belisle  
General Manager of Public Works

## Recommended by the C.A.O.

Mark Mieto  
Chief Administrative Officer

Date: November 25th, 2004

## Report Prepared By



Nathalie Mihelchic, P. Eng.  
Manager of Transportation Engineering Services

## Division Review



R.G. (Greg) Clausen, P. Eng.  
Director of Engineering Services

Background:

Ward 4 Councillor Ted Callaghan requested that the Transportation Engineering Services' Section review the need for all-way stop control at the intersection of Gemmell Street and Westmount Avenue.

The intersection of Gemmell Street and Westmount Avenue is located in the area known as New Sudbury (See Exhibit 'A'). Gemmell Street and Westmount Avenue are both designated as collector roadways constructed to urban standards with an asphalt surface width of approximately 10.5 metres. Gemmell Street has a sidewalk along the south side and Westmount Avenue has a sidewalk along the west side of the road. Both roadways have a maximum speed limit of 50 km/h. Annual Average Daily Traffic Volume (AADT) on Gemmell Street is 3,000 in this area. Westmount Avenue carries an AADT of 2,600 vehicles.

Westmount Avenue intersects Gemmell Street at 90 degrees forming a standard cross type intersection. Currently, traffic at this intersection is controlled with stop signs facing northbound and southbound traffic on Westmount Avenue.

All-way stop control disrupts the flow of traffic and increases delay for drivers and should only be considered at the intersection of two relatively equal roadways having similar traffic volumes and characteristics. The minimum warrants for all-way stops are based on either traffic volumes or collision experience.

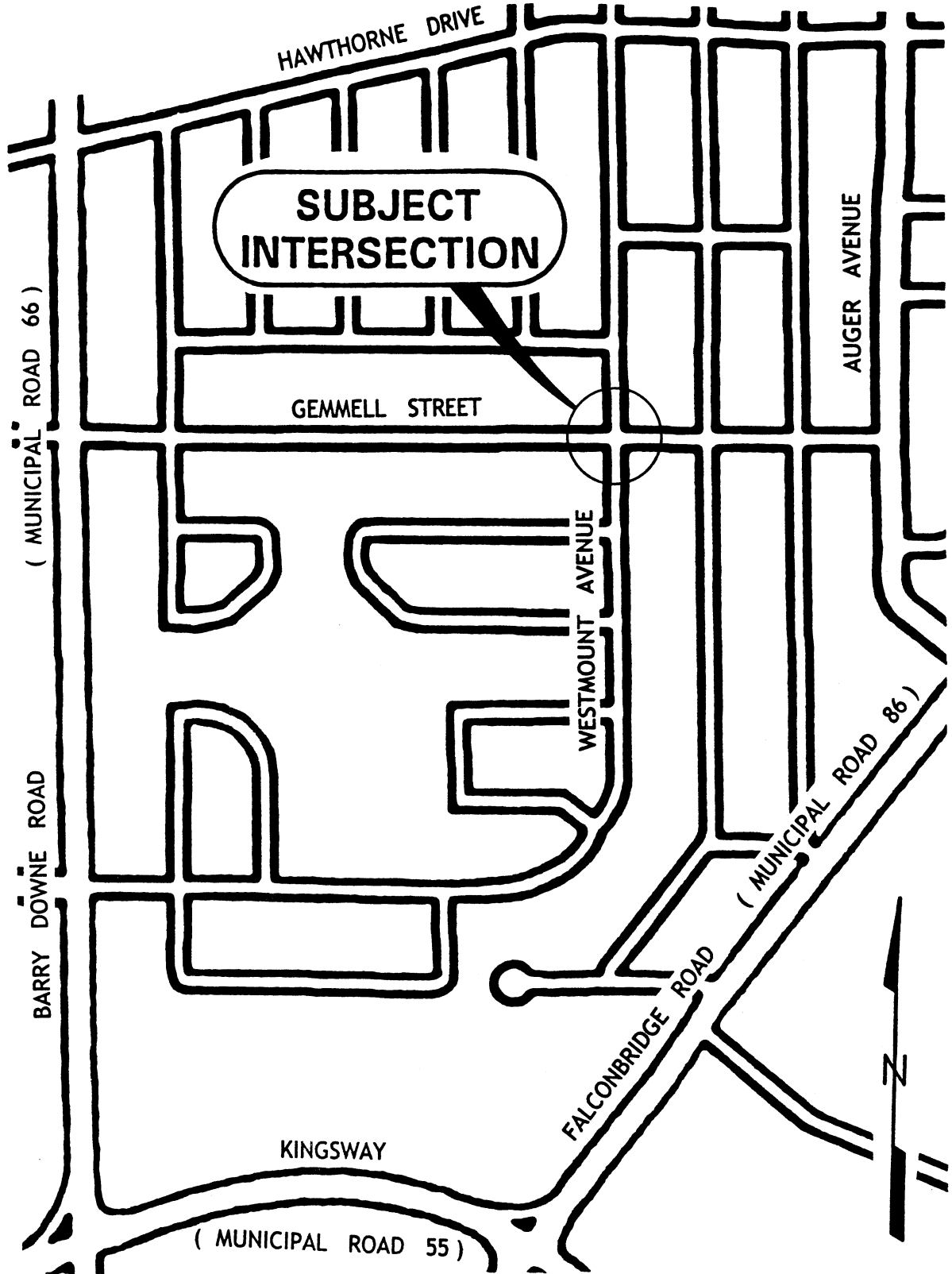
A manual turning movement count at the subject intersection was conducted in November 2004. This traffic volume information was applied to the warrants for all-way stop control. The results indicate traffic volumes are approximately only 75 percent of the minimum vehicle volume warrant for all-way stop control.

A review of the City's collision information from 2001 to 2003 inclusive, revealed that there were a total of 14 collisions during this three year period. Of the 14 collisions, 13 were angle type collisions. An average of four collisions per year over a three year period are required to meet the warrants for an all-way stop control. Only those collisions that are susceptible to relief through all-way stop, (ie. could possibly have been prevented / avoided) are to be considered (ie. angle and turning movement). The 13 angle type collisions over the three year period resulted in an average of 4.3 collisions per year. Therefore, an all-way stop is warranted based on collision experience.

Although the collisions at this intersection can be attributed to driver error and impatience, it is felt that the safety improvement outweighs the increased delay. Therefore, it is recommended that right-of-way at the intersection of Gemmell Street and Westmount Avenue be changed to an All-Way Stop in an attempt to reduce the number of collisions at this intersection.

Councillors Ted Callaghan and Russ Thompson support this recommendation.

# EXHIBIT: A



ALL-WAY STOP CONTROL

GEMMELL STREET at WESTMOUNT AVENUE

N.T.S.

2004/11/09

# Request for Decision City Council



## Type of Decision

Meeting Date	November 25, 2004				Report Date	November 19, 2004			
Decision Requested		Yes	<input checked="" type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High		Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open		Closed

## Report Title

MPAC

### Policy Implication + Budget Impact

☒ This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.

N/A

☒ Background Attached

### Recommendation

FOR INFORMATION ONLY

Recommendation Continued

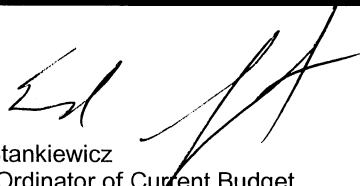
### Recommended by the General Manager

D. Wuksinic  
General Manager of Corporate Services

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

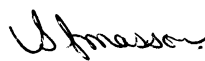
M. Mieto  
Chief Administrative Officer

## Report Prepared By



E. Stankiewicz  
Co-Ordinator of Current Budget

## Division Review



S. Jonasson  
Director of Finance/City Treasurer

**BACKGROUND**

Last April, Council received a report regarding a number of problems being experienced with the Municipal Property Assessment Corporation (MPAC). Attached to that report was a letter addressed to Mr. Carl Isenburg, Vice President, Customer Relations of MPAC, outlining twelve concerns the City had with regard to the service being provided by MPAC. Mr. Isenburg's response was also included in the report. At the same meeting, Mr. Isenburg made a presentation to Council. In both his letter and his presentation to Council, Mr. Isenburg addressed some of the issues raised, and made a commitment that MPAC would work with the City to resolve the problems.

The issues raised included changes in assessments not being added to the rolls in a timely fashion, delays in supplemental and omitted assessments being reported, property transfers not being updated on the system, and a new model being used in assessing some large properties. All of these problems were having an adverse effect on the City's taxation revenue.

In June of this year, City staff met with local MPAC staff to discuss the issues raised in more detail, and to determine what increased service level the City could expect. Each of the points was discussed in detail. In addition to the measures that Mr. Isenburg had said would be put in place to assist municipalities, some local initiatives which addressed the City's needs were also discussed. At the same time, MPAC staff were able to point out a number of areas where the City could assist in ensuring the more timely receipt of information. Both the Taxation Section and the Building Services Section committed to work more closely with the local MPAC office to ensure that information relating to severances, assessments for newly constructed properties, property transfers, and write-offs of municipal taxes (demolitions) was received by MPAC. Since that time, staff have co-operated with MPAC in this regard, resulting in an improved transfer of information.

To date, there has been a noticeable improvement in the service received from MPAC, and there is a good working relationship between City staff and the local MPAC office.

Many other municipalities were also experiencing similar difficulties, and had also expressed their concerns to MPAC. In August of this year, Mr. Isenberg, now the President and Chief Administrative Officer of MPAC, sent a letter to all Municipal Clerks and Treasurers in Ontario, with a copy to all Heads of Council. A copy of this letter is attached.

The update included with Mr. Isenberg's letter outlines a number of changes made by MPAC, and the Provincial Government, which include:

- ▶ changing the valuation date to January 1, which will allow more time for taxpayers to view their assessments which should result in fewer assessment-related enquiries to municipalities
- ▶ expanding education and information programs to help make the assessment process more transparent and easier for taxpayers to understand
- ▶ enhancing the property inspection program to ensure that a greater number of building permit investigations are completed earlier in the year
- ▶ committing to resolve service delays regarding severances and consolidations, once MPAC has completed the digital mapping of the province at the end of 2004
- ▶ working with Ministries and Teranet to obtain land title information in an electronic format which will significantly improve the timeliness and accuracy of ownership changes
- ▶ improving its assessment computer system by replacing the Ontario Property Assessment System (OASYS) with the Integrated Property System (IPS).

As outlined in Mr. Isenburg's April response and presentation to Council, and the commitments made in the August correspondence, MPAC is striving to address all of the issues raised, not just by Sudbury, but by many municipalities in Ontario.

Overall, the service provided by MPAC has improved considerably over the past number of months, and staff are pleased with the new measures in place.



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

August 4, 2004

Dear Municipal Clerks and Municipal Treasurers:

I am writing in response to the resolutions and letters we have received from municipalities regarding Ontario's current value assessment system and the Municipal Property Assessment Corporation's (MPAC) service.

We are listening to your concerns and reviewing your suggestions for change. The attached update summarizes our commitments to you and Ontario taxpayers on a number of issues, such as supplementary assessments, severances and consolidations, staffing and municipal enumeration.

We believe these initiatives address your concerns and offer real solutions for improving MPAC's products and services delivery. Over the coming months, we will continue working with the Provincial Government, municipal staff and other stakeholders to achieve our common goal of improving the stability, fairness and flexibility of Ontario's property assessment and taxation system.

I would like to take this opportunity to invite you to attend MPAC's 2004 Annual Meeting on Monday, October 4, 2004. In discussion with the Association of Municipalities of Ontario, this year's meeting will be held at the Counties, Regions and Single-Tier Municipalities Conference in Wellington County on October 3<sup>rd</sup> through 6<sup>th</sup>. The meeting provides municipalities with an opportunity to meet directly with MPAC's Board of Directors and senior management. Additional details about the meeting will be communicated to you as they become available.

In the meantime, I encourage you and your municipal staff to contact your local Municipal Relations Representative or Arthur Anderson, Director, Municipal Relations at 877-635-6722 extension 6993 to discuss this information or any other concerns and ideas you may have.

August 4, 2004  
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A copy of this update has also been sent to all Heads of Council.

Thank you for taking the time to review the update. I trust you will find it beneficial and informative.

Yours truly,

*"Original Signed By"*

Carl Isenburg  
President and Chief Administrative Officer

Attachment



## Municipal Property Assessment Corporation

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Over the past several months, municipal councils have raised concerns about a number of issues, including the impact of annual assessment updates on taxpayers, the quality of the Municipal Property Assessment Corporation's (MPAC) assessment and enumeration data, assessed value accuracy, building permit inspections, property severances and apportionments, staffing levels, and the cost-effectiveness of MPAC's products and services.

The property assessment and taxation changes announced as part of the 2004 Provincial Budget and Bill 83 represent a significant step forward for municipalities, taxpayers and MPAC.

In particular, the January 1 valuation date will allow our staff to review all of the in-year sales to ensure that assessed values reflect the current market. More time for establishing preliminary values and finetuning values at the local level will enable MPAC to maintain consistent and accurate assessments with each province-wide update.

The January 1 valuation date will allow MPAC to expand the Property Assessment Notice mailing window, resulting in better service, more time for taxpayers to review their assessment and, ultimately, fewer assessment-related enquiries at municipal offices. In addition, we will be able to deliver Market Change Profiles earlier, providing municipalities more time to conduct impact analysis, make tax policy decisions and establish tax rates.

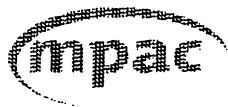
By working together, the Provincial Government, municipalities, stakeholders and MPAC can implement the right solutions, making Ontario's assessment system less complex and more compatible with property taxation.

### Public Relations

While the concept of current value assessment is easy to understand – property owners can easily relate to an assessed value that reflects a recent valuation date – the methodology used to determine assessments can be confusing. MPAC understands this. To improve taxpayers' understanding of the assessment process, we continue to expand our education and information programs.

MPAC staff are available throughout the year to attend municipal council and taxpayer association meetings or to sponsor local assessment information sessions. In addition, we will provide municipalities with more information about changes in assessment methodology to ensure you receive advance knowledge of the changes and their potential tax impacts.

MPAC will continue to explore new initiatives, similar to AboutMyProperty™ and the *Guide to Property Assessment in Ontario*, to help make the assessment process more transparent and easier for taxpayers to understand.



## Municipal Property Assessment Corporation

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### Products and Services Delivery

MPAC's fee to municipalities is based on a legislated formula, contained in the *Municipal Property Assessment Corporation Act*. This formula was designed to strike a balance between the number of properties and the value of assessment in each municipality. As we move forward, MPAC will continue to explore alternative options for generating revenue to help offset the costs charged to municipalities.

MPAC provides municipalities with an ever-increasing range of products and services, including:

- property valuation and analysis;
- data collection and on-site inspections;
- finetuning of values to ensure equity within the local market;
- Property Assessment Notice preparation and mailing;
- province-wide taxpayer support through a toll free enquiry line and 36 offices (34 field offices, Customer Contact Centre/Central Processing Facility and Head Office);
- local taxpayer forums and public information sessions;
- free assessment reviews through the Request for Reconsideration process;
- preparation and delivery of municipal assessment rolls;
- assessment appeal defence;
- dedicated point of contact for municipalities;
- election management services;
- school support maintenance;
- parcel mapping;
- omitted and supplementary assessments;
- quality review and control mechanisms; and
- value-added products, such as the Market Change Profile and Municipal Connect™.

We recognize that each municipality has unique requirements. MPAC is interested in meeting your individual needs and we encourage you to work with our Municipal Relations staff to discuss your requirements.

While property valuation and analysis are integral components of the current value assessment system, they comprise only a small portion of the overall assessment process.

Each of MPAC's products and services are supported by year-round data collection efforts from a variety of sources: sales transactions from Land Registry Offices, building permits, Requests for Reconsideration (RfR) reviews, assessment appeal reviews and on-site property inspections.



## **Municipal Property Assessment Corporation**

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Regardless of the tools and methodology used to calculate assessed values, up-to-date property data is key to determining accurate assessments. MPAC's property database contains over two billion pieces of data, making it one of the most detailed databases in the world.

To maintain confidence in our data integrity, we have enhanced our ongoing property inspection program and set a target to inspect over 300,000 additional properties across the province this summer. This is in addition to the properties that will be inspected as part of our routine inspection program for 2004.

### **Supplementary Assessments**

As mentioned above, we have stepped up our property inspection program to ensure that a greater number of building permit investigations are completed earlier in the year.

A province-wide assessment update will not be completed in 2004 as a result of the changes announced in the Provincial Budget. However, approximately one million Property Assessment Notices will be mailed this year. These Notices will reflect 2004 in-year changes resulting from our ongoing inspection program, RfR and assessment appeal reviews, Tenant Information Program, and discussions with property owners and municipal staff.

### **Severances and Consolidations**

MPAC has entered into an agreement with Teranet Enterprises Inc. and the Provincial Government to digitally map the province. The project is more than 85% complete and we anticipate that it will be finished, on schedule, by the end of 2004.

As part of this agreement, MPAC is required to follow a contractual schedule throughout the digital mapping build period. This has resulted in service delays for municipalities and inconveniences for taxpayers. We regret this situation and assure you that the service delays will be resolved once the build is complete. In the meantime, our Land Parcel Unit staff are monitoring and reviewing their business procedures to further improve severance and consolidation turnaround times.

### **Property Transfers**

MPAC's Central Processing Facility (CPF) is currently keying sales transactions received in late-May and early June 2004. During 2003, staff at the CPF processed 447,000 property transfers and 179,000 have been processed in 2004. Our production has improved dramatically during the past year, however, we continue to experience problems with incomplete or inaccurate data on registered land title documents, particularly when a potential severance or consolidation is involved. Quite often, title searches are required to resolve issues, resulting in delays and additional expenses.



## **Municipal Property Assessment Corporation**

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To resolve these issues, MPAC is working closely with the Ministry of Finance, the Ministry of Consumer and Business Services (MCBS) and Teranet to obtain land title information in an electronic format. Teranet administers the Land Registration system, POLARIS, which is an electronic database used by MCBS.

This initiative, together with the improvements already in place, will significantly improve the timeliness and accuracy of ownership changes.

### **Ontario Property Assessment System Database**

Since 2000, MPAC has been working on ways to improve its assessment computer system and migrate off the Ontario Government's mainframe network. In 2002, we embarked on a major information technology initiative – the Integrated Property System (IPS) project.

Currently in development, IPS will replace MPAC's Ontario Property Assessment System (OASYS) which was originally developed in the early 1980s. IPS will bring data collection, valuation and product generation together, better enabling us to meet our legislative requirements.

To ensure the project is on track, MPAC's Board of Directors asked for a third party review of the project. At the completion of the review, the Board received a report which confirmed that the IPS design and application development footing is solid. The Report indicates IPS is a sound investment that will deliver the required functionality and efficiencies envisaged in the initial project scope.

The report also included a number of recommendations to ensure the successful roll out of IPS, all of which have been endorsed by the Board of Directors. We are confident that these recommendations, together with the progress we have made to date, will place MPAC in a stronger position to successfully deliver the project.

The shift from OASYS to IPS is a major undertaking and our priority is to do it right, with no disruption in service to our customers. Over the coming months, we will provide you with more detailed information to ensure a smooth transition.

### **Municipal Enumeration**

Prior to 1990, MPAC had regular access to births and deaths information directly from Municipal Clerks. Due to an interpretation of the provincial privacy legislation, this information is no longer available to MPAC. As a result, the quality of the municipal voters' lists and the Ontario Population Report have been impacted.



## **Municipal Property Assessment Corporation**

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MPAC has been actively pursuing access to the vital statistics data and suggesting that the Preliminary List of Electors delivery date be moved closer to election day. Municipalities have been supportive of these recommendations, and we anticipate discussions with the Province and municipal stakeholders will lead to a favourable business solution.

### **Staffing**

MPAC has more than 1,400 permanent staff located in 36 offices across Ontario. Throughout the year, additional staff are hired on a temporary basis to meet workload demands and serve customers during Property Assessment Notice mail outs.

Our local office staff continue to play a key role in providing professional and personal service to property owners who visit the office or are redirected by our Customer Contact Centre. They are also available to assist property owners, either by visiting their property or by attending taxpayer information sessions and municipal meetings.

MPAC's organizational structure is dynamic, allowing flexibility to meet the evolving needs of municipalities and taxpayers across the province. We believe our staff offer a wealth of experience, knowledge and expertise. More importantly, they are committed to offering the highest standards of accountability, quality assessment products and exceptional customer service.

### **Closing Comments**

MPAC has made a number of commitments to municipalities and taxpayers in the past. We have worked hard to meet your expectations and will continue working to meet and exceed them in the future.

# Request for Decision City Council



## Type of Decision

Meeting Date	November 24, 2004				Report Date	November 5, 2004			
Decision Requested		Yes	<input checked="" type="checkbox"/>	No	Priority		High	<input checked="" type="checkbox"/>	Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open		Closed

## Report Title

Child Care Subsidy New Payment System - Update

### Policy Implication + Budget Impact

☒ This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.

The information in this report supports Children Services' overall goal of maintaining a viable child care system in Greater Sudbury that meets the changing needs of children and families in our communities.

The direct cost to the City to implement this new payment structure is still estimated to be \$80,000, which is available within the current allocated budget for child care.

☒ Background Attached

### Recommendation

For information only.

Recommendation Continued

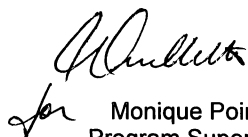
### Recommended by the General Manager

Catherine Matheson  
General Manager, Health and Social Services

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

Mark Mieto  
Chief Administrative Officer

Date: November 5, 2004

**Report Prepared By**  
for Monique Poirier  
Program Supervisor**Division Review**  
Carmen Ouellette  
Director, Children Services Division

In January 2004, the Children Services Division implemented a new payment structure for child care agencies in the City of Greater Sudbury, as presented to, and approved by Council in September 2003. This structure was developed in part to address financial challenges facing child care centres caused by increasing operating costs. In many cases, the new rates provide a larger base of revenue to offset increasing costs; assist with planning for centre needs; and provide more stable cash flow to centres to assist them with cash management. Centres are able to continue to adapt their services to meet the changing needs of parents and receive funding at a level that allows them to continue to offer programs that may be slightly more costly to deliver. Over the course of this current year, the child care community has actively participated in providing positive feedback on the new structure, and some of their recommendations have been implemented.

As at September 30, 2004, this new payment structure has resulted in approximately \$290,000 additional fee subsidy dollars being paid out to child care agencies. At this time, we are projecting an annual increase of approximately \$400,000 (cost shared with Province 80/20 - CGS share is \$80,000 of existing base funding). This increase in funding has helped to create both stability in the child care sector and new opportunities for program expansions. Local child care agencies have responded by increasing available child care spaces within the community. At September 2004, we have purchased an additional 5,500 days of subsidized spaces over a comparable period in 2003.

While this initiative was undertaken as a pilot project, we were successful in meeting our goals to provide some financial stability to the child care sector. Accordingly, the Children Services Division is formally adopting this payment structure. We will continue to monitor the effectiveness of this structure, and will consult with the child care community as required. At this time, we do not anticipate any negative impact on the budget.