

**THE EIGHTH MEETING OF THE PRIORITIES COMMITTEE  
OF THE CITY OF GREATER SUDBURY**

**Council Chamber  
Tom Davies Square**

**Wednesday, May 12, 2004  
Commencement: 7:05 p.m.**

Chair

**DEPUTY MAYOR CRAIG, IN THE CHAIR**

Present

Councillors Berthiaume; Bradley (D 9:15 p.m.); Caldarelli (A 7:07 p.m.); Callaghan; Dupuis (D 9:05 p.m.) Gasparini; Kett (A 7:10 p.m.); Rivest; Thompson; Mayor Courtemanche

City Officials

M. Mieto, Chief Administrative Officer; D. Belisle, General Manager of Public Works; C. Hallsworth, General Manager of Citizen & Leisure Services; D. Nadorozny, General Manager of Economic Development & Planning Services; D. Tincombe, Acting General Manager of Health & Social Services; S. Jonasson, Acting General Manager of Corporate Services; A. Stephen, General Manager of Emergency Services; C. Mahaffy, Manager of Financial Planning & Policy; E. Stankiewicz, Co-Ordinator of Current Budget; T. Endleman, Co-ordinator of Geographic Information, Surveys & Mapping; D. Della Vedova, Community Development Officer; P. McCauley, Communications Officer; P. Baskcomb, Manager of Community & Strategic Planning; T. Mowry, City Clerk; M. Burtch, Licensing & Assessment Clerk; CJ Caporale, Council Secretary

C.U.P.E. Local 4705

W. MacKinnon, President

News Media

Sudbury Star; MCTV; CIGM; Channel 10 News

Declarations of  
Pecuniary Interest

None declared.

**PRESENTATIONS/DELEGATIONS**

Item 2  
2004 Property Tax  
Policy

Report dated 2004-05-07, with attachments, from the General Manager of Corporate Services regarding 2004 Property Tax Policy was tabled at the meeting.

Mr. John Hughes of Hemson Consulting Ltd. gave an electronic presentation to the Committee regarding Tax Policy Decisions for 2004. Mr. Hughes covered five topics:

Effects of 2004 Reassessment

- ▶ 2004 reassessment could cause some tax shifts
- ▶ different impacts for different classes
- ▶ residential changes are evenly balanced
- ▶ education taxes for residential classes are down for 2004

Change of Chair

At 7:10 p.m., Deputy Mayor Craig vacated the chair.

**COUNCILLOR KETT, IN THE CHAIR**

Item 2  
2004 Property Tax  
Policy  
(continued)

Tax Ratio Options & Impacts

- ▶ two tax ratio issues require a decision (revenue neutral transition ratios & industrial ratio to the provincial average)
- ▶ City can request a new transition ratio
- ▶ Province changed ratio rules for 2004
- ▶ new ratios will be based on revenue neutral position vs. 2003
- ▶ without new ratios residential class will experience a municipal tax increase plus 2004 levy change
- ▶ revenue neutral industrial ratio is above the provincial average ratio, therefore, 50% of 2004 levy increase share is permitted for industrial class
- ▶ balance of levy increase shifts to other classes
- ▶ reduced industrial ratio improves the results

Tax Capping & Clawback Requirements

- ▶ tax capping applies to multi-residential, commercial and industrial classes
- ▶ caps 2004 tax increase at 5% of 2003 base taxes plus 2004 levy change
- ▶ City has a policy of funding tax caps by holding back decreases
- ▶ 2004 capping requirements vary widely by class as well as percentage clawback of decreases

Ongoing Tax Policies

- ▶ other existing policies do not require an amendment (optional class, new multiple residential class, discount for vacant/excess land, rebate & tax deferral policies)
- ▶ phase-in program not needed given annual reassessment and past practice

**RECOMMENDATION 2004-34: Moved by Councillor Dupuis:**

WHEREAS as a result of the property reassessment for the 2004 taxation year, there has been an inter-class shifting of tax burdens;

AND WHEREAS the Province of Ontario now allows municipalities to request new transition ratios to ensure revenue neutrality within each property tax class;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury request the Minister of Finance to prescribe new transition ratios for each property class to provide revenue neutrality for all classes.

**CARRIED**

Item 2  
2004 Property Tax  
Policy  
(continued)

**RECOMMENDATION 2004-35: Moved by Councillor Dupuis:**

WHEREAS the City of Greater Sudbury's broad industrial tax ratio is above the 2.63 provincial threshold;

AND WHEREAS if this ratio is not brought down to the threshold, the City may pass only 50% of the levy increase onto these properties, thus shifting the remaining 50% of this levy increase to all other classes;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury lower the broad industrial tax ratio to the provincial threshold of 2.63 resulting in these properties paying their portion of the levy increase;

AND THAT Council approve the following tax ratios:

Residential	1.0000
New Multi-Residential	1.0000
Multiple Residential	2.0591
Commercial	1.6574
Industrial Occupied	2.4426
Large Industrial	2.7477
Pipelines	1.3721
Managed Forests	0.2500
Farm	0.2500;

AND THAT the City Solicitor prepare the necessary by-law.

**CARRIED**

Item 2  
2004 Property Tax  
Policy  
(continued)

**RECOMMENDATION 2004-36: Moved by Councillor Dupuis:**

WHEREAS the Province of Ontario under Bill 140 has a maximum tax increase policy (capping) for business properties (multi-residential, commercial and industrial); and

AND WHEREAS the City of Greater Sudbury through its past practice has funded this cap on taxes by clawing back from properties realizing reduced taxation;

THEREFORE BE IT RESOLVED THAT the following clawback percentages, as calculated by the Online Property Taxation Analysis (OPTA) System, be adopted by the City of Greater Sudbury:

Multi-Residential	9.3769%
Commercial	70.4243%
Industrial	83.8666%;

AND THAT the City Solicitor prepare the necessary by-law.

**CARRIED**

Item 3  
Onaping Falls Art Club  
40<sup>th</sup> Anniversary

Letter dated 2004-04-01 from the Onaping Falls Art Club regarding a presentation to announce their 40<sup>th</sup> Anniversary was received.

Ms. Shirley Mirka and Ms. Bernice Stewart, Co-Chairpersons of the Onaping Falls Art Club addressed the Committee. Ms. Stewart advised that they were expecting to hold the 40<sup>th</sup> Anniversary at the Dowling Civic Leisure Centre in October 2005. She stated that the rental fee is \$800.00 and requested that the City of Greater Sudbury waive this fee.

Councillor Kett advised Ms. Stewart and Ms. Mirka that the Priorities Committee was not the venue to ask for a donation and that they would be required to contact staff. He asked the General Manager of Citizen & Leisure Services what options were available for such a request.

Ms. Hallsworth advised the Committee that a Solutions Team would look at their request and address the issue. She also advised that the Onaping Falls Art Club could apply to the Civic Arts and Culture Advisory Panel for a grant to cover the cost of the hall.

Councillor Bradley stated that residents should be allowed to address the Priorities Committee on these issues because there was no other avenue available.

**RECOMMENDATION 2004-37: Moved by Councillor Berthiaume:**

THAT the request by the Onaping Falls Art Club, for the waiver of rental hall fees, be referred to the Community Halls Solution Team, for their consideration, as part of their review on how the City of Greater Sudbury can support fundraising by affiliated community not-for-profit groups.

**CARRIED**

Item 4  
Adanac Short Term  
Committee Report

Councillor Janet Gasparini introduced Mr. Gus Cacciotti, Co-chair of the Adanac Short Term Committee, to those present. Mr. Cacciotti's electronic presentation outlined the following:

- ▶ objectives (keeping the spotlight on Adanac; provide healthy, free family fun; long-term plan; utilize a new group of users)
- ▶ activities (skating, ski-dooing, snow-shoeing, sliding, tubing, snowboarding, cross-country skiing, sleigh rides, entertainment)
- ▶ volunteers, staff & business involved
- ▶ successes ( 7000 visitors; no vandalism; alternative activities to skiing a success; in the middle of the City; new visitors from across the City; events were free)
- ▶ future (building a healthy community by building partnerships with CGS, citizens, businesses & service clubs)

Item 4  
Adanac Short Term  
Committee Report  
(continued)

Mr. Cacciotti advised the Committee that if down-hill skiing was not an option, then the hill could be utilized for tobogganing, tubing and snowboarding, with an appropriate lift installed. He stated that the facility would be in demand on weekends and used by local schools on weekdays, weather permitted. He also pointed out that the trails located on the premises could be made available for use during the summer months.

Item 5  
CGS's Ortho-Imagery  
on the Web

Report dated 2004-05-05 from the General Manager of Economic Development & Planning Services regarding the City of Greater Sudbury's Ortho-Imagery on the Web was received.

Mr. Tom Endleman, Co-ordinator of Geographic Information, Surveys & Mapping explained to the Committee that in 2003, aerial photography was taken of the entire City of Greater Sudbury, scanned into digital format, and then processed into ortho-imagery by utilizing a software program called Mr.SID. These photos are required for the new Official Plan Process and for all general mapping users.

Mr. Endleman then gave a demonstration on how to use ortho-imagery through Web access.

Lorne Street Bridge

The Chair asked the General Manager of Public Works to address the Committee on the status of the Lorne Street Bridge.

Mr. Belisle advised the Committee that the contractors have received a methodology to demolish the bridge which will commence next week. He stated that the O.P.P. will be directing traffic at Fielding Road to Highway 17 from Southview Drive and Kelly Lake Road. He also stated that the Ministry of Transportation has delayed the construction on Highway 17 By-pass until Lorne Street is re-opened.

The Chair advised the General Manager of Public Works to prepare an update for the Council meeting of May 13, 2004.

Adjournment

**RECOMMENDATION 2004-38: Moved by Councillor Dupuis:**

THAT this meeting does now adjourn. Time: 9:25 p.m.

**CARRIED**

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Councillor Kett

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City Clerk