

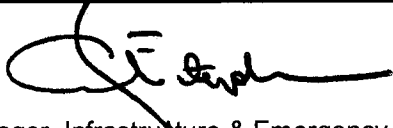
Request for Decision City Council

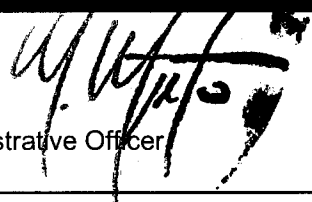


Type of Decision											
Meeting Date		June 14 th , 2006				Report Date		June 2 nd , 2006			
Decision Requested		x	Yes		No	Priority		x	High		Low
		Direction Only				Type of Meeting		x	Open		Closed

Report Title
Asset Purchase Agreement - Academy of Leading Emergency Response Technologies (ALERTech)

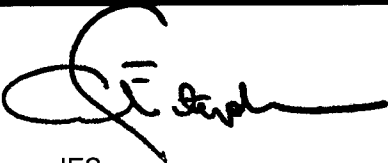
Budget Impact & Policy Implication	Recommendation		
<table border="1"> <tr> <td>x</td> <td>This report has been reviewed by the Finance Division and the funding source has been identified.</td> </tr> </table> <p>There is no payment for the assumption of the assets which have an estimated fair market value of \$43,000. In addition, the City is entitled to receive approximately \$20,000 to \$30,000 which represents 50% of the monetary assets (cash and accounts receivable) and taxes receivable. However, these funds will be used to pay for ALERTech's share of estimated legal and accounting costs of \$10,500. The remaining funds will be transferred to the Capital Financing Reserve Fund - Fire.</p> <p>Future Budget Impact</p> <p>It is anticipated that there will be no future budget impact after the assumption of the fire training facility. The budgeted revenues are estimated to be sufficient to cover all future costs, including a contribution towards capital replacement.</p> <p>In addition, it is anticipated that no additional staffing costs will be incurred as training will be provided by existing staff.</p>	x	This report has been reviewed by the Finance Division and the funding source has been identified.	<p>That the General Manager of Infrastructure and Emergency Services be authorized to enter into an Asset Purchase Agreement with the Academy of Leading Emergency Response Technologies (o/a ALERTech) for the assumption of the fire training facility located at the Centre Lionel E. Lalonde Centre, with an effective date of June 01, 2006.</p>
x	This report has been reviewed by the Finance Division and the funding source has been identified.		
Background Attached	Recommendation Continued		

Recommended by the Department
 Alan Stephen General Manager, Infrastructure & Emergency Services

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

REVISED 2006-02-08

Date: June 2nd, 2006

Report Prepared By	Division Review
 Alan Stephen General Manager, IES	

As Council will recall the Infrastructure and Emergency Services Department has been discussing the possible assumption of fire training operations at the Centre Lionel E. Lalonde Centre (CLELC) with the Board of Directors of ALERTech since June 2004.

Council passed Resolution 2005-325, on October 13, 2005 which provided:

That the Infrastructure and Emergency Services Department be given the authority to proceed with the assumption of ALERTech under the training wing of the City of Greater Sudbury Fire Services.

Since that time, the Department has developed a business plan, a copy of which is attached, for the assumption of the fire training facility operations and, in conjunction with Legal Services, has negotiated an Agreement to assume the assets of the corporation.

Under the terms and conditions of the proposed Agreement, ALERTech agrees to sell and the City agrees to purchase the undertaking of the business of owning and operating the fire training centre as a going concern and all property, assets, rights and interests of ALERTech used in or related to the business, with the exception of certain assets which are on loan from third parties. The assets, which include miscellaneous items of equipment and office inventory, have been assigned an estimated value of \$43,000 in the Agreement. In addition, 50% of the cash, accounts receivable and the value of any tax refunds will be transferred to the City on closing, with the remaining 50% being paid to Cambrian College to establish a bursary to assist those persons enrolled in the College's firefighting program. It is anticipated that the City's share will be in the range of \$20,000 - \$30,000.

There will be no payment to ALERTech for the assets; however, the Agreement provides that the City will pay ALERTech's reasonable legal and accounting expenses related to the transaction, which are estimated to be approximately \$10,500. The City will also agree to assume the terms and conditions of two Memorandum of Understandings with the Ontario Fire Marshall and Ontario Fire College which set out protocols for cooperation between the agencies in delivering fire fighting education and training courses.

The proposed Agreement also provides that the City shall, during the next term of Council, establish a Fire Advisory Panel, which shall include in its Terms of Reference, the provision of advice, information and expertise related to the operations of the fire training facility.

Date: June 2nd, 2006

Fire Service Alertech Business Plan - Year 1

Function	Cost Labour	Cost Material	Revenue	Profit
FF Training				
20 Sessions @3 pers			\$ 9,000.00	\$ 9,000.00
Recruit Training Ext 4 pers			\$ 2,600.00	\$ 2,600.00
Cambrian College				
Pre Fire Course	\$ 7,500.00	\$ 4,000.00	\$ 25,000.00	\$ 13,500.00
Other Training				
Solicitor General	\$ 1,600.00	\$ 1,600.00	\$ 9,000.00	\$ 5,800.00
Correction Services	\$ 600.00	\$ -	\$ 3,000.00	\$ 2,400.00
Falconbridge	\$ 600.00	\$ 600.00	\$ 7,500.00	\$ 6,300.00
INCO	\$ 600.00	\$ 600.00	\$ 7,500.00	\$ 6,300.00
MASHA	\$ 600.00	\$ 600.00	\$ 8,000.00	\$ 6,800.00
CF	\$ 1,250.00		\$ 3,250.00	\$ 2,000.00
Operating Costs				
Insurance		\$ 25,000.00		
Office Supplies		\$ 2,500.00		
Hydro		\$ 3,000.00		
Telephone,IT		\$ 3,300.00		
Infrastructure Maintenance		\$ 4,200.00		
Equipment Maintenance		\$ 4,500.00		
Equipment/Capital Reserve				
Fire Tower		\$ 3,000.00		
Hazmat		\$ 3,000.00		
Veh Extracation		\$ 2,000.00		
Veh Replacement		\$ 2,000.00		
TOTAL	\$ 12,750.00	\$ 59,900.00	\$ 74,850.00	\$ 2,200.00

Date: June 2nd, 2006

Fire Service Alertech Business Plan - Year 2

Function	Cost Labour	Cost Material	Revenue	Profit
FF Training				
20 Sessions @3 pers			\$ 9,000.00	\$ 9,000.00
Recruit Training Ext 4 pers			\$ 2,600.00	\$ 2,600.00
Cambrian College				
Pre Fire Course	\$ 7,500.00	\$ 4,000.00	\$ 25,000.00	\$ 13,500.00
Other Training				
Solicitor General	\$ 1,600.00	\$ 1,600.00	\$ 9,000.00	\$ 5,800.00
Correction Services	\$ 600.00	\$ -	\$ 3,000.00	\$ 2,400.00
Falconbridge	\$ 600.00	\$ 600.00	\$ 7,500.00	\$ 6,300.00
INCO	\$ 600.00	\$ 600.00	\$ 7,500.00	\$ 6,300.00
MASHA	\$ 600.00	\$ 600.00	\$ 8,000.00	\$ 6,800.00
CF	\$ 1,250.00		\$ 3,250.00	\$ 2,000.00
NFTC Crses	\$ 3,960.00	\$ 1,280.00	\$ 6,600.00	\$ 1,360.00
New Client MNR	\$ 1,320.00	\$ 1,600.00	\$ 8,000.00	\$ 5,080.00
Operating Costs				
Insurance		\$ 25,000.00		
Office Supplies		\$ 2,500.00		
Hydro		\$ 3,000.00		
Telephone,IT		\$ 3,300.00		
Infrastructure Maintenance		\$ 4,200.00		
Equipment Maintenance		\$ 4,500.00		
Equipment/Capital Reserve				
Fire Tower		\$ 3,000.00		
Hazmat		\$ 3,000.00		
Veh Extracation		\$ 2,000.00		
Veh Replacement		\$ 2,000.00		
TOTAL	\$ 18,030.00	\$ 62,780.00	\$ 89,450.00	\$ 8,640.00

Request for Decision City Council





Type of Decision									
Meeting Date	June 14, 2006				Report Date	May 29, 2006			
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 Meeting	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

Report Title
Whitewater Lake Park Improvements

Budget Impact / Policy Implication	Recommendation
<input checked="" type="checkbox"/> This report has been reviewed by the Finance	
<p>Facility improvements will be funded through the Whitewater Lake Park Reserve Fund which is funded from sales of land and profits from the powerboat races event. This reserve was established to fund capital upgrades to the facility.</p> <p>The balance of the reserve fund as of December 31, 2005 is \$48,329.08.</p>	<p>THAT Council approve upgrades to the Whitewater Lake Park in the estimated amount of \$39,000;</p> <p>AND FURTHER that the \$39,000 in park improvements be funded from the Whitewater Lake Park Reserve Fund.</p>
Background Attached	Recommendation Continued

Recommended by the Department	Recommended by the C.A.O.
<p>Catherine Matheson General Manager, Community Development</p>	<p>Mark Mieto Chief Administrative Officer</p>

Date: May 29, 2006

Report Prepared By	Division Review
 Jeff Pafford Community Development Coordinator	 Réal Carré Director of Leisure Services

BACKGROUND

The Whitewater Lake Park Reserve Fund was established by the former Town of Rayside-Balfour through community fundraising efforts, special events and sales of properties which is to be used for future upgrades and park expansion. The balance of the Whitewater Lake Park Reserve Fund as of December 31, 2005 is \$48,329.08.

Whitewater Lake Park is located off Laurier Street in the community of Azilda. The municipal park provides 36 acres of park and open space for community use. The facility provides opportunities for public boat launching and docking; unsupervised public beach, twenty-five (25) service lots for overnight camping, a picnic shelter, canteen facilities, a comfort station including shower facilities and children's playground. Leisure Services operates a day camp program during the months of July and August, and Parks Services oversees the operation of the municipal trailer park and tent rental area.

Last season, several area residents voiced their concerns about the trailer park operations and the general condition of the Whitewater Lake Park. A community meeting was held on Wednesday, October 5, 2005 to give an opportunity for area residents to detail their concerns. Some of the most common themes resulting from the meeting dealt with motorized vehicles in the park; illegal use of the sewage dump station on site; campfires which were too large or not properly contained; and unsupervised and unruly campers along with general landscaping.

In an effort to address the concerns raised by area residents and to improve the operations of the Whitewater Lake Park, it is recommended that Council authorize a draw from the Whitewater Lake Park Reserve in the amount of \$39,000 for the following upgrades:

Park Fencing

\$28,000

The fencing at Whitewater Lake Park is in need of repairs and in most cases, needs to be replaced. New guard rails/fencing would prevent motorized vehicles from entering the green spaces of the park and would improve the aesthetics of the facility. The service road in the back (West) of the park will be secured to prevent unauthorized access to the park.

Securing the Sewage Dump Station**\$2,500**

The sewage dump station will be caged to prevent the unauthorized use that has taken place in the past. In the future, campers and residents wishing to use the dump station will require permission of the campsite operator and applicable dumping fees will apply as is the practice at other municipal trailer park sites (Centennial Park in Whitefish and Ella Lake in Capreol).

Installation of Proper Fire Pits**\$3,500**

Neighbouring residents noted that in past seasons smoke from campfires has been bothersome to their daily activities. In most cases, this was a result of fires which were too large or due to improper fire materials. Therefore, permanent fire rings will be installed on site which will designate where fires are permitted and limit the size of fires in accordance with City of Greater Sudbury Open Air Burning by-laws. Also, a central cooking pit will be installed at a sufficient distance away from neighbouring residents.

Additional Landscaping**\$5,000**

Landscaping to the Whitewater Lake Park to further enhance the appearance of the site would include the improvements to pathways and the planting of additional cedars which would also act as a noise buffer to neighbouring residents.

It should also be noted that Leisure Services have issued and awarded a Request for Proposal for the private operation of the Whitewater Lake trailer park. This is consistent with the arrangements at Centennial Park and Ella Lake, the city's other municipal campsites. As a condition of the Request For Proposal, the private operator will be required to provide sufficient on-site supervision which will help alleviate the reports of nuisance and problem campers.


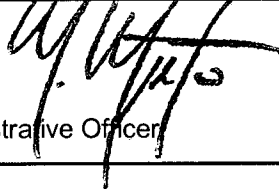
Request for Decision City Council




Type of Decision									
Meeting Date	June 14, 2006				Report Date	June 7, 2006			
Decision Requested	X	Yes		No	Priority	X	High		Low
	Direction Only				Type of Meeting	X	Open		Closed

Report Title
APPOINTMENTS TO CITY OF GREATER SUDBURY COMMUNITY DEVELOPMENT CORPORATION

Budget Impact / Policy Implication	Recommendation
<div> <div>This report has been reviewed by the Finance Division and the funding source has been identified.</div> <div></div> </div>	<p>That Council retroactively approve the candidacy of John Arnold, John Caruso, Michael Luciw, Sandra MacLeod, Steve Irwin, Sylvia Barnard, Guy Labine, Greg Baiden, Debbi Nicholson, Claude Lacroix and Tammy Frick and (three further names to be added from the City of Greater Sudbury Community Development Corporation on Monday, June 12, 2006), to the Board of Directors of the City of Greater Sudbury Community Development Corporation;</p> <p>And that the Council of the City of Greater Sudbury hereby indicates its consent to the CGS CDC to amend its Letters Patent and By-Laws to delete the requirements for Council approval of its members, except for the City Council representatives on the Board.</p>
<div>Background Attached</div>	<div>x Recommendation Continued</div>

Recommended by the Department	Recommended by the C.A.O.
 Doug Nadrozny General Manager, Growth and Development	 Mark Mieto Chief Administrative Officer

Report Prepared By	Division Review
 Ron Swiddle City Solicitor	

Background

The City of Greater Sudbury Community Development Corporation consists of members of Council and members of the public whose candidacy is to be approved by the City of Greater Sudbury. Although Council approved the candidacy of members for the years 2002 and 2003, the Board has proceeded with its selection of candidates through public consultation and through a Nomination Committee.

Although the members of Council on the Board and the Mayor have been involved in the appointment of new Board members and Council has been kept apprised of Board membership through the circulation of Minutes and information reports in the past, these matters have not formally proceeded to Council in recent years, as is required by the By-Laws and Letters Patent of the Corporation.

Accordingly, it is recommended that City Council pass a resolution approving the candidacy of the members of the Corporation for recent years. Three additional names not available at the time of drafting this report will be given by the GSDC after at its meeting of Monday, June 12, 2006. These names should also form part of the resolution passed by Council on Wednesday, June 14, 2006.

Further, it is recommended that Council indicate by resolution its consent to the Board changing its Letters Patent and By-Laws to delete the requirement for Council approval of members, except for those representatives of City Council on the Board. During the 2004 audit, the external auditors highlighted that the City's current policy regarding the appointment of Greater Sudbury Community Development Corporation directors was not followed. The passage of the recommended resolution and the subsequent changes to the Corporation documents of the Corporation will resolve this problem.

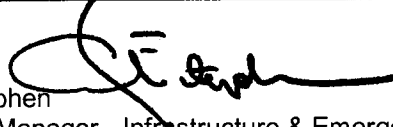
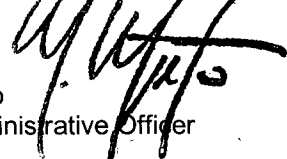
Request for Decision City Council



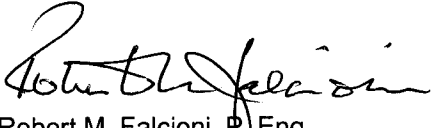
Type of Decision											
Meeting Date		June 14, 2006				Report Date		June 9, 2006			
Decision Requested		x	Yes		No	Priority		x	High		Low
		Direction Only				Type of Meeting		x	Open		Closed

Report Title
Don Cherry's Restaurant Property - Servicing

Budget Impact / Policy Implication	Recommendation
<p>This report has been reviewed by the Finance Division and the funding source has been identified.</p> <p>All costs will be covered by the developer and there will be no budget impact.</p>	<p>It is recommended that Council approve an improper sewer and water connection and a road pavement cut to service the proposed development on the east side of the Don Cherry's property.</p> <p>All in accordance with the report from the General Manager of Infrastructure and Emergency Services dated June 9, 2006.</p>
<p>x Background Attached</p>	<p>Recommendation Continued</p>

Recommended by the Department	Recommended by the C.A.O.
 Alan Stephen General Manager - Infrastructure & Emergency Services	 Mark Mieto Chief Administrative Officer

Date: June 9, 2006

Report Prepared By	Division Review
 Robert M. Falcioni, P. Eng. Director of Roads and Transportation	

Attached is a letter from D.S. Dorland Limited representing the owners of the Don Cherry restaurant property requesting relief from the City's no cut pavement policy and an improper sewer and water connection (wild line).

The Don Cherry's property is located at the north-east corner of the intersection of Falconbridge Road and the Kingsway. The owner is proposing to develop part of the easterly portion of the property with a proposed motel development. There currently are no sewer and water services along the Kingsway in front of the proposed development.

In order to service the proposed development the owner has to connect to the sewer and watermain located on Falconbridge Road. This roadway was just widened and resurfaced in 2005 and the service connection requires cutting of the new asphalt.

The owner is looking at two options to service the development (see attached plan). Option One is an extension of sewer and water along the Kingsway right-of-way in front of the proposed development. If this option is chosen the work would be done as part of our current reconstruction project for widening of the Kingsway from Falconbridge Road to the by-pass.

Option Two is to provide an improper service connection (wild line) across the Don Cherry's site on private property. This service would be further extended when the balance of the site is developed in the future.

The City as this time does not require future extensions of these services easterly along the Kingsway, so both Options would be acceptable.

The Developer is requesting relief from the City's "No Cut Pavement Policy", which currently imposes a three (3) year moratorium on pavement cuts after a road has been resurfaced.

The Developer is also requesting an improper sewer and water service connection (wild line) for the development, should they choose Option Two for servicing.

**D.S.
DORLAND
LIMITED**

D.S. DORLAND,
B.Sc., O.L.S.
D.R. BRUCE,
O.L.S.
D.E. ARNOLD,
C.L.S.

BUS: (705) 673-2593
1 - 800-461-2593
FAX: (705) 673-1051
E-MAIL: dsdorland@sympatico.ca
INTERNET: <http://www3.sympatico.ca/dorland/DSD.HTM>

**ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYORS**

298 LARCH STREET
SUDBURY, ONTARIO
P3B 1M1

June 7, 2006

City of Greater Sudbury
Box 5000, Station 'A'
200 Brady Street
Sudbury ON P3A 5P3

File No. 14560

ATTENTION: Angie Hache
Director of Council Support

Dear Ms. Hache:

**RE: Part of PIN 73573-0160 (LT)
Being Part of Lot 11, Concession 4
Geographic Township of Neelon
City of Greater Sudbury
(Don Cherry's Restaurant Property)
The Kingsway @ Falconbridge Road**

This letter is further to our discussions of today's date concerning extensions to municipal sewer and water services to provide site servicing for a proposed 79-room motel at the above noted location.

We have met with technical services staff and discussed options for providing services to this important development for our community.

The property is appropriately zoned and the proposed new hotel property has received approval of an application for Consent under the Planning Act for its creation.

The ultimate feasibility for the development of this site will be determined by the costs of providing services to the property. The developer's consultants are investigating two options which will require, in either case, relief from the provisions of present Council policies with respect to pavement cuts and/or servicing via a wild line.

The first option available entails extending municipal services easterly along the Kingsway, in conjunction with a soon to be tendered contract, for the rebuilding of Highway 17 east from the Falconbridge Road intersection. In this case, a pavement cut would be required to connect the proposed sewer and water main extensions to the existing services at the aforementioned intersection which was recently reconstructed.

The second alternative that is being considered would involve a service connection for sewer and water at the northwesterly corner of the existing Don Cherry's property. This could provide "wild line" connections to municipal services on Falconbridge Road, which would be designed to serve both the proposed hotel property and the remaining lands to the east along an anticipated right-of-way for access as framed in the Consent application.

...2/

June 7, 2006

City of Greater Sudbury

File No. 14560

ATTENTION: Angie Hache
Director of Council Support

In this case, it would be required to receive Council support for the wild line servicing option and the pavement cut procedure to access the water main on Falconbridge Road.

In my discussions with Mr. Falcioni and yourself, it is my understanding that the Council meeting agenda of June 28, 2006 is quite full. Therefore, I would ask that you add this item to the Council agenda for the June 15, 2006 meeting so that the proponents to the development can have some comfort that their hotel can be serviced in a reasonable manner to provide for this site development.

I attach a sketch to further illustrate the proposal.

I thank you in advance for your assistance in this matter on such short notice.

Yours truly,
D.S. DORLAND LIMITED

A handwritten signature in black ink, appearing to read "D.S. Dorland", with a large, stylized initial "D" and a long, sweeping horizontal stroke extending to the right.

D.S. Dorland, B.Sc.,
Ontario Land Surveyor

DSD/am
Encl.

cc. Phillip Gadbois @ Realstar Properties
cc. Robert Falcioni
cc. Steve Wicklander
cc. Leo Lang
cc. Chuck Barbeau

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SCHEDULE 'A'

SKETCH OF

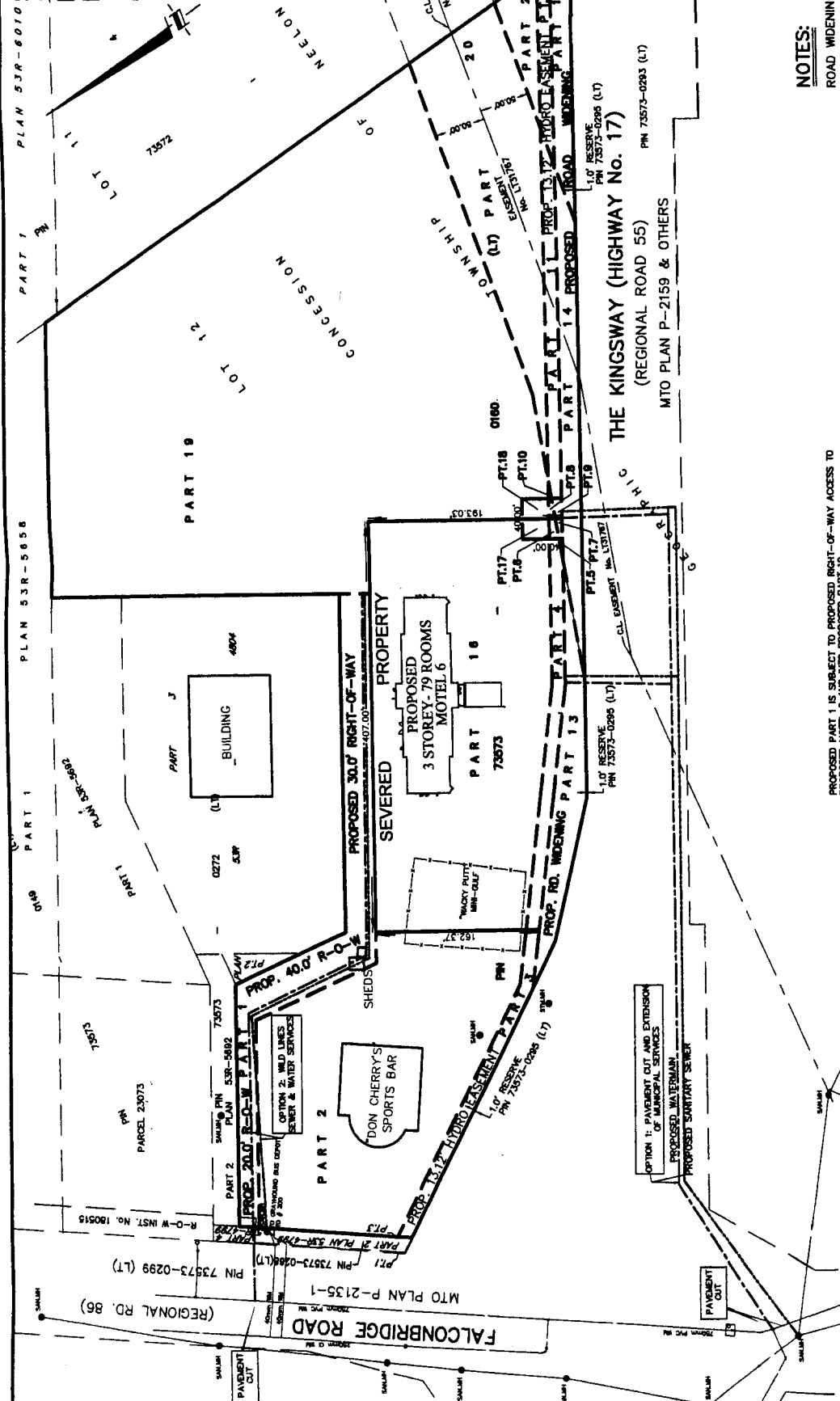
**PROPOSED MOTEL
PROPERTY SEVERANCE**

OF
PIN 73573-0160 (LT)

BEING
PART OF LOT 12, CON. 4
GEOGRAPHIC
TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1 INCH = 100 FEET

D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS



NOTES:

ROAD WIDENING TO BE NEGOTIATED.
AREA OF PROPOSED MOTEL 6 PROPERTY = 1.72 AC.

IMPERIAL NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN
BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

PROPOSED PART 1 IS SUBJECT TO PROPOSED RIGHT-OF-WAY ACCESS TO
PROPOSED MOTEL 6 AND INTO PROPOSED PART 19.
PROPOSED PARTS 3 TO 12 INCLUSIVE ARE SUBJECT TO PROPOSED HYDRO
EASEMENT.
PROPOSED PARTS 13, 14, & 15 ARE SUBJECT TO A PROPOSED ROAD WIDENING.
PROPOSED PARTS 6, 7, 8, 9, 17, & 18 ARE SUBJECT TO A PROPOSED ACCESS
ROAD INTO PROPOSED MOTEL 6 & PROPOSED PART 19.
PROPOSED PARTS 5, 7, 9, 11, 14, & 20 ARE SUBJECT TO EASEMENT No.
L131767 IN FAVOUR OF BELL CANADA.

D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS
288 LARCH STREET
SUDBURY, ONTARIO, P3B 1M1
PHONE (705) 673-2556 FAX (705) 673-1051

PREPARED BY : A. A. SCALE : 1 INCH = 100 FEET
DATE : JUNE 8, 2008 FILE No. : 14580-SKETCH-TAB.00