

Request for Decision City Council



Type of Decision

Meeting Date	Wednesday, November 10, 2004				Report Date	Wednesday, November 3, 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

Diversity Thrives Here! Project - Canadian Heritage Fund

Policy Implication + Budget Impact

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

FINANCIAL IMPACT

The community working group applied for funding to Canadian Heritage, with the City as the sponsor of the application on behalf of the community working group. The application has been successful with the City's commitments being cash \$8,800, and in-kind staff and in-kind time of volunteers leveraging \$37,650. The total from the federal government being \$118,000.

Further funding will be required in order to implement and follow through with Diversity Plan, which will be presented through a Budget Option for 2005 to Council.

☒ Background Attached

Recommendation

For Information only

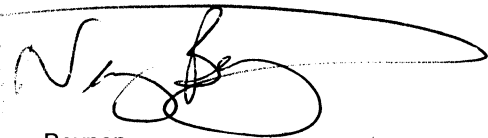
Recommendation Continued

Recommended by the General Manager

Recommended by the C.A.O.

Mark Mieto
Chief Administrative Officer

Date: November 3, 2004

Report Prepared ByNancy Beynon
Project Coordinator**Division Review**Carlos Salazar
Manager of Corporate Strategy and Policy Analysis**BACKGROUND**

This project aims to make Sudbury a more welcoming and inclusive community for our Aboriginal, Francophone and Multicultural citizens, as well as for newcomers. In Winter 2001, the Mayor's Working Group on Diversity, a committed group of citizen volunteers, developed an action plan based on issues and concerns presented at a series of nine focus groups. This resulted in the project Diversity Thrives Here! In March 2004, Canadian Heritage awarded the City \$118,000 (April 2004-March 2005) to implement a yearlong project – Diversity Thrives Here! -- that would create a Diversity Plan and help the community to form a Coalition. The City contributed \$8,800, the GSDC \$1,000 and the Social Planning Council \$1,000.

Already the project has accomplished many of its goals, including the following:

- Raised awareness through extensive media coverage and positive editorial comment, of the need to renew Sudbury's multicultural heritage in light of our growing Aboriginal population, our new multiracial population, and our need to grow as a community.
- Created multiple opportunities for dialogue among our diverse population through 20 "Conversation Cafés."
- Trained youth and current multicultural leaders in leadership, collaboration and other skills.
- A Native/Non-Native Dialogue was held in May 2004 to help the two groups gain an understanding of each other and themselves.
- Developed a 3-part series to do an Environmental Scan (Capacity Forum), to form a Coalition (Coalition Forum) and planned and organized a Diversity Summit, which will be held be held Nov. 26, where a detailed plan will be created to make Sudbury a more welcoming place for all current and future citizens.

One goal remains to be met. The Diversity Plan, the culmination of three years' work by the Mayor's Community Working Group on Race Relations and Diversity, must be implemented in the Winter of 2005. The Working Group objectives will be passed on to a community Advisory Committee who will prioritize strategies resulting from the November 27 Diversity Summit. An Institutional Change forum has been planned and financed for January with the expectation that the new committee will be able to manage this new initiative. A project coordinator will be required to implement the committee's direction.

Not to complete the work these citizens have already accomplished with support from the City and funding from the federal Department of Canadian Heritage will be to waste a critical opportunity to re-establish Greater Sudbury as a welcoming community for all its current and future citizens.

BACKGROUND (continued)

The completed project will have several major impacts

- There is an expectation from our community, including Aboriginal, Multicultural and Francophone groups, to follow through with this project.
- We need to strengthen the current Aboriginal, Multicultural and Francophone communities. Greater Sudbury needs to help those people already residing in Sudbury before new people can be attracted. The Diversity Plan may implement increased education to our youth and cultural sensitivity training to accomplish this goal.
- The Mayor and Council have set a priority to increase immigration. The community needs to be ready to welcome new citizens.

A broadbased community coalition supports this initiative, including:

- Sudbury Multicultural Folk Arts Association
- N'Swakamok Native Friendship Centre
- Department Canadian Heritage
- Nation Coalition Building Institute
- Contact interculturel francophone de Sudbury
- Birds of Pray Create
- Aboriginal Community Police Advisory Committee
- Sudbury Race Relations Committee
- Social Planning Council
- Ministry of Culture and Tourism
- Laurentian International

The new Committee would officially start January, 2005

If you have an questions or concerns you may contact Nancy Beynon, Project Coordinator (705-671-2489 Ext. 4250) or email nancy.beynon@city.greatersudbury.on.ca or Carlos Salazar, Manager of Corporate Strategy and Policy Analysis (705-671-2489 Ext. 4289).

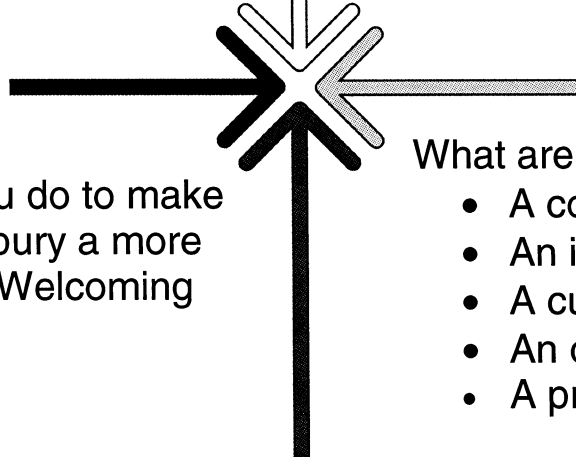
AN INVITATION

Building a Diverse and Welcoming Community
(a healthier, stronger, more prosperous, and
happier community)

Cambrian Foundation - Heritage Ballroom

Friday, November 26, 04
5:30 Registration &
meet and greet
6:00 to 9:00 Cultural Feast
Keynote Speaker

Saturday, November 27, 04
8:30 Registration
9:00 to 4:00 Diversity Summit
lunch provided



What can you do to make
Greater Sudbury a more
Diverse and Welcoming
Community?

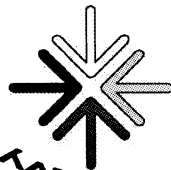
What are the benefits as

- A community
- An individual
- A cultural group
- An organization
- A private corporation?

A community effort made possible by Canadian Heritage

Please call, email or visit our website to register
\$25 ticket price
RSVP by November 15, 2004

Telephone: 671-2489 ext. 4250, fax 673-5476
email: nancy.beynon@city.greatersudbury.on.ca
website: www.SudburyDiversity.ca



Enji Bmaadjidwad Maampi!
Diversity Thrives Here!
Vive la diversité chez nous!



Canadian
Heritage

Patrimoine
canadien



Enji Bmaadjidwad Maampi!
Diversity Thrives Here!
Vive la diversité chez nous!

BUILDING A DIVERSE WELCOMING COMMUNITY – DIVERSITY SUMMIT REGISTRATION FORM

Name			
Address			
	City		Postal Code
Phone Number			
Fax			
Email			
Business/ Organization			
Y N	Will attend the Diversity Summit – November 26, 2004 (6pm-9pm)* Cambrian Foundation, Heritage Ballroom – 62 Frood Rd Registration and Meet & Greet starts at 5:30pm, Dinner 6pm There is a \$25 ticket price		
Y N	Will attend the Diversity Summit – November 27, 2004 (9am-4pm) Cambrian Foundation, Heritage Ballroom – 62 Frood Rd Registration starts at 8:30am, Lunch and refreshments provided		

Please advise if you have any food stipulations.

Food Allergies Y___ N___ what _____

Vegetarian Y___ N___

Other _____

*Bus tickets available

*Please advise Project Coordinator if there are any special needs required (i.e. interpreters)

Fee may be paid at the door or by mailing to

City of Greater Sudbury

Attn Nancy Beynon

P.O. Box 5000 Stn A

200 Brady St

Sudbury, ON P3A 5P3

Please RSVP by November 15

Fax: 673-5476

Email: nancy.beynon@city.greatersudbury.on.ca



Canadian
Heritage

Patrimoine
canadien



Request for Decision City Council



Type of Decision

Meeting Date	November 10 th , 2004				Report Date	October 22 nd , 2004			
Decision Requested		Yes	<input checked="" type="checkbox"/>	No	Priority		High		Low
	Direction Only				Type of		Open		Closed

Report Title

Development Liaison Advisory Committee Status Report to City Council

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. Nadorozny, General Manager of Economic
Development and Planning Services

Recommended by the C.A.O.


M. Mieto
Chief Administrative Officer

Report Prepared By



G. A. Mazza
Chief Building Official

Division Review



W. E. Lautenbach
Director of Planning Services

Council has requested that the Development Liaison Advisory Committee (DLAC) prepare a regular report to Council on progress being made toward meeting building permit benchmarks.

The attached benchmarks reflect the Building Services Division's continuing effort to successfully achieve the turnaround times desired by the City's development community in issuing building permits. As requested by DLAC, new single residential dwellings and new commercial, institutional, and industrial buildings should be issued in ten (10) days and minor permits in both categories should be issued in five (5) days.

Results enclosed indicate that while we have not fully met these targets, the Department continues to make progress toward achieving these objectives. Of 851 permits benchmarked and issued since May 1st, 2004, 613 were issued within targeted timeframes and 238 were issued past the desired benchmarks. However, averages and time spreads for permits issued outside the benchmarks continued to improve significantly in relation to last year's results indicating positive progress toward achieving desired turnaround times.

SUMMARY PERMIT BENCHMARKED AND AVERAGE NUMBER OF DAYS TAKEN TO ISSUE

Permit Type	May 1 - August 31, 2003		May 1 - August 31, 2004		DLAC/Council's Benchmark
	# of Permits	Avg # of Days to Issue	# of Permits	Avg # of Days to Issue	
New Residential	114	11.5	156	7.3	10 Days
Residential Renovations	573	6	618	4.9	5 Days
New Institutional, Commercial, Industrial (ICI)	5	23.8	9	9.3	10 Days
Renovations ICI	80	13.2	68	7.9	5 Days

The dramatic improvement in the industrial, commercial and institutional (ICI) sector is attributed to the replacement of a retiree with a full time individual for this period when in 2003, we were operating with one less plans examiner until the position was filled. As well, a staff initiated procedural change related to special occasion temporary structures to improve service has resulted in an improvement in the renovation ICI numbers.

It should be noted that Building Services' staff continue to act as ombudsmen for our clients. As a result, benchmarks are well ahead of the upcoming benchmarking requirements being imposed by the Province under Bill 124 (BRAGG). This has occurred at the same time that permit volumes are increasing which speaks well of the initiatives put in place by staff and the development community. As well, registered builders who regularly deal within the system have turnaround times below the averages achieved by one time builders due to their familiarity with requirements under the Code.

The Development Liaison Advisory Committee at its meeting of October 21st, 2004, passed the following resolution related to this matter:

Moved By: Celia Teale
Seconded By: Ron Martin

“THAT DLAC has reviewed Building Services’ benchmark information for May 1st, 2004, through August 31st, 2004, and is satisfied and supportive of the progress made in this area, and

FURTHER THAT DLAC’s approval of these findings should be communicated to City Council as per Council’s request for regular updates.”

Attach.

October 15, 2004

MEMO TO: Bill Lautenbach
FROM: Guido Mazza
SUBJECT: Statistical Report for Turnaround Time
Permit Issuance and Commenting Authorities
May 1 - August 31, 2004

Statistical Summary

- substantial increase in permits issued for new And miscellaneous residential construction projects
- moderate increase in permits issued for new And miscellaneous construction in the commercial, industrial and institutional sectors
- substantial decrease in turnaround time for all permit classifications

Interesting Facts

- 1,138 permit applications processed compared to 949 last year
- 956 permits issued compared to 713 last year
- 613 permits issued within established time frame for 2004; 459 in 2003
- 823 permits benchmarked compared to 772 last year

For your information, permits issued for demolition work are not included in the figures quoted above.

CHART 1 illustrates turnaround times for permit issuance and commenting agencies.

CHART 2 compares the length of time taken to issue permits this year with last year's results during the same time period.

2003-2004 Year to Year Comparability

The results illustrated on Chart 2 for 2004 and 2003 indicate that:

- processing time for new residential construction decreased by 4.2 days
- processing time for minor residential construction decreased by 1.1 days
- processing time for new commercial, industrial and institutional construction decreased by 14.5 days
- processing time for minor commercial, industrial and institutional permits decreased by 5.3 days

Additional Information

For easy referencing, the following bar charts are attached:

- 2004 Benchmark Review - May 1 to August 31
- 2004 Approvals Received +BM - External Agencies and Internal City Departments

Monthly Building Permit Statements for May, June, July and August are also attached.

CHART 1 TURN AROUND TIMES FOR PERMIT ISSUANCE AND COMMENTING AGENCIES

2004		MAY 1 - AUGUST 31																				
		TURNAROUND TIMES FOR EXTERNAL AND INTERNAL COMMENTING AGENCIES																				
		NO. OF APPROVAL REQUIREMENTS RECEIVED OVER ESTABLISHED BENCHMARKS																				
		INTERNAL CITY DEPARTMENTS										EXTERNAL AGENCIES										
PERMIT CLASSIFICATIONS	SUMMARY OF PERMIT STATISTICS					ED/PS			PW		PROVINCIAL MINISTRIES						OTHERS					
						FS	PS	DEVELOPMENT SERVICES			R & D	S & W	T & T	CEMETERIES/ MAUSOLEUMS	FIRE MARSHALL	M O E H L O	M O T O	HYDRO	N D C H A U	S D H U	APPLICANT	
								BS	COA	ZONING CHANGE												SPCA
NEW RESIDENTIAL	190	68	61	128	7.3	5	7	1	3	-	9	3	1	-	-	2	5	24	32			
MISC RESIDENTIAL	701	249	80	618	4.9	2	39	8	3	-	22	4	3	-	-	15	37	14	18			
NEW ICI	18	11	9	9	9.3	2	4	2	-	7	-	-	-	-	-	-	-	-	1			
MISC ICI	104	72	34	68	7.9	16	40	1	1	1	1	1	3	-	2	3	1	1	43			
OVERALL TOTALS	1013	400	184	823		25	90	11	7	8	32	1	7	-	2	20	43	39	94			

*Permits are excluded if subjected to additional development requirements and other factors beyond the control of staff, per DLAC. Demolition permits are not included in this summary.

GLOSSARY

INTERNAL CITY DEPARTMENTS										EXTERNAL AGENCIES AND OTHERS				
EDIPS	Economic Development and Planning Services	EMS	Emergency Measures Services	PW	Public Works	PROVINCIAL MINISTRIES				NDCA	Nickel District Conservation Authority	SDHU	Sudbury and District Health Unit	
BS	Building Services	FS	Fire Services	RDS & DR	Roads and Drainage	MOE	Ministry of the Environment	MOH	Ministry of Health					
COA	Committee of Adjustment			S & W	Sewer and Water	MOL	Ministry of Labour							
SPCA	Site Plan Control Agreement			T & T	Traffic and Transportation	MTO	Ministry of Transportation							

Source: BPTS

REV 1

PERMITS BENCHMARKED AND AVERAGE NO. OF DAYS TAKEN TO ISSUE						
PERMIT TYPE	May 1, 2003 - August 31, 2003		May 1, 2004 - August 31, 2004			
	No. of Permits	Average No. of Days to Issue		No. of Permits	Average No. of Days to Issue	
NEW RESIDENTIAL	114 ①	11.5		156 ①	7.3	
MISC RESIDENTIAL	573 ②	6		618 ②	4.9	
NEW ICI	5 ③	23.8		9 ③	9.3	
MISC ICI	80 ④	13.2		68 ④	7.9	
THE FIGURES BELOW REFLECT THE NUMBER OF PERMITS AFFECTED OR DELAYED BY ADDITIONAL DEVELOPMENT APPROVALS, COMMENTING AGENCIES OR APPLICANTS.						
A total of 136 permit applications were excluded due to additional development requirements or other factors beyond the control of staff, as directed by DLAC.				A total of184 permit applications were excluded due to additional development requirements or other factors beyond the control of staff, as directed by DLAC.		
2003	MAY-AUG	① 49	② 29	③ 5	④ 45	

Source: Building Permit Tracking System

Rev1

Figure 1 APPLICATIONS PROCESSED

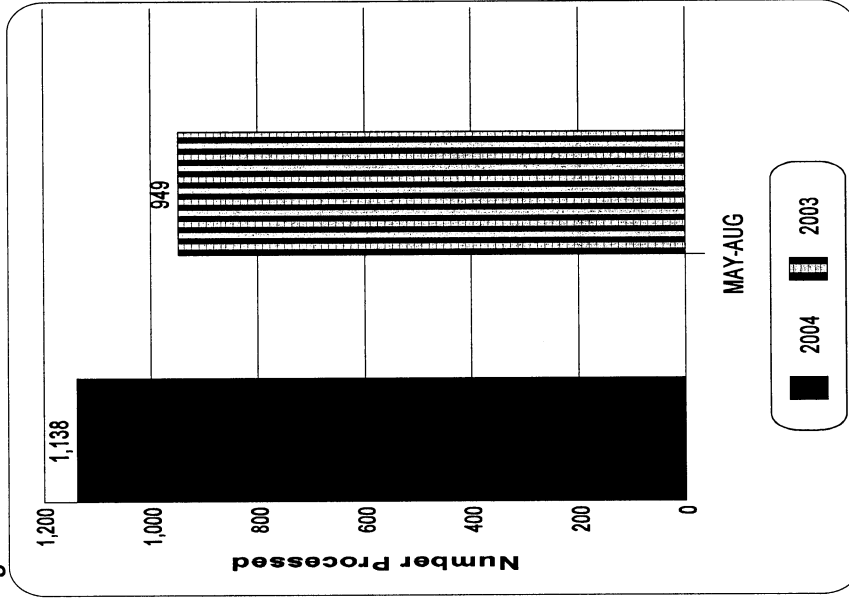


Figure 2 PERMITS ISSUED

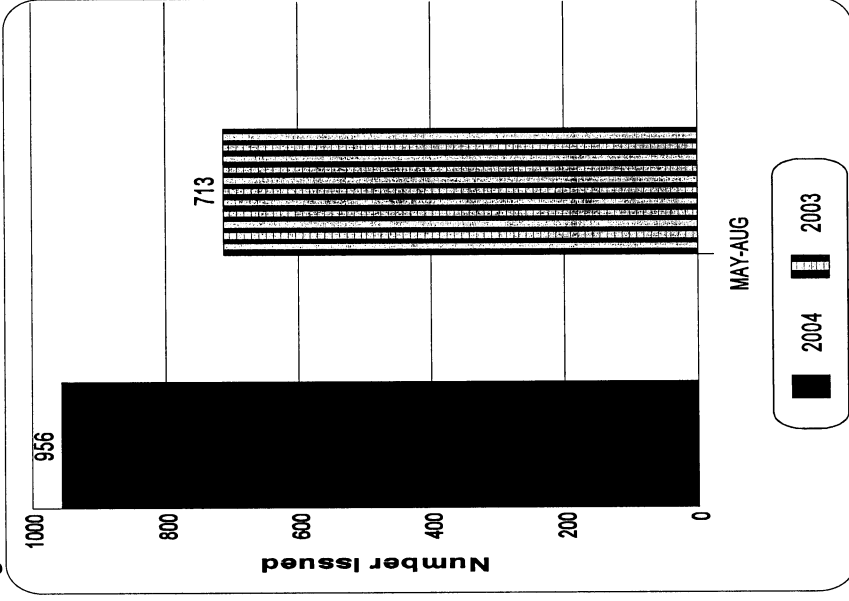


Figure 3 PERMITS ISSUED +BENCHMARKS

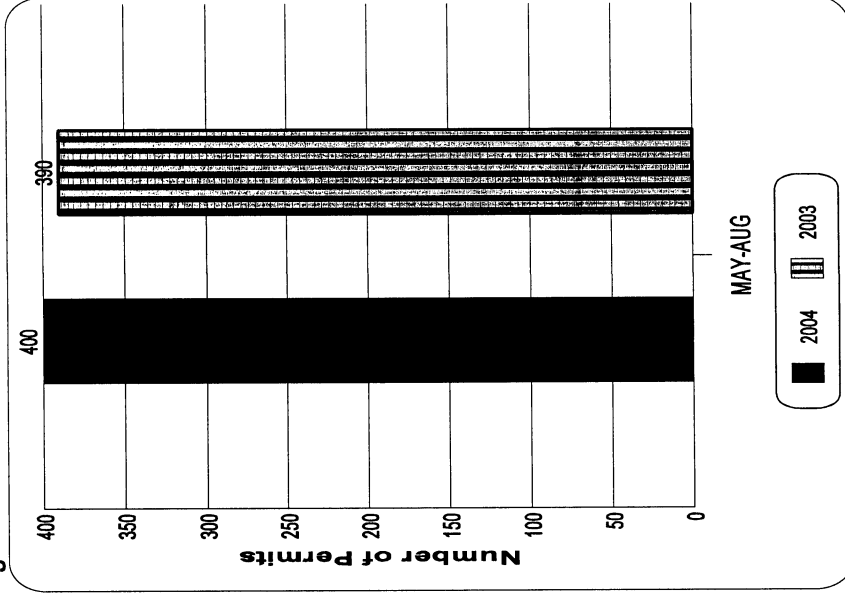


Figure 4 PERMITS EXCLUDED

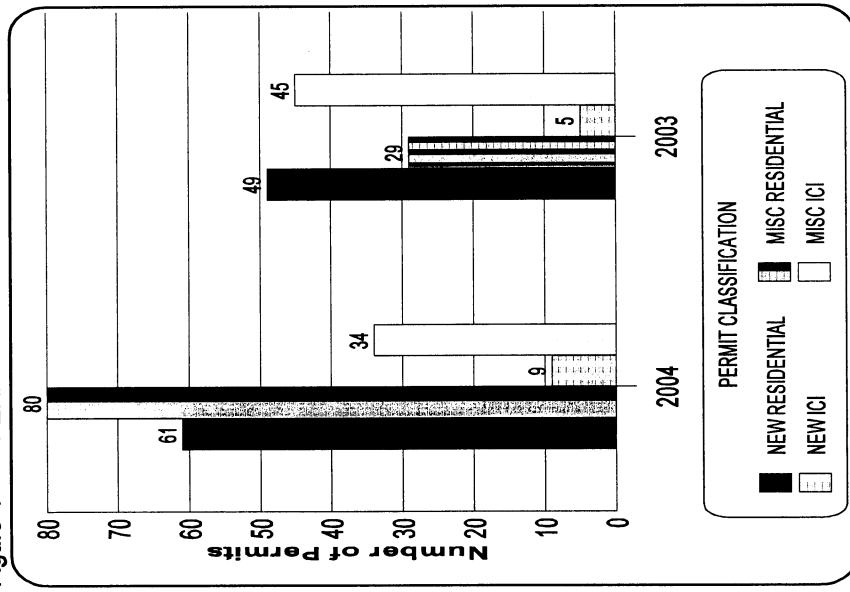


Figure 5 PERMITS BENCHMARKED

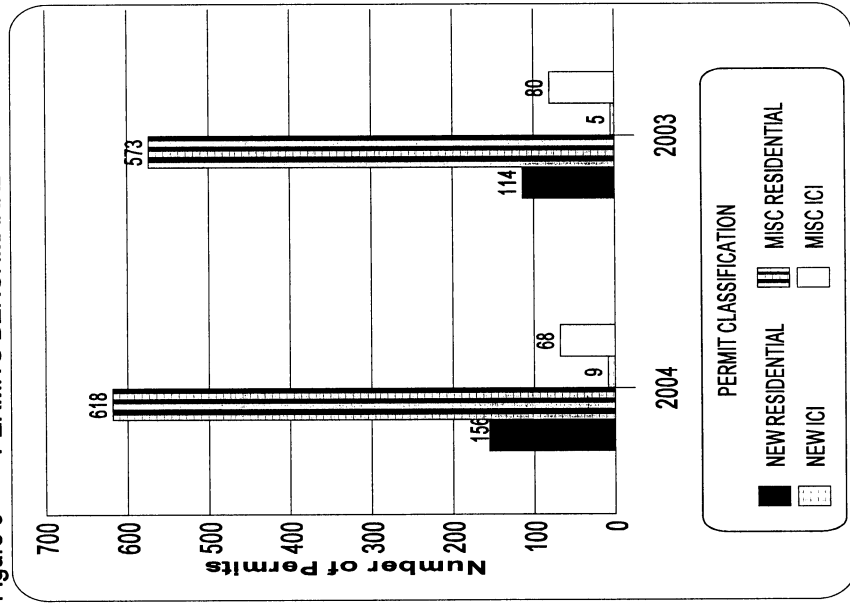


Figure 6 PROCESSING TIME

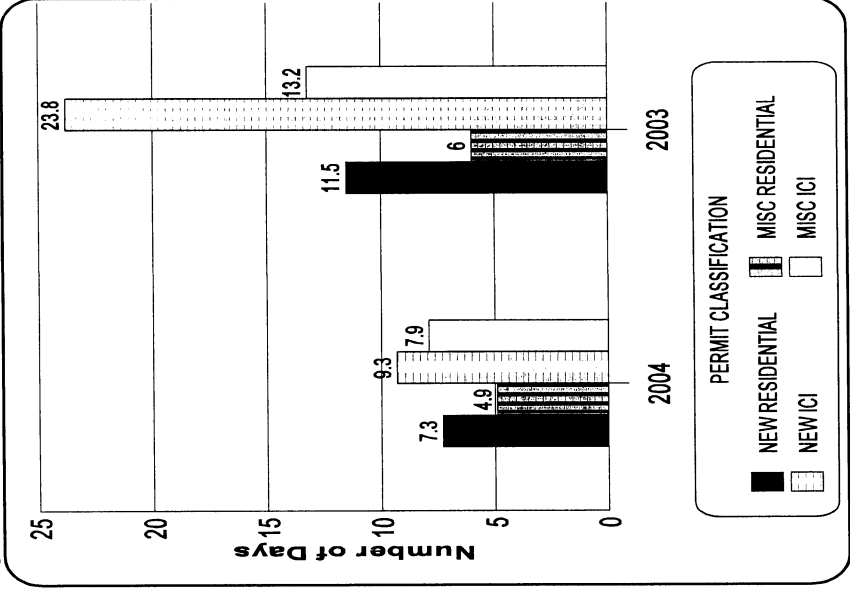


Figure 1 Building Services

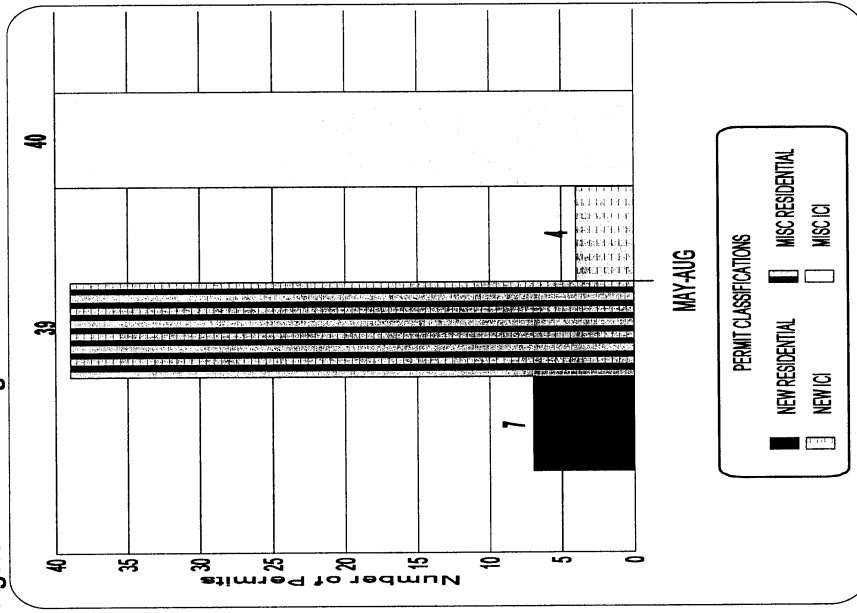


Figure 2 Development Services

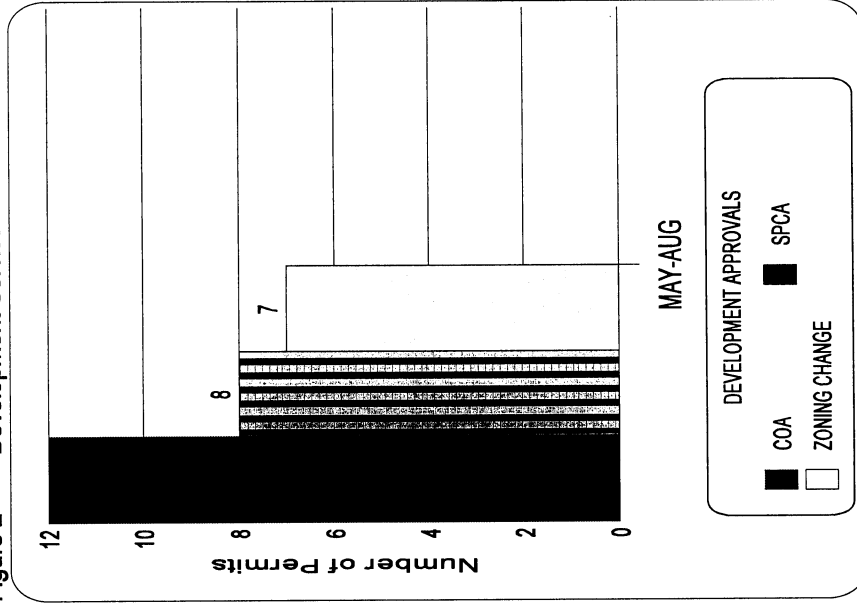


Figure 3 Fire Services

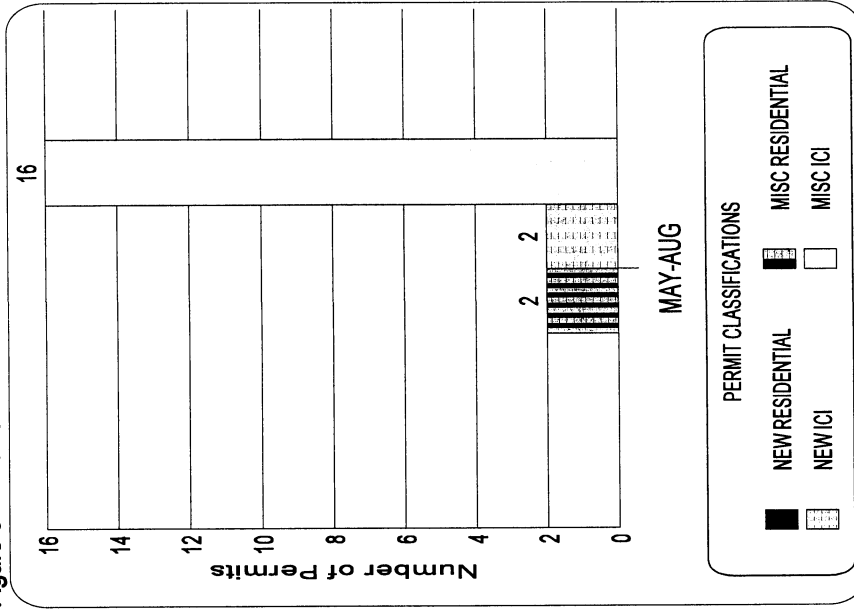


Figure 4 Hydro

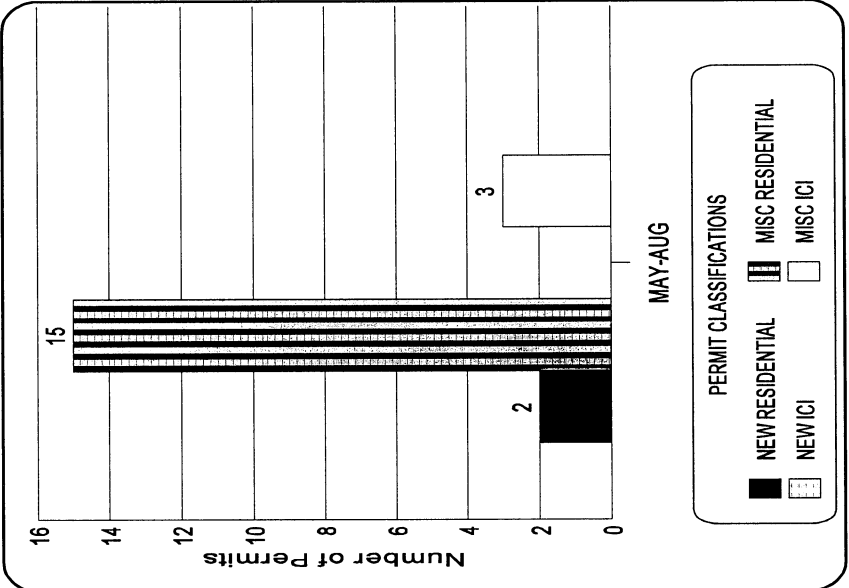


Figure 5 Nickel District Conservation Authority

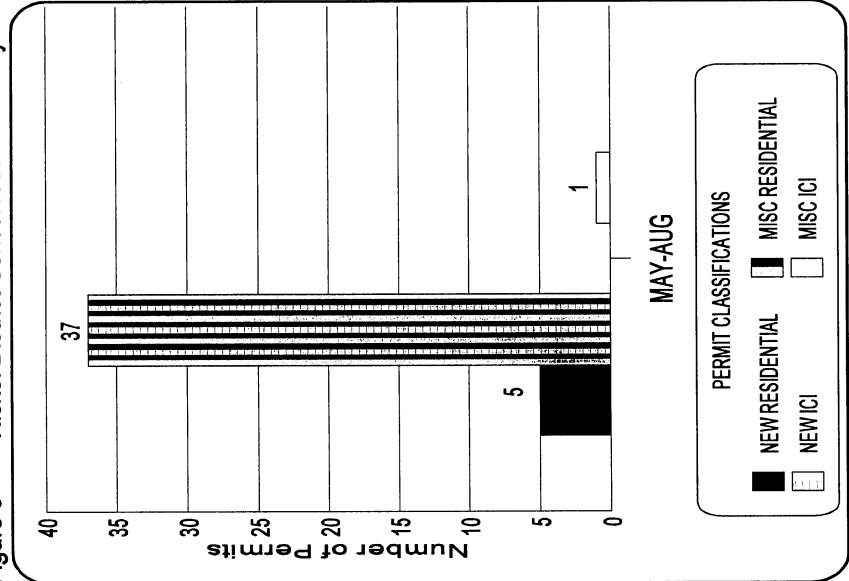


Figure 6 Provincial Authorities

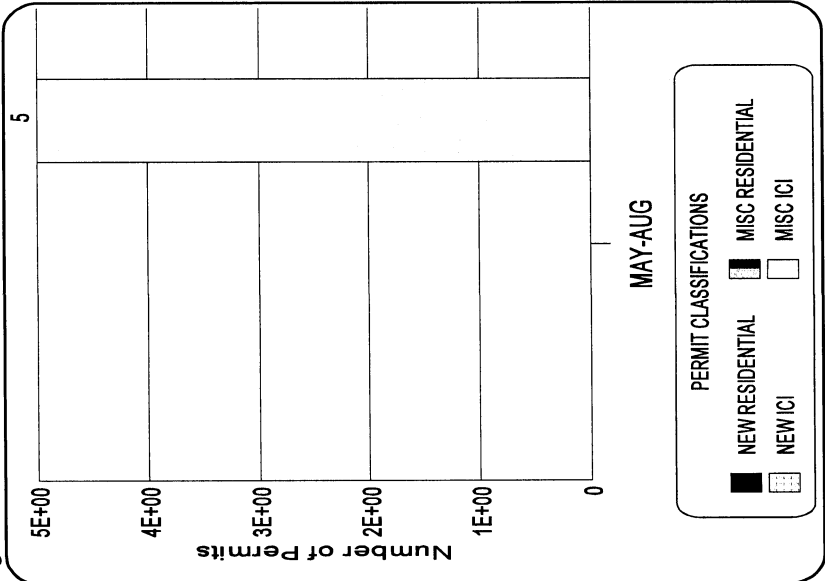


Figure 7 PW/TS Roads and Drainage

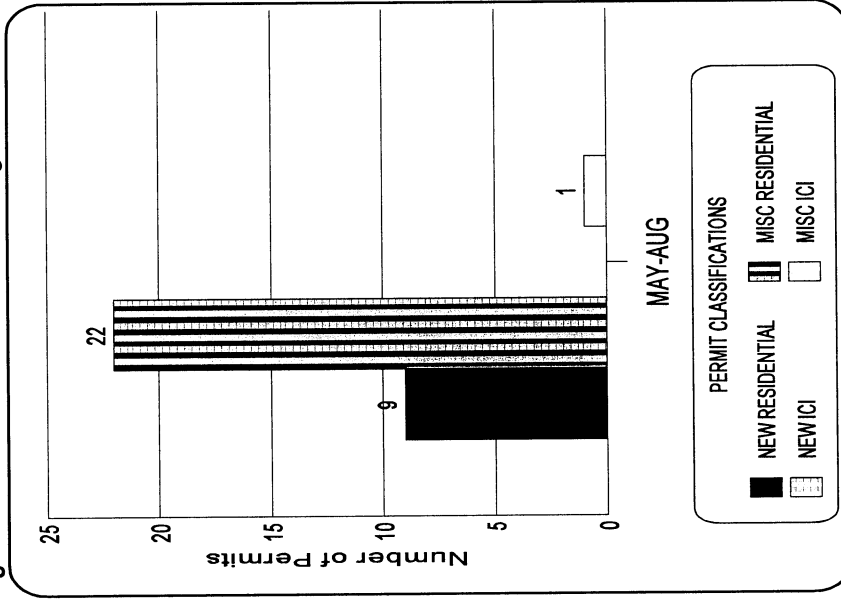


Figure 8 PW/TS Sewer and Water

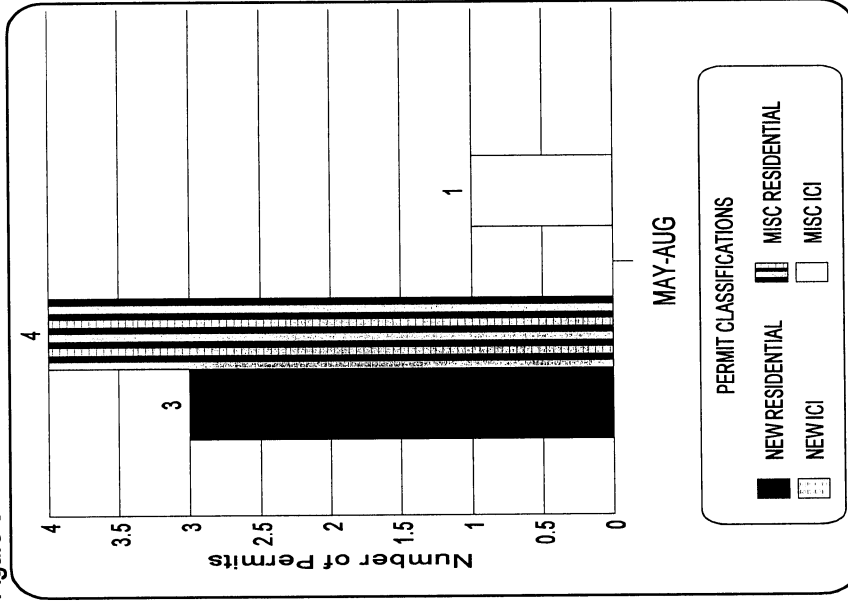


Figure 9 PW/TS Traffic and Transportation

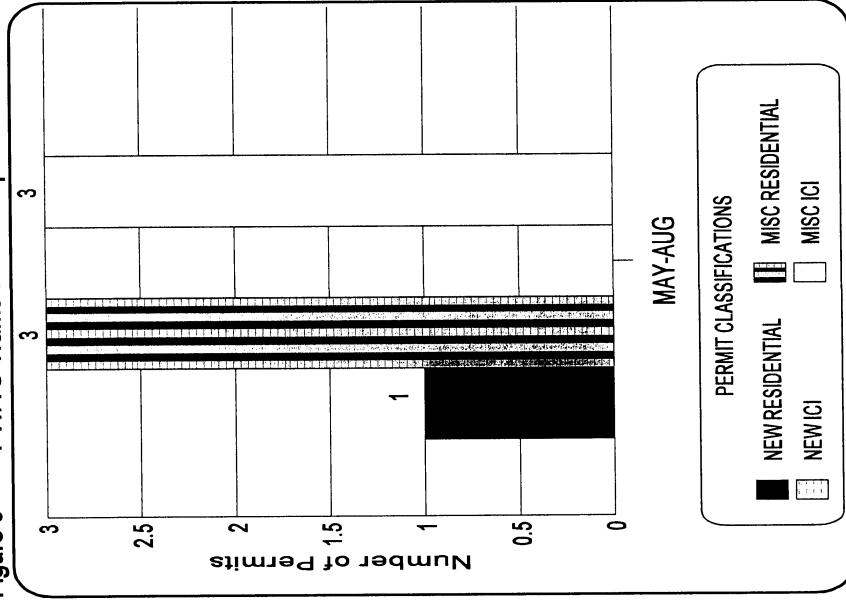
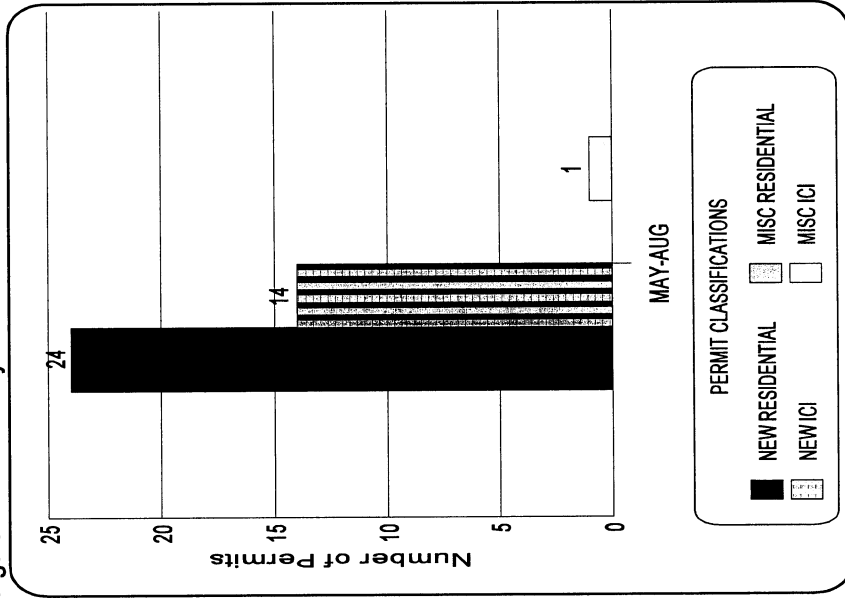


Figure 10 Sudbury and District Health Unit



Source: Building Permit Tracking System

Building Permit Statement

3	GREATER SUBBURY	Last Year Month of: August	2003 Year to Date	2003 NO	2003 UNITS	2003 VALUE	2003 NO	2003 UNITS	2003 VALUE	2004 Year to Date	2004 NO	2004 UNITS	2004 VALUE	2004 NO	2004 UNITS	2004 VALUE
1	PERMIT															
1	CLASSIFICATIONS															
1	NEW RESIDENTIAL	22	23	2,954,800	227	31,492,779	34	34	4,290,603	276	279	37,878,115				
1	CANCELLED PERMITS															
1	MISC. RESIDENTIAL	80		959,680	745	10,450,923	141	1	2,466,192	926	4	12,601,169				
1	CANCELLED PERMITS															
1	NEW COMMERCIAL	3		265,000	7	1,666,900	4		6,902,965	7		8,223,535				
1	CANCELLED PERMITS															
1	MISC. COMMERCIAL	8		650,872	80	6,562,085	14		1,545,603	102		5,841,664				
1	CANCELLED PERMITS															
1	NEW INDUSTRIAL				4	2,837,610	4		2,103,320	13		13,895,056				
1	CANCELLED PERMITS															
1	MISC. INDUSTRIAL	2		210,000	14	1,123,836	4		501,902	19		2,888,472				
1	CANCELLED PERMITS															
1	NEW INSTITUTIONAL				5	6,031,661	1		106,000	5	2	19,491,980				
1	CANCELLED PERMITS															
1	MISC. INSTITUTIONAL	7	1	1,997,185	57	8,897,430	4		335,697	61		4,231,008				
1	CANCELLED PERMITS															
1	Vacant Land	1		21,600	4	63,760	1		26,400	7		124,528				
1	CANCELLED PERMITS															
1	Change of Use															
1	CANCELLED PERMITS															
1	Ancillary Uses															
1	CANCELLED PERMITS															
1	OLD PERMIT															
1	CANCELLED PERMITS															
1	DEMOLITIONS	7	1	25,400	43	332,183	9	4	28,000	50	31	314,000				
1	CANCELLED PERMITS															
1	TOTALS ISSUED PERMITS	130	24	7,059,137	1,186	69,126,984	216	35	18,278,682	1,466	285	105,175,527				
1	TOTALS CANCELLED PERMITS	130	24	7,059,137	1,171	68,777,207	216	35	18,278,682	1,459	285	104,802,682				
1	NET TOTALS ALL PERMITS															

Request for Decision City Council



Type of Decision									
Meeting Date	November 10, 2004				Report Date	November 1, 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
Approval of 10 Interim Long Term Care Beds - Pioneer Manor by the Ministry of Health and Long Term Care

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.
<p><u>Budget Impact:</u></p> <p>The 10 interim long-term care beds are funded by the Ministry of Health and Long Term Care and Resident Fees.</p>	
<input checked="" type="checkbox"/>	Background Attached


Recommendation
<p>The purpose of the report is to provide an update on the recent Ministry of Health and Long Term Care approval of the 10 interim long term care beds at Pioneer Manor.</p>
Recommendation Continued

Recommended by the General Manager
<p>Catherine Matheson, General Manager of Health and Social Services</p>

Recommended by the C.A.O.
<p>Mark Mieto Chief Administrative Officer</p>

Date: November 1, 2004

Report Prepared By



Randy Hotta
Director, Pioneer Manor

Division Review

Background

The Ministry of Health and Long Term Care (MOHLTC) announced on October 5, 2004 that Sudbury was declared "Crisis 1A". This meant that the hospital has priority over community admissions, through Community Care Access Centre (CCAC), to admit patients to long-term care facilities. There was concern about having patients being transferred and relocated to a long-term care bed outside the City to beds in the Manitoulin/Sudbury Districts.

On October 14, 2004, City Council proposed to the MOHLTC that Pioneer Manor could accommodate 30 additional long term care beds to meet the immediate need for long term care placements from the Sudbury Regional Hospital.

On October 27, 2004, the Honourable George Smitherman, Minister of Health and Long Term Care confirmed that 10 interim long-term care beds would be approved and funded on a one-time basis for up to \$124,000 at Pioneer Manor. The period of funding would be from October 26, 2004 to March 31, 2005.

A meeting with representatives from the Ministry of Health and Long term Care is scheduled for November 3, 2004 to review the process for the transfer of 10 patients from the Sudbury Regional Hospital. The anticipated start date for admissions would be during the week of November 8 with the last admission no later than the week of November 15, 2004.

Request for Decision City Council



Type of Decision

Meeting Date	November 10				Report Date	November 3, 2004			
Decision Requested	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Low
	Direction Only				Type of	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

Report Title

Purchase of a Portable Building for Adanac Hill Site

Policy Implication + Budget Impact

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

If approved \$8,687 would be drawn from the capital funds previously committed to Adanac Hill projects to purchase a temporary building for the Adanac site.

Background Attached

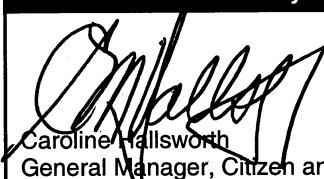
Recommendation

THAT Council approve the request of the Adanac Short Term Committee to purchase a portable building to be installed at the Adanac Hill Site; and

FURTHER that Council approve the expenditure of \$8,687 from the capital funds, previously committed to Adanac Hill projects, for this purchase.

Recommendation Continued

Recommended by the General Manager


Caroline Hallsworth
General Manager, Citizen and Leisure Services

Recommended by the C.A.O.


Mark Mieto
Chief Administrative Officer

Report Prepared By



Réal Carré
Director, Leisure, Community and Volunteer Services

Division Review

EXECUTIVE SUMMARY

The Adanac Short Term Committee is requesting Council permission to purchase a portable building to be used at the Winter Experience Events in 2005.

BACKGROUND

Building on the success of the Winter Events Experience which were held in February 2004 and hosted by the Adanac Short Term Committee, the Adanac Short Term Committee is actively planning for the Adanac Park Winter Experience 2005.

In order to ensure the success of this event, the committee will require a sheltered and heated area which will replace the chalet which was destroyed due to a fire in the summer of 2004. Staff have obtained price quotes in order to purchase a portable building which will measure 24' X 32'. The purchase and installation cost for this portable building is estimated at \$13,687. Ward 6 Councillors have committed \$5,000 from the 2004 CIP/NPP capital funding towards the purchase of the portable building.

The Adanac Short Term Committee is requesting that Council approve their request to purchase a portable building to be installed at the Adanac Hill Site, and that Council approve the expenditure of \$8,687 from the capital funds, previously committed to Adanac Hill projects, for this purchase. Approval of this purchase now will facilitate installation of the portable building prior to the arrival of winter and will enable the planning for the Adanac Winter Experience 2005 to proceed in a timely fashion.

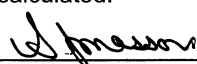
The combined balance of the various Adanac Hill Capital Accounts, which include ski lift and dozer replacement accounts is \$391,748.

Request for Decision City Council

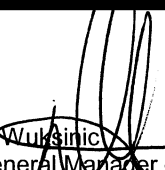



Type of Decision											
Meeting Date	November 10, 2004					Report Date	November 5, 2004				
Decision Requested	<input checked="" type="checkbox"/>	Yes		No		Priority	<input checked="" type="checkbox"/>	High			Low
	Direction Only					Type of Meeting	<input checked="" type="checkbox"/>	Open			Closed

Report Title
Debenture Issue for the Pioneer Manor Re-development Project

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.
<p>This certifies that this future commitment is within the Annual Repayment Limit for the City of Greater Sudbury as re-calculated.</p> <p> S. Jonasson City Treasurer/Director of Finance</p>	
<input checked="" type="checkbox"/>	Background Attached

Recommendation
<p>THAT Council authorize the Treasurer to finalize and execute an agreement with RBC Dominion Securities to debenture the Pioneer Manor Re-development Project, and that the appropriate by-law be passed.</p>
Recommendation Continued

Recommended by the General Manager
<p> D. Wukosinic General Manager of Corporate Services</p>

Recommended by the C.A.O.
<p> M. Mieto Chief Administrative Officer</p>

Report Prepared By



J. Van de Rydt
Co-Ordinator of Capital Budget & Risk Management



Division Review



S. Jonasson
Director of Finance/City Treasurer

BACKGROUND

In June, 2001, Council passed resolution 2001-304 authorizing the redevelopment of Pioneer Manor Long Term Care facility for the replacement of 128 beds with new construction and the renovation of 92 beds to conform to accommodation standards required by the Ministry of Health and Long Term Care.

The project is now substantially complete. 188 residents were moved to new accommodations in October 2004, and the remaining 32 residents are anticipated to be moved in January 2005. The final estimated cost of the re-development project is \$23,213,568. The construction financing was provided by the City through draws on its capital account. It is now appropriate to secure long-term financing.

An application was made on October 29, 2004 to the Ontario Strategic Infrastructure Financing Authority (OSIFA) requesting approval for a \$10,000,000 loan under the Municipal Long-Term Care Facilities category. At the moment, the Provincial Legislature has not yet promulgated the regulation permitting OSIFA to enter into financing agreements for long-term care facilities, although from a policy perspective, they are committed to passing it. In conversation with our legal counsel, Heather Douglas of Borden Ladner and Gervais LLP, the OSIFA process is cumbersome - in fact, although approvals have been given under the first round announced last September, no debenture financing has yet been done. The indicative rate quoted by OSIFA as at October 28, 2004 for a 20-year amortizing debenture was 5.24% while the indicative rate quoted by our fiscal agent, RBC Dominion Securities Inc was 5.402%. The difference between OSIFA and RBC Dominion Securities is that RBC can get to market and flow the required financing quicker than OSIFA. The difference in timing or receipt of loan proceeds will more than offset the 0.16% difference in rates. The investment income that will be earned on the debenture proceeds, at say 3%, will amount to about \$25,000 per month.

The current market environment is very favourable for municipalities seeking long-term fixed rate financing. According to Tim Van Alstyne, our investment advisor at RBC Dominion Securities, although economists are forecasting that rates will rise, his view is that they will likely trade in a narrow range and not change too drastically for the next few months unless there is an unforeseen risk or event. Since the City wishes to receive financing proceeds in December, 2004 with repayments to commence in January 2005, it is recommended that the Treasurer be authorized to finalize and execute an agreement with RBC Dominion Securities to debenture the Pioneer Manor Re-development Project.

As stated previously, the total project cost is \$23,213,568. Project financing to date has come from the following sources:

Transfer of unallocated or excess funds from completed Pioneer Manor capital projects approved in prior years	\$ 632,934
Reserve Fund contributions from the Pioneer Manor Reserve and the Health & Social Services Capital Financing Reserve Fund	\$ 5,713,225
Current Fund contributions through 2001-2004 capital envelopes plus an allocation of the 2001 CRF bonus as approved by Council	\$ 3,276,952
Enhanced Transition Support grant from the Ministry of Health and Long Term Care received in 2004	\$ 452,346
Donation from Pioneer Manor Ladies Auxiliary and contribution from Alzheimer Society	\$ 62,537
Total Project Funding to date	\$10,137,994
Financing Requirement	\$13,075,574

The balance of \$13,075,574 is proposed to be financed as follows:

20-year amortizing debenture @ 5.402% (indicative rate as of November 2, 2004)	\$10,000,000
7-year capital fund advance @ 5% (rate established per City's Investment Policy)	\$ 3,393,129
Total Financing Proceeds	\$13,393,129
Financing Requirement	\$13,075,574
Excess Financing	\$ 317,555

The structural compliance premiums being cash-flowed to Pioneer Manor by the Ministry of Health and Long Term Care will amount to \$869,561 per annum when all the residents are moved to their new accommodation. This will more than cover the debenture repayments. The balance of financing required will be through a capital fund advance, to be repaid by committing \$586,400 of the Health & Social Service capital envelopes for the seven year period 2005-2011.

By structuring the debt in this manner, there will be sufficient financing proceeds available to cover an adverse rate change should there be an unforeseen risk or event that affects the market before the finalization of the debenture. Any financing excess is recommended to be transferred to the Health & Social Services Capital Financing Reserve Fund.

Present
(Continued)

Director of Legal Services; I. Davidson, Superintendent, Greater Sudbury Police Service; P. Aitken, Government Relations/Policy Analyst; M. Charbonneau, Executive Assistant to C.A.O.; A. Dagostino, Road and Drainage Engineer; N. Charette, Manager of Corporate Communications and French-language Services; L. Moulaison, Planning Technician; A. Haché, Deputy Clerk; T. Mowry, City Clerk; G. Ward, Council Secretary

News Media

MCTV; CBC; Sudbury Star; The Box

Declarations of
Pecuniary Interest

Councillor Petryna declared a conflict regarding By-laws 2001-149T and 2001-151G as these matters may be of pecuniary interest to him.

Point of Privilege

Councillor Bradley rose on a point of privilege regarding the current air quality in the City of Greater Sudbury. He requested a telephone number for both Inco Ltd. and Falconbridge be provided to residents to enable them to contact these companies.

Point of Order

Councillor Kilgour rose on a point of order requesting that Item R-1, Citizen Appointments, be brought forward following "Delegations" to ensure the appointments to various boards and panels were completed at this meeting. Council concurred.

DELEGATIONS

Item 3
Capital
Redevelopment -
Pioneer Manor Long
Term Care Facility

Report dated 2001-06-08 from the General Manager of Health & Social Services regarding Capital Redevelopment - Pioneer Manor Long Term Care Facility, was received.

Ms. C. Sandblom, Director of Pioneer Manor Long Term Care Facility and Seniors' Services and Mr. J. Weatherill, EHE International Inc. addressed Council with an overhead presentation of the Pioneer Manor Re-development.

The following resolution was presented:

2001-304 Callaghan/Dupuis: WHEREAS the development of a seniors campus on the grounds of Pioneer Manor, as outlined in the General Manager's Report dated May 29, 2001, offers an opportunity to enhance services to seniors within this community now and into the future;

AND WHEREAS the seniors campus will involve the expertise and commitment of various partners locally and throughout northern Ontario such as the Alzheimer Society, Laurentian University, Cambrian College, College Boréal Sudbury Regional Hospital, Northeast mental Health Centre, and other northern health partners;

AND WHEREAS the redevelopment of the City's long term care facility is an integral component to the evolution of a seniors campus on the grounds of Pioneer Manor;

Item 3
(Continued)

AND WHEREAS the City of Greater Sudbury owns and operates a long term care facility with multiple levels of structural conformity to Ministry of Health and Long Term Care accommodation standards;

AND WHEREAS 220 of the 342 beds at Pioneer Manor are structurally unacceptable to the Ministry of Health and Long Term Care and are required to be upgraded to Ministry of Health and Long Term Care standards by the year 2006 to the estimated cost of construction of \$22.1 million;

AND WHEREAS the City of Greater Sudbury has undertaken a thorough review of options related to construction, operation and finance through consultation with EHE International Inc., as enclosed with this report;

AND WHEREAS the City of Greater Sudbury has access to a provincial capital revenue stream to offset the \$9 million in capital cost which exists over the City of Greater Sudbury contribution to capital;

AND WHEREAS the City of Greater Sudbury capital policy (April 2001) identifies debt as the preferred method of financing where there is an identified source of new revenue which will fund the repayments over time;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury commence the capital redevelopment of Pioneer Manor for the replacement of 128 beds with new construction and the renovation of 92 beds as required by the Ministry of Health and Long Term Care;

AND THAT the City Treasurer be authorized to negotiate the required loan for approximately \$9 million;

AND THAT the City of Greater Sudbury provide up-front funding for the project as follows:

Pioneer Manor Reserve Fund	\$4,028,000
Capital Financing Reserve Fund (H&S.S)	875,000
2001 Health and Social Services Capital Envelope	764,000
2001 Health and Social Services Capital Envelope	764,000
Reallocate Capital from C/D Zone Project	200,000
2001 Community Reinvestment Fund Allocation	480,000
Retroactive Provincial Per Diem Funding	20,000

Item 3
(Continued)

Internal financing from the Capital Fund to be fully repaid from the Health and Social Services Capital Envelope at approximately \$718,601/year (including interest at 5%) over 11 years (2003 to 2013), subject to decreasing this term through prepayments from future preferred accommodation revenue 5,969,000

\$13,100,000

AND THAT the balance of the capital per diem retroactive funding to be received for the remaining 122 beds classified as "B" and "C" level structural compliance be placed into the Pioneer Manor Reserve Fund until required for repayment;

AND THAT the portion of the space in zones Copper and Diamond that will no longer be required at Pioneer Manor following construction of the new wings be made available to the Alzheimer Society on a cost recover basis related only to the costs associated with their occupancy;

AND THAT a request for proposal for a supportive housing owned and operated by a non profit or private provides, on the grounds of Pioneer Manor, be issued.

RECORDED VOTE:

YEAS

NAYS

Bradley
Callaghan
Courtemanche
Craig
Davey
Dupuis
Gainer
Kilgour
Lalonde
McIntaggart
Petryna
Portelance
Gordon

CARRIED

Rules of Procedure

Council, by a two-thirds majority, agreed to dispense with the Rules of Procedure and deal with Item C-25, Health Care Funding, at this time.

Item C-25
Health Care Funding

Report dated 2001-06-08 from the General Manager of Health & Social Services regarding Health Care Funding was received.