

committee AGENDA



TO **Community Development & Environmental Services
Committee**

DATE February 17, 2009

LOCATION Council Chambers/Committee Room B

TIME 12:30 p.m.

disclosure of pecuniary interest

confirmation of minutes

December 5, 2008

PRESENTATIONS/DELEGATIONS

- a) Eastview Community Park: Update Report (Consent Report CDES-2)
 - Jyoti Pathak (presentation to come under separate cover)
 - Kevin Butt, Chair, Pollination Guelph (correspondence attached)
 - Karen Landman
- b) Rajan Philips, Manager of Transportation Planning & Development
Engineering Presentation on Alternative Development Standards (Consent Report CDES-1)
- c) Ross Irwin (delegation) – Proposed Renaming of Wellington Street to the
'John Galt Parkway' (Consent Report CDES-B1)
- d) Jacqueline Boukydis, Senior Research Manager Ipsos Reid Public Affairs
Presentation of 2008 IPSOS Reid Future Growth Survey Results (presentation
attached) (Consent Report CDES-3)
- e) Trans Canada Trail Update (Consent Report CDES-4)
 - Rory Templeton (presentation)
 - Terry Petrie

CONSENT AGENDA

- a) **Reports from Administrative Staff**
- b) **Items for Direction of Committee**

Items to be extracted from the Community Development & Environmental

Services Committee Consent Agenda.

Resolution to adopt the Community Development & Environmental Services Committee Consent Agenda.

"THAT the balance of the Community Development & Environmental Services Committee Consent Agenda be adopted."

IN-CAMERA

THAT the Community Development and Environmental Services Committee now hold a meeting that is closed to the meeting, pursuant to Section 239 (2) (b) of the Municipal Act with respect to:

- personal matters about identifiable individuals.

Other business

Next meeting

March 30, 2009

**The Corporation of the City of Guelph
Community Development & Environmental Services
Committee**

Friday, December 5, 2008, 9:30 a.m.

A regular meeting of the Community Development and Environmental Services Committee was held on Friday, December 5, 2008 in Council Chambers at 9:30 a.m.

Present: Councillors Billings, Piper and Salisbury

Also Present: Councillor Bell

Absent: Councillor Burcher & Mayor Farbridge

Staff in Attendance: Mr. J. Riddell, Director of Community Design and Development Services; Ms. M. Plaunt, Manager of Policy Planning and Urban Design; Mr. R. Henry, City Engineer; Mr. S. Hannah, Manager of Development and Parks Planning; Mr. B. Poole, Chief Building Official; Mr. D. Kudo, Manager of Infrastructure Planning; Design & Construction; Ms. J. Jylanne, Senior Policy Planner; Mr. C. Baker, Environmental Planner; Mr. R. Templeton, Park Planner; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

There was no declaration of pecuniary interest. .

1. Moved by Councillor Piper
Seconded by Councillor Billings

THAT the minutes of the Community Design & Environmental Services Committee meeting held on October 31, 2008 and November 7, 2008 be confirmed as recorded and without being read.

Carried

Storm Water Management Master Plan

Mr. Colin Baker, Environmental Engineer, outlined the climate change and rainfall totals and then addressed stormwater management transition phases that will assist with issues. He explained the purpose, goals and objectives of the Storm Water Management Master Plan as it pertains to water quality, water quantity and preservation of the natural environment. He said that low impact developments, rain gardens and bio-swales are going to be implemented to assist with storm water management within the City. He also stated they will be recommending:

- capital projects to address rehabilitation, retrofits, and replacements;
- infill and intensification guidelines
- alternative development guidelines and
- official plan storm water management policies.

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He also stated they will be evaluating the feasibility of:

- a nutrient offset program

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- additional nutrient loading (and hydraulic capacity) from the Guelph Wastewater Treatment Plant through reductions in nutrient loading from stormwater discharges.

He outlined the work plan including the level of public consultation, the municipal class EA process and the committee and working group levels of involvement.

REPORT

2. Moved by Councillor Billings
Seconded by Councillor Piper

THAT the Community Design and Development Services Report 08-110, dated December 5, 2008, entitled 'Stormwater Management Master Plan', be received for information.

AND THAT the proposed work plan appended as Attachment #1 to this report be endorsed, hereto attached as Schedule 1.

Carried

GO Transit EA for Rail Service Extension

REPORT

3. Moved by Councillor Piper
Seconded by Councillor Billings

THAT the Community Design and Development Services Report 08-125, dated December 5, 2008, on 'GO Transit EA for Rail Service Extension', be received;

AND THAT Council inform the GO Transit EA Project Team of the City's preference to use the existing Downtown VIA Station site as the location for a future GO Station in Guelph;

AND THAT Council direct City staff to work with GO Transit EA Project Team to identify local bus connections and parking, as well as improvements to the VIA Station and the surrounding area that will be required to accommodate initial GO Rail Service, as described in this report;

AND THAT Council direct the City Clerk to forward the Council Resolution and Staff Report to the GO Transit EA Project Team, Wellington County Council, and Liz Sandals, MPP, for their information.

Carried

Sign By-law Exemption Request for 72 Carden Street

4. Moved by Councillor Billings
Seconded by Councillor Piper

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REPORT

THAT Report 08-115 regarding sign variance requests for 72 Carden Street from Community Design and Development Services, dated December 5, 2008, be received;

AND THAT the request for variances from the Sign By-law for 72 Carden Street to permit six building signs below a clearance of 2.4 metres attached perpendicular to the wall and to allow two portable signs with a height of 1.6 metres with a separation distance of 3 metres, in lieu of the by-law requirements, be refused.

Carried

Sign By-law Variance for Guelph Medical Place at 83 Dawson Road

REPORT

5. Moved by Councillor Piper
Seconded by Councillor Billings

THAT Report 08-121, regarding a sign variance for 83 Dawson Road from Community Design and Development Services, dated December 5, 2008, be received;

AND THAT the request for a variance from the Sign By-law for 83 Dawson Road to permit one freestanding sign to be situated with a setback of 5 metres (16.4') from the front property line and a side yard setback of 1 metre (3.2') and a size of 22.3 square metres in lieu of the by-law requirements, be approved.

Carried

Notice of Intention to Designate 9 Douglas Street Pursuant to the Ontario Heritage Act

Ms. J. Jylanne, Senior Policy Planner reviewed the reasons and criteria used for designation and advised the owner of the property is supportive of the designation. She then advised of the elements of the property that are to be protected.

REPORT

6. Moved by Councillor Billings
Seconded by Councillor Piper

THAT Report 08-126, dated December 5, 2008 from Community Design and Development Services, regarding the heritage designation of 9 Douglas Street, be received;

AND THAT the City Clerk be authorized to publish and serve Notice of Intention to Designate 9 Douglas Street in accordance with the *Ontario Heritage Act* and as recommended by Heritage Guelph;

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AND THAT the designation by-law be brought before City Council for approval if no objections are received within thirty (30) day objection period.

Carried

Notice of Intention to Designate 65 Wyndham Street North Pursuant to the Ontario Heritage Act

Ms. J. Jylanne, Senior Policy Planner reviewed the reasons and criteria used for designation and advised the owner of the property is supportive of the designation. She then advised of the elements of the property that are to be protected

- 7. Moved by Councillor Piper
Seconded by Councillor Billings

REPORT

THAT Report 08-109, dated December 5, 2008 from Community Design and Development Services, regarding the heritage designation of 65 Wyndham Street North, be received;

AND THAT the City Clerk be authorized to publish and serve Notice of Intention to Designate 65 Wyndham Street North in accordance with the *Ontario Heritage Act* and as recommended by Heritage Guelph;

AND THAT the designation by-law be brought before City Council for approval if no objections are received within thirty (30) day objection period.

Carried

Municipal Property and Building Commemorative Naming Policy

Mr. Rory Templeton, Parks Planner answered questions regarding the proposed process as it pertains to other possible criteria for naming.

- 8. Moved by Councillor Piper
Seconded by Councillor Billings

REPORT

THAT the Community Design and Development Services Report 08-116 dated December 5, 2008, be received;

AND THAT the Municipal Property and Building Commemorative Naming Policy (Naming Policy) be approved as outlined in Appendix 4 of this Report;

AND THAT Council approve the establishment of a Commemorative Naming Policy Committee (Naming Committee) to facilitate the Procedures of the Commemorative Naming Policy;

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AND THAT Council direct staff to immediately implement the Commemorative Naming Policy, and include all unnamed assets of 2007 and 2008 with the 2009 asset review and procedures.

Carried

Councillor Billings advised this was her last meeting as a member of the Community Development and Environmental Services Committee and wished to thank staff for their hard work, effort and cooperation over the past eight years that she has been on this Committee.

- 9. Moved by Councillor Billings
Seconded by Councillor Piper

THAT the Community Development & Environmental Services Committee now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) of the Municipal Act with respect to:

- personal matters about an identifiable individual.

The remainder of the meeting was held In-Camera.

- 1. Moved by Councillor Billings
Seconded by Councillor Piper

REPORT TO COMMITTEE OF THE WHOLE THAT staff be given direction regarding a personal matter about an Identifiable individual.

The meeting adjourned at 11:20 a.m.

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Chairperson

Alternative Development Standards

Community Development &
Environmental Services Committee
Tuesday, February 17, 2009
Presentation by Rajan Philips

Development Types

- Greenfield Developments
 - Residential Subdivisions
 - Industrial Subdivisions
 - Commercial Development
- Existing Developments - Additions
- Infill Development
- Brownfield Development

Development Standards

- Lot Layout and Design
- Grading and Drainage
- Road System
- Landscape and Streetscape
- Environmental Requirements
- Services
 - Water Supply
 - Sanitary
 - Stormwater
- Hydro / Utilities

Why ADS Review?

- Improve cost-effectiveness
 - Affordability
- Enhance quality
 - Urban Design
- Maintain safety and serviceability
 - Engineering Standards
- Enhance sustainability
 - Land, Water, Energy, Transportation

1996 ADS Review

- Steering Committee
 - Staff and Stakeholders
- Phase 1 Recommendations
 - 14 Recommendations
 - Road Geometry, Utilities, Easements, Trees
 - Most of them under implementation
- Phase 2 Recommendations
 - 8 Recommendations
 - Lot design, Grading, Rear-Lanes, Traffic Calming

Proposed ADS Review

- Review / update 1996 Recommendations
- Co-ordinate with other Initiatives
- Urban Design Standards
- Water Conservation and Management
- Community Energy
- Transportation
- Brownfield
- Design Standards

Urban Design Standards

- ADS is Urban Design
- Technical choices we make create the City we inhabit
- Coordinate with Urban Design initiatives to address
 - street designs / building lines
 - boulevards and plantings
 - use of laneways
 - walking/cycling/transit
 - water-sensitive urban design



Water Conservation and Management

- Co-ordinate with SWM Master Plan
 - Public Consultation / Input
 - Implement Recommendations
- Review / Adopt Best Practices
 - SWM Design Standards
 - Design Guidelines for Stormwater Reuse

Community Energy

- Lot layouts and orientations
- Building design
- Support Alternative modes
- Energy Infrastructure
- Energy Conservation



Transportation

- Promote alternative modes
 - subdivision / site design
 - mixed use development
 - streets / walkways / trails
 - transit oriented development



Brownfield Development

- Guidelines for development
 - environmental site assessment
 - groundwater protection
 - record of site conditions
 - clean-up procedures



Design Standards

- Modify / Update Design Standards
 - grading
 - stormwater
 - services
 - roads



ADS Study Organization

- **Steering Committee**
 - Community / Developer / Consultant Representatives
 - City Staff
- **Co-ordinate with other initiatives**
 - Urban Design
 - Community Energy
 - Water Conservation and Management
 - Transportation
 - Brownfield
- **Best Practices Review**
- **Public Consultation**

ADS Review Outcomes

- Recommendations for Alternative Standards –walking/cycling/transit
- Cost Implications
- Report to Council
- Comprehensive Development Standards



Presentation – Community Development & Environmental Services (CDES) Committee

Presenter: Kevin Butt, Chair, Pollination Guelph

Date: February 17, 2009

Background:

City staff have been directed to consider use of the passive areas of the approved Eastview Community Park concept for a Pollinator Park and report back with a cost estimate and funding opportunities for the initiative (CDES Committee meeting Jan 11, 2008). It is our understanding that the City will install trails and other landscape (e.g. gazebos) and safety (i.e. well-head fencing) features throughout the landfilled portion of the site as per the approved landscape plan with the exception of the features of the Pollinator Park (i.e., plantings, signage). Any landscape design, implementation and management beyond mowing of turf and maintenance of hard landscape features (typical open park maintenance) must not generate costs or maintenance for the City, beyond committed funds and effort. A not-for-profit organization has been formed to oversee the Pollinator Park design, implementation and management. This group, Pollination Guelph, will work with and be accountable to City staff.

Who is Pollination Guelph:

The acting board of directors representing a soon to be charitable organization will work to create the Pollinator Park. Directors are volunteers who represent backgrounds and expertise in municipal and provincial government, non-profit organizations, post-secondary education, conservation authorities, the arts, in addition to extensive knowledge of pollinator and plant ecology and functions of ecosystems.

Past Accomplishments and Current Undertakings:

- March 2007 - Pollinator Park idea was first generated
- March 2008 – conference held in Guelph generated interest in the community and received donations from attendees (200+ attendees at this conference)

Since then, tremendous progress has been made:

- June 2008 - two directors met with Ann Pappert (Director of Community Services) to discuss strategies for working with the City
- July 2008 a public meeting was held at the Evergreen Seniors Centre that presented initial thoughts and direction of the pollinator park and solicited recommendations from the audience and gaged public (City residents) interest
- August 2008 - a board of directors began to be assembled and monthly meetings

began

- Creation of a Strategic Plan which includes Mission Statement, Vision, Goals and Objectives
- Creation of a webpage: www.pollinationguelph.ca
- Press in various media including Canadian Geographic Magazine
- Completing the process to become incorporated federally, to eventually have Federal Charitable Status
- Creation and distribution of a quarterly newsletter
- Creation of a email mailing list of people wishing to receive our newsletter and updates, so far 265 people are on the list. Many on this list have offered to volunteer for the group
- Membership in the North American Pollinator Protection Campaign (NAPPC) and Canadian Pollinator Protection Initiative
- Planning our April public forum – speakers, official introduction, fundraising auction with conference space generously donated by Delta Hotel
- Partnered with University of Guelph students who are researching implementation possibilities related to large scale weed control without pesticides and ecological restoration / naturalization at closed landfills
- Directors have made and continue to make presentations to interested groups in other municipalities regarding pollinator protection and the proposed pollinator park.

Note: Many board member have dedicated many hours every week since August 2008 to promote and ensure that this project is successful.

Future Directions:

- Review Jyoti's report and find out CDES and Council's support
- Creation of subgroups for streams of design, implementation and management of the Pollinator Park, including fundraising, promotion, education program development

Why Guelph Needs The Pollinator Park:

- Tourism draw: the Pollinator Park will be the first in the world of its large size
- Cohesion and partnering of municipality with University, schools, citizens, non-profit groups, etc.
- Continues Guelph's commitment as a leader in green thinking and environmental stewardship
- Complements existing City initiatives like the Healthy Landscapes Program
- Creates an exciting, passive recreation area that will inspire visitors

Our Relationship with the City:

- Pollination Guelph will be financially independent from the City and design, development and creation of the Pollinator Park will be carried out using a stewardship fund developed with grants and donations. This will not be a tax-based initiative.
- We will meet all the legal requirements that the City requests including obtaining necessary insurance
- We understand that this is a highly constrained site with Ministry of the Environment and municipal management requirements and any design will respect these constraints
- All of the positive attention that will be generated from our successful implementation

and management will be shared with the City.

Funding opportunities:

We have created a working list for our internal use that lists hundreds of potential funding bodies and foundations for which the Pollinator Park is an excellent candidate. Our federal incorporation status will allow our group to access many of the large financing sources.

Handouts:

Pollination Guelph's by-laws

Pollination Guelph's draft work plan & schedule

Pollination Guelph's Newsletter Nov 2008

Pollination Guelph's Strategic Plan: Vision, Mission, Goals and Objectives

List of Pollinator Park articles, events, and presentations

By-laws relating generally to the management of Pollination Guelph

Dated: February 10, 2009

BE IT ENACTED as a by-law of Pollination Guelph as follows:

The corporation shall have no voting members. The management and affairs of the corporation shall be at all times under the direction of a Board of Directors, whose operations in governing the corporation shall be defined by statute and by the corporation's by-laws. No Director shall have any right, title, or interest in or to any property or monies of the corporation.

0.0 Name

0.01 The name of the corporation shall be Pollination Guelph.

1.0 Head Office

1.01 The corporation's head office shall be located in premises in the vicinity of Guelph, Ontario as determined from time to time by resolution of the Board.

2.0 Controlling Body

2.01 The corporation shall be controlled and managed by a Board of Directors comprised of no fewer than three directors.

3.0 Incorporation

3.01 The corporation shall be incorporated under the Federal laws of Canada.

4.0 Objectives

4.01 Pollination Guelph is dedicated to the conservation and development of pollinator habitat for current and future generations. We promote awareness and understanding of the role of pollinators in achieving local and global environmental sustainability goals and showcase world class pollinator projects that are a model for citizens and communities throughout Canada and internationally.

5.0 Operations

5.01 The operations of the Corporation may be carried on throughout Canada and elsewhere.

6.0 Membership

6.01 Membership shall consist of the Board of Directors.

7.0 Board of Directors

7.01 The Board is responsible for overall policy and direction of the corporation, and delegates responsibility of day-to-day operations.

8.0 Election of the Board of Directors

8.01 The Board shall elect its own Directors.

8.02 Nominations for the Board of Directors shall be made at the annual general meeting and an individual may nominate her/himself. A Director may not vote on his/her's own position.

8.03 A nominee shall signify her/his willingness to run for election. If the nominee is not present at the meeting, such consent shall be given in writing.

8.04 The election shall be by acclamation. Directors shall vote by ballot when electing Directors to the Board if there are more candidates than Director positions to be filled. The names of the candidates shall be written on a piece of paper, placed into a container, mixed up and then withdrawn one at a time from the container. The names shall be placed on the slate in the order in which they are withdrawn from the container.

8.05 The Board shall endeavour to nominate each year a Board reflecting a mix of the community.

8.06 Only persons over the age of 18, who are individuals, and have the capacity under the law to contract, shall be eligible to stand for election.

8.07 The number of Directors shall vary with a minimum of three and a maximum of 19 this can be changed by a vote if quorum is met.

8.08 The term of office for the Board members shall be 2 years. A Director may be re-elected without limitation on the number of terms s/he may serve.

8.09 Except for the initial adjustments of shorter terms needed in order to create staggered terms, the term of office for Directors shall be two years. The board shall make provisions to stagger the terms of directors so that each year the terms are as close as possible to one-half of the directors which shall expire.

8.10 The Board may fill vacancies that occur in the Directors between annual general meetings by majority vote of those members of the Board present at a Board meeting. Notice of the intention to choose an interim Director shall be given in writing at least seven calendar days before such meeting to all members of the Board. Such Director

appointees shall remain as Directors, subject to resignation, deemed resignation, or removal from office, until the next annual meeting.

9.0 The Board of Directors

9.01 The Board shall be composed of the elected positions of:

- 1) Chairperson
- 2) Vice chairperson
- 3) Secretary
- 4) Treasurer
- 5) Director of publicity/outreach
- 6) Webmaster
- 7) Director of fund raising
- 8) Director of research
- 9) Director of education
- 10) Director of implementation
- 11) Past chairman
- 12) Directors-at-large as deemed necessary by the Board

9.02 The newly-elected Board members shall assume their duties at the first Board meeting following the Annual General Meeting.

9.03 New Directors shall be elected by a majority of Directors present at such a meeting, provided there is a quorum present.

9.04 Board elections: During the last quarter of each fiscal year, the board of directors shall elect directors to replace those whose terms will expire at the end of the fiscal year. This election shall take place during a regular meeting of the directors, called in accordance with the provisions of these bylaws.

9.05 Resignation from the board must be in writing and received by the secretary.

9.06 If a member of the Board misses three consecutive meetings of the Board without prior notification, s/he will be considered to have resigned by default.

9.07 A Board member may be removed from office with cause by quorum of the Board members present. Prior notice of the intention to do so must be given seven clear days in advance of the meeting in writing to the board member concerned, as well as to all other board members.

10.0 Committee Formation

10.01 The Board may create committees as needed. The board chair appoints all committee chairs.

10.02 The board may, from time to time, by resolution, establish such other adhoc committees with such duties and powers as it deems to be in the interests of the Corporation. Except as otherwise established in this by-law, each such committee shall be chaired by a Director, have the committee membership and terms of reference approved by resolution of the Board, shall consider such matters as are referred to it by the Board, shall keep records of its activities and recommendations, and, shall report to the Board at such intervals as required by the Board.

11.0 Board Positions

11.01 Any board member may hold more than one position on the board.

11.02 Chairperson

The chair shall, when present and able, preside at all meetings of the Board. The chair shall also be charged with the general management and supervision of the affairs and operations of the corporation. S/he/they, shall set the agenda for meetings of the Board. The chairman shall be spokesperson(s) for the corporation and may assume such other duties and powers as the Board may from time to time confer upon her/him/them.

11.03 Vice-Chairperson

In the absence of the chair or at the request of the chair from time to time, all such duties and powers shall be exercised by the vice-chair. In the event that the vice-chair is unavailable or incapable of fulfilling such duties and powers, then the chair may delegate such duties and powers to her/his/their nominee among the other members of the Board.

11.04 Secretary

The secretary shall be clerk of the Board meetings. S/he shall record all facts and minutes of all meetings in the books kept for that purpose and, further, shall send, or cause to be sent, by ordinary mail or email, a copy of the minutes for the Board members seven days prior to the next Board meeting where this is possible and, in any event, no later than three days prior to such meeting. S/he shall give all notices required to be given to members of the Board. S/he shall be responsible for the custody of all books, papers, records, correspondence, contracts and other documents belonging to the Board,

and s/he shall perform such other duties as may from time to time be determined by the Board.

11.03.1 In the absence of the secretary from a meeting the directors shall appoint another person to act as secretary at the meeting.

11.05 Treasurer

The treasurer shall ensure that all necessary financial books and records are kept. S/he shall prepare a monthly financial statement and present it to the Board at each meeting of the Board. S/he shall ensure that all financial reports required by the corporation are prepared. All cheques must be signed by at least two of the treasurer, the chairman and one other designated person.

11.06 A Director shall be the Chair of the Fund Raising Committee.

11.07 A Director shall be the Chair of Research.

11.08 A Director shall be the Chair of Education.

11.09 A Director shall be the Chair of Implementation.

11.10 Directors-at-large shall be given duties as deemed necessary by the Board.

11.11 The first auditor shall be appointed by the Directors. At each annual meeting the Corporation shall appoint an auditor to hold office until re-elected or his successor is elected at the next annual meeting. An auditor may be removed by ordinary resolution. An auditor shall be promptly notified of appointment or removal. No Director or no employee of the Corporation shall be auditor. The auditor may attend board meetings.

12.0 Board Meetings

12.01 The board shall meet at least quarterly, at an agreed upon time and place. An official Board meeting requires that each Board member shall be notified at least seven days prior to the meeting, either in person, by telephone, or in writing.

12.02 The Board shall hold its regular meetings at such place or places as it may from time to time determine.

12.03 A quorum for the transaction of business at a meeting of the Board shall consist of one-third of sitting Board members.

12.04 A Director may participate in any meeting by telephone, video phone, or similar electronic medium and shall be counted present so long as all attending Directors can hear and be heard.

- 12.05** For the purposes of decision-making and establishing a quorum, Directors unable to attend a meeting may not participate by proxy or through delegates.
- 12.06** All Directors with the exception of ex-officio and honorary Directors, have a right to vote.
- 12.07** Decisions of the Board shall be in the form of a consensus if at all possible, unless the Act provides otherwise. If not, decisions of the Board shall be in the form of a motion, duly seconded and voted upon. Questions arising at any meeting of the Board shall be decided by a majority vote. The vote shall be by show of hands. The vote shall be recorded if requested by any Board member present. All Board members may vote on any question, unless there is a declared conflict of interest. A tie vote will fail. Voting will be in accordance to Bourinot's Rules of Order.
- 12.08** At the request of at least quorum of the members of the Board, the chairman shall call a special Board meeting. The request shall specify the purpose of the meeting. Three days notice specifying the purpose of the meeting shall be given to the Board members and may be delivered in person, by telephone or in writing. If quorum of the Board members consent, the three day notice requirement may be abridged.
- 12.09** Where a Director has any pecuniary or personal interest, direct or indirect, in any matter, or otherwise has a conflict of interest as a Director, s/he:
- a) Shall disclose their interest fully at a meeting of the Directors in the manner prescribed by the Canada Corporations Act (or other legislation under which the corporation is incorporated);
 - b) Shall disclose his/her interest and the general nature thereof prior to any consideration of the matter in the meeting;
 - c) Shall not take part in the discussion of or vote on any question in respect of the matter; and,
 - d) Shall not in any way whether before, after or during the meeting to influence the voting on any such question.
- 12.09.1 The pecuniary or personal interest, direct or indirect, of an immediate family member shall, if known to the director, be deemed to be also the pecuniary interest of the director

13.0 Board Liabilities

13.01 Board members are to serve without remuneration except that out-of-pocket expenses may be reimbursed at the discretion of the Board.

13.02 All Board members of the corporation and their heirs, executors and administrators and estate and effects, respectively, shall be indemnified and saved harmless by the corporation from and against:

- a) Any liability and all costs, charges and expenses that they sustain or incur in respect of any action, suit or proceeding that is proposed or commenced against them for or in respect of anything done or permitted by them in respect of the execution of their duties of their office, and
- b) All other costs, charges and expenses that they sustain or incur in respect of the corporation, except such costs, charges as are occasioned by their own fraud or dishonesty. All documents shall be signed on behalf of the corporation by either:
 - a) the chair plus the secretary or the treasurer; or
 - b) any two Board members appointed by the Board from time to time for this purpose.

13.03 No individual Director shall have any authority to act on behalf of the corporation with respect to the transaction of the affairs of the corporation except as provided in this by-law or by resolution of the Board.

13.04 Every Director of the Corporation shall exercise the powers and discharge the duties of his office honestly, in good faith and within the best interests of the Corporation, and in connection therewith shall exercise the degree of care, diligence and skill that a reasonable prudent person would exercise in similar circumstances. They also have a fiduciary duty to those who provide funds to the Corporation and to its staff for the sound administration of the Corporation. In addition, they have a general duty of trust to those served by the Corporation and to the general public.

14.0 Fiscal Year

14.01 The fiscal year of the corporation will terminate on the 30th day of June each year.

15.0 Annual Meeting

15.01 The annual meeting requires that each Board member shall be notified at least seven days prior to the meeting, either in person, by telephone, or in writing.

- 15.02** The annual meeting shall be held within twelve (12) months and not more than fifteen (15) of the last preceding annual meeting at such date, time and place within the jurisdiction of the Corporation as determined by the Board for the purpose of:
- a) Considering and approving the minutes of the previous annual meeting and any special general meeting that may have been held since the last annual meeting.
 - b) Receiving and considering audited financial statements for the preceding fiscal year;
 - c) Receiving and considering such other reports and statements as are required by the Corporations Act (and other legislation);
 - d) Electing Directors;
 - e) Appointing the auditors for the next fiscal year;
 - f) Transacting any other business properly brought before the meeting.

16.0 Rules of Order

- 16.01** Bourinot's Rules of Order shall govern the corporation in all cases to which they are applicable and in which they are not inconsistent with the By-laws of the corporation.

17.0 Amendments

- 17.01** The by-laws of the corporation shall be those filed with the application for Letters Patent until repealed, amended, altered or added to.
- 17.02** The Board shall have the power to add to, delete or amend this By-law as it deems fit. Proposed amendments must be submitted to the secretary to be sent out with regular Board announcements. Confirmation of the amendments will require a quorum majority vote by the members in attendance.
- 17.03** The Board must approve amendments to the bylaws before Ministerial approval is given.
- 17.04** Ministerial approval is required before amendments can be enforced or acted upon.

18.0 Dissolution

- 18.01** The Board shall remain in existence until such time as quorum of the active representatives of the board shall vote to disband it.
- 18.02** It is specially provided that in the event of liquidation, dissolution or winding-up of the corporation, all of its remaining assets after payment of its liabilities shall be distributed to one or more qualified donees as defined

under the provisions of the Income Tax Act, or a registered charitable organization in Canada.

19.0 Effect of Non-compliance

19.01 The failure to comply with any procedure set out in these By-laws does not invalidate any action taken by the Board or the members of the Board, provided only that the intent of these By-laws is maintained.

This document comes into effect February 10, 2009

DATED at the city of Guelph in the province of Ontario this day of February 10, 2009

Signatures of Applicants:

Kevin B Butt

Victoria J MacPhail

Clare Irwin

Pollination Guelph Work Plan and Schedule

Time
line

2008

Nov -
Dec

Undertake visioning exercise
and develop a **mission
statement** for PG (Pollination
Guelph)



2009

dec-
Jan

Develop **strategic plan** For PG



JAN -
Feb

Present Strategic plan to
Community Development
& Environment Services
committee (CDES)



Apply for grant to help finance
initial start up activities



PG presents Strategic plan to
Council



Prepare the feasibility study for the
pollinator park (if necessary)

Establish roles, relationship
and responsibilities of city,
community & PG



Mar

Present feasibility study to
council (if necessary)



Apr -
may

Formalise the relationship
between the PG and City



June -
dec

Fund raising. Detailed Park
planning and development.



Complete a baseline fauna and
flora for the pollinator park site



Friends,

Welcome to the first quarterly newsletter of Pollination Guelph. We hope to help organize and promote all types of pollination-related activities within the City of Guelph, including the proposed pollinator park at the Eastview Landfill Site, while being a model for groups internationally.

Thanks to everyone who attended the pollination workshops at the Guelph Youth Music Center on March 7-8, 2008, and our first community meeting at the Evergreen Seniors Centre on July 3, 2008. Also, thanks to those individuals who expressed interest in attending these events but were unable to. The response to these meetings and others confirmed that there is a great deal of interest in the community to pursue a Pollinator Park within the City of Guelph.

This project will be one of the first and largest pollinator initiatives to occur in Ontario. It will also be an opportunity to highlight the City's commitment to being a leader in environmental issues.

Where We Stand

March 2008 Pollination Workshops and Report

Despite the worst snowstorm of the winter, over 200 people attended the March 2008 workshops, listened to presentations by local and international speakers, and participated in break-out discussion groups. Topics included pollination education, public participation, bio-engineering of the site, rights of ways and other potential areas for pollinator habitat, suggested research projects, among many others. A report on these workshops has been completed, and is available at <http://ward2guelph.wordpress.com> (search for "pollinator"), or by e-mailing pollinationguelph@gmail.com. It will also be available on our new web-site, www.pollinationguelph.ca (coming soon!), and <http://guelph.ca/healthylandscapes>.

Concept Designs and Council Support

Schollen & Company Inc. are the consultants who have been hired by the City to prepare concept designs for both the Eastview Community Park (sports field component) and the Pollinator Park.

A conceptual design workshop was held on May 22, 2008 at the Arboretum Centre for the public to provide comments. Support for the pollinator park was also strong at this meeting. The consultants are currently incorporating these comments, and will be holding another meeting on November 25, 2008 at the Evergreen Seniors Centre to allow for more public participation in the planning and design phase (see details at the end of this newsletter).

Members of City Council are very excited about the proposed pollinator park, and city staff have been directed by Council to explore funding options and fundraising ideas by Community Groups through corporate sponsorships, government agencies, and donations for creating the Pollinators' Park.

City staff are currently preparing a report for the City Community Development and Environmental Services (CDES) Committee, in which they will present Pollination Guelph's proposal to develop the Pollinators' Park. CDES and Pollination Guelph will then seek Committee/ Council approval.

Introducing Pollination Guelph

Pollination Guelph is the group recently formed from the ad-hoc committee that operated under the Guelph Pollination Initiative name. We are currently preparing to become an incorporated non-profit group, with the ability to accept charitable donations. An interim board has been formed from members of the community, with a variety of backgrounds and abilities, to help organize and direct the activities of Pollination Guelph. Our web-site address, www.pollinationguelph.ca, has been secured and we will be launching and updating it throughout the next few weeks, so bookmark it today and visit often!

What We're Currently Working On

- Finalizing our Vision and Mission Statements.
- Preparing a strategic plan and related business plans.
- Creating documents and presentations that explain what pollination is, the benefits of pollinators, the need to preserve or create pollinator habitat, and more!
- Investigating funding opportunities.
- Talking to the City about our role in the design and implementation of the park.
- Educating the public in Guelph and surrounding areas about the importance of pollinators.

Our Next Steps

- Calculating the value of the pollinator park to the community.
- Calculating the cost to design and implement a plan.
- Fundraising for local pollination events as well as the pollinator park.
- Planning an event for International Pollinator Week, June 22-28, 2009.
- Initiating aspects of the strategic plan and business plans.
- Making Presentations to City Committees and Council about the park.



How You Can Help

- Spread the Word! Pass around this newsletter!
- Attend the next public open-house on November 25, 2008, and comment on the conceptual design plan for the Eastview Community Park and Pollinators' Park. The meeting will be held from 4:30-7:30pm (presentation by the consultants at 6:30pm) in Activity Room 4 of the Evergreen Senior's Center, located at 683 Woolwich Street, Guelph, Ontario.
- If you can not make the open-house, visit guelph.ca after Thursday, November 27, to see the presentation panels and comments sheets, and send in any feedback you have.
- Stay posted. We're in the early stages of planning but we'll need your help soon!

Thanks for your interest!

The Pollination Guelph Board

Please note that this letter is intended for anyone interested in keeping up with the work of the Pollination Guelph board and volunteers. For more information about Pollination Guelph, or to be added to our mailing list, contact pollinationguelph@gmail.com.

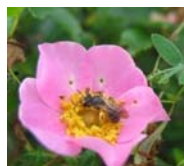
Want to learn more about pollinators or pollination? Visit one of these web-sites today!

www.pollinator.org

www.pollinationcanada.ca

www.xerces.org

www.nativeplants.msu.edu



www.fws.gov/pollinators/

<http://libraryportals.org/PCDL>

<http://nature.berkeley.edu/urbanbeegardens/>

<http://www.fs.fed.us/wildflowers/pollinators/index.shtml>

Pollination Guelph's Vision, Mission, Goals and Objectives – January 2009

Vision:

Guelph is a world model for the promotion and protection of pollinators and their habitat – leading the way in environmental sustainability.

Mission:

Pollination Guelph is dedicated to the conservation and development of pollinator habitat for current and future generations. We promote awareness and understanding of the role of pollinators in achieving local and global environmental sustainability goals and showcase world class pollinator projects that are a model for citizens and communities throughout Canada and internationally.

Strategic Goals and Objectives:

Education:

To raise public awareness of the importance of pollination.

- Develop and regularly provide educational programs to targeted groups such as tourists, community groups, schools and municipalities.
- Create informative literature that can be widely distributed.
- Build a website with information, images and outside links relating to pollination.
- Ensure the use of the Eastview pollinator park as a community educational tool.

Research:

To foster the study of pollination interactions within habitats.

- Monitor the successful development of the Eastview pollinator park.
- Promote the use of the Eastview pollinator park as a research tool.
- Encourage research into ways of increasing and understanding pollinators and their habitats.

Community:

To engage the community through pollination related activities.

- Host and participate in annual community events.
- Identify opportunities to formally recognize the achievements by community members in support of pollinator protection.

Advocacy:

To advocate for policies and practices that reflect the importance of pollination.

- Provide input on policies, at all levels of government, to protect pollinators and their habitats.
- Encourage stewardship of pollinator habitats by landowners.
- Promote the City of Guelph as a role model to other communities for protection of pollinator habitat.
- Encourage the funding of programs that protect or enhance pollinators and their habitats.

Conservation:

To increase the area of naturalized landscapes and the use of native plants and local seed on public and private land.

- Encourage the development of pollinator-friendly areas throughout Guelph.
- Promote the development of strategic linkages between natural areas to benefit pollinators and other wildlife.
- Recommend the use of locally-sourced native seeds or plants throughout the community.

Pollinator Park articles in the Media, Presentations, Events, and Major Meetings that involved Pollination & Pollinators in Guelph

Pollinator Park articles in the Media

Winter 2009. The Buzz around Guelph. *OAC Alumni News*. Pg 4. In: *The Portico*: a University of Guelph magazine for Alumni and Friends.

Lorraine Johnson. 2009. The latest buzz – help end the decline of honeybees, bumblebees, and other pollinators. *Canadian Gardening*. pp 62-67.

City of Guelph. 2009. What is a pollinators park. Available:
<http://guelph.ca/living.cfm?itemid=76710&smocid=2142>

City of Guelph. 2008. Eastview community and Pollinators Park. Available:
<http://guelph.ca/living.cfm?itemid=76691&smocid=2142>.

Candace Savage. December 2008. Plight of the bumblebee. *Canadian Geographic*. pp 54-60.

Kate Harries. Summer 2008. A place for Pollinators. *Ontario Nature*. Pg 8.

Kathiann M. Kowalski. May/June, 2008. A Pollinator Park. In: *Pollinators – Please! Yes Mag.* 64:14-15.

Tom Spears. March 7, 2008. Guelph abuzz over plan for pollination park. *Ottawa Citizen*. Available:
<http://www.canada.com/ottawacitizen/news/story.html?id=5be8145d-b228-4135-b888-e120d3b5ad01>

Doug Hallet. March 4, 2008. Pollinator park plans to the fore this week. *Guelph Tribune* 22(19):1, 9. Available:
<http://www.guelphtribune.ca/news/article/119313>

GuelphMercury.com. March 3, 2008. From dump to sanctuary. *Guelph Mercury – Breaking News*. Available:
<http://news.guelphmercury.com/News/BreakingNews/article/301470>.

Deidre Healey. February 27, 2008. U of G, City Team Up to Talk About the Birds and Bees – Symposium to discuss world's first pollination park. *At Guelph*. 52(4):7. Available: <http://www.uoguelph.ca/atguelph/08-02-27/newsbirds.shtml>

Vik Kirsch. January 14, 2008. Former landfill site could become park: committee – Specific plant types would attract bees, other pollinators. *Guelph Mercury*. Available: <http://news.guelphmercury.com/article/282023>

Doug Hallet. January 8, 2008. Eastview park to be 'one of a kind' – Park plan to preserve pollinators. *Guelph Tribune*. 22(3):1, 10. Available: <http://www.guelphtribune.ca/news/article/112949>

Editorial. January 8, 2008. A change of scenery. *Guelph Tribune*. 22(3):6. Available:
<http://www.guelphtribune.ca/news/article/112942>

Andrew Vowles. November 21, 2007. For the Bees and Birds – U of G community members help lead charge for pollinator park on former city landfill site. *At Guelph*. 51(18):5. Available:
<http://www.uoguelph.ca/atguelph/07-11-21/featuresbees.shtml>

Andrew Vowles. October 24, 2007. Three new projects receive ESRI Funding – Cross-campus groups to use

funds to study pollinator park, 'green' companies and biodiversity. *At Guelph*. 51(16):4. Available: <http://www.uoguelph.ca/atguelph/07-10-24/newsesri.shtml>.

Advertisements & Announcements

November 2008*. Announcement about public open house on November 25, 2008 to review the conceptual design for the Eastview Community Park and Pollinators' Park. *Guelph Tribune*.

City of Guelph. November 13, 2008. Making a difference: Priorities, Progress and Plans – placemats at State of the City address by Mayor Karen Farbridge, Guelph Chamber of Commerce breakfast, Guelph, Ontario. ("Pollinator Park & Eastview Park" was listed under the strategic goal of Natural Environment for 2009). Available: <http://Guelph.ca/uploads/administration/mayor/speeches/2008-mayors-handout.pdf>

June 2008*. Announcement about public meeting on July 3, 2008 to organize the committees needed to make the Guelph Pollinator Park a success. *Guelph Tribune*.

News Release. March 3, 2008. Conference Looks at Turning Landfill into World First Pollination Park. *University of Guelph, Campus News*. Available: http://www.uoguelph.ca/news/2008/03/conference_look.html

February 22, 2008*. Announcement of the Guelph Pollination Initiative and Canadian Pollinator Protection Initiative meetings on March 7 and 8, respectively. *Guelph Tribune*. Pg 11.

February & March, 2008. Copy of Handout/poster displayed in several locations in Guelph and circulated by e-mail, announcing the Guelph Pollination Initiative and Canadian Pollinator Protection Initiative meetings on March 7 and 8, respectively, and including the agenda.

**Note: these announcements were in the Guelph Tribune on several occasions leading up to the event*

Radio & Television - (numerous leading up to March 2008 workshops, local through international coverage)

Presentations (many not listed here)

Kevan, Peter G.; Thomas, Vernon.; Landman, Karen; MacPhail, Victoria J.; Beard, G. Vicki; Horn, Marianna. November, 15, 2007. Pollination in the City of Guelph and the Possibilities for a Pollination Park. Expert panel presentations and discussions, Guelph Master Gardeners Meeting, Guelph, Ontario, Canada.

Events & Major Meetings

November 25, 2008. Eastview Community Park and Pollinators' Park open house to review conceptual design. Public meeting, Evergreen Seniors Center, Guelph, Ontario, Canada.

July 3, 2008. Preliminary meeting about a possible "Friends of Pollinator's Park" group. Public meeting, Evergreen Seniors Centre, Guelph, Ontario, Canada.

May 22, 2008. Eastview Community Park and Pollinators' Park Master Plan: Conceptual Design Workshop. Public meeting, Arboretum Centre, University of Guelph, Guelph, Ontario, Canada.

March 7-8, 2008. Guelph Pollination Initiative and Canadian Pollinator Protection Initiative Public Workshops, Guelph Youth Music Centre, Guelph, Ontario, Canada.

October 11-12, 2007. Design Charette for the Guelph Pollination Park, Department of Landscape Architecture, University of Guelph, Guelph, Ontario, Canada.

March 19, 2007. Meeting on Pollinator Conservation Initiatives with members of the public, university, representatives from nearby cities, conservation authorities, others. Greenway Blooming Centre, Breslau, Ontario, Canada.



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City of Guelph 2008 Future Growth Survey

Presentation to the Community Development
and Environmental Services Committee

February 17, 2009



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Objectives

- **The following report presents the findings from the 2008 Future Growth Survey conducted by Ipsos Reid on behalf of the City of Guelph.**
- **The overall objectives of the research were to discover citizens':**
 - Familiarity with planning initiatives;
 - Awareness of the City's Local Growth Management Strategy;
 - Acceptance of recommendations made by the Local Growth Management Strategy;
 - Attitudes towards growth and intensification; and,
 - Desires for the future.
- **Additional objectives added were to understand citizens':**
 - Satisfaction with the various aspects of Guelph;
 - Knowledge of and support for protection of Natural Heritage features and the Greenbelt Plan; and,
 - Support for GO Train in the City of Guelph and preferred location.

2



Methodology

- The survey involved a total of 500 completed interviews among a randomly selected, representative sample of Guelph residents aged 18 years and older.
- The overall survey results have been weighted by age and gender to be representative of the population of Guelph and are considered to be accurate to within +/- 4.4%, nineteen times out of twenty.
- The margin of error will be larger for subgroups of the data (e.g. where results were broken down by age).
- The survey was conducted by telephone between November 10 and 16, 2008.

3



Executive Summary - Overall

- General familiarity with Guelph's current urban planning issues and initiatives is moderate. However, familiarity is relatively low when it comes to specific initiatives such as the Local Growth Management Strategy, Community Energy Plan and the Natural Heritage Strategy.
- Despite lower familiarity, there is support for key growth principles recommended in the City's Local Growth Management Strategy (e.g. accommodating future population and employment growth within the current City limits).
- Residents feel that it is important to achieve a balance between development and preservation of green space through building more apartments, condos, and townhouses than detached homes. Furthermore, many residents feel that preserving significant green space is of the utmost importance and should be achieved by building in already developed areas at higher densities.
- When thinking about future growth, residents say that water supply issues, infrastructure/roads, employment, lack of housing and transportation/transit/traffic are the top challenges.
- Support for the Community Energy Plan, Natural Heritage Strategy and potential expansion of the Greenbelt within portions of the City is high.
- Support for the GO Train in Guelph is clear, with the preferred location being within the downtown area.

4



Key Findings

- Residents are only partially aware of the Growth and Planning initiatives the City is undertaking. However, when they hear about these initiatives, including the key recommendations of the Local Growth Management Strategy (e.g. accommodating an additional 54,000 people and 31,000 jobs by the year 2031 within the current City limits at a steady annual growth rate of 1.5%), residents are supportive. Communications about the City's initiatives should be well received.
- Residents feel that it is important to have a balance between accommodating new growth and preserving green space by building more apartments, condos and townhouses than detached houses. Nevertheless, a low percentage of residents indicated they would likely consider moving into higher density.
- Residents most likely to move into higher density homes are those looking to own for the first time or downsize their current home.
- Most residents support the redevelopment of existing buildings compared to the option of new development as a means to support the expected population growth.
- Residents undoubtedly have concerns about growth within and around the City, particularly as it pertains to infrastructure and traffic/transportation. Environmental issues are also top of mind concerns. Communicating plans to mitigate potentially negative impacts of growth related to infrastructure, employment and the environment would help to ease concerns.

5



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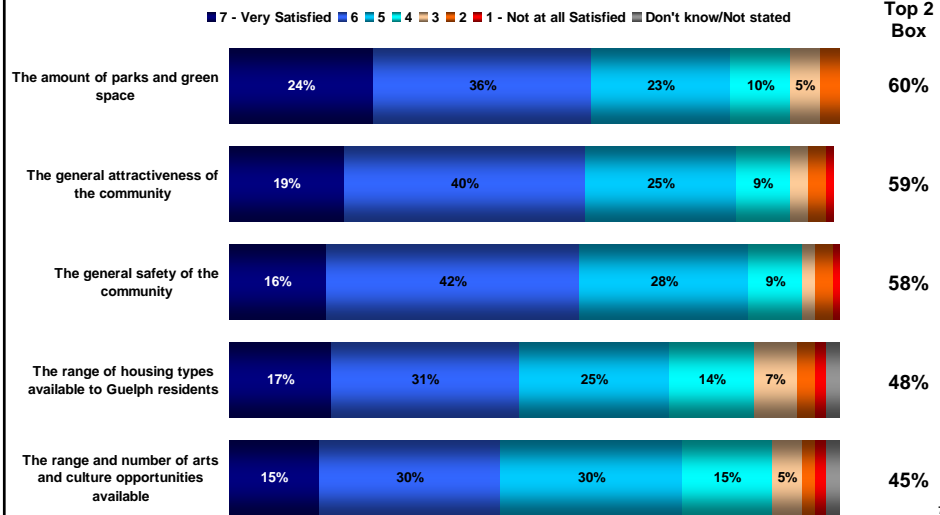
Satisfaction with Aspects of Life in Guelph



6



Aspects in Guelph – Higher Rated Satisfaction

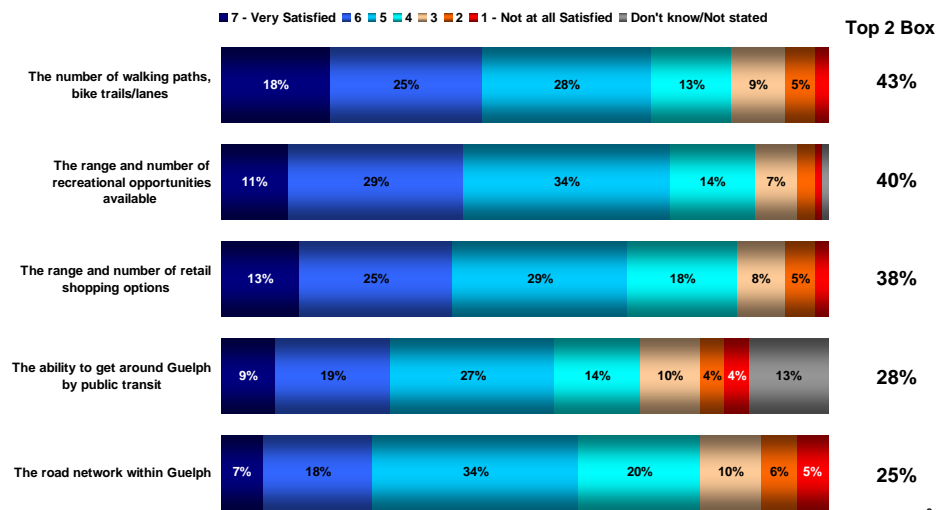


Q1. Using a scale from 1 to 7, where 1 means 'not at all satisfied' and 7 means 'very satisfied,' how satisfied are you with the following aspects of life in Guelph?

Responses <4% not shown.
Base: All respondents n=500



Aspects in Guelph – Lower Rated Satisfaction



Q1. Using a scale from 1 to 7, where 1 means 'not at all satisfied' and 7 means 'very satisfied,' how satisfied are you with the following aspects of life in Guelph?

Responses <4% not shown.
Base: All respondents n=500



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Awareness of and Support for Future Growth

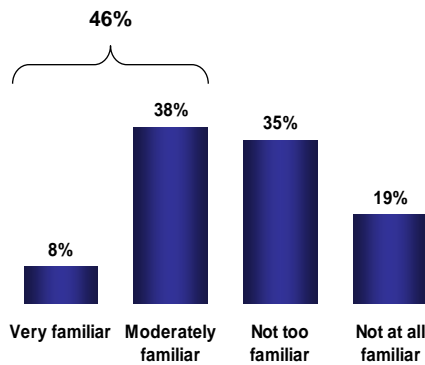


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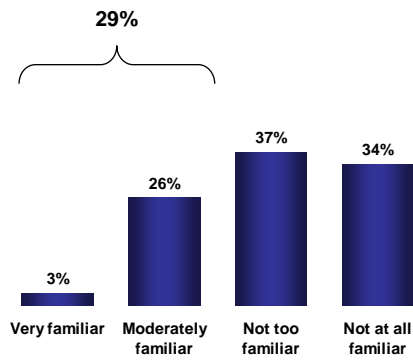


Planning Issues and Initiatives & Local Growth Management Strategy

Familiarity with Guelph's current urban planning issues and initiatives



Familiarity with the City's Local Growth Management Strategy



10

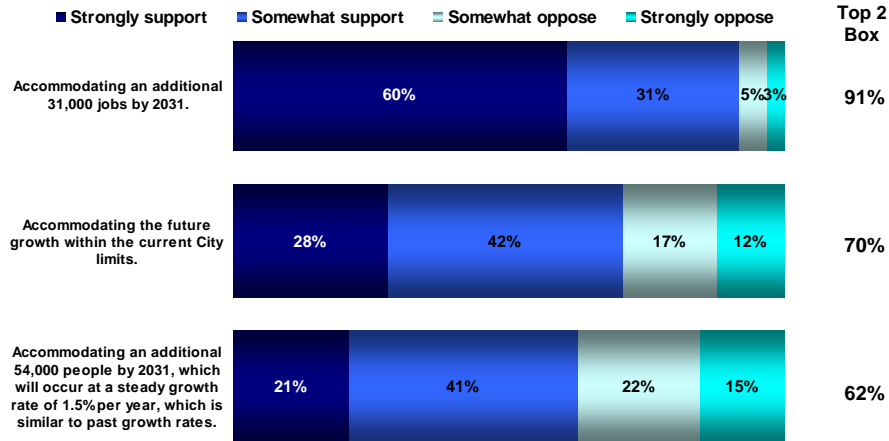
Q4. Would you describe yourself as very familiar, moderately familiar, not too familiar, or not at all familiar with the City of Guelph's current urban planning issues and initiatives? Q5. Would you describe yourself as very familiar, moderately familiar, not too familiar, or not at all familiar with the City's Local Growth Management Strategy specifically?

Base: All respondents n=500



Support for Key Growth Principles

The Government of Ontario expects the populations of cities in the Greater Golden Horseshoe to increase significantly by the year 2031. The Government is requiring each municipality to draft a strategy outlining the action the municipality plans to take to accommodate the increased population.



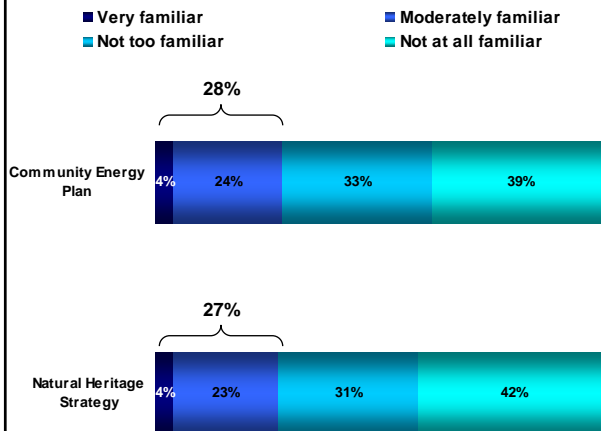
11

Q9. Under this strategy, the City of Guelph has outlined a number of key growth principles. Do you strongly support, somewhat support, somewhat oppose or strongly oppose [INSERT ITEM]? How about...? Base: All respondents n=500

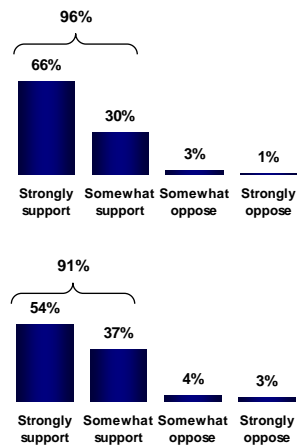


Familiarity with and Support For Planning Initiatives

Familiarity



Support



12

Q14. How familiar would you say you are with the following planning initiatives? Are you very familiar, moderately familiar, not too familiar or not at all familiar? The first is Guelph's [INSERT ITEM]

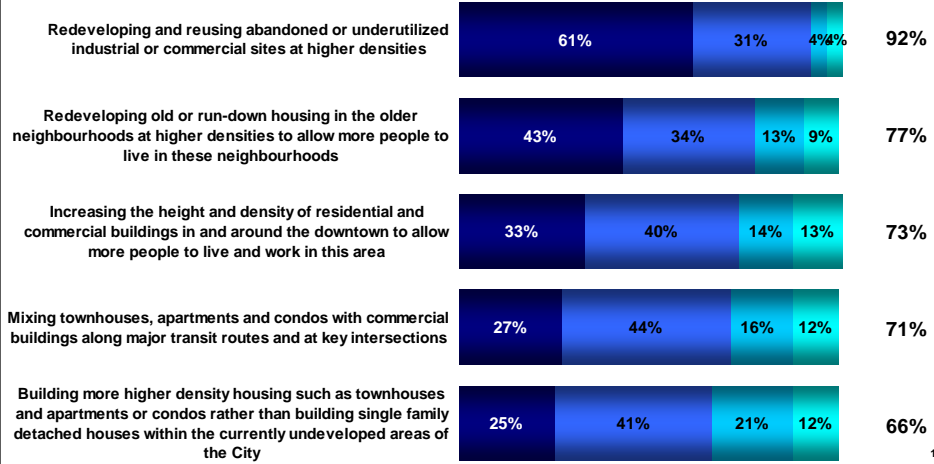
Base: All respondents n=500



Options to Allow for Population Growth

■ Strongly support ■ Somewhat support ■ Somewhat oppose ■ Strongly oppose

Top 2 Box



13

Q10. In order to allow for population growth, Guelph is considering the following options. Please tell me if you strongly support, somewhat support, somewhat oppose and strongly oppose each option. The first is [READ LIST]? How about...? Base: All respondents n=500



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Planning for the Future

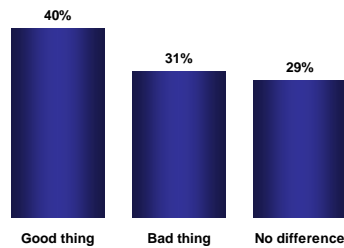


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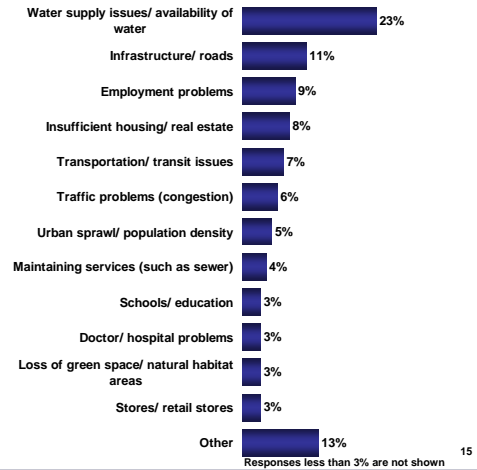


Attitudes on Population Growth

Attitude toward increased population over the past 5 years



Top challenges associated with future growth – Total mention



Q2. The population of Guelph has increased over the past 5 years. Do you think this growth is a good thing, a bad thing or does it make no difference to you personally? Q3. As Guelph's population continues to grow, what would you say will be the top three challenges associated with this growth?

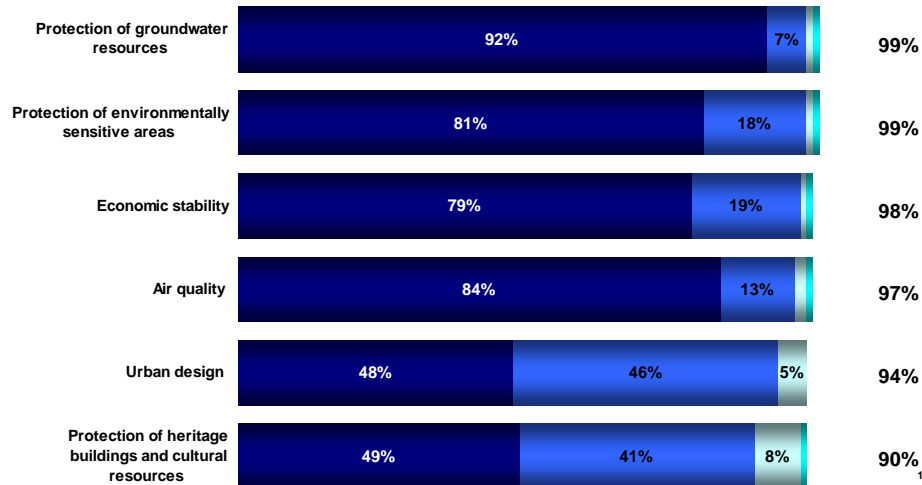
Base: All respondents n=500



Consideration of Aspects in Urban Planning

■ Very important ■ Somewhat important ■ Not very important ■ Not at all important

Top 2 Box

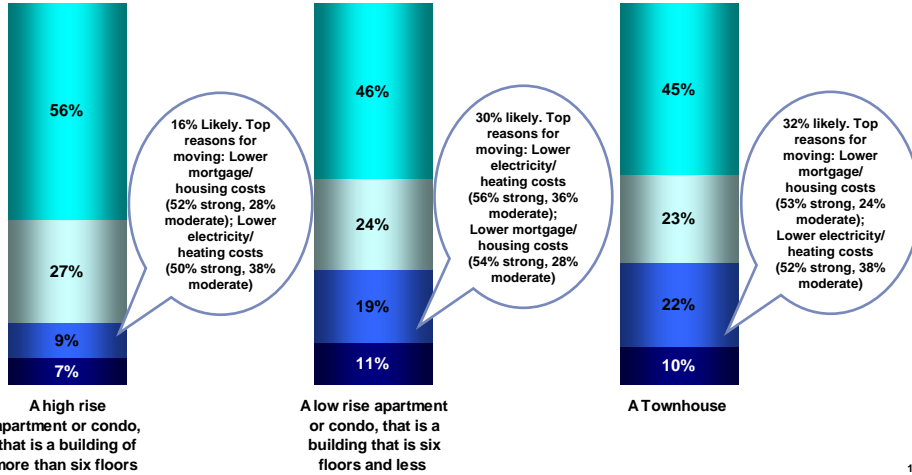


Q6. And how important would you say the following are to consider when thinking about urban planning in Guelph? Are they very important, somewhat important, not very important or not at all important? The first one is [INSERT ITEM]. And how about? Base: All respondents n=500



Consider Moving into New Home

Very likely Somewhat likely Not very likely Not at all likely



Q7. When the time comes to make a move into a new home, please tell me how likely you are to consider moving into a [INSERT ITEM]...? Are you very likely, somewhat likely, not very likely or not at all likely ...?

Base: All respondents n=500

17



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Planning for the Future



18



Thoughts on Future Land Use and Development

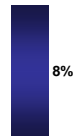
Preserving significant green space should be the most important, the focus should be on building in already developed areas at higher densities, like apartments, condos and townhouses, in order to accommodate growth while protecting green space



It is important to have a balance between development and preserving green space, where more apartments, condos and town houses than detached homes are built to allow for the protection of some green space



It is important to continue to build mostly single detached homes, even if it means sacrificing the green space in Guelph



19

Q11. Which of the following statements best describes your thoughts about future land use and development? [CHOOSE ONE] Please choose only one of the following statements.

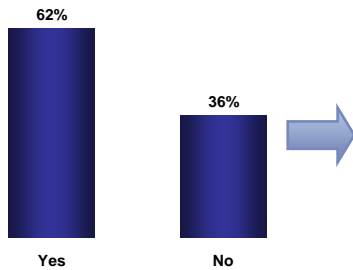
Base: All respondents n=500



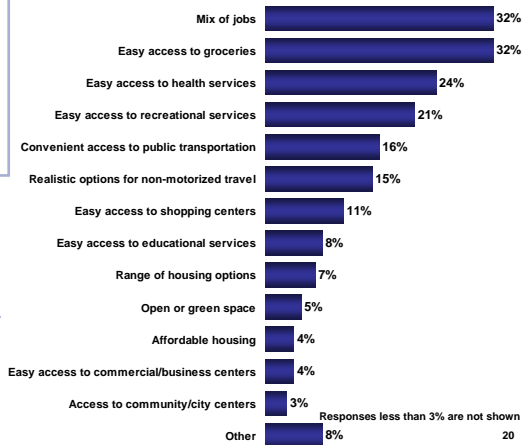
Living in a Complete Community...

Live in complete community?

Guelph is also working toward building neighbourhoods that function as complete communities. A 'complete community' is defined as a community where people's needs for daily living are met by providing access to a mix of jobs; local services; a range of housing and community infrastructure such as health, educational, and recreational services including affordable housing and open space; convenient access to public transportation; and options for non-motorized travel.



Missing components of a complete community



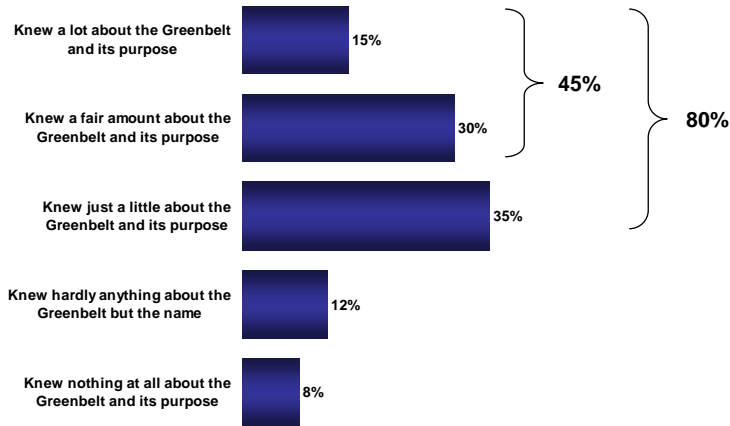
20

Q12. With this definition in mind, would you say your neighbourhood is a complete community? Base: All respondents n=500 Q13. And still thinking of the complete communities definition I read you, what components of a complete community are missing in your neighbourhood? Base: Neighborhood not a 'complete community' n=180



Knowledge of Greenbelt Plan

In 2005 the government of Ontario established the Greenbelt Plan. It consists of 1.8 million acres of land around the Greater Golden Horseshoe and includes such environmentally protected spaces as the Niagara Escarpment and the Oak Ridges Moraine. The purpose of the Greenbelt, within an urban environment, is to provide permanent protection to natural features and water resource systems.



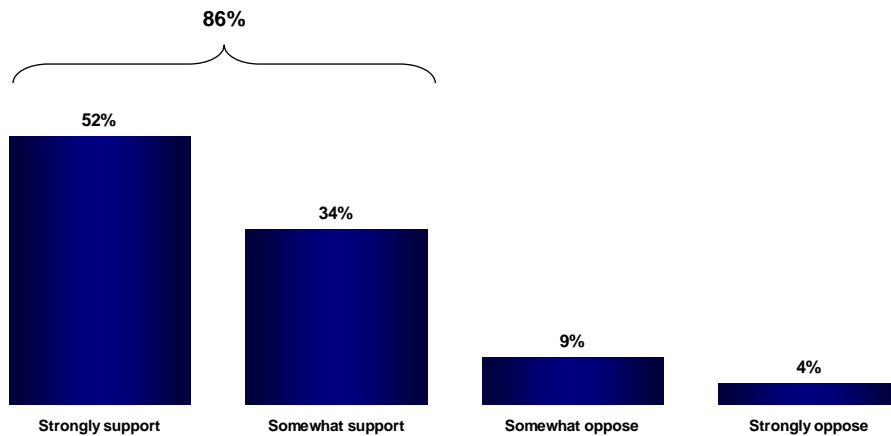
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Q17. When thinking of the Greenbelt and its stated purpose would you say before today you...

Base: All respondents n=500



Support expansion of the Greenbelt



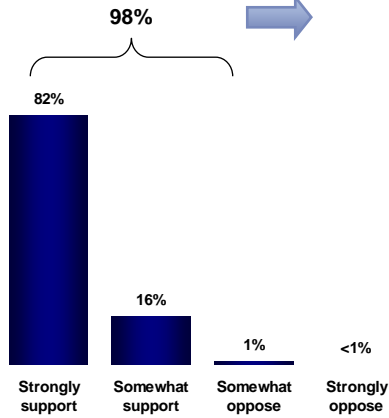
22

Q18. The government of Ontario has recently developed criteria that could be used to expand the Greenbelt over time. These criteria will be used to evaluate requests from municipal councils to extend the Greenbelt into new areas. This expansion would not permit urban development on the land designated as Greenbelt. Do you [READ LIST] expansion of the Greenbelt within portions of the City of Guelph. Base: All respondents n=500

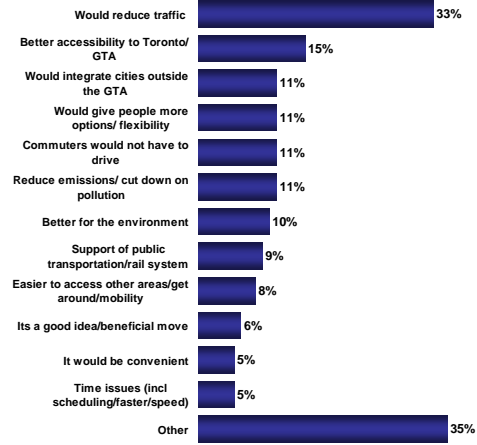


GO Transit Rail Service

Support for GO transit rail service



Reasons to support GO transit rail service

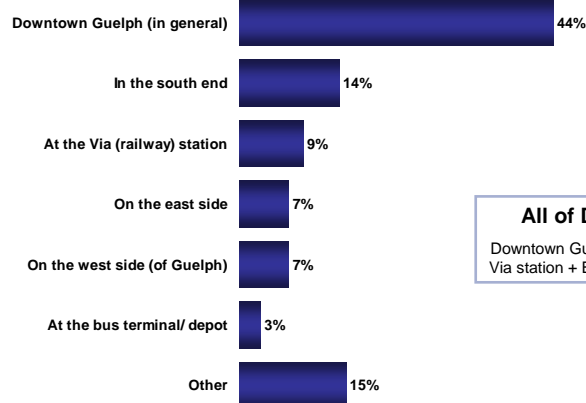


Responses less than 5% are not shown 23

Q19. GO Transit is proposing to extend its rail service to Kitchener-Waterloo and Guelph. How much would you say you support or oppose having GO Train service extended to Guelph? Do you... Base: All respondents n=500 Q20. And why do you say that you [INSERT RESPONSE FROM Q19] extending rail services to Guelph? Base: Strongly support/Somewhat support GO Transit n=488



Preferred Location for GO Train Terminal



All of Downtown

Downtown Guelph (in general) + Via station + Bus terminal = 56%

Responses less than 3% are not shown 24

Q21. If the GO Train was available, where do you think the best location for the terminal would be in Guelph?

Base: All respondents n=500



Ipsos Reid Public Affairs



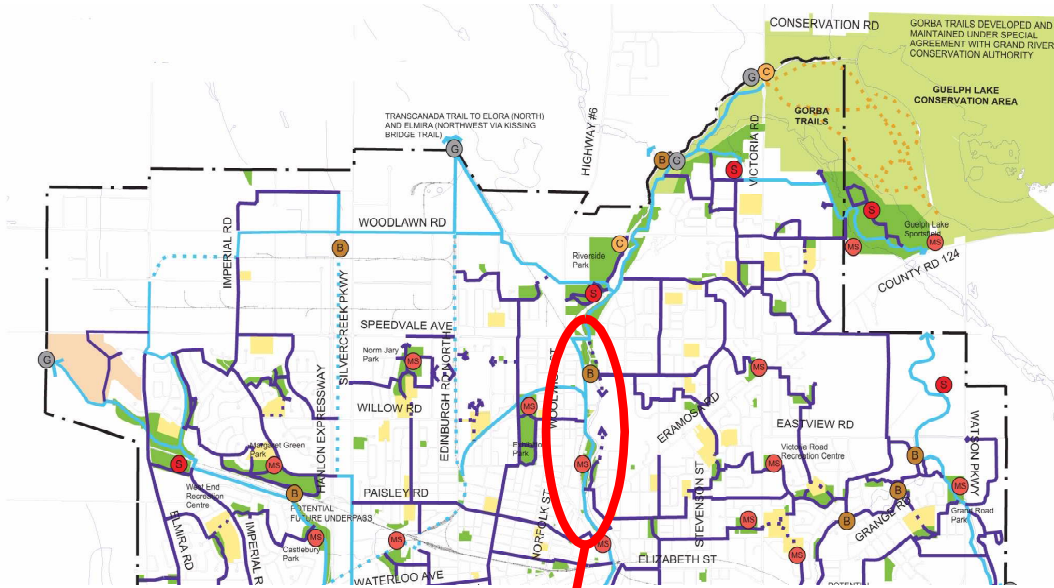
Thank You

Any Questions?



Trans Canada Trail Update

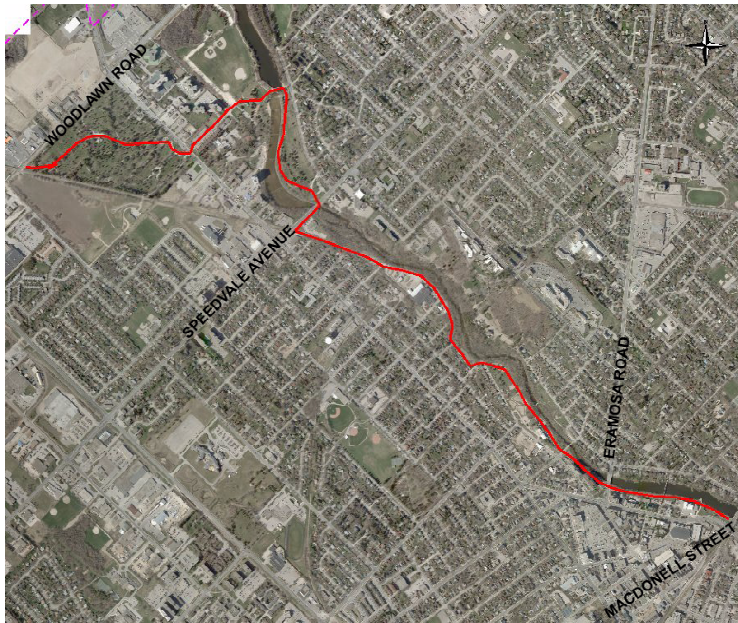
City Wide Trail Master Plan – Map 4 Trail Network



Eramosa Rd. to Speedvale Av.

Proposed Trail Location

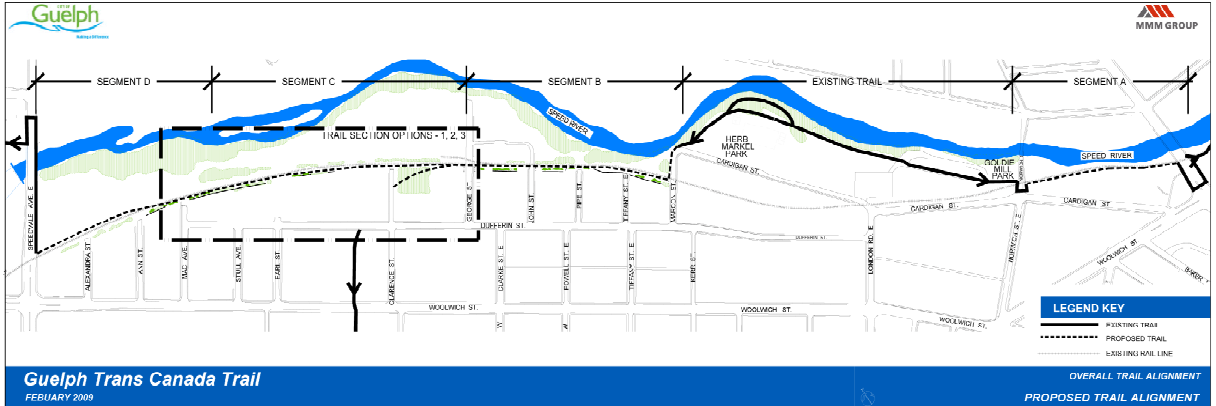
Registered Trans Canada Trail Alignment



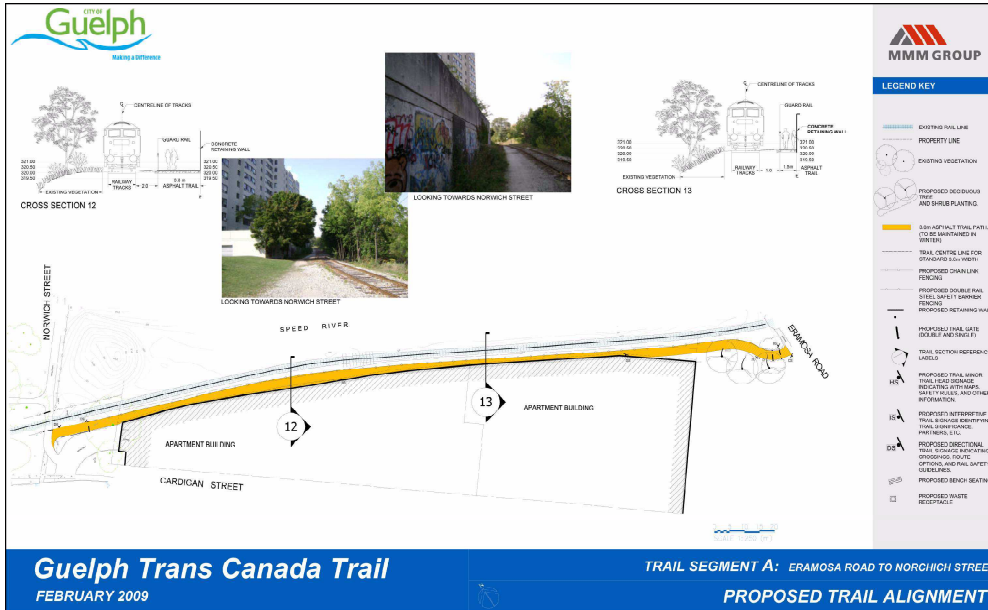
Public Process

- October 8, 2008 - 851 Open House Invitations mailed to residents in close proximity to the proposed trail.
- October 10, 2008 – Open House Invitation placed on City website.
- October 10 and 17, 2008 – Advertisements placed in the Tribune Newspaper regarding the Open House.
- October 23, 2008 – Open House held at the Evergreen Seniors Centre. 25-30 people in attendance. Hardcopies of survey made available.
- October 24, 2008 – All Open House Presentation Panels and Survey made available on City website.
- November 2008 – All surveys returned (23 in total).
- February 5, 2009 – Letter sent by mail and email to residents requesting to be kept informed of project.

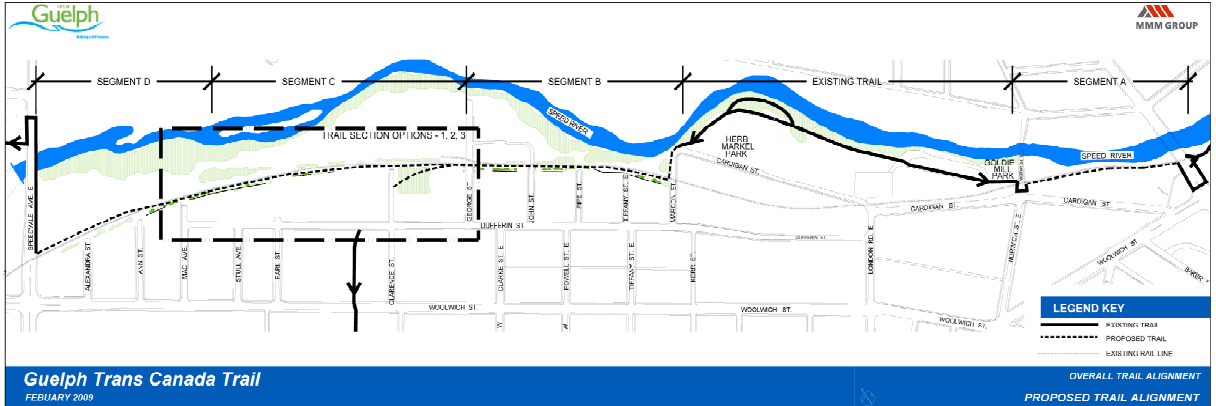
Revised Layout – Overall Trail Alignment



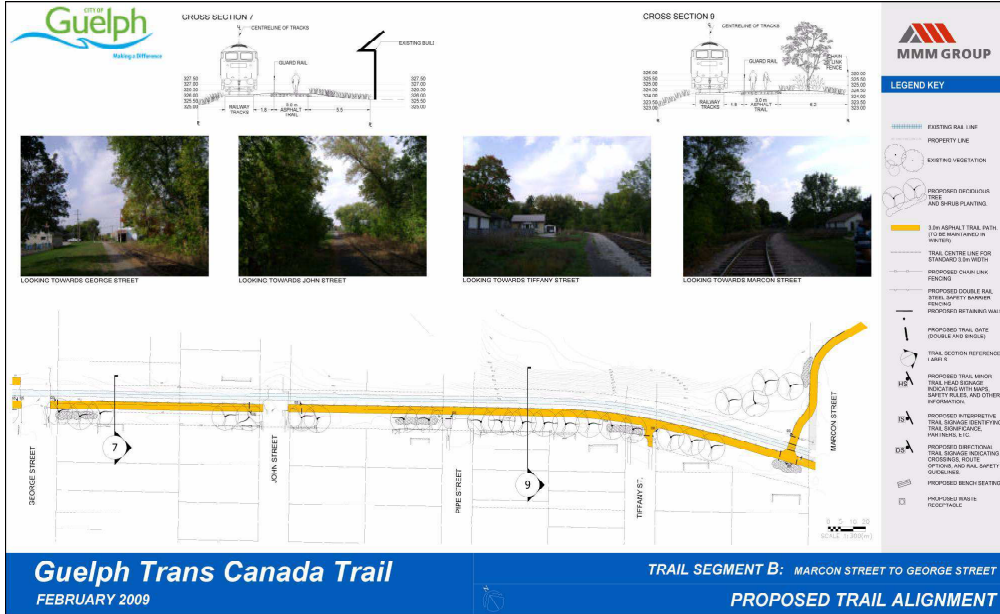
Revised Layout – Eramosa Road to Norwich Street



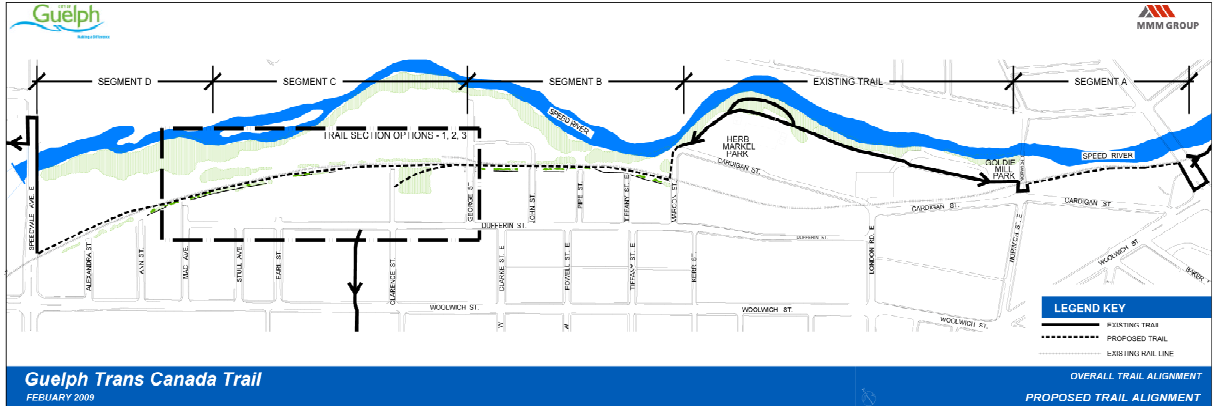
Revised Layout – Overall Trail Alignment



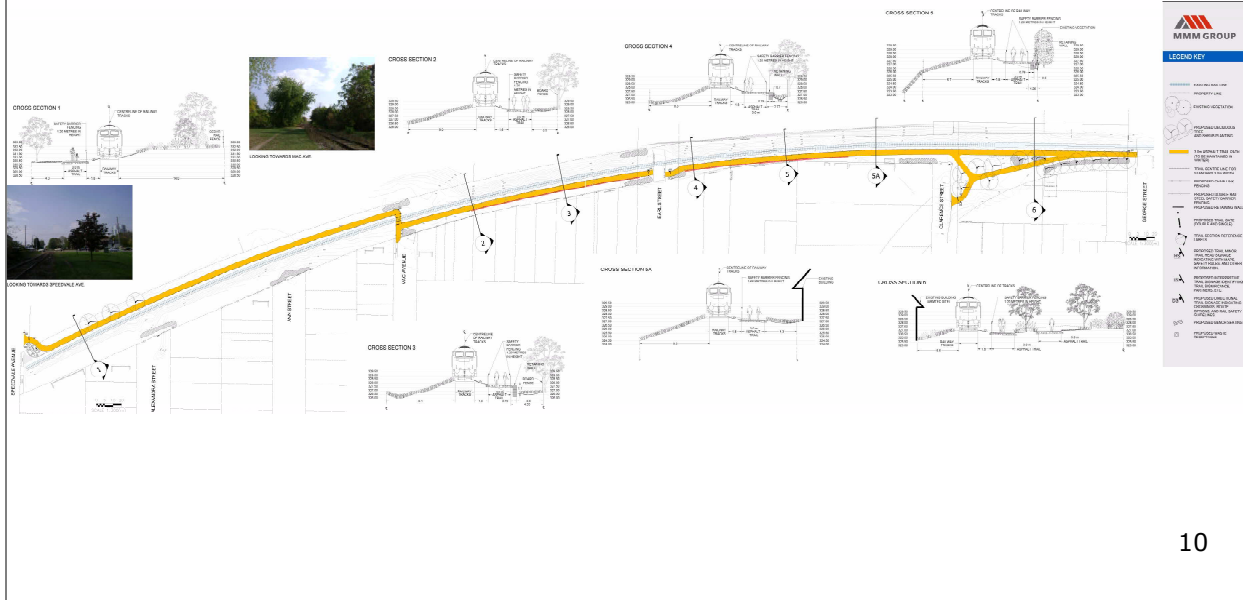
Revised Layout – Marcon Street to George Street



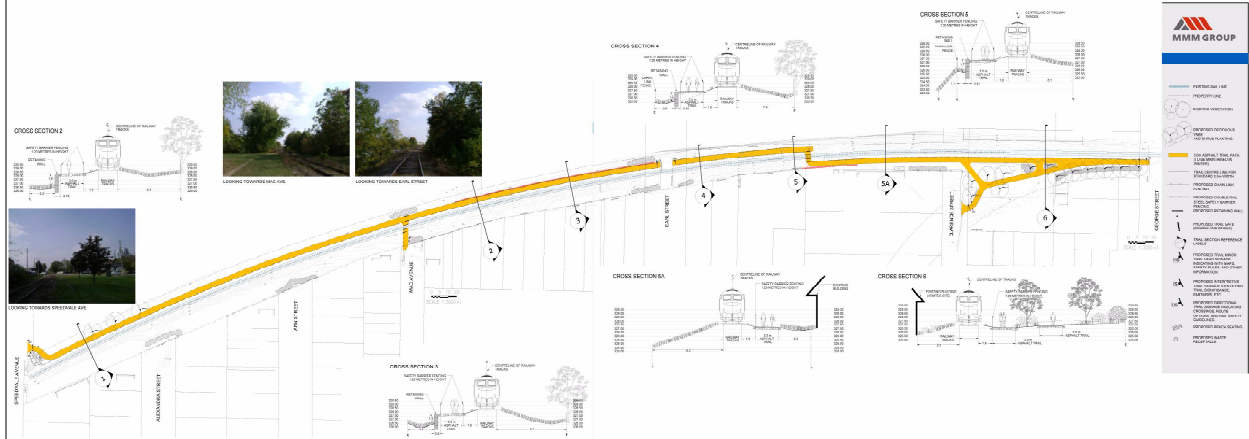
Revised Layout – Overall Trail Alignment



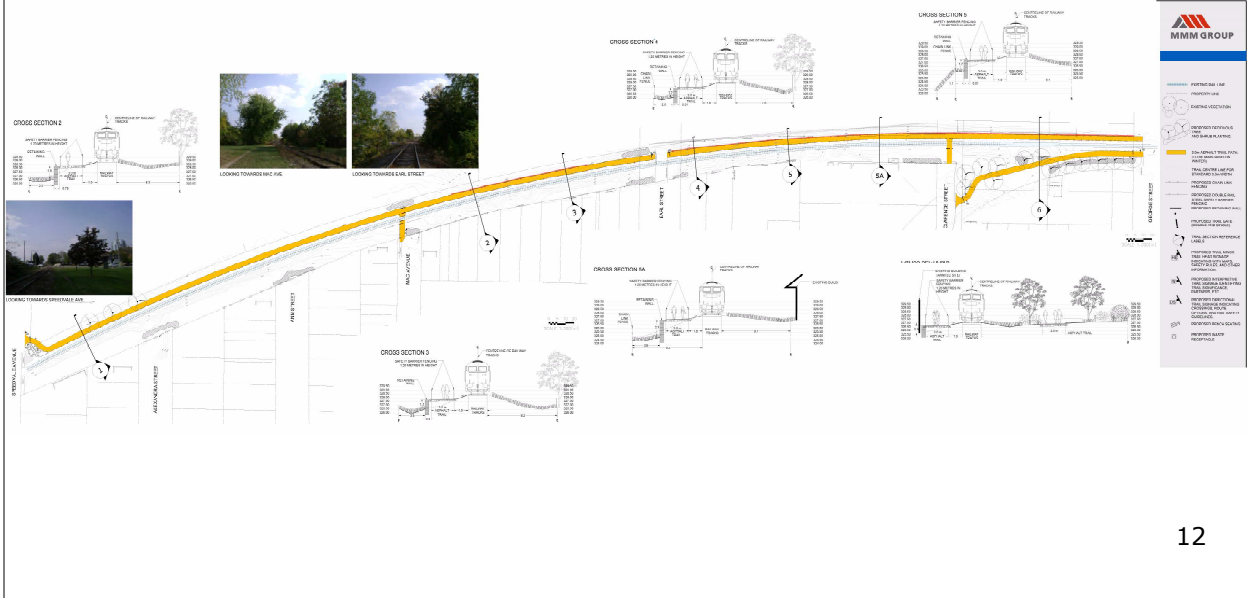
Revised Layout – OPTION 1 (George St. to Speedvale Ave.)



Revised Layout – OPTION 2 (George St. to Speedvale Ave.)



Revised Layout – OPTION 3 (George St. to Speedvale Ave.)



Cost Estimates - OPTIONS

ITEM	OPTION #1	OPTION #2	OPTION #3
Mobilization, Site Preparation, and Demolition	\$ 95,000.00	\$ 95,000.00	\$ 95,000.00
ROUGH GRADING	\$ 24,375.00	\$ 24,375.00	\$ 24,375.00
DECIDUOUS TREES	\$ 43,000.00	\$ 43,000.00	\$ 43,000.00
SOIL AND SOD	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
SURFACING	\$ 180,066.00	\$ 180,482.00	\$ 185,468.00
STRUCTURES AND FURNITURE	\$ 222,910.00	\$ 238,460.00	\$ 253,910.00
INFRASTRUCTURE	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
RETAINING WALLS	\$ 87,500.00	\$ 477,250.00	\$ 930,000.00
PEDESTRIAN CROSSING AT ERAMOSA ROAD	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
TOTAL:	\$ 719,851.00	\$ 1,125,567.00	\$ 1,598,753.00

Options - Implications

Options	Pros	Cons	Implications
<p>1 (Appendix 10) 2 pages</p>	<ul style="list-style-type: none"> Minimizes number and height of retaining walls Minimizes the number of rail crossings Minimizes impacts to surrounding lands 	<ul style="list-style-type: none"> Trail from George St. to Mac Av. aligned on west side adjacent to residential properties 	<ul style="list-style-type: none"> Costs kept to minimum Screen plantings required to assist with concerns of privacy
<p>2 (Appendix 11) 2 pages</p>	<ul style="list-style-type: none"> Trail from just south of Earl St. to Speedvale Av. located on east side away from residential properties 	<ul style="list-style-type: none"> Increased number and height of retaining walls One additional pedestrian crossing over rail Budget exceeded significantly (+ \$675,000) and build date revised 	<ul style="list-style-type: none"> Greater acceptance of alignment by adjacent residential owners Implementation of trail revisited in 10 Year Capital Budget Forecast Major construction impacts to adjacent properties Maintenance and replacement costs of retaining walls higher than Option 1
<p>3 (Appendix 12) 2 pages</p>	<ul style="list-style-type: none"> Trail from George St. to Speedvale Av. on east side of rail away from residential properties 	<ul style="list-style-type: none"> Increased number and height of retaining walls One additional pedestrian crossing over rail Budget exceeded drastically (+ \$1.1 million) and build date revised 	<ul style="list-style-type: none"> Greater acceptance of alignment by adjacent residential owners Construction costs unknown due to trail proximity to existing building and steep slopes Implementation of trail revisited in 10 Year Capital Budget Forecast

Staff Recommendations

1. Report 09-14 be received
2. Approve Trail Alignment as outlined in Appendices 10 and 11, with Option 1 as outlined in Appendix 12 of the Report.
3. The Mayor and Clerk be authorized to sign any agreements regarding Conditions of Use and Maintenance for the proposed trail, with Guelph Junction Railway (GJR) and the City, to the satisfaction of the City solicitor

**COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES COMMITTEE
CONSENT AGENDA**

February 17, 2009

Members of the Community Development & Environmental Services Committee.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Community Development & Environmental Services Committee Consent Agenda will be approved in one resolution.

A Reports from Administrative Staff

REPORT	DIRECTION
<p>CDES-1) ALTERNATIVE DEVELOPMENT STANDARDS REVIEW</p> <p> THAT the Community Design and Development Services Report 09-08, dated February 17, 2009, on 'Alternative Development Standards Review' be received;</p> <p> AND THAT staff be authorized to undertake the proposed Alternative Development Standards Review as presented in this report 09-08 dated February 17, 2009.</p>	<p>Approve</p>

CDES-2) **EASTVIEW COMMUNITY PARK: UPDATE REPORT**

Approve

THAT the Community Design and Development Services Update Report 09-09 dated February 17, 2009, pertaining to the Proposed Eastview Community Park be received;

AND THAT the proposal for the use of the clay capped land-filled part of the site to develop a Pollinator Park, as outlined in Community Design and Development Services Report 09-09 dated February 17, 2009 be approved;

AND THAT the Mayor and Clerk be authorized to sign a license agreement between Pollination Guelph and the City as outlined in Community Design and Development Services Report 09-09 dated February 17, 2009, subject to the form and content being satisfactory to the Director of Community Design and Development Services and the City Solicitor, prior to the implementation of the Pollinator Park Master Plan;

AND THAT staff be directed to identify additional funding needs in the 10 year capital forecast, for the implementation of the Master Plan, during the 2010 budget process to ensure a timely implementation of all phases of the plan.

CDES-3) **2008 IPSOS REID FUTURE GROWTH SURVEY RESULTS**

Receive

THAT Report 09-10 dated February 17, 2009 from Community Design and Development Services regarding the results of the 2008 Ipsos Reid Future Growth Survey be received.

CDES-4) **TRANS CANADA TRAIL UPDATE**

Approve

THAT the Community Design and Development Services Report 09-14 dated February 17, 2008, be received;

AND THAT the Trans Canada Trail Project Design be approved as outlined in Appendices 10 and 11, with 'Option 1' as outlined in Appendix 12 of this Report;

AND THAT the Mayor and Clerk be authorized to sign any agreements regarding Conditions of Use and Maintenance for the proposed trail, with Guelph Junction Railway (GJR) and the City, to the satisfaction of the City Solicitor."

CDES-5) **SIGN BY-LAW VARIANCE FOR DAYS INN AT 785 GORDON STREET**

Approve

THAT Report 09-16, regarding a sign variance for 785 Gordon Street from Community Design and Development Services, dated February 17, 2009, be received;

AND THAT, the request for a variance from the Sign By-law for 785 Gordon Street to permit one building sign to be situated on the 2nd storey of the building face in lieu of the by-law requirement of the 1st storey only, be approved.

CDES-6) **HERITAGE REDEVELOPMENT RESERVE APPLICATION UPDATE: THE GUMMER BUILDING, 1 DOUGLAS STREET**

Approve

THAT the Heritage Redevelopment Reserve grant for the property known as 1 Douglas Street, The Gummer Building, be increased to an upset limit of \$2.05M over a ten year period following completion of the project;

AND THAT the Finance Department reallocate \$30,000 per year from the Brownfields Reserve to the Heritage Redevelopment

Reserve to accommodate the increase in the 1 Douglas Street grant;

AND THAT staff ensure that the Financial Assistance Agreement for 1 Douglas Street be structured so that the release of funds from the Reserve does not start until the increased assessment value has been added to the assessment roll and has been billed accordingly;

AND THAT, subject to the final form and content of the agreements being satisfactory to the Director of Community Design and Development Services and the City Solicitor; the Mayor and City Clerk be authorized to execute the Financial Assistance Agreement, in substantially the form attached to the October 15, 2007 report (07-102) but including the updated terms outlined in this report (09-024), and the execution of the Heritage Easement Agreement based on the revised project which now includes the restoration of 65 Wyndham Street North, 67-71 Wyndham Street North and 1-7 Douglas Street.

B Items for Direction of Committee

Approve

CDES-B1) **PROPOSED RENAMING OF WELLINGTON STREET TO
THE "JOHN GALT PARKWAY"**

THAT staff be directed to investigate the feasibility of renaming Wellington Street and report back to the Community Design and Development Services Committee.

attach.

COMMITTEE REPORT



TO **Community Development and Environmental Services
Committee**

SERVICE AREA Community Design and Development Services
DATE February 17, 2009

SUBJECT **Alternative Development Standards Review**
REPORT NUMBER 09-08

RECOMMENDATION

"THAT the Community Design and Development Services Report 09-08, dated February 17, 2009, on 'Alternative Development Standards Review' be received;

AND THAT staff be authorized to undertake the proposed Alternative Development Standards Review as presented in this report 09-08 dated February 17, 2009."

BACKGROUND

On August 13, 2007, Council adopted the Strategic Plan reflecting the community's long term vision and the City's role in supporting the vision. The Plan includes six goals and strategic objectives under each goal. In furthering the strategic goals and objectives, Council has identified a number of initiatives including the preparation of Alternative Development Standards (ADS) for Guelph.

The ADS initiative is consistent with the goals of making Guelph "an attractive, well functioning and sustainable city" and a leader in conservation and resource protection/enhancement.

The specific purpose of ADS is to enable a more efficient and sustainable use of land and other resources, and adopt improved cost-effective methods in new developments as well as innovative retrofits in older areas, while ensuring quality, safety, choice and affordability for users.

The City carried out a similar ADS exercise in 1996 and, through the work of a representative Steering Committee, identified two sets of recommendations for implementing ADS in Guelph.

The purpose of this report is to summarize the recommendations of the 1996 review, the status of their implementation, and to identify the scope of the proposed new review taking into account what has been achieved so far and the new policy emphasis on intensification, community energy, water conservation and management, and alternative transportation modes.

REPORT

The 1996 ADS review produced twenty-two recommendations for alternative design standards, fourteen of which were categorized as Phase I, for immediate implementation, and eight as Phase II, for further investigation. The review was undertaken by a Steering Committee comprised of City staff and representatives from the Guelph Development Association, Guelph Homebuilders Association, the Chamber of Commerce, University of Guelph, Guelph Real Estate Board, consultant representatives and other stakeholders. Public consultation during the 1996 review included meetings, workshops and an Open House. The recommendations of the 1996 ADS review and their implementation status are summarized in Attachment 1.

As can be seen from the attached summary, the fourteen Phase 1 recommendations addressed road geometry, location of utilities and easements, and boulevard trees, and most of them are already under implementation. A number of Phase 2 recommendations, relating to lot design and grading, rear lanes and pro-active traffic calming are also being implemented as part of new developments.

One of the Phase 2 recommendations relates to reviewing and updating Engineering Design Standards for subdivisions. There have been many changes in Engineering Design and Standards over the years and Guelph is also part of the Best Management Practices (BMP) Committee along with the Region of Waterloo and its area municipalities for coordinating engineering standards and practices in the area. The new ADS review provides the opportunity to identify new modifications as may be required and provide a comprehensive update of Guelph's Design Standards.

The proposed new ADS study will review the 1996 recommendations and their implementation and identify where additional work is required. One area where additional work will be required is in identifying development standards in conjunction with urban design policies. The ADS will cover both new developments and redevelopment of old areas in the City.

The ADS study will also address the implications for design standards arising from recent policy changes and priorities at the Provincial level and in the City relating to intensification and brownfield development, water conservation and management, community energy plan, and alternative transportation choices. The common threads through these priorities and changes are sustainability and demand management in regard to land, water, energy and transportation. Alternative land use planning and development are also part of the response to climate change issues and regulating greenhouse gas (GHG) emissions. The 2008 California Senate Bill 375 specifically targets land use development in reducing GHG emissions.

The recommendations of the 1996 review are supportive of intensification, but new standards need to be developed to support Guelph's Local Growth Management Strategy and facilitate brownfield development. Although water management was not a major consideration in the 1996 review, Guelph has already undertaken significant initiatives in water conservation and stormwater management in new developments consistent with the principles of Low Impact Development. The new ADS review will receive input in regard to Water Sensitive Urban Design (WSUD) and Low Impact Development (LID) practices from the Stormwater Management

Master Plan study that is being undertaken concurrently.

The ADS will identify feasible infrastructure components to support the objectives of the Community Energy Plan and facilitate energy efficient land uses and neighbourhood energy integration. New developments in Guelph are already incorporating design features such as bus routes and trails to promote alternative modes of transportation. The ADS will build on and strengthen these initiatives specifically in regard to achieving TDM (Transportation Demand Management) and TOD (Transit Oriented Development) goals and objectives.

Proposed Next Steps

The proposed ADS review will be undertaken through a representative Steering Committee and will involve public and stakeholder consultation. The next steps in proceeding with the ADS review are as follows:

1. Set up a new Steering Committee with representatives from the stakeholder groups who participated in the 1996 review and additional members as required.
2. Design a public and stakeholder consultation process in coordination with other initiatives to obtain input at critical stages of the study.
3. The new Steering Committee will review the 1996 recommendations and their implementation and identify areas where additional work is required.
4. Identify Development Standards consistent with and in support of Provincial and City policies/initiatives relating to Local Growth Management Strategy, Community Energy Plan, water conservation, stormwater management system, brownfield development and alternative transportation modes.
5. Undertake, as required, review of best practices and standards in other jurisdictions, including practices addressing global climate change.
6. Make recommendations including cost implications, for Council approval, to update the City's Development Standards using new and alternative development standards as identified.

The proposed ADS review and recommendations will take about eighteen months to two years for completion. Following completion of the ADS review, staff will undertake the task of codifying past changes and new recommendations into comprehensive Subdivision Design Standards.

CORPORATE STRATEGIC PLAN

The Alternative Development Standards relate to the following goals in the 2007 Strategic Plan:

- Goal #1 – An attractive, well-functioning and sustainable city; and
- Goal #6 – A leader in conservation and resource protection/enhancement.

Specifically, the following strategic objectives apply to the Alternative Development Standards Review:

- 1.1 – A distinct community identity with leading edge, city-wide urban design policies;
- 1.2 – Municipal sustainability practices that become the benchmark against which other cities are measured;
- 1.4 – A sustainable transportation approach that looks comprehensively at all

modes of travel to, from and within the community;

- 6.2 – Less total greenhouse gases for the City as a whole compared to the current global average; and
- 6.5 – Less energy and water per capita than any comparable Canadian city.

FINANCIAL IMPLICATIONS

There are no financial implications to undertaking the ADS review. Engineering Services staff will carry out this assignment within their current resources. Expenditure for public notices and consultations will be minimal and will be paid from the Operating Budget. The financial implications of implementing alternative development standards will be identified as part of the review process.

DEPARTMENTAL CONSULTATION

This report was circulated among the following service areas: Development and Parks Planning, Policy Planning and Urban Design, Building Services, Environmental Services, Operations, and Economic Development and Tourism. Departmental consultation and input will be a significant component of the ADS review.

COMMUNICATIONS

N/A

ATTACHMENTS

Attachment #1 – Summary of the 1996 Alternative Development Standards Report

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T:\ENGINEER\Engineering Council\2008

Attachment 1

Summary of the 1996 Alternative Development Standards Report

In October 1996, Guelph completed the report on Alternative Development Standards. The report was prepared by a Steering Committee comprised of City staff and representatives from the Guelph Development Association, Guelph Homebuilders Association, the Chamber of Commerce, University of Guelph, Guelph Real Estate Board, consultant representatives and other stakeholders. Sub-committees were also formed to provide specific technical support. Broader consultations were held with the general public and stakeholders.

Steering Committee

The 1996 Steering Committee included representatives from the following organizations/groups: University of Guelph, Guelph Chamber of Commerce, Guelph Development Association, Guelph Homebuilders Association, Guelph Real Estate Board, Utility Coordinating Committee, Green Plan Steering Committee, and private Engineering and Planning Consultants.

The Steering Committee identified a list of Engineering and Planning Considerations as the basis for formulating recommendations for Alternative Development Standards. Recommendations in regard to each of them were developed and categorized as Phase 1 Recommendations and Phase 2 Recommendations.

Phase 1 Recommendations were intended for immediate implementation, while Phase 2 Recommendations were to be investigated further. The following lists the two sets of recommendations along with their status of implementations.

Phase I Recommendations and Implementation

The Phase I recommendations and their implementation status are as follows:

1. Geometric design criteria for range of streets – new street cross sections were identified and are being implemented in new subdivisions to allow for reduced pavement and right-of-way widths. Subdivision designs now use the reduced right-of-way width of 17 metres for local street design without transit service and occasionally a 15 metre right-of-way has also been used.
2. Sidewalks – the recommendation was for the policy of providing sidewalk on both sides of all streets to be repealed in favour of sidewalk on only one side for streets of less than 20 m right-of-way, or no sidewalk where there are low pedestrian demands. This is being implemented now in subdivision development.
3. Utilities under sidewalks – this is part of reducing the right-of-way widths, and electrical and communication utilities are now located under the sidewalks.

-
4. Gas Main – it was proposed to locate the gas utility within an easement on private property if there was not enough room in the narrower boulevard between the curb and sidewalk. For the most part, to date, we have managed to provide the separation requirements within the boulevard for the gas main.
 5. Transformers – place the hydro transformers in the boulevard between the curb and sidewalk. This is being implemented.
 6. Communication Cabinetry – place cable and phone pedestals in the boulevard. This is being implemented.
 7. Overhead Utilities – allow main hydro feeds to be overhead only on 26 metre or larger right-of-ways. All subdivisions now have underground hydro servicing.
 8. Trees – locate street trees in the boulevard unless prohibited by location of utilities. In current developments, street trees are kept back on the private property to keep required separation distance from the utilities.
 9. Manhole Spacing – change Engineering standards for manhole spacing from requiring ‘desirable spacing’ to ‘maximum allowable spacing’. This is used in current subdivision development.
 10. ‘Wye’ servicing – permit ‘wye’ servicing for single and semi-detached homes to reduce sewer lateral costs. This is being implemented.
 11. Easements – size the width of the easement depending on size of utility and size of equipment needed to repair the service. A minimum 5 metre easement width is being implemented.
 12. Sightline triangles – minimum sightline triangles to be adjusted for varying street widths. Sightline triangles at minor intersections have been reduced to reflect the lower speeds and volumes typical in residential neighbourhoods.
 13. Radii/tangents – revise the Engineering geometric standards to allow intersecting streets to deviate up to 20 degrees from the required 90 degrees at intersections not involving arterial or collector streets. Larger site line triangles required where intersections do not meet at right angles. This is being implemented **to increase flexibility in subdivision design.**
 14. Minimum centreline radius – revise the Engineering geometric standards to read that the change in direction of a curve less than 70 degrees in radius shall be 90 degrees wherever possible but the maximum deviation from 90 degrees shall not exceed 20 degrees. This is being implemented to increase flexibility in subdivision design.

Phase II recommendations and Investigation/Implementation

The 1996 review included eight recommendations as Phase II, for further investigation. Some of them have been implemented or addressed either as part of new developments, or as changes to standards and practices, as outlined below.

1. Grand boulevards and main streets – creation of new geometric design standards to be reviewed for main street and grand boulevards including review of right-of-way widths, bicycle lanes and street lighting. This is being achieved in individual subdivisions as appropriate.
2. Engineering Subdivision Design Standards – review and update Engineering Subdivision Design Standards to reduce construction and maintenance costs and to reflect changes in technology and environmentally sensitive design objectives. There have been a number of changes to Subdivision Design Standards over the years; a comprehensive review and update has not been undertaken.
3. Street trees – review the type of street tree canopy including possible interference with street lighting, utilities, building height and solar access and street shading.
4. Traffic calming – traffic calming measures to be considered to encourage pedestrian-orientated streets and special crossings at walkways and wildlife corridors. Traffic calming measures are being implemented, where necessary, in individual subdivisions.
- 5.** Rear lanes – Public rear laneways have been implemented in the Victoria North subdivision. Private rear laneways have been implemented in one of the first phases of the Westminister Woods Subdivision. Additional review is necessary to consider the use of rear laneways and service roads.
6. Setbacks – review of the reduction of front yard setbacks to determine if houses can be brought closer to the sidewalk. This is being implemented.
7. Lot grading – review lot grading criteria to minimize the number of rear yard catchbasins. This is being implemented in a number of subdivisions.
8. Lot type/configuration – review the use of alternative lot shapes such as zipper, herringbone, zero lot line and cluster developments. The zoning by-law would need to be amended to allow for any of these changes. The City permitted the construction of a zipper lot subdivision, in Pine Ridge, in 2003.

COMMITTEE REPORT



TO **Community Development and Environmental Services Committee**

SERVICE AREA Community Design and Development Services
DATE February 17, 2009

SUBJECT **Eastview Community Park: Update Report**
REPORT NUMBER 09-09

RECOMMENDATION

THAT the Community Design and Development Services Update Report 09-09 dated February 17, 2009, pertaining to the Proposed Eastview Community Park be received; and

THAT the proposal for the use of the clay capped, land-filled part of the site to develop a Pollinator Park, as outlined in the Community Design and Development Services Report 09-09 dated February 17, 2009 be approved; and

THAT the Mayor and Clerk be authorized to sign a license agreement between Pollination Guelph and the City as outlined in the Community Design and Development Services Report 09-09 dated February 17, 2009, subject to the form and content being satisfactory to the Director of Community Design and Development Services and the City Solicitor, prior to the implementation of the Pollinator Park Master Plan; and

THAT staff be directed to identify additional funding needs in the 10 year capital forecast, for the implementation of the Master Plan, during the 2010 budget process to ensure a timely implementation of all phases of the plan.

BACKGROUND

In January of 2008 staff presented a report 08-01: EASTVIEW COMMUNITY PARK: END USE PLAN FOR FORMER LANDFILL to the Community Development and Environmental Services (CDES) Committee and subsequently to City Council. At that time, Council directed staff to proceed with the implementation of the approved Master Plan. Council also directed staff to consider the use of the proposed naturalization area/ passive recreation areas as a pollinator park and directed staff to report back to Council with a cost estimate and funding opportunities for the initiative (Appendix 1).

A presentation was made to the CDES Committee by University of Guelph professors which highlighted the importance of the protection and creation of

habitats for pollinators and to seek Council support for the pollinators' protection campaign. North America has experienced a significant decline in pollinators – including bees, butterflies, humming birds, and moths – in recent years. Pollinators are endangered by development, pesticides, insecticides and bacterial and fungal disease; which destroy or fragment their natural habitats. Though not widely recognized, pollinators are crucial for crop production, and for allowing plants to grow and thrive. Most foods, beverages, and many medicines are derived from crops that are pollinated by animals. Without them, crop production is put at risk. Pollinators are key to reproduction of wild plants in our fragmented global landscape. Without them, existing populations of plants would decline, even if soil, air, nutrients, and other life-sustaining elements were available.

REPORT PURPOSE: This report provides information and recommendations regarding several issues related to the development of the Eastview Community Park including:

- A. The approval, funding and implementation of the Pollinator Park initiative;
- B. Existing Landfill infrastructure and impact on the development and phasing of the Park; and
- C. Status of the development of the Park, including retention of consultants, modifications to the Master Plan, cost and scheduling.

REPORT

A. POLLINATOR PARK INITIATIVE: The Pollinator Park master plan proposes large planted areas with pollinator friendly plantings over the clay capped landfilled portions of the site. The pollinator friendly plantings include native plants chosen to provide food and habitat for pollinators. The plan includes accessible demonstration garden areas and an extensive trail network with hiking, viewing and nature interpretation opportunities (Appendix 3).

- Pollinator Park: Proposed programming on the land-filled portions of the site
 - Large planted areas of Pollinator friendly plantings
 - Demonstration garden areas
 - Recreational trails
 - Toboggan runs
 - Interpretive signage

The pollinator park initiative would entail hiring consultants and contractors to work on implementation of the master plan for the pollinator portion of the park. The current funding requests and allocations for the community park do not include the costs for development of large planted areas of pollinator friendly planting. At this point the overall cost for developing the pollinator park is unknown and would vary with the scale of the project.

Funding Sources: In keeping with the direction from Council, staff explored funding opportunities through various sources such as corporate sponsorships, fund raising by community groups and Federal funding in support of the pollinators

protection campaign.

A newly formed group of volunteers who call themselves Pollination Guelph has indicated that their group is willing to fundraise in order to plant pollinator friendly plantings over the proposed planting areas without any direct cost to the City. They are interested in carrying out detailed design, development and maintenance of the plantings on parts of landfilled areas in a phased manner in coordination with the relevant City staff.

Pollination Guelph is a non-profit group. It is currently run by a volunteer board of directors representing educational, research, governmental, environmental and business interests. They are not a member-based organization, but do rely heavily on volunteers, private donors and fund-raising. Pollination Guelph has a vision for Guelph to become a living model for the promotion and protection of pollinators and their habitat (Appendix 5).

Staff support the Pollination Guelph Initiative because it represents an opportunity for the City to partner to achieve the strategic goal of being a leader in conservation and resource protection/ enhancement. To protect the City's interests the partnership should be subjected to the following conditions:

1. Formation of a Technical Committee to act as a resource to Pollination Guelph on the planning and implementation of Pollinator Park Master Plan. The Committee will meet quarterly to review and approve Pollination Guelph proposals and to authorize access to the site when needed.

The Technical Committee would be composed of 5 members; one (1) member each from Environmental Services, Community Design and Development Services and Operations Departments and two (2) members from Pollination Guelph.

2. Execution of a license agreement prior to the development of Pollinator Park. Staff will develop a license agreement with Pollination Guelph which would include the following important conditions:

- The area to be designated as a Pollinator Park will be defined.
- Pollination Guelph agrees to design, develop and maintain the proposed pollinator park.
- The City agrees to develop and maintain the pedestrian recreational trails within Pollinator park area.
- The access to the Pollinator Park will be a controlled access to a small area for Pollination Guelph members, volunteers and invitees.
- Pollination Guelph supports the composition of a Technical Committee for the Implementation of Eastview Pollinator Park;
- Pollination Guelph to address any concerns raised by the Technical Committee.
- Pollination Guelph to carry liability insurance as required by the City and to indemnify the City against all claims related to the use of the Pollinator Park.

-
- Agreement to allow for expansion or the reduction of the licensed facility, if desired in future by the City or Pollination Guelph.

B. LANDFILL INFRASTRUCTURE AND IMPACT ON THE DEVELOPMENT OF THE PARK: Recently, Environmental Services staff raised public health, safety and vandalism concerns regarding the implementation and public use of the Eastview Community Park because of the sensitive nature of the infrastructure installed on site. The existing site infrastructure includes a Groundwater Monitoring Network, Landfill Gas Collection and Power Generation System and a Leachate Collection System. The former landfill is currently fenced to prevent public access and potential damage to this existing infrastructure.

One of the issues is that the plan to use the former landfill as a public park was developed and approved prior to the decision to install a permanent gas collection system and the Ecotricity facility in the same vicinity. The active gas collection system is planned for another 20 years. As a result, there will be a need to phase the implementation of the Master Plan in light of these more recent installations.

Staff are in the process of hiring a consultant to prepare a risk assessment and mitigation report leading to the design and implementation of any required risk mitigation measures. The mitigation measures need to be in place before allowing public access, on site, related with the use of sports facilities and trails for phase 1 of the park.

C. REVISED MASTER PLAN AND IMPLEMENTATION: The City hired a team of consultants, led by Schollen and Company Inc., through a Request for Proposal process in April 2008 to provide consulting services for the review of the existing master plan, preparation of a revised master plan and the implementation of a part of the master plan.

The general public, stakeholders (e.g. sports groups) and the City staff were involved in the process of reviewing the original master plan. The City organized a public workshop on a Conceptual Design for the revised Master Plan which was held at the Guelph Arboretum Auditorium at the University of Guelph on May 22, 2008. Approximately 35 people from general public, Pollination Guelph members, sports groups and City staff from Community Design and Development Services, Community Services, Environmental Services and Operations participated in the workshop.

The workshop had a number of objectives including:

- a) To obtain input on the valuable attributes of the site;
- b) To understand the program elements and activities for the park;
- c) To understand how the park will fit into the neighbourhood context;
- d) To consider the challenges affecting the development of the park.

Based on the input received at the workshop, the consultants prepared a revised version of the original master plan including a conceptual design for Pollinator Park. A public Open House was held on November 25, 2008 at Evergreen Senior Centre

to obtain public input on the revised Master Plan. The Master Plan was revised to incorporate additional needs of the community and stakeholders and to incorporate proposed Pollinator Park within the site. The revised master plan adds eight Volleyball Courts to the original programming and a Pollinator Park over clay-capped, land filled portion of the site. The presentation included Master Plans for the Community Park and Pollinator Park. The community response to the Community and Pollinator Park proposal was positive. The master plan includes both active and passive recreational components with the active sports fields to occur on the non-landfilled portions of the site. (Appendix 2)

- Proposed programming: on Northeastern Non-Landfilled Portions of the Site:
 - 4 Soccer Fields (Lit and Irrigated)
 - 2 Football Fields (Lit and Irrigated)
 - 1 Multi-purpose field/ Natural ice rink
 - Children's play area including junior play equipment, senior play equipment and water play
 - 8 Beach Volleyball courts
 - 2 Basketball Courts
 - 1 concession/ washrooms/ change room facility with pedestrian plaza space
 - Picnic area with shelters
 - Recreational Trails/ pathways Vehicular Access from Speedvale Avenue and Watson Parkway and parking facilities
 - Tree and Shrub Plantings
 - Signage

Budget Implications: A revised cost estimate, that was recently prepared, projects overall costs of \$ 6,800,000 for the implementation of the active component of the park (Appendix 4). These estimated costs are much higher than the costs originally estimated in 2002. The current budget allocation is based on the cost estimates, which were prepared in June 2002. The costs projected at that time were underestimated and did not take into account the proposed timing of park construction. The estimated cost increase is primarily due to the increase in construction costs from 2002 to 2008.

Council has approved \$ 1,740,000 so far, towards the Eastview Community Park project, through 2007, 2008 and 2009 Capital Budget approvals. The current 10 year capital forecast identifies additional requests of \$1,900,000 from 2010 to 2013. The budget allocation, in the 10 year capital forecast, needs to be revised to cover an additional \$ 3,160,000, which represents the increased estimated construction costs for the active park component. Staff will attempt to identify additional funding requests during 2010 budget process either by allocating additional funds in later years of the forecast (years 2011-2019) or by delaying low priority projects.

Currently enough funds are available to construct the first phase which will include

two Football Fields (lit and irrigated), two Soccer Fields (lit and irrigated), four Sand Volleyball Courts, Gravel Parking and an access Road off Watson Parkway North. It is anticipated that the community park construction for phase one area would commence in summer of 2009. It is expected that the public would be allowed access to use the park in the year 2010.

The timing of development of Pollinator Park and associated trails on the landfilled parts of the site is dependent upon the timing of the risk assessment and mitigation work for later phases.

Conclusion: Staff supports the Pollinator Park Initiative with a vision that Guelph is a world model for the promotion and protection of pollinators and their habitat – leading the way in environmental sustainability. Pollination Guelph is prepared to be a partner of the City in looking after the funding and development of areas proposed to be planted with pollinator friendly plantings. The City will be responsible for the development and maintenance of the proposed recreation trails and associated infrastructure. The initiative is an opportunity for the City to partner with Pollination Guelph to achieve our strategic goal of being a leader in conservation and resource protection/ enhancement and to ensure the sustainable management of our resources. The actual partnership is supportive of strategic objective 5.4 which encourages partnerships to achieve strategic goals and objectives.

The initiative will require the execution of a licensing agreement and formation of a Technical Committee due to the sensitive nature of the existing infrastructure and ongoing maintenance of the closed landfill.

The overall cost to implement the active component of the Community Park Master Plan has been estimated at \$ 6,800,000.00. Council has approved \$ 1,740,000.00 in the past for implementation of phase one of the master plan. Funding of \$1,900,000.00 has been identified from year 2010 to 2013 in the 10 year capital budget forecast for implementation of items in subsequent phases. There is a need for additional funding of \$3,160,000.00 to complete the implementation of master plan. All of these costs are part of the Development Charges supported portion of the Capital Budget.

The Master Plan implementation will take place in phases, as the current funding allocations are spread over several years. The timing of completion of the implementation of last phase would coincide with the last year of funding allocation in the Capital Budget.

CORPORATE STRATEGIC PLAN

- GOAL 2 : A healthy and safe community where life can be lived to the fullest
- GOAL 5 : A community-focused, responsive and accountable government
- GOAL 6 : A leader in conservation and resource protection/enhancement

FINANCIAL IMPLICATIONS

Existing Funding: RP0227-Eastview Community Park Project (Development Charges supported Capital Budget):

Funds approved in 2007-2009 for Phase 1 implementation: \$ 1,740,000

Funds allocated in 2010-2013 Capital Forecast for implementation of subsequent phases: \$ 1,900,000

Required Funding: Additional Funding of \$ 3,160,000 to the Capital Budget RP0227 is needed for implementation of the entire Master Plan excluding pollinator friendly planting areas.

The overall project cost has been estimated at \$6,800,000. The current budget allocations, in the 10 year capital forecast, include funding of \$ 1,900,000 from 2010 to 2013. The funding shortfall needs to be identified within 10 year capital forecast, during 2010 budget process, to cover increased estimated construction costs.

Operations and maintenance costs: The costs of operations and maintenance of facilities constructed under first phase have been estimated at \$ 245,000 per year.

DEPARTMENTAL CONSULTATION

Information Services: Corporate Communications

Operations: Parklands and Greenways
Traffic and Parking

Corporate Services: Corporate Property
Realty Services

Environmental Services: Solid Waste Resources

Finance: Budget Services
Procurement and Risk Management Services

COMMUNICATIONS

Pollination Guelph

ATTACHMENTS

Appendix 1 – Council Resolution for Jan 2008

Appendix 2 – Revised Proposed Master Plan: Eastview Community Park

Appendix 3 – Proposed Master Plan: Pollinator Park

Appendix 4 – Estimated Costs: Eastview Community Park

Appendix 5 – Pollination Guelph: Vision, Mission, Goals and Objectives

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THE CITY OF
Guelph

CORPORATE SERVICES DEPARTMENT
CITY CLERK'S DIVISION
City Hall, 59 Carden Street
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Website: guelph.ca

January 18, 2008

Mr. J. Riddell
Director of Community Design
& Development Services

Dear Mr. Riddell:

At a meeting of the Community Design and Environmental Services Committee held on January 11, 2008, the following resolution was adopted:

"THAT the Community Design and Development Services Report 08-01, dated January 11, 2008, pertaining to the Proposed Community Park at the closed Eastview sanitary landfill property, be received;

AND THAT staff be directed to proceed with the implementation of the Council-approved Master Plan as outlined in Appendices 2, 3 and 4;

AND THAT staff be directed to consider use of the passive areas of the approved Eastview Community Park concept for a Pollinator Park and report back with a cost estimate and funding opportunities for the initiative."

Yours truly,

Tina Agnello
Deputy City Clerk

TA:db



EASTVIEW COMMUNITY PARK



Proposed facilities:

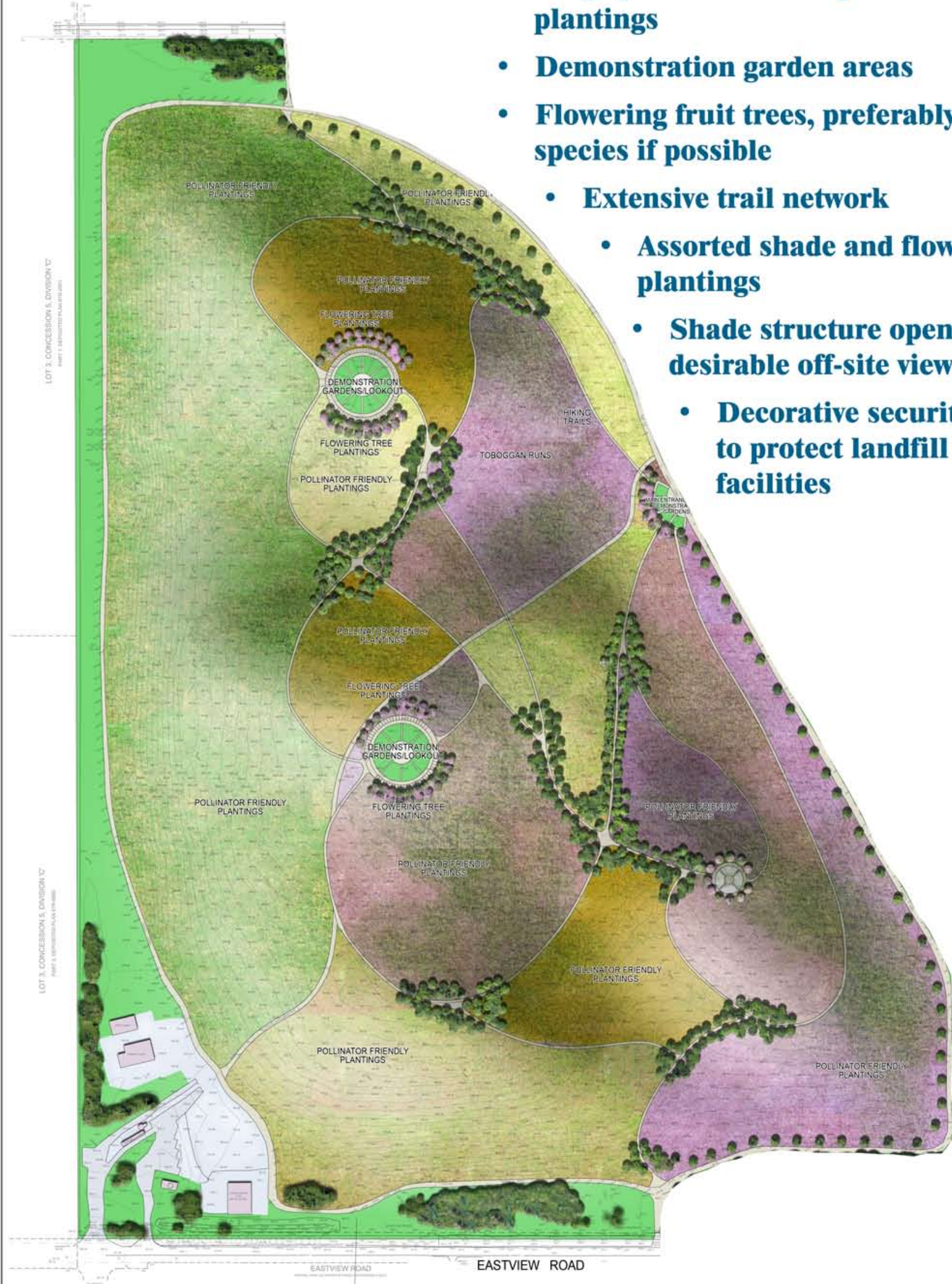
- **4 Soccer Fields
Lit and irrigated**
- **2 Football Fields
Lit and irrigated**
- **1 Multi-purpose field / Natural ice surface**
- **Children's play area including waterplay,
junior play equipment, senior play equipment**
- **8 Beach volleyball courts**
- **2 Basketball courts**
- **1 Concession / washroom / changeroom facility**
- **Large pedestrian plaza space**
- **Assorted asphalt and screenings pathways**

POLLINATOR PARK



Features:

- **Large planted areas of pollinator friendly plantings**
- **Demonstration garden areas**
- **Flowering fruit trees, preferably heritage species if possible**
- **Extensive trail network**
- **Assorted shade and flowering tree plantings**
- **Shade structure open to desirable off-site views**
- **Decorative security structures to protect landfill monitoring facilities**



**Eastview Community Park
Cost Estimate**

APPENDIX 4

**1 Landscape and Building Construction Costs
PHASE ONE (2009)**

Item	Qty	Unit	Unit Cost	Total
Project Stake Out/Mobilization	1	ea.	\$3,000.00	\$3,000.00
Demolition/removals	1	ea.	\$5,000.00	\$5,000.00
Silt fence	1,959.56	lm	\$20.00	\$39,191.12
Chain link fence 1.8m high	1,069.81	lm	\$55.00	\$58,839.33
Strip and stockpile topsoil	10,623.97	m3	\$4.00	\$42,495.88
Install on site engineered fill	7,901.74	m3	\$10.00	\$79,017.43
Fine grading - Spread and fine grade Topsoil	20,853.46	m2	\$6.00	\$125,120.73
Rough grading	21,247.94	m3	\$2.50	\$53,119.85
Driveway paving - granular	2,717.80	m2	\$20.00	\$54,356.04
Parking lot paving - granular	3,254.77	m2	\$15.00	\$48,821.54
Limestone screenings walkway	3,309.31	m2	\$20.00	\$66,186.10
Soccer sports field - sodded	15,389.05	m2	\$10.00	\$153,890.50
Football sports field - sodded	16,292.89	m2	\$10.00	\$162,928.90
Soccer Field Lighting	2	ea.	\$150,000.00	\$300,000.00
Football Field Lighting	2	ea.	\$135,000.00	\$270,000.00
Soccer/ Football Field Irrigation	4	ea.	\$18,000.00	\$72,000.00
Supply of main high voltage elctrical service	1	ea.	\$125,000.00	\$125,000.00
Beach volleyball facility	858.63	m2	\$5.50	\$4,722.47
Sodded Area	20,562.51	m2	\$2.25	\$46,265.65
Seeded Area	3,167.87	m2	\$2.25	\$7,127.71
Park Signage	1	ls	\$5,000.00	\$5,000.00
Site Furnishings (Benches, etc.)	1	ls	\$20,000.00	\$20,000.00
TOTAL PHASE I COST				\$1,742,083.25

PHASE TWO (TBD)

Item	Qty	Unit	Unit Cost	Total
Project Stake Out/Mobilization	1	ea.	\$3,000.00	\$3,000.00
Demolition/removals	1	ea.	\$5,000.00	\$5,000.00
Silt fence	963.019	lm	\$20.00	\$19,260.38
Strip and stockpile topsoil	2,393.41	m3	\$4.00	\$9,573.63
Install on site engineered fill	2,714.82	M3	\$10.00	\$27,148.15
Fine grading - Spread and fine grade Topsoil	9,167.35	m2	\$6.00	\$55,004.10
Rough grading	3,191.21	m3	\$0.60	\$1,914.73
Driveway paving - granular	1,850.91	m2	\$20.00	\$37,018.16
Parking lot paving - granular	6,428.25	m2	\$15.00	\$96,423.77
Concrete sidewalk	2,492.25	m2	\$78.27	\$195,068.64
Asphalt walkway	1,563.91	m2	\$20.00	\$31,278.18
Limestone screenings walkway	4,114.89	m2	\$20.00	\$82,297.72
Sodded Area	13,014.65	m2	\$2.25	\$29,282.96
Seeded Area	4,344.44	m2	\$2.25	\$9,774.98
Fieldhouse/Concession/Service Bldg	4,000.00	sq.ft.	\$400.00	\$1,600,000.00
Concession Bldg. Services incl. Hydro & San.	1	ls.	\$200,000.00	\$200,000.00
TOTAL PHASE II COST				\$2,402,045.39

Pollination Guelph

Vision, Mission, Goals and Objectives

Vision:

Guelph is a living model for the promotion and protection of pollinators and their habitat.

Mission:

To promote the appreciation and understanding of the importance of pollinators; to enhance, conserve and develop pollinator habitat; and to showcase pollinator projects that can provide a model for citizens and communities throughout Canada and internationally.

Strategic Goals and Objectives:

Education:

To raise public awareness of the importance of pollination.

- #1 To provide educational programs to targeted groups such as community groups, schools and municipalities.
- #2 Create informative literature.
- #3 Create a website with information, images and outside links relating to pollination.
- #4 Encourage the use of the Eastview pollinator park as an educational tool.

Research:

To foster the study of pollination interactions within habitats.

- #1 Monitor the success of the Eastview pollinator park.
- #2 Encourage use of the Eastview pollinator park as a research tool.
- #3 Encourage research into ways of increasing and understanding pollinators and their habitats.

Community:

To engage the community through pollination related activities.

- #1 Host and participate in community events.
- #2 Recognize achievements by community members in support of pollinator protection.

Advocacy:

To advocate for policies and practices that reflect the importance of pollination.

- #1 Provide input on policies, at all levels of government, to protect pollinators and their habitats.
- #2 Encourage stewardship of pollinator habitats by landowners.
- #3 Make the City of Guelph a role model to other communities for protection of pollinator habitat.
- #4 Encourage the funding of programs that protect or enhance pollinators and their habitats.

Conservation:

To increase the area of naturalized landscapes and the use of native plants and local seed on public and private land.

- #1 Encourage the development of pollinator-friendly areas throughout Guelph .
- #2 Encourage strategic linkages between natural areas to benefit pollinators and other wildlife.
- #3 Encourage the use of locally-sourced native seeds or plants.

COMMITTEE REPORT



TO **Community Development and Environmental Services Committee**

SERVICE AREA Community Design and Development Services
DATE February, 17, 2009

SUBJECT **2008 Ipsos Reid Future Growth Survey Results**
REPORT NUMBER 09-10

RECOMMENDATION

'THAT Report 09-10 dated February 17, 2009 from Community Design and Development Services regarding the results of the 2008 Ipsos Reid Future Growth Survey BE RECEIVED.'

BACKGROUND

In May 2006, the City conducted a telephone survey of 600 Guelph residents to gauge opinions and preferences about growth management and related issues. The Final Report was released in July 2006 and indicated that residents supported intensification-based growth management policies, however there were clear indications that this policy must not compromise the character (e.g. small town atmosphere) of Guelph and that infrastructure capacity (i.e. primarily water supply and road traffic) would be the most important challenge that must be addressed. The results of the 2006 survey were used in conjunction with the public consultation and background work completed as part of the City's Local Growth Management Strategy which took place between 2006-2008.

The 2008 Ipsos Reid Future Growth Survey is part of the final phase of the Local Growth Management Strategy and is intended to gauge public opinion and acceptance of the planning framework adopted by Council in June 2008 as part of the City's Local Growth Management Strategy. The 2008 Future Growth Survey was completed by Ipsos Reid Public Affairs and was conducted by telephone between November 10 and 16, 2008.

The objectives of the 2008 Ipsos Reid Future Growth Survey were to:

- re-examine some the issues that were asked in the 2006 Community Survey;
- gauge resident awareness and receptiveness to the Local Growth Management Strategy recommendations; and
- ask the public's opinion on growth-related issues such as intensification as well as emerging issues such as the potential expansion of the Greenbelt within

portions of Guelph, the City's Natural Heritage Strategy, and the extension of Go-train service to Guelph.

The Survey length was approximately 15 minutes and consisted of 26 questions. Survey methodology involved a total of 500 telephone interviews among a randomly selected, representative sample of Guelph residents aged 18 years and older. The overall survey results have been weighted by age and gender to be representative of the population of Guelph and are considered to be accurate to within +/- 4.4%, nineteen times out of twenty with the margin of error being larger for subgroups of the data.

REPORT

The results of the 2008 Ipsos Reid Future Growth Survey are consistent with the 2006 Community Survey in that residents support growth in general and in particular intensification and redevelopment of existing buildings. The identification of key issues related to growth is also consistent between the two surveys, which included adequate water supply and infrastructure (including roads and sewers) as the top issues as the City grows.

The survey gauged resident's awareness of growth-related issues and initiatives within Guelph. The salient results are summarized below:

- Awareness of the City's Local Growth Management Strategy and Natural Heritage Strategy is low.
- There is strong support for key growth principles recommended in the City's Local Growth Management Strategy (e.g. accommodating an additional 54,000 people and 31,000¹ jobs by the year 2031 within the current City limits at a steady annual growth rate of 1.5%).
- Residents feel that it is important to have a balance between accommodating new growth and preserving green space by building more apartments, condos and townhouses than detached houses.
- A low percentage of residents indicated they would likely consider moving into higher density housing. Of those that did indicate interest in such a move, those aged 18-34 and over 55 are the most likely to consider a townhouse, or low rise apartment or condo as their next move.
- When thinking about future growth, residents say that water supply issues, transportation/transit infrastructure, and employment will be the top challenges.
- When asked about important issues to consider when thinking about urban planning, Guelph residents ranked the protection of groundwater resources, air quality, protection of environmentally sensitive areas, and economic stability as top issues.
- Most residents feel they currently live in a complete community and those

¹ Recent analysis undertaken by Watson & Associates as part of Guelph's Employment Lands Strategy recommends an additional 32,400 jobs by the year 2031.

who don't say a mix of jobs and easy access to groceries and health services are the top lacking components.

- The majority of residents support the intent of the Natural Heritage Strategy and would support a potential expansion of the Greenbelt within portions of Guelph.
- Almost all residents support GO-train service in Guelph, with the preferred location being the downtown.

The full results of the Future Growth Survey (Attachment 1) indicate that there is support for the recommendations put forth in the City's Local Growth Management Strategy and provide further details about resident's opinions on growth-related topics. The results of the survey will aid staff in the preparation of the Official Plan update.

CORPORATE STRATEGIC PLAN

The results of the 2008 Ipsos Reid Future Growth Survey will assist with the implementation of the following Strategic Plan goals:

Goal 1: An attractive, well functioning and sustainable city.

Goal 2: A healthy and safe community where life can be lived to the fullest.

Goal 3: A diverse and prosperous local economy.

Goal 4: A vibrant and valued arts, culture and heritage identity.

Goal 6: A leader in conservation and resource protection/enhancement.

FINANCIAL IMPLICATIONS

The cost of the Future Growth Survey is \$25,000 and is being funded through the Operating Budget under Professional Consulting Fees.

DEPARTMENTAL CONSULTATION

Corporate Administration

COMMUNICATIONS

N/A

ATTACHMENTS

Attachment 1: City of Guelph 2008 Future Growth Survey Results Report
Completed by Ipsos Reid Public Affairs

Prepared By:

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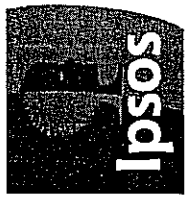
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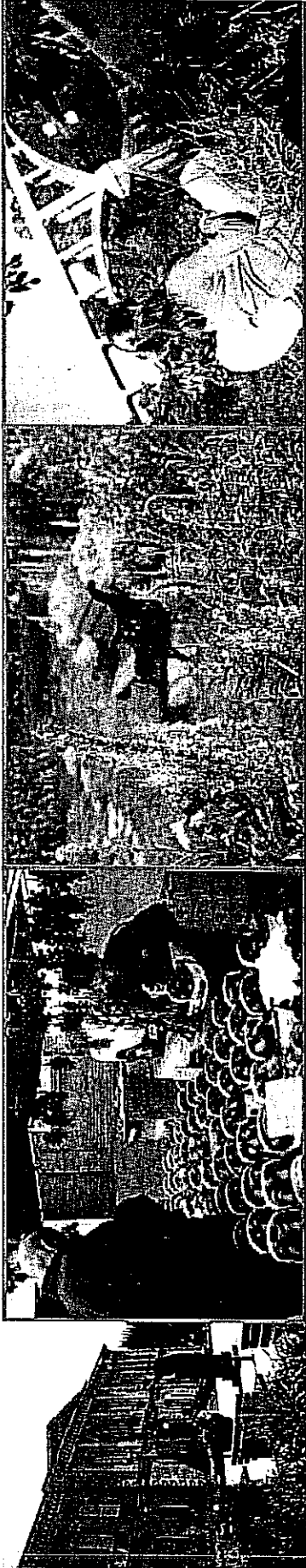
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Attachment 1: City of Guelph 2008 Future Growth Survey Results Report
Completed by Ipsos Reid Public Affairs



Ipsos Reid Public Affairs



City of Guelph 2008 Future Growth Survey

December 2008





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Objectives

- The following report presents the findings from the *2008 Future Growth Survey* conducted by Ipsos Reid on behalf of the City of Guelph.
- The overall objectives of the research were to discover citizens':
 - Familiarity with planning initiatives;
 - Awareness of the City's Local Growth Management Strategy;
 - Acceptance of recommendations made by the Local Growth Management Strategy;
 - Attitudes towards growth and intensification; and,
 - Desires for the future.
- **Additional objectives added were to understand citizens':**
 - Satisfaction with the various aspects of Guelph;
 - Knowledge of and support for protection of Natural Heritage features and the Greenbelt Plan; and,
 - Support for GO Train in the City of Guelph and preferred location.



Methodology

- The survey involved a total of 500 completed interviews among a randomly selected, representative sample of Guelph residents aged 18 years and older.
- The overall survey results have been weighted by age and gender to be representative of the population of Guelph and are considered to be accurate to within +/- 4.4%, nineteen times out of twenty.
- The margin of error will be larger for subgroups of the data (e.g. where results were broken down by age).
- The survey was conducted by telephone between November 10 and 16, 2008.



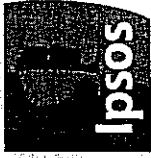
Executive Summary - Overall

- General familiarity with Guelph's current urban planning issues and initiatives is moderate. However, familiarity is relatively low when it comes to specific initiatives such as the Local Growth Management Strategy, Community Energy Plan and the Natural Heritage Strategy.
- Despite lower familiarity, there is support for key growth principles recommended in the City's Local Growth Management Strategy (e.g. accommodating future population and employment growth within the current City limits).
- Residents feel that it is important to achieve a balance between development and preservation of green space through building more apartments, condos, and townhouses than detached homes. Furthermore, many residents feel that preserving significant green space is of the upmost importance and should be achieved by building in already developed areas at higher densities.
- When thinking about future growth, residents say that water supply issues, infrastructure/roads, employment, lack of housing and transportation/transit/traffic are the top challenges.
- Support for the Community Energy Plan, Natural Heritage Strategy and potential expansion of the Greenbelt within portions of the City is high.
- Support for the GO Train in Guelph is clear, with the preferred location being within the downtown area.



Executive Summary – Satisfaction in Guelph

- Guelph residents are satisfied with most aspects of life in Guelph. Most notably, residents are *satisfied* (rated 6 or 7) with the amount of parks and green space (60%), the general attractiveness (59%) and safety (58%) of the community.
- Residents are least satisfied with the ability to get around Guelph by public transit with 28% *satisfied* (rated 6 or 7) and the road network (25% *satisfied*) within Guelph.



Executive Summary – Awareness of and Support for Future Plans

- Nearly half (46%) of residents say that they are familiar with Guelph's current urban planning issues and initiatives.
- Three in ten (29%) say they are familiar with the Local Growth Management Strategy.
- Under this Strategy, nine in ten residents (91%) are supportive (strongly support or somewhat support) of accommodating additional jobs; 70% of residents are supportive of accommodating future growth within current City limits; and 62% are supportive of accommodating an additional 54,000 people by 2031 at a growth rate of 1.5% per year.
- Familiarity of the Community Energy Plan (28%) and the Natural Heritage Strategy (27%) is relatively low. However, after hearing the definitions, support for both initiatives is strong, 96% and 91% respectively.
- When considering options to allow for population growth, redeveloping and reusing abandoned/ underutilized industrial and commercial sites and run-down housing receives the strongest support, 92% and 77% respectively.
 - Increasing the height and density of residential and commercial buildings in and around downtown received 73% support.
 - Mixing townhouses, apartments and condos with commercial buildings along major transit routes received 71% support.
 - Building higher density housing such as townhouses and apartment/condos rather than single detached received 66% support.

- Residents are largely divided on their feelings toward past population growth. 40% think the growth has been a good thing, 31% feel that it has been a bad thing and another 29% feel it has made no difference to them.
- The top three challenges residents associate with growth include water supply issues, infrastructure/roads and employment problems.
- In terms of urban planning, residents say that protection of groundwater resources (99%), protection of environmentally sensitive areas (99%), economic stability (98%) and air quality (97%), are important to consider (very important or somewhat important). Urban design and protection of cultural heritage resources were considered important (94% and 90% respectively), but to a lesser extent.
- 32% of Guelph residents are likely to consider a townhouse, 30% low rise and 16% high rise apartment or condo as their home in the future. Of those that would consider these options, lower mortgage or housing costs and lower electricity and heating costs have the biggest impact on the decision to move.
- Of those that would consider moving, a townhouse is the most likely option for those 18 to 34 years old. Those 55 and older are most likely to choose a low rise apartment or condo as an option. Those aged 35 to 54 are the least likely to select any of these options.



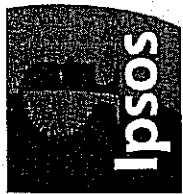
Executive Summary – Land Use and Development

- 48% of Guelph residents feel it is important to have a balance between the development and the preservation of green space by the building more apartments, condos and townhouses than detached homes. This compares to 43% of residents who place the most importance on the preservation of significant green space by focusing building in the already developed areas of Guelph at higher densities in order to accommodate growth.
 - Only 8% of residents support continued growth and building of single detached homes if it means sacrificing green space.
- Six in ten (62%) residents say that they currently live in a complete community. Of those that do not feel their neighbourhood is a complete community, a mix of jobs (32%) and easy access to groceries (32%) are the top lacking components followed by easy access to health services (24%) and recreational services (21%).
- Eight in ten (80%) say they knew at least a little about the Greenbelt and its purpose. A great majority also support (86%) the expansion of the Greenbelt within portions of the City of Guelph.
- Nearly all residents support (98%) GO train service in Guelph, citing traffic reduction (33%) and better accessibility to Toronto/GTA (15%) as top reasons.
- The downtown area is the preferred choice for the location of the GO train terminal (56%).

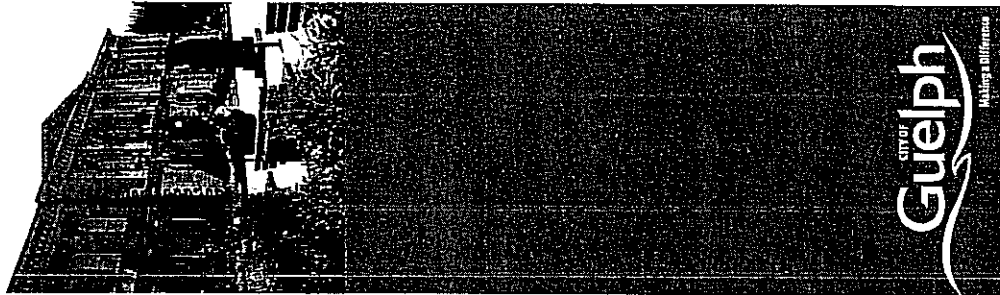


Key Findings

- Residents are only partially aware of the Growth and Planning initiatives the City is undertaking. However, when they hear about these initiatives, including the key recommendations of the Local Growth Management Strategy (e.g. accommodating an additional 54,000 people and 31,000 jobs by the year 2031 within the current City limits at a steady annual growth rate of 1.5%), residents are supportive. Communications about the City's initiatives will be well received.
- Residents feel that it is important to have a balance between accommodating new growth and preserving green space by building more apartments, condos and townhouses than detached houses. Nevertheless, a low percentage of residents indicated they would likely consider moving into higher density.
- Most residents support the redevelopment of existing buildings compared to the option of new development as a means to support the expected population growth.
- Residents most likely to move into higher density homes are those looking to own for the first time or downsize their current home.
- Residents undoubtedly have concerns about growth within and around the City, particularly as it pertains to infrastructure and traffic/transportation. Environmental issues are also top of mind concerns. Communicating plans to mitigate potentially negative impacts of growth related to infrastructure, employment and the environment would help to ease concerns.



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Satisfaction with Aspects of Life in Guelph

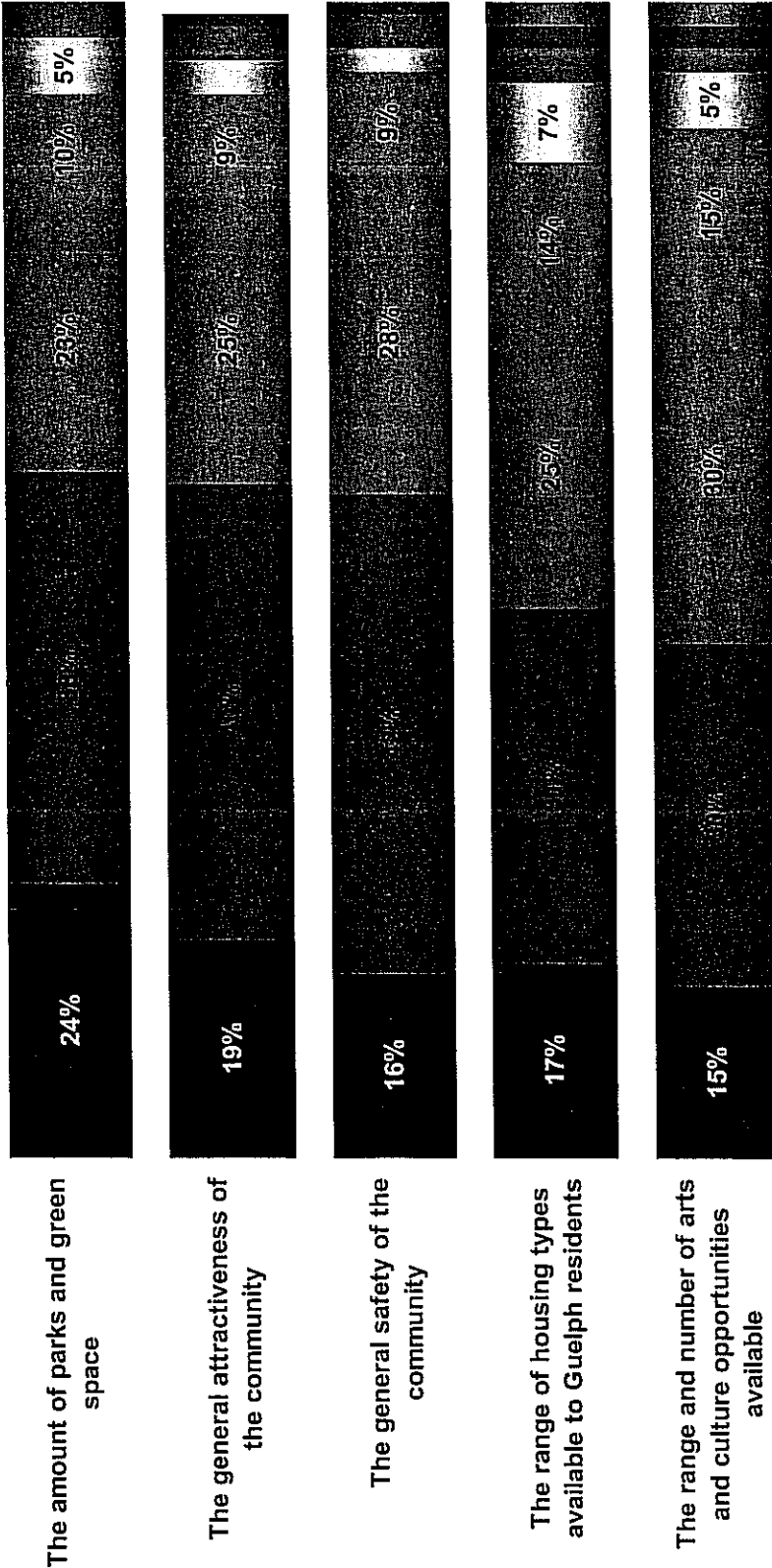


Aspects in Guelph – Higher Rated Satisfaction

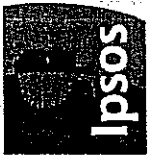
Three in five Guelph residents are most satisfied (6 or 7) with the amount of parks and green space available in their community. The general attractiveness and the general safety of the community also received high satisfaction ratings. Just fewer than half of residents offer a 6 or 7 rating on the range of housing types and the range and number of arts and culture opportunities available in Guelph.

■ 7 - Very Satisfied ■ 6 ■ 5 ■ 4 ■ 3 ■ 2 ■ 1 - Not at all Satisfied ■ Don't know/Not stated

Top 2
Box



Responses <4% not shown.

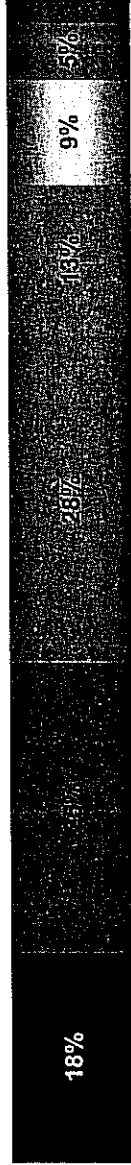


Aspects in Guelph – Lower Rated Satisfaction

About four in ten residents rate their satisfaction a 6 or 7 with the number of walking paths/bike trails and lanes, the range and number of recreational opportunities, and the retail shopping options available. Residents are somewhat less satisfied with the ability to get around Guelph by public transit and the road network within Guelph.

Top 2
Box

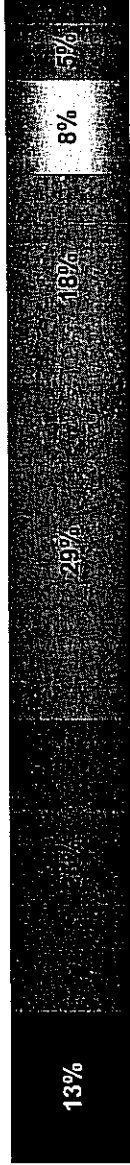
■ 7 - Very Satisfied ■ 6 ■ 5 ■ 4 ■ 3 ■ 2 ■ 1 - Not at all Satisfied □ Don't know/Not stated



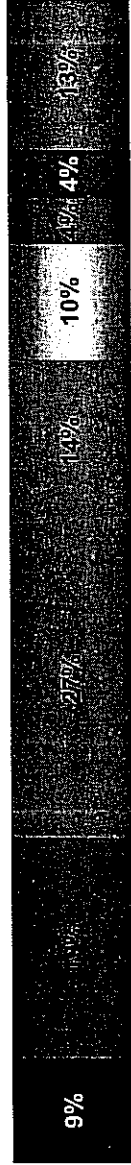
43%



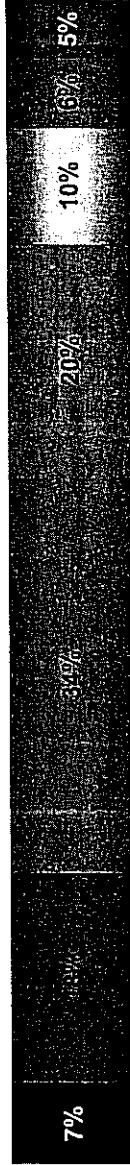
40%



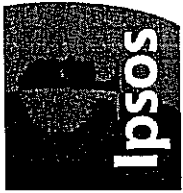
38%



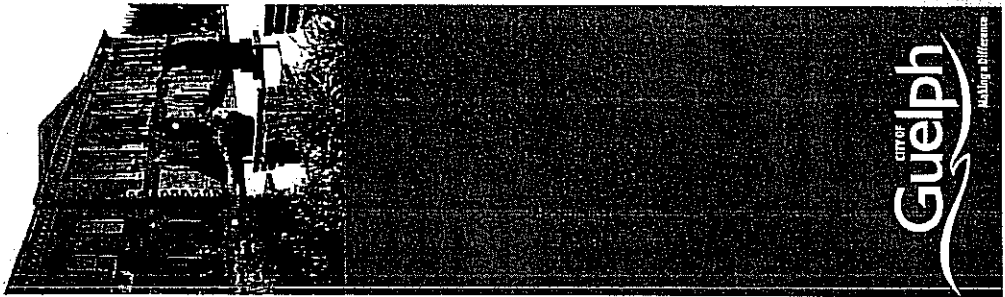
28%



25%



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Awareness of and Support for Future Growth



Planning Issues and Initiatives & Local Growth Management Strategy

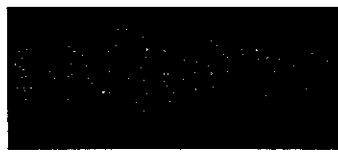
Nearly half of Guelph residents are familiar (very familiar/ moderately familiar) with Guelph's current urban planning issue and initiatives, with about one in ten being very familiar. As for the City's Local Growth Management Strategy, three in ten are familiar with this specific strategy, with only 3% saying they are very familiar.

Familiarity with Guelph's current urban planning issues and initiatives

46%

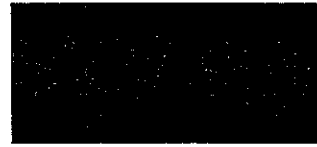


38%



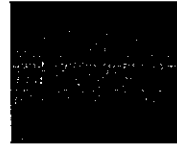
Very familiar Moderately familiar

35%



Not too familiar

19%



Not at all familiar

8%



Familiarity with the City's Local Growth Management Strategy

29%

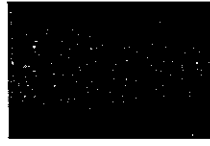


37%



Not too familiar

26%



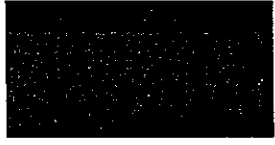
Moderately familiar

3%



Very familiar

34%



Not at all familiar



Planning Issues and Initiatives & Local Growth Management Strategy – by Demographics

Residents aged 35 to 54 and 55+ report greater familiarity (very familiar/moderately familiar) with the current urban planning issues and initiative as well as the City's Local Growth Management Strategy than residents aged 18 to 34. Residents living in Guelph 11 to 20 years and more than 20 years also report greater familiarity with both strategies.

Top 2 Box (Very familiar/ Moderately familiar)	Guelph's current urban planning issues and initiatives	City's Local Growth Management Strategy
Age		
18 to 34	34%	21%
35 to 54	52%	31%
55 or more	53%	35%
Number of years living in Guelph		
5 years or less	28%	16%
6 to 10 years	45%	27%
11 to 20 years	50%	30%
More than 20 years	54%	37%



Support for Key Growth Principles

Of the three key growth principles, Guelph residents are most supportive of accommodating an additional 31,000 jobs by 2031, with three in five being *strongly* supportive. Residents are less supportive of accommodating future growth within the current City limits and accommodating an additional 54,000 people by 2031. Nevertheless, a majority at least *somewhat* support these two principles.

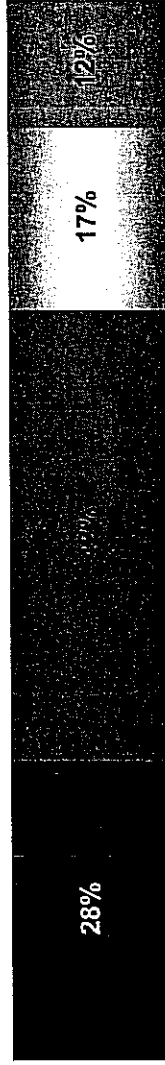
The Government of Ontario expects the populations of cities in the Greater Golden Horseshoe to increase significantly by the year 2031. The Government is requiring each municipality to draft a strategy outlining the action the municipality plans to take to accommodate the increased population.

■ Strongly support	■ Somewhat support	□ Somewhat oppose	■ Strongly oppose	Top 2 Box
--------------------	--------------------	-------------------	-------------------	------------------

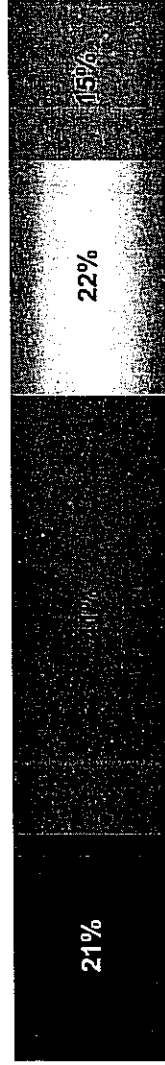
Accommodating an additional 31,000 jobs by 2031.



Accommodating the future growth within the current City limits.



Accommodating an additional 54,000 people by 2031, which will occur at a steady growth rate of 1.5% per year, which is similar to past growth rates.





Familiarity with Planning Initiatives

About three in ten residents are familiar (very familiar/moderately familiar) with the Community Energy Plan and the Natural Heritage Strategy, with only 4% being *very familiar* with both. On that note, seven in ten say they are not familiar with these two planning initiatives.

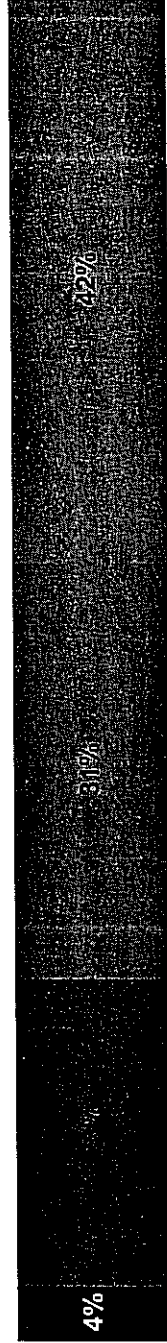
- Very familiar
- Moderately familiar
- Not too familiar
- Not at all familiar

28%

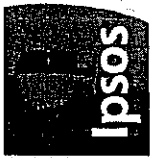


Community Energy Plan

27%



Natural Heritage Strategy



Support for Community Energy Plan

A wide majority of residents support the Community Energy Plan after hearing its definition.

Guelph's Community Energy Plan will help the City reduce energy use and cut greenhouse gas emissions as the City continues to grow. It will do this by introducing alternative types of energy and green buildings that are more energy efficient and meet new building standards. Energy efficient and sustainable growth will have upfront set up costs but should lead to energy savings for the City and its residents over the long-term.

96%

66%

30%

3%

1%

Strongly support

Somewhat support

Somewhat oppose

Strongly oppose



Support for Natural Heritage Strategy

A clear majority of residents support the Natural Heritage Strategy after hearing its description.

Guelph's Natural Heritage Strategy will identify locally and provincially significant natural heritage features within the City. The aim is to provide permanent protection to features such as wetlands, woodlands, wildlife habitat, and landscape features such as the Paris-Galt Moraine. This strategy would restrict new development within and next to significant natural areas.

91%



54%



Strongly support

37%



Somewhat support

4%



Somewhat oppose

3%



Strongly oppose



Options to Allow for Population Growth

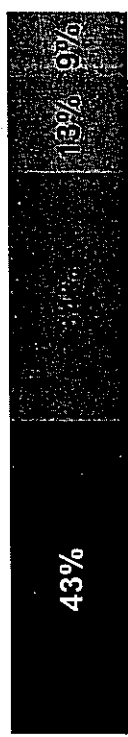
There is overall support for potential options to accommodate growth through redeveloping and reusing abandoned or underutilized industrial or commercial sites, redeveloping old or run-down houses to higher densities in older neighbourhoods, increasing height and density in and around the downtown, mixing townhouses, apartments and condos with commercial buildings along major transit routes and at key intersections and building more higher density townhouse and apartments within undeveloped areas of the City. Redevelopment and reuse of abandoned or underutilized industrial/commercial sites and development of old and run-down housing in older neighbourhoods received the greatest support.

■ Strongly support ■ Somewhat support ■ Somewhat oppose ■ Strongly oppose

Top 2
Box



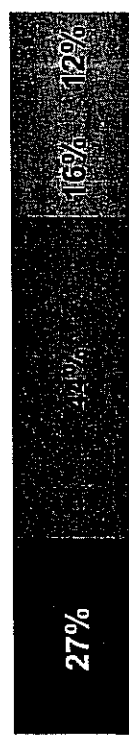
Redeveloping and reusing abandoned or underutilized industrial or commercial sites at higher densities



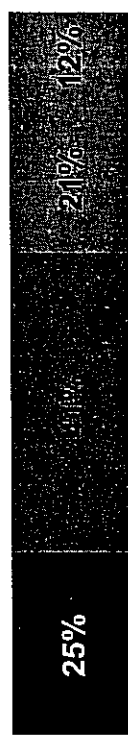
Redeveloping old or run-down housing in the older neighbourhoods at higher densities to allow more people to live in these neighbourhoods



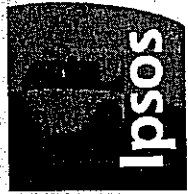
Increasing the height and density of residential and commercial buildings in and around the downtown to allow more people to live and work in this area



Mixing townhouses, apartments and condos with commercial buildings along major transit routes and at key intersections

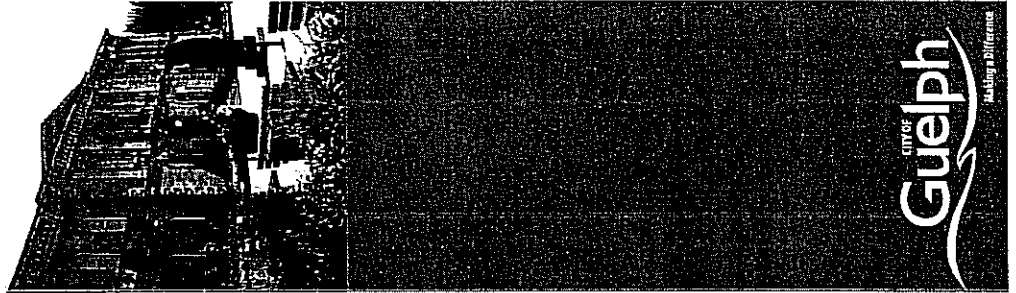


Building more higher density housing such as townhouses and apartments or condos rather than building single family detached houses within the currently undeveloped areas of the City



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Planning for the Future

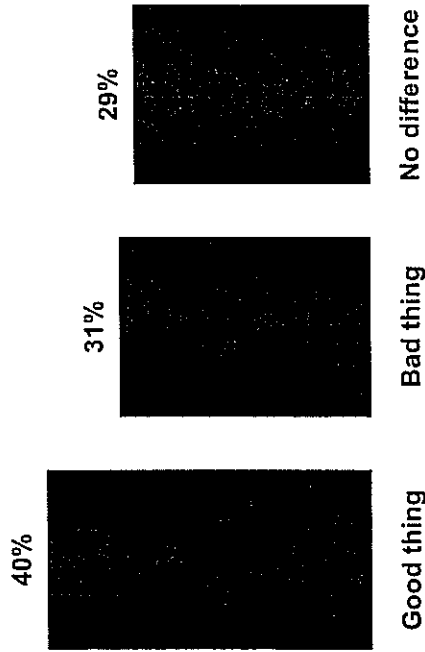




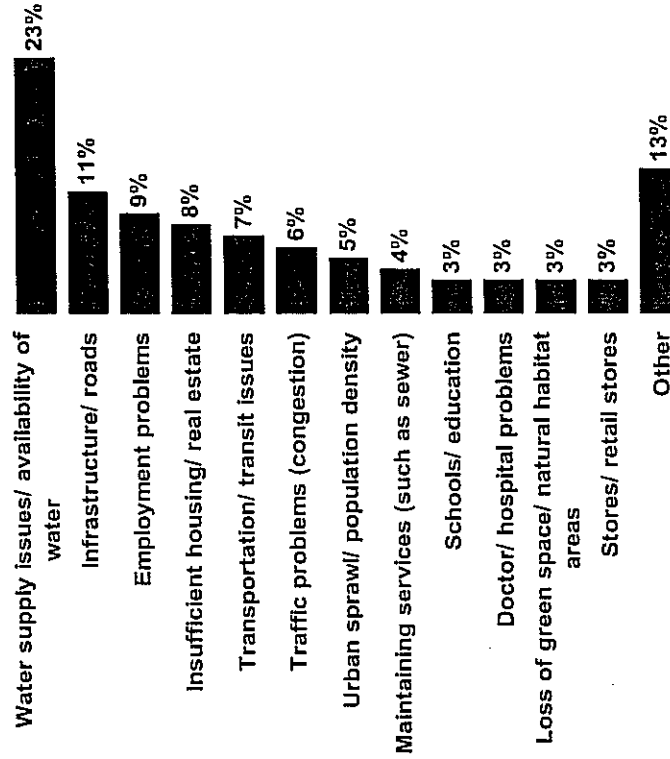
Attitudes on Population Growth

Attitudes toward population growth in the past 5 years are fairly split among Guelph residents, leaning towards being a good thing. Reported challenges associated with future growth vary, with water supply issues, infrastructure/roads and employment problem issues being of greatest concern. Insufficient housing or real estate and transportation/transit issues are also mentioned.

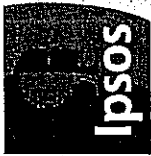
Attitude toward increased population over the past 5 years



Top challenges associated with future growth – Total mention

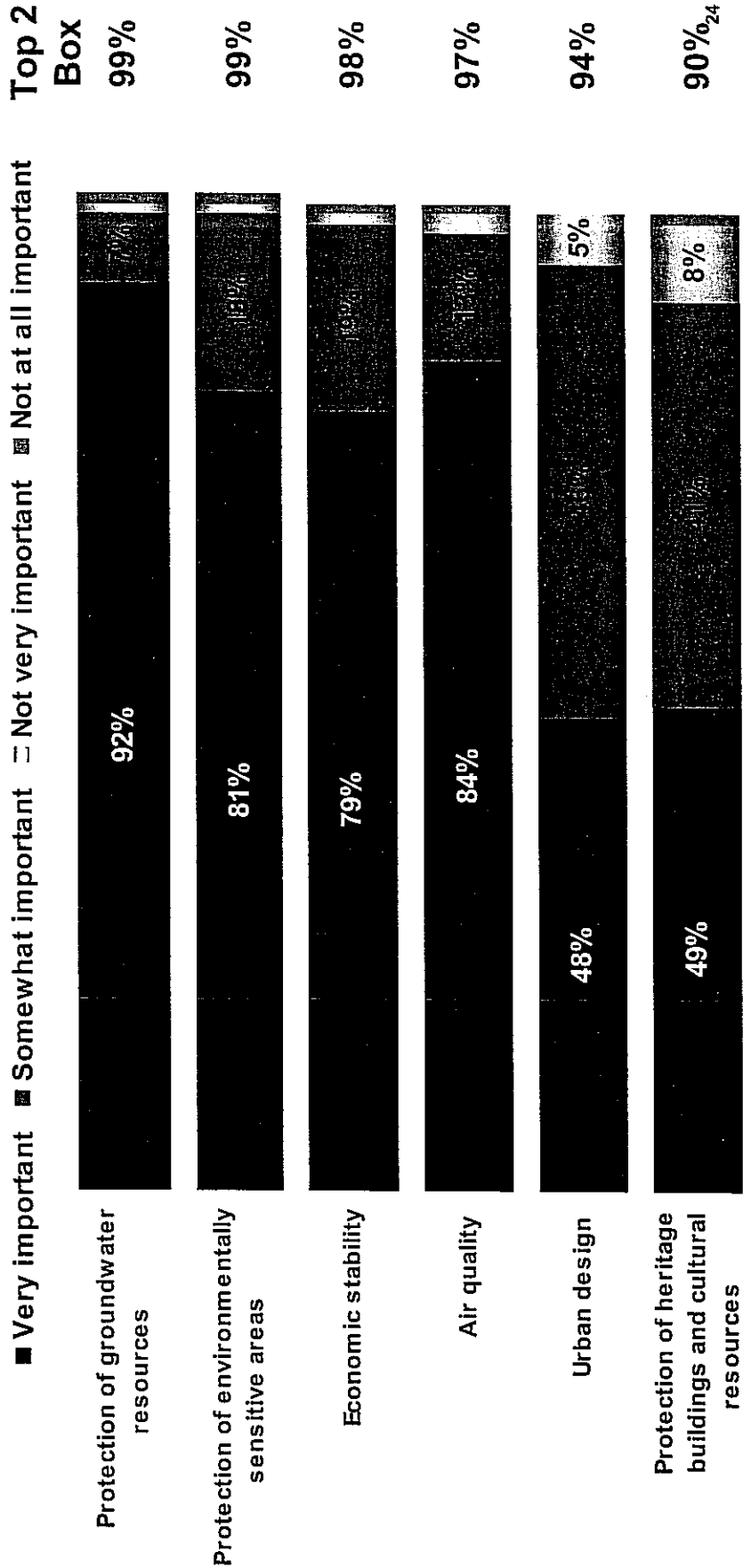


Responses less than 3% are not shown



Consideration of Aspects in Urban Planning

The majority of residents say all aspects presented are important to consider when thinking about urban planning in Guelph. More specifically, most residents say that the protection of groundwater resources, protection of environmentally sensitive areas, economic stability and air quality are very important to consider when thinking about urban planning in Guelph. Residents put less emphasis on urban design and protection of heritage buildings and cultural resources.





Consider Moving into New Home

When the time comes to move, Guelph residents are not very likely to consider a townhouse, a low rise or a high rise building as their new home. Although one in three would be at least *somewhat likely* to consider a townhouse or low rise, only one in six would be likely to consider a high rise apartment during their next move.

■ Very likely

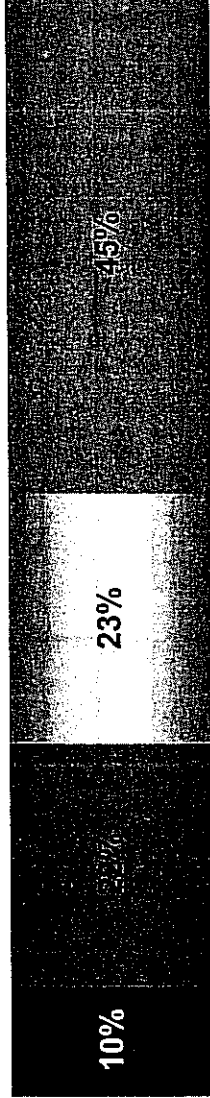
■ Somewhat likely

■ Not very likely

■ Not at all likely

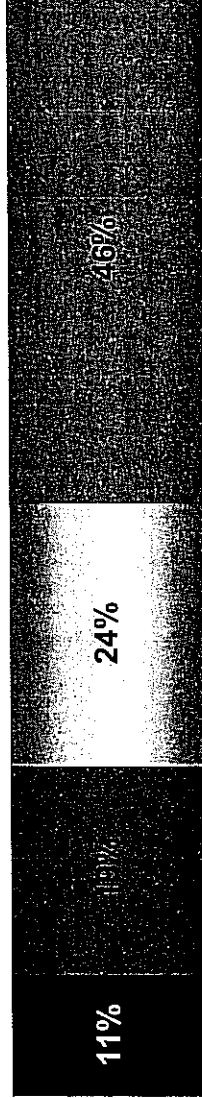
Top 2
Box

A Townhouse



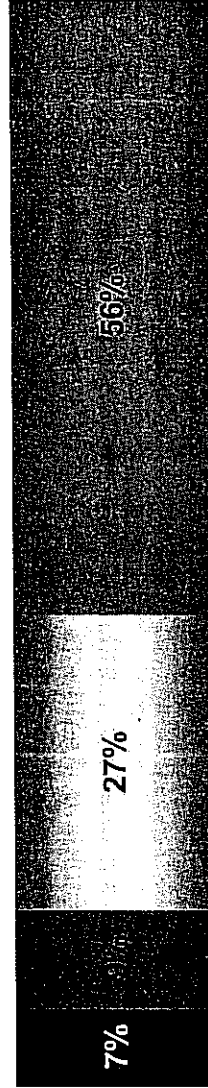
32%

A low rise apartment or condo, that is a building that is six floors and less



30%

A high rise apartment or condo, that is a building of more than six floors



16%



Consider Moving into New Home – by Demographics

When looking at the three housing options presented, residents aged 35-54 are the least likely to consider moving into either a townhouse, low rise or high rise building. Residents who are 55 or older are more likely than the other age groups to consider moving into a high rise building, though are more likely to consider a low rise apartment or condo or townhouse than a high rise. Residents aged 18 to 34 are more likely to consider a townhouse than either low or high rise buildings. Residents aged 35 to 54 are also most likely to consider moving into a townhouse of the three housing types, but are the least likely age group to consider any options.

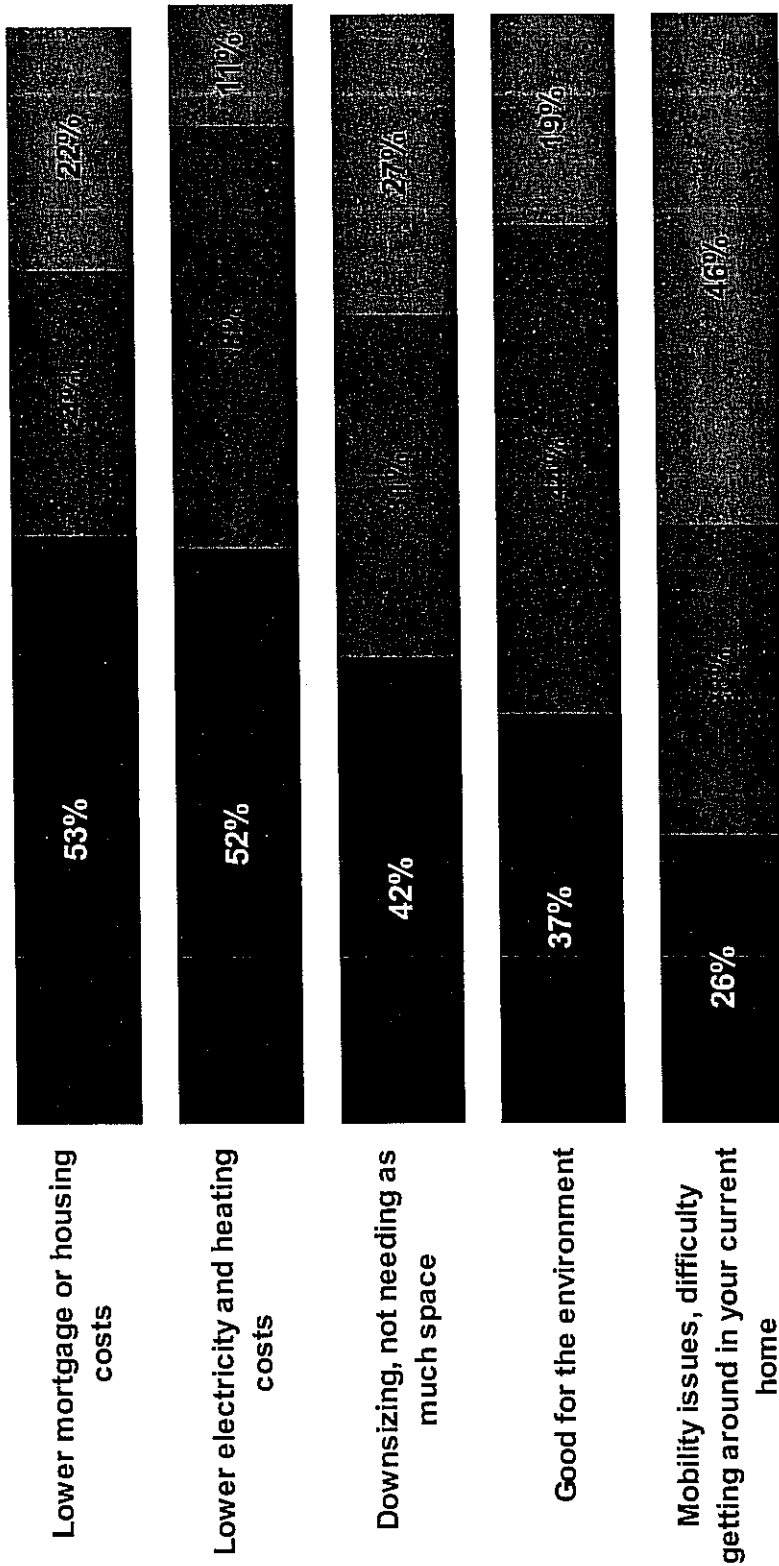
Top 2 Box (Very likely/ Somewhat likely)	A Townhouse	A low rise apartment or condo	A high rise apartment or condo
	Age		
18 to 34	40%	32%	17%
35 to 54	28%	19%	10%
55 or more	30%	44%	22%
	Residence		
Own	26%	24%	12%
Rent	48%	51%	28%

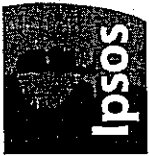


Decision to move into Townhouse

Those that are likely (very likely/ somewhat likely) to consider a future move into a townhouse say that lower mortgage/housing costs and lower electricity/heating costs would have the greatest impact for their decision to do so.

■ Strong impact ■ Moderate impact ■ No impact at all

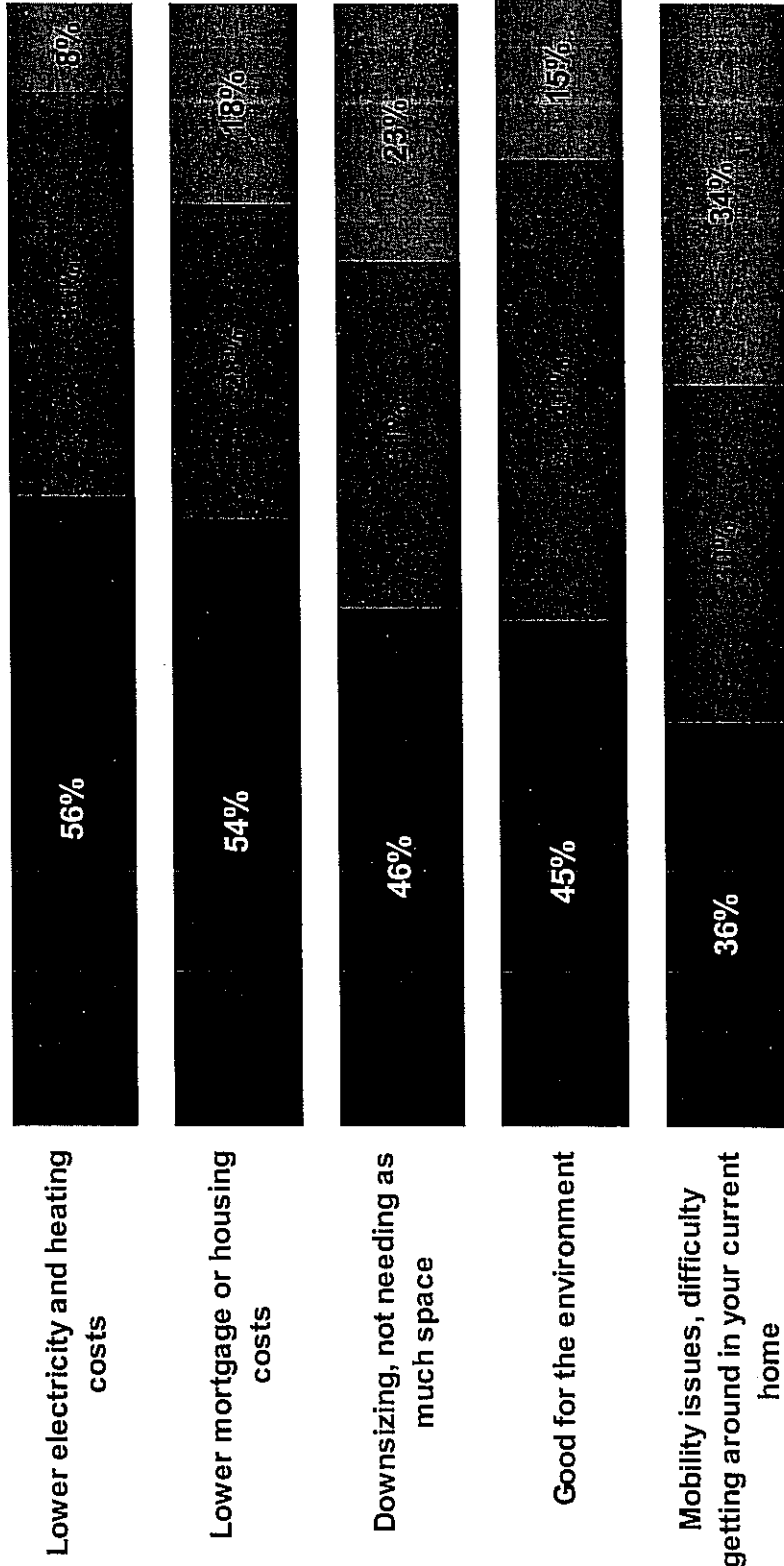




Decision to move into Low rise

Those that are likely to consider a future move into a low rise apartment or condo also say that lower electricity/heating costs and lower mortgage/housing costs would have the greatest impact for their decision to do so.

■ Strong impact ■ Moderate impact ■ No impact at all

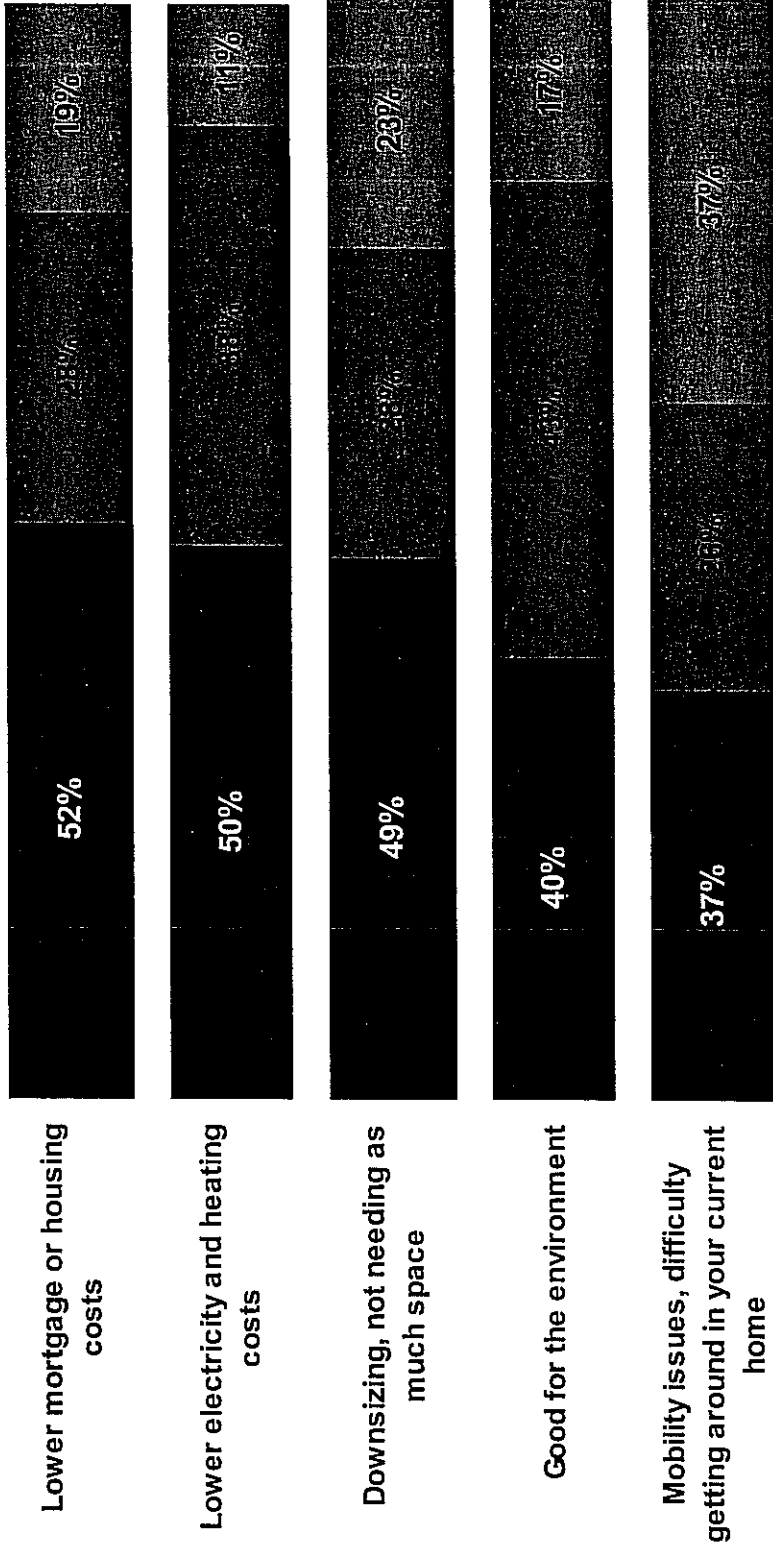


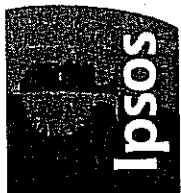


Decision to move into High rise

Consistent with reasons for moving into a townhouse or low rise building, those that are likely to consider a future move into a high rise apartment or condo say that lower mortgage/housing costs and lower electricity/heating costs would have the greatest impact on their decision.

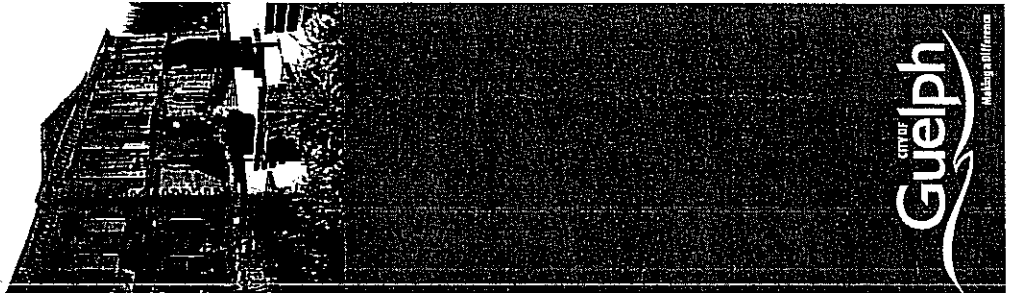
■ Strong impact ■ Moderate impact ■ No impact at all





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Land Use and Development

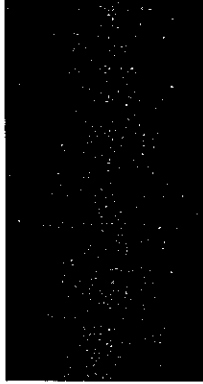




Thoughts on Future Land Use and Development

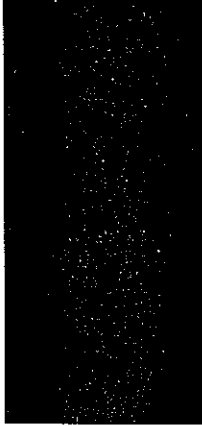
Only one in ten residents feel it is important to continue to build mostly single detached homes if it means sacrificing green space. Most feel it is important to achieve balance between development and protection of green space or to preserve significant green space by building only in already developed areas.

Preserving significant green space should be the most important, the focus should be on building in already developed areas at higher densities, like apartments, condos and townhouses, in order to accommodate growth while protecting green space



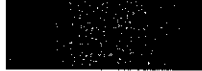
43%

It is important to have a balance between development and preserving green space, where more apartments, condos and town houses than detached homes are built to allow for the protection of some green space

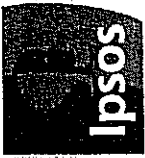


48%

It is important to continue to build mostly single detached homes, even if it means sacrificing the green space in Guelph



8%



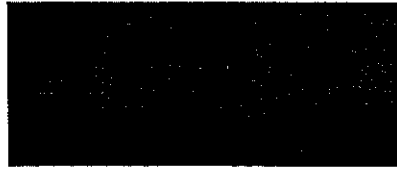
Living in a Complete Community...

Six in ten Guelph residents say that their neighbourhood meets the definition of a complete community. Of those that disagree, a mix of jobs and easy access to groceries, health services and recreational services are often mentioned as missing components.

Live in complete community?

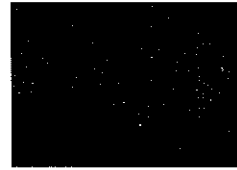
Guelph is also working toward building neighbourhoods that function as complete communities. A 'complete community' is defined as a community where people's needs for daily living are met by providing access to a mix of jobs; local services; a range of housing and community infrastructure such as health, educational, and recreational services including affordable housing and open space; convenient access to public transportation; and options for non-motorized travel.

62%

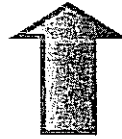


Yes

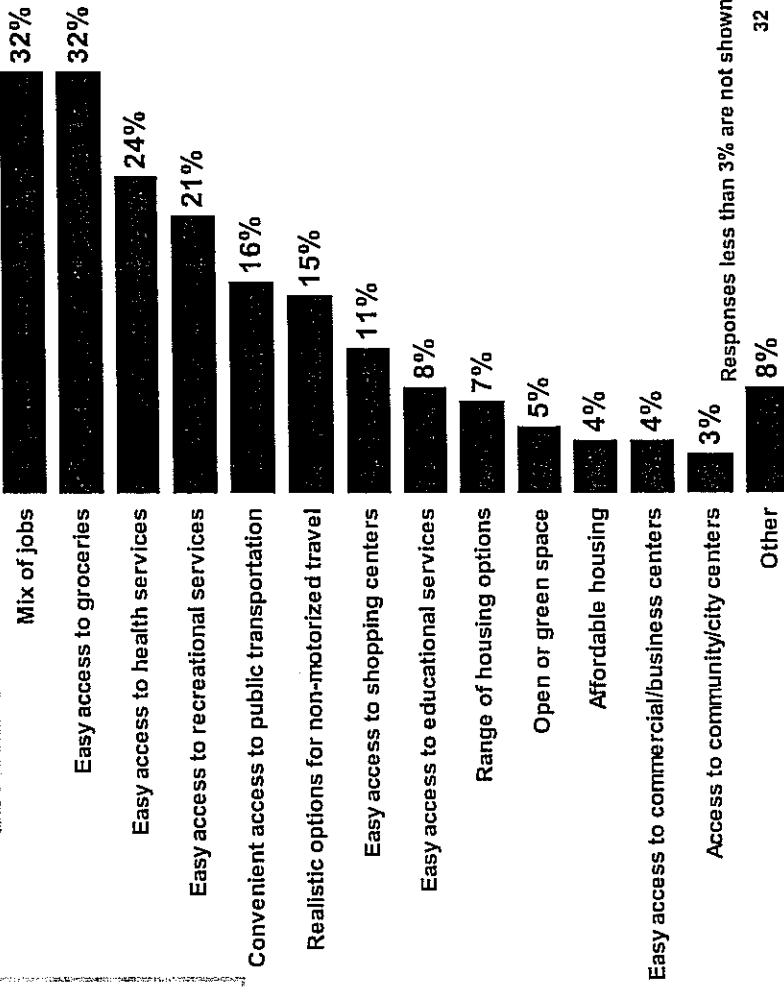
36%



No



Missing components of a complete community



Responses less than 3% are not shown

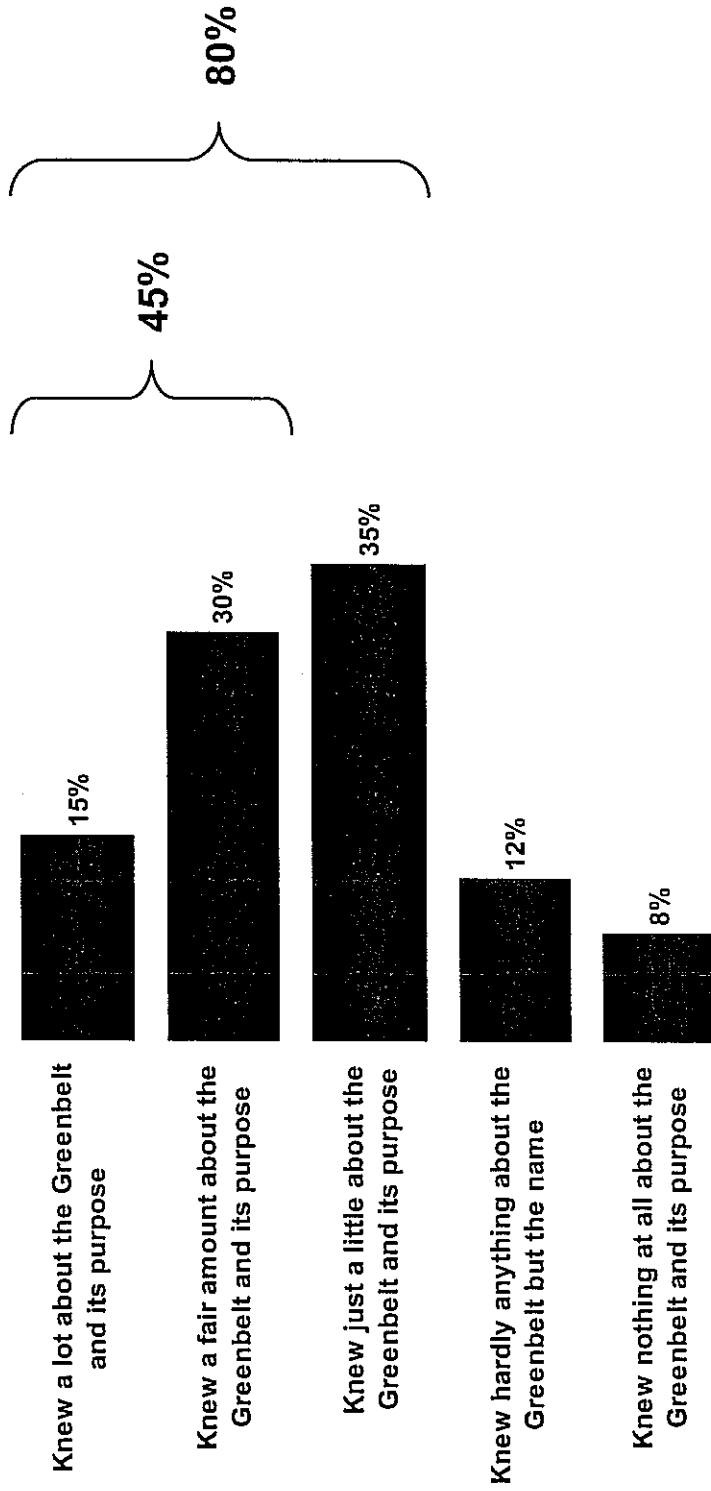
32



Knowledge of Greenbelt Plan

Nearly half of Guelph residents say that before today they knew a fair amount or a lot about the Greenbelt and its purpose. Four in five residents say they knew at least a little about the Greenbelt and its purpose before today. Two in ten knew nothing at all or just its name.

In 2005 the government of Ontario established the Greenbelt Plan. It consists of 1.8 million acres of land around the Greater Golden Horseshoe and includes such environmentally protected spaces as the Niagara Escarpment and the Oak Ridges Moraine. The purpose of the Greenbelt, within an urban environment, is to provide permanent protection to natural features and water resource systems.





Support expansion of the Greenbelt

The majority of Guelph residents support (strongly support/somewhat support) the expansion of the Greenbelt within portions of the City of Guelph, with half being *strong* supporters of the expansion.

86%

52%



34%



9%



4%



Strongly support

Somewhat support

Somewhat oppose

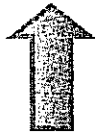
Strongly oppose



GO Transit Rail Service

Nearly all Guelph residents are in support of GO Train service in their community, with eight in ten being strongly supportive. Top reason for support is reduction of traffic, followed by better accessibility to GTA.

Support for GO transit rail service

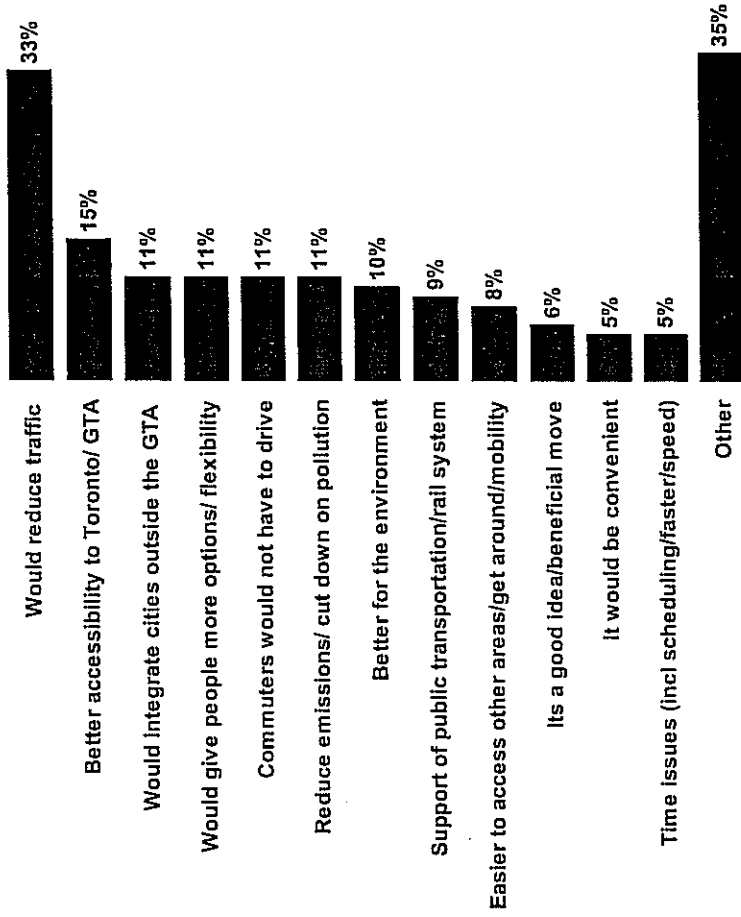


98%

82%



Reasons to support GO transit rail service

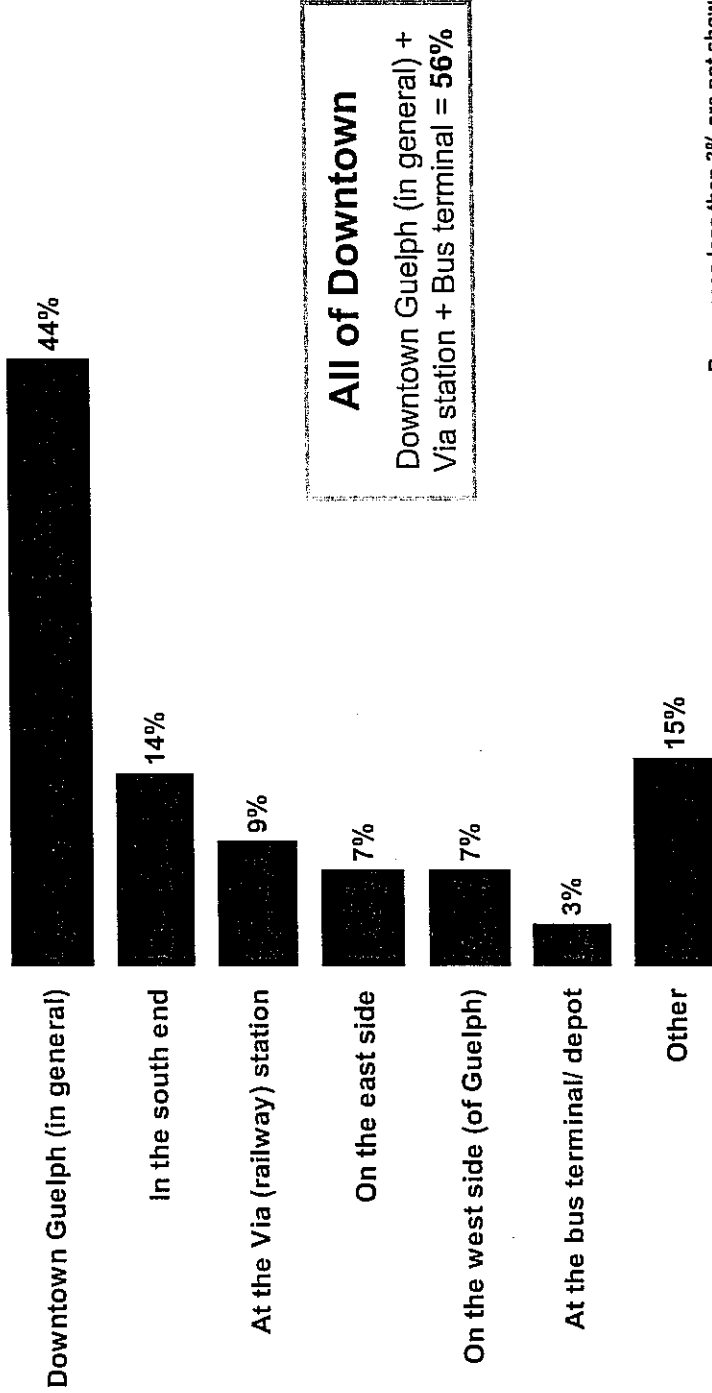
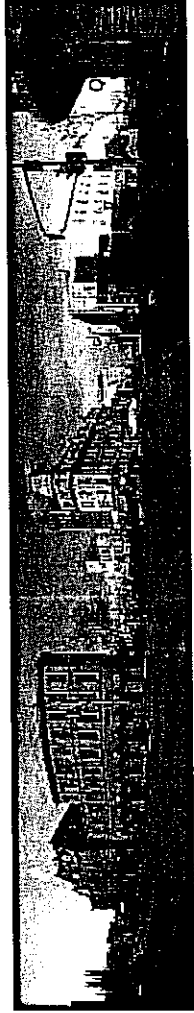


Responses less than 5% are not shown



Preferred Location for GO Train Terminal

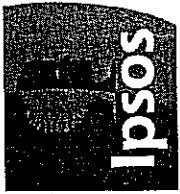
Over half of Guelph residents think that the best location for the GO train terminal would be downtown, this includes downtown in general (44%), the Via railway station (9%) and the bus terminal (3%). One in seven suggest the south end.



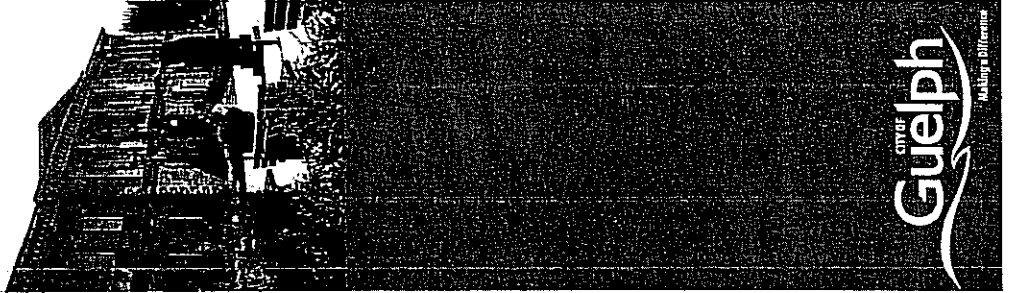
All of Downtown

Downtown Guelph (in general) +
Via station + Bus terminal = 56%

Responses less than 3% are not shown



Ipsos Reid Public Affairs



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COMMITTEE REPORT



TO **Community Development and Environmental Services Committee**

SERVICE AREA Community Design and Development Services
DATE February 17, 2009

SUBJECT **Trans Canada Trail Update**
REPORT NUMBER 09-14

RECOMMENDATION

THAT the Community Design and Development Services Report 09-14 dated February 17, 2008, be received, and;

THAT the Trans Canada Trail Project Design be approved as outlined in Appendices 10 and 11, with 'Option 1' as outlined in Appendix 12 of this Report, and;

THAT the Mayor and Clerk be authorized to sign any agreements regarding Conditions of Use and Maintenance for the proposed trail, with Guelph Junction Railway (GJR) and the City, to the satisfaction of the City solicitor.

BACKGROUND

The following report provides an update to the Trans Canada Trail (TCT) project which runs within the Guelph Junction Railway (GJR) lands from Eramosa Road to Speedvale Avenue. The primary purpose of this report is to provide a recommendation on the preferred trail alignment. Three (3) trail alignment options, from George Street to Mac Avenue, are provided based on public feedback.

Since 2000, a number of initiatives and decisions have been made that directly relate to the overall trail project. These are:

1. Registration of the proposed trail alignment with the Trans Canada Trail Foundation.
2. Construction of a section of trail between MacDonnell Street and Eramosa Road as part of the John Galt Park project.
3. Inclusion of TCT in City Wide Trail Master Plan in 2005.
4. Initial cost estimate by staff and increased funding for the project to \$475,000.00 in 2007.
5. Retention of consultant – MMM Group, to design and manage implementation of the trail.
6. Construction of a Trans Canada Trail Marker in John Galt Park in 2008.
7. Completion of a Risk and Safety Audit for trails within rail right-of-ways,

completed by MRC Consulting.

8. Council direction given on the trail crossing at Eramosa Road.

Registration with the Trans Canada Trail Foundation:

In 2000, staff registered a proposed trail alignment with the Trans Canada Trail Foundation (TCT) with the intention of installing the trail. The alignment indicated that the trail would begin in John Galt Park and head north along the GJR rail line west of the Speed River until it intersected with Speedvale Avenue. Here it would cross over to the east side of the Speed River and move north through Riverside Park. It would then cross over the Riverside Park bridge and make its way west over to Woolwich Road and into Memorial Park Cemetery. Heading north-west, it would eventually connect with Woodlawn Road (Appendix 1). Public consultation took place that same year in the form of an Open House Forum. At that point in time, residents were only given a brief overview of staff's intentions for the trail as no detailed analysis of the alignment had been completed. It was understood that further refinements of the trails alignment may occur in the future.

Trans Canada Trail Marker Project: In late 2005 the TCT Foundation made a request to City staff that a TCT Marker be placed somewhere along the registered trail to allow for donors of the Foundation to be recognized. The TCT Marker was completed early 2008 and stands at the beginning of the registered Trans Canada Trail in John Galt Park by the River (Appendix 2).

Hiring a Consultant:

In September 2007, staff hired a consultant, MMM Group, to begin the task of developing the TCT. GJR requested a Risk and Safety Audit performed by a third party. This Audit was to ensure that the trail design achieved all the safety requirements of the GJR and Transport Canada. McCormick Rankin Inc. (MCR) was hired to provide this document. The Audit provided explicit details regarding alignment, setbacks, safety measures and grading of the trail in relation to the rail.

Eramosa Bridge Project: Late 2007, staff in Engineering Services brought forth a report to CDES regarding the Eramosa Bridge Reconstruction Project. A resolution was passed by the Committee, requesting that staff explore opportunities for a trail to go under the new bridge. Three alternatives were considered in a follow up report (Appendix 3). The Council Resolution gave direction to install a signalized pedestrian cross walk that would parallel the rail crossing (Appendix 4).

REPORT

Trail Design Goals:

With the Safety Audit completed, MMM Group developed a conceptual plan for the 1.2km of new trail. There were a number of design goals set early on, established by staff and the consultant:

1. Trail safety (follow all the recommendations of the Audit).
2. Trail accessibility (maximize access points, but limit the number of rail crossings, trail surface needs to accommodate different uses).
3. Trail must be useable/accessible 12 months of the year (snow removal).
4. Minimize cost and impact to adjacent lands (limit the number of retaining walls).
5. Plantings should be functional, low maintenance.

Refinement of Proposed Alignment and Design:

Numerous meetings between GJR, staff and the consultant took place from April to July 2008, to refine the alignment of the trail. In July a meeting with GJR, the consultant and staff representatives from Planning, Operations, Traffic, Engineering, Building and Realty Services took place to review the plans. Discussions revolved around the proposed alignment, vegetation, maintenance, construction materials, and budget, as well as issues concerning the proposed signalized pedestrian crossing at Eramosa Road.

It was acknowledged that Council had supported staffs' recommendation to install a signalized pedestrian crosswalk paralleling the rail crossing (Appendix 4). In the report which provided this direction (Appendix 3), it was suggested that the City's Traffic Investigations staff would need to review the signalized crossing, however this did not occur prior to the resolution being approved by Council. Staff agreed that the issues involved with putting a signalized crossing at this location are significant enough that they need to be presented to Council separately and a report on this issue will follow.

On other issues, staff requested MMM Group to continue with revisions to the plans as per comments from staff representatives and move forward with the design.

In an attempt to minimize construction costs associated with retaining walls, staff and MMM Group also explored an alternative alignment within Segment C and D of the trail, from Clarence Street to Mac Avenue, which would move the trail onto an adjacent industrial property to the east of the rail line. This would require either an easement or purchase of the land by the City in consultation with the land owner, but it was thought that such a change to the alignment may lessen or eliminate some retaining walls and move the trail further away from adjacent homeowners. Upon further investigation by the consultant it was determined that this option would not bring any significant cost savings to the project and possibly create problems relating to steep trail slopes and additional fill requirements. The idea was therefore abandoned and MMM Group continued with aligning the trail within City property.

A second meeting was held with MMM Group, GJR and staff representatives in September 2008. Team support of the alignment was given by all parties, with the understanding that as the project progressed use and maintenance agreements would be drafted and approved between the City and GJR. The team agreed that it was time to receive public input on the proposed trail alignment.

Public Input on the Proposed Trail:

As part of any Parks Planning project of this magnitude, public input is required. Staff determined that this was best executed by organizing a Public Open House Night and a Survey.

On October 8th, 2008, 851 invitation letters were sent by mail to surrounding residents along the length of the proposed trail to discuss the Trans Canada Trail

Project at the Evergreen Seniors Centre on October 23, 2008. On October 10th and 17th, ads were also placed in the Tribune. The ad was also placed on the City of Guelph website.

Open House – Presentation Boards and Survey:

On October 23rd the Open House was held as scheduled and 25-30 people attended. Seven large scale, rendered Presentation Boards depicted the proposed trail alignment in relation to the rail and surrounding residential and industrial properties. A PowerPoint Presentation was also given followed by a discussion period. Attendees were also encouraged to fill out a survey and/or sketch their thoughts on copies of the presentation board package that were available on 11"x17" format.

Digital copies of the Presentation Boards and the Survey were posted on the City of Guelph website on October 23rd (Appendix 5). An electronic version of the survey was also made available on the website.

Survey Results:

Staff received twenty-three (23) surveys in total - fourteen (14) surveys from the Open House, two (2) sketches of alternative alignments, and nine (9) surveys from the online version. Staff also received seven email correspondence noting comments about the trail. A Result Sheet tabulating the Survey Questions and General comments was created (Appendix 6).

The survey and email correspondence results found that the most contentious issue was the positioning of the trail on the west side of the rail adjacent to residential yards – more specifically in the area north of Clarence Street to Mac Avenue. Residents were most concerned about privacy along their backyards, while safety concerns and garbage were also topics of discussion. Some residents suggested that the trail should be aligned entirely on the east side of the rail, from Marcon Street all the way to Speedvale Avenue. Other residents felt the trail should be along the River and that the rail corridor shouldn't be used at all. Two responses focused on the alignment of the trail from Eramosa to Norwich Street. These comments suggested moving the trail to the east side of the rail to eliminate the narrowing of the proposed trail.

Proposed Trail Alignment Options:

As noted earlier in this Report, staff set out design goals for the trail alignment early in the design process. These goals were also used as guiding principles for evaluating trail alignment options.

Staff reviewed the comments and concerns of the residents and based on input derived two plausible options of the trail section from George Street to Mac Ave, as well as the original design presented at the Open House is presented in this report for consideration and discussion.

Unfortunately, not all suggestions from the public could be incorporated into the options.

These included:

1. The suggestion of placing the trail completely to the east of the rail line - Due to

an existing building (a private home) and private land ownerships this would not be possible. With trail set back requirements outlined in the Audit, the trail would be forced onto private lands and also against an existing residential home. To avoid purchasing the private home and crossing non City owned lands, staff did not consider this as a viable option.

2. The suggestion of placing the trail along the River - Though there is the possibility of a Tertiary Trail (i.e. 1.5 metre wide, woodchip trail) along the river's edge as a separate trail project - this would not resolve the safety issues currently occurring along the rail corridor, nor would it meet the need for accessibility or function as a convenient, safe 'point to point' means to travel. Therefore, staff did not consider this an option.

Trail Alignment and Options (Refer to Appendix 7 through 12)

Appendix 7 shows the overall trail alignment divided into Segments A through D (including the existing trail). Within Segment C and D there are 3 trail alignment options from George Street to Mac Avenue (see dotted box for location).

Appendix 8 shows Trail Segment A (Eramosa Road to Norwich Street)

Appendix 9 shows Trail Segment B (Marcon Street to George Street)

Staff and the consultants believe that there are no reasonable alternatives for these two segments of the trail. The trail alignments shown on Segment A and B are the most efficient, cost effective and safest routes and though it maybe possible to realign these sections onto the east side of the rail line, the cost implications and the environmental and visual impacts convinced staff not to proceed with further development of alternative alignments.

Staff and the consultants are investigating the possibility of providing lighting through Segment A (Eramosa Road to Norwich Street) as this section of trail adjacent to the apartment buildings is quite dark during the evening hours. Discussions with the property owner shall take place upon completion of a lighting proposal by the consultant. Alternative means to power these lights, such as solar are also under consideration.

Appendix 10 through 12 shows Trail Segment C (George Street to Earl Street) and Trail Segment D (Earl Street to Speedvale Avenue)

The three trail alignment Options are situated within these two trail segments, though it is only from George Street to Mac Avenue in which the alignment could change. The trail from Mac Avenue to Speedvale Avenue stays consistent throughout the three Options. The Pros and Cons, as well as the implications of the original alignment (Option 1) and two alternative alignments (Option 2 and 3), that staff believe address the comments of the surrounding residents, are described in the matrix below.

Options	Pros	Cons	Implications
1 (Appendix 10) 2 pages	<ul style="list-style-type: none"> • Minimizes number and height of retaining walls • Minimizes the number of rail crossings • Minimizes impacts to surrounding lands 	<ul style="list-style-type: none"> • Trail from George St. to Mac Av. aligned on west side adjacent to residential properties 	<ul style="list-style-type: none"> • Costs kept to minimum • Screen plantings required to assist with concerns of privacy
2 (Appendix 11) 2 pages	<ul style="list-style-type: none"> • Trail from just south of Earl St. to Speedvale Av. located on east side away from residential properties 	<ul style="list-style-type: none"> • Increased number and height of retaining walls • One additional pedestrian crossing over rail • Budget exceeded significantly (+ \$675,000) and build date revised 	<ul style="list-style-type: none"> • Greater acceptance of alignment by adjacent residential owners • Implementation of trail revisited in 10 Year Capital Budget Forecast • Major construction impacts to adjacent properties • Maintenance and replacement costs of retaining walls higher than Option 1
3 (Appendix 12) 2 pages	<ul style="list-style-type: none"> • Trail from George St. to Speedvale Av. on east side of rail away from residential properties 	<ul style="list-style-type: none"> • Increased number and height of retaining walls • One additional pedestrian crossing over rail • Budget exceeded drastically (+ \$1.1 million) and build date revised 	<ul style="list-style-type: none"> • Greater acceptance of alignment by adjacent residential owners • Construction costs unknown due to trail proximity to existing building and steep slopes • Implementation of trail revisited in 10 Year Capital Budget Forecast

Appendix 13 - Cost Estimation Comparison:

The costs associated with all three options have been provided by the consultant. These are only estimates and upon further investigation and development of the trail, geotechnical studies may alter costs associated with backfill and retaining wall footings.

As noted in the comparison chart, the item that most drastically changes the total cost of the project is related to the magnitude and cost of retaining walls from George Street to Mac Avenue.

Appendix 14 - Yard Cross Sections:

The Yard Cross Sections indicate the relationship between the trail and adjacent homes in the area of Earl Street (Segment C). Though the yards become shallower the further north you travel along the rail, there is always a considerable distance between the proposed trail and private homes. The Cross Sections also show the relationship of trail grade to private fence height. There is a pinch point just south of Earl Street where the horizontal distance between the trail retaining wall and the existing private fence is 0.5 metres, but it is staff's opinion that the existing cedar hedge within the yard will mitigate any privacy issues.

Staff Recommendation:

Staff recommends that Option One for Segment C and D as the preferred trail alignment. This option was presented at the Open House and on the City of Guelph website. Staff believe this option is the least invasive to the surrounding lands, provides the safest, most accessible route along the rail corridor and is the most financially viable. Staff also believe that the concerns by the surrounding residents, relating to the proximity of the trail to their backyards can be resolved by means of tree and shrub planting on City and/or private property.

Staff also recommend that Council give direction for the appropriate staff to enter into agreements regarding Conditions of Use and Maintenance for the proposed trail, with GJR and the City, to the satisfaction of the City solicitor, before construction of the trail begins.

Available Finances:

In the 2007 Parks Planning Capital Budget, Council approved \$75,000.00 towards the TCT project.

In late 2007, staff produced a rough cost estimate of the trail to be \$400,000.00. This amount was approved in the 2008 Parks Planning Capital Budget. To date, the budget total for the TCT project is \$475,000.00.

Trail Alignment Option #1 has been estimated at \$679, 851.00
Trail Alignment Option #2 has been estimated at \$1,085,567.00
Trail Alignment Option #3 has been estimated at \$1,558,753.00

To meet the cost requirements of Trail Alignment Option 1, staff are investigating alternative means of government and private funding. To date, the Trans Canada Trail Foundation has committed to pay \$60,000.00 towards the trails construction cost. Staff have also spoken with another potential donor, but no commitment of funding has been reached at the time this report was submitted to Council.

CORPORATE STRATEGIC PLAN

Goal 2: A Healthy and Safe Community where life can be lived to the fullest.

FINANCIAL IMPLICATIONS

\$475,000.00 - Funding to come from Capital Account RP0008 (90% Development Charges, 10% Taxes).

\$60,000.00(est.) - Alternative Funding to come from the Trans Canada Trail Foundation Trail Building Fund (Confirmation Jan.28, 2009)

To date, Purchase Orders totaling \$65,000.00 have been approved for consulting fees (Safety Audits, Design and Public Consultation).

It is the opinion of staff and the consultant that phasing the construction of the trail is not an option because all work must be completed in one phase to ensure a safe route over GJR lands. Therefore the approved trail alignment will begin construction:

1. As soon as possible in 2009 with the support of alternative funding sources.
2. If these alternative money sources prove unavailable then the project could be deferred until additional funding is supported by Council in the 10 year Parks Planning Capital Budget Forecast.

Operations has estimated an annual budget of \$80,000.00 for the maintenance of this trail (i.e. winter control, inspections, horticultural practices, garbage collection, etc.).

DEPARTMENTAL CONSULTATION

Operations, Engineering, Guelph Junction Railway (GJR), Realty Services, Traffic Services, Planning, Building.

COMMUNICATIONS

NA

ATTACHMENTS

- Appendix 1 – Registered Trans Canada Trail Alignment Plan (Registered with the TCT Foundation)
- Appendix 2 – Trans Canada Trail Marker
- Appendix 3 – Report 08-15 'Proposed Options for Eramosa Bridge/Trail Rehabilitation'
- Appendix 4 – Council Resolution
- Appendix 5 – Survey and Open House Panels
- Appendix 6 – Survey Results Sheet
- Appendix 7 – Overall Trail Alignment Plan (Proposed and Existing Trails)
- Appendix 8 – Trail Segment A
- Appendix 9 – Trail Segment B
- Appendix 10 – Trail Segment C and Segment D – Option 1
- Appendix 11 – Trail Segment C and Segment D – Option 2
- Appendix 12 – Trail Segment C and Segment D – Option 3
- Appendix 13 – Cost Estimation Comparison Chart
- Appendix 14 – Yard Cross Sections

A Hard Copy Set Of All Trail Plans Will Be Made Available At A Larger Scale Upon Request.

Digital Copies Will Also Be Made Available (PDF Format).

Prepared By:

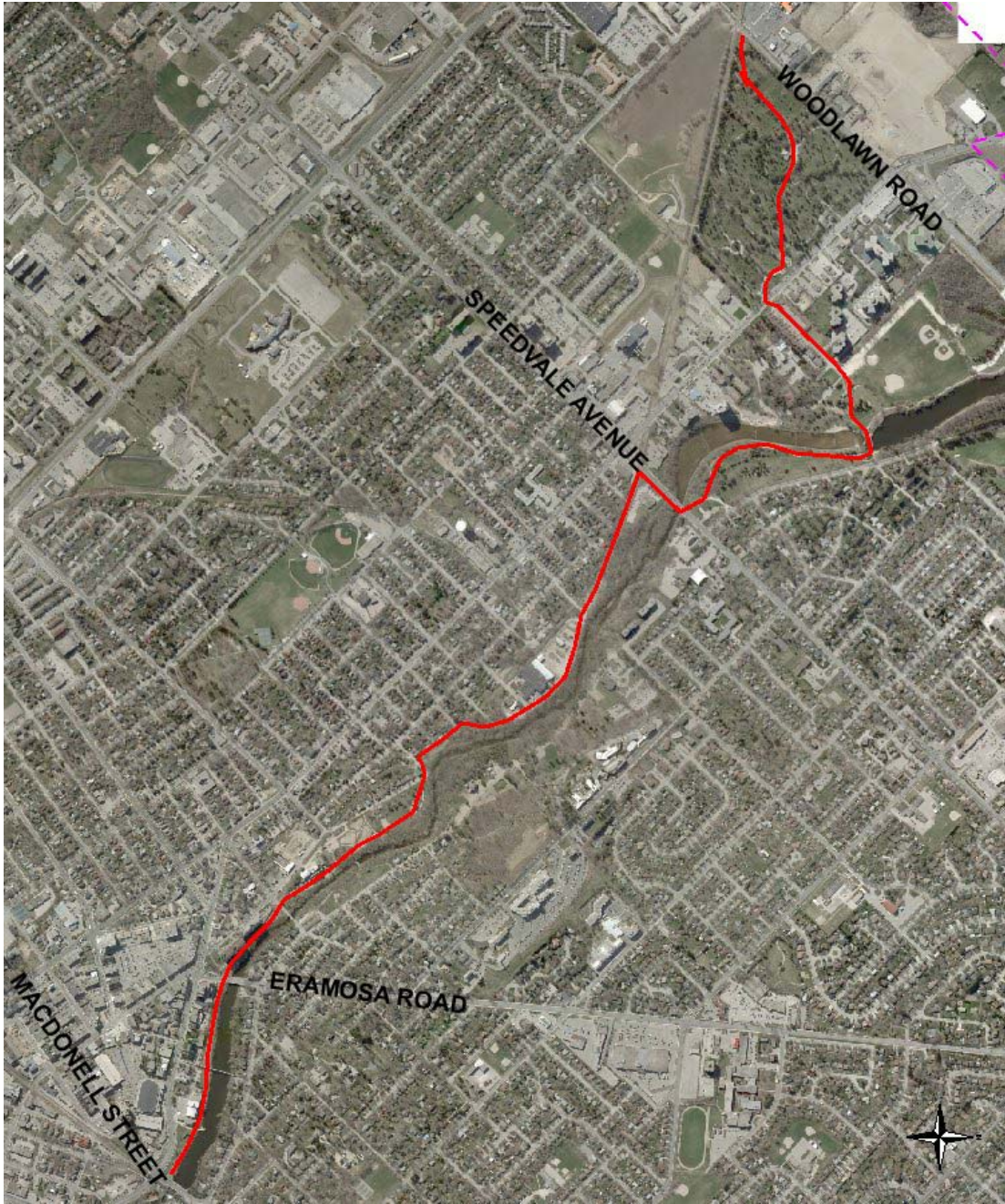
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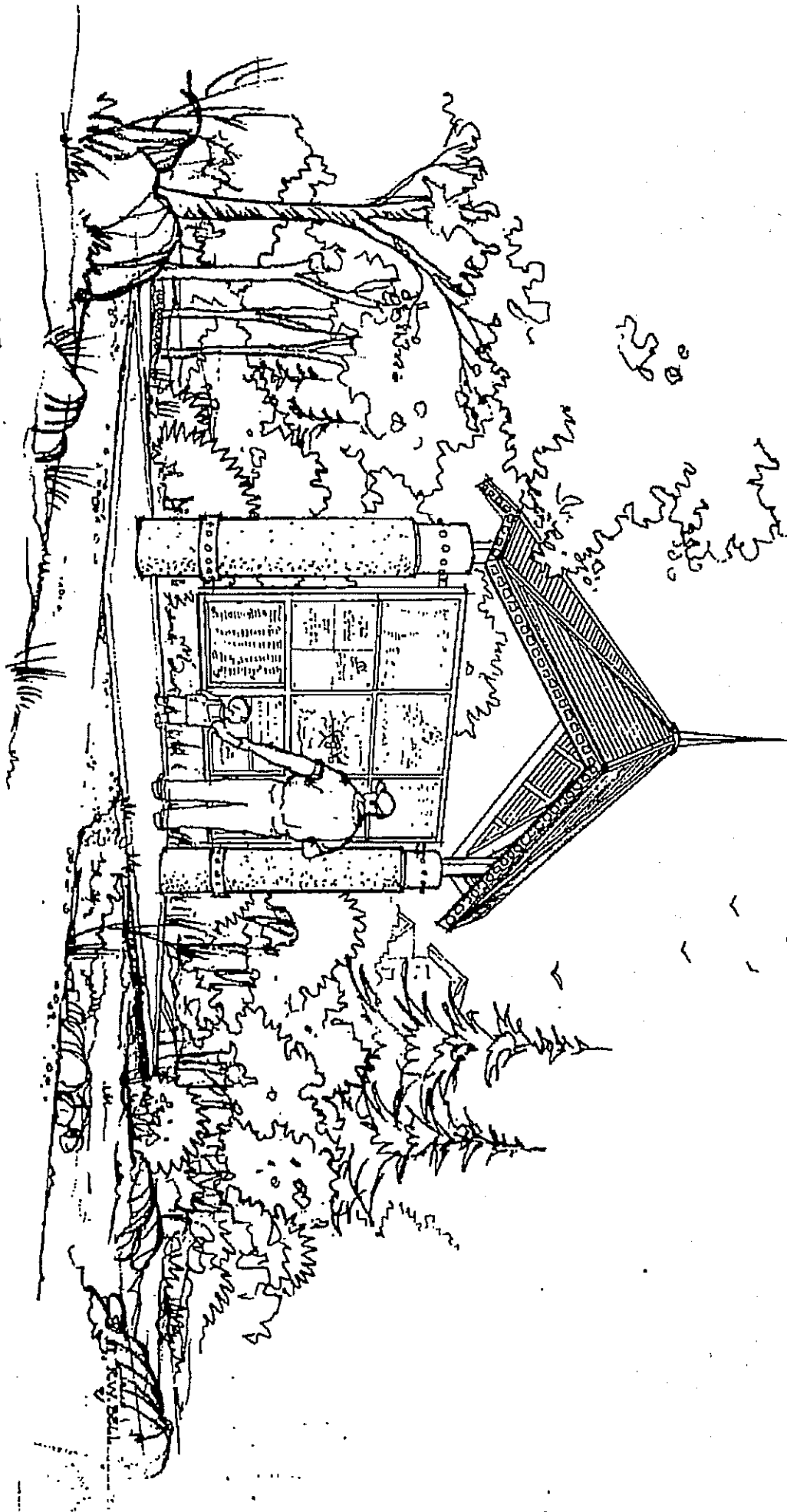
Recommended By:

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REGISTERED TRANS CANADA TRAIL ALIGNMENT

THE 'TRAIL MARKER'
FOR THE TRANS CANADA TRAIL



MARCH 26th 1998

PAGE ONE



City of Guelph

Report: 08-15

COMMUNITY DESIGN AND DEVELOPMENT SERVICES

TO: Community Development and Environmental Services

DATE: February 8, 2008

SUBJECT: PROPOSED OPTIONS FOR ERAMOSA BRIDGE/ TRAIL REHABILITATION

RECOMMENDATION:

THAT the Community Design and Development Services Report 08-15, dated February 8, 2008, be received;

AND THAT the Eramosa Road bridge rehabilitation including the replacement of the existing bridge deck, proceed in 2008 subject to approval of the project as identified in the Capital budget;

AND THAT staff be directed to implement Option #2 regarding the trail connection across Eramosa Road in conjunction with the bridge rehabilitation project.

BACKGROUND:

At the September 7, 2007 CDES meeting, the Committee passed a resolution as follows: "THAT staff assess the option of restructuring the pedestrian access of the walking trail in conjunction with this construction project and report back."

REPORT:

Parks Planning and Engineering have met to discuss options for a pedestrian access across Eramosa Road. The implications of the options are listed below (refer to Appendix 1 - BRIDGE/TRAIL OPTIONS for a comparison matrix).

Option #1 – A 1.5 metre wide cantilevered or suspended catwalk under the bridge with 50 metre long, 2.4 metre wide ramps to the west and east of the bridge that meet Facility Accessibility Design Manual and Building Code requirements (maximum 5% slope, maximum 9 metre runs with 1.5 metre landings). Also included will be lighting, retaining walls, railings, tree removal and re-plantation, as well as slope and river restoration. The City's consultant, Gamsby and Mannerow have prepared a preliminary cost estimate of approximately \$400,000.00 to implement this option.

Implications:

1. Impact to existing vegetation – Extensive, if not all, trees and understorey planting on the banks of the river 50 metres to the west and east of the bridge will have to be removed so that engineered ramps can be integrated into the existing riverbanks by means of retaining walls and slope stabilization practices. Opportunity for replanting will be limited due to the limited space and revised slope not only creating environmental impacts, but visual impacts too (see below).
2. Visual impact – Extensive, if not all, trees will be removed along the south side of the river resulting in views of residences on the north side looking south at the rear of the large concrete apartment building at 27 Cardigan Street. Opportunity for replanting will be limited due to the limited space and revised slope.
3. Permitting – GRCA, Fisheries and the Coast Guard will require studies and reports that detail environmental impacts, outline compensation requirements, etc., before approving such a project within their jurisdiction and may ultimately not allow such a project to proceed due to potential negative results of reports.
4. Cost – \$400,000.00 is a considerable amount of money for any construction project that may not be used as intended due to safety issues (see below).
5. Safety and Use – Even with an abundance of lighting and security cameras individuals may not feel safe using the ramp and catwalk at night and may attempt to cross Eramosa Road at-grade on the rails without the use of a proper signalized crossing or directional signage.
6. Maintenance – The ramps will need to be cleared by hand in the winter due to their narrow width and incompatibility with existing snow clearing equipment.

Option #2 – A 2.4 metre wide asphalt trail that meets Eramosa Road at-grade with a signalized pedestrian cross walk that would parallel the rail crossing. The City has retained MRC Consulting to produce a Risk and Safety Audit for the section of proposed trail from Eramosa Road north to Speedvale Avenue as part of the Trans Canada Trail Project, including a review and recommendation of a signalized pedestrian crosswalk at Eramosa Road. The city has estimated a cost of \$40,000.00 to implement this option.

Implications:

1. Approvals -The City's Traffic Services would need to review and approve MRC Consultant's recommendation for a signalized crossing. Traffic Services may not approve this crossing due to conflicts with existing traffic movements at the intersection or along Eramosa Road.

Option #3 – A 2.4 metre wide asphalt trail that meets Eramosa Road at-grade with signage directing trail users to cross at the existing signalized Woolwich and Eramosa Road intersection, 50 metres south. The city has estimated a cost of \$500.00 to implement this option.

Implications:

1. Safety - Trail users may risk crossing Eramosa Road where the trail intersects it without the use of a proper signalized crossing.
2. Inconvenience – Trail users may be frustrated and annoyed to be redirected 100 metres off the trail to cross a four lane road.

Staff's recommendation at this time is Option #2. With the Report by MRC Consulting scheduled for completion this spring and further design development of the Trans Canada Trail west of Eramosa Road to continue this summer by the City's consultant MMM Group with intentions to implement some sections later in the fall of 2008, keeping the trail accessible, user friendly, safe, and clear all year round, staff feel the option of building a trail connection under the Eramosa bridge has environmental, safety, cost and maintenance concerns with little overall contribution to the City's Trail Master Plan.

The timing for the proposed bridge deck replacement is very tight due to the small construction window (June and July) and the inclusion of any trail enhancements in the bridge rehabilitation project would delay the replacement until summer of 2009.

CORPORATE STRATEGIC PLAN:

1. An attractive, well-functioning and sustainable city

DEPARTMENTAL CONSULTATION/ CONCURRENCE:

Parks Planning and GJR were consulted regarding the pedestrian trail connection across Eramosa Road.

COMMUNICATIONS:

N/A

FINANCIAL IMPLICATIONS:

Based on the above staff recommendations :

1. As part of the Bridge Rehabilitation Project :
No additional funding is required in any of the Options outlined above.
2. As part of the Future Trans Canada Trail Project :
Option #1 will require an estimated \$400,000.00
Option #2 will require an estimated \$ 40,000.00
Option #3 will require an estimated \$ 500.00

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Proposed Options for Eramosa Bridge/Trail Rehabilitation

- Mr. J. Riddell
8. Moved by Councillor Burcher
Seconded by Councillor Piper
THAT the Community Design and Development Services report 08-15, dated February 8, 2008 and entitled "Proposed Trail Connection Under the Eramosa Road Bridge" be received;
- AND THAT the Eramosa Road bridge rehabilitation including the replacement of the existing bridge deck, proceed in 2008 subject to approval of the project as identified in the Capital budget;
- AND THAT staff be directed to implement Option #2 of Report 08-15 regarding the trail connection across Eramosa Road in conjunction with the bridge rehabilitation project.
- VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)
VOTING AGAINST: (0)

Carried



Guelph Trans Canada Trail
 OCTOBER 2008

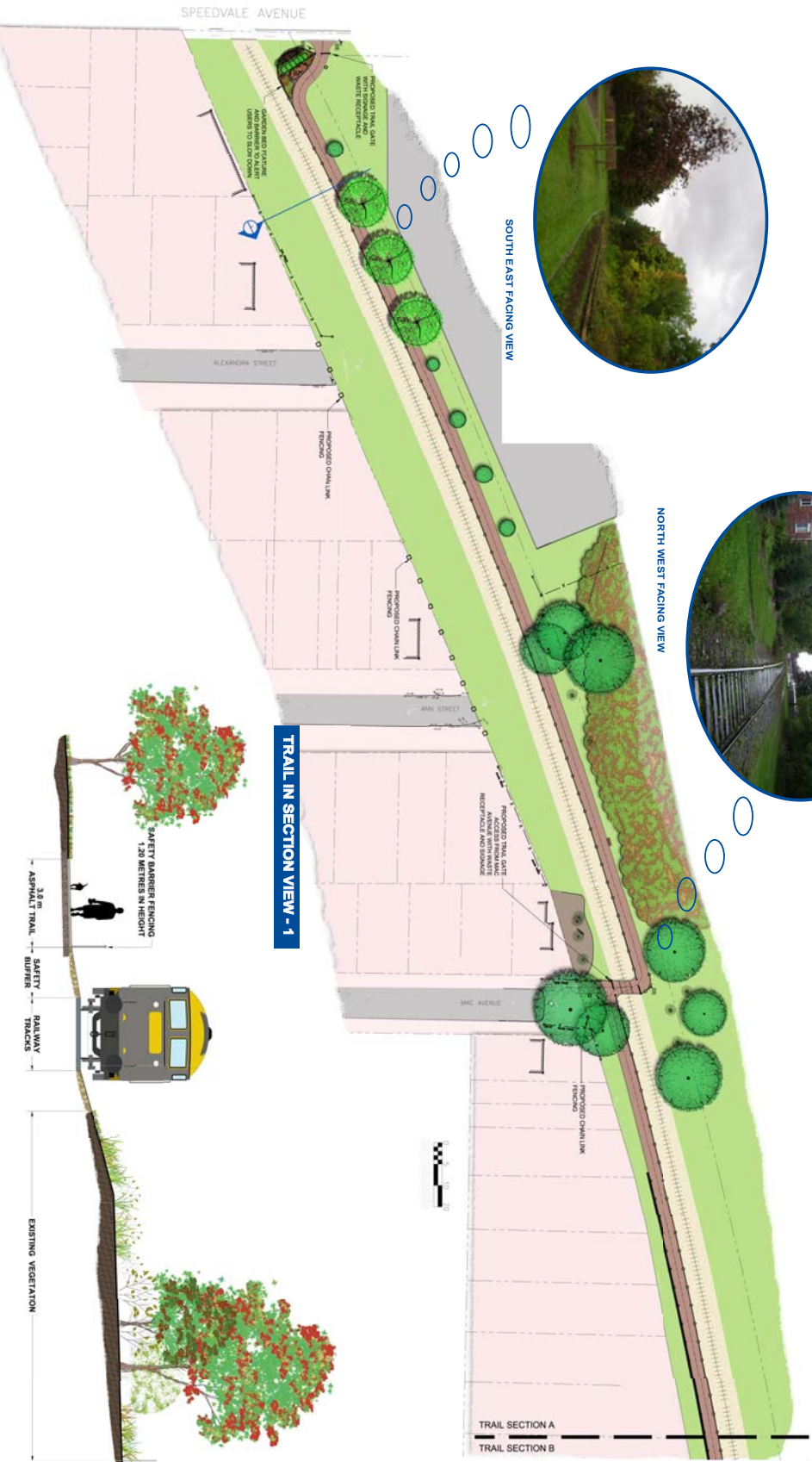
OVERALL TRAIL ALIGNMENT
PROPOSED TRAIL ALIGNMENT



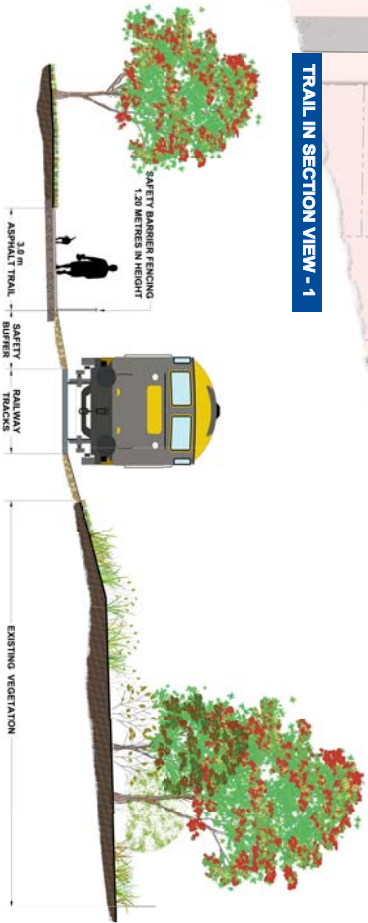
SOUTH EAST FACING VIEW



NORTH WEST FACING VIEW



TRAIL IN SECTION VIEW - 1



LEGEND KEY

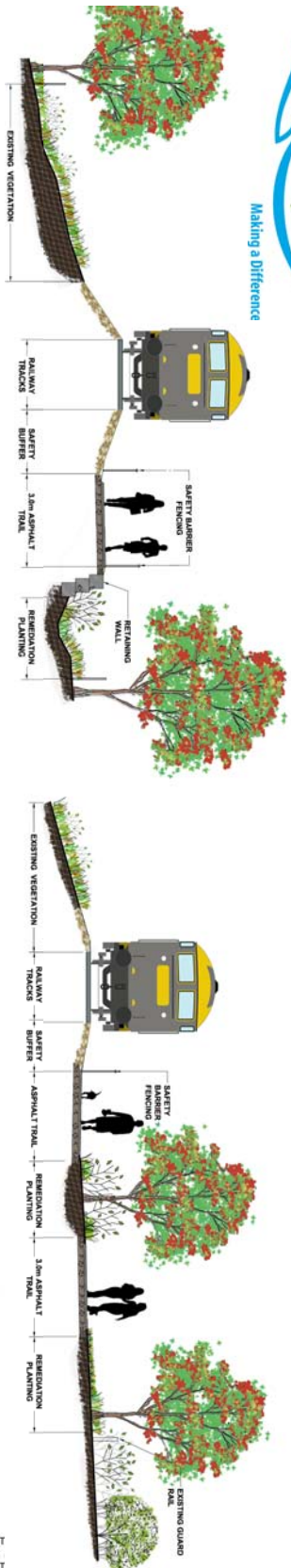
- EXISTING TAIL LINE
- PROPERTY LINE
- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE AND SHRUB PLANTING
- 3.0M ASPHALT TRAIL PATH (TO BE MAINTAINED IN WINTER)
- TRAIL CENTER LINE FOR TRAILWAY SIGNAGE
- PROPOSED CHAIN LINK FENCING
- PROPOSED DOUBLE RAIL STEEL SAFETY BARRIER FENCING
- PROPOSED REMAINING WALL
- PROPOSED TRAIL GATE DOUBLE AND SINGLE
- TRAIL SECTION REFERENCE LABELS
- PROPOSED TRAIL IMPERIAL HEAD SIGNAGE INCLUDING WITH OTHER HEADS AND
- PROPOSED INTERPRETIVE TRAIL SIGNAGE INCLUDING TRAIL SIGNAGE PARTNERS, ETC.
- PROPOSED DISTINGUISH TRAIL ROUTE OPTIONS AND TRAIL SAFETY GUIDANCE
- PROPOSED BENCH SEATING
- PROPOSED WASTE RECEPTACLE

Guelph Trans Canada Trail
OCTOBER 2008

TRAIL SEGMENT A: SPEEDVALE AVENUE TO MAC AVENUE
PROPOSED TRAIL ALIGNMENT



TRAIL IN SECTION VIEW - 3



TRAIL IN SECTION VIEW - 2



SOUTH EAST FACING VIEW
















SOUTH EAST FACING VIEW

NORTH WEST FACING VIEW



MMM GROUP

LEGEND KEY

-  EXISTING BALL LINE
-  PROPERTY LINE
-  EXISTING VEGETATION
-  PROPOSED CONIFER TREES AND SHRUB PLANTING
-  3M ASPHALT PATH (TO BE MAINTAINED IN WINTER)
-  TRAIL CENTER LINE FOR SIGNING 3M WIDEN
-  PROPOSED CHAIN LINK FENCING
-  PROPOSED DOUBLE RAIL STEEL SAFETY BARRIERS FENCING
-  PROPOSED RETAINING WALL
-  PROPOSED TRAIL GATE BOARDS AND SHIELD
-  TRAIL SECTION REFERENCE LABELS
-  PROPOSED TRAIL ALIGNMENT WITH SIGNS, SAFETY RAILS, AND OTHER SIGNAGE
-  PROPOSED DIRECTIONAL TRAIL ROUTE OPTIONS AND BALL SAFETY GUIDELINES
-  PROPOSED BENCH SEATING
-  PROPOSED WASTE RECEPTACLE

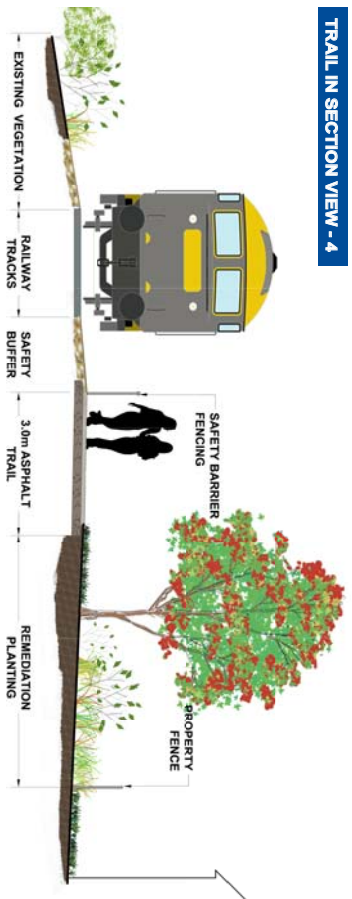
Guelph Trans Canada Trail
OCTOBER 2008



TRAIL SEGMENT B: EARL STREET TO GEORGE STREET
PROPOSED TRAIL ALIGNMENT



TRAIL IN SECTION VIEW - 4



LEGEND KEY

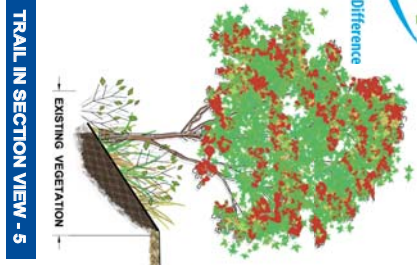
- EXISTING BALLLINE
- PROPERTY LINE
- EXISTING VEGETATION
- PROPOSED VEGETATION
- PROPOSED DIRECTIONAL TRAIL ROUTE CENTERLINE AND SAFETY GUIDELINES
- PROPOSED BENCH SITTING
- PROPOSED WASTE RECEPTACLE
- 3.0m ASPHALT TRAIL WITH 1.0m MAINTENANCE MOWINGS
- TRAIL CENTERLINE FOR STANDARD 3.0m WIDTH
- PROPOSED CHAIN LINK FENCING
- PROPOSED DOUBLE RAIL STEEL SAFETY BARRIER FENCING
- PROPOSED RETAINING WALL
- PROPOSED TRAIL GATE DOUBLE AND SINGLE
- TRAIL SECTION REFERENCE LABELS
- PROPOSED TRAIL MONUMENT NAME, SAFETY RULES AND OTHER INFORMATION
- PROPOSED INTERPRETIVE TRAIL SIGNAGE MARKERS, ETC.
- PROPOSED DIRECTIONAL TRAIL ROUTE CENTERLINE AND SAFETY GUIDELINES
- PROPOSED BENCH SITTING
- PROPOSED WASTE RECEPTACLE

Guelp Trans Canada Trail

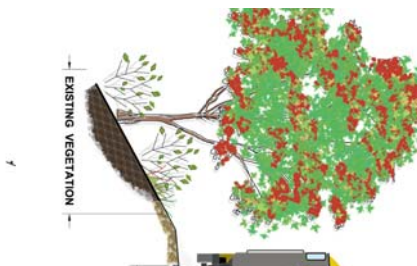
OCTOBER 2008

TRAIL SEGMENT C: GEORGE STREET TO MARCON STREET

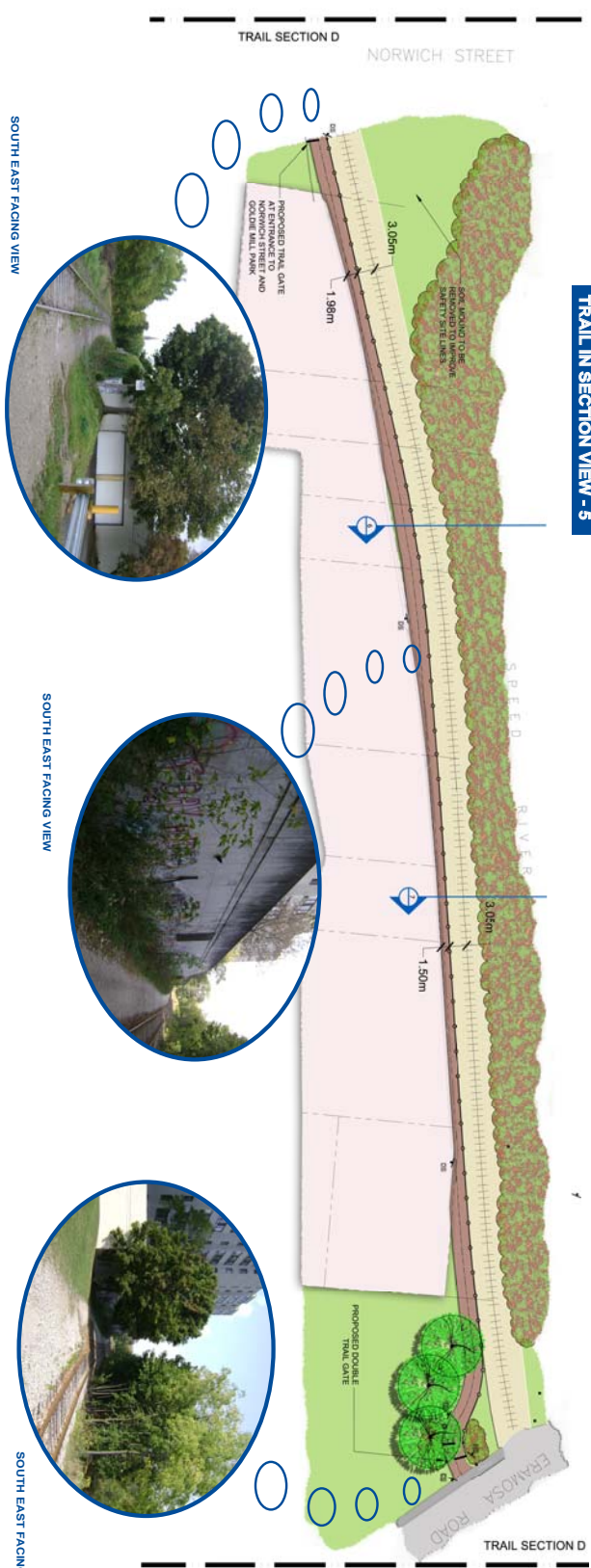
PROPOSED TRAIL ALIGNMENT



TRAIL IN SECTION VIEW - 5



TRAIL IN SECTION VIEW - 6



SOUTH EAST FACING VIEW

SOUTH EAST FACING VIEW

SOUTH EAST FACING VIEW

LEGEND KEY

- EXISTING VEGETATION
- PROPERTY LINE
- PROPOSED VEGETATION
- PROPOSED VEGETATION TO BE MAINTAINED (TO BE MAINTAINED IN WHITE)
- 3.0m ASPHALT TRAIL (TO BE MAINTAINED IN WHITE)
- TRAIL CENTRELINE FOR STANDARD 3.0m WIDTH
- PROPOSED CHAIN LINK FENCING
- PROPOSED DOUBLE RAIL STEEL SAFETY BARRIER FENCING
- PROPOSED RETAINING WALL
- PROPOSED TRAIL GATE DOUBLE AND SINGLE
- TRAIL SECTION REFERENCE LABELS
- PROPOSED TRAIL MARKING: MARKS, SAFETY RULES AND OTHER INFORMATION
- PROPOSED INTERSECTING TRAIL SIGNIFICANCE PARTNERS, ETC.
- PROPOSED DIRECTIONAL TRAIL ROUTE GUIDELINES AND SAFETY GUIDELINES
- PROPOSED BENCH SEATING
- PROPOSED WASTE RECIPIVALE

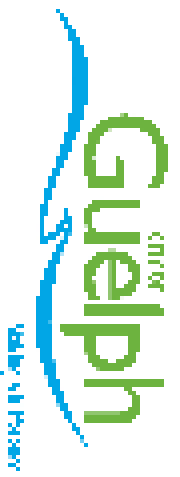
Guelph Trans Canada Trail

OCTOBER 2008

TRAIL SEGMENT D: NORWICH STREET TO ERAMOSA ROAD

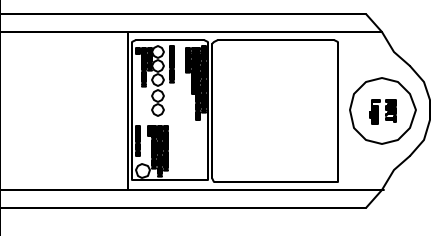
PROPOSED TRAIL ALIGNMENT



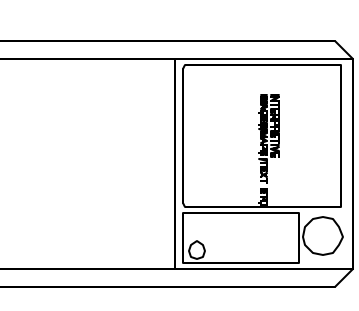


PROPOSED TRAIL SIGNAGE

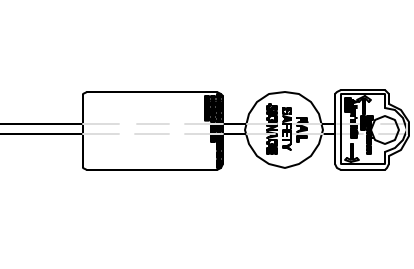
BELOW SIGNAGE WILL BE POSTED ALONG THE TRAIL ROUTE IN ORDER TO PROMOTE SAFE TRAIL USE AND DIRECT USERS THROUGH THE SYSTEM. REFER TO GUELPH TRAIL MASTER PLAN FIG. 5-23 FOR FURTHER DETAILS.



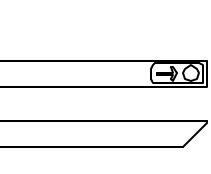
MINOR TRAILHEAD
TO BE LOCATED AT SPEEDVALE AVE AND ERAMOSA ROAD. INDICATES TRAIL RULES, USES PERMITTED, MAPS, AND TRAIL SIGNIFICANCES.



INTERPRETIVE SIGN
TO BE LOCATED IN SPECIFIED LOCATIONS ALONG THE TRAIL. FEATURES MAPS, RAIL INFORMATION (HISTORICAL), AND OTHER TRAIL SIGNIFICANCES.

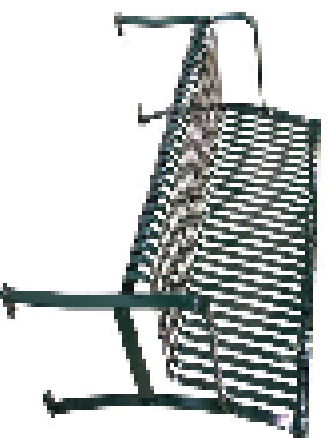
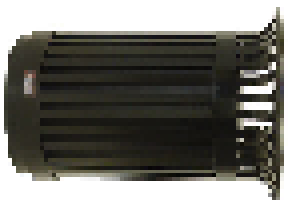


DIRECTION SIGN
TO BE LOCATED AT ALL PEDESTRIAN CROSSING AND INTERSECTIONS. IDENTIFIES SAFETY RULES, TRAIL ROUTE, AND OTHER CONNECTIONS.



TRAIL MARKERS
LOCATED AT 500M INTERVALS ALONG TRAIL ROUTE

PROPOSED SEATING & WASTE RECEPTACLES



SEATING AND WASTE RECEPTACLES AS SHOWN WILL BE DISTRIBUTED ALONG THE TRAIL ROUTE.
SIMILAR UNITS ARE CURRENTLY BEING USED IN NEWLY DESIGN AREAS IN GUELPH SUCH AS ON GORDON STREET BY THE FARMERS MARKET AND THE QUEBEC STREET PLAZA.
MAGLEN - POWDER COATED STEEL, BLACK

PROPOSED SAFETY BARRIER FENCE

FENCING WILL BE INSTALLED ALONG TRAIL TO PROVIDE A BARRIER BETWEEN USERS AND THE RAILWAY TRACKS.



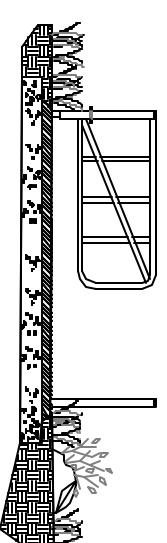
A GALVANIZED STEEL DESIGN WITH TWO HORIZONTAL BARS IS PROPOSED TO COMBINED AESTHETIC APPEAL AND DISCOURAGE USER FROM ENTERING THE RAIL BED.



PROPOSED TYPICAL TRAIL ENTRY GATE



A SINGLE OR DOUBLE SWING GATE WILL BE INSTALLED AT ROAD AND RAIL CROSSING LOCATIONS IN ORDER TO ENCOURAGE USERS TO SLOW DOWN AND CROSS SAFELY.





SAMPLES OF RAILS WITH TRAILS IN NORTH AMERICA



EXAMPLES OF PAVED TRAIL SYSTEMS



RAILS WITHOUT TRAILS - SAFE & COMFORTABLE PASSAGE NEEDED



Guelph Trans Canada Trail

OCTOBER 2008

IMAGES OF SIMILAR TRAIL FEATURES

VISUAL AESTHETIC GOALS

Guelph Trans Canada Trail

Eramosa Road to Speedvale Avenue



Help make this trail an enjoyable part of our community.

Please take a moment to give us your comments. We want to hear your suggestions and address the issues that are important to you and your neighbourhood.

1. How would you and your family most likely use the trail? *(Check all that apply).*

- | | |
|--|--|
| <input type="checkbox"/> Walking | <input type="checkbox"/> Snowshoeing and/or cross-country skiing |
| <input type="checkbox"/> Running | <input type="checkbox"/> Dog Walking |
| <input type="checkbox"/> Wheelchair/Scooter user | <input type="checkbox"/> Cycling (non-motorized) |
| <input type="checkbox"/> Other (please specify) | <input type="checkbox"/> In-line Skating or Skateboarding |
-

2. How often and why would you and your family use the trail? *(Check all that apply).*

- | | |
|---|---|
| <input type="checkbox"/> Daily | <input type="checkbox"/> Exercise |
| <input type="checkbox"/> A few days a week | <input type="checkbox"/> Pleasure and relaxation |
| <input type="checkbox"/> A few days a month | <input type="checkbox"/> Transportation (commuting to work or school, errands, visiting etc.) |
| <input type="checkbox"/> Other (please specify) | <input type="checkbox"/> Not applicable (I would not use the trail) |
-

3. Where would you typically enter and exit the proposed trail? *(Describe street location, park, or trail connection)*

4. Currently the plan is to maintain the trail for year round use. Would you and your family use the trail during the winter?

- | | |
|---|-----------------------------|
| <input type="checkbox"/> Yes (how often?) | <input type="checkbox"/> No |
|---|-----------------------------|
-

5. The proposed trail surface is asphalt paving. Do you agree? *(Please comment)*

6. Do you agree with the proposed trail route alignment including crossings, connections to side streets, and the side of the rail line selected for the trail? *(If not, please provide location sketches where appropriate, or add your comments directly on the mapping comment panels).*

Guelph Trans Canada Trail

Eramosa Road to Speedvale Avenue



7. Do you know of any other existing or potential trail connections/entry points along the proposed route that should be considered? *(If so, please provide location sketches or add your comments directly on the mapping comment panels)*

8. Are there any features or conditions that the design should address, i.e. points of interest, barriers, obstacles, views to be enhanced or screened? *(Please describe them)*

10. Do you have any other comments?

Please send your completed comment sheet to Rory Templeton by Thursday October 31, 2008

Rory Barr Templeton, B.L.A., Parks Planner
Development and Parks Planning
Community Design and Development Services
City of Guelph
2 Wyndham ST N Guelph N1H 4E3
T 519-822-1260 x 2436
E rory.templeton@guelph.ca

Amanda Gebhardt, B.L.A.
Landscape Designer
MMM Group Ltd.
2410 Meadowpine Blvd., Unit 106
Mississauga L5N 6S2
T 905-826-4770 x 226
E gebhardt@mmm.ca

If you would like to receive updates on this project please provide your contact information.

Name _____

Address and Postal Code _____

Phone/email (optional) _____

Collection Notice

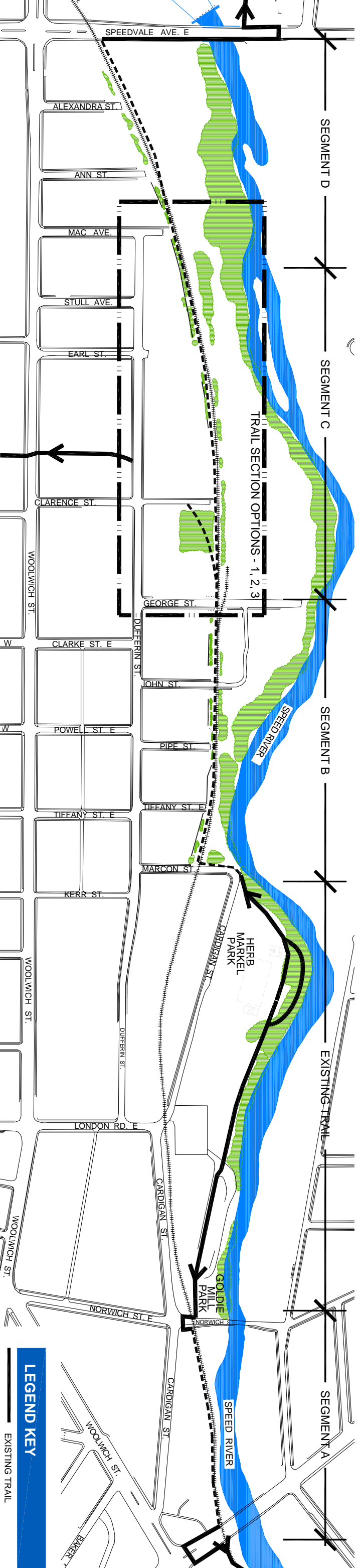
Personal Information requested on this form is collected under the authority of the City of Guelph and will be used to assist staff in making decisions regarding this project. All names, addresses and comments will be included in material made available to the general public. Questions regarding this collection should be forwarded to the staff member indicated above.

TRANS CANADA TRAIL SURVEY/ ADDITIONAL COMMENTS RESULTS

#	Question	Total Respondents
1	Expected Use of Trail:	
	Walking	14
	Running	3
	Wheelchair/Scooter user	
	Snowshoeing, Skiing, etc.	2
	Dog Walking	5
	Cycling	11
	In-line Skating Or Skateboarding Other (Please Specify)	
2	Frequency And Why Use Trail:	
	Daily	7
	A Few Days A Week	8
	A Few Days A Month	2
	Exercise	7
	Pleasure And Relaxation	6
	Transportation (commuting/work/errands, etc.)	3
	Not Applicable (I would not use the trail) Other (Please Specify)	
3	Entry & Exit Points	
	Speedvale Avenue	5
	Mac Avenue	2
	Earl Street	4
	Marcon Street	1
	Emma Street	1
	London Road	2
	Eramosa Road	5
4	Use During Winter - Frequency:	
	Daily	5
	A Few Days A Week	6
	A Few Days A Month	2
	Exercise	
	Pleasure And Relaxation	
	Transportation (commuting/work/errands, etc.)	
	Not Applicable (I would not use the trail)	
	Other (Please Specify)	
No	2	
5	Asphalt Proposed Surfacing, Preferences:	
	Agree With Choice Of Asphalt	6
	Crushed Gravel	5
	Concrete	1
	Rubberized Surfacing With Heating Coils	1
6	Do You Agree With The Proposed Trail Alignment	
	No (Stay On River Side)	7
	Yes	10

TRANS CANADA TRAIL SURVEY/ ADDITIONAL COMMENTS RESULTS

7	Any Existing Or Proposed Additional Trail Connections:	
	Foot Bridge At Emma Street	2
	Future Underpass At Speedvale Avenue	
8	Any Feature Or Conditions Requiring Attention:	
	No Trail Lighting	3
	River View Points On East Side Of Rail Tracks	2
	How Will The Dumping Of Yard Waste Be Controlled?	1
	Would Prefer Trail To Be River Side Only For Privacy	6
	Would Like A Plan City/Railway Being Mindful Of Termite Zone	1
	Preparation For Advent Of Light-Rail	1
	Safety Fence Should Be 'Unclimbable' 1.5m In Height	1
	View Points To River Speed Needed	2
	Precautions Against Vandalism	2
	Do Not Want Rail Crossings	3
	Keep Planted Buffer Zone Between Rail and Houses	1
	Winter Maintenance Is Pointless	1
	Eramosa Road Underpass	2
	Make Gates Wide Enough For Double Buggys and Strollers	1
	1.5m Trail Width Is Too Narrow In Some Places	1
Use a Prefabricated Concrete Retaining Wall System	1	
9	Comments	
	Great Presentation Thanks	
	Good So Far But With Lighting Would Be Fantastic	
	I Am Absolutely thrilled that are finally connecting the south end river trails to the north end trails - very necessary the long awaited	
	Please no waste collection containers along the trail because their purpose is most always mis-used	
	Concerns about a 'gully' forming between trail and private fencing that will collect garbage. Also concerns people/dogs jumping over fence into yards	
	Please provide alternative alignments	
Privacy concerns with trail against residential yards		



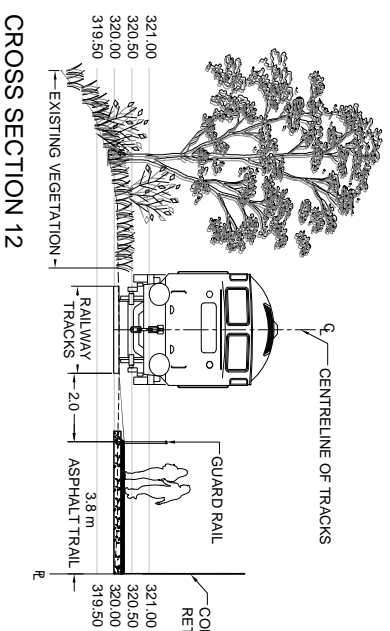
LEGEND KEY

- EXISTING TRAIL
- - - - - PROPOSED TRAIL
- +++++ EXISTING RAIL LINE

Guelph Trans Canada Trail

FEBRUARY 2009

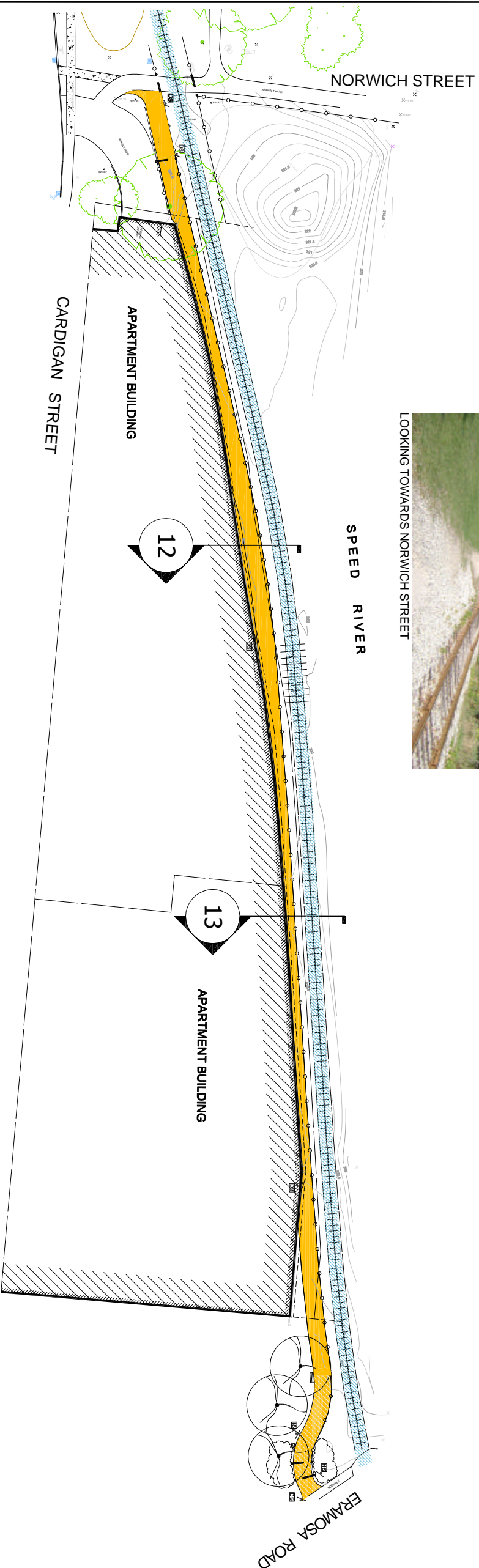
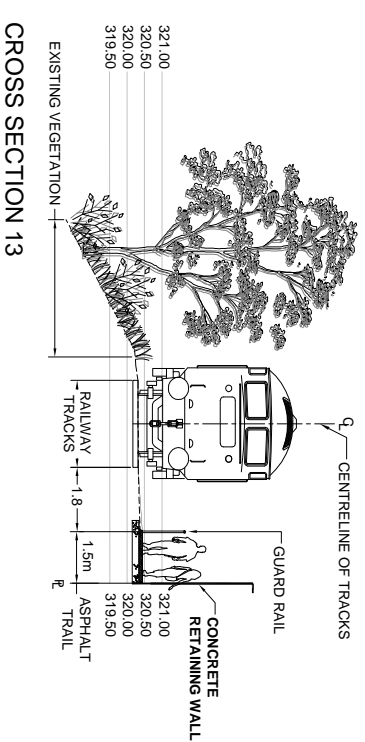
**OVERALL TRAIL ALIGNMENT
PROPOSED TRAIL ALIGNMENT**



LOOKING TOWARDS NORWICH STREET



LOOKING TOWARDS NORWICH STREET



LEGEND KEY

- EXISTING RAIL LINE
- PROPERTY LINE
- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE AND SHRUB PLANTING.
- 3.0m ASPHALT TRAIL PATH. (TO BE MAINTAINED IN WINTER)
- TRAIL CENTRE LINE FOR STANDARD 3.0m WIDTH
- PROPOSED CHAIN LINK FENCING
- PROPOSED DOUBLE RAIL STEEL SAFETY BARRIER FENCING
- PROPOSED RETAINING WALL
- PROPOSED TRAIL GATE (DOUBLE AND SINGLE)
- TRAIL SECTION REFERENCE LABELS
- PROPOSED TRAIL MINOR TRAIL HEAD SIGNAGE INDICATING WITH MAPS, SAFETY RULES, AND OTHER INFORMATION.
- PROPOSED INTERPRETIVE TRAIL SIGNAGE IDENTIFYING TRAIL SIGNIFICANCE, PARTNERS, ETC.
- PROPOSED DIRECTIONAL TRAIL SIGNAGE INDICATING CROSSINGS, ROUTE OPTIONS, AND RAIL SAFETY GUIDELINES.
- PROPOSED BENCH SEATING
- PROPOSED WASTE RECEPTACLE

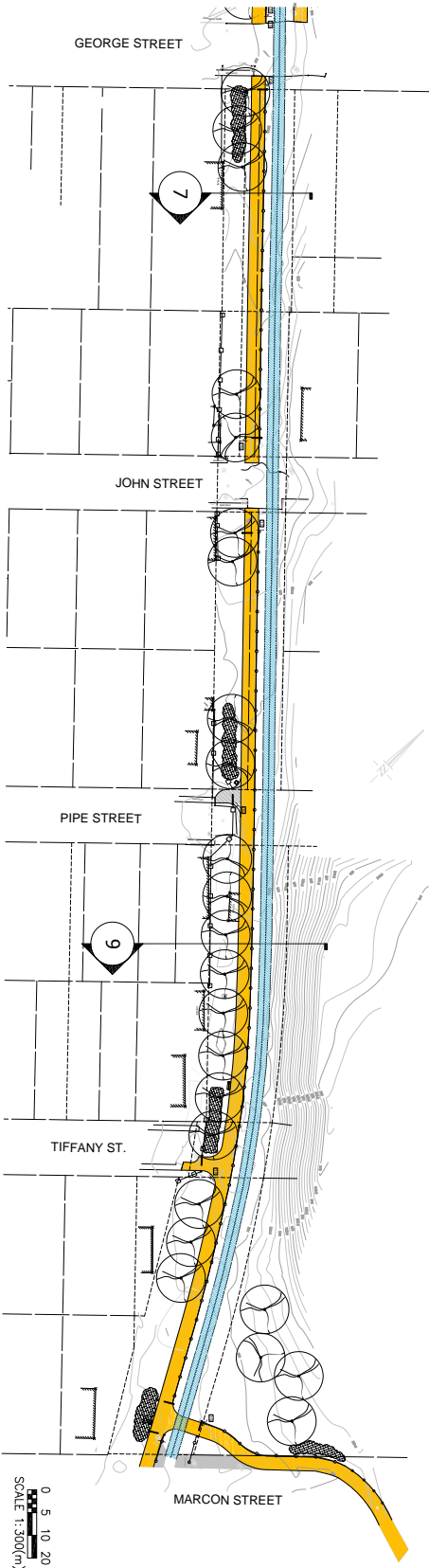
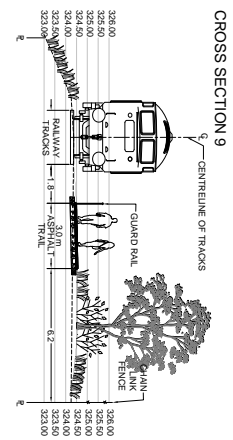
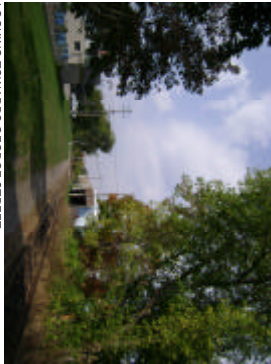
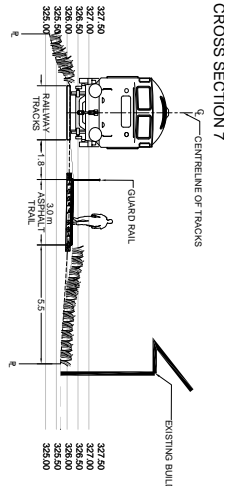
Guelph Trans Canada Trail

FEBRUARY 2009



TRAIL SEGMENT A: ERAMOSA ROAD TO NORCHICH STREET

PROPOSED TRAIL ALIGNMENT



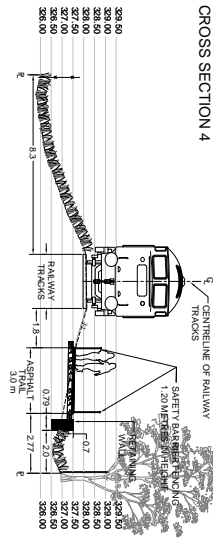
- LEGEND KEY**
- EXISTING RAIL LINE
 - PROPERTY LINE
 - EXISTING VEGETATION
 - PROPOSED DECIDUOUS TREE AND SHRUB PLANTING
 - 3.0m ASPHALT TRAIL PATH (TO BE MAINTAINED IN WINTER)
 - TRAIL CENTRELINE FOR STANDARD 3.0m WIDTH FENCING
 - PROPOSED CHAIN LINK FENCING
 - PROPOSED DOUBLE RAIL STEEL SAFETY BARRIERS
 - PROPOSED RETAINING WALL
 - PROPOSED TRAIL GATE (DOUBLE AND SINGLE)
 - TRAIL SECTION REFERENCE LABELS
 - PROPOSED TRAIL MINOR CROSSINGS INCLUDING WALKWAYS, SAFETY RULES, AND OTHER INFORMATION.
 - PROPOSED INTERPRETIVE TRAIL SIGNAGE IDENTIFYING TRAIL SIGNIFICANCE PARTNERS, ETC.
 - PROPOSED DIRECTIONAL CROSSINGS ROUTE INDICATING GUIDELINES AND RAIL SAFETY GUIDELINES
 - PROPOSED BENCH SEATING
 - PROPOSED WASTE RECEPTACLE

Guelph Trans Canada Trail
FEBRUARY 2009

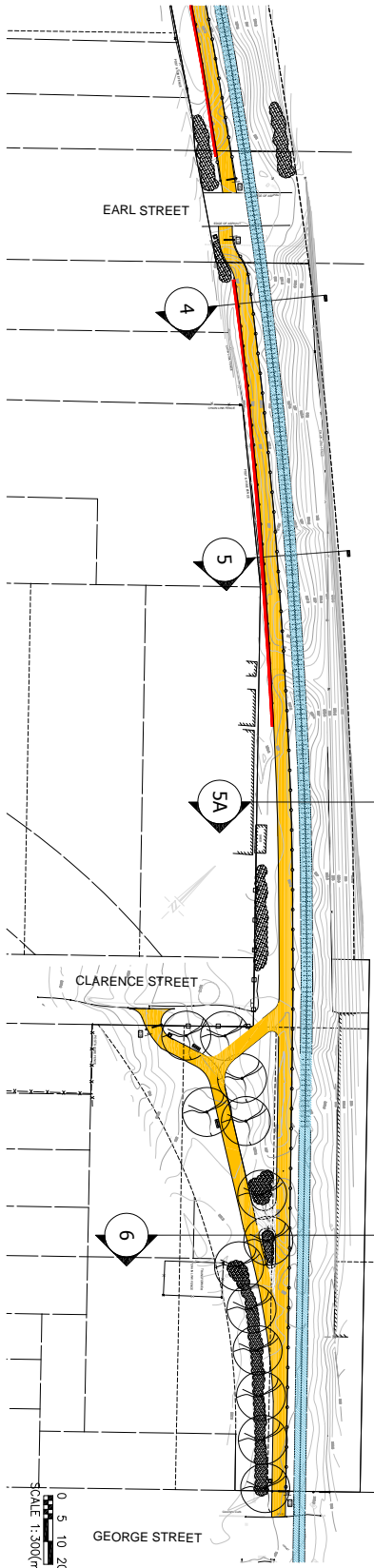
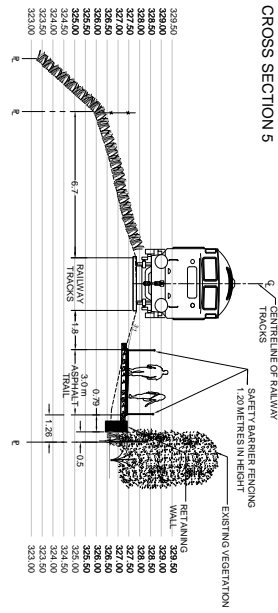
TRAIL SEGMENT B: MARCON STREET TO GEORGE STREET
PROPOSED TRAIL ALIGNMENT



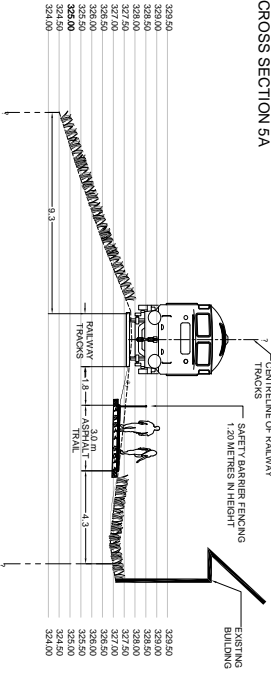
CROSS SECTION 4



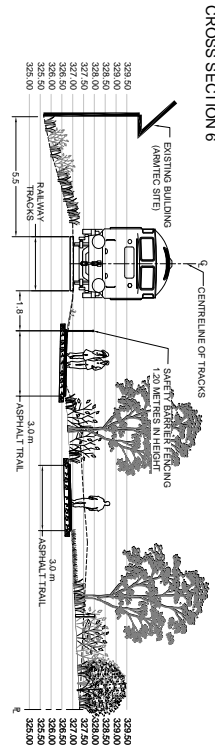
CROSS SECTION 5



CROSS SECTION 5A



CROSS SECTION 6



LEGEND KEY

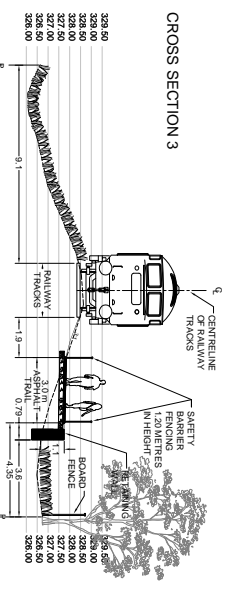
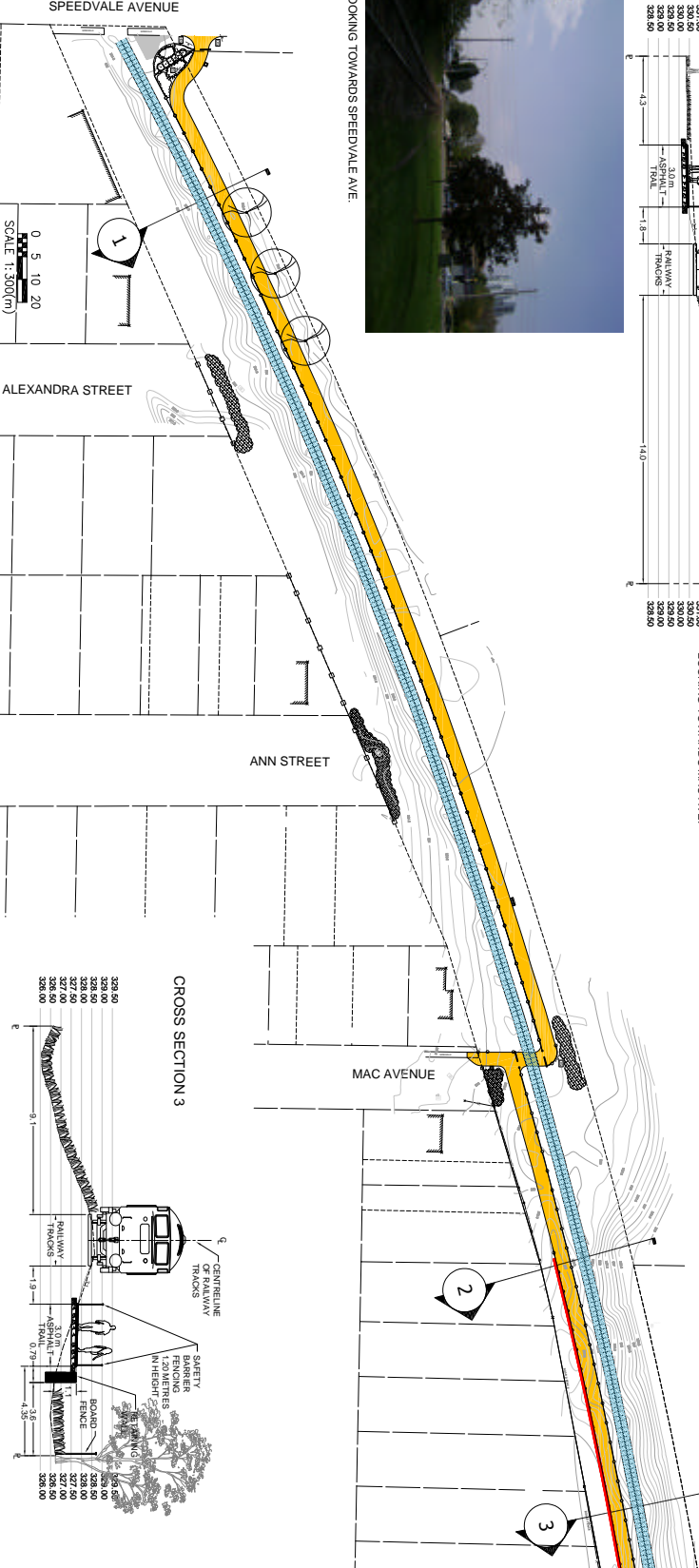
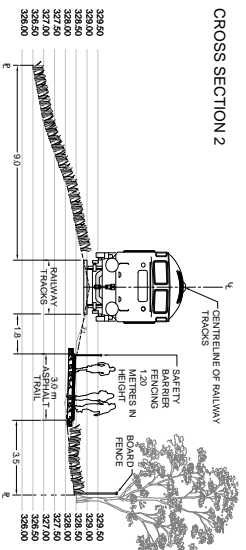
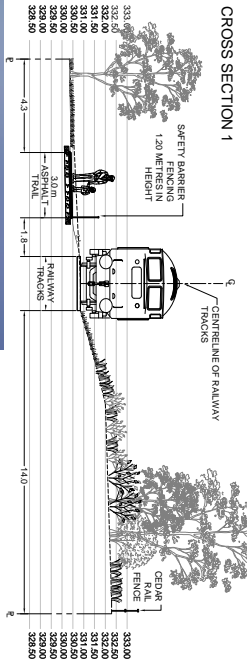
- EXISTING RAIL LINE
- PROPERTY LINE
- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE AND SHADE PLANTING
- 3.0m ASPHALT TRAIL PATH (TO BE MAINTAINED IN WINTER)
- TRAIL CENTRE LINE FOR STANDARD 3.0m WIDTH PROPOSED CHAIN LINK FENCING
- PROPOSED DOUBLE RAIL STEEL SAFETY BARRIER
- PROPOSED RETAINING WALL
- PROPOSED TRAIL GATE (DOUBLE AND SINGLE)
- TRAIL SECTION REFERENCE LABELS
- PROPOSED TRAIL MINOR CROSSINGS, ROUTE INDICATING WAYFINDERS, SAFETY RULES, AND OTHER INFORMATION.
- PROPOSED INTERPRETIVE TRAIL SIGNAGE IDENTIFYING PARTNERS, ETC.
- PROPOSED DIRECTIONAL TRAIL SIGNAGE INDICATING CROSSINGS, ROUTE AND RAIL SAFETY GUIDELINES
- PROPOSED BENCH SEATING
- PROPOSED WASTE RECEPTACLE

Guelph Trans Canada Trail

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OPTION #1 - TRAIL SEGMENT C: GEORGE STREET TO EARL STREET

PROPOSED TRAIL ALIGNMENT

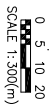
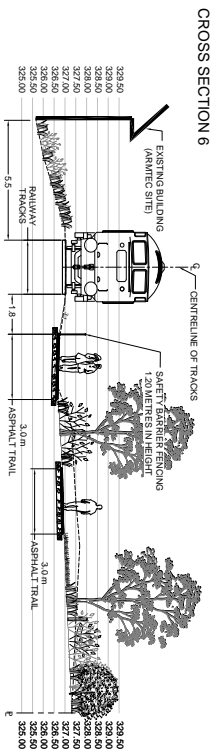
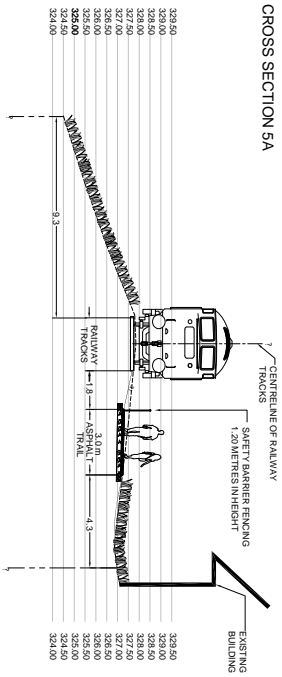
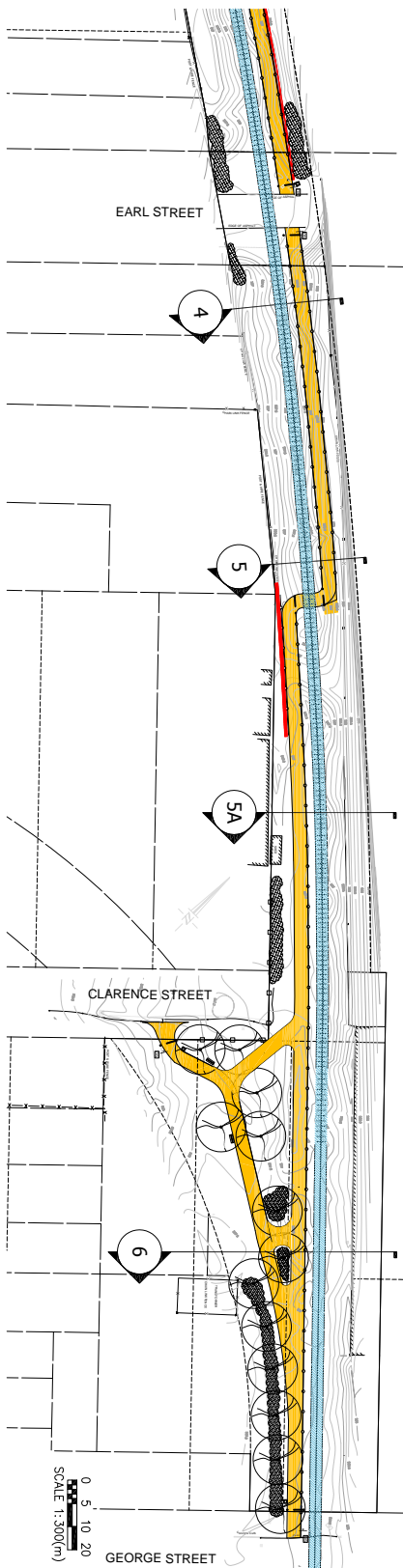
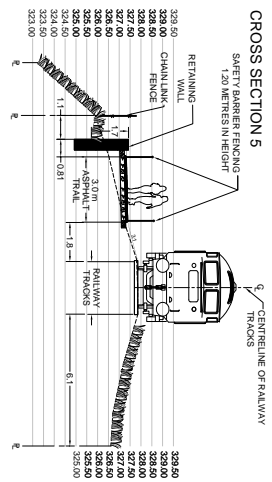
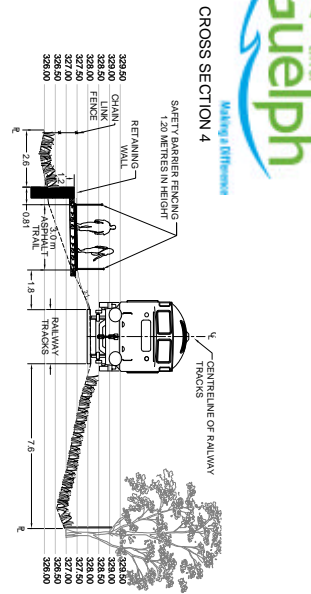


MMM GROUP

- LEGEND KEY**
- EXISTING RAIL LINE
 - PROPERTY LINE
 - EXISTING VEGETATION
 - PROPOSED DECIDUOUS TREE AND SHRUBS PLANTING
 - 3.0m ASPHALT TRAIL PATH (TO BE MAINTAINED IN WINTER)
 - TRAIL CENTRE LINE FOR STANDARD 3.0m WIDTH
 - PROPOSED CHAIN LINK FENCING
 - PROPOSED DOUBLE RAIL STEEL SAFETY BARRIERS
 - PROPOSED RETAINING WALL
 - PROPOSED TRAIL GATE (DOUBLE AND SINGLE)
 - TRAIL SECTION REFERENCE LABELS
 - PROPOSED TRAIL MINOR CROSSINGS INCLUDING SIDEWALKS, SAFETY RULES, AND OTHER INFORMATION
 - PROPOSED INTERPRETIVE TRAIL SIGNAGE IDENTIFYING TRAIL SIGNIFICANCE, PARTNERS, ETC.
 - PROPOSED DIRECTIONAL TRAIL SIGNAGE INDICATING CROSSINGS, ROUTE GUIDELINES
 - PROPOSED BENCH SEATING
 - PROPOSED WASTE RECEPTACLE

Guelph Trans Canada Trail
FEBRUARY 2009

OPTION #1 - TRAIL SEGMENT D: MAC AVENUE TO SPEEDVALE AVENUE
PROPOSED TRAIL ALIGNMENT

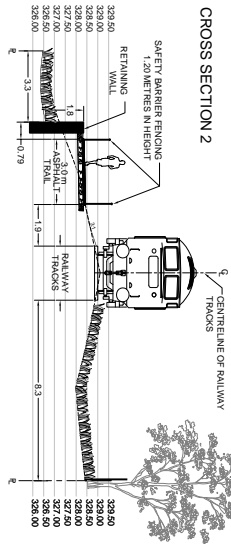


MMM GROUP

- EXISTING RAIL LINE
- PROPERTY LINE
- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE AND SHRUB PLANTING
- 3.0m ASPHALT TRAIL PATH (TO BE MAINTAINED IN WINTER)
- TRAIL CENTRE LINE FOR STANDARD 3.0m WIDTH
- PROPOSED CHAIN LINK FENCING
- PROPOSED DOUBLE RAIL STEEL SAFETY BARRIER
- PROPOSED RETAINING WALL
- PROPOSED TRAIL GATE (DOUBLE AND SINGLE)
- TRAIL SECTION REFERENCE LABELS
- PROPOSED TRAIL MINOR CROSSINGS INCLUDING SIDEWALKS, SAFETY RULES, AND OTHER INFORMATION.
- PROPOSED INTERPRETIVE TRAIL SIGNAGE IDENTIFYING TRAIL, SIGNAGE, PARTNERS, ETC.
- PROPOSED DIRECTIONAL TRAIL SIGNAGE INDICATING CROSSINGS, ROUTE AND SAFETY GUIDELINES
- PROPOSED BENCH SEATING
- PROPOSED WASTE RECEPTACLE

OPTION #2 - TRAIL SEGMENT C: GEORGE STREET TO EARL STREET

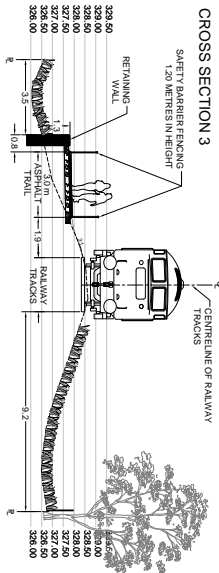
PROPOSED TRAIL ALIGNMENT



LOOKING TOWARDS MAC AVE.



LOOKING TOWARDS EARL STREET



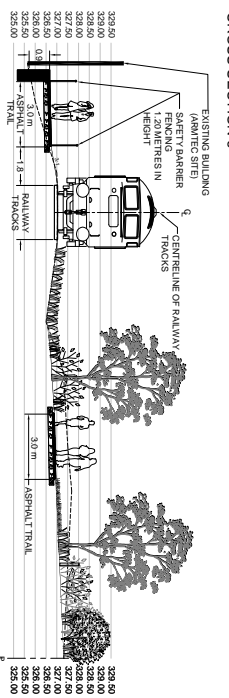
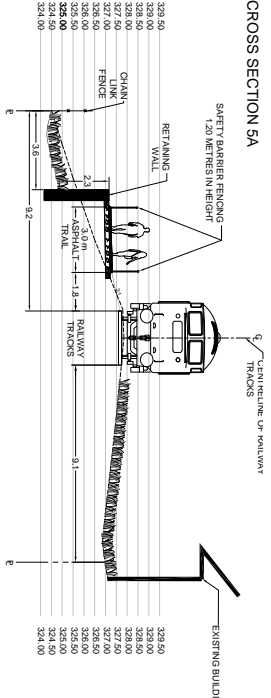
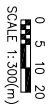
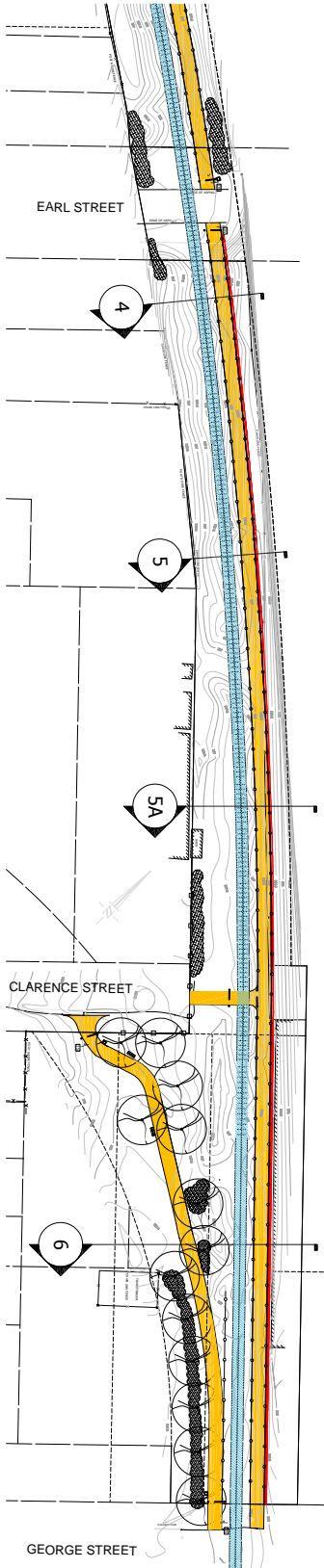
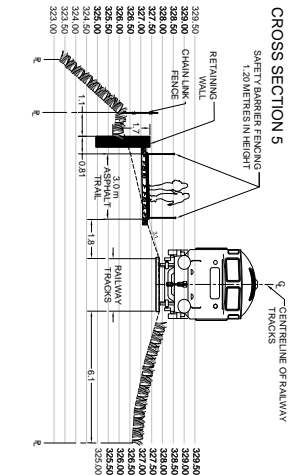
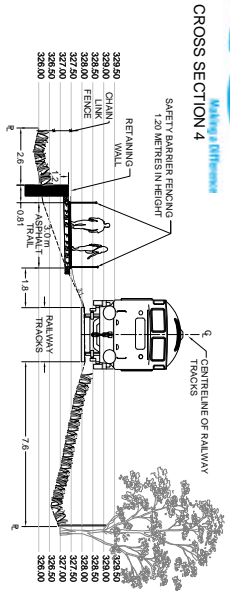
LEGEND KEY

- EXISTING RAIL LINE
- PROPERTY LINE
- EXISTING VEGETATION
- 3.0m ASPHALT TRAIL PATH (TO BE MAINTAINED IN WINTER)
- TRAIL CENTRELINE FOR STANDARD 3.0m WIDTH
- PROPOSED CHAIN LINK FENCING
- PROPOSED DOUBLE RAIL STREET SAFETY BARRIER FENCING
- PROPOSED RETAINING WALL
- PROPOSED TRAIL GATE (DOUBLE AND SINGLE)
- TRAIL SECTION REFERENCE LABELS
- PROPOSED TRAIL MINOR CROSSINGS INCLUDING WALKWAYS, SAFETY RULES, AND OTHER INFORMATION.
- PROPOSED INTERPRETIVE TRAIL SIGNAGE IDENTIFYING PARTNERS, ETC.
- PROPOSED DIRECTIONAL TRAIL SIGNAGE INDICATING CROSSINGS, ROUTE GUIDELINES
- PROPOSED BENCH SEATING
- PROPOSED WASTE RECEPTACLE

MMM GROUP

Guelph Trans Canada Trail
FEBRUARY 2009

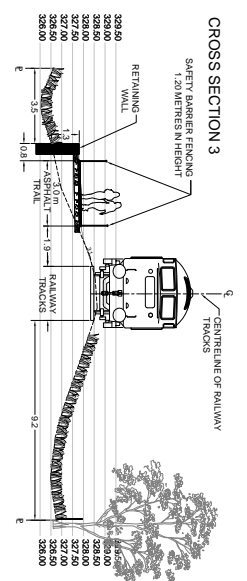
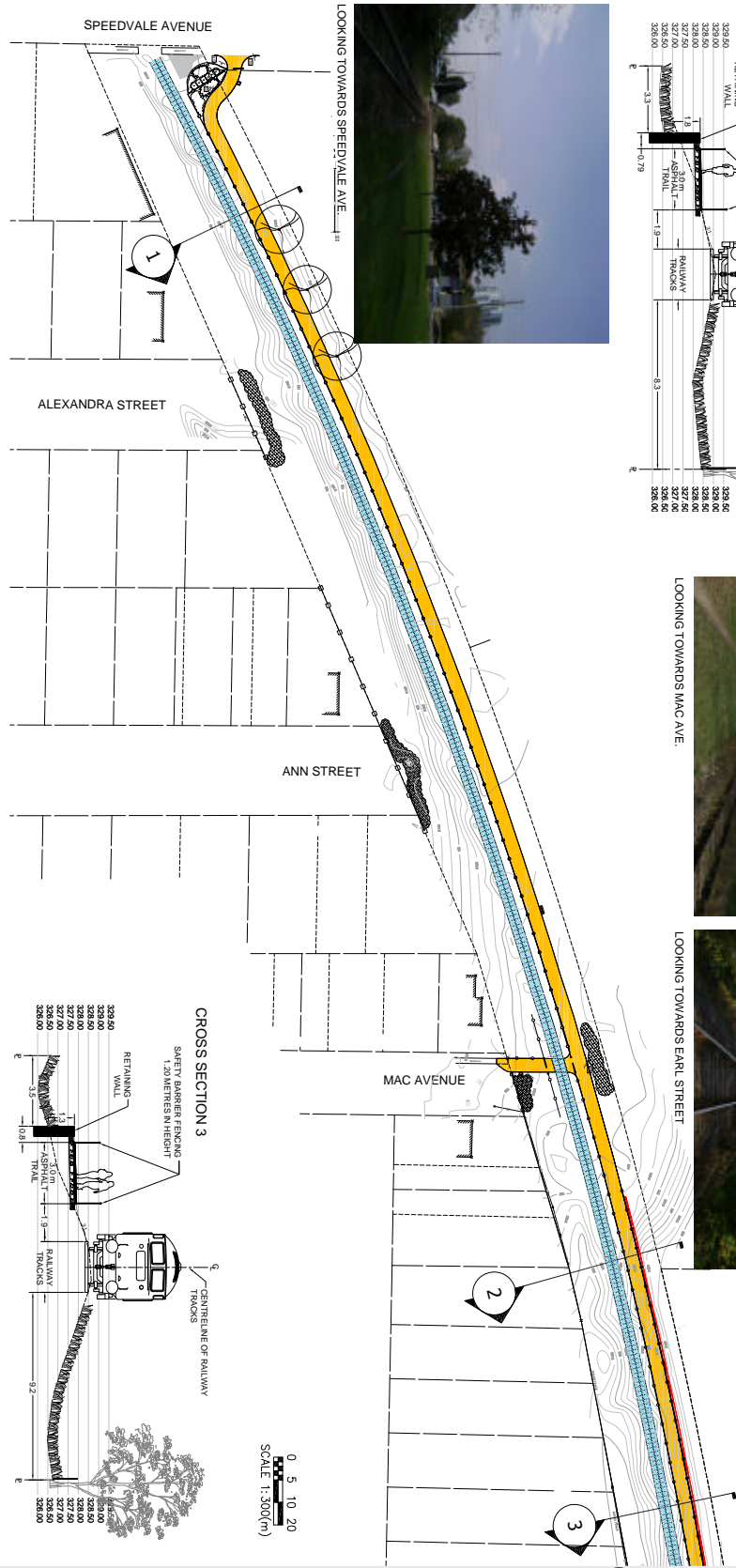
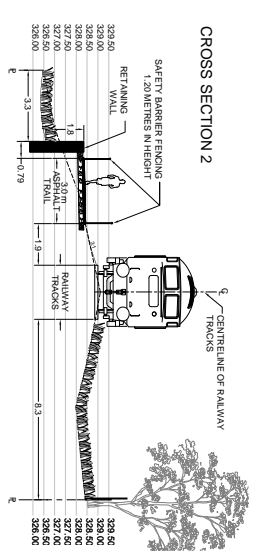
OPTION #2 - TRAIL SEGMENT D: MAC AVENUE TO SPEEDVALE AVENUE
PROPOSED TRAIL ALIGNMENT



- EXISTING RAIL LINE
- PROPERTY LINE
- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE AND SHRUB PLANTING
- 3.0m ASPHALT TRAIL PATH (TO BE MAINTAINED IN WINTER)
- TRAIL CENTRE LINE FOR STANDARD 3.0m WIDTH
- PROPOSED CHAIN LINK FENCING
- PROPOSED DOUBLE RAIL STEEL SAFETY BARRIER
- PROPOSED RETAINING WALL
- PROPOSED TRAIL GATE (DOUBLE AND SINGLE)
- TRAIL SECTION REFERENCE LABELS
- PROPOSED TRAIL MINOR CROSSINGS WITH GATES, SAFETY RULES, AND OTHER INFORMATION
- PROPOSED INTERPRETIVE TRAIL SIGNAGE IDENTIFYING TRAIL SIGNAGE, PARTNERS, ETC.
- PROPOSED DIRECTIONAL TRAIL SIGNAGE INDICATING CROSSINGS, ROUTE AND SAFETY GUIDELINES
- PROPOSED BENCH SEATING
- PROPOSED WASTE RECEPTACLE

Guelph Trans Canada Trail
FEBRUARY 2009

OPTION #3 - TRAIL SEGMENT C: GEORGE STREET TO EARL STREET
PROPOSED TRAIL ALIGNMENT



- EXISTING RAIL LINE
- PROPERTY LINE
- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE AND SHRUB PLANTING
- 3.0m ASPHALT TRAIL PATH (TO BE MAINTAINED IN WINTER)
- TRAIL CENTRE LINE FOR STANDARD 3.0m WIDTH
- PROPOSED CHAIN LINK FENCING
- PROPOSED DOUBLE RAIL STREET SAFETY BARRIER
- PROPOSED RETAINING WALL
- PROPOSED TRAIL GATE (DOUBLE AND SINGLE)
- TRAIL SECTION REFERENCE LABELS
- PROPOSED TRAIL MINOR FEATURES INCLUDING SIGNS, SAFETY RULES, AND OTHER INFORMATION
- PROPOSED INTERPRETIVE TRAIL SIGNAGE IDENTIFYING PARTNERS, ETC.
- PROPOSED DIRECTIONAL TRAIL SIGNAGE INDICATING CROSSINGS, ROUTE AND RAIL SAFETY GUIDELINES
- PROPOSED BENCH SEATING
- PROPOSED WASTE RECEPTACLE

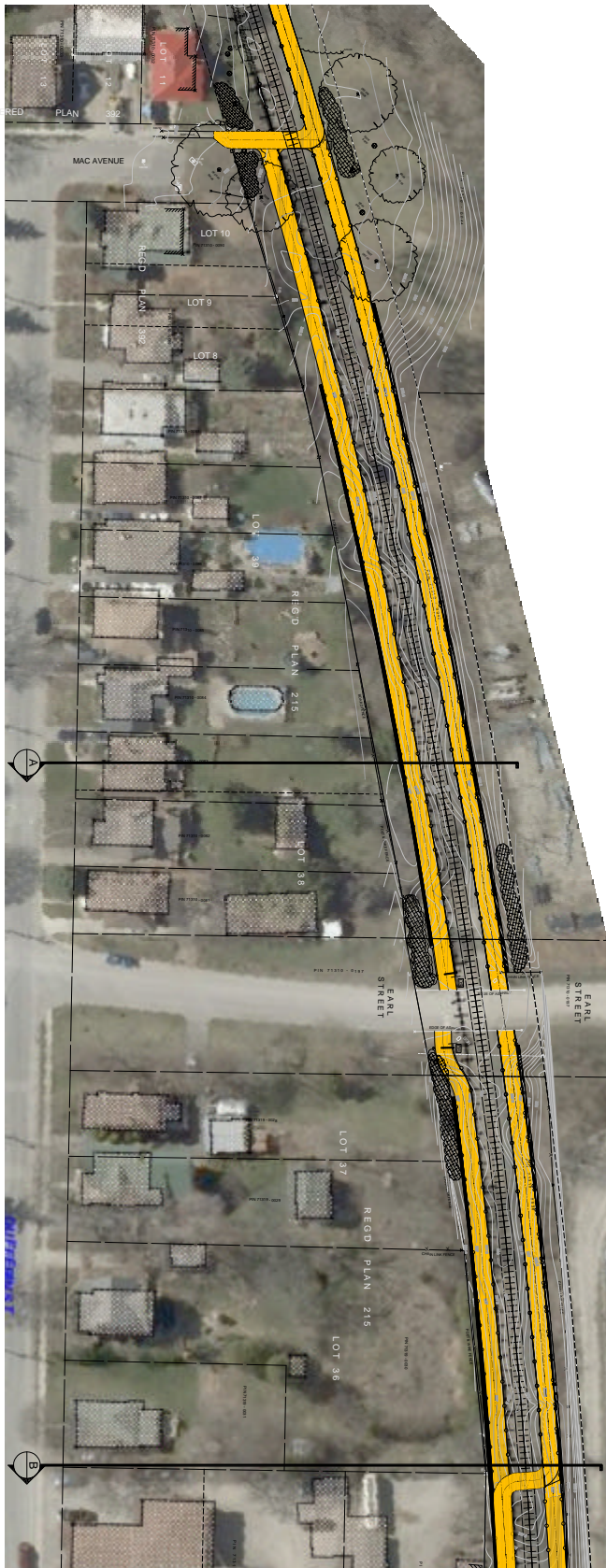
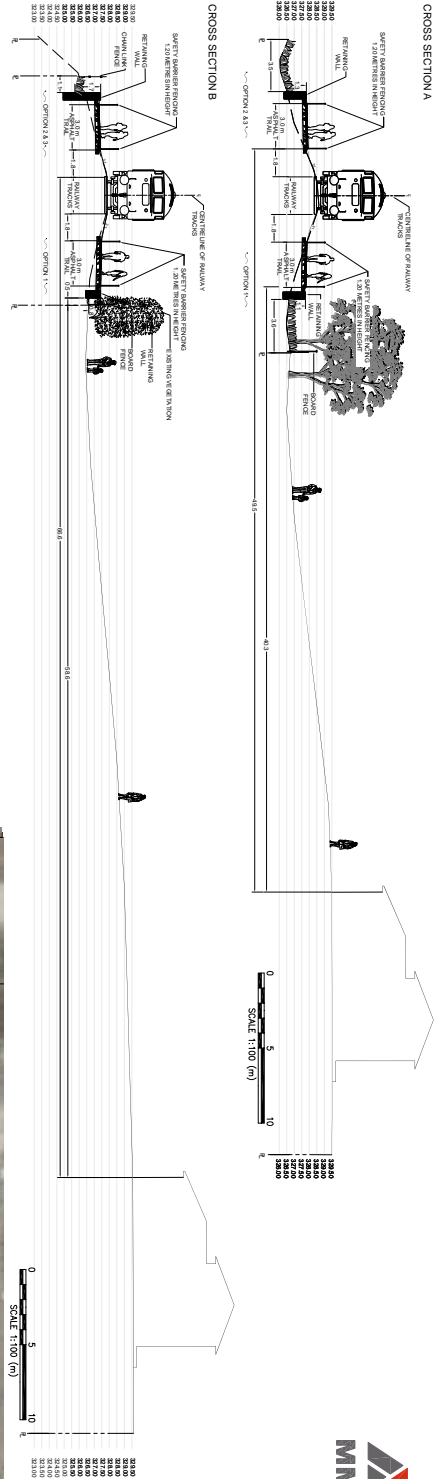


Guelph Trans Canada Trail
FEBRUARY 2009

OPTION #3 - TRAIL SEGMENT D: MAC AVENUE TO SPEEDVALE AVENUE
PROPOSED TRAIL ALIGNMENT



ITEM	OPTION #1	OPTION #2	OPTION #3
Mobilization, Site Preparation, and Demolition	\$ 95,000.00	\$ 95,000.00	\$ 95,000.00
ROUGH GRADING	\$ 24,375.00	\$ 24,375.00	\$ 24,375.00
DECIDUOUS TREES	\$ 43,000.00	\$ 43,000.00	\$ 43,000.00
SOIL AND SOD	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
SURFACING	\$ 180,066.00	\$ 180,482.00	\$ 185,468.00
STRUCTURES AND FURNITURE	\$ 222,910.00	\$ 238,460.00	\$ 253,910.00
INFRASTRUCTURE	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
RETAINING WALLS	\$ 87,500.00	\$ 477,250.00	\$ 930,000.00
PEDESTRIAN CROSSING AT ERAMOSA ROAD	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
TOTAL:	\$ 719,851.00	\$ 1,125,567.00	\$ 1,598,753.00



Guelph Trans Canada Trail

FEBRUARY 2008



YARD CROSS SECTIONS

PROPOSED TRAIL ALIGNMENT

COMMITTEE REPORT



TO Community Development and Environmental Services Committee

SERVICE AREA Community Design and Development Services, Building Services

DATE February 17, 2009

SUBJECT SIGN BY-LAW VARIANCE FOR DAYS INN AT 785 GORDON STREET

REPORT NUMBER 09-16

RECOMMENDATION:

“THAT Report 09-16, regarding a sign variance for 785 Gordon Street from Community Design and Development Services, dated February 17, 2009, BE RECEIVED and;

THAT, the request for a variance from the Sign By-law for 785 Gordon Street to permit one building sign to be situated on the 2nd storey of the building face in lieu of the by-law requirement of the 1st storey only, BE APPROVED.”

BACKGROUND:

Days Inn, located at 785 Gordon Street has requested a variance from the Sign By-law to permit one building sign to be permitted on the 2nd storey of the building face facing Harvard Road. At present, there is only one freestanding sign approved by permit located on the Gordon Street frontage. The property is zoned SC 1-11 (Service Commercial). The variance required is to permit the sign to be located on the 2nd storey of the building face in lieu of the permitted location of the 1st storey only. The proposed sign and location are shown on Schedule B-Proposed Sign and Schedule C-Proposed sign location.

REPORT:

Days Inn is located at 785 Gordon Street (see Schedule A- Location Map). The applicant intends to increase their visibility and they believe that the requested sign would provide this. The applicant is of the opinion that this signage would provide increased awareness and marketing opportunities as there are two other competing hotels within the area.

The requested variance is as follows:

Building Sign (Service Commercial SC.1-11 zone)	By-law Requirements	Request
--	----------------------------	----------------

Permitted Location on a Building or Structure	1 st storey of a building face fronting a public road allowance	2nd storey of a building face fronting a public road allowance
---	--	--

The requested variance from the Sign By-law for the location of the building sign is recommended for approval because:

- The signage provides exposure to the traveling public and hotels generally have this type of signage on the upper floors. This sign is facing north providing the hotel signage exposure to Gordon Street for southbound travelers
- The proposed sign meets all other regulations for building signs in a Service Commercial zone
- Previous hotel developments have received similar variances from the Sign By-law
- There is no visual impact on any residential development nearby

CORPORATE STRATEGIC PLAN: An attractive, well functioning sustainable City

FINANCIAL IMPLICATIONS: N/A

COMMUNICATIONS: N/A

ATTACHMENTS

- Schedule A- Location map
- Schedule B- Proposed Sign
- Schedule C- Proposed Sign Location

Prepared By:

Pat Sheehy
 Senior By-law Administrator
 837-5616 ext. 2388
 patrick.sheehy@guelph.ca

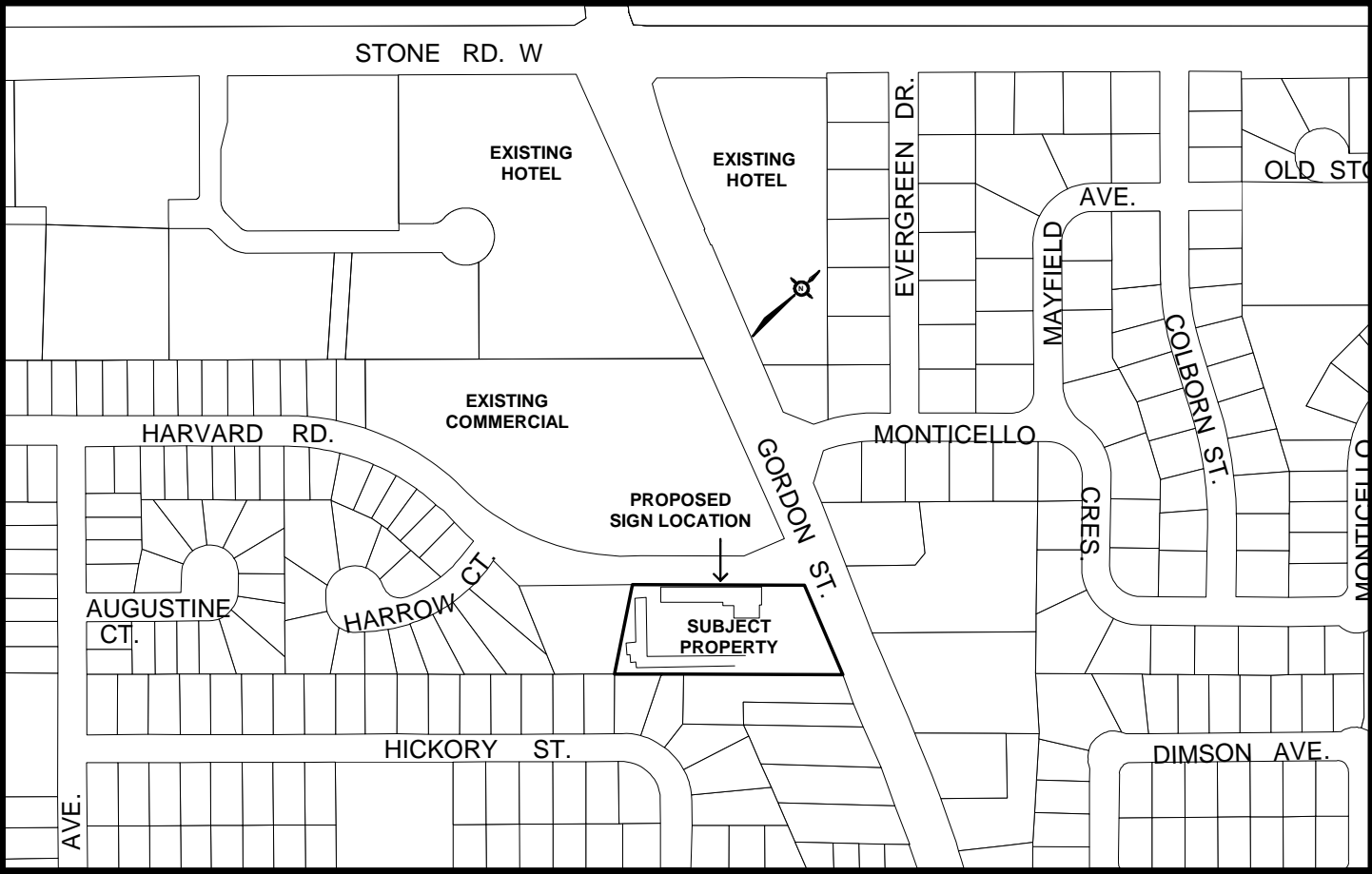
Recommended By:

Bruce A. Poole
 Chief Building Official
 837-5615 ext. 2375
 bruce.poole@guelph.ca

Recommended By:

James N. Riddell
 Director, Community Design and Development Services
 837-5616 ext. 2361
 jim.riddell@guelph.ca

**SCHEDULE A
LOCATION MAP**



**SCHEDULE B
PROPOSED SIGN**

TEKSIGN
INC.

1150 BRANTFORD RD. BRANTFORD, ONT. L6Y 4R6
416-754-1111 FAX 416-754-1112

NEW SIGN ILLUMINATED FACSIM SIGN
REF: F00194, 01919, 009

FRAMELESS SIGN AND FULLER
FINISHED SIGN GLOSS BLACK

Customer: **DAYS INN**
Address: **715 GORDON ST. GUELPH, ON**
City: **GUELPH**
Phone: **769-2400**
Fax: **769-2400**

Order No: **177-117**
Date: **DEC. 2000**

Drawn by: **3827**
Scale: **1/2" = 1'-0"**
Sheet: **1**

ALL VINTS CONNECTED TO THE
FACE OF SIGN OR IN THE FACE

- 1. SIGN-201 FINISHED BLUE
- 2. SIGN-101 SIGNING BLUE
- 3. SIGN-101 SIGNING BLUE
- 4. SIGN-201 FINISHED BLUE
- 5. SIGN-201 FINISHED BLUE
- 6. SIGN-201 FINISHED BLUE
- 7. SIGN-201 FINISHED BLUE
- 8. SIGN-201 FINISHED BLUE
- 9. SIGN-201 FINISHED BLUE
- 10. SIGN-201 FINISHED BLUE
- 11. SIGN-201 FINISHED BLUE

ISO 9001

**SCHEDULE C
PROPOSED SIGN LOCATION**



COMMITTEE REPORT



TO Community Development and Environmental Services
Committee

SERVICE AREA Community Design and Development Services
DATE February 17, 2009

SUBJECT Heritage Redevelopment Reserve Application Update:
The Gummer Building, 1 Douglas Street

REPORT NUMBER 09-024

RECOMMENDATION

THAT the Heritage Redevelopment Reserve grant for the property known as 1 Douglas Street, The Gummer Building, be increased to an upset limit of \$2.05M over a ten year period following completion of the project;

AND THAT the Finance Department reallocate \$30,000 per year from the Brownfields Reserve to the Heritage Redevelopment Reserve to accommodate the increase in the 1 Douglas Street grant;

AND THAT Staff ensure that the Financial Assistance Agreement for 1 Douglas Street be structured so that the release of funds from the Reserve does not start until the increased assessment value has been added to the assessment roll and has been billed accordingly;

AND THAT, subject to the final form and content of the agreements being satisfactory to the Director of Community Design and Development Services and the City Solicitor, the Mayor and City Clerk be authorized to execute the Financial Assistance Agreement, in substantially the form attached to the October 15, 2007 report (07-102) but including the updated terms outlined in this report (09-024), and the execution of the Heritage Easement Agreement based on the revised project which now includes the restoration of the heritage components of 65 Wyndham Street North, 67-71 Wyndham Street North and 1-7 Douglas Street.

BACKGROUND

As Council is aware, there was a devastating fire in the Downtown April 7, 2007 which saw the interiors of the Gummer Building and the Victoria Hotel lost. Stelle at 9 Douglas Street, and the West End Bakery at 65 Wyndham Street North were collaterally damaged.

Skyline Incorporated/Skyline Estates Inc., the owners of the Gummer Building, assembled both it and the Victoria Hotel properties into a redevelopment project. Council supported this project through a Heritage Redevelopment Reserve grant of \$1.31M in October 2007 (See Attachment 3). This grant was to be paid over ten years following the completion of the project.

Subsequent to that decision, the following changes have occurred in the project:

- 65 Wyndham Street North, the West End Bakery (Stewart Drugs) building, was acquired and added to the project. This added a new heritage component to the construction but also created a larger building envelop. (See Attachment 1). The whole project is now referred to as 1 Douglas Street.
- The project size changed from a gross floor area of 64,000sqft to 77,000sqft.
- In the fall of 2008 MPAC updated its estimate of the projected assessment value (CVA) based on the enlarged site plan and their new assessment data. Staff's earlier assessment for the 64,000sqft project was \$7.7M while MPAC's new estimate for the 77,000sqft project is \$10.82M.

With the changes in the proposed project the Financial and Heritage Easement Agreements based on the original proposal have not been executed pending this update report.

REPORT

Heritage Scope:

With the incorporation of the third heritage building, the cost of legitimate heritage restoration work on the site has risen to an estimated \$2.5M for the project. (The earlier estimate was \$1.9M). It was always recognized that the Heritage Redevelopment Grant was unable to fully fund the eligible work on this project.

Tax Difference (of *City Portion* of the municipal taxes):

The Heritage Redevelopment Reserve is based on the pre- and post-development tax difference. With the change in scope and new assessment, the grant calculation is the following:

	2007 (as approved)	2008 Update
Bldg Size:	64,000sqft	77,000sqft
CVA (MPAC)	\$7,350,000	\$10,821,000
Commercial Tax Rate:	1.924368%	2.011674%
<u>(City portion)</u>		
Tax at Completion	\$141,440 (A)	\$217,682 (A)

2007 Tax (post-fire)	\$10,218 (B)	\$10,218
		<u>+ Bakery</u>
		\$2,494
		\$12,702 (B)
<hr/>		
Potential Yearly Grant: <i>(difference of A less B)</i>	\$131,222	\$204,980
Grant over 10yr period:	\$1.31M	\$2.05M

Recommendation:

Staff are recommending an update to the Heritage Redevelopment Reserve grant for 1 Douglas Street based on the following:

- that the project is now securing and restoring an additional heritage building
- that with the enlarged project and new assessment information, there is a larger tax difference created between post-fire conditions and the completed project.

CORPORATE STRATEGIC PLAN

#3 -- A diverse and prosperous local economy

#4 – A vibrant and valued arts, culture and heritage identity

FINANCIAL IMPLICATIONS

An analysis of the impact of the recommended increase in the grant on the Heritage Reserve Fund is attached (Attachment 2). Staff are recommending the reallocation of \$30,000 per year of funds from the Brownfields Reserve to the Heritage Redevelopment Reserve to accommodate this application and so that there is no impact on the 2009 Approved operating budget.

It should be noted that both Reserve policies will need to be reviewed and amended prior to additional projects being approved. The Director of Finance is recommending that the Financial Assistance Agreement in this case be structured so that the actual MPAC re-assessments following the completion of the project is used as the basis for calculating the timing of the grant payments to the owner to ensure that the principle of net-zero impact to the City tax levy is maintained, until the grant has been paid in full.

DEPARTMENTAL CONSULTATION

Finance

COMMUNICATIONS

n/a

ATTACHMENTS

Attachment 1 – Annotated Ground Floor Plan, 2008

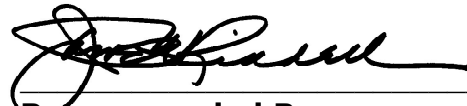
Attachment 2 – Brownfield and Heritage Redevelopment Reserves Reports

Attachment 3 – Previous Council Report (07-102), October 15, 2007



Prepared By:

Ian Panabaker
Urban Design Programme Manager
(519) 837-5616 x2475
ian.panabaker@guelph.ca

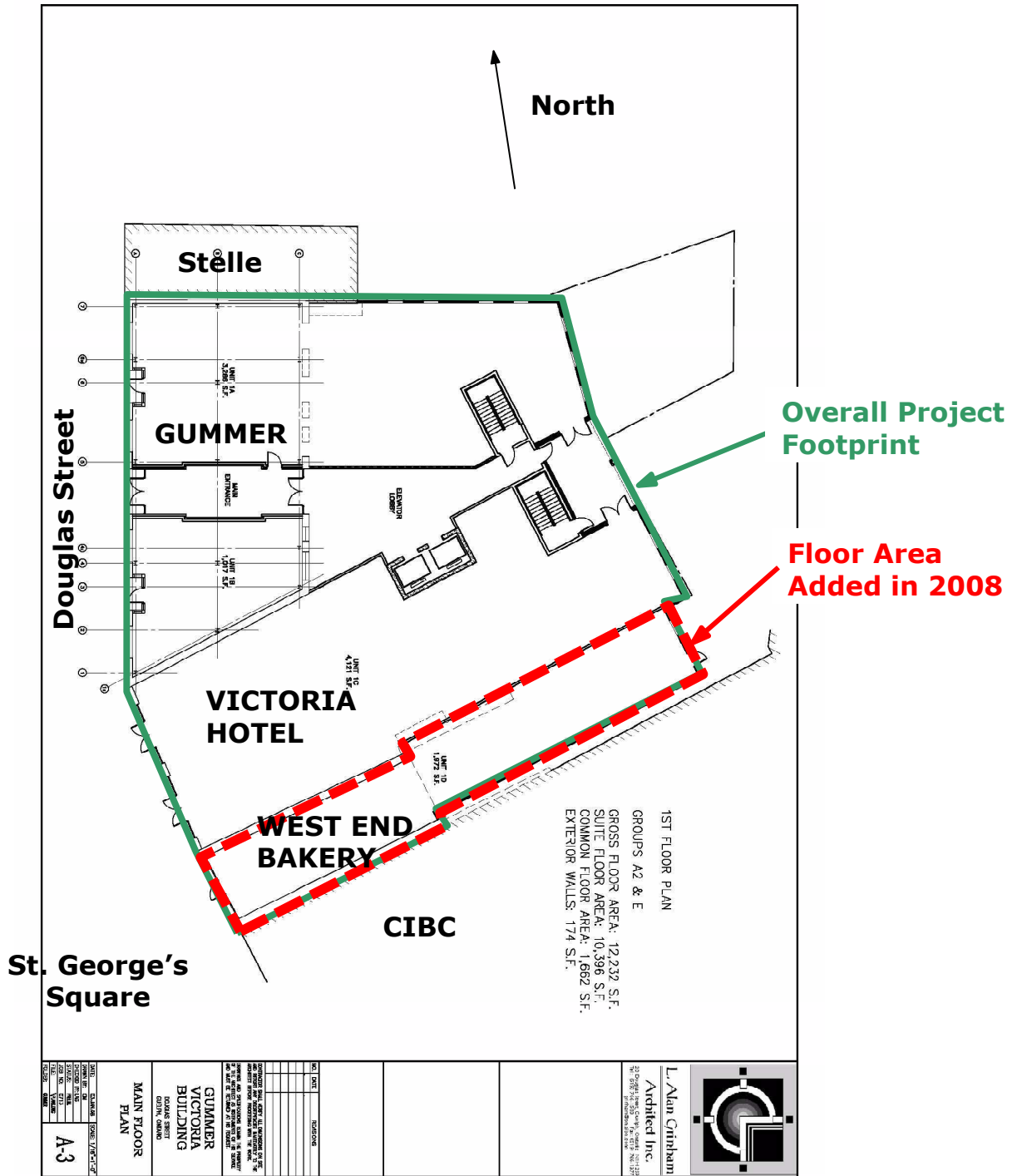


Recommended By:

James N. Riddell
Director, CDDS
(519) 837-5616 x2361
jim.riddell@guelph.ca

P:\Planning&DevelopmentServices\Planning\HERITAGE\PROPERTY FILES\Douglas St, 1 - Gummer\Financial Assistance\Update_09.02.17\CouncilReport_Gummer_09 02 17_FINAL FINAL.doc

Attachment 1 – Ground Floor Plan



Ross W. Irwin

January 6, 2009

Mayor Karen Farbridge
City Hall
Carden Street
Guelph, ON.

Dear Mayor Farbridge,

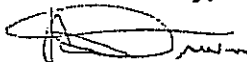
It has been 230 years since the birth of John Galt and 170 years since his premature death. John Galt was the originator of the concept of this City and the designer of our unique city space. We owe him some gratitude - recognition in some official way that succeeding generations will see on a recurring basis.

I propose that City Council officially recognize our founder by renaming the street he followed from Galt from Wellington Street to the "The John Galt Parkway." The Parkway would extend from the site of the maple tree he cut down at Allan's bridge to the west boundary of the city along old highway 24.

This is largely a commercial street and few people are affected by such an important name change.

I attach detailed reasons why this is important to the city and as time goes on it would become more difficult to achieve. John Galt deserves such public recognition, I hope Council will make it happen.

Yours sincerely,



Ross W. Irwin

The case for "The John Galt Parkway"

Ross W. Irwin

Statue to John Galt

John Galt is recognized as the founder of Guelph. Efforts to formally recognize his contribution began with the collection of money to erect a statue to him as early as 1853. Nothing happened. Similar proposals were made by service organizations over the years and James Lyon actually offered \$1,000 toward such a public recognition in 1910. It wasn't until 1979, the 200th birthday of John Galt, that Peter Anderson and some private citizens financed the bronze work by John Mieczkowski in front of City Hall. No City sponsorship or public money was spent.

Public Streets for Galt

In 1855, J. J. Ferguson subdivided an area off Edinburgh Rd. and named the streets for nearby towns. Galt Street was named for the town of Galt (Now Cambridge), not for John Galt our founder. However in 1916 a small subdivision was created off York Road and Galt Street was named for our founder. This street was changed to City View Dr. in 1956. So no street in the city honours the man.

Historic Plaques

A few historical plaques exist. On April 23, 1927, the City affixed a bronze plaque to City Hall for the 100th birthday of the City. John Galt is not mentioned on it.

The Guelph Historical Society arranged with the Ontario Archaeological and Heritage Sites Branch to erect a plaque in Royal City Park in 1979 on the 100th Anniversary of Guelph becoming a city.

Also in 1979, The Ontario Heritage Foundation erected a plaque in Exhibition Park which reads "John Galt 1779 - 1839" and recognizes his life's contribution.

The Guelph Historical Society sponsored the John Galt Gardens on Speedvale Avenue in 1988 as their 25th Anniversary project.

Action Needed

We talk about him, we do him homage, but we do nothing significant as a City in a formal recognition of his lasting contribution,

I recommend that Guelph City Council remedy this situation in a long term tangible way by creating "**The John Galt Parkway**". The most appropriate and least costly conversion is Wellington Street.

Reasons for this choice

Wellington Street

Wellington Street, up to 1979, was a short street that ran from Huskisson St (Wyndham St S) to the Gow mill dam. There were no houses on the street.

The first Planning Commission, in November 1945, created on paper the Memorial Parkway as the first segment of a ring road. This Parkway ran from York Road - along Bridge Street - crossed the river and roughly paralleled Bristol Street. The City purchased the old Sleeman brewery for the road. Plans were changed, the Parkway was abandoned, and Wellington Street was extended from Gow's Mill to the Silvercreek Road, and eastward to the Allan Bridge at Woolwich Street.

Why change Wellington Street to The John Galt Parkway?

- It is a very prominent street, one worthy of the Galt name.
- It would be a daily reminder to the population of who created of this city.
- It is the actual path walked by Galt and Tiger Dunlop from Galt to the spot where he cut the maple tree and created Guelph.
- The Parkway would end at the site of the famous maple tree.
- Wellington Street has only a few commercial addresses that would need to be changed, or that would be affected.

Present Street Guide address affected totals -

Wellington St E - north side - 9 addresses

Wellington St E - south side - 9 addresses - total 18 on Wellington St E

Wellington St W - north side - 12 addresses

Wellington St W - south side - 8 addresses (1 apartment) - total 20 on Wellington St W.



January 5, 2009

Mayor Karen Farbridge
City Hall
Carden Street
Guelph, ON

Dear Mayor Farbridge,

The Guelph Historical Society would like to support Ross Irwin's concept of having Wellington Street through to the River Run from the city limits renamed The John Galt Parkway in honour of Galt's legacy to our community. Mr. Irwin's proposal was provided in a letter to the editor of the *Guelph Mercury* the week of John Galt Day 2008. Mr. Irwin was invited to attend a GHS board meeting this fall to discuss his idea. Subsequently, the GHS board met and passed a motion to support the concept. We understand that this is a good time to broach the topic with the City.

The proposed route for the parkway is the closest one to John Galt's original approach to the land cleared for the Guelph Settlement on behalf of the Canada Company. It would be a wonderful way to celebrate this year's John Galt Day if the renaming and dedication of the parkway could be scheduled as part of the August 2009 celebrations. As there is comparatively little residential and commercial development along this route as compared to other access ways into the City Centre, we hope that Mr. Riddell, Director of Community Design and Residential Services, will have local support if Mr. Irwin's idea garners official support from the City. Please advise the Guelph Historical Society of any further steps that need to be taken to register our society's support for the Irwin proposal or to assist Mr. Riddell.

On behalf of the Guelph Historical Society Board,

Debra

Debra Nash-Chambers
President, Guelph Historical Society

cc. Mr. Riddell
Director of Community Design and Development

committee AGENDA



TO **Community Development & Environmental Services
Committee**

DATE March 30, 2009

LOCATION Council Chambers/Committee Room B

TIME 12:30 p.m.

disclosure of pecuniary interest

confirmation of minutes

February 17, 2009

CONSENT AGENDA

- a) **Reports from Administrative Staff**
- b) **Items for Direction of Committee**

Items to be extracted from the Community Development & Environmental Services Committee Consent Agenda.

Resolution to adopt the Community Development & Environmental Services Committee Consent Agenda.

"THAT the balance of the Community Development & Environmental Services Committee Consent Agenda be adopted."

PRESENTATIONS/DELEGATIONS

- a) The Urban Forest Management Plan
 - Ric Jordan on behalf of Guelph Urban Forest Friends
- b) New Path at Westminster Woods (*see attached correspondence*)
 - Peter Ballantine
- c) CDES-2009.A.7 Hanlon Expressway Environmental Assessment
 - Presentation by Rajan Philips, Manager of Transportation Planning & Development Engineering
 - Paul Burley
 - Ben Bennett
 - Paul St. Denis
 - Doug Gruber (*see attached*)
 - Jim Rooney
 - Brian Cockwell

-
- Judy Chow
 - Patricia Van Asten
 - Paul Edwards
 - Paul Kraehling
 - Marshall Rodgers
 - Bill Mullin
 - Zlata Kraehling

- d) CDES-2009.A.8 Expansion of the Municipal Register of Cultural Heritage Properties to Include Non-Designated Burcher-Stokes Properties Including a Review Process
 - Presentation by Joan Jylanne, Senior Policy Planner

IN-CAMERA

THAT the Community Development and Environmental Services Committee now hold a meeting that is closed to the meeting, pursuant to Section 239 (2) (b) of the Municipal Act with respect to:

- personal matters about identifiable individuals.

Other business

Next meeting

April 20, 2009

**The Corporation of the City of Guelph
Community Development & Environmental Services
Committee**

Tuesday, February 17, 2009, 12:30 p.m.

A meeting of the Community Development and Environmental Services Committee was held on Tuesday, February 17, 2009 in Council Chambers at 12:30 p.m.

Present: Councillors Burcher, Bell, Piper, Salisbury and Mayor Farbridge

Also Present: Councillors Beard, Farrelly, Findlay, Hofland, and Wettstein

Staff in Attendance: Mr. H. Loewig, Chief Administrative Officer; Mr. J. Riddell, Director of Community Design and Development Services; Mr. R. Philips, Manager of Transportation Planning & Development Engineering; Ms. A. Pappert, Director of Community Services; Mr. S. Hannah, Manager of Development & Parks Planning; Ms. J. Pathak, District Park Planner; Mr. G. Atkinson, Policy Planner; Mr. R. Templeton, Park Planner; Mr. I. Panabaker, Urban Design Program Manager; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

There was no disclosure of pecuniary interest.

1. Moved by Councillor Piper
Seconded by Mayor Farbridge

THAT the minutes of the Community Development and Environmental Services Committee meeting held on December 5, 2008 be confirmed as recorded and without being read.

Carried

Consent Agenda

2. Moved by Mayor Farbridge
Seconded by Councillor Piper

THAT the balance of the February 17, 2009 Consent Agenda as identified below, be adopted.

a) **Sign By-law Variance for Days Inn at 785 Gordon Street**

THAT Report 09-16, regarding a sign variance for 785 Gordon Street from Community Design and Development Services, dated February 17, 2009, be received;

AND THAT, the request for a variance from the Sign By-law for 785 Gordon Street to permit one building sign to be situated on the 2nd storey of the building face in lieu of the by-law requirement of the 1st storey only, be approved.

REPORT

February 17, 2009

**Community Development & Environmental Services Page 2
Committee**

Eastview Community Park: Update Report

Ms. J. Pathak outlined the process pertaining to the development of the park. She highlighted the features of the pollinator park, and explained the details of the design. She also explained the existing site infrastructure and described the issues surrounding the current infrastructure. She then described the proposed community park components, the phasing and timelines. She also explained existing funding and required funding to complete the community park component and reviewed the staff recommendations.

She advised that the sports fields should be completed in 2009 and be ready for bookings in 2010. Staff will examine the toboggan runs and the types of plantings to occur in that area before a plan is finalized.

Staff was directed to reconsider the pedestrian access point of the east side of the trail, specifically as it pertains to environmental concerns and traffic issues.

Mr. Kevin Butt, Chair, Pollination Guelph provided background regarding the establishment of Pollination Guelph and its membership. He outlined their past accomplishments and current undertakings as well as their future direction. He explained why Guelph needs the Pollinator Park and the relationship of their organization to the City. He then described their potential funding opportunities.

Ms. Karen Landman, University Professor, expressed support for the program and advised the pollinator park will also provide a research opportunity for the university students. She advised the impact of the toboggan runs on the plants would be an excellent opportunity for the students to research and assist.

- 3. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

REPORT

THAT the Community Design and Development Services Update Report 09-09 dated February 17, 2009, pertaining to the Proposed Eastview Community Park be received;

AND THAT the proposal for the use of the clay capped land-filled part of the site to develop a Pollinator Park, as outlined in Community Design and Development Services Report 09-09 dated February 17, 2009 be approved;

February 17, 2009

AND THAT the Mayor and Clerk be authorized to sign a license agreement between Pollination Guelph and the City as outlined in

Community Design and Development Services Report 09-09 dated February 17, 2009, subject to the form and content being satisfactory to the Director of Community Design and Development Services and the

Community Development & Environmental Services Page 3 Committee

City Solicitor, prior to the implementation of the Pollinator Park Master Plan;

Master Plan,

AND THAT staff be directed to identify additional funding needs in the 10 year capital forecast, for the implementation of the

during the 2010 budget process to ensure a timely implementation of all phases of the plan.

Carried

Alternative Development Standards

Mr. R. Philips, Manager of Transportation Planning & Development Engineering explained the development types and development standards. He outlined why the review is being proposed and the components to be included within the review including:

- water conservation and management
- community energy
- transportation
- brownfield development and
- design standards

He outlined the organization of the study and explained what outcomes the review should accomplish.

4. Moved by Councillor Piper
Seconded by Councillor Salisbury

REPORT

THAT the Community Design and Development Services Report 09-08, dated February 17, 2009, on 'Alternative Development Standards Review' be received;

AND THAT staff be authorized to undertake the proposed Alternative Development Standards Review as presented in this report 09-08 dated February 17, 2009.

Carried

Proposed Renaming of Wellington Street to the 'John Galt Parkway'

Mr. Ross Irwin, President of Guelph Historical Society, stated that he would like to see John Galt recognized by creating 'The John Galt Parkway'. He is suggesting Wellington Street because he believes it would have been the path taken by John Galt and that it would be low cost and low impact since it is short and mostly commercial. He would like to see it happen in time to be announced at the next John Galt Day in Guelph.

February 17, 2009

**Community Development & Environmental Services Page 4
Committee**

Mr. J. Riddell

5. Moved by Councillor Piper
Seconded by Mayor Farbridge
THAT staff be directed to investigate the feasibility of renaming Wellington Street and report back to the Community Design and Development Services Committee.

Carried

2008 Ipsos Reid Future Growth Survey Results

Mr. G. Atkinson, Policy Planner, outlined the objectives of the Ipsos Reid Public Affairs Future Growth Survey and advised the results are based on a survey of 500 random residents.

Ms. Jacqueline Boukydis, Senior Research Manager, Ipsos Reid Public Affairs explained the methodology and highlighted the key findings of the survey as follows:

- satisfaction with aspects of life in Guelph
- awareness of support for future growth
- thoughts on future land use and development
- knowledge of greenbelt plan
- GO transit rail service

Mr. J. Riddell

6. Moved by Mayor Farbridge
Seconded by Councillor Piper
THAT Report 09-10 dated February 17, 2009 from Community Design and Development Services regarding the results of the 2008 Ipsos Reid Future Growth Survey be received.

Carried

Trans Canada Trail Update

Mr. R. Templeton, Park Planner outlined the proposed trail locations and showed the registered Trans Canada Trail Alignment. He also reviewed the public process to date. He provided details regarding the revised layout to the overall trail alignment and explained the various options and their cost estimates. He then reviewed the

February 17, 2009

various implications of each option.

Staff was directed to report back if Armtec would receive the first right of refusal for lands.

The Mayor left the meeting at 2:37 p.m.

Mr. S. Hannah, Manager of Development and Parks Planning advised that staff are reviewing the issue of a pedestrian crosswalk on Eramosa Road at the railroad tracks that was requested at an earlier **Community Development & Environmental Services Page 5 Committee**

meeting and staff will be reporting back to the Committee.

Staff was directed to advise the adjacent property owners to the trail that they have an opportunity to request buffers.

Mr. Terry Petrie was not present.

Ms. Patricia Jansen advised that her property adjoins the proposed trail on the west side. She is concerned with the increase of foot traffic and the likely increase of garbage, vandalism and theft of garden produce. She requested that the proposed trail be to the east of the existing rail line, and if that is not feasible that they would receive a fence high enough to prevent the above-noted issues. She would like a clearing between the property line and the fence to allow her access to their garden. She stated she would rather see money put toward addressing the incline on George Street and fixing the potholes.

7. Moved by Councillor Bell
Seconded by Councillor Piper
THAT Mr. John Ryan be permitted to address the Committee.

Carried

Mr. Ryan lives within the area and stated that he believes the parameters of the trail are not conducive to creating the best trail. He believes the trail is too wide and that the trail should go on the east side of the river. He does not want the trail to be paved throughout.

8. Moved by Councillor Bell
Seconded by Councillor Salisbury

THAT the Trans Canada Trail be referred to staff to investigate:

- the realignment of the railway between Marcon and Pipe
- the realignment from John to Earl
- the cost of completing the section between Eramosa and

Norwich

Defeated

REPORT

February 17, 2009

9. Moved by Councillor Salisbury
Seconded by Councillor Piper

THAT the Community Design and Development Services Report 09-14 dated February 17, 2008, be received;

AND THAT the Conceptual Alignment of the Trans Canada Trail Project Design be approved as outlined in Report 09-14, dated February 17th,

Community Development & Environmental Services Page 6 Committee

2009, in keeping with Segment A (Appendix 8), Segment B (Appendix 9) and Option #1 for Segment C and Segment D (Appendix 10);

AND THAT the Mayor and Clerk be authorized to sign any agreements regarding Conditions of Use and Maintenance for the proposed trail, with Guelph Junction Railway (GJR) and the City, to the satisfaction of the City Solicitor.

Carried

Heritage Redevelopment Reserve Application Update: The Gummer Building, 1 Douglas Street

Mr. Panabaker clarified that the reason for the update is because the owner has added a third building that includes the whole building and not just the façade. He also stated that the assessment of the property has increased to over 10 million dollars.

REPORT

10. Moved by Councillor Bell
Seconded by Councillor Salisbury

THAT the Heritage Redevelopment Reserve grant for the property known as 1 Douglas Street, The Gummer Building, be increased to an upset limit of \$2.05M over a ten year period following completion of the project;

AND THAT the Finance Department reallocate \$30,000 per year from the Brownfields Reserve to the Heritage Redevelopment Reserve to accommodate the increase in the 1 Douglas Street grant;

AND THAT staff ensure that the Financial Assistance Agreement for 1 Douglas Street be structured so that the release of funds from the Reserve does not start until the increased assessment value has been added to the assessment roll and has been billed accordingly;

AND THAT, subject to the final form and content of the agreements being satisfactory to the Director of Community Design and Development Services and the City Solicitor; the Mayor and City Clerk be authorized to execute the Financial Assistance Agreement, in substantially the form attached to the October 15, 2007 report (07-102) but including the updated terms outlined in this report (09-024), and the execution of the Heritage Easement Agreement based on the revised project which now includes the restoration of 65 Wyndham Street North, 67-71 Wyndham Street North and 1-7 Douglas Street.

Carried

February 17, 2009

**Community Development & Environmental Services Page 7
Committee**

11. Moved by Councillor Salisbury
Seconded by Councillor Bell

THAT the Community Development and Environmental Services Committee now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) of the Municipal Act with respect to:

- personal matters about identifiable individuals

The remainder of the meeting was held In-Camera.

1. Moved by Councillor Bell
Seconded by Councillor Salisbury

REPORT TO COMMITTEE
OF THE WHOLE

THAT Anna Bortolon and Katharine Demolder-Carere be appointed to the Eastview Public Liaison Committee for a term ending November, 2009.

Carried

2. Moved by Councillor Bell
Seconded by Councillor Salisbury

THAT Karen Landman be appointed to the River Systems Advisory Committee for a term ending November, 2009.

Defeated

The Committee recessed at 3:55 p.m.

The meeting reconvened at 10:44 p.m.

3. Moved by Councillor Piper
Seconded by Councillor Salisbury

REPORT TO COMMITTEE
OF THE WHOLE

THAT Julie Anne Lamberts and Don McDonell be appointed to the River Systems Advisory Committee for a term ending November, 2009.

Carried

Next Meeting: March 30, 2009

The meeting adjourned at 10:45 p.m.

.....
Chairperson



**A Healthy &
Green Guelph**

**Guelph Urban
Forest Friends**



Guelph Urban Forest Friends (GUFF)

We are a group of citizens working, through education and advocacy, to maintain and increase the health, integrity and area of Guelph's urban forest.

Purpose of presentation

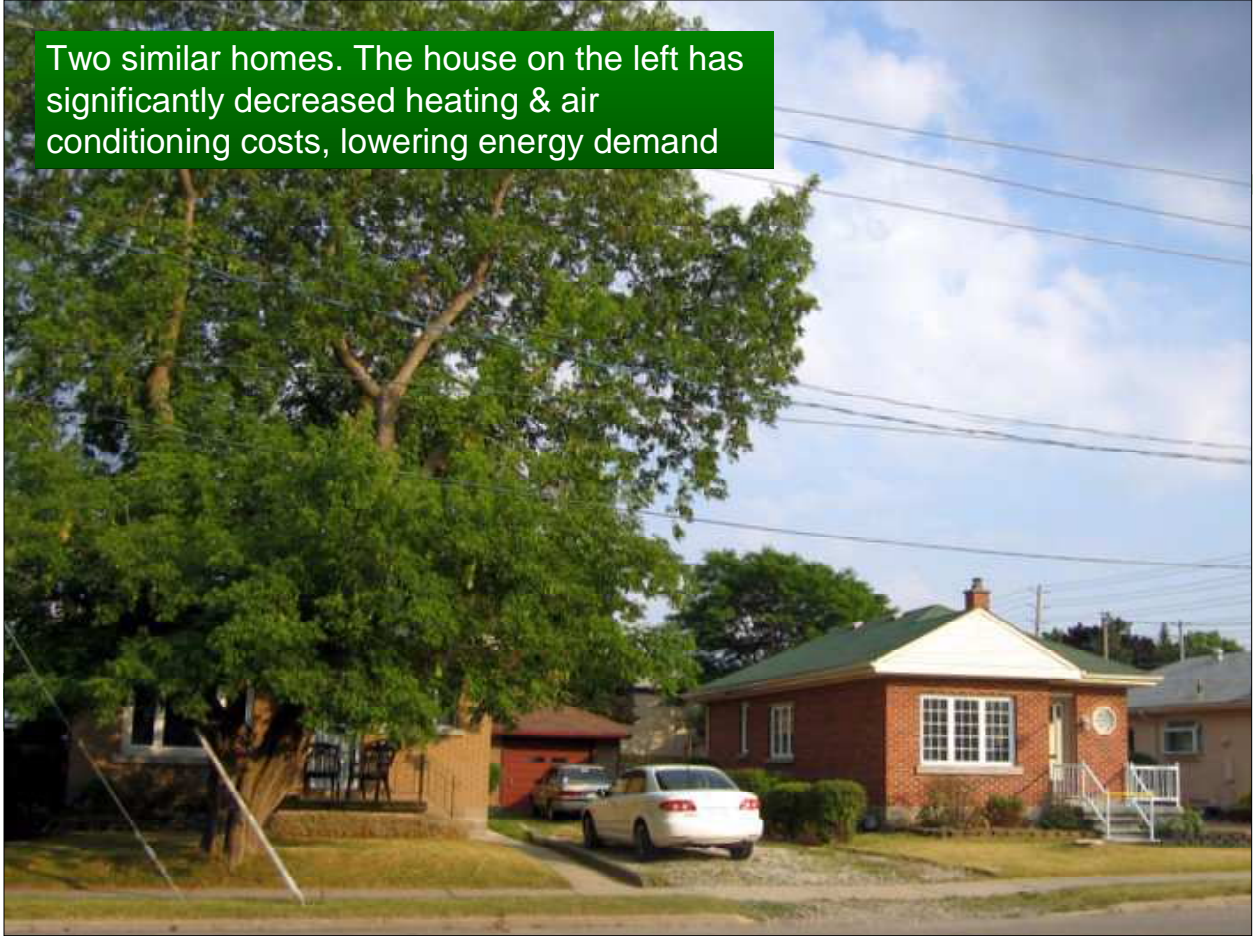
- To outline the issues harming trees in an urban environment
- To recommend ways to protect Guelph's trees

How trees benefit a city

- Improve air quality
- Combat climate change
- Reduce UV exposure
- Reduce energy needs
- Reduce run-off
- Enhance groundwater recharge
- Increase property value
- Provide habitat
- Support health and well-being
- Contribute to community heritage



Two similar homes. The house on the left has significantly decreased heating & air conditioning costs, lowering energy demand





Removing a healthy tree means less water infiltration and more run-off, degrading water resources with pollution and sediment



“A study in Charlottesville, VA showed that when tree cover dropped by 8% between 1976 – 2000 the amount of run-off increased by 19%”
GRCA Forester Virginia Gauley, GRCA Watershed Report



Trees stabilize the amount of after-storm river flow
"Our city needs a stable amount of river water for wastewater management"
GRCA Watershed Report "Investing in Trees"

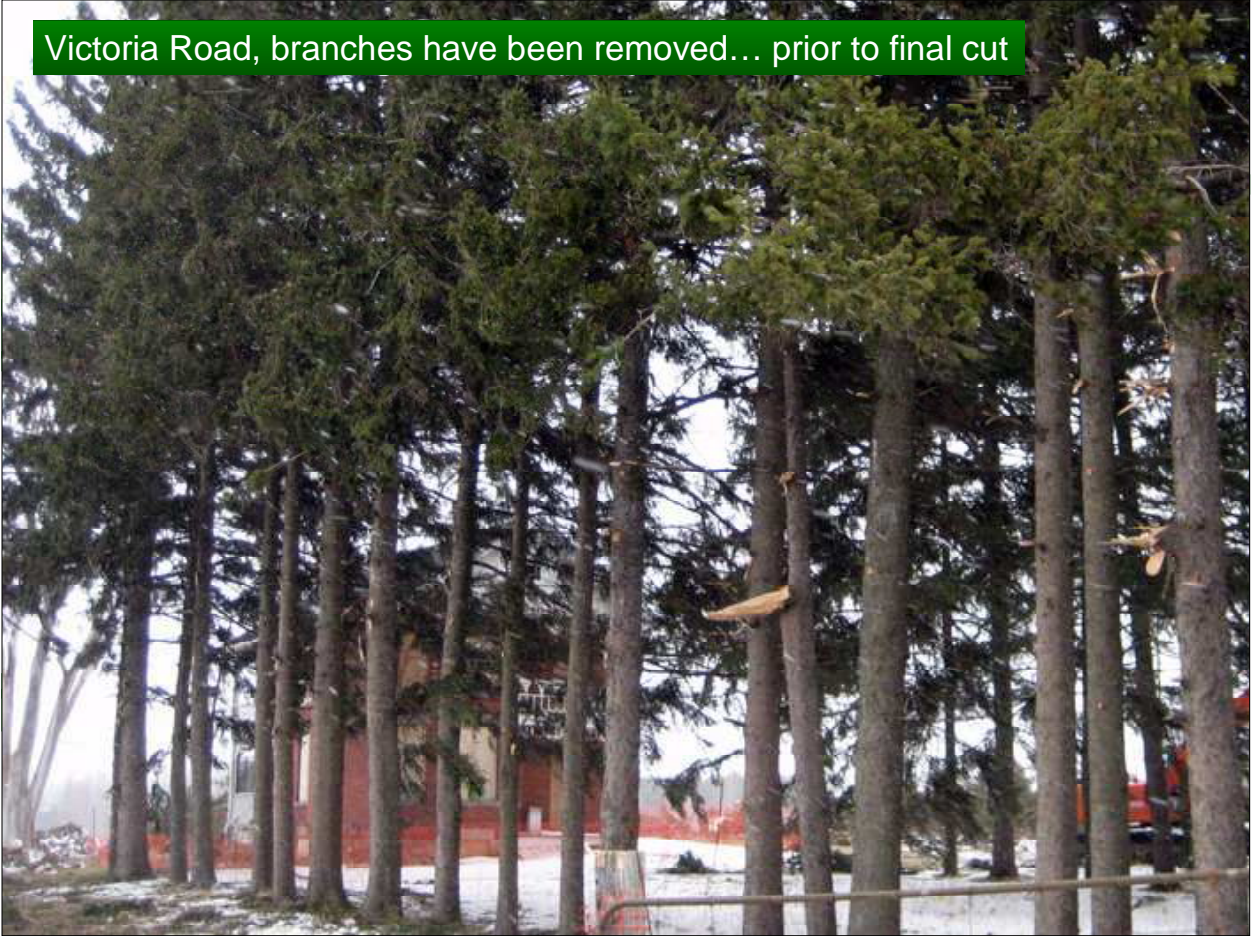
Urban conditions can be tough on trees

- Current development and construction practices are damaging for trees



Roots are being suffocated
by soil compaction.

Victoria Road, branches have been removed... prior to final cut



Victoria Road, heritage home saved... heritage trees removed







This is the same infill lot. All mature trees have been removed, including two on city property



Urban conditions can be tough on trees

- Root destruction must be avoided during construction
 - *trees must be protected within their dripline*



Construction
on Dublin Street



A tree bylaw would protect this tree to the dripline
Will this tree be here in five years?







Damaged roots mean starvation and early death

Urban conditions can be tough on trees

- Cutting roots during construction increases the risk of toppling

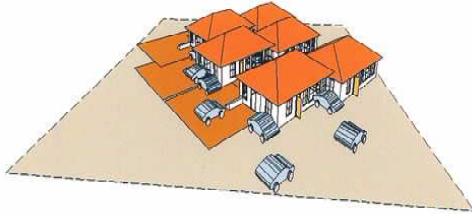


<http://www.mass.edu/urbantree/hazard>



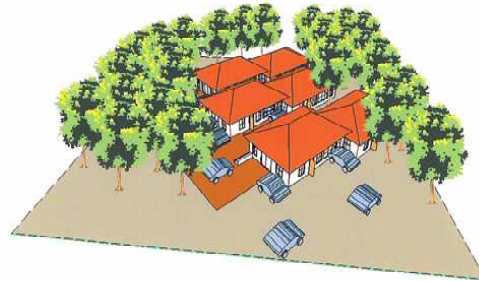
Newly planted trees are often forgotten
Lack of water and protective guards results in greater than 50% loss

Less or more tree coverage?



After rain a 70 - 100% paved surface will have:

- 55% runoff
- 15% Infiltration
- 30% evaporation



After rain a 50% of Canopy Cover:

- 30% runoff
- 35% Infiltration
- 35% evaporation

www.guffguelph.ca



An ambient temperature of 26 degrees can increase to 48-55 degrees on paved surfaces. The effects on health are considerable.

Shade for Good Health and a Green City, Toronto 2007



Best practices include shading paved surfaces



Park and yard maintenance can lead to significant damage and shortened life

Guelph's history of arboreal inaction

- 1991
 - *tree by-law must be revised "in order to control the number of trees, woodlots & habitat destroyed annually by development" (Park Naturalization Policy)*
- 1994
 - *"Methods for protecting trees from development should be developed" (Green Plan)*
- 2003
 - *Environmental Action Plan recommends tree inventory, updating tree by-law to protect natural features and developing guidelines to protect trees during construction*
 - *Aboud report recommends hiring a professional forester with a degree in forestry or arboriculture*

Guelph's history of arboreal inaction

- 2005
 - Council resolution asking staff to prepare funding request for urban forest study and tree maintenance program

- 2007
 - "A biodiverse city with the highest tree canopy among comparable cities" (Strategic Plan Goal 6.6)

 - October, Staff report states that "Urban Forest Management Plan will be finalized with details for implementation and be presented to council in first quarter of 2008"

 - November, Council resolution that staff report back following the visioning process with cost estimate for Urban Forest Management Plan

- 2008
 - January, Council approves Strategic Urban Forest Management Plan as a priority

Guelph's history of arboreal inaction

- 2009
 - Guelph is still losing trees and canopy due to *no urban forest plan or protective tree by-law*
 - 18 years of inaction on many plans has removed thousands of trees from our canopy
 - Established urban forestry guidelines recommend 40% tree canopy for cities to reduce the negative effects of climate change on air quality and health
 - Guelph is currently less than 25% canopy

What our city needs to do

- *Many cities have stronger tree bylaws than Guelph including:*

- *Toronto*
- *Mississauga*
- *Waterloo*
- *Richmond Hill*
- *Kingston*
- *Oakville*
- *Barrie*



~260 year old Maple

What our city needs to do

- Pass an interim tree bylaw without further delay to provide the oversight and control we need to stop further loss of canopy

What our city needs to do

- Complete the *Strategic Urban Forest Management Plan*
 - *trees should be seen as green infrastructure and have value and prominence in all development projects*
 - *connect trees to water conservation & efficiency*



Bullring, University of Guelph

What our city needs to do

- Establish an *Urban Forestry Department*
 - *hire a certified forester*
 - *a 2003 City of Guelph report (Aboud and Associates Inc.) recommended that successful tree management requires a professional with college or university credentials in forestry or arboriculture*



Bullring, University of Guelph

What our city needs to do

- Form an *Urban Forest Advisory Committee*
 - a 2007 *City Report* recommendation
 - lets protect and develop our green infrastructure as seriously as our grey infrastructure
 - trees are public assets with benefits for all



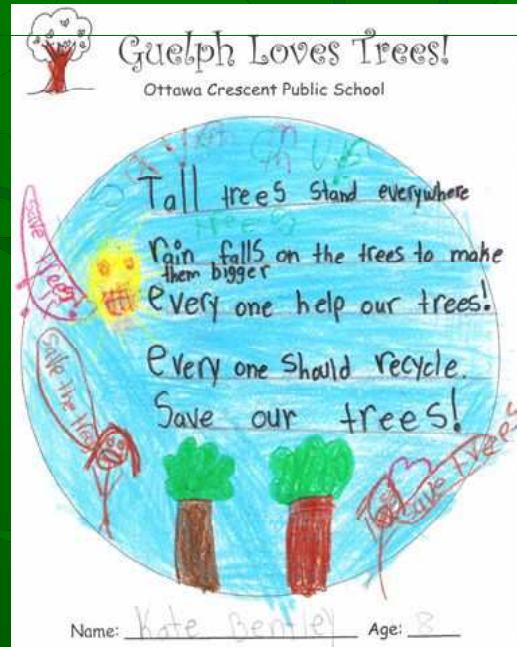
Bullring, University of Guelph



Before more trees are removed... In 2009 ...give the citizens now and in the future, a gift to remember!

What our city needs to do

- Summary:
 - Pass an interim tree bylaw
 - Establish an Urban Forestry Department
 - Hire a certified forester
 - Form an Urban Forest Advisory Committee



Kate, Aged 8



Lets Keep Guelph's Urban Forest
Green And Growing

To: Rory Templeton
Cc: vwright@HeritageHomes.com; hblackburn@heritagehomes.com
Subject: Rory at COG... re: new path at Westminster Woods
Block 197 SWM Facility

Hello Rory.

I wanted to follow-up my voicemail to you with this note so that you have my email info also.

As I mentioned; construction of a public path (not 10 feet from my Back yard) has commenced and I want to explore the chances of having it moved or eliminated all together.

I have small children and a dog that play in the yard and the community bylaws prohibit us from erecting a wood fence on our lot in order to preserve the appearance of the area.

As a result of this new path, the security of my family is now lessened and my property has been devalued.

This would all be o.k. if I was given full disclosure of the Development plan and still decided to buy here but quite the opposite is true.

I have numerous site plans, marketing materials, etc., from Reids prior to my buying my property that indicate a path through the SWM area but none of which show a path directly behind my house. So either the path was decided on after I purchased or it was left off of the marketing materials.

Nor was I ever warned that there was a risk of someone arbitrarily being able to place a path directly behind my house.

When I was in the market for a new home, we examined many options and I can tell you that we would not have paid the huge dollars we did for our lot, if we would have known that there was going to be a public path put directly behind us.

Anyway, enough of the background and my sad story...

As I mentioned, what I`m trying to determine is what it`s going to take to have the path moved or eliminated altogether? Heather Blackburn indicated that you were the best person to help me with my predicament and provided you were open to discussing. Reids would be happy to join us at the table also to find a more mutually acceptable solution.

Of note... I noticed on the L1-2 & L2-2 Grading Plans submitted for Municipal approval, that the pre-existing north-south path which runs into the new east-west trail system would also be extended west behind the tree-line to join into the Orin Reid north-south trail.

Not coincidently I`m sure... the new path behind my home also joins into the Orin Reid trail (only 100m south of the other entry point)and I wonder if a redundant path and entry is absolutely required?

Eliminating the trail from behind my house would not impact one's ability to enter or leave the trail system as both exits from the trail system land in the SWM area.

Additionally, reducing the number of trails and entrances/exits would only make the area more supportive of the robust wildlife we`ve previously enjoyed, while enhancing it`s naturalized beauty.

I`m hopeful that the city will be open to exploring options for this trail that work not only for the SWM requirements but that also take into consideration the concerns of your tax payers while striving to minimize the impact to nature.

Thanks in advance for your consideration on this matter Rory.

I look forward to discussing this further with you.

Regards,

Peter Ballantine

**TO: *Community Development and Environmental Services Committee
Mayor Farbridge and Guelph City Councillors***

FR: *Doug Gruber*

**SUBJ: *Hanlon Expressway Improvements: South of Maltby Road to the
Speed River***

DATE: *30 March 2009-03-23*

Today I want to emphasize *only one* aspect of the set of improvements. The clear and compelling need for *the service road* between Stone Road and Downey Road, parallel to the Hanlon Expressway.

Woodland Glen Drive is where I live. Over 75 other families also live on this street. Each of these 75 plus households has a double driveway exiting onto Woodland Glen Drive. In addition over 150 other households from Valleyridge Trail, Wagoner's Trail, Kingswood Gate, Bridlewood Drive, and Old Colony Trail meet and/or feed traffic onto Woodland Glen Drive. As well, traffic from the College Avenue area subdivision, and the Kortright Hills area subdivision use Woodland Glen Drive as a neighbourhood access route. And some people from around the city use Woodland Glen Drive to get to the YMCA-YWCA and its Child Care Centre. As well, there are pedestrian entrances to Woodland Glen Park and to the greenbelt of the Hanlon Creek watershed fronting on Woodland Glen Drive.

Woodland Glen Drive is already overburdened. It is not intended as an access road. It has several curves on it, including a 90 degree one, all of which block drivers' vision. It has a slope to it, which is gentle in the summer, but dangerous in the winter as cars drive at speeds unsafe for the icy conditions and the limited vision.

I have been contributing to the dialogue about these Hanlon improvements for a few years now. I have tried to make positive contributions, which recognize the need for improvements, balanced with the need to include the concerns of property owners affected by the changes.

Most recently I attended a Neighbourhood Meeting on 11 February 2009, chaired by Stantec, at the Holiday Inn. This meeting was convened mainly for the property owners on Old Colony Trail. Many of my neighbours and friends from Old Colony Trail expressed their concerns (with some emphasis) about the proposed service road between the backs of their properties and the Hanlon Expressway. They also expressed concerns about the noise barrier to be built behind their properties.

At this meeting I also spoke. *I needed to say something that night, just as I need to speak up today.* Allow me to provide a little more background.

Following my presentation to Guelph City Council at the special meeting at the Holiday Inn on 14 January 2008, and perhaps because of my participating in the West Hanlon Neighbourhood Group chaired by Paul Muller and Steve Barnhart, I was invited to participate in a series of community workshops chaired by Stantec and the Ministry of Transportation. The intent of the workshops was to provide input to the MOT and Stantec from people living in the affected neighbourhoods (Woodland Glen, College Avenue, and Kortright Hills), as well as some environmental concerns. All the participants worked diligently and thoroughly at and in between the meetings.

The main issue was the very limited interchanges at College Avenue, Stone Road, and Kortright/Downey Roads, and the resulting impacts of these limitations on neighbourhood traffic, property values, and pedestrian safety crossing the Hanlon.

The information and problem-solving sessions at the workshops resulted in a very large majority of the participants ***accepting:***

- ***that no interchange at College Avenue was possible,***
- ***that the City's cancellation of the Stone Road and College Avenue extensions could significantly reduce the footprint of the Stone Road interchange and therefore its impact on those two corners of the Woodland Glen and College Avenue subdivisions,***
- ***that the limitations imposed by the MOT on the Kortright/Downey Roads interchange were not acceptable because the MOT proposed semi-interchange would have an overwhelming and accident-inviting tripling impact on Woodland Glen.***

In order to ***resolve*** this unacceptable scenario, the participants at the workshop proposed the ***establishment of a service road*** on either the east or west side of the Hanlon.

At the ***PIC 4*** meeting on 23 October 2009 the ***MOT*** revealed that it eliminated the east side service road, and was ***now including a west side service road in its Preferred Plan, together with the modified interchange at Stone Road.***

The obvious ***benefits*** of this solution would be:

- ***to provide significantly improved north-south access to the Hanlon from Kortright/Downey Roads,***
- ***to provide significantly improved access to the YMCA-YWCA for everyone,***
- ***to preserve the safety of Woodland Glen Drive as a neighbourhood road,***
- ***and the preservation of the College Avenue, Woodland Glen, and Kortright Hills subdivisions as now limited growth areas, with no future expansions planned (due to the non-extensions to College Avenue and Stone Road, the bordering wetlands, and the Hanlon watershed area).***

Now, understandably the property owners of ***Old Colony Trail*** would prefer that a ***service road not be placed behind their back yards.*** But I have to speak up anyway and say to my friends and neighbours, as well as to City Council, that ***this is really preferable***

to Woodland Glen Drive being absolutely and dangerously overwhelmed by a tripling or quadrupling in traffic volume. This traffic would be at the *front* of the properties, where neighbourhood children and adults cross the road, where people get on and off city and school buses, where cars back out of over 75 driveways, and where drivers from Old Colony Trail, Bridlewood Drive, and all the other streets, try to access Woodland Glen Drive. *The absence of a service road will result in many, many accidents on Woodland Glen Drive. The presence of a service road will improve the safety of all of us and will have minimal impact on the properties on Old Colony Trail.* Only *three* properties will need to have a small piece of their very deep backyards taken over for the service road. The *noise barrier will be built anyway*, with or without a service road.

I do *apologize* to my neighbours and friends on Old Colony Trail, but I *genuinely believe* that the service road behind their properties is a *must*, and I genuinely believe that in the long run it will enhance the value and desirability of their properties, as no overburdened speedway will be cutting through their subdivision.

Finally, then, *I urge the Mayor and Councillors of the City of Guelph to support the MOT's Preferred Plan as presented at the PIC 4 on 23 October 2009, including the service road between Stone Road and Downey Road on the west side of the Hanlon.*

Thank you.
Doug Gruber
38 Woodland Glen Drive
Guelph, Ontario.

Expansion of the Municipal Register of Cultural Heritage Properties



Making a Difference

The Municipal Register Background

- Under the Ontario Heritage Act the Clerk must keep a current, publicly accessible register of properties of cultural heritage value or interest in the municipality
- The Municipal Register must include all properties designated under the Ontario Heritage Act
- Council may expand the Municipal Register to include “non-designated” properties a municipality believes to be of cultural heritage value or interest

Expanding the Register

What it Means

- Provide protection that in your community the City has 60 days to make a well informed decision about the loss/protection of cultural heritage resources
- Formalize review timeframes for demolition/review requests involving listed cultural heritage resources
- Increase efficiency of current process
- Provide an easily accessible public listing of cultural heritage resources

Expanding the Register What it Does not Mean

- A change to the decision being made for cultural heritage resources under threat of demolition/removal
- Properties are being designated
- Demolition/removal requests will be denied
- Impact properties already reviewed as part of a demolition/removal request
- The City will take the entire 60 day review period
- Impacts on property values, taxes, etc.

Expanding the Register

The Process

- Phase I of the Expansion is to include Burcher Stokes Inventory
- Phase II develop evaluation and ranking criteria to apply to entire Cultural Heritage Resource Inventory
- Phase III apply criteria to Couling Inventory and additional inventory sites to determine which properties to include in Municipal Register

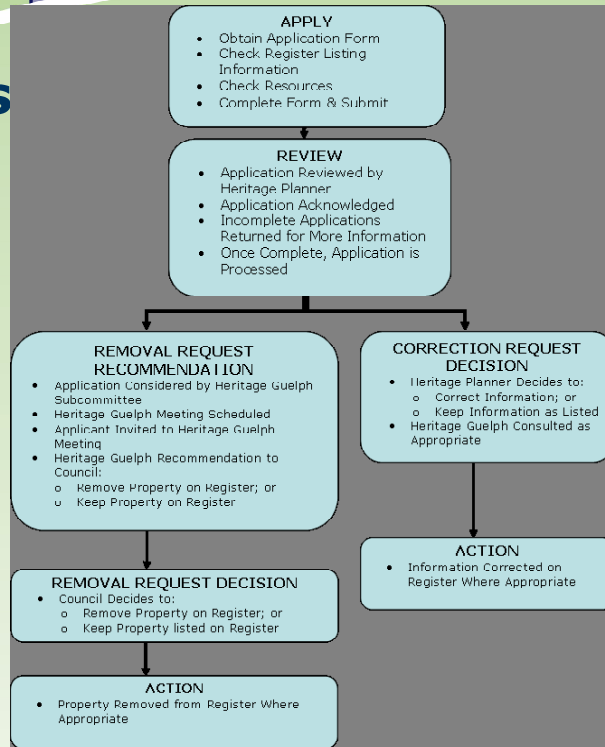
Expanding the Register Phase I

- Burcher Stokes Inventory represents approximately 1,900 properties – half of the City's Inventory
- Compiled during the 1990s by heritage consultants Frank Burcher and Peter Stokes as an inventory of all cultural heritage resources in the City – buildings, fountains, walls, barns, carriage houses, etc.
- Includes a photograph, address, significant features & build date
- Entries verified to ensure they meet at least one criteria for designation under Ontario Heritage Act Regulations 9/06
 - Design or physical value
 - Historical or associative value
 - Contextual value

Review Process

Highlights

- Review corrections and/or removal requests
- Supporting documentation required
 - Information not correct
 - Designation criteria not met
- Staff decides on corrections
- Heritage Guelph reviews removal requests
- Council makes final decision on removal requests



Public Consultation

- Communication Materials – website, brochures, provincial newsletter, displays
- Participation at community heritage events
- Notices to property owners and published in newspaper
- Three open houses held on the Municipal Register with over 150 people in attendance
- Over 200 public inquiries handled

Concerns Expressed

- What properties are affected
- Who decides who is included in the Municipal Register
- Are you designating my property
- Impact on property values, taxes, property standards
- How are corrections made to the Municipal Register
- How do I get off the Municipal Register

Report Recommendation

- CD&ES Report 09-032 be received
- That the Municipal Register of Cultural Heritage Properties be expanded to include the “non-designated” City of Guelph Inventory of Heritage Structures (Burcher-Stokes Properties) listed in Attachment 3
- That the Review Process included as Attachment 2 be endorsed
- That a progress report on the review process be presented within the first year of implementation

Expansion of the Municipal Register of Cultural Heritage Properties



Making a Difference

**COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES COMMITTEE
CONSENT AGENDA**

March 30, 2009

Members of the Community Development & Environmental Services Committee.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Community Development & Environmental Services Committee Consent Agenda will be approved in one resolution.

A Reports from Administrative Staff

REPORT	DIRECTION
<p>CDES-2009.A.7) 2009 DEVELOPMENT PRIORITIES PLAN (DPP)</p> <p>THAT the Community Design and Development Services Report 09-05 regarding the 2009 Development Priorities Plan (DPP), dated March 30, 2009, be received;</p> <p>AND THAT Guelph City Council approve the ninth annual Development Priorities Plan 2009 attached to Community Design and Development Services Report 09-05 dated March 30, 2009;</p> <p>AND THAT staff be directed to use the Development Priorities Plan to manage the timing of development within the City for the year 2009;</p> <p>AND THAT amendments to the timing of development, as outlined by Schedules 2, 3 and 4 of the plan, be permitted only by Council approval, unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2009 are not exceeded.</p>	<p>Approve</p>

CDES-2009.A.8) **EXPANSION OF THE MUNICIPAL REGISTER OF CULTURAL HERITAGE PROPERTIES TO INCLUDE NON-DESIGNATED BURCHER-STOKES PROPERTIES INCLUDING A REVIEW PROCESS**

Approve

THAT Report No. 09-032, dated March 30, 2009 from Community Design and Development Services, regarding the expansion of the *Municipal Register of Cultural Heritage Properties* to include the "non-designated" *City of Guelph Inventory of Heritage Structures* (Burcher-Stokes Properties), be received;

AND THAT the Review Process included in Attachment 2 to provide property owners with a review process to seek corrections to listed information which could lead to the possible removal of the property from the "*Municipal Register of Cultural Heritage Properties*", be endorsed;

AND THAT a progress report on the Review Process be presented to Council within the first year of implementing the process;

AND THAT the *Municipal Register of Cultural Heritage Properties* be expanded to include the "non-designated" *City of Guelph Inventory of Heritage Structures* (Burcher-Stokes Properties) listed in Attachment 3.

CDES-2009.A.9) **HANLON EXPRESSWAY ENVIRONMENTAL ASSESSMENT**

Approve

THAT the Community Design and Development Services Report 09-33, on the 'Hanlon Expressway Environmental Assessment', dated March 30, 2009. be received;

AND THAT Council support the interchange upgrade of the Hanlon Expressway and Laird Road intersection identified through the Hanlon EA process, and request the Ministry of Transportation (MTO) to give priority to the design and construction of the new interchange to enable the full development of the Hanlon Creek Business Park and Southgate Industrial lands, as described in this report;

AND THAT Council support the improvements to the Hanlon Expressway intersections at Kortright Road, Stone Road and College Avenue identified through the Hanlon EA process, and request MTO to continually liaise with City staff and area residents in the implementation of these improvements including mitigation of impacts, as described in this report;

AND THAT the Mayor advise the Minister of Transportation and Guelph MPP Liz Sandals of the City's support of the proposed improvements to the Hanlon Expressway, and the City's request that (a) MTO give priority to completing the interchange at Laird Road to support the development of the Hanlon employment lands; and (b) Ministry staff continually liaise with City staff and area residents in the implementation of the improvements and mitigation measures in the residential areas of Kortright Road, Stone Road and College Avenue.

CDES-2009.A.10) **PROPOSED AMENDMENTS TO BROWNFIELDS REGULATION (O. Reg. 153/04)**

Approve

THAT the report 09-23 entitled Proposed Amendments to Brownfields Regulation (O. Reg. 153/04) be received;

AND THAT the City comments on the proposed amendments to the Brownfields Regulation be endorsed.

CDES-2009.A.11) **OFFICIAL PLAN UPDATE**

Receive

THAT the Community Design and Development Services Report Number 09-34 regarding the status of the Official Plan Update, be received.

B Items for Direction of Committee

attach.

COMMITTEE REPORT



TO **Community Development and Environmental Services
Committee**

SERVICE AREA Community Design and Development Services
DATE March 30, 2009

SUBJECT **2009 Development Priorities Plan (DPP)**
REPORT NUMBER 09-05

RECOMMENDATION

"That the Community Design and Development Services Report 09-05 regarding the 2009 DPP, dated March 30, 2009, be received.

"That Guelph City Council approve the ninth annual Development Priorities Plan 2009 attached to Community Design and Development Services Report 09-05 dated March 30, 2009; and

That Staff be directed to use the Development Priorities Plan to manage the timing of development within the City for the year 2009; and

That amendments to the timing of development, as outlined by Schedules 2, 3 and 4 of the plan, be permitted only by Council approval, unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2009 are not exceeded."

BACKGROUND

The attached document is the 2009 Development Priorities Plan (DPP). This plan provides a multi-year forecast of development activity. Through the review of the 2009 DPP, Council will approve a limit on potential dwelling units to be created from the registration of plans of subdivision and also identify plans of subdivision that could be considered for Draft Plan Approval during the next year. The staff recommendations contained in the DPP, consider the Council approved population forecasts and the desire to balance development in both the Greenfield and Built up areas of the City, in keeping with the Provincial Growth Plan.

The DPP also provides an annual report on residential development activity (e.g. building permits, approved infill projects) and available supply in both the Greenfield area and within the Built boundary. This report recommends approval of the 2009 DPP to assist staff in setting priorities for the review of new plans of subdivision and the registration of currently approved plans.

Last year's (2008) DPP incorporated several changes which were directed by

Council as part of the review of the 2007 DPP. Many of the changes were in response to the Provincial Growth Plan for the Greater Golden Horseshoe. Changes included revised objectives, a standard for the flexibility clause, better monitoring of development activity in and outside of the Built Boundary via the tracking building permits and identifying potential residential infill sites.

The 2009 DPP has also incorporated further changes to schedules. Many of the changes and additions provide improved tracking of information in response Guelph's Growth Management Strategy and the requirements of the Provincial Growth Plan. Key changes for 2009 include:

1. Monitoring new residential units from zone changes and condominiums as well as plans of subdivision (Schedule 1).
2. Tracking development activity within the Built Boundary and Greenfield areas of the City in Schedules 1, 2, 3, 5 and 7.
3. Integrating new population forecasts and growth rates from Guelph's Growth Management Strategy.
4. Reviewing the factors that determine the priority for approval of new development proposals including satisfying requirements of Places to Grow, Guelph's Growth Management Strategy and the Community Energy Plan.
5. Recognizing constraints to development on proposed residential infill sites (Schedule 7).

REPORT

Summary of 2008 Development Activity

The following summarizes recent development activity as set out in the DPP:

- The five (5) plans of subdivision that were registered in 2008 will result in the potential creation of 689 dwelling units. Within this total, 567 potential units were created in the Greenfield area and 122 potential units were created in the Built Boundary. The overall figure is much less than the 1059 dwelling units that were supported for registration by City Council last year (see **Schedule 1**).
- An additional 459 potential units were added to the short term supply of potential dwelling units through approved zone changes and condominiums outside of plans of subdivision (see also **Schedule 1**). All of these units were within the City's built boundary.
- In total, 1148 potential units were created in 2008, with approximately 50% (583 potential units) created in the Built Boundary and 50% (567 potential units) created in the Greenfield Area.
- As of the end of October 2008 a total of 967 building permits have been issued for new dwelling units in the entire City (see **Schedule 5**).
- Recent permit activity has continued to see a balanced supply of a full range of housing forms including townhouses and apartments. In 2007, 446 permits (47%) were issued for townhouses and apartments (including accessory apartments). In the first 10 months of 2008, 589 permits (61%)

were issued for multiple residential forms. These figures are consistent with current City policies that encourage at least 40% of the dwelling units to be multiple residential forms (includes townhouses, apartments and accessory apartments).

- Only 1 plan of subdivision sought and was granted draft plan approval in 2008. This plan, which was located within the Greenfield area, added 352 potential dwelling units (68 detached dwellings, 94 semi-detached dwellings, 25 townhouses and 165 apartment units) to the medium term supply of potential dwelling units in the City (see **Schedule 3**).

Changes to the 2009 DPP

1. Additional Development Monitoring

The DPP has always tracked subdivision applications as the primary means of managing growth in the City. This year, in addition to subdivisions, the DPP monitors the development of potential new residential units from approved zone changes and condominiums in Schedule 1 of the DPP. This additional development monitoring is increasingly important as the City moves to increase the amount of development taking place inside the Built Boundary, which will frequently require zone changes or plans of condominium. Once sites within the Built Boundary have approved zoning, they will continue to be added Schedule 7, Table 1 overall supply and the Schedule 7 'Infill Townhouse and Apartment Site' map until they are developed.

2. Development in Greenfield and Built Boundary Areas

As a continuation of work in the 2008 DPP, Schedules 1, 2, 3, 5 and 7 have been updated to better track whether proposed development activity is within the Built Boundary or Greenfield areas of the City. In Schedules 1, 2 and 3 (dealing with registration activity and draft plan approvals), development applications that are in Greenfield areas are shown in green text, while developments in the Built Boundary are shown in black text. Subtotals of Greenfield and Built Boundary application unit numbers are also included in these schedules. Schedule 5 shows residential building permit activity within the Built Boundary and Greenfield areas to monitor and assess how we are meeting our obligations under the Provincial Growth Plan. The Growth Plan requires that by the year 2015 and for each year thereafter a minimum of 40 percent of all residential development shall occur annually within the Built-up area. In the two years of monitoring permit activity approximately 40 percent of the permits have been issued within the Built-up area which is consistent with this requirement. The short term supply of potential dwelling units has also been divided into the Built up and Greenfield areas. Schedule 7, Table 2 shows this for registered plans where 59 percent of the future supply is in the Built Boundary. These changes are a simple way to further accommodate monitoring needed to ensure Provincial Growth Plan targets are met.

3. New Population Forecast and Growth Rate

The 2009 DPP incorporates the new population forecast from Province of 175,000 people by the year 2031. Further study by the City through the Growth Management Strategy and Development Charges Background Study have determined that the City's annual growth rate will be 1.5%. To accommodate this growth rate the City is expected to need approximately 1000 new residential units per year until the end of the year 2011, when this number will increase to approximately 1100 units per year until the year 2031. Previous City growth forecasts were lower and only forecast to the year 2021. The DPP will use the new forecasts when recommending consideration of future development applications.

4. Factors for Priority of Development Activity

Factors that staff consider when determining the priority of new development proposals include meeting Places to Grow, Guelph's Growth Management Strategy and the Community Energy Plan. Staff require all proposals to meet these policies and all applications brought forward to Council currently include consideration of all these factors. With respect to the Community Energy plan and sustainability, an internal staff team has been meeting regularly to determine how best to update our development review process to consistently apply the consideration of these factors. This will include the updating of our submission requirements (application forms), the creation of standardized checklists to include in Planning reports and new or updated conditions of approval. An information report to Council is expected before the summer to update Council on these administrative changes.

5. Recognition of Constraints on Approved Infill Sites

Schedule 7, Map 2 is a map that shows all available zoned sites for townhouses and apartments. These sites are also included in the overall supply as shown in Schedule 7, Table 1. Previous versions of the DPP counted all infill sites as part of the short term supply of residential units, assuming that because they were zoned they were able to be developed. Some of these sites have significant constraints that keep them from being developed, such as being identified as a potential brownfield site or having an existing viable use currently occurring on site. These sites with constraints have been identified on Schedule 7, Map 2 and incorporated into the medium term supply in Schedule 7, Table 1 to show that they are less likely to be developed in the short term given the additional site issues.

Proposed Changes for the 2010 DPP

A report on implementation of the Growth Management Strategy is expected shortly. This report will explain changes required to meet the goals of the Provincial Growth Plan and lay the framework for Growth Management Policies that will be incorporated into the City's Official Plan. It is anticipated that policies more stringent

than the Provincial Growth Plan will be necessary to accommodate the projected population for Guelph within the current city boundaries. This would result in a significant change from current development types via policies requiring higher densities (higher than 50 people and jobs per hectare in Greenfield areas required by the Provincial Growth Plan) and a change to mix of housing types, with a greater percentage of multiple residential units (higher percentage of new units required to be townhouses and apartments, fewer single-detached dwelling units).

For the 2010 DPP, staff anticipate further refinement of monitoring tools for new development approvals and building permits within both the Built and Greenfield areas. Such improvements will allow us to better understand outcomes of the Growth Management Strategy and Provincial Growth Plan requirements. More detailed measurement of how subdivisions and other new residential developments have met City priorities including the Community Energy Plan, Growth Management Strategy goals and Provincial Growth Plan requirements are also expected.

Recommendations

The staff recommendations contained in the DPP, consider the Council approved population forecasts and the desire to balance development in both the Greenfield and Built up areas of the City, in keeping with the Provincial Growth Plan. For 2009, the direction is that the City should grow by approximately 1000 dwelling units per year (this will increase to 1100 dwelling units post 2011) and according to the Provincial Growth Plan, that at least 40% (approximately 400 potential units) of this growth should occur in the Built up area, by 2015. Last year (2008) the data shows that we were consistent with this direction in that 1148 potential units were created from subdivision registrations and approved infill projects (zoning and condominiums) and slightly more than 50% of these potential units were created within the Built up area. Since the majority of subdivision activity takes place in the Greenfield areas, it is expected that the DPP will continue to reduce the number of potential units anticipated from plans of subdivision to leave room for units to be created from infill applications occurring in the Built up areas on a move forward basis.

City staff recommend that the 2009 Development Priorities Plan (DPP) be approved (Schedules 2, 3 and 4) and used as a guide to manage the rate and timing of development for the next year. The 2009 DPP recommends that Council support the creation of up to 1160 potential dwelling units from the registration of plans in 2009 (See **Schedule 2**). Within this number, 888 potential units are located in the Greenfield area and 272 are within the Built Boundary. This recommendation reflects:

1. the lack of registration activity in the past three years, where an average of only 765 potential units were registered annually.
2. the short term inventory of units, where 69% of the potential units are located within the Built up area and the overall supply of units in draft and registered plans has dropped to 5.7 years, the lowest level in the history of the DPP.

The breakdown of the components of the 1160 dwelling units is 391 detached, 200

semi-detached, 404 townhouses and 165 apartment units. If these registrations are endorsed, the City will continue to have a sufficient supply of lots and blocks in registered plans to respond to market needs and trends and maintain a competitive market place in terms of pricing.

This year's DPP also recommends a number of plans of subdivision or phases of plans for consideration of draft plan approval in 2009 (see **Schedule 3**). Included in the plans are approximately 1034 future dwelling units, which includes 835 potential units in the Greenfield area and 199 potential units within the Built Boundary. This recommendation considers the lack of Draft Plan approvals which have occurred in the recent past. In the past two years only 450 potential units have received Draft plan approval for an average of 225 per year. Even when the staff recommendation is considered, an average of approximately 428 units per year would be Draft approved in the Greenfield area over the past three years (i.e. 1285 potential units in the Greenfield area). This is less than the 600 dwelling units per year, which is assumed to be needed to maintain a 60 percent supply of new units from the Greenfield areas.

Staff, however, recommend this conservative approach to further reduce the medium term supply of residential units and better reflect the need to shift development focus from Greenfield subdivisions and to leave room for infill projects to be approved in the Built up area. This balance between Greenfield and development within the Built Boundary is required by the Provincial Growth Plan and reinforced by Guelph's Growth Management Strategy.

CORPORATE STRATEGIC PLAN

Goal 1 – An attractive, well-functioning and sustainable City.

FINANCIAL IMPLICATIONS

All capital works required for the plans of subdivision recommended by Staff for registration in 2009 have been previously approved by Council in the capital budget.

DEPARTMENTAL CONSULTATION

The 2009 Development Priorities Plan team consists of staff from Community Design and Development Services (Development and Parks Planning and Engineering) and Finance.

ATTACHMENTS

2009 Development Priorities Plan

“original signed by Katie Nasswetter”

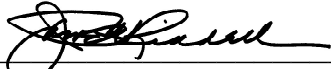
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Making a Difference



2009

Development Priorities Plan

March 2009

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Schedules

- 1 Number, type and Distribution of Potential units in Draft Plans of Subdivision registered between October 31, 2007 and October 31, 2008.
- 2 Summary of 2009 - Post 2010 Proposed Registration
- 3 Draft Plan Approval Activity (includes Plans that were Draft Approved in 2008 and Plans anticipated to be considered for Draft Plan Approval in 2009)
- 4 Summary, Draft Approved and Preliminary Plans (Northeast, Northwest and South including map)
- 5 Building Permits for new Residential Units by Dwelling Unit Types as of October 31, 2008.
- 6 Residential Construction Activity by Unit Type, City of Guelph 1987 to 2008.
- 7 Table 1: Potential Development Summary - Short, Medium and Long Term, October 31, 2008.
Table 2: Building Permits and Vacant Lots by Registered Plan of Subdivision
Map 1: Remaining Units by Registered Plan of Subdivision
Map 2: Infill Townhouse and Apartment Sites
- 8 3rd Quarter Updates on Wastewater Treatment Plant Flows and Water Treatment Flows
- 9 Total Draft and Registered Plan Analysis
- 10 Written Responses to the Draft DPP
- 11 Staff Response

5. To ensure an adequate supply and mix of housing units consistent with the goals and objectives of the Official Plan and to ensure a minimum three year supply of residential units in draft approved and registered plans to satisfy the housing policies of the Provincial Policy Statement.
6. To monitor the rate and timing of growth in keeping with Places to Grow densities for the Greenfield area and in meeting the intensification target.
7. To ensure that the proposed rate and timing of growth is consistent with current Council endorsed population projections.
8. To assist the development industry and Boards and agencies involved in development (School Boards, Guelph Hydro) by providing growth and staging information for the City.

The DPP provides information to the development industry, individual landowners and the general public about the priorities for current and future residential and industrial development.

The DPP is also prepared in accordance with the policies of the City of Guelph Official Plan, in particular Section 4.2.3, which states:

“The City will undertake a strategic review of its growth management objectives and policies. As an interim step, a development priorities plan will be prepared that will assist in defining the rate, timing and location of development and redevelopment that should occur in the Municipality. This plan prepared and updated on an annual basis, will provide a multi-year forecast of growth.”

By approving the 2009 DPP, City Council will set a limit for the creation of potential dwelling units from Registered Plans from October 31, 2008 to October 31, 2009 (see **Schedule 2**). Staff will manage the registration of the various subdivisions identified for 2009 in keeping with the approved dwelling unit target. Further, Council will also identify those Draft Plans of Subdivision (or phases) that are anticipated to be considered for Draft Plan Approval (DPA) in 2009 (see **Schedule 3**). Staff will allocate time and resources to resolving issues associated with these draft plans so that they may be considered for DPA by Council in 2009.

City Council sets a limit on the creation of potential dwelling units through the approval of the annual DPP.

The sections that follow explain the criteria used by Staff for determining the priority of subdivisions and provide an explanation for the DPP schedules. This document also outlines the flexibility clause and the process to advance the registration of a subdivision (or a particular phase) into the current year.

2 CRITERIA FOR DETERMINING THE PRIORITY OF SUBDIVISIONS

The DPP annually approves the subdivisions (or phases), already Draft Approved, that may be registered. The plan also identifies the preliminary plans of subdivision that staff intend to present to City Council for consideration of Draft Plan Approval in the short term. A number of factors have been considered in determining the priority for Registration and Draft Plan approval.

The factors influencing the support for a Registration include:

- Location of plan within the ‘Built Boundary’ or ‘Greenfield’ areas of the City as per the Growth Plan for the Greater Golden Horseshoe;
- Any required Capital works have been approved in the 10 year Capital Forecast;
- Appropriate Phasing Conditions have been fulfilled (e.g. approval of an EA);
- Proximity of servicing (e.g. end of pipe versus need for a service extension);
- Servicing capacity (water and waste water);
- The realization of the goals, objectives and policies of the Official Plan (e.g. design, layout etc.);
- The objective of balanced community growth in all three geographic areas (NW, NE and South);

Notes:

- The provision of Community benefits (e.g. the addition of parks and school sites);
- Commitment by the Developer (e.g. signing of Engineering Services agreement, posting of Letters of Credit);
- Status and complexity of Draft Plan conditions and timing to fulfill (e.g. need for Environment Implementation Report);
- The variety and mix of housing units being provided;
- Consideration of the City’s Growth Management objectives (an average annual growth rate of 1.5 %) and Population Projections; and
- Review of Staff resources.

The factors influencing the consideration of Draft Plan approval are:

- Conformity of the plan to the density targets of the Growth Plan for the Greater Golden Horseshoe;
- The status of relevant Community, Secondary Plans or Watershed Studies;
- Conformity with the Official Plan and any applicable Secondary or Community Plan;
- Community Energy Plan considerations;
- The need for growth to maintain a minimum 3-year supply of dwelling units in Draft Approved and Registered Plans;
- The need and status of required Capital works in the 10 year Capital Forecast;
- Servicing capacity (water and waste water);
- Council’s approved “Phasing Policy for New Large-Scale Residential Plans of Subdivision”;

Notes: _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

- The objective of balanced community growth in all three geographic areas (Northwest, Northeast and South).
- Complexity of issues and the time necessary to resolve them (e.g. environmental impact, neighbourhood concerns); and
- Review of Staff resources.

3 EXPLANATION OF SCHEDULES IN THE DPP

The Development Priorities Plan Report 2009 – Post 2010 is comprised of several schedules with development activity statistics for the City of Guelph. In most cases the tables are divided into three geographical areas of the City, “Northwest”, “Northeast” and “South”, that correspond with the geographical areas that were used for the Population Projections Report (“City of Guelph Household and Population Projections 2001-2027”). In 2008, new population projections have been approved as part of the Growth Management Strategy which project a population of 175,000 in 2031 and a 1.5% growth rate til 2031. The Growth Management Strategy projects approximately 1000 new dwelling units per year until 2011, then approximately 1100 new units per year til 2031.

Based on population projections, Guelph is expected to grow at an annual rate of approximately 1000 - 1100 dwelling units per year for the period 2006-2031.

The Schedules are described in detail below:

Schedule 1: Development Activity between October 31, 2007 and October 31, 2008.

This Schedule now contains four parts. Part A reports on subdivisions that were registered in the period October 31, 2007 to October 31, 2008. Part B is new for the 2009 DPP and shows approved zone changes and condominiums outside of plans of subdivisions that are greater than 10 units in size. Both of these tables now identify whether developments were in the Built Boundary or Greenfield area.

Part C of **Schedule 1** also compares the potential dwelling unit totals against the approved DPP registration target for the same time period (in this case the 2008 DPP). Part D is a graphical comparison of the figures in Part C. When a plan of subdivision is registered, the number of potential dwelling units created by the registration of the plan is added to the short-term supply of dwelling units (see **Schedule 7**).

Registration activity will not exceed the approved DPP dwelling unit target unless authorized by Guelph City Council.

The plans that were registered between October 31, 2007 and October 31, 2008 are divided into three geographic areas of the City. The unit counts are potential dwelling units and are not indicative of building permit activity (this information is provided on **Schedule 5**). The table shows the number of dwelling units that could be created if the registered plans were fully built out in accordance with the maximum number of dwelling units permitted in the approved zoning.

Through Council's approval of the 2008 DPP, 1059 potential units could have been registered in 2008. Schedule 1 shows that 5 plans of subdivision (or phases) achieved registration in 2008 or executed a subdivision agreement. These plans provide a total of 689 potential dwelling units; 25% of the units are detached and 75% are multi-residential units. In total, 79% of the registration activity occurred in the South and 21% in the Northeast area of the City. On average, 960 units have been registered each year since the inception of the DPP in 2001.

Schedule 2 of the DPP displays the recommended number of dwelling units in plans of subdivision to be approved for registration in 2009.

Schedule 2: Summary of 2009 – Post 2010 Proposed Staging, Dwelling Unit Targets.

This Schedule summarizes the staging of development for plans of subdivision for the years 2009, 2010 and post 2010. This schedule also provides a breakdown of all of the dwelling units that could result from Draft Approved and Preliminary Plans of Subdivision as of October 31, 2008.

The portion of the table entitled “2009 Proposed Registrations” is the recommended dwelling unit limit that City Staff are recommending City Council to approve for the year 2009. The recommendation for the 2009 DPP is a total of 1160 potential units in 10 plans of subdivision; two plans do not contain any residential units (23T-03507 Pergola commercial and 23T-03501 Hanlon Creek Business Park). In total 272 of the potential units would be registered within the Built Boundary and 888 units would be in Greenfield areas.

The portion of the table entitled “2010 Anticipated Registrations” is a summary of the likely registration activity in the year 2010, based on input received from the Development Community and staff’s assessment of the criteria for determining the priority for subdivision registration. This portion of the table is not a commitment for registration during 2010 because the DPP is approved on an annual basis and provides a Council commitment for the next year only (in this case 2009). It is however, staff’s best estimate of the plans that could be registered during 2010. **Schedule 2** shows that currently 680 potential units are anticipated to be registered in 2010.

The final portion of the table entitled “Post 2010 Anticipated Registrations” summarizes the potential dwelling units within all remaining plans for subdivision that have received Draft Plan approval or have been submitted on a preliminary basis to the City. There are approximately 3922 potential units in proposed plans of subdivision that are projected to be registered post 2010.

Schedule 3: Draft Plan Approval Activity

This schedule provides information on current and future Draft Plan approval (DPA) activity in the City. **The table entitled “Plans Anticipated to be considered for Draft Plan Approval in 2009” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2009.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2009 nor does it commit Council to approving all, or any portion, of the plan. Staff will however allocate time and resources to evaluating the application and resolving issues associated with

Schedule 3 displays the plans that are anticipated to be considered for Draft Plan approval by Council in 2009.

these draft plans so that they can be considered for DPA by Council in 2009. Seven (7) residential plans of subdivision are proposed in this table with a total of 1034 potential units (40% detached and semi-detached and 60% townhouse and apartments).

The table entitled “Plans that were Draft Approved during 2008” shows plans of subdivision (or phases) that received Draft Plan approval by Council during 2008. Only one plan of subdivision was draft approved in 2008 resulting in 352 units (45% detached and semi-detached and 55% townhouse and apartments). Through the 2008 DPP, Council supported a total of 1140 units to be brought forward for consideration of draft plan approval in 2008. This number (1140) accounted for a number of units that were carried over from the previous year.

Schedule 4: Development Priorities Plan, Draft Approved and Preliminary Plans

This schedule consists of three (3) components and provides the details that generated the Summary provided in **Schedule 2**. The three components include:

1. A table showing the total number of potential dwelling units in Draft Approved and Preliminary Plans of Subdivision by geographic area of the City. **(Please note the total number of dwelling units provided on this chart is the same as the total found on Schedule 2).**
2. Tables showing the detailed land use breakdown of the individual Draft Plans of Subdivision by geographic area of the City. The headings and information provided in these tables are described in more detail in **Section 4** of this report **“Explanation of Columns and Headings”**.
3. Map of the City providing a visual presentation of the recommended priority and timing for the plans of subdivision.

Schedule 4 provides the detailed breakdown of plans of subdivision and expected timing of development.

Schedule 5: Building Permits for New Residential Units

This table shows building permit activity for the last two years. The data for 2008 is reported until October 31st. Permit activity reached a record high of 1495 units in 2004 but declined in recent years to 836 units in 2006 and 930 in 2007. As of October 31, 2008, 976 permits have been issued within the entire City. It is anticipated that at year end there will be approximately 1050 permits for new dwelling units, with approximately 27% in the Built Boundary and 73% in the Greenfield area of the City.

Schedule 6: Residential Construction Activity

This chart shows residential construction activity in the City of Guelph over the last 20 years (1987-2008). **Schedules 5 and 6** are used by City Staff to monitor the number of units constructed in the City by year. Registration activity is a measure of the supply of potential units. Construction activity is a measure of the demand or absorption of the units that were previously registered in plans of subdivision and/or available through other infill sites.

In previous years, the Population Projections Report and the Development Charges Study were used for forecasting estimates and both assumed that the City would grow at a rate of approximately 1000 dwelling units per year for the years 2001 – 2006, 900 units per year from 2007 to end of 2010 and 650 from 2011 to 2027. However this year, new projections were approved as part of Guelph’s Growth Management Strategy and a new background study for the Development Charges review. These new projections use a constant growth rate of 1.5% per annum to a population of 175,000 by 2031 and approximately 1000 new dwelling units per year until 2011, then approximately 1100 units until 2031.

The average permit activity from 2001 to 2007 for the City is 980 units per year (not including accessory apartments) which is in line with current population forecasts.

The building permit activity for the first 10 months of 2008 (976 units) and a projected year end total of approximately 1050 units (including accessory apartments) per year for the entire

Notes:

City which is consistent with the 1000 units per year contemplated by the Background Development Charges study and Growth Management Strategy.

The twenty (20) year average (1988-2007) for building permit activity is 860 units per year (not including accessory apartments) or 893 units per year (including accessory apartments).

The ten (10) year average (1998-2007) is 983 units per year (not including accessory apartments) or 1051 units per year (including accessory apartments).

Schedule 7 Table 1: Potential Development Summary – Short, Medium and Long Term

This table displays the potential dwelling units in three time frames: Short, Medium and Long Term. The short term supply includes lots and blocks that are registered and where building permits are readily available. The medium term supply includes lots and blocks in Draft Approved Plans that have not been registered. Long term supply includes lands designated for development where staff is reviewing preliminary plans or unofficial proposals. The Provincial Government, in its Provincial Policy Statement (PPS), requires a municipality to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans (short and medium term). The current figures indicate that as of October 31, 2008, the City has approximately 5692 potential dwelling units in these draft approved and registered plan representing approximately a 5.7 year supply of growth, based on the growth projections.

A part of a commitment with the approval of the 2007 DPP, this table also provides a summary of infill townhouse and apartment sites in the City available for facilitate residential intensification and redevelopment as required by the PPS. These sites have approved zoning (in some cases with a holding zone) and located outside of registered plans.

Currently, the City of Guelph has approximately a 5.7 year supply of units in draft approved and registered plans; down from a 6.3 year supply in 2006.

New for this year’s DPP, these infill sites have been divided into the short and long term supply based on whether constraints such as being identified as a potential brownfield site or if the site is currently has a building on it that is being used.

For the short term supply, these infill sites could provide an additional 774 residential units or additional 0.8 years of supply, bringing the total short term supply to 4.2 years. In the long term, there are an additional 972 potential infill units or 1.0 additional years of supply.

Schedule 7 Table 2: Building Permits and Vacant Lots by Registered Plan of Subdivision

This table provides a listing of permit activity by Registered Plan of Subdivision together with information on the unconstructed units available to be built within each plan. New for for the 2009, the table has been defined into subdivisions identified as being within the Built Boundary or Greenfield areas as defined by the Provincial Growth Plan. The table also provides information on the percentage of permits issued from registered plans within the built boundary and Greenfield areas and the percentage of unconstructed units within the two areas.

For 2008, approximately 20% of the building permits from new subdivisions were issued within the Built Boundary. However, approximately 60% of the unconstructed (vacant) units were located within the built boundary. Most of these unconstructed units are contained within vacant multiple residential sites (Townhouses and Apartments). The Provincial Growth Plan requires that 40% of new development occur within the Built Boundary by 2015 and for every subsequent year thereafter.

Schedule 7 Map 1: Remaining Units by Registered Plan of Subdivision

This map presents a visual presentation of the location of unconstructed units by Registered Plan (61M Plans) presented in Schedule 7 Table 2.

Schedule 7 Map 2: Infill Townhouse and Apartment Sites

Notes:

This map presents a visual presentation of vacant infill townhouse and apartment sites not included in Registered Plans of subdivision. These sites are considered to be part of the short term supply of unconstructed units.

New for the 2009 DPP, sites that have significant constraints have been identified on this map, including an identified brownfield or a site that currently has a building that is in use. These sites with significant constraints have been moved to medium-term supply to better reflect the likelihood that they will not be developed in the short term due to the added costs and complexity of development on such sites.

Schedule 8: Update on Water and Waste Water Flows

The City of Guelph allocates physical water and wastewater capacity at the time of registration as per an agreement with the Ministry of the Environment (MOE). With respect to draft plan approvals, the City must ensure that the planning commitment for sewage treatment capacity does not exceed the assimilative limits of the Speed River approved in 1998 as part of the Wastewater Treatment Strategy Schedule "C" Class Environmental Assessment. Environmental Services is in the process of updating the 1998 Class EA to confirm the ability of the Speed River to receive a 9,000 m³/day expansion in flow from the existing wastewater treatment plant.

Similarly, the City must ensure that the long-range water supply commitments to draft plans are below the rated capacity. In 2007, Environmental Services completed and Council approved the Water Supply Master Plan in principle to the year 2010. Climatic conditions, well interference and water quality influences are impacting upon the yield of the existing municipal water supply. The goal of the Water Supply Master Plan is the provision of an adequate and sustainable supply of water to meet the current and future needs of all customers. In September, 2007, the City received approval from the MOE of an Environmental Assessment (EA) to increase the water taking at the Arkell Spring Grounds by approximately 9,200 m³/day. With the EA approval, it is expected that a portion of this increased water supply capacity will be commissioned by 2011. The EA also recommends

Notes:

implementation of conservation and efficiency strategies to ensure the best use of the City’s existing water resources. In the past five years, conservation, efficiency and reduced sewer inflow/infiltration have allowed development to occur without significantly increasing annual water supply or wastewater treatment flows.

In addition to the water and wastewater capacity expansions proposed above, Environmental Services is in the process of developing a long term Wastewater Treatment Master Plan to address the needs of development in Guelph for the next 50 years. This master plan, in conjunction with the Water Supply Master Plan, will form part of the Local Growth Management Strategy which has been commenced by Community Design and Development Services.

The tables in **Schedule 8** provide the latest information on Water and Wastewater capacity. The tables are updated and included in the Development Priorities Plan on an annual basis. On an individual draft plan of subdivision application basis, staff will continue to confirm that the subdivision application is consistent with the approved Development Priorities Plan and therefore, the subdivision application would fall within the water and wastewater capacity criteria shown on the tables included in the approved Development Priorities Plan for the current year.

Schedule 9: Total Draft and Registered Plan Analysis

This schedule illustrates the relationship between the current supply of Draft Approved and Registered units in comparison to projected annual take up which is based on population projections. The first table shows the total supply by unit type. The second table hows how the overall supply has changed since the first DPP in 2001.

Notes:

4 EXPLANATION OF COLUMNS AND HEADINGS IN SCHEDULE 4

The following is an explanation of the columns and headings found in the tables featured in Schedule 4. Schedule 4 is broken out into geographic areas of the City; Northeast, Northwest and South.

FILE NUMBER (DESCRIPTION)

The City file number and subdivision name are provided for each proposed plan of subdivision (e.g. Northeast Residential, 23T-98501, Watson East). (NB: the files are listed in chronological order from oldest to most recent).

STATUS

The files/subdivisions are either:

1. Draft Approved (City Council has approved).
2. Preliminary (Formal applications have been received and are being reviewed by City Staff).
3. Future (Unofficial Proposals have been received by City Staff, but no formal application has been made).

No development will be identified in the DPP until, at least, an Unofficial Proposal has been filed with the City.

RESIDENTIAL

The number of potential dwelling units from the residential portion of a subdivision, yet to be registered, is presented in four columns:

- D** = detached dwellings
- SD** = semi-detached dwellings

Notes:

1. Evaluation of the registration status of plans of subdivision that are included in Schedule 4 for registration in the current DPP by the City Engineer and the Manager of Development and Parks Planning on or before June 30;
2. Re-allocation of unit counts from developments that have not signed and registered a subdivision agreement and posted a letter of credit by July 31; and
3. Consultation with developers who have submitted Engineering drawings for review and are prepared to sign a subdivision agreement but not included in Schedule 4 of the DPP for the current year to ascertain their ability to move forward on or before July 31.

Council approval is required if the requests for advancement will exceed the dwelling unit target or there is an impact on the capital budget. Under this scenario, Staff will review the request and prepare a report and recommendation to the Community Development and Environmental Services Committee of Council.

City staff meets regularly with the Guelph and Wellington Development Association and the Guelph and District Homebuilders to review the status of all development in the DPP and identify instances where the flexibility clause may be used.

6 SUMMARY OF DEVELOPMENT ACTIVITY IN 2008

Permit Activity

Building permit activity remained fairly constant for the year 2008. A historic high was set in 2004 when 1495 permits were issued, but permits decreased between 2005-2007 to an average of 805 permits per year (not including accessory apartments). As of the end of October 2008 a total of 894 permits (not including accessory apartments) have been issued for new dwelling units, which is slightly higher than the past 3 years (see **Schedule 5**). The average permit activity from 2001 to 2007 for the entire City is 980 units per year (not including accessory apartments) which is very close to

Building permits for 894 new dwelling units were issued by October 31, 2008.

the previous population projection of 900 units per year and current projections of 1000 new dwelling units per year.

The building permit activity for the first 10 months of 2008 (894 units) with an estimated year end total of approximately 975 units (not including accessory apartments) per year for the entire City which is consistent with the 1000 units per year contemplated by the Growth Management Strategy (Current population projections estimate 1000 units until 2011 then an increase to approximately 1100 units til 2031).

The general reduction in permit activity over the last four years is consistent with other area Municipalities and seems to reflect a general weakening in demand in the residential marketplace. The Canadian Mortgage and Housing Corporation (CMHC) expects that rising home prices, greater choice in the resale home market and weaker labour markets in the Kitchener and Guelph area together with current economic uncertainties, will keep housing starts below the record highs recorded in the early 2000's. Single detached housing starts are expected to trend lower in 2009 but detached homes are expected to continue to be the product of choice for homebuyers. In the long term, the focus is expected to shift toward higher density forms of housing due to the Places to Grow Act focus on more compact development and the aging population's demand for smaller units.

Recent permit activity has continued to see a balanced supply of a full range of housing forms including townhouses and apartments. In 2005, 337 permits were issued for new townhouse and apartment dwellings representing approximately 39% of the total dwelling units; and in 2006, 331 permits (40%) were issued for multiple forms of residential accommodation. In 2007, 448 permits (47%) were issued for townhouses and apartments. These figures are consistent with the current policy of the City that encourages at least 40% of the dwelling units to be multiple residential forms (includes townhouses, apartments and accessory apartments). In 2008, this trend persisted and surpassed previous years as 57% of new residential building permits were for townhouses and apartments (See **Schedule 5**).

Subdivision Registration

Notes: _____
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Registration activity was lower than anticipated based on the figures established in the 2008 DPP. Of the 10 registrations proposed for 2008, 2 plans were fully registered while 3 plans signed subdivision agreements allowing the commencement of servicing (see **Schedule 1**). Five (5) plans delayed registration and have been included in the allocation of units for registration in 2009 and 2010. The five (5) plans of subdivision that were registered in 2008 will result in the potential creation of 689 dwelling units. This overall figure is less than the 1059 dwelling units that were supported for registration by City Council (see **Schedule 1**). Registration activity in the **south** end included the second phase of Arkell Springs (61M-150), the second phase of Kortright East and Phase 4 of Victoria Gardens for a total of 542 potential units. Registration activity in the **east** end of the City included Phase 1B of the Morning Crest subdivision (61M-149) and Phase 6 of Watson East, for a total of 147 potential units. There was no registration activity in the **west** end of Guelph in 2008.

Approval of Draft Plans of Subdivision

The 2006 DPP was the first year that a schedule for plans of subdivision seeking Draft Plan approval (DPA) formed part of the DPP. This inclusion responded to a new policy supported by Council dealing with the phasing of new large-scale residential subdivisions. The policy requires that draft plan approval of residential subdivisions containing more than 200 potential dwelling units or greater than 10 hectares in area be brought forward for consideration in a logical phase or phases in keeping with the approved DPP.

A phasing policy for subdivisions was approved in 2005.

In the 2008 DPP, 1140 units were proposed for Draft Plan Approval, including projects carried over from 2007. However, only one plan of subdivision achieved Draft Plan Approval in 2008. Phase 2 of Morning Crest was draft approved in 2008 and consists of a total of 352 potential units.

Three plans of subdivision were granted extensions to draft plan approval in 2008 to allow time to complete their plans. Mitchell Farm in the northwest of the City and Ingram and Northview Estates in the northeast area of the city all received 3 year extensions to 2011.

Zoning By-law Amendments and Condominium Approvals

With the 2009 DPP, staff have started to better monitor other development applications that add to our dwelling unit supply, including Zoning By-law amendments and Plans of Condominium outside of Plans of Subdivision. Staff have counted all applications that created more than 10 residential units. Approvals of these applications in 2008 are shown in **Schedule 1** (Part B). There were three zone changes and one condominium approved in 2008 that accounted for 459 new potential dwelling units. All of these approvals were within the Built Boundary, including approval for a detached dwelling condominium at 0& 11 Valley Road, semi-detached and townhouse units at 168 Fife Road, townhouse units at 35 Mountford Drive, and apartment units at 120 Westmount Road.

7 FORECAST OF SUBDIVISION AND PERMIT ACTIVITY FOR 2009

Building permit activity in the residential sector is relatively uncertain. Like other Ontario cities, Guelph has generally experienced a reduction in residential permit activity in the past couple of years from the record high level set in 2004. There was a significant reduction from 2004 to 2005 (-42%) and a slight reduction again from 2005 to 2006 (-3%). In 2007, building permits increased by 8% to 945 permits.

In Guelph, the permit activity for 2008 was forecast to be consistent with or slightly less than the activity experienced in 2007. As of October 31, 2008 it was apparent that permit activity was going to be higher than that achieved in 2007, as 976 permits had already been issued. A key reason for this increase was the higher than average number of apartments constructed, with 335 new apartment units built. The range of housing types though was well-balanced, with approximately 40% of permits for single and semi-detached units, 18% for townhouses, 34% for apartments and 8% for accessory apartments.

The range and expected number of new permits is consistent with City population projections and the City's objective to provide a variety of housing options to meet the diverse housing needs within the community.

For 2009, residential permit activity is expected to trend lower, given current economic uncertainties. However, interest in obtaining draft plan approval and registration of various subdivisions remains

Building permit activity has decreased since 2004; this decrease is not unique to Guelph.

strong. At the outset of the annual DPP review in August 2008, City staff received requests from the development community to register approximately 1400 potential dwelling units during 2009. The circulation of the draft 2009 DPP in October 2008 resulted in the development community's understanding of staff's proposed registration timing and there were few additional requests made to modify staff's recommendation for registrations in 2009. Staff's recommendation of a total of 1160 potential units for registration in 2009 is based on the objectives of the DPP and the following:

1. Council's approved growth rate of approximately 1000 units per year til 2011 (then 1100 units per year) as set out in the Growth Management Strategy population projections and the Background Development Charges Study.
2. The impact of the Provincial Places to Grow legislation and Growth Plan for the Greater Golden Horseshoe that places requirements on where future growth needs to occur (see discussion in Section 8).
3. The need to take a more conservative approach to approvals and registrations to ensure that anticipated capacity upgrades in the water and waste water systems are fully operational (see discussion in Section 3)
4. Registrations in recent years have been lower than anticipated, so the 1160 units for 2009 includes carryover, or registrations that did not happen in previous years. Lower than anticipated registrations in recent years mean that only 2296 potential units have been created over the last three years, or an average of 765 units per year (see **Schedule 1**, Part C).

Requests to register all or parts of 10 subdivisions are contained within the recommended dwelling unit target of 1160 dwellings contained on **Schedule 2** for the 2009 DPP (see Section 10 Conclusions and Recommendations) Six (6) registrations are expected in the east, three (3) in the south and one (1) in the west. Included within this recommendation are three plans of subdivision that were expected to be registered in 2008; Mitchell Phase 2, Hanlon Creek Business Park Ph 1 and Pergola (Commercial) Ph 1.

Staff expect that eight (8) preliminary plans of residential subdivision are likely to be ready to be presented to Council for consideration of Draft Plan approval in whole, or in part, during 2009 (see **Schedule 3**). The subdivisions (or parts thereof) that may be considered for Draft Plan approval in

Notes:

2009 include a total of approximately 1034 potential dwelling units. This number reflects staff’s caution about approving draft plans of subdivision while trying to achieve the future population targets of 1000 units in a combination of plans of subdivision and infill projects to meet Guelph’s requirements for growth within the Built Boundary under the Provincial Growth Plan. Our recommendation considers the potential units that did not achieve draft approval in 2008 and well as the only 98 units that were draft approved in 2007. The 2008 DPP identified that 1140 potential units could brought forward for consideration in 2008 but only 352 potential units actually were approved by City Council. Therefore, 788 potential units were carried forward into 2009 and form part of the 1034 units which could be considered for Draft Plan approval in 2009. The low number of plans that achieved Draft Plan approval and the healthy permit activity has reduced the overall supply of potential units in the short and medium term (within plans of subdivision) to a 5.7 year supply, which is the lowest in the history of the DPP. Even if all of the plans were able to be presented to Council for consideration of Draft Plan approval and did, in fact, get approved, the three year average for draft plan approvals would be 494 units (1484 divided by 3) which is less than the current population project forecast of 1000 units per year. This provides ample room for infill projects, via zone changes or plans of condominium to be considered by Council should they wish to proceed.

The number of plans highlighted for consideration is considerably less than the requests received by the development community. The recommendation also reflects the need to ensure that growth is consistent with Council’s population projection target of 1000 units per year and considers the implications of the Growth Plan for the Greater Golden Horseshoe (see Section 8) and Guelph’s Growth Management Strategy which are attempting to shift development focus to higher density opportunities within the Built Boundary.

8 GROWTH MANAGEMENT AND THE FUTURE OF THE DPP

8.1 Provincial Growth Plan for the Greater Golden Horseshoe

On June 16, 2006 the Province released the Growth Plan for the Greater Golden Horseshoe, 2006. This plan was prepared under the Places to Grow Act, 2005 as part of the Places to Grow initiative

Notes:

to plan for healthy and prosperous growth throughout Ontario. The new growth plan has significant implications for the future development of the City. Since the first DPP was prepared, it has been used effectively as a tool by City Council to manage the rate and timing of development from new plans of subdivision. As a result, City staff view the DPP as the logical tool to be modified to monitor the City’s obligations under the Growth Plan for all development in the City. Of particular interest is that the Growth Plan establishes intensification and density targets for certain areas within municipalities. The Growth Plan also establishes population and employment projections for Guelph. The following discussion highlights some of the obligations under the Growth Plan and recommendations by City Staff on how the DPP could be modified to monitor these obligations.

Intensification Target

The Growth Plan establishes that single tier municipalities (like Guelph) will plan for a phased increase in the yearly percentage of residential intensification so that by the year 2015 generally a minimum of 40% of all new residential units occurring annually within each municipality will be within the defined built up area. The Minister of Energy and Infrastructure may review and permit an alternative minimum intensification target for a single-tier municipality located within the outer ring to ensure that the intensification target is appropriate, but it is expected that this requirement will impact the consideration of future development within the City.

Changes in the 2008 DPP include mapping that shows the approved Built Boundary, and building permits tracked by Built vs Greenfield in Schedule 5. Also, schedules and mapping were modified to show all potential residential developments (both infill and subdivisions) by Built or Greenfield area.

Further changes for the 2009 DPP related to Guelph’s intensification target include Schedule 1 now tracking both subdivision registrations and approved zone changes and condominiums by Built Boundary or Greenfield area to get a more accurate count of newly created units. Potential subdivision activity is also being tracked by built or greenfield area in Schedules 2 and 3, as are building permits in Schedule 5.

Further strategy for achieving the intensification target will be developed through Guelph’s Growth Management Strategy. With further modifications in future years, the DPP will act as the monitoring tool for achieving intensification and density targets.

Density Targets

Notes:

The Growth Plan also specifies a set of density targets for the identified Urban Growth Centre (i.e., the downtown area) and the designated Greenfield area. The City of Guelph is one of the identified municipalities where a minimum density target (in this case 150 people and jobs per hectare) is to be achieved in the Urban Growth Centre. Similar to the establishment of the Built Boundary, the Ministry of Energy and Infrastructure has met with City Staff and recently established the boundary of the Urban Growth Centre in Downtown Guelph. Now that the boundary is in place, future DPPs can monitor development activity in this area.

The Growth Plan requires that the density target for the whole of the designated Greenfield area is to be not less than 50 residents and jobs combined per hectare. The density target is to be measured over the entire designated Greenfield area, not by individual project, and excludes provincially significant wetlands where development is prohibited. Census data, released every five years, will be used to monitor progress towards achieving the targets, although municipal data is expected to be used to supplement the census to obtain a count of jobs and residents that is as accurate as possible.

The 2009 DPP begins to track density by including the current proposed densities of plans of subdivision anticipated for draft plan approval in 2009 (see Schedule 3). Additional methods of tracking and determining appropriate densities will need to be included in the 2010 DPP once Growth Management Policies are finalized.

Population Projections

The population projections established by the Provincial Growth Plan are significantly higher for the City of Guelph than the previous City projections prepared by CN Watson and approved by City Council in 2003. Further, the projections contained in the Growth Plan must be used for planning and managing growth in the Greater Golden Horseshoe area. The approved population projection for the City of Guelph is 175,000 by the year 2031. This projection has been used in Guelph’s Growth Management Strategy and the recently released Development Charges Background Study which estimates the City should grow by approximately 1000 new dwelling units per year. This is an increase from the previous studies which forecast growth by 900 units per year until 2011, followed by reductions in annual growth until 2021.

8.2 Guelph’s Growth Management Strategy and the DPP

<p>Notes:</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
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Guelph's Growth Management Strategy is being developed in response to the challenges of managing growth and to meet the goals of the Provincial Growth Plan. Background studies and population forecasts have been completed, along with the deliniation of the Built Boundary and Urban Growth Centre in coordination with the Provincial Ministry of Infrastructure and Renewal

Further study is currently being completed by staff to determine policies to implement the Growth Management Strategy, including determining appropriate mix of housing types and densities to achieve this anticipated population within the City's current boundaries in a way that also satisfies the Provincial Growth Plan. This conformity exercise will be completed by June 2009, as conformity with the Provincial Growth Plan must be achieved within three years of the approval of the Growth Plan, which was June 2006.

A report on implementation of the Growth Management Strategy is expected in early 2009. This report will explain changes required to meet the goals of the Provincial Growth Plan and lay the framework for Growth Management Policies that will be incorporated into the City's Official Plan. It is anticipated that policies more stringent than the Provincial Growth Plan will be necessary to accommodate the projected population for Guelph within the current city boundaries. This would result in a significant change from current development types via policies requiring higher densities (higher than 50 people and jobs per hectare in Greenfield areas required by the Provincial Growth Plan) and a change to mix of housing types, with a greater percentage of multiple residential units (higher percentage of new units required to be townhouses and apartments, fewer single-detached dwelling units).

It is also likely that how new development in the City is monitored will change to ensure accurate information need to conform to the Growth Management Strategy policies and Provincial Growth Plan. The Development Priorities Plan is expected to continue to act as the primary tool for monitoring development activity, but additional changes are anticipated in the 2010 DPP to accomodate new Growth Management Policies.

9 CIRCULATION OF DRAFT DPP TO THE DEVELOPMENT INDUSTRY

Staff communicate regularly with representatives of the Guelph Development Association (GDA) to monitor the approved “Development Priorities Plan”. Regular quarterly meetings were re-established during 2005 as part of the Development Application Review (DAR) initiative and the DPP was a regular agenda topic, among a number of issues associated with our development review process.

The Draft 2009 – Post 2010 DPP was circulated to the development community (owners/consultants and agencies) for comment on October 23, 2008. Following release of the draft, City staff met with the GDA representatives on November 17, 2008. At the meeting the GDA discussed several issues including:

- ◆ Implications of the Growth Management Strategy and the need to show how the DPP will be used to implement the intensification commitments set out in the Provincial Growth Plan in both the Built Boundary and Greenfield areas.
- ◆ Concern about potential increase in Development Charges in 2009 and the need to phase in increases in Development Charges over time.
- ◆ Concern about economic downturn and 2009 market forecast for housing demand.
- ◆ Need for a larger inventory of available units and a better mix of dwelling unit types

Individual responses received from the owners and consultants concerning the timing of a number of draft and preliminary plans and the DPP in general are included in **Schedule 10**.

A staff response to all of the comments and requests is provided on **Schedule 11**.

10 CONCLUSIONS AND RECOMMENDATIONS

The DPP continues to be an implementation tool for the City's Strategic goal of managing growth in a balanced sustainable manner. During 2008, the DPP was also effective in assisting staff in establishing priorities for the review and approval of new development from residential plans of subdivision.

10.1 Registration Activity

Registration activity in 2008 was lower than anticipated but on target with population projections and dwelling unit forecast of 1000 units when potential units from zone changes and condominiums are included. The 2008 DDP supported the creation of up to 1059 potential dwellings units from new registered plans and 689 potential units were registered. From 2001 to 2008 a total of 7673 potential dwelling units were registered for an average of 959 units per year. This is in keeping with the previous Council approved population projection forecast which called for a growth of 1000 units per year from 2001-2006 and 900 units per year in 2007 and 2008. Current forecasts have returned to approximately 1000 units per year, but the focus has shifted from greenfield subdivision growth to balanced growth across the City in a variety of housing types. Staff have recommended registration activity for 2009 that reflects the Council approved population projection forecasts and also consider recent lower than anticipated registrations in order to ensure that adequate housing supply and mix of potential dwelling units are available.

10.2 Building Permit Activity

Residential building permit activity was slightly higher in 2008. The residential permit activity for 2008, a total of 894 units at the end of October is projected to be higher than the 862 permits issued for new units in 2007. Also of significance is the much higher percentage of permits issued for multiples (57% were for townhouses and apartments) in 2008 than in 2007, which reflects the policies being developed for Guelph's Growth Management Strategy. The year end permits in 2008 are expected to exceed 900 units (not including accessory apartments). The 20-year average is 860 dwelling units per year as noted on **Schedule 6**.

10.3 Phasing Policy

The phasing policy (established in 2005) for large scale residential subdivisions is effective in introducing new potential dwelling units at a moderate rate into the medium term housing supply (plans with Draft Plan approval). During 2008, only one draft plan of subdivision containing 352 potential units received Draft Plan approval (see **Schedule 3**). In support of Council's direction to reduce the inventory of units in draft approved and registered plans, the 2009 DPP highlights plans (or phases of plans) anticipated to be presented to Council for the consideration of Draft Plan approval in 2009 (see also **Schedule 3**). These are the subdivisions where staff time and resources will be allocated to resolving issues so that they can be considered by City Council. If supported these subdivisions would add a potential 1034 dwelling units to the medium term supply. Given the recent low amount of draft approval activity in 2007 (only 98 units received Draft Plan approval) and 2008 (only 352 units), the staff recommendation is consistent with that of past DPPs in considering 1034 potential new units in 2009 to ensure that new development will meet the goals and policies being added to our Official Plan in 2009 to support Guelph's Growth Management Strategy and the Provincial Growth Plan.

A lack of new units receiving Draft Plan approval has reduced the medium term inventory of units from approximately 2617 units in the 2008 DPP to 2248 units in 2009.

There is an overall supply of short and medium term units of approximately 6.5 years of growth at 1000 units per year (see **Schedule 7**) which is the lowest inventory in the history of the DPP. Through careful management, the short and medium term supply of dwellings has been reduced from a high of 7600 units in 2003 to the current 6466 units.

In 2008 the DPP first included an inventory of zoned townhouse and apartment infill sites not included in Draft or Registered Plans. There were 1206 potential townhouse and apartment units within this category and these units were added to the short term supply of units because they were zoned. The 2009 DPP has included 2008 zone changes and condominiums that have created additional residential units (see **Schedule 1**, part B). In 2008, 459 additional potential units were approved to add to the short term supply of units.

After discussion with the Development Community, staff have divided the inventory of zoned townhouse and apartment infill sites into short and medium term sites, based on knowledge of

potential constraints to development. Potential brownfields and sites that have buildings that are currently in use have been moved to the medium term supply. In 2009, there are 774 units in short term supply and 972 units in medium term supply for a total of 1746 potential units available from infill multiple residential sites. The sites with constraints have also been added to the infill site identification map in **Schedule 7**.

10.4 Water and Wastewater

An examination of the information regarding water and wastewater treatment flows (see **Schedule 8**) indicates that the City still has capacity to handle the commitments for the future dwelling units currently registered and draft plan approved.

The data indicates that the current wastewater treatment plant has the capacity for the registration of an additional 6600 units of residential development, which equates to 7.4 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 2800 dwelling units, which equates to a 3.7 year supply. In addition, long range forecasting shows the City has sewage treatment capacity for approximately 10,016 additional residential units and water capacity for 3,665 units.

10.5 Recommendations

City staff recommend that the 2009 Development Priorities Plan (DPP) be approved (Schedules 2, 3 and 4) and used as a guide to manage the rate and timing of development for the next year. The 2009 DPP recommends that Council support the creation of up to 1160 potential dwelling units from the registration of plans in 2009 (See **Schedule 2**). This figure is the higher than last year's recommended total but reflects lower subdivision registration numbers in recent years.

1. The DPP needs to respond to population projections in the Growth Management Strategy, which recommends the creation of approximately 1000 potential new units from each year til 2031.
2. The Growth Plan for the Greater Golden Horseshoe now generally requires that by the year 2015, 40% of new growth occur within the built up areas of Cities. The final minimum requirement will be spelled out in the final recommendations for the Local Growth Management Strategy following discussions with the Ministry of Energy and

The 2009 DPP recommends support for the creation of up to 1160 dwelling units from the registration of plans in 2009.

Infrastructure. However, since most of the new subdivision activity identified by the DPP is expected to be identified beyond the built boundary (i.e. Greenfield area) there is the need to take a more conservative approach to Greenfield approvals and commitments made to achieve the intensification target.

Included in the 1160 potential units is a carryover of 128 units that were identified for registration in 2008. If these units are removed, 1032 new units are included in the recommendation. In the recommendation, consideration was also given to the registration activity in the past two years. In 2008, 689 potential units were registered and in 2007, 959 potential units were registered. The two year average is 824 units per year. Both the number of potential new units (1160) and the average of the past two years are consistent with the current forecast of approximately 1000 units per year.

The breakdown of the components of the 1160 dwelling units is 391 detached, 200 semi-detached, 404 townhouses and 165 apartment units. If these registrations are endorsed, the City will continue to have a sufficient supply of lots and blocks in registered plans to respond to market needs and trends and maintain a competitive market place in terms of pricing. In terms of short-term supply, there are 3444 potential units (as of October 31, 2008) currently available for building permits in registered plans. This overall number is up from last year's DPP (3058 units). The addition of the 774 potential units in infill townhouse and apartment site pushes this total to 4218 potential units. The majority of potential units in the short term supply, approximately 2879 units (68%) are in potential multiple residential projects (**Schedule 7**).

This year's DPP also recommends a number of plans for consideration of draft plan approval in 2009 (see **Schedule 3**). Included in the plans are approximately 1034 future dwelling units. This number reflects that only 98 units received Draft Plan approval in 2007 and 352 units in 2008. In 2009, draft Plans of Subdivision will need to meet the goals of the Provincial Growth Plan as well as new City of Guelph Growth Management Strategy policies; including increased development within the Built Boundary and meeting higher densities within Greenfield Subdivision development.

City Staff have made several changes to the DPP this year in response to our commitments under the Growth Plan for the Greater Golden Horseshoe and Guelph's Growth Management Strategy. Further changes will be incorporated next year to better monitor development data.

SCHEDULE 1

NUMBER, TYPE AND DISTRIBUTION OF POTENTIAL UNITS BETWEEN OCTOBER 31, 2007 AND OCTOBER 31, 2008

A. IN REGISTERED PLANS OF SUBDIVISION

Northwest					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none					
SUBTOTAL	0	0	0	0	0
Northeast					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-149 Almondale Ph 1B	12	0	0	0	12
Watson East Ph 6	12	0	6	117	135
SUBTOTAL	24	0	6	117	147
South					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-150 Arkell Springs Ph 2	50	0	72	0	122
Kortright East Ph 2	101	0	160	0	261
Victoria Gardens Ph 4	0	0	30	129	159
SUBTOTAL	151	0	262	129	542
In Built Boundary	50	0	72	0	122
In Greenfield	125	0	196	246	567
Total Units Registered in 2008	175	0	268	246	689
Units Approved in 2008 DPP	392	32	300	335	1059

B. THROUGH APPROVED ZONE CHANGES AND CONDOMINIUMS

Northwest					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
ZC0615 168 Fife Rd	0	4	10	0	14
ZC0715 120 Westmount Rd	0	0	0	300	300
SUBTOTAL	0	4	10	300	314
Northeast					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
ZC0714 35 Mountford Dr	0	0	124	0	124
SUBTOTAL	0	0	124	0	124
South					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
23CDM07503 0 & 11 Valley Road	21	0	0	0	21
SUBTOTAL	21	0	0	0	21
In Built Boundary	21	4	134	300	459
In Greenfield	0	0	0	0	0
Total Additional Units in 2008	21	4	134	300	459

2008 TOTALS (A+B)

In Built Boundary	71	4	206	300	581
In Greenfield	125	0	196	246	567
Total New Units in 2008	196	4	402	546	1148

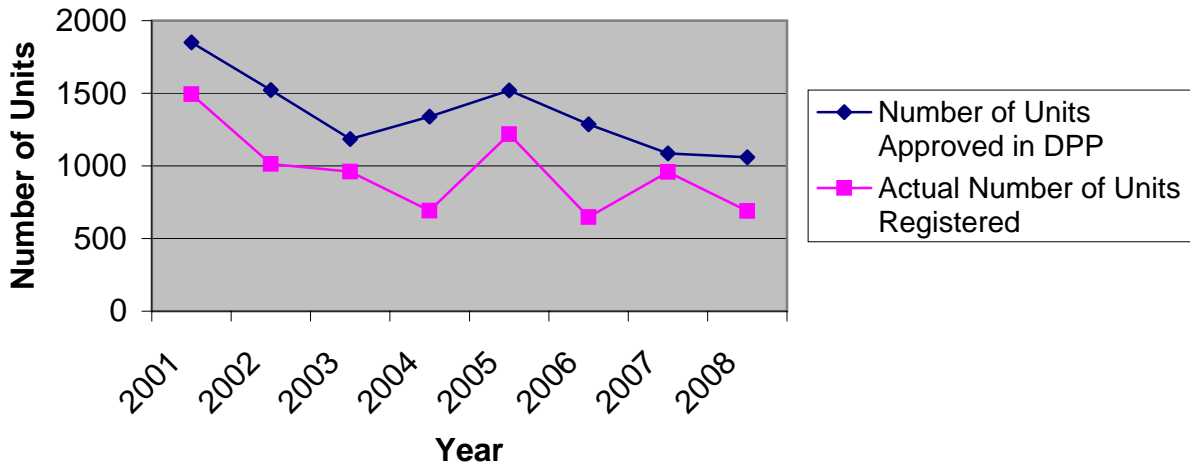
* Semi-detached numbers are unit counts

*Townhouses and apartments based on approved zoning

C. COMPARISON OF ACTUAL AND APPROVED REGISTRATIONS BY YEAR

	Detached	Semi-detached*	Townhouses*	Apartments*	Total
ACTUAL OVERALL TOTAL (2008)	175	0	268	246	689
APPROVED 2008 DPP	392	32	300	335	1059
ACTUAL OVERALL TOTAL (2007)	590	114	255	0	959
APPROVED 2007 DPP	662	64	361	0	1087
ACTUAL OVERALL TOTAL (2006)	522	0	126	0	648
APPROVED 2006 DPP	855	106	326	0	1287
ACTUAL OVERALL TOTAL (2005)	759	128	331	0	1218
APPROVED 2005 DPP	1056	140	324	0	1520
ACTUAL OVERALL TOTAL (2004)	315	66	211	100	692
APPROVED 2004 DPP	805	85	349	100	1339
ACTUAL OVERALL TOTAL (2003)	774	60	126	246	960
APPROVED 2003 DPP	926	134	125	0	1185
ACTUAL OVERALL TOTAL (2002)	567	120	127	199	1013
APPROVED 2002 DPP	1002	152	168	199	1521
ACTUAL OVERALL TOTAL (2001)	575	84	410	425	1494
APPROVED 2001 DPP	790	166	449	446	1851

D. Comparison of Approved and Registered Units by Year



SCHEDULE 2

SUMMARY OF 2009-POST 2010 PROPOSED STAGING DWELLING UNIT TARGETS

Sector	Single	Semi- Detached	Townhouses	Apartments	Total
--------	--------	-------------------	------------	------------	-------

2009 Proposed Registrations

Northeast	248	168	249	165	830
Northwest	98	32	32	0	162
South	45	0	123	0	168
Subtotal	391	200	404	165	1160
In Built Boundary	98	74	100	0	272
In Greenfield	293	126	304	165	888

2010 Anticipated Registrations

Northeast	243	24	119	127	513
Northwest	117	0	50	0	167
South	0	0	0	0	0
Subtotal	360	24	169	127	680
In Built Boundary	23	0	0	0	23
In Greenfield	337	24	169	127	657

Post 2010 Anticipated Registrations

Northeast	521	68	466	158	1213
Northwest	0	0	0	877	877
South	850	72	645	430	1997
Subtotal	1371	140	1111	1465	4087
In Built Boundary	20	0	0	356	376
In Greenfield	1268	112	1057	1109	3546

2009 DPP OVERALL	2122	364	1684	1757	5927
2008 DPP OVERALL	2297	486	1841	2354	6978
2007 DPP OVERALL	2780	486	1739	2253	7258
2006 DPP OVERALL	3082	450	1848	1964	7344
2005 DPP OVERALL	3767	646	2198	2013	8624
2004 DPP OVERALL	3867	734	2012	2071	8684
2003 DPP OVERALL	4132	806	1752	1935	8625
2002 DPP OVERALL	4141	831	1628	2127	8727

SCHEDULE 3

Draft Plan Approval Activity

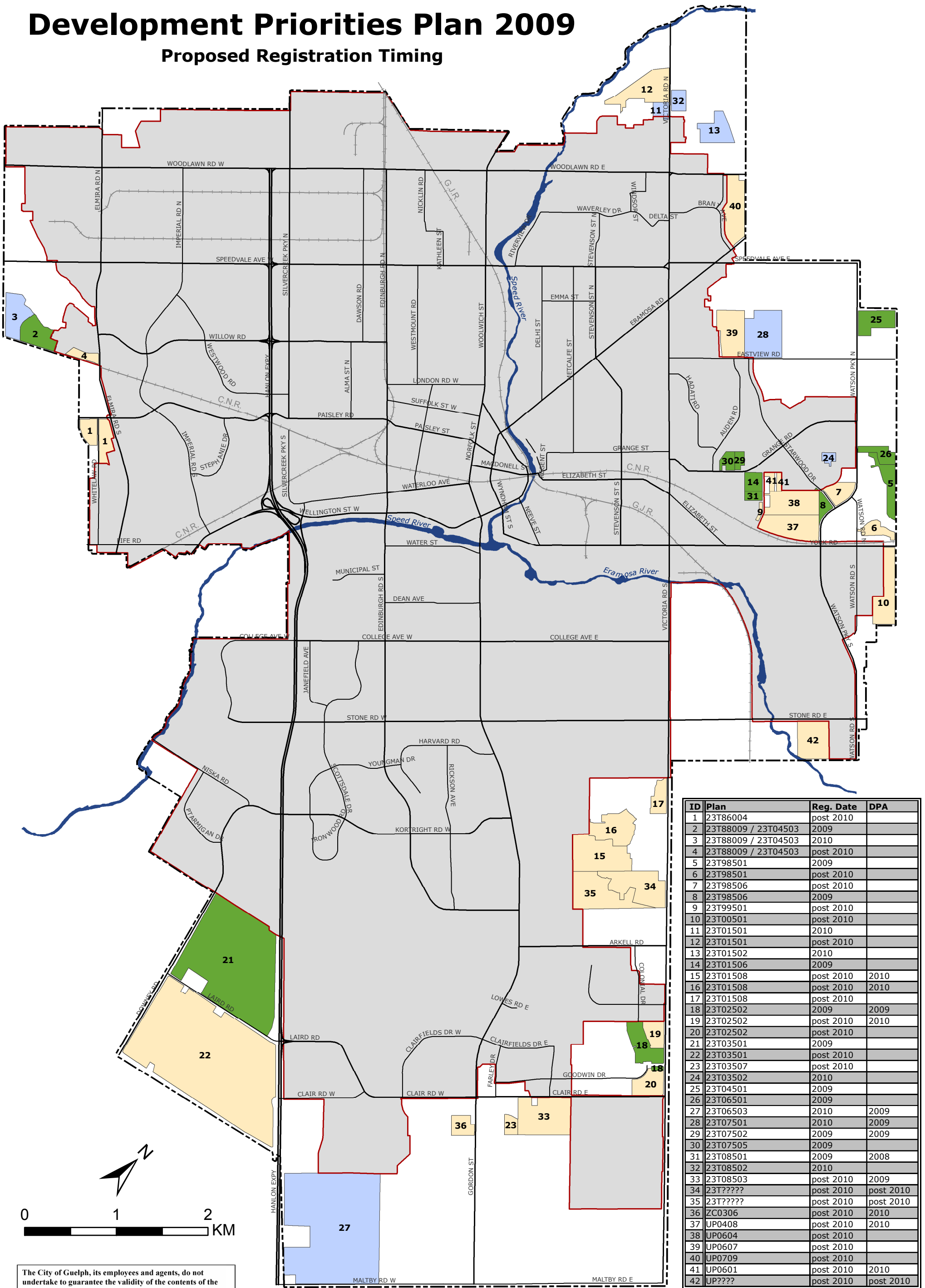
Plans Anticipated to be Considered for Draft Plan Approval in 2009						
	Single	Semi-Detached	Townhouses	Apartments	Total	Density p+j/ha
Northeast						
23T-07502 294-316 Grange Rd	6	34	22	0	62	80
23T-07505 300 Grange Rd	14	0	78	0	92	76
23T-08501 Cityview-Bolzon	29	16	0	0	45	67
23T-07501 Grangehill Ph 7	120	24	36	77	257	62
23T-08502 Victoria North	0	0	83	0	83	75
Total Northeast	169	74	219	77	539	
Northwest						
none						
South						
23T-02502 Westminister Woods East Ph 4	85	0	272	0	357	TBD
23T-08503 Dallan Ph 1	80	0	58	0	138	TBD
23T-06503 Southgate Business Park	0	0	0	0	0	TBD
Total South	165	0	330	0	495	
Overall Total	334	74	549	77	1034	
Total in Built Boundary	49	50	100	0	199	
Total in Greenfield	285	24	449	77	835	

Plans that were Draft Approved during 2008					
	Single	Semi-Detached	Townhouses	Apartments	Total
Northeast					
23T-04501 Morning Crest	68	94	25	165	352
Total Northeast	68	94	25	165	352
Northwest					
none					
South					
none					
Overall Total	68	94	25	165	352
In Built Boundary	0	0	0	0	0
In Greenfield	68	94	25	165	352

Schedule 4

Development Priorities Plan 2009

Proposed Registration Timing



ID	Plan	Reg. Date	DPA
1	23T86004	post 2010	
2	23T88009 / 23T04503	2009	
3	23T88009 / 23T04503	2010	
4	23T88009 / 23T04503	post 2010	
5	23T98501	2009	
6	23T98501	post 2010	
7	23T98506	post 2010	
8	23T98506	2009	
9	23T99501	post 2010	
10	23T00501	post 2010	
11	23T01501	2010	
12	23T01501	post 2010	
13	23T01502	2010	
14	23T01506	2009	
15	23T01508	post 2010	2010
16	23T01508	post 2010	2010
17	23T01508	post 2010	
18	23T02502	2009	2009
19	23T02502	post 2010	2010
20	23T02502	post 2010	
21	23T03501	2009	
22	23T03501	post 2010	
23	23T03507	post 2010	
24	23T03502	2010	
25	23T04501	2009	
26	23T06501	2009	
27	23T06503	2010	2009
28	23T07501	2010	2009
29	23T07502	2009	2009
30	23T07505	2009	
31	23T08501	2009	2008
32	23T08502	2010	
33	23T08503	post 2010	2009
34	23T?????	post 2010	post 2010
35	23T?????	post 2010	post 2010
36	ZC0306	post 2010	2010
37	UP0408	post 2010	2010
38	UP0604	post 2010	
39	UP0607	post 2010	
40	UP0709	post 2010	
41	UP0601	post 2010	2010
42	UP?????	post 2010	post 2010

Registration Timing

- 2009
- 2010
- post 2010
- Built-Up Area
- Built Boundary
- City Boundary

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DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northwest Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-86004 West Hills	Draft Approved				521	3.52			TBD	12/23/1987	TBD - See report pg 18 for more details	Post 2010
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	Developer is reviewing final area of plan in conjunction with proposed realignment of Whitelaw Road. New draft plan expected which will include a park (size to be determined). Environmental Impact Study required because natural heritage feature (woodlot) is affected.											
23T-88009 23T-04503 Mitchell Farm	Draft Approved	215	32	82	356	4.688		0.213		6/1/1997 5/13/2005 ext. 5/13/2008		Phase 2009 (98 D, 32 SD, 32 TH) Phase 2010 (117 D, 50 TH) Phase Post 2010 (356 A)
Servicing Comments:	Requires extension of existing services. Storm sewer oversizing (SW0023).											
Timing Comments:	Registration of next phase will allow construction of park that also serves the adjacent neighbourhood.											

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-00501 Warner Custom Coating	Preliminary Part Zoning Approved					13.91 4.887				Post 2009	TBD	Post 2010
Servicing Comments:	Extension of watermain on York Road and connection to watermain on Airpark Place. Extension of services on Airpark Place. Storm water outlet for York Road via Airpark Place. Storm water outlet to Watson Road.											
Timing Comments:	None.											

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-98501 / 23T06501 Watson Creek/Walkover	Draft Approved	82		124		2.884		part cash in lieu	3/20/2001 (3 year extension to 2007/03/20) (3 year extension to 2010/03/20)	TBD - See report pg 18 for more details	Phase - 2009 (82D, 124 TH) Last Phase (industrial) Post 2010	
Servicing Comments: Extension of existing services. Watson Road upgrades required. Timing Comments: Watson Road from Grange Road to Eastview Road approved in 2002 Capital Budget (RD0080).												
23T-98506 Guelph Watson 5-3 (Grangehill Phase 5)	Preliminary	61		69	54			0.428	Phase 1 - 2009 Phase 2 - Post 2010	TBD	Phase 1 - 2009 (30 TH, 54 APT) Phase 2 - Post 2010 (61 D, 39 TH)	
Servicing Comments: Extension of existing services. Timing Comments: Needs an amendment to the Zoning By-law.												
23T-99501 / 23T-96501 Valeriotte and Martini	Draft Approved	20						cash in lieu	11/23/2000 extension to 11/21/2009	TBD	Post 2010	
Servicing Comments: Requires services from Cityview Drive. Upgrades to Cityview Drive required. Timing Comments: Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022).												

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-01501 Ingram	Draft Approved	78		72	50					9/6/2002 3 year extension to 9/6/2008	TBD	Phase 4 2010 (44D, 50 APT) Phase 5 post 2010 (34D, 72T)
Servicing Comments:	Requires Victoria Road North upgrade and extension of watermain. Pumping station/forcemain construction underway.								3 year extension to 06/09/2011			
Timing Comments:	Victoria Road North upgrade approved in 2003 Capital Budget (RD0073). Victoria Road forecasted for construction in 2011.											
23T-01502 Northview Estates	Draft Approved	56								9/6/2002 3 year extension to 9/6/2008	TBD	Phase 3 - 2010 (56D)
Servicing Comments:	Requires Victoria Road North upgrade and extension of watermain. Pumping station/forcemain construction underway.								3 year extension to 06/09/2011			
Timing Comments:	Victoria Road North upgrade approved in 2003 Capital Budget (RD0073). Victoria Road forecasted for construction in 2011.											
23T-01506 Cityview and Grange	Draft Approved	49	24					cash in lieu		3/4/2005 2 year extension to 3/4/2010	TBD	2009
Servicing Comments:	Requires extension of existing services and requires services from Cityview Drive.											
Timing Comments:	Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022). A red line amendment is necessary											

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-03502 58-78 Fleming Road	Draft Approved	23						0.31 & cash in lieu	7/14/2006	TBD	2010	
Servicing Comments:		Requires extension of existing services.										
Timing Comments:		N/A										
23T-04501 340 Eastview Rd Almondale Homes / Morning Crest	Draft Approved	68	94	25	165	1.49			9/2/2008	TBD	Phase 2 - 2009	
Servicing Comments:		Requires extension of existing services and updates to Watson Pkwy.										
Timing Comments:												
23T-07501 Grangehill Ph 7	Preliminary	120	24	36	77			TBD	2009	TBD	2010	
Servicing Comments:												
Timing Comments:		Requires Draft Plan approval. A revised plan is expected which will require further public process.										
23T-07502 294-316 Grange Rd	Preliminary	6	34	22				TBD	2009	TBD	2009	
Servicing Comments:		Coordination with adjacent plan needed										
Timing Comments:		Requires Draft Plan Approval.										

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-07505 300 Grange Rd	Preliminary	14		78					TBD	2009	TBD	2009
Servicing Comments: Coordination with adjacent plan needed												
Timing Comments: Requires Draft Plan Approval.												
23T-08501 Cityview-Bolzon	Preliminary	29	16						TBD	2009	TBD	2009
Servicing Comments:												
Timing Comments: Requires Draft Plan Approval.												
23T-08502 Victoria North	Preliminary			83		1.24			cash in lieu	2009	TBD	2010
Servicing Comments: Requires Victoria Road North upgrade and extension of watermain.												
Timing Comments: Requires Draft Plan Approval. Victoria Road N upgrade approved in 2003 Capital Budget (RD0073). Victoria Road is forecasted for construction in 2011.												
UP0408 Cityview and Watson	Future	92		22					0.4	Post 2009	TBD	Post 2010
Servicing Comments: Part of lands require sanitary outlet through adjacent lands (Armishaw). Upgrades to Cityview Drive required.												
Timing Comments: Requires submission of application for draft plan approval. Requires CN approval and an EIS.												

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
UP0601 Tivoli/Stockford Rd	Future	12	26	26				TBD	Post 2009	TBD	Post 2010	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												
UP0604 55 Cityview Drive (Fierro Dev)	Future	153	42	62				0.36	Post 2009	TBD	Post 2010	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												
UP0607 66-82 Eastview Road	Future	8		120				TBD	Post 2009	TBD	Post 2010	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and possible draft plan approval. Environmental Impact Study required due to proximity to provincially significant wetland.												
UP0709 Woodlawn/Eramosa	Future	135		111	18			TBD	Post 2009	TBD	Post 2010	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

South Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-03501 (SP-0201) Hanlon Creek Business Park	Preliminary			21		167		Trails in lieu	11/9/2006	TBD	Phase 2009 Phase Post 2010	
Servicing Comments:		Extension of existing services required. Phasing plan required to determine requirements. Watermain extension from east side of Hanlon. SS0002, SW0007, WW0036, WW0053, WW0040, WW0052, WS0029, RD0093										
Timing Comments:		Minutes of Settlement of Ontario Municipal Board appeal approved October 23, 2006. Timing for development beyond the first phase will be dependent on MTO development cap and timing of Laird Road interchange.										
23T-06503 Southgate Business Park	Preliminary					50		Cash in lieu	2009	TBD	2010	
Servicing Comments:												
Timing Comments:		Timing for development will be dependent on MTO approval for improvements to Maltby Road east of the Hanlon and the Hanlon Expressway intersection, including upgrading Maltby from its intersection with Southgate easterly to the Hanlon. Maltby Rd is forecasted for construction in 2010 (RD0133).										

DRAFT SCHEDULE 4 Continued

Development Priorities Plan: Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-01508 Kortright East (Pine Meadows)	Part Draft Approved Preliminary	375	28	186	400	0.873		2.131	3.014	1/3/2006 post 2009	TBD	Phase Post 2010 (176 D, 28 SD) Phase Post 2010 (199 D, 26 TH) Phase Post 2010 (160 TH, 400 APT)
Servicing Comments:	Requires sanitary outlet via Victoria Road. Pumping station/forcemain construction underway. Gravity sanitary outlet to Speed River Trunk Sanitary Sewer to be constructed in conjunction with Victoria Road Bridge under construction now.											
Timing Comments:	Kortright Road collector forecasted for 2008 in 2007 Capital Budget (RD0070). Victoria Road forecasted for 2010 in 2007 Capital Budget (RD0078).											
23T-02502 Westminister Woods East	Preliminary	85		404	144					Part 2009	TBD	Phase 2009 (45 D, 123 TH) Phase 2010 (40 D, 149 TH) Phase Post 2010 (132 TH, 144 APT)
Servicing Comments:	Extension of existing services required.											
Timing Comments:	Draft plan approval required for next phases. Revised submission and staging strategy is being considered.											
23T-03507 Pergola	Draft Approved			91		5.38			0.446	5/26/2006	TBD	Phase 1a 2009 (Commercial) Phase Post 2010
Servicing Comments:	Sanitary sewer outlet complete to Clair Road limit of property from Farley Drive. Developing part of lands will require water pressure booster system.											
Timing Comments:	Gordon Street, south of Clair, improvements forecasted for 2009 in 2009 Capital Budget (RD0114).											

DRAFT SCHEDULE 4 Continued

Development Priorities Plan: Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-08503 Dallan	Preliminary	148		58	97				0.868	part 2009	TBD	Phase 1 - Post 2010
Servicing Comments:		May require servicing through Pergola/adjacent lands. Developing part of lands may require water pressure booster system. Detailed servicing report required.										
Timing Comments:		Requires Draft Plan Approval.										
23T-?? Victoria Park West	Preliminary	99	16	59	266				TBD	Part 2010	TBD	Phase 1 - Post 2010
Servicing Comments:		Detailed servicing report required.										
Timing Comments:		Requires Draft Plan approval. Victoria Road forecasted for 2010 in 2007 Capital Budget (RD0078).										
ZC0306 1897 Gordon St - Thomasfield Homes	Preliminary	33		36	67				0.26	2010	TBD	Post 2010
Servicing Comments:		Gordon St services and roadworks required. Development of a portion of the lands will require the construction of either a new water pressure zone or a water booster station.										
Timing Comments:		Requires approval of Zoning Amendment and Draft Plan of condominium. Gordon St reconstruction forecasted for 2009 in 2006 Capital Budget (RD0114). South end In-Ground Storage forecasted for 2008 in 2009 Capital Budget (WW0045).										
UP0802 Glenholme Dr Ext	Preliminary	34		24	0				TBD	Post 2010	TBD	Post 2010
Servicing Comments:												
Timing Comments:												

SCHEDULE 5

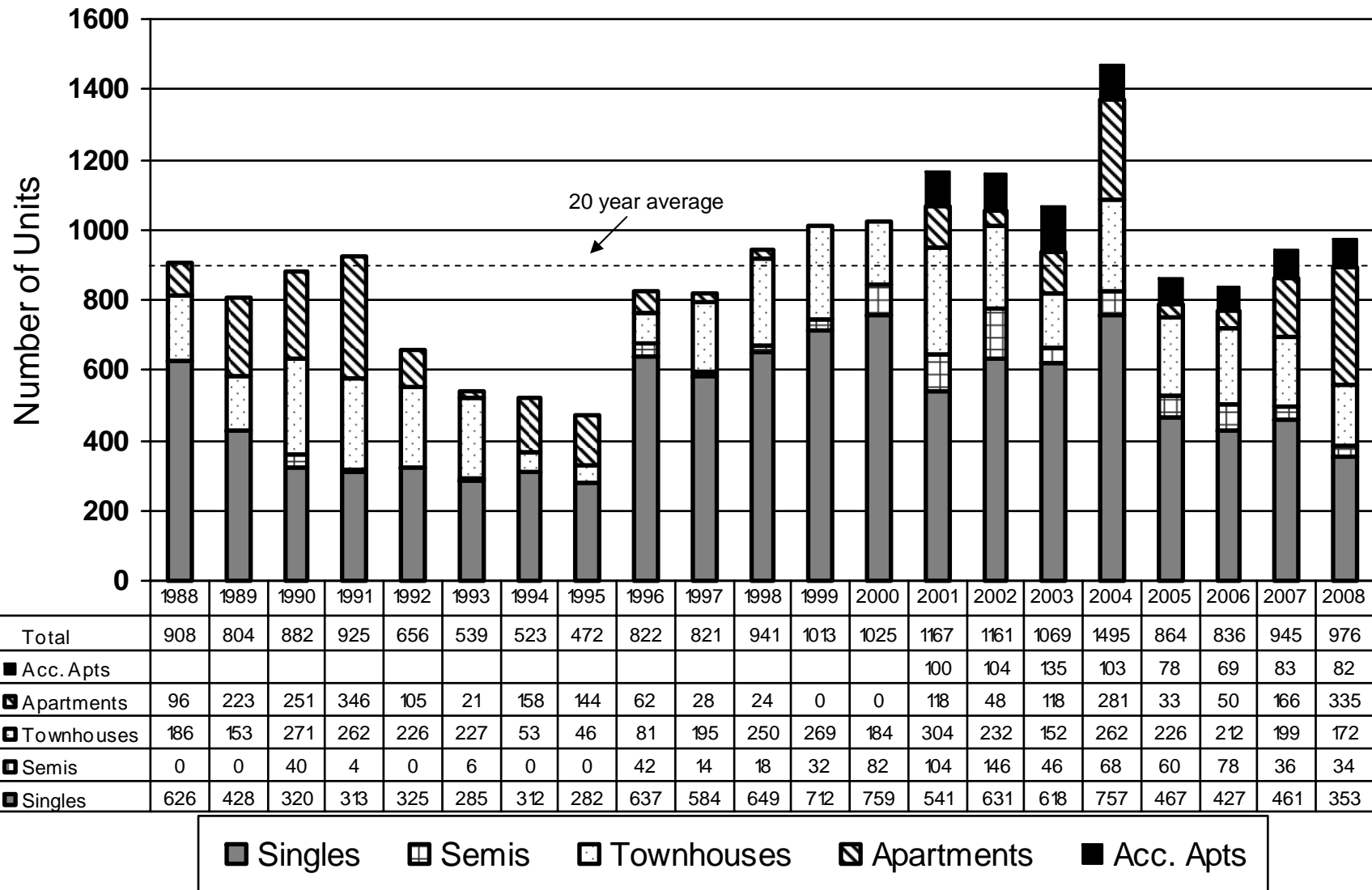
Building Permits For New Residential Units by Dwelling Unit Types as of October 31, 2008

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Accessory Apts		Building Permit Totals		Demolitions		Net Totals	
	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007
January	22	20	4	0	23	15	117	0	5	8	171	43	1	1	170	42
February	43	25	0	4	8	34	55	0	8	4	114	67	0	2	114	65
March	35	51	0	4	6	36	0	0	6	4	47	95	1	1	46	94
April	50	43	8	6	7	9	0	0	7	7	72	65	0	1	72	64
May	55	63	6	2	5	39	0	34	8	6	74	144	1	3	73	141
June	41	48	2	0	10	22	47	0	11	12	111	82	2	2	109	80
July	38	53	2	4	8	7	6	0	8	6	62	70	1	0	61	70
August	19	39	4	2	23	4	55	84	11	13	112	142	0	3	112	139
September	26	29	6	6	26	18	55	1	7	10	120	64	0	0	120	64
October	24	36	2	8	56	0	0	0	11	8	93	52	3	1	90	51
November		32		0		15		47		2	0	96		1	0	95
December		22		0		0		0		3	0	25		0	0	25
Totals	353	461	34	36	172	199	335	166	82	83	976	945	9	15	967	930

Source: Building Permit Summaries, Community Design and Development Services

Distribution of Permits Based on Places to Grow Areas (2008)	Units				Total	2008 % of Total Units	2007 % of Total Units	Averaged % of Total Units (2007-2008)
	D	SD	TH	APT				
Permits within the Built Boundary:	69	4	48	123	244	27.29%	55.04%	40.59%
Permits within the Greenfield Area:	284	30	124	212	650	72.71%	44.96%	59.41%
Total Permits:					894	100.00%	100.00%	100.00%

Schedule 6 Residential Construction Activity by Unit Type City of Guelph 1988-2008



Source: City of Guelph Building Permit Summaries
 Accessory apartments tracked beginning in 2001

20 Year Average (1988 – 2007): 860 without acc apts.
 893 with acc apts.
 2008 Permits to October 31, 2008

Schedule 7 -Table 1

Potential Development Summary - Short, Medium and Long Term October 31, 2008

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply*</u>
Total Short Term	1223	116	1117	1762	4218	4.2
Registered Plans of Subdivision	1223	116	882	1223	3444	3.4
Infill Townhouse and Apartment Sites	0	0	235	539	774	0.8
Total Medium Term	591	150	636	1843	3220	3.2
Draft Plans of Subdivision	591	150	415	1092	2248	2.2
Infill Townhouse and Apartment Sites	0	0	221	751	972	1.0
Total Long Term	1531	214	1186	665	3596	3.6
Preliminary Plans & Unofficial Proposals	1531	214	1186	665	3596	3.6
Overall Total	3345	480	2939	4270	11034	11.0
Total Draft and Registered Plans	1814	266	1297	2315	5692	5.7
Total Short and Medium Term	1814	266	1753	3605	7438	7.4
Previous DPP's - Total Draft and Registered Plans						
DPP 2008	1796	180	1320	2379	5675	6.3*
DPP 2007	2145	266	1364	2511	6286	7*
DPP 2006	2123	310	1441	2440	6320	7
DPP 2005	2227	430	1544	2344	6545	7.3
DPP 2004	2481	425	1348	2330	6584	7.3
DPP 2003	2958	515	1660	2463	7596	8.4
DPP 2002	2851	518	1213	2059	6641	7.4
DPP 2001	3230	372	1144	2151	6897	7.7

*Years of Supply are based on Current Growth Projections of 1000 units per year, except in 2007-2008, when 900 units per year were used. Starting in 2011, population projections show an increase to 1100 units per year.

Schedule 7 Table 2

Building Permits and Vacant Lots by Registered Plan of Subdivision within the Built-Up Area

Registration Date	Subdivision Name		Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
			Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Permits 2008	Vacant Units
1996	856	Pine Ridge Ph 1	122		0				60		15			0	15	
1998	61M8	Paisley Village	118		0	16		0	118		0	236		159	0 159	
1998	61M18	Grangehill Ph 3	151	3	1	70		8	151		0	50		0	3 9	
1998	61M26	Paisley Village Ph 2	222		0				129		129			0	129	
2000	61M48	Stephanie Drive	41		0	60	2	0	21		0	80		80	2 80	
2000	61M53	Elmira Road Extension			0							347		347	0 347	
2000	61M54	Victoria Wood (Kortright 4)	88		0				30		30			0	30	
2002	61M67	Southcreek Ph. 9A	64		2									0	2	
2002	61M68	Chillico Heights	199	1	0	38	2	0	36		36			3	36	
2002	61M69	Cedarvale- Schroder West			0				91		7	99		99	0 106	
2002	61M70	Clairfields Ph 4	125		6									0	6	
2003	61M82	Southcreek Ph 9B	50		8									0	8	
2003	61M83	Westminister Woods Ph 4	177		0	44		2	38		0			0	2	
2003	61M84	Chillico Woods	96	1	7	16		0	58		14			1	21	
2004	61M90	Northern Heights Ph 1	145		4				12		0			0	4	
2004	61M91	Valleyhaven	72		3									0	3	
2004	61M103	Bathgate Drive	12	1	3									1	3	
2004		Village by Arboretum Ph 5										405		280	0 280	
2005	61M107	Valleyhaven Ph 3	66	4	7	22		0						4	7	
2005	61M108	Victoria Gardens Ph 2A	106		4									0	4	
2005	61M110	Pine Ridge East Ph 7	8		0	30		2	72	26	30			26	32	
2005	61M114	Arkell Springs Ph 1	55	6	3	2		0						6	3	
2005	61M119	Victoria Gardens Ph 2B	46		2				49					0	2	
2005	61M124	Fleming/ Pettitt	55	4	5						0			4	5	
2006	61M125	Grangehill Ph 4A	6	0	4									0	4	
2006	61M133	Conservation Estates	80	12	7				28	14	14			26	21	
2007	61M136	Joseph St.	15		14									0	14	
2007	61M139	Woodside Drive	12	5	5									5	5	
2008	61M148	973 Edinburgh Rd S	9	7	2									7	2	
2008	61M150	Arkell Springs Ph 2	50	7	43				77	7	70			14	113	
Total			2190	51	130	298	4	12	970	47	345	1217	0	965	102 1452	

Building Permits and Vacant Lots by Registered Plan of Subdivision in the Designated Greenfield Area

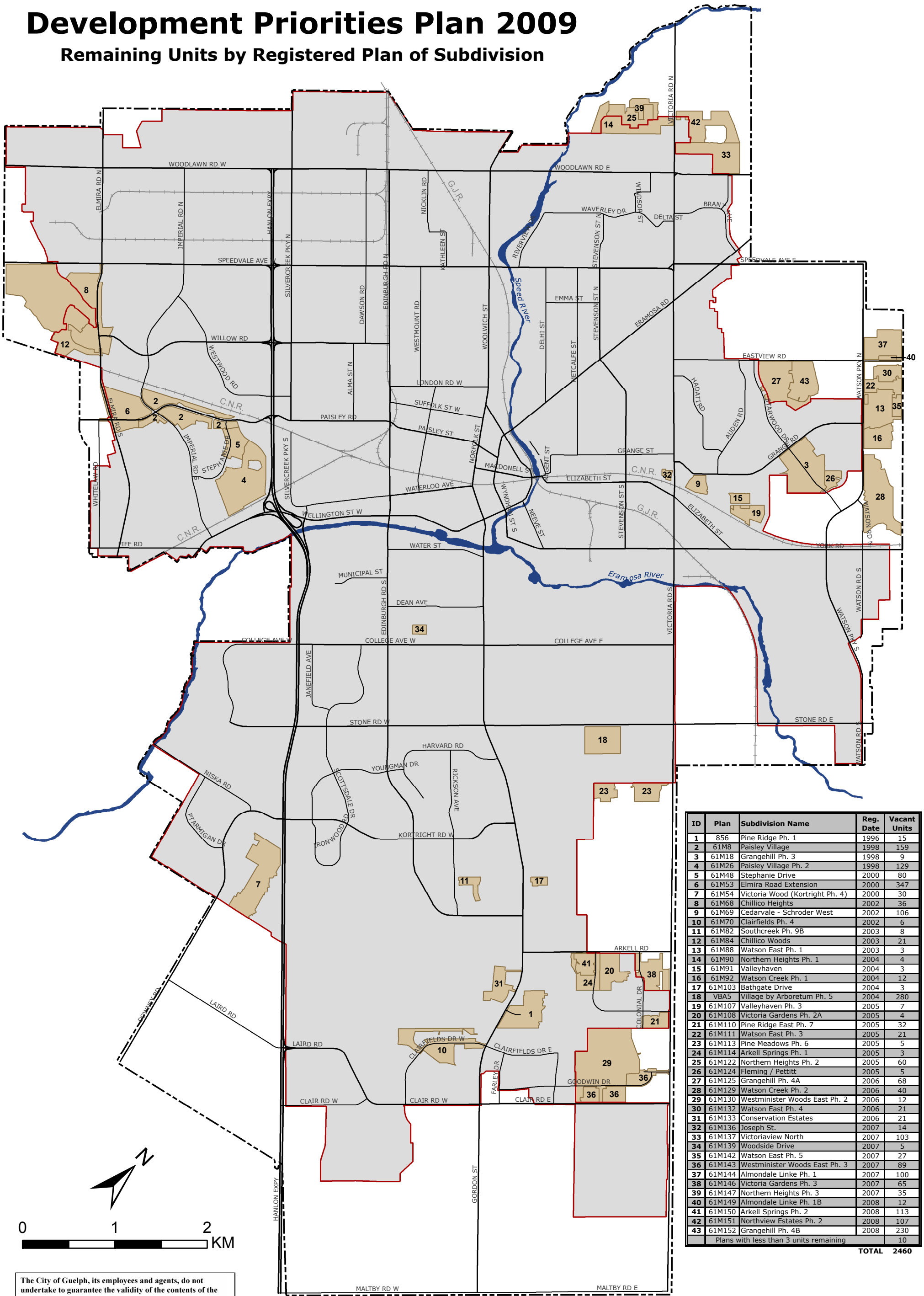
Registration Date	Subdivision Name		Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
			Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Permits 2008	Vacant Units
2003	61M88	Watson East Ph 1	91	1	3									1	3	
2004	61M92	Watson Creek Ph 1	30	0	0	32	0	0	8	0	0	12	0	12	0 12	
2004	61M99	Watson East Ph 2	32	1	2	2	0	0						1	2	
2005	61M111	Watson East Ph 3	67	0	9				79	0	12			0	21	
2005	61M113	Pine Meadows Ph 6	42	4	5									4	5	
2005	61M122	Northern Heights Ph 2	40	0	0	20	0	2	69	11	58			11	60	
2006	61M125	Grangehill Ph 4A	140	21	62	22	0	0	65	14	0			35	62	
2006	61M129	Watson Creek Ph 2	70	6	30	34	6	10						12	40	
2006	61M130	Westminister Woods East Ph 2	188	22	12				6	0	0			22	12	
2006	61M132	Watson East Ph 4	65	26	11				34	3	10			29	21	
2007	61M137	Victoriaview North	160	42	48				55	0	55			42	103	
2007	61M142	Watson East Ph 5	35	8	27									8	27	
2007	61M143	Westminister Woods East Ph 3	159	95	64				40	15	25			110	89	
2007	61M144	Almondale Linke Ph 1	93	15	78	32	16	16	33	27	6			58	100	
2007	61M146	Victoria Gardens Ph 3	86	34	52	18	6	12	44	43	1			83	65	
2007	61M147	Northern Heights Ph 3	43	8	35									8	35	
2008	61M149	Almondale Linke Ph 1B	12	0	12									0	12	
2008	61M151	Northview Estates Ph 2	54	0	54				53	0	53			0	107	
2008	61M152	Grangehill Ph 4B	117		117	64	0	64	49	0	49			0	230	
Total Greenfield			1524	283	621	224	28	104	535	113	269	12	0	12	424 1006	

City-Wide Building Permit Summary

	Single-Detached			Semi-Detached			Townhouse			Apartment			Total			
	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Permits 2008	Vacant Units		
Total Built-Up Area	2190	51	130	298	4	12	970	47	345	1217	0	965	102	1452		
Total Greenfield	1524	283	621	224	28	104	535	113	269	12	0	12	424	1006		
Total	3714	334	751	522	32	116	1505	160	614	1229	0	977	526	2458		
													% of Total within Built Boundary		19.39%	59.07%
													% of Total within Greenfield		80.61%	40.93%

Development Priorities Plan 2009

Remaining Units by Registered Plan of Subdivision



ID	Plan	Subdivision Name	Reg. Date	Vacant Units
1	856	Pine Ridge Ph. 1	1996	15
2	61M8	Paisley Village	1998	159
3	61M18	Grangehill Ph. 3	1998	9
4	61M26	Paisley Village Ph. 2	1998	129
5	61M48	Stephanie Drive	2000	80
6	61M53	Elmira Road Extension	2000	347
7	61M54	Victoria Wood (Kortright Ph. 4)	2000	30
8	61M68	Chillico Heights	2002	36
9	61M69	Cedarvale - Schroder West	2002	106
10	61M70	Clairfields Ph. 4	2002	6
11	61M82	Southcreek Ph. 9B	2003	8
12	61M84	Chillico Woods	2003	21
13	61M88	Watson East Ph. 1	2003	3
14	61M90	Northern Heights Ph. 1	2004	4
15	61M91	Valleyhaven	2004	3
16	61M92	Watson Creek Ph. 1	2004	12
17	61M103	Bathgate Drive	2004	3
18	VBA5	Village by Arboretum Ph. 5	2004	280
19	61M107	Valleyhaven Ph. 3	2005	7
20	61M108	Victoria Gardens Ph. 2A	2005	4
21	61M110	Pine Ridge East Ph. 7	2005	32
22	61M111	Watson East Ph. 3	2005	21
23	61M113	Pine Meadows Ph. 6	2005	5
24	61M114	Arkell Springs Ph. 1	2005	3
25	61M122	Northern Heights Ph. 2	2005	60
26	61M124	Fleming / Pettitt	2005	5
27	61M125	Grangehill Ph. 4A	2006	68
28	61M129	Watson Creek Ph. 2	2006	40
29	61M130	Westminster Woods East Ph. 2	2006	12
30	61M132	Watson East Ph. 4	2006	21
31	61M133	Conservation Estates	2006	21
32	61M136	Joseph St.	2007	14
33	61M137	Victoriaview North	2007	103
34	61M139	Woodside Drive	2007	5
35	61M142	Watson East Ph. 5	2007	27
36	61M143	Westminster Woods East Ph. 3	2007	89
37	61M144	Almondale Linke Ph. 1	2007	100
38	61M146	Victoria Gardens Ph. 3	2007	65
39	61M147	Northern Heights Ph. 3	2007	35
40	61M149	Almondale Linke Ph. 1B	2008	12
41	61M150	Arkell Springs Ph. 2	2008	113
42	61M151	Northview Estates Ph. 2	2008	107
43	61M152	Grangehill Ph. 4B	2008	230
Plans with less than 3 units remaining				10
TOTAL				2460

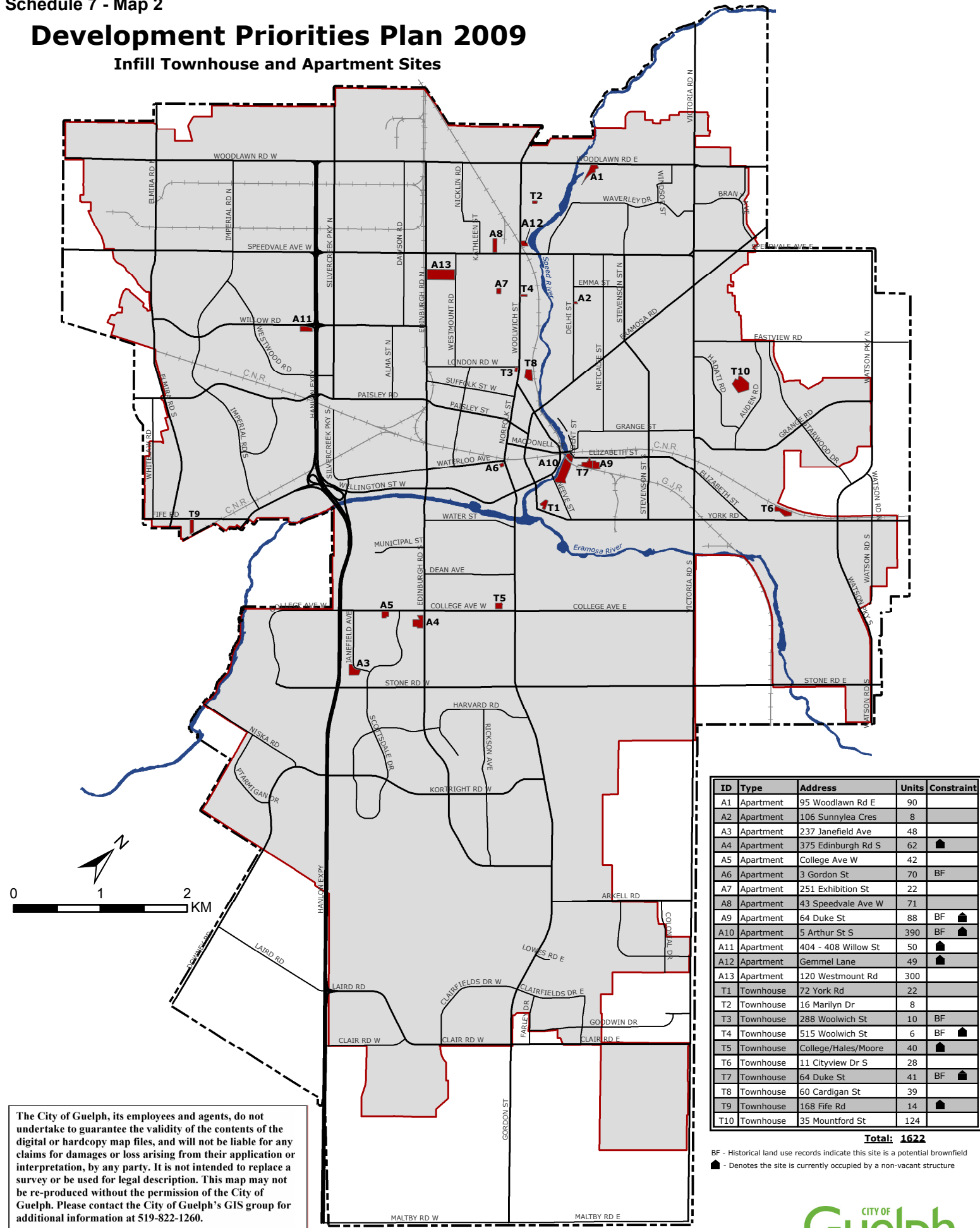
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- Registered Plans
- Built Boundary
- City Boundary



Development Priorities Plan 2009

Infill Townhouse and Apartment Sites



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ID	Type	Address	Units	Constraint
A1	Apartment	95 Woodlawn Rd E	90	
A2	Apartment	106 Sunnylea Cres	8	
A3	Apartment	237 Janefield Ave	48	
A4	Apartment	375 Edinburgh Rd S	62	■
A5	Apartment	College Ave W	42	
A6	Apartment	3 Gordon St	70	BF
A7	Apartment	251 Exhibition St	22	
A8	Apartment	43 Speedvale Ave W	71	
A9	Apartment	64 Duke St	88	BF ■
A10	Apartment	5 Arthur St S	390	BF ■
A11	Apartment	404 - 408 Willow St	50	■
A12	Apartment	Gemmel Lane	49	■
A13	Apartment	120 Westmount Rd	300	
T1	Townhouse	72 York Rd	22	
T2	Townhouse	16 Marilyn Dr	8	
T3	Townhouse	288 Woolwich St	10	BF
T4	Townhouse	515 Woolwich St	6	BF ■
T5	Townhouse	College/Hales/Moore	40	■
T6	Townhouse	11 Cityview Dr S	28	
T7	Townhouse	64 Duke St	41	BF ■
T8	Townhouse	60 Cardigan St	39	
T9	Townhouse	168 Fife Rd	14	
T10	Townhouse	35 Mountford St	124	■

Total: 1622

BF - Historical land use records indicate this site is a potential brownfield
 ■ - Denotes the site is currently occupied by a non-vacant structure

■ Infill Sites - - - Built Boundary - - - City Boundary

Schedule 8 2009 DPP Water/Wastewater Firm Capacity

Explanation: This table shows the determination of how many units can be serviced (line 4) after subtracting the actual daily flow used (line 2 a) and 2 b)) and the servicing commitments (line 3) from the total available firm capacity (line 1). Line 5 shows how many units are proposed to be registered in the 2009 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Firm Capacity	75,000 m ³ /day	64,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	64,361 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	50,523 m ³ /day
3	Servicing Commitments	6,939 m ³ /day (5,260 units)	6,645 m ³ /day (5,260 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	2805 units	6,601 units
5	Units to be Registered in 2009 based on the proposed Development Priorities Plan	1,160 units	1,160 units
6	Capacity Available	YES (1,645 units)	YES (5,441 units)

Notes

1. **Total Available Firm Capacity:**
Water - the physical capacity of the constructed water infrastructure to deliver an annual daily flow of 75,000 m³/day of water supply.

Wastewater - the physical capacity of the constructed wastewater infrastructure to deliver an annual daily flow of 64,000 m³/day of wastewater treatment
2. a) **Maximum Daily Flow (water)** is the actual maximum daily flow based on the past three year average.
2. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.
3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The figure for servicing commitment for wastewater treatment also includes a total of 1260 m³/day committed to the Village of Rockwood.

Schedule 8
2009 DPP Water/Wastewater Planning Capacity

Explanation: This table shows the determination of how many units can be serviced (line 5) after subtracting the actual daily flow used (line 2 a) and 2 b)), the servicing commitments (line 3) and the draft plan approval commitments (line 4) from the total available planning capacity (line 1). Line 6 how many units are proposed to be draft plan approved in the 2009 Development Priorities Plan and line 7 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Planning Capacity	83,100 m ³ /day	73,300 m ³ /day
2 a)	Average Maximum Daily Flow (water)	64,361 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	50,523 m ³ /day
3	Servicing Commitments	12,539 m ³ /day (9,505 units)	11,039 m ³ /day (9,505 units)
4	Draft Approval Commitments	1,364 m ³ /day (1034 units)	1070 m ³ /day (1034 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	4,699 units	11,438 units
6	Units to be Draft Plan approved in 2008 based on the proposed Development Priorities Plan	1034 units	1034 units
7	Capacity Available	YES (3,665 units)	YES (10,016 units)

Notes

1. Planning Capacity:

Water - includes the sum of the existing physical capacity of constructed water infrastructure plus additional water pumping certificates of approval, some of which are not currently available. Additional water supply capacity from the approved Arkell Springs Supply EA has been factored in the Planning Capacity shown on this chart.

Wastewater - based upon the approved assimilative capacity of the Speed River. Plant expansion to provide an additional 9,000 m³/day of treatment capacity in order to reach the approved assimilative capacity is planned for 2011.

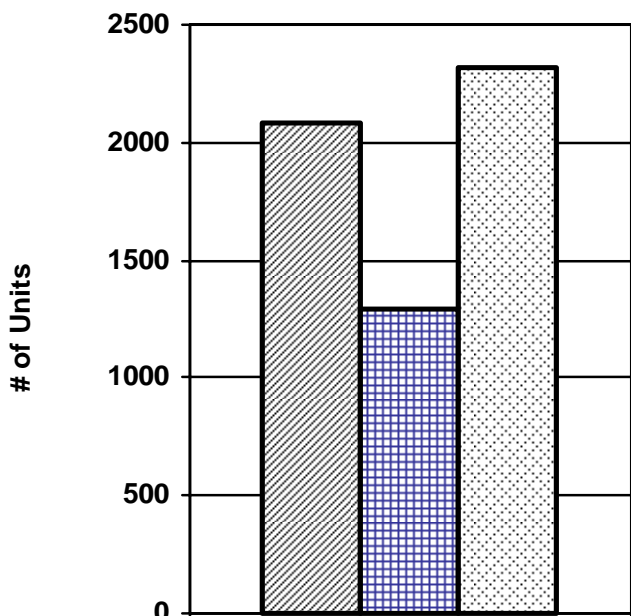
2. a) **Maximum Daily Flow (water)** is the actual maximum daily flow based on the past three year average.
2. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.
3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The City provides servicing commitment at the time of lot/block registration in keeping with the agreement with the MOE. The figure for servicing commitment for wastewater treatment also includes a total of 1260 m³/day committed to the Village of Rockwood.

Schedule 9

Total Draft and Registered Plan Analysis

Total Supply 2008

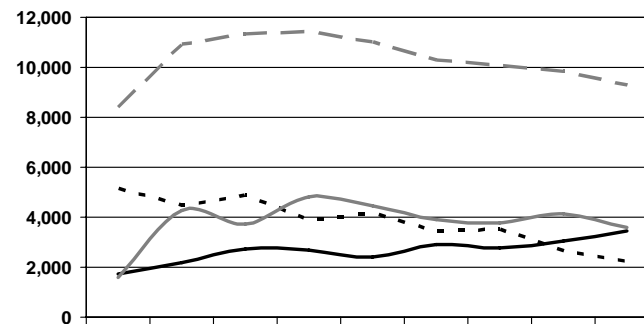
Draft Approved and Registered



■ Singles/Semis	2080
■ Townhouses	1297
■ Apartments	2315

Singles/Semis
 Townhouses
 Apartments

DPP Overall Supply 2001-2009



	2001	2002	2003	2004	2005	2006	2007	2008	2009
— Short Term	1710	2179	2714	2703	2392	2907	2785	3058	3444
- - - Medium	5115	4462	4882	3881	4153	3413	3501	2617	2248
— Long	1600	4265	3733	4839	4471	3931	3757	4155	3596
- - - Total	8425	10906	11329	11423	11016	10251	10043	9830	9288

SCHEDULE 10

Responses to the Draft 2009 Development Priorities Plan

Katie Nasswetter

From: Astrid Clos [astrid.clos@ajcplanning.ca]
Sent: October 24, 2008 11:11 AM
To: Katie Nasswetter
Cc: 'Tom Krizsan'
Subject: RE: 2009 Draft DPP Schedules for Review
Follow Up Flag: Follow up
Flag Status: Completed

Hi Katie,

The Krizsan-Bird property should be shown as "Thomasfield Homes Limited". The registration date should be shown as 2009. Thank you.

Regards,

Astrid

Astrid J. Clos
Planning Consultants
423 Woolwich Street
Suite 201
Guelph, Ontario
N1H 3X3

Phone (519) 836-7526 (836-PLAN)
Mobile Number (519)710-7526 (519)710-PLAN
Fax (519) 836-9568

Email astrid.clos@ajcplanning.ca

Katie Nasswetter

From: peter linke [almondale@rogers.com]
Sent: November 3, 2008 1:42 PM
To: Katie Nasswetter
Subject: Draft DPP: 23T-04501 Page 3 in Schedule 4

Hello Katie.

For the residential component of the above, we are aiming at Registration and Servicing in 2009.

Re Commercial: This piece actually belongs to Phase 1 and was registered Nov. 28, 2007. According to MPAC it is known as 320 Eastview Road.

Please correct the measurement: It has 1.406 ha, 3.474 acres or 14,058.5 sq.m.

Thanks.

Best Regards.

Peter Linke

Katie Nasswetter

From: Charles Cecile [esnell@sentex.net]
Sent: November 12, 2008 10:28 AM
To: Katie Nasswetter
Cc: fieldwebster@sympatico.ca
Subject: Development Priorities Plan 2009
Follow Up Flag: Follow up
Flag Status: Red

Katie Nasswetter
Community Design and Development Services
City of Guelph

Re: Comments on the Development Priorities Plan 2009

The Guelph Field Naturalists, Environment Committee, has reviewed the draft schedules and mapping of the above and offer the following comments:

We wish to re-emphasize our belief that the Dallon Phase 1 (23T-06503) proposed development should not proceed at this time and should not be considered in this Development Priorities Plan 2009 or future DPPs until such time that

- a regional secondary plan is in place or other larger scale plan for the Moraine lands in the City; otherwise, we feel it represents another piece-meal development on the Moraine
- the Hall's Pond Provincially Significant Wetland (PSW) Complex is considered in its entirety in a larger, regional context by this development proposal which we feel is required to ensure the sustainability of this sensitive wetland/recharge area and to prevent long term ecological impacts that piece-meal development might inflict
- the issue of the Greenbelt extension is settled and decided
- the City's Natural Heritage Strategy is completed

Thank you for the opportunity to comment.
Charles Cecile

Environment Committee
Guelph Field Naturalists

cc. Valerie Fieldwebster, President, Guelph Field Naturalists



A Heritage of Quality, Built One Home at a Time
Since 1978

November 14, 2008

City of Guelph
Planning and Building Services
2 Wyndham Street, 3rd Floor
Guelph, Ontario
N1H 3A1

Attention: Ms. Katie Nasswetter
Senior Development Planner

Dear Katie,

Re: City of Guelph Development Priorities Plan 2009
Response to Draft Schedules and Mapping

Thank you for the opportunity to provide input into the preparation of your annual Development Priorities Plan. We have reviewed the schedules and would like to comment on Westminster Woods East Phase 4 (#23T02502). As you are aware, we have been meeting with City Staff recently to finalize requirements for resubmission of this Draft Plan. A formal resubmission will be made within the next few days.

I have attached a copy of the Draft Plan for your reference. This Plan covers the balance of Westminster Woods East and includes:

- Block 89 – Catholic Elementary School Site
- 85 Singles
- Block 86 – Medium/High Density
- Block 87 – Medium/High Density
- Block 88 – Mixed Use
- Block 90 & 91- Open Space

The draft plan density range proposed is from 55 to 65 people&jobs/ha. I have also attached a corresponding master site plan. The proposed density and unit breakdown is as follows:

- Singles – 85
- Townhouses – 329
- Apartments – 192
- Total Units = 606
- Density (p+j/ha) = 58.03


Based on our discussions with City Staff and the Catholic School Board's construction schedule for the opening date of September 2010, our expectation is that the Phase 4 plan would be draft approved in March/April 2009 and Registered shortly thereafter.

Further to recent discussions with City Staff, we have prepared a proposed First Phase Plan (see attached). This plan enables the delivery of the school site and falls within the City's 200 unit target.

Thank you for the opportunity to provide to you our expectations with respect to this key development approval. All of these targets need to be realized in order to bring this important and successful project to completion.

Please feel free to call me should you wish to discuss this outline further.

Sincerely,
Reid's Heritage Group



Jeff Robinson
Land Development Project Manager

Encl.

cc: Tim Blevins, Reid's Heritage Group
John Wood, Westminster Woods
Alfred Artinger, Reid's Heritage Group
Brian Blackmere, Reid's Heritage Group
Don Drone, Wellington Catholic District School Board

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

TEL: (519) 822-4031
FAX: (519) 822-1220

November 14, 2008

Project: 01-3367

Ms. Katie Nasswetter
Senior Development Planner
Community Design and Development Services
Planning Division
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

Community Design
and Development Services

NOV 19 2008

Dear Ms. Nasswetter:

**Re: Development Priorities Plan 2009
Victoria Park West Golf Course
Draft Plan of Subdivision/Common Element Condominium
1159 Victoria Road South
Owner: Diodoro Investments Limited**

I am responding to the draft 2009 Development Priorities Plan.

The owners of the Victoria Park West Golf Course redevelopment are extremely disappointed in the significant change in the proposed Development Priority Plan that revises the date for consideration of their project from 2008 to post 2010.

The City has provided no indication for this dramatic change. You may be aware that the owner has been working very closely with City staff to address issues raised at Council regarding the development concept for this property. We have recently arrived at a plan that appears to address the major issues regarding this site and are finalizing additional technical reports to assist the Grand River Conservation Authority in their evaluation of these changes.

We request that staff revise the proposed timing for consideration of the draft plan and move the date to 2009.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Ted De Corso, Victoria Park West Golf Course

SCHEDULE 11

Staff Response to Draft 2009 DPP Comments

1897 Gordon Street – Thomasfield Homes (ZC0306)

Astrid Clos on behalf of the applicant requested the property name be corrected and that registration of the property should occur in 2009.

Staff have updated the property name but have decided against moving registration of this property forward to 2009. Review of this application has begun but public review and timing for servicing is still needed. This plan is also in the Greenfield area of the City and a more conservative approach to Greenfield development is needed in order to ensure that City intensification targets are met.

Morning Crest Subdivision/Almondale Homes (23T04501)

Peter Linke on behalf of the Morning Crest subdivision (340 Eastview Road) indicated an error in Schedule 4 regarding the commercial component and overall area. Staff acknowledge this error and have updated Schedule 4 with the correct area that remains to be developed.

Dallan Subdivision (23T08503)

Charles Cecile on behalf of the Guelph Field Naturalists requested that Dallan Subdivision not proceed or be considered in the DPP until environmental issues included full review of the wetlands, moraine, Greenbelt, and Natural Heritage Strategy are complete.

A phase of this subdivision is currently included in the 2009 DPP for draft approval, with registration placed in the post-2010 timeframe. The issues brought forward by Mr. Cecile will be dealt with in the staff review of issues prior to the proposal being brought back to Council for a recommendation.

Westminister Woods (23T02502)

Jeff Robinson on behalf of Reid's Heritage Group requested that draft approval and registration be included in 2009 for Phase 4 of Westminister Woods Subdivision.

Staff have reviewed this request and worked with the applicant to include a portion of this phase of the development for draft plan approval and registration in 2009. The entire

portion considered to be Phase 4 is too large (approximately 500-600 units) to be approved at one time.

Victoria Park Village (23CDM05506)

Nancy Shoemaker on behalf of the applicant requested that this subdivision be considered for draft plan approval in 2009.

Staff have reviewed this request but not included this plan in those anticipated for draft approval in 2009. Given that significant changes to the design are anticipated, the plan will need to go through the public process in 2009, once it is resubmitted. There are still significant concerns about secondary access and environmental considerations on this site as well as a need for a phasing plan.

COMMITTEE REPORT



TO **Community Development and Environmental Services
Committee**

SERVICE AREA Community Design and Development Services
DATE **March 30, 2009**

**SUBJECT EXPANSION OF THE MUNICIPAL REGISTER OF
CULTURAL HERITAGE PROPERTIES TO INCLUDE NON-
DESIGNATED BURCHER-STOKES PROPERTIES
INCLUDING A REVIEW PROCESS**

REPORT NUMBER 09-032

RECOMMENDATION

THAT Report No. 09-032, dated March 30, 2009 from Community Design and Development Services, regarding the expansion of the *Municipal Register of Cultural Heritage Properties* to include the "non-designated" *City of Guelph Inventory of Heritage Structures* (Burcher-Stokes Properties) **Be Received;**

AND THAT the Review Process included in Attachment 2 to provide property owners with a review process to seek corrections to listed information which could lead to the possible removal of the property from the "Municipal Register of Cultural Heritage Properties" **Be Endorsed;**

AND THAT a progress report on the Review Process be presented to Council within the first year of implementing the process;

AND THAT the *Municipal Register of Cultural Heritage Properties* be expanded to include the "non-designated" *City of Guelph Inventory of Heritage Structures* (Burcher-Stokes Properties) listed in Attachment 3;

BACKGROUND

In 2007, Council endorsed a three phase process to expand the *Municipal Register of Cultural Heritage Properties*. The first phase is the expansion of the Register to include approximately 1,900 cultural heritage resources listed on the *City of Guelph Inventory of Heritage Structures* compiled by Frank Burcher and Peter Stokes during the 1990s, hereafter referred to as the Burcher-Stokes Inventory. The second phase involves the development of weighting/ranking criteria for the entire list of cultural heritage resources within the City (approx. 4,000 properties). Phase three involves the application of the criteria to the *City's Architectural Inventory* compiled by Gordon Couling during the 1970s to determine which of these properties should also be included on the Register (approx. 2,100 properties).

On November 24, 2008 Council deferred CD&ES Report No. 08-108 which recommended that the first phase of the proposed expansion to the Municipal Register be approved, and requested staff to bring back a review process to address requests for modifications to listed information and/or the removal of properties from the Register. CD&ES Report No. 08-108 is included as Attachment 1 to this report.

As outlined in CD&ES Report No. 08-108, the expansion of the Municipal Register provides the City with additional time to consider applications for demolition or removal of properties listed on the Register. Specifically, if an owner wishes to remove or demolish a "non-designated" property included on the Municipal Register, the owner must provide the City with at least 60 days notice.

The additional time provided by the *Ontario Heritage Act* for listed properties can be crucial in making a well informed decision. Otherwise a decision can be made in haste causing other repercussions, e.g. the loss of a resource that is later found to be significant or an unnecessary confrontation with a property owner over a resource that is not considered significant.

The inclusion of the Burcher-Stokes Inventory properties on the Municipal Register will signal a strong level of commitment to heritage protection within the City. It provides additional time for Council to consider the heritage value of properties included on the Municipal Register, which are the subject of a demolition permit, and determine whether the property should be designated or permitted to be demolished. The Registry will also provide a more readily accessible means for property owners and potential purchasers to become aware of properties of cultural heritage value or interest. It also clarifies the process and timeframes used in dealing with demolition requests involving listed properties and improves the efficiency and effectiveness of the demolition process ensuring a well informed decision is made in a transparent manner. The addition of a review process provides an open, public vehicle for the consideration of correction and/or removal requests from the Municipal Register.

REPORT

The purpose of this report is to:

- a) continue to recommend the expansion of the Municipal Register of Cultural Heritage Properties to include "non-designated" properties on the Burcher-Stokes Inventory (Phase I);
- b) update the list of "non-designated" properties included in the Municipal Register to correct errors or omissions brought to staff's attention and by removing properties that have been approved for demolition (Attachment 3); and
- c) recommend a review process for Council's consideration of requests for corrections to listed information and/or removal of the property from the list.

A review process has been developed for property owners wishing to seek corrections to the Register listing and/or request removal from the Register.

Attachment 2 sets out the details of the review process and includes a review process flowchart and guidelines. Removal requests must be supported by documentation that demonstrates that the property does not meet any of the designation criteria prescribed by *Ontario Heritage Act* Regulation 9/06 (Attachment 2 – Appendix A).

The Application Guideline outlines the background and purpose of the Municipal Register and provides general instructions to applicants regarding the type of information they are required to submit in support of their application, steps to be taken by the applicant, reference resources available, and the criteria under the *Ontario Heritage Act* against which their requests will be weighed (Attachment 2 – Appendix A).

Applicants are encouraged to contact the City’s Heritage Planner before filling out the application form.

Once received, the application will be reviewed by the Heritage Planner for completeness. The attached Review Process Flowchart outlines the steps to be followed.

There are two types of applications: one to request a correction to the Register, and one to request removal from the Register. Requests for corrections will be handled by the Heritage Planner with assistance from Heritage Guelph, where necessary. All requests for removal from the Register will be reviewed by Heritage Guelph who will make a recommendation to Council. Council will make the final decision.

There may be applicants who chose not to provide any supporting documentation and/or research, and instead request that Heritage Guelph conduct a detailed assessment.

A progress report will be presented to Council recording the number of applications received and the nature of the submissions. The report may also include suggested changes to the review process.

CORPORATE STRATEGIC PLAN

The expansion of the *Municipal Register of Cultural Heritage Properties* is integral to achieving the City's Strategic Goal 4, “a vibrant and valued arts, cultural and heritage identity”. The Register will also influence Goal 1, “an attractive, well-functioning and sustainable city”.

FINANCIAL IMPLICATIONS

The City has included \$25,000 in the Operating Budget (2009) for professional consulting fees with approximately \$20,000 set aside for Phase 2 of the Expansion of the Municipal Register. There will be no application fee applied to review requests.

DEPARTMENTAL CONSULTATION

As required under Section 27.1.3 of the *Ontario Heritage Act*, Heritage Guelph has

been consulted regarding the inclusion of the Burcher-Stokes properties on the Municipal Register and has approved the phased approach presented above which was endorsed by Council on July 16, 2007. The Register and its expansion has involved Information Services and Community Design and Development Services. Direction regarding the project approach, register format, content, creation, maintenance and communication strategy has been provided by Community Design and Development. Assistance has also been provided by Heritage Guelph members, the City's Municipal Heritage Committee. Pursuant to the *Ontario Heritage Act*, the Register will be kept in the Clerk's Office, Information Services.

COMMUNICATIONS

A comprehensive Communications Plan has been implemented to inform individual property owners and the public of cultural heritage resources within the City of Guelph and policies governing their protection. The Communications Plan aimed to clarify the process and inform people of the implications of a Register listing and property designation. In 2007, the following communication activities were completed: two public open houses on the Municipal Register in December; and participation and displays at community heritage events throughout the year (e.g., Spotlight on Heritage, Doors Open Guelph, Art on the Street). On November 7, 2008 an additional open house was held prior to the Community Design & Environmental Services (CD&ES) Committee meeting at which the expansion of the Register was considered. Information brochures/bulletins were also distributed. In developing the Municipal Register, over 200 queries have been handled. Information on the Municipal Register has been posted on the City's website, identified on the City's AMANDA System and will be included in a public information brochure.

Notice of this report has been published in the newspaper and provided to everyone who requested to be kept apprised of the process which includes delegations at the November 7, 2008 CD&ES meeting.

If the expansion is approved, all listed property owners will be advised of their inclusion on the Municipal Register as "non-designated" properties and of the review process. A copy of the Municipal Register will be kept in the City's Clerks Office.

ATTACHMENTS

Attachment 1 - CD&ES Report No. 08-108

Attachment 2 – Review Process Guidelines

Attachment 3 – Non-Designated Properties to be Listed in the Municipal Register

"original signed by Joan Jylanne"

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Attachment 1

CD&ES Report No. 08-108

**Expansion of the Municipal Register of Cultural Heritage Properties to
Include Non-designated Burcher-Stokes Properties (Revised)**

TO **Community Development and Environmental Services Committee**

SERVICE AREA Community Design and Development Services
DATE **November 7, 2008**

SUBJECT EXPANSION OF THE MUNICIPAL REGISTER OF CULTURAL HERITAGE PROPERTIES TO INCLUDE NON-DESIGNATED BURCHER-STOKES PROPERTIES (REVISED)

REPORT NUMBER 08-108

RECOMMENDATION

THAT Report 08-108, dated November 7, 2008 from Community Design and Development Services, regarding the expansion of the *Municipal Register of Cultural Heritage Properties* to include the "non-designated" *City of Guelph Inventory of Heritage Structures* (Burcher-Stokes Properties) be received;

AND THAT the *Municipal Register of Cultural Heritage Properties* be expanded to include the "non-designated" *City of Guelph Inventory of Heritage Structures* (Burcher-Stokes Properties) listed in Attachment 3.

BACKGROUND

In 2007, Council endorsed a three phase process to expand the *Municipal Register of Cultural Heritage Properties*. This report addresses the first phase which is the expansion of the Register to include approximately 1,900 cultural heritage resources listed on the *City of Guelph Inventory of Heritage Structures* compiled by Frank Burcher and Peter Stokes during the 1990s hereafter referred to as the Burcher-Stokes Inventory. The second phase involves the development of weighting/ranking criteria for the entire list of cultural heritage resources within the City (approx. 4,000 properties). Phase three involves the application of the criteria to the City's *Architectural Inventory* compiled by Gordon Couling during the 1970s to determine which of these properties should also be included on the Register (approx. 2,100 properties).

The *Ontario Heritage Act* requires municipalities to keep a Register identifying all properties "designated" by a municipality or by the Minister to have cultural heritage value or interest under Part IV (individual designation) and Part V (district designation) of the *Ontario Heritage Act*. The Register serves as the official listing of cultural heritage properties identified as being important to the community.

Information to be included in the Register for each designated property includes: legal description; name and address of owner; and a statement explaining the cultural heritage value or interest along with a description of the property's heritage

attributes (See Attachment 1).

The Register may be expanded to also include “non-designated” properties that a Council believes to be of cultural heritage value or interest on its Municipal Register under section 27.1.2 of the *Ontario Heritage Act*. If an owner wishes to remove or demolish a “non-designated” property included on the Municipal Register the owner must provide the City with at least 60 days notice. This time period provides a municipality with additional time to consider the application and decide if the property should be designated. If designated, the heritage elements identified in the designation by-law would be protected and their demolition/removal subject to an approval process prescribed in the *Ontario Heritage Act*.

For properties not listed on the Municipal Registry, a municipality has 10 working days to consider a residential demolition permit and 20 working days to consider a commercial/industrial demolition permit under the *Ontario Building Code*. These review timeframes are typically inadequate to determine the heritage significance of a property and whether further protection should be applied to elements of the property through designation.

The decision to include a “non-designated” property on the Municipal Register lies with the local Council. However, Council must consult with its Municipal Heritage Committee, i.e., Heritage Guelph, prior to including a “non-designated” property on the Register.

Although the inclusion of a “non-designated” property on the Register does not legally require public notification, it is recommended so that property owners are aware of the Register and understand the implications of their property’s inclusion. The only information that needs to be included in the Register for a “non-designated” listing is a property description so that it can be readily identified. However, a brief rationale is recommended to explain the property’s potential cultural heritage value or interest. The proposed content of Register listings for “non-designated” properties is illustrated on Attachment 2.

Municipal Register of Cultural Heritage Properties and the City of Guelph Heritage Inventory

The City of Guelph currently has 83 designated properties/structures included in its *Municipal Register of Cultural Heritage Properties*. There are roughly 4,000 additional properties on the *City of Guelph Heritage Inventory* that are not yet designated which could be added to the Municipal Register. Previous counts of 3,000 heritage properties were erroneously reported due to an unknown limitation placed on the number of properties that can be accessed by the City’s data system at one time.

The *City of Guelph Heritage Inventory of Cultural Heritage Resources* consists of two inventories; the *Architectural Inventory* compiled by Gordon Couling and the *City of Guelph Inventory of Heritage Structures* compiled by Frank Burcher and Peter Stokes. The Couling Inventory was developed in the 1970’s with a focus on age and stone architecture. Essentially, any building/structure constructed prior to

1927 (Guelph's Centennial) was included on this inventory. During the 1990's, the Burcher-Stokes Inventory was completed to update the Couling Inventory and was expanded to include properties located within the current City boundaries. The Burcher-Stokes Inventory focused on architectural and historical merit. Although there is some duplication of properties on both inventories, the address listings are not the same since different assessment criteria were used. Some properties included in the Couling Inventory are absent from the Burcher-Stokes Inventory and vice-versa. As a result there are approximately 4,000 individual properties on the combined inventory list. In addition, Heritage Guelph occasionally recommends that additional properties be added to the heritage inventory.

As per Phase I of the work plan, this report is recommending that the Burcher-Stokes Inventory be considered for inclusion in the Register at this time on the basis that this recent inventory looked at both architectural and historical merit and has been evaluated to ensure that the listings would meet current legislated designation criteria. The Register expansion would also bring clarity to the demolition process and provide Council with a 60 day review period to determine whether the resource may be removed/demolished or if the designation process should be initiated.

Current Practice

Currently, the *City of Guelph Heritage Inventory* is used by the City as a source of potential designations and is a consideration in the development approval process. The Inventory is included in the City's property tracking system, AMANDA, which serves as a flag for any development or demolition application or query made on a property. Currently, owners become aware of their inclusion on the inventory when they make a building/planning application or inquiry to the City.

The Registry will provide a more readily accessible means for property owners and potential purchasers to become aware of the properties on the Inventory.

Public Consultation

An earlier report was scheduled for the October 10, 2008 Community Development and Environmental Services meeting concerning the expansion of the Municipal Register but was deferred. Notification concerning the October report was quite extensive and included individual notices to all affected property owners and a general notice was included in the newspaper. Over 140 queries were received in response to the notice, demonstrating property owners' concern and interest in the proposed expansion. Concerns were expressed with respect to impacts on property rights, property values, property standards, future additions/modifications, taxes and resale value. A number of owners expressed interest in being designated to protect their site for future generations. Staff advised that the listing of "non-designated" properties on the Municipal Register simply formalizes a 60 day review period to allow the City to assess whether the heritage resource should be protected through designation or may be demolished.

This report serves as an update to the October 2008 report and outlines the quantity and content of concerns expressed. A general notice was included in the

newspaper about rescheduling the report and anyone who expressed a concern has been notified of the meeting change. In addition, an open house prior to the CDES meeting was scheduled to provide an informal opportunity for people to express their concerns and learn more about the proposed expansion to the Municipal Register. An information brochure will also be developed explaining what it means to be on the Registry to compliment the existing brochures on individual and district heritage designations.

REPORT

Inclusion of Burcher-Stokes Inventory Properties on the Municipal Register

It is recommended that the *Municipal Register of Cultural Heritage Properties* be expanded to include the “non-designated” properties on the Burcher-Stokes Inventory listed in Attachment 3. The Burcher-Stokes Inventory includes approximately 1,900 entries. In order to test the appropriateness of the properties on the inventory for future consideration for designation, a sampling exercise was completed and confirmed that the properties would meet current designation criteria prescribed by the revised *Ontario Heritage Act*.

A few University of Guelph properties have been excluded from this initial expansion of the Municipal Register in order to provide additional time to assess the sites and continue our dialogue with University staff. The sites excluded from Appendix 3 mainly deal with walkways, lanes (which would not be subject to a demolition permit) and a few newer structures.

If approved by Council, the properties will be included in the Register and an appropriate code will be input into the City’s AMANDA system so that when a demolition or removal request is made, applicants are informed of the process and the need for the City to respond within a 60 day period.

Council must make a decision and determine if the property should be designated under the *Ontario Heritage Act* or not. If the Council determines, with the advice of Heritage Guelph, that the property should be designated, a notice of intent to designate must be given and the process for designation applied pursuant to the *Ontario Heritage Act*. If the Council decides that the property is not to be protected, the property will be removed from the Municipal Registry and the demolition permit may be issued.

Next Steps

The second phase of the Register expansion project involves establishing weighting /ranking criteria for the properties on the *City of Guelph Inventory of Cultural Heritage Resources* to assist in determining priorities for both individual and district heritage designations. The criteria will also be used to determine which Cultural Heritage Resources should be added to the Registry in addition to the Burcher-Stokes listings added previously in phase one. Consulting services will be required to develop the weighting/ranking criteria.

The third phase will involve the analysis of the Couling Inventory properties, that are not on the Burcher-Stokes Inventory, and whether they should be included on

the Municipal Register. This will be done by applying the criteria and weighting methodology developed in Phase II.

The long term aim is to evaluate all the properties on the Municipal Registry to determine if they should be individually designated or included in a heritage district.

Conclusion

The inclusion of the Burcher-Stokes Inventory properties on the Municipal Register will signal a strong level of commitment to heritage protection within the City. It also provides additional time for Council to consider the heritage value of those properties included on the Municipal Register, that are the subject of a demolition permit, and determine whether the property should be designated or permitted to be demolished.

CORPORATE STRATEGIC PLAN

The expansion of the *Municipal Register of Cultural Heritage Properties* is integral to achieving the City's Strategic Goal 4, "a vibrant and valued arts, cultural and heritage identity". The Register will also influence Goal 1, "an attractive, well-functioning and sustainable city".

FINANCIAL IMPLICATIONS

The City has included \$25,000 in the Operating Budget (2009) for professional consulting fees with approximately \$20,000 set aside for Phase 2 of the Expansion of the Municipal Register.

DEPARTMENTAL CONSULTATION

As required under Section 27.1.3 of the *Ontario Heritage Act*, Heritage Guelph has been consulted regarding the inclusion of the Burcher Stokes properties on the Municipal Register and has approved their inclusion using the phased approach presented above which was endorsed by Council on July 16, 2007. The Register and its expansion has involved Information Services and Community Design and Development Services. Direction regarding the project approach, register format, content, creation, maintenance and communication strategy has been provided by Community Design and Development. Assistance has also been provided by Heritage Guelph members, the City's Municipal Heritage Committee. Pursuant to the *Ontario Heritage Act*, the Register will be kept in the Clerk's Office, Information Services.

COMMUNICATIONS

A comprehensive Communications Plan has been developed to inform individual property owners and the public of cultural heritage resources within the City of Guelph and policies governing their protection. The Communications Plan is meant to help clarify the process and inform people of the implications of a Register listing and property designation. In 2007, the following communication activities were completed: two public open houses on the Municipal Register in December; and participation and displays at community heritage events throughout the year (e.g. Spotlight on Heritage, Doors Open Guelph, Art on the Street). Information brochures/bulletins were also distributed. Information on the Municipal Register has

been posted on the City's website and will be included in a public information brochure.

ATTACHMENTS

- Attachment 1 - Sample Municipal Register Entry for Designated Property
- Attachment 2 - Sample Municipal Register Entry for Non-Designated Property
- Attachment 3 - Non-Designated Properties to be Listed in the Municipal Register

“original signed by Joan Jylanne”

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Attachment 1
Sample Municipal Register Entry for Designated Property

16 Oxford Street

Address: 16 Oxford Street

By-law: (1983)-11359

Legal Description: Part Lot 641, Plan 8

Current Owner: David Leger and Jennifer Leger



Designated Portions

The designation covers the Oxford Street façade and the rest of the original brick structure, while excluding rear additions of later date. Features of the Oxford Street façade are, more specifically:

- a) The deep, four-columned verandah with railings of turned balusters.
- b) The central enclosed entry vestibule of wood and glass.
- c) Two bow windows under the verandah.
- d) Three upper floor windows, surmounted by brick arches, with fitted shutters.
- e) Gable end of roof over the easterly half of the façade.

The brick side-walls, side window openings and roof, of intersecting gable form, are the recognized parts of the rest of the original structure.

Property History

This two storey house was built of cream-coloured brick on a stone foundation about 1871. Originally it faced Nelson Crescent but was relocated circa 1912. Its façade retains considerable character with its twin bow windows and enclosed entry vestibule beneath the wide verandah. For ninety years it was the home of the family of George Williams, prominent Wyndham street merchant. The house forms a significant visual anchor for the residential streetscape to the west.

The designation covers the Oxford Street façade and the rest of the original brick structure, while excluding rear additions of later date.

Attachment 2
Sample Municipal Register Entry for Non-Designated Property



Photo	Property Address	Legal Address	Significant Features	Build Date
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			entrance porch.	c. 1875
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			2/2 sash, side rendered with ashlar-pattern stucco.	c. 1880
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			bracketed, keyhole windows with rusticated brick architraves.	c. 1906
	16	Albert Street	Lot 12, Plan 37 Ontario Cottage, 3 bay, 'white' brick flush quoins and segmental arches, 1/1 sash, panelled and glazed door with horizontal bead-edged and convex profile centre panel, (later entrance porch).	c. 1880



	20	Albert Street	Pt Lot 13, Plan 37	Neo-Classic Vernacular, 1 storey and loft (made into attic with modern Palladian windows in large gabled, board & batten front dormer), later Victorian elaborate panelled and glazed door, plain transom above, bush-hammered and tool-margined flush architrave to openings including lintels, tooled sills, bush-hammered and tooled plinth band course, (repointed flush), (windows renewed).	c. 1860
	24	Albert Street	Pt Lot 13, Plan 37	Neo-Classic Vernacular, 1 ½ storey, 3 bay, gable roof, tooled sills, hammer dressed lintels, 6/6 sash, panelled and glazed door, 1 storey, 1 bay South extension up ½ floor, very small flag lot, faced Gordon Street.	c. 1855

**Attachment 3
Non-Designated Properties to be Listed in the Municipal Register**

Property Address			
A	7 Ardmay Crs.	68 Arthur St. N	74/76 Baker St.
12/14/16 Aberdeen St.	9 Ardmay Crs.	86 Arthur St. N	7 Balsarroch Pl.
17 Aberdeen St.	15 Ardmay Crs.	92 Arthur St. N	Barber Ave.
21 Aberdeen St.	10 Ardmay Crs.	96 Arthur St. N	1 Barber Ave.
61 Albert Street	32 Arnold St.	110/112 Arthur St. N	11 Barber Ave.
12 Albert Street	72 Arnold St.	118 Arthur St. N	17 Barber Ave.
16 Albert Street	9 Arthur St. N.	120 Arthur St. N	19 Barber Ave.
20 Albert Street	17 Arthur St. N	122 Arthur St. N	21 Barber Ave.
24 Albert Street	25 Arthur St. N	130 Arthur St. N	25 Barber Ave.
26 Albert Street	31/33 Arthur St. N	156 Arthur St. N	2 Barber Ave.
30 Albert Street	41 Arthur St. N	184 Arthur St. N	12 Barber Ave.
58 Albert Street	45 Arthur St. N	196 Arthur St. N	18 Barber Ave.
64 Albert Street	47 Arthur St. N	252/254 Arthur St. N	24 Barber Ave.
95-109 Alice Street	71 Arthur St. N	258/260 Arthur St. N	30 Barber Ave.
177-187 Alice Street	83/85 Arthur St. N	262 Arthur St. N	72 Beaumont Cr.
20 Alice Street	89 Arthur St. N	280 Arthur St. N	31 Bellevue St.
45 Alice Street	91 Arthur St. N	5 Arthur St. S	20 Bellevue St.
47-49 Alice Street	93 Arthur St. N	16 Arthur St. S	9/11 Birmingham St.
52 Alice Street	97 Arthur St. N	24 Arthur St. S	169 Bristol St.
60 Alice Street	115 Arthur St. N	26/30 Arthur St. S	171 Bristol St.
66 Alice Street	143 Arthur St. N	62 Arthur St. S	187 Bristol St.
76 Alice Street	147/149 Arthur St. N	74 Arthur St. S	207/209 Bristol St.
86/88-92/94 Alice St.	175 Arthur St. N	124/126 Arthur St. S	213/211 Bristol St.
98 Alice	185 Arthur St. N	128 Arthur St. S	223/225 Bristol St.
206/208A, 210, 212 Alice St.	187 Arthur St. N	138 Arthur St. S	239 Bristol St.
18 Alma St. N	199 Arthur St. N	144 Arthur St. S	15-25 Brockville Ave.
26 Alma St. N	203 Arthur St. N	148 Arthur St. S	19 Brockville Ave.
58 Alma St. N	207/209 Arthur St. N	172 Arthur St. S	39-47 Brockville Ave.
88 Alma St. N	221 Arthur St. N	33 Arkell Rd.	C
90 Alma St. N	231 Arthur St. N	284 Arkell Rd.	47 Callander Dr.
104 Alma St. S	235 Arthur St. N	299 Arkell Rd.	81 Callander Dr.
118/120 Alma St. S	245 Arthur St. N	27 Audrey Ave.	89 Callander Dr.
7/9/11/13/15 Ann St.	251 Arthur St. N	B	64 Callander Dr.
6-16 Ann St.	253 Arthur St. N	94/96/96a/102 Bagot St.	72 Callander Dr.
12 Ann St.	259 Arthur St. N	93 Bagot St.	82 Callander Dr.
3 Ardmay Crs.	277 Arthur St. N	30 Baker St.	84 Callander Dr.
5 Ardmay Crs.	34 Arthur St. N	40 Baker St.	98 Callander Dr.
	50/52 Arthur St. N		1/3 Cambridge St.
	56/58 Arthur St. N		5/7 Cambridge St.
	64 Arthur St. N		9 Cambridge St.
			11 Cambridge St.
			13 Cambridge St.

23 Cambridge St.	18 Charles St.	89/91 Cork St. W	33 Division St.
51 Cambridge St.	7 Chester St.	135 Cork St. W	52 Division St.
57 Cambridge St.	8 Church Lane	141 Cork St. W	6-30 Dodds Ave.
85 Cambridge St.	75 Cityview Dr.	66 Cork St. W	18 Dodds Ave.
14 Cambridge St.	75 Cityview Dr.	68 Cork St. W	21 Dormie Ln.
18 Cambridge St.	20 Cityview Dr.	78/80 Cork St. W	33 Dormie Ln.
26 Cambridge St.	331 Clair Rd. E	112 Cork St. W	9 Douglas St.
46 Cambridge St.	340 Clair Rd. E	120-140 Cork St. W	6 Douglas St.
54 Cambridge St.	132 Clair Rd. W	128 Cork St. W	8-12 Douglas St.
58 Cambridge St.	9 Clarke St. E	136 Cork St. W	16 Douglas St.
62 Cambridge St.	15 Clarke St. E	142 Cork St. W	18 Douglas St.
66 Cambridge St.	19 Clarke St. E	148 Crawley Rd.	20 Douglas St.
68 Cambridge St.	23 Clarke St. E	372 Crawley Rd.	24 Douglas St.
6-10 Carden St.	20 Clarke St. E	80 Curtis Dr.	26 Douglas St.
79 Carden St.	26 Clarke St. E	D	30-32 Douglas St.
14 Carden St.	1 Clarke St. W	5 Dean Ave.	103/105 Dublin St. N
26 Carden St.	9/11 Clarke St. W	87/89 Dean Ave.	127 Dublin St. N
46-50 Carden St.	17 Clarke St. W	10 Dean Ave.	133/135 Dublin St. N
52 Carden St.	33 Clarke St. W	1 Delhi St.	153 Dublin St. N
54 Carden St.	37 Clarke St. W	33 Delhi St.	243 Dublin St. N
56-64 Carden St.	41 Clarke St. W	55 Delhi St.	245 Dublin St. N
74 Carden St.	12 Clarke St. W	65 Delhi St.	271 Dublin St. N
72 Carden St.	14 Clearview St.	297 Delhi St.	273 Dublin St. N
82-90 Carden St.	25 Clinton St.	305 Delhi St.	2/4 Dublin St. N
92-94 Carden St.	14 Clinton St.	309 Delhi St.	8 Dublin St. N
94 Carden St.	32 Clinton St.	313 Delhi St.	14 Dublin St. N
106 Carden St.	38 Clinton St.	6 Delhi St.	40 Dublin St. N
75 Cardigan St.	44 Clinton St.	14 Delhi St.	74 Dublin St. N
28/30 Cardigan St.	48 Clinton St.	20 Delhi St.	78/80 Dublin St. N
40/42 Cardigan St.	58 Clinton St.	42 Delhi St.	84 Dublin St. N
44 Cardigan St.	329 College Ave. E	56 Delhi St.	86 Dublin St. N
46 Cardigan St.	372 College Ave. E	82 Delhi St.	88 Dublin St. N
122/124 Cardigan St.	83 College Ave. W	96 Delhi St.	108/110 Dublin St. N
178 Cardigan St.	103 College Ave. W	100 Delhi St.	124-126 Dublin St. N
9-21 Cavell Ave.	14/16 Commercial St.	106 Delhi St.	138 Dublin St. N
21 Cavell Ave.	9 Cork St. E	148 Delhi St.	144 Dublin St. N
10 Cavell Ave.	15 Cork St. E	262 Delhi St.	150 Dublin St. N
10-20 Cavell Ave.	23 Cork St. E	1 Derry St.	154 Dublin St. N
39 Central St.	41-43 Cork St. E	7 Derry St.	188 Dublin St. N
43 Central St.	45 Cork St. E	13 Derry St.	190 Dublin St. N
32 Central St.	49-51 Cork St. E	15 Derry St.	196 Dublin St. N
40 Central St.	20 Cork St. E	19/21 Derry St.	220 Dublin St. N
19/21 Chadwick Ave.	21/23 Cork St. W	39 Derry St.	236 Dublin St. N
11 Charles St.	27/29 Cork St W	59 Derry St.	240 Dublin St. N
15 Charles St.	63 Cork St. W	16 Derry St.	252 Dublin St. N
25 Charles St.	79/81 Cork St. W	20/22 Derry St.	19 Dublin St. S
	85 Cork St. W	15 Division St.	25/27 Dublin St. S
		25 Division St.	29/31 Dublin St. S

33 Dublin St. S
77 Dublin St. S
20 Dublin St. S
49/51 Dufferin St.
93 Dufferin St.
123 Dufferin St.
151 Dufferin St.
185 Dufferin St.
189 Dufferin St.
195 Dufferin St.
2/4 Dufferin St.
6 Dufferin St.
10/12 Dufferin St.
16 Dufferin St.
22 Dufferin St.
40 Dufferin St.
42 Dufferin St.
50 Dufferin St.
70 Dufferin St.
86/88 Dufferin St.
110 Dufferin St.
112 Dufferin St.
116 Dufferin St.
128 Dufferin St.
130 Dufferin St.
150 Dufferin St.
196 Dufferin St.
13 Durham St.
19 Durham St.
23 Durham St.
27/29 Durham St.
37 Durham St.
63 Durham St.
67 Durham St.
75 Durham St.
79 Durham St.
87 Durham St.
20 Durham St.
24 Durham St.
28 Durham St.
64 Durham St.
70 Durham St.
74 Durham St.
90 Durham St.

E

14-26 Earl St.
18 Earl St.
1 Eden St.

3 Eden St.
5 Eden St.
7 Eden St.
55 Edgehill Dr.
32 Edgehill Dr.
34 Edgehill Dr.
75 Edinburgh Rd. N
81 Edinburgh Rd. N
107 Edinburgh Rd. N
42 Edinburgh Rd. N
44 Edinburgh Rd. N
50 Edinburgh Rd. N
62 Edinburgh Rd. N
64-68 Edinburgh Rd.
N
72 Edinburgh Rd. N
76 Edinburgh Rd. N
80-82 Edinburgh Rd.
N
84 Edinburgh Rd. N
142-8/164-8
Edinburgh Rd. N
180 Edinburgh Rd. N
184 Edinburgh Rd. N
188-194 Edinburgh
Rd. N
310 Edinburgh Rd. N
37 Edinburgh Rd. S
49 Edinburgh Rd. S
93 Edinburgh Rd. S
95/97 Edinburgh Rd.
S
375 Edinburgh Rd. S
44 Edinburgh Rd. S
254 Edinburgh Rd. S
302-306 Edinburgh
Rd S.
998 Edinburgh Rd. S
6 Edmonton Dr.
21 Edwin St.
23 Edwin St.
29 Edwin St.
41 Edwin St.
10 Edwin St.
20 Edwin St.
32 Edwin St.
16 Elizabeth St.
170 Elizabeth St.

178 Elizabeth St.
412 Elizabeth St.
21 Elora St.
14-46 Elora St.
34 Elora St.
170 Emma St.
174 Emma St.
35 Emslie St.
39 Emslie St.
13/15 Eramosa Rd.
45 Eramosa Rd.
113 Eramosa Rd..
627 Eramosa Rd..
2 Eramosa Rd.
12-16 Eramosa Rd.
18 Eramosa Rd.
28 Eramosa Rd.
30/32 Eramosa Rd.
48 Eramosa Rd.
102 Eramosa Rd.
59/61 Essex St.
73/75 Essex St.
83 Essex St.
89 Essex St.
93 Essex St.
99/101 Essex St.
115 Essex St.
86 Essex St.
106 Essex St.
122 Essex St.
7 Exhibition St.
19 Exhibition St.
135 Exhibition St.
119 Exhibition St.
297 Exhibition St.
226 Exhibition St.
264 Exhibition St.
18 Extra St.
F
81 Farquhar St.
97-101 Farquhar St.
111 Farquhar St.
72 Farquhar St.
118-120 Farquhar
St.
15 Fergus St.
26 Fergus St.
28 Ferndale Ave.

21 Forbes Ave.
14 Forbes Ave.
84 Forbes Ave.
61 Forest St.
79 Forest St.
233 Forestell Rd.
29 Foster Ave.
35 Foster Ave.
45 Foster Ave.
67 Foster Ave.
12 Foster Ave.
14 Foster Ave.
74 Foster Ave.
80/82 Foster Ave.
86 Foster Ave.
94 Foster Ave.
11 Fountain St. E
15-23 Fountain St. E
101 Fountain St. E
103-105 Fountain St. E
117 Fountain St. E
70 Fountain St. E
90 Fountain St. E
94 Fountain St. E
100 Fountain St. E
19 Fountain St. W
35/37 Fountain St. W
G
23 Galt St.
35 Galt St.
43 Galt St.
47 Galt St.
52/54 Galt St.
72 Galt St.
80 Galt St.
11 Garth St.
8 Garth St.
18 Gladstone Ave.
1/3 Glasgow St. N
7 Glasgow St. N
11/13 Glasgow St. N
15/19 Glasgow St. N
27 Glasgow St. N
29/31/33 Glasgow St. N
35/37/39 Glasgow St. N
43 Glasgow St. N
47 Glasgow St. N
59 Glasgow St. N

63 Glasgow St. N	17 Glasgow St. S	117 Grange St.	34 Hooper St.
69 Glasgow St. N	47 Glasgow St. S	123 Grange St.	11 Howitt St.
73 Glasgow St. N	56/58 Glasgow St. S	135 Grange St.	23 Howitt St.
75/79 Glasgow St. N	15 Gordon St.	6 Grange St.	33 Howitt St.
117 Glasgow St. N	19/21 Gordon St.	66 Grange St.	37 Howitt St.
123 Glasgow St. N	197 Gordon St.	140 Grange St.	57 Howitt St.
127 Glasgow St. N	325 Gordon St.	2/4 Grant St.	120 Huron St.
133 Glasgow St. N	329 Gordon St.	8 Grant St.	125 Huron St.
143 Glasgow St. N	335 Gordon St.	12 Grant St.	41 Hyland Rd.
151/153 Glasgow St. N	345 Gordon St.	11 Green St.	I
159 Glasgow St. N	359 Gordon St.	19 Green St.	47 Inkerman St.
187 Glasgow St. N	1647 Gordon St.	25-27 Green St.	6 Inkerman St.
193 Glasgow St. N	1949 Gordon St.	31 Green St.	12 Inkerman St.
215 Glasgow St. N	2187 Gordon St.	37/39 Green St.	100 Inkerman St.
221 Glasgow St. N	2-6 Gordon St.	45 Green St.	33 Islington Ave.
12 Glasgow St. N	26 Gordon St.	59 Green St.	J
12-20 Glasgow St. N	72 Gordon St.	28 Green St.	11 Jackson St.
22 Glasgow St. N	218-220 Gordon St.	32 Green St.	23 Jackson St.
26-40 Glasgow St. N	324 Gordon St.	56 Green St.	22 James St. E
30 Glasgow St. N	330 Gordon St.	60 Green St.	10 James St. W
42-60 Glasgow St. N	332 Gordon St.	25 Grove St.	30 James St. W
42 Glasgow St. N	336 Gordon St.	31 Grove St.	18 Jane St.
48 Glasgow St. N	358 Gordon St.	45 Grove St.	95-117 Johnson St.
54 Glasgow St. N	776 Gordon St.	73 Grove St.	101/103 Johnson St.
60 Glasgow St. N	1428 Gordon St.	118 Grove St.	K
78 Glasgow St. N	1640 Gordon St.	176/178 Grove St.	8 Kathleen St.
108 Glasgow St. N	1756 Gordon St.	H	14 Kathleen St.
112 Glasgow St. N	1858 Gordon St.	25 Harcourt Dr.	18 Kathleen St.
120 Glasgow St. N	1912 Gordon St.	35 Harcourt Dr.	26 Kathleen St.
126 Glasgow St. N	2054 Gordon St.	20 Harcourt Dr.	50 Kathleen St.
136 Glasgow St. N	2162 Gordon St.	24 Harcourt Dr.	64 Kathleen St.
144 Glasgow St. N	2270 Gordon St.	45 Hardy St.	72 Kathleen St.
150 Glasgow St. N	270 Grange Rd.	51 Harrison Ave.	78 Kathleen St.
154 Glasgow St. N	300 Grange Rd.	40 Harrison Ave.	102/104 Kathleen St.
160 Glasgow St. N	25/27 Grange St.	132 Harts Ln.	9/11 Kent St.
178 Glasgow St. N	29/31 Grange St.	61 Hearn Ave.	17 Kent St.
188 Glasgow St. N	37/39/41 Grange St.	63 Hearn Ave.	25 Kent St.
192 Glasgow St. N	37 Grange St.	73 Hearn Ave.	45 Kent St.
198 Glasgow St. N	39 Grange St.	77 Hearn Ave.	59 Kent St.
202 Glasgow St. N	41 Grange St.	87 Hearn Ave.	73 Kent St.
208/210 Glasgow St. N	53 Grange St.	62 Hearn Ave.	81 Kent St.
224 Glasgow St. N	71-83 Grange St.	68 Hearn Ave.	85 Kent St.
228 Glasgow St. N	71 Grange St.	70 Hearn Ave.	68/70 Kent St.
236 Glasgow St. N	73/75 Grange St.	72 Hearn Ave.	76 Kent St.
11 Glasgow St. S	77 Grange St.	7 Heather Ave.	80 Kent St.
15 Glasgow St. S	79/81 Grange St.	13 Highview Pl.	10 Kerr St.
	83 Grange St.	18 Honey Cres.	14 Kerr St.
	109 Grange St.	49 Hooper St.	

3 King St.
13 King St.
45 King St.
101 King St.
127 King St.
157 King St.
163 King St.
181 King St.
193 King St.
203 King St.
34 King St.
52 King St.
114 King St.
120 King St.
124 King St.
132 King St.
134/136 King St.
138/138A King St.
154/156 King St.
188 King St.
198 King St.
210 King St.
9 Kirkland St.
17 Kirkland St.
25 Kirkland St.
37 Kirkland St.
47 Kirkland St.
57 Kirkland St.
67 Kirkland St.
12 Kirkland St.
16/18 Kirkland St.
38 Kirkland St.
42 Kirkland St.
66/68 Kirkland St.
26 Kron Dr.

L

134 Lane St.
45 Lemon St.
51 Lemon St.
24 Lemon St.
46 Lemon St.
56 Lemon St.
3 Liverpool St.
15 Liverpool St.
23/25 Liverpool St.
33 Liverpool St.
37 Liverpool St.
41 Liverpool St.

71/73 Liverpool St.
77/79 Liverpool St.
83 Liverpool St.
117 Liverpool St.
129 Liverpool St.
135 Liverpool St.
18 Liverpool St.
22 Liverpool St.
26/28 Liverpool St.
42 Liverpool St.
68 Liverpool St.
72 Liverpool St.
80 Liverpool St.
86 Liverpool St.
124 Liverpool St.
128 Liverpool St.
206 Liverpool St.
208-214 Liverpool St.
224 Liverpool St.
15/15A London Rd.
E
19 London Rd. E
25/27 London Rd. E
29 London Rd. E
14 London Rd. E
18 London Rd. E
25 London Rd. W
29 London Rd. W
31/33 London Rd. W
37/39 London Rd. W
41 London Rd. W
51 London Rd. W
55 London Rd. W
59 London Rd. W
175 London Rd. W
193 London Rd. W
195 London Rd. W
197 London Rd. W
16/18 London Rd. W
20 London Rd. W
26 London Rd. W
36 London Rd. W
42 London Rd. W
50 London Rd. W
76 London Rd. W
128 London Rd. W
140 London Rd. W

19 Lyon Ave.
21 Lyon Ave.
23-33 Lyon Ave.
23 Lyon Ave.
33 Lyon Ave.
59 Lyon Ave.
51-63 Lyon Ave.
12 Lyon Ave.
24 Lyon Ave.
50 Lyon Ave.
52 Lyon Ave.
70 Lyon Ave.

M

23 a,b,c MacDonnell St.
51-55 MacDonnell St.
89 MacDonnell St.
20-26 MacDonnell St.
28-32 MacDonnell St.
44 MacDonnell St.
72-76 MacDonnell St.
82 MacDonnell St.
88 MacDonnell St.
90 MacDonnell St.
92-96 MacDonnell St.
98 MacDonnell St.
MacDonnell St. (Bridge)
MacDonnell St. (Rail Viaduct)
99 Maltby Rd. W
19 Manitoba St.
29 Manitoba St.
75 Manitoba St.
48 Manitoba St.
60 Manitoba St.
66 Manitoba St.
74 Manitoba St.
65 Maple St.
34 Maple St.
66 Maple St.
104 Maple St.
124 Maple St.
7 Maplewood Dr.
13 Marcon St.
14 Marcon St.
6 Margaret St.
40 Margaret St.
31 Margaret St.
37 Margaret St.
63/65 Martin Ave.
15 McTague St.
21/23 McTague St.
29 McTague St.
35 McTague St.
43 McTague St.
49 McTague St.
51 McTague St.
57 McTague St.
65 McTague St.
73/75 McTague St.
6/8 McTague St.
14 McTague St.
22 McTague St.
26 McTague St.
30 McTague St.
36 McTague St.
42 McTague St.
60 McTague St.
35/37/39/41 Meadowview Ave.
47 Meadowview Ave.
100 Memorial Crst.
106-112 Memorial Crst.
132 Memorial Crst.
13 Merion St.
29-39 Merion St.
33 Merion St.
57 Merion St.
27 Merritt Blvd.
32 Merritt Blvd.
49 Metcalfe St.
140 Metcalfe St.
236 Metcalfe St.
41 Mitchell St.
14 Mitchell St.
24 Mitchell St.
40/42 Mitchell St.
27 Mont St.
33 Mont St.
59 Mont St.

69 Mont St.	St.	St.	O
75 Mont St.	119/121 Norfolk St.	74 Northumberland	15/17 Oliver St.
12 Mont St.	123 Norfolk St.	St.	21/23 Oliver St.
20 Mont St.	131 Norfolk St.	76/78	33/35 Oliver St.
28 Mont St.	137 Norfolk St.	Northumberland St.	8 Oliver St.
44 Mont St.	143 Norfolk St.	86 Northumberland	10 Oliver St.
5 Monticello Crst.	147 Norfolk St.	St.	14 Oliver St.
2 Monticello Crst.	153 Norfolk St.	88 Northumberland	5-9 Omar St.
21 Monticello Crst.	161 Norfolk St.	St.	59 Omar St.
23 Monticello Crst.	177 Norfolk St.	108/110	7/9 Ontario St.
112 Morris St.	183 Norfolk St.	Northumberland St.	15 Ontario St.
N	187 Norfolk St.	120 Northumberland	19 Ontario St.
5-7 Neeve St.	191/193 Norfolk St.	St.	23/25 Ontario St.
11 Neeve St.	28 Norfolk St.	33 Norwich St. E	35 Ontario St.
33 Neeve St.	72 Norfolk St.	37 Norwich St. E	43 Ontario St.
35 Neeve St.	122 Norfolk St.	41 Norwich St. E	49 Ontario St.
83 Neeve St.	150 Norfolk St.	111 Norwich St. E	55 Ontario St.
101-103 Neeve St.	186 Norfolk St.	129 Norwich St. E	65 Ontario St.
109 Neeve St.	190 Norfolk St.	18 Norwich St. E	73 Ontario St.
115 Neeve St.	206 Norfolk St.	20 Norwich St. E	79 Ontario St.
123-141 Neeve St.	Northumberland St.	30 Norwich St. E	93 Ontario St.
129 Neeve St.	61/63	34 Norwich St. E	131 Ontario St.
159/161 Neeve St.	Northumberland St.	40 Norwich St. E	155 Ontario St.
167/169 Neeve St.	67/69	110 Norwich St. E	2-8 Ontario St.
195 Neeve St.	Northumberland St.	114 Norwich St. E	20 Ontario St.
14 Neeve St.	73 Northumberland	126 Norwich St. E	28 Ontario St.
22 Neeve St.	St.	132 Norwich St. E	38 Ontario St.
24 Neeve St.	79 Northumberland	1-9 Norwich St. W	44 Ontario St.
26 Neeve St.	St.	17 Norwich St. W	50 Ontario St.
30 Neeve St.	83 Northumberland	21 Norwich St. W	68/70/72 Ontario St.
34A/34B Neeve St.	St.	25/27 Norwich St. W	88 Ontario St.
36 Neeve St.	89 Northumberland	31 Norwich St. W	104-110 Ontario St.
90-100 Neeve St.	St.	12 Norwich St. W	120 Ontario St.
132 Neeve St.	99 Northumberland	32/34 Norwich St. W	132 Ontario St.
156/158 Neeve St.	St.	44 Norwich St. W	7 Orchard Crs.
172 Neeve St.	127/129	50 Norwich St. W	21 Oxford St.
174 Neeve St.	Northumberland St.	35/37 Nottingham	29 Oxford St.
202/206/210 Neeve	St.	St.	31 Oxford St.
St.	32 Northumberland	45 Nottingham St.	39/41 Oxford St.
11 New St.	St.	47 Nottingham St.	61 Oxford St.
10/12 New St.	38 Northumberland	115 Nottingham St.	65 Oxford St.
20 New St.	St.	14 Nottingham St.	75 Oxford St.
35 Niska Rd.	40 Northumberland	16 Nottingham St.	79/81 Oxford St.
49 Norfolk St.	St.	50 Nottingham St.	83/85 Oxford St.
75 Norfolk St.	58/60	68 Nottingham St.	111 Oxford St.
99 Norfolk St.	Northumberland St.	104/106 Nottingham	123/125 Oxford St.
109 Norfolk St.	62/64	St.	135 Oxford St.
111-113/115 Norfolk	Northumberland St.	114 Nottingham St.	145 Oxford St.
	70 Northumberland		

36 Oxford St.
38 Oxford St.
42 Oxford St.
66/68 Oxford St.
72 Oxford St.
80 Oxford St.
82 Oxford St.
110 Oxford St.
130 Oxford St.

P

305B/307B Paisley Rd.
387 Paisley Rd.
9/11/13 Paisley St
15/17 Paisley St.
21 Paisley St.
25 Paisley St.
27 Paisley St.
29 Paisley St.
35 Paisley St.
47 Paisley St.
61 Paisley St.
65 Paisley St.
77 Paisley St.
101 Paisley St.
119 Paisley St.
121 Paisley St.
125/127 Paisley St.
131 Paisley St.
155 Paisley St.
193/195 Paisley St.
205/207 Paisley St.
209/211 Paisley St.
18 Paisley St.
52/54/56 Paisley St.
88 Paisley St.
138 Paisley St.
186 Paisley St.
196 Paisley St.
236 Paisley St.
23-29, 35 Palmer St.
35 Palmer St.
55 Palmer St.
107 Palmer St.
6/8 Palmer St.
10 Palmer St.
40 Palmer St.
84 Palmer St.

112 Palmer St.
122 Palmer St.
144 Palmer St.
154 Palmer St.
7 Park Ave.
15 Park Ave.
29 Park Ave.
39 Park Ave.
45 Park Ave.
49 Park Ave.
55/57 Park Ave.
61 Park Ave.
63 Park Ave.
71 Park Ave.
10 Park Ave.
14 Park Ave.
20 Park Ave.
24/26 Park Ave.
28 Park Ave.
40 Park Ave.
46 Park Ave.
50 Park Ave.
54 Park Ave.
60/62 Park Ave.
64 Park Ave.
11/13 Pearl St.
21 Pearl St.
23 Pearl St.
12 Pearl St.
16 Pearl St.
19 Powell St. E
20 Powell St. E
17 Powell St. W
29 Powell St. W
35/37 Powell St. W
22 Powell St. W
28 Powell St. W
30 Powell St. W
34 Powell St. W
54 Powell St. W
56-68 Powell St. W
58 Powell St. W
64 Powell St. W
7 Preston St.
9 Preston St.
47 Preston St.
59 Preston St.
69 Preston St.

77 Preston St.
44 Preston St.
48 Preston St.
54 Preston St.
66 Preston St.
76/78 Preston St.

Q

5/7 Quebec St.
9 Quebec St.
11-13 Quebec St.
15 Quebec St.
17 Quebec St.
27 Quebec St.
29 Quebec St.
31-35 Quebec St.
37 Quebec St.
41 Quebec St.
20 Quebec St.
30/32 Quebec St.
34/36 Quebec St.
38/42 Quebec St.
44/46 Quebec St.
50 Quebec St.
1 Queen St.
5 Queen St.
29 Queen St.
35 Queen St.
39 Queen St.
43 Queen St.
67 Queen St.
73 Queen St.
75 Queen St.
85 Queen St.
107 Queen St.
109 Queen St.
113 Queen St.
117 Queen St.
121 Queen St.
14 Queen St.
20-26 Queen St.
52 Queen St.
62 Queen St.
64 Queen St.
72 Queen St.
80 Queen St.
92 Queen St.
100 Queen St.
102 Queen St.

108 Queen St.
114-118 Queen St.
120 Queen St.

R

21-41 Raglan St.
63 Raglan St.
28 Raglan St.
34 Raglan St.
74-80 Raglan St.
74 Raglan St.
1 Regent St.
17 Regent St.
23/25 Regent St.
30 Regent St.
32-46 Regent St.
48 Regent St.
1 Richardson St.
41/43 Richardson St.
101 Riverview Dr.
143 Riverview Dr.
153 Riverview Dr.
177 Riverview Dr.
62 Robinson Ave.

S

15 Sherwood Dr.
31 Sherwood Dr.
22 Sherwood Dr.
43 Short St.
44 Short St.
35 Skov Crst.
20 Sloan Ave.
37/39 Southampton St.
150 Speedvale Ave. E
212 Speedvale Ave. E
85 Speedvale Ave. W
93 Speedvale Ave. W
111 Speedvale Ave. W
245 Speedvale Ave. W
463 Speedvale Ave. W
38 Speedvale Ave. W
92 Speedvale Ave. W
660 Speedvale Ave. W
35 Spring St.
55 St. Arnaud St.
71 St. Arnaud St.
70/72 St. Arnaud St.
80 St. Arnaud St.

56 St. George's Sq.
527 Stone Rd. E
480 Stone Rd. E
1 Stuart St.
7 Stuart St.
13 Stuart St.
45 Stuart St.
101 Stuart St.
112 Stuart St.
120 Stuart St.
7-25 Suffolk St. E
10 Suffolk St. E
13 Suffolk St. W
31 Suffolk St. W
37 Suffolk St. W
41/43 Suffolk St. W
45/47-49/51 Suffolk St. W
57 Suffolk St. W
61 Suffolk St. W
75 Suffolk St. W
83 Suffolk St. W
91 Suffolk St. W
103 Suffolk St. W
109 Suffolk St. W
115 Suffolk St. W
119 Suffolk St. W
129 Suffolk St. W
133 Suffolk St. W
145 Suffolk St. W
149 Suffolk St. W
167 Suffolk St. W
295 Suffolk St. W
297 Suffolk St. W
2 Suffolk St. W
10 Suffolk St. W
12 Suffolk St. W
16 Suffolk St. W
20 Suffolk St. W
34 Suffolk St. W
38 Suffolk St. W
44 Suffolk St. W
74 Suffolk St. W
78 Suffolk St. W
80 Suffolk St. W
82 Suffolk St. W
90 Suffolk St. W
114/116 Suffolk St.

W
130 Suffolk St. W
136 Suffolk St. W
140 Suffolk St. W
144/146 Suffolk St.
W
148/150 Suffolk St.
W
192 Suffolk St. W
210 Suffolk St. W
222 Suffolk St. W
246 Suffolk St. W
254 Suffolk St. W
256 Suffolk St. W
292-302 Suffolk St.
W
300 Suffolk St. W
20 Sultan St.
22/24 Sultan St.
45 Surrey St. E
53 Surrey St. E
81 Surrey St. E
83 Surrey St. E
89 Surrey St. E
101-103 Surrey St.
E
117 Surrey St. E
129 Surrey St. E
131 Surrey St. E
133 Surrey St. E
98 Surrey St. E
104 Surrey St. E
108 Surrey St. E
112-114 Surrey St.
E
120-122 Surrey St.
E
124-124A Surrey St.
E
130/132 Surrey St.
E
43/45 Surrey St. W
18 Sydenham St.
48 Sydenham St.
T
19 Tiffany St. E
2 Tiffany St. E
6 Tiffany St. E

22 Tiffany St. E
52 Tiffany St. E
11 Tiffany St. W
27 Tiffany St. W
35 Tiffany St. W
51 Tiffany St. W
61 Tiffany St. W
12 Tiffany St. W
40 Tiffany St. W
44 Tiffany St. W
54-62 Tiffany St. W
56 Tiffany St. W
17 Tipperary Pl.
16 Tipperary Pl.
23 Toronto St.
39 Toronto St.
45-59 Toronto St.
57 Toronto St.
63 Toronto St.
69 Toronto St.
95 Toronto St.
2-4 Toronto St
26 Toronto St.
32-50 Toronto St.
48 Toronto St.
106 Toronto St.
110 Toronto St.
U
17 University Ave. E
14 University Ave. E
14 University Ave. W
**University of
Guelph**
Animal Science &
Nutrition
Blackwood Hall
Bull Ring
Creelman Hall
Crop Science
D. M. Rutherford
Family
Conservatory
Dairy Barn East
Dairy Barn East-
West Link
Dairy Barn
Receiving Shed
Dairy Barn West

Dairy Barns
(Complex)
Day Hall
Drew Hall
Food Science (Dairy
Building)
H.L. Hutt Building
Hales McKay
Memorial Shelter
J.D. MacLachlan
Building
Johnston Green
Johnston Hall
Macdonald Hall
Macdonald Institute
MacNaughton
Building
MacNaughton
Building Courtyard
Maids Hall
McLaughlin Library
Mills Hall
Moreton Lodge
Portico
OAC Centennial
Arboretum Centre
O.V.C. Main Building
Raithby House
Reynolds Building
Trent Building
University Centre
War Memorial Hall
Watson Hall
Zavitz Hall

V
185 Victoria Rd. N
206 Victoria Rd. N
268 Victoria Rd. N
774 Victoria Rd. N
1023 Victoria Rd. S

W
281 Water St.
291 Water St.
66 Water St.
70/72 Water St.
182 Water St.
300 Water St.

1 Waterloo Ave.	310 Waterloo Ave.	265 Woolwich St.	210 Woolwich St.
9 Waterloo Ave.	3 Watson Rd. S	275 Woolwich St.	214 Woolwich St.
25 Waterloo Ave.	410 Watson Pkwy. S	279 Woolwich St.	240 Woolwich St.
35 Waterloo Ave.	501 Wellington St.	289 Woolwich St.	294 Woolwich St.
43 Waterloo Ave.	Wellington St.	297 Woolwich St.	304 Woolwich St.
87 Waterloo Ave.	Wellington St.	305 Woolwich St.	312 Woolwich St.
91 Waterloo Ave.	15 Westmount Rd.	307 Woolwich St.	328-332 Woolwich St.
133-143 Waterloo Ave.	21 Westmount Rd.	311 Woolwich St.	336 Woolwich St.
133 Waterloo Ave.	68 Westmount Rd.	315 Woolwich St.	340 Woolwich St.
139 Waterloo Ave.	147 Westmount Rd.	319 Woolwich St.	344 Woolwich St.
143 Waterloo Ave.	151 Westmount Rd.	323/325 Woolwich St.	348 Woolwich St.
161 Waterloo Ave.	60 Westwood Rd.	341 Woolwich St.	360 Woolwich St.
163 Waterloo Ave.	19 William St.	349 Woolwich St.	364 Woolwich St.
173 Waterloo Ave.	404 Willow Rd.	355 Woolwich St.	368 Woolwich St.
179 Waterloo Ave.	408 Willow Rd.	363 Woolwich St.	372 Woolwich St.
185 Waterloo Ave.	16-18 Wilson St.	367 Woolwich St.	376 Woolwich St.
191 Waterloo Ave.	24-26 Wilson St.	373 Woolwich St.	380 Woolwich St.
225 Waterloo Ave.	22 Wilson St.	381-383 Woolwich St.	386 Woolwich St.
233 Waterloo Ave.	28-30 Wilson St.	385 Woolwich St.	390 Woolwich St.
237 Waterloo Ave.	32-32A Wilson St.	421 Woolwich St.	392 Woolwich St.
287 Waterloo Ave.	36-38 Wilson St.	431 Woolwich St.	394 Woolwich St.
299 Waterloo Ave.	10 Wolfond Crst.	447 Woolwich St.	400 Woolwich St.
317 Waterloo Ave.	16 Wood St.	457 Woolwich St.	406 Woolwich St.
321 Waterloo Ave.	20 Wood St.	467 Woolwich St.	410 Woolwich St.
371 Waterloo Ave.	133 Woodlawn Rd. E	581 Woolwich St.	414 Woolwich St.
485 Waterloo Ave.	19 Woodycrest Dr.	595 Woolwich St.	416 Woolwich St.
26 Waterloo Ave.	Woolwich St.	657 Woolwich St.	424/426 Woolwich St.
36/38 Waterloo Ave.	59 Woolwich St.	659 Woolwich St.	430/432 Woolwich St.
56 Waterloo Ave.	63-67 Woolwich St.	665 Woolwich St.	436 Woolwich St.
60 Waterloo Ave.	69 Woolwich St.	705 Woolwich St.	440 Woolwich St.
64 Waterloo Ave.	99 Woolwich St.	74 Woolwich St.	448 Woolwich St.
68 Waterloo Ave.	115-117 Woolwich St.	84 Woolwich St.	458 Woolwich St.
70/72 Waterloo Ave.	123 Woolwich St.	100-104 Woolwich St.	464 Woolwich St.
88 Waterloo Ave.	133 Woolwich St.	106/108 Woolwich St.	468 Woolwich St.
88/90 Waterloo Ave.	173 Woolwich St.	110/112 Woolwich St.	472 Woolwich St.
92/94 Waterloo Ave.	175 Woolwich St.	150 Woolwich St.	476 Woolwich St.
98 Waterloo Ave.	179-181 Woolwich St.	170-172 Woolwich St.	480 Woolwich St.
108 Waterloo Ave.	185 Woolwich St.	176 Woolwich St.	494 Woolwich St.
110 Waterloo Ave.	193 Woolwich St.	182 Woolwich St.	504 Woolwich St.
118 Waterloo Ave.	199 Woolwich St.	200 Woolwich St.	554 Woolwich St.
128 Waterloo Ave.	207 Woolwich St.	208/208A Woolwich St.	568 Woolwich St.
162 Waterloo Ave.	215 Woolwich St.		604 Woolwich St.
168 Waterloo Ave.	229 Woolwich St.		624 Woolwich St.
170 Waterloo Ave.	231 Woolwich St.		632 Woolwich St.
194 Waterloo Ave.	255 Woolwich St.		762 Woolwich St.
218 Waterloo Ave.	259 Woolwich St.		1-5 Wyndham St. N
222 Waterloo Ave.			19-25 Wyndham St. N
			27 Wyndham St. N

29-35 Wyndham St. N	8-10 Wyndham St. N	75-77 Yarmouth	346-350 York Rd.
37-43 Wyndham St. N	16-18 Wyndham St. N	50 Yarmouth	346 York Rd.
65 Wyndham St. N	20 Wyndham St. N	54/56 Yarmouth	348/350 York Rd.
91 Wyndham St. N	98 Wyndham St. N	62 Yarmouth	364-382 York Rd.
93 Wyndham St. N	102 Wyndham St. N	68 Yarmouth	364 York Rd.
97-99 Wyndham St. N	110-114 Wyndham St. N	74-76 Yarmouth	372 York Rd.
101-109 Wyndham St. N	116-118 Wyndham St. N	82 Yarmouth	440 York Rd.
101-103 Wyndham St. N	120-126 Wyndham St. N	11 Yeadon Dr.	123 Yorkshire St. N
105 Wyndham St. N	128-134 Wyndham St. N	121 York Rd.	125 Yorkshire St. N
107-109 Wyndham St. N	138 Wyndham St. N	125 York Rd.	127 Yorkshire St. N
115-121 Wyndham St. N	146-150 Wyndham St. N	137 York Rd.	145 Yorkshire St. N
123-125 Wyndham St. N	160-164 Wyndham St. N	401 York Rd.	149/151 Yorkshire St. N
123 Wyndham St. N	166 Wyndham St. N	785 York Rd.	153-159 Yorkshire St. N
125 Wyndham St. N	7 Wyndham St. S	895 York Rd.	2 Yorkshire St. N
137-145 Wyndham St. N	15 Wyndham St. S	1123 York Rd.	10 Yorkshire St. N
137 Wyndham St. N	41 Wyndham St. S	York Rd.	20 Yorkshire St. N
141 Wyndham St. N	43 Wyndham St. S	115 York Rd.	32 Yorkshire St. N
145 Wyndham St. N	Y	50-58 York Rd.	32 Yorkshire St. N
2 Wyndham St. N	15 Yarmouth	56 York Rd.	46 Yorkshire St. N
	51-59 Yarmouth	90 York Rd.	80 Yorkshire St. N
		92 York Rd.	116/118 Yorkshire St. N
		94/96 York Rd.	31 Yorkshire St. S
		148 York Rd.	59/61 Yorkshire St. S
		156-160 York Rd.	71/73 Yorkshire St. S
		156 York Rd.	30 Yorkshire St. S
		168-172 York Rd.	40 Yorkshire St. S
		170 York Rd.	
		272 York Rd.	

Attachment 2

Review Process Guidelines Municipal Register of Cultural Heritage Resources “Non-designated” Properties

BACKGROUND AND PURPOSE OF THE MUNICIPAL REGISTER

A review process and application form has been developed to provide a process to review requests to either consider corrections to listed information and/or removal of properties listed on the *Municipal Register of Cultural Heritage Properties – Non-Designated Properties*.

The Municipal Register is the official list of cultural heritage properties that has been identified as being important to the community. It is an important tool to help a municipality monitor its cultural heritage resources and plan for their conservation.

Every municipality in Ontario, under Section 27 of the *Ontario Heritage Act*, is required to maintain a Municipal Register that lists all formally designated heritage properties. A municipal council may expand the Register to also include “non-designated” properties that it believes to be of cultural heritage value or interest. Regulation 9/06 of the *Ontario Heritage Act* sets out the criteria for determining cultural heritage value or interest. Under the legislation, a property is required to meet one of the criteria to be considered a cultural heritage resource. The decision to include a “non-designated” property rests with municipal council upon consultation with its municipal heritage committee, i.e. Heritage Guelph.

The Municipal Register for the City of Guelph includes two lists:

1) *The Municipal Register of Cultural Heritage Properties – Designated Properties*

This list includes key information on all the buildings, structures, landscapes and districts that have been designated under the *Ontario Heritage Act*.

2) *The Municipal Register of Cultural Heritage Properties – Non-Designated Properties*

This list includes “non-designated” properties that have cultural heritage value or interest. The listing of non-designated properties provides interim protection for sites undergoing change by requiring owners to provide the City with 60 days notice of their intention to demolish or remove a building or structure on the property. This notice period allows the City to make a well informed decision about whether long term protection of the property should be sought through the formal designation process.

If you are listed as a “non-designated” property and disagree with information included on the Municipal Register you can use this application form to:

- 1) Request consideration for a correction to the information included on the Municipal Register for your property; or
- 2) Request consideration for removal of your property on the Municipal Register on the basis that it does not meet any of the criteria for determining cultural heritage value or interest prescribed under Regulation 9/06 of the *Ontario Heritage Act* (See Attached Appendix A).

REVIEW PROCESS

Application

- City staff will review your application to ensure that the information is complete. Applications will not be processed until all required information and material is submitted with the application form.
- Once an application is received, City staff will date the application, acknowledge receipt and identify if the application is complete or incomplete.
- Complete applications will be processed and begin their review.
- If an application is incomplete, City staff will identify the missing information and/or documentation needed to support your application.

Request for Correction of the Heritage Register

- City staff will be responsible for the review of applications requesting corrections to listed information, including supporting documentation.
- Based on the information submitted, City staff may:
 - a) Correct information recorded for your property on the Register; or
 - b) Keep information as listed and advise you of the reason(s) for not making the requested change.
- Heritage Guelph may be consulted if deemed necessary by staff or at the request of an applicant.
- City staff and/or Heritage Guelph will make the final decision regarding correction requests.
- Where applicable, the information on the Register will be corrected.

Request for Removal from the Heritage Register

- Heritage Guelph will review all applications requesting removal from the Municipal Register, including supporting documentation.
- Based on the information submitted, Heritage Guelph may:
 - a) Recommend to City Council that the property remain listed on the Register; or
 - b) Recommend to City Council that the property be removed from the Register.
- Heritage Guelph meetings are open to the public and applicants are encouraged to attend the meeting and present the rationale for their request.
- City Council will make the final decision regarding the listing of properties on *The Municipal Register of Cultural Heritage Properties – Non-Designated Properties*.

-
- Where applicable, the property will be removed from the Register.

A flow chart illustrating the above process is enclosed for reference (See page 5).

GENERAL APPLICATION INSTRUCTIONS

- You may consult Community Design and Development Services (CDDS) staff concerning any questions/concerns you encounter in completing and/or submitting this application.
- If you require more space than is provided on this form, please attach additional pages and/or documents. Supporting documentation should be included with the application.

STEPS FOR APPLICANTS

- 1) Consult *The Municipal Register of Cultural Heritage Properties - Non-designated Properties* at www.guelph.ca/living under *heritage planning*. Scroll through the alphabetical list of streets to find the entry for your property. A hard copy of the Municipal Register is also available at the City Clerk's Office.
- 2) Check the resources below for information about heritage architectural terms used in the Register, designation criteria for determining the cultural value of your property, researching your property, and professional heritage consultants.
- 3) Complete the review form with specific details to support your request to correct information and/or request the removal of your property from the Register.
- 4) Submit the completed form to:
Community Design and Development Services
Attn: Heritage Planner
Location: 1 Carden Street, City Hall
Phone: 519-837-5616
Fax: 519-837-5640
Email: planning@guelph.ca
- 5) City staff will date the application, acknowledge receipt and identify if the application is complete or not.
- 6) If an application is incomplete City staff will identify the missing information and/or documentation needed to support your application. You will need to submit the missing information and/or documentation before City staff will continue processing your request.

-
- 7) Where the request is for a correction, City staff will advise you of its decision and the Register will be modified as appropriate.
 - 8) Where the request is for removal, City staff will advise you when Heritage Guelph will review your request. You are encouraged to attend the Heritage Guelph meeting and present the rationale for the request.
 - 9) City staff will advise you of Heritage Guelph's recommendation and when the matter will be forwarded to City Council for a final decision.

RESOURCES

Definition of Terms Used in “Significant Features” Description of the Property

- Glossary of Architectural Terms (www.OntarioArchitecture.com)
- Standards and Guidelines for Historic Places in Canada (www.historicplaces.ca/nor-sta/request.aspx?req=sec6/page6a)

Designation Criteria

Criteria for Determining Cultural Heritage Value or Interest - Ontario Regulation 9/06 made under the *Ontario Heritage Act* (See Attached Appendix A)

Researching Your Property

- Guelph Public Library – see guide to researching the history of your house
- Guelph Civic Museum
- Wellington County Museum and Archives
- Land Registry Office

Professional Heritage Consultants

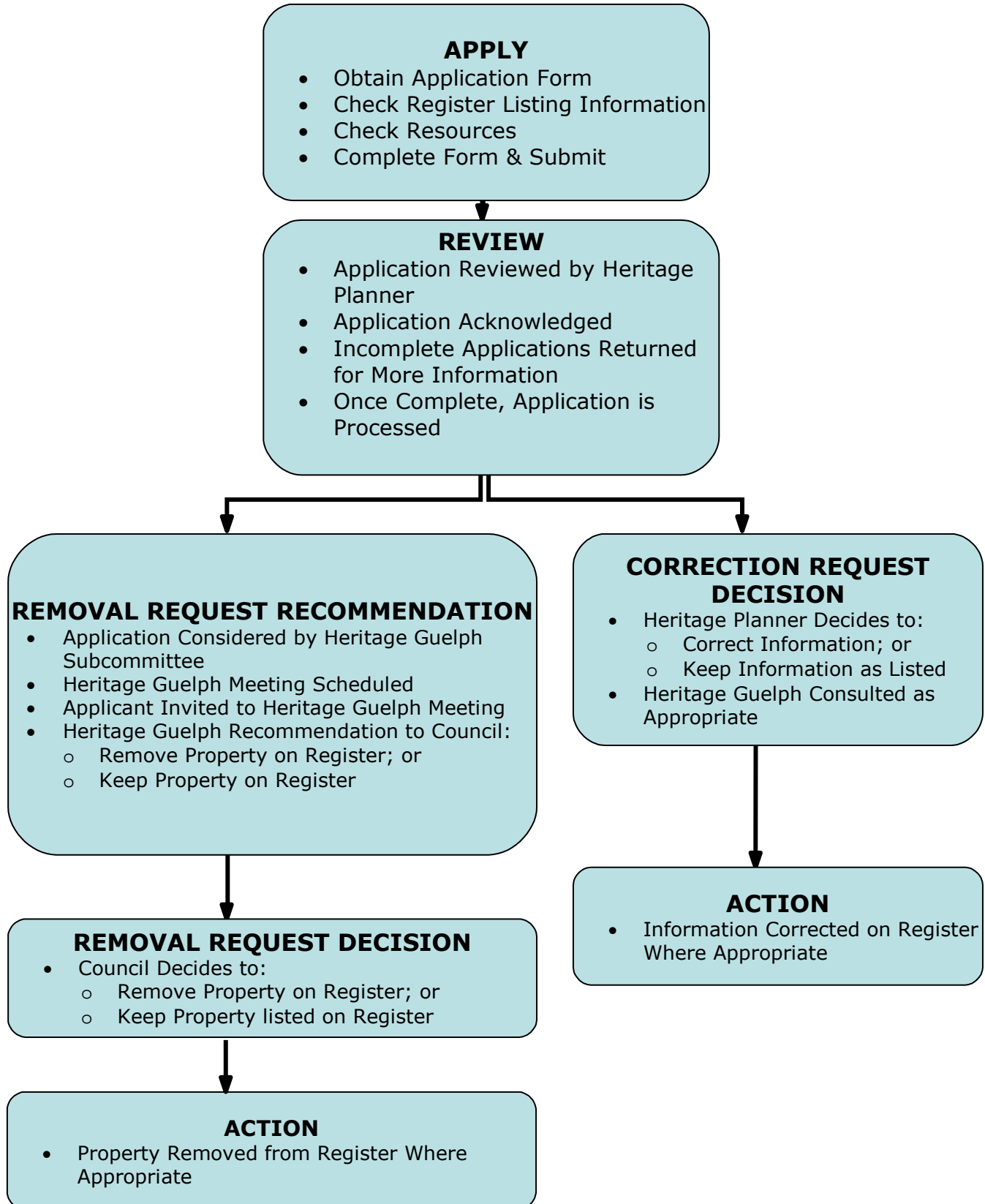
For complex applications, you may engage the services of a heritage professional to provide the rationale and support documentation for your application.

- Canadian Association of Heritage Professionals (www.caphc.ca)

SPECIAL NOTES

- Application for removal does not necessarily mean removal will be granted.
- Properties will remain listed on the Municipal Register until Council approves their removal.
- Heritage Assessment reports prepared by a heritage professional may be included with the application for review but are not required for a complete application if appropriate supporting documentation is provided to demonstrate that the criteria under Appendix A is not applicable.
- Where heritage assessment reports are submitted to the City, they must be signed and sealed by a qualified professional in the field of cultural heritage resource assessment and acceptable to the City in consultation with Heritage Guelph.
- Costs of a heritage assessment conducted by an independent third party will not be reimbursed.
- Applicants will not be charged for assessments conducted by Heritage Guelph.
- Designated properties are not eligible for removal from the Municipal Register.

REVIEW PROCESS FLOWCHART



APPENDIX a

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST ONTARIO REGULATION 9/06 made under the ONTARIO HERITAGE ACT

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

Attachment 3

Non-Designated Properties to be Listed in the Municipal Register

Property Address**A**

12/14/16 Aberdeen St.
17 Aberdeen St.
21 Aberdeen St.
61 Albert Street
12 Albert Street
16 Albert Street
20 Albert Street
24 Albert Street
26 Albert Street
30 Albert Street
58 Albert Street
64 Albert Street
95-109 Alice Street
177-187 Alice Street
20 Alice Street
45 Alice Street
47-49 Alice Street
52 Alice Street
60 Alice Street
66 Alice Street
76 Alice Street
86/88-92/94 Alice St.
98 Alice
206/208A, 210, 212 Alice St.
18 Alma St. N
26 Alma St. N
58 Alma St. N
88 Alma St. N
90 Alma St. N
104 Alma St. S
118/120 Alma St. S
7/9/11/13/15 Ann St.
6-16 Ann St.
12 Ann St.
3 Ardmay Crs.
5 Ardmay Crs.
7 Ardmay Crs.
9 Ardmay Crs.
15 Ardmay Crs.
10 Ardmay Crs.
33 Arkell Rd.

284 Arkell Rd.
299 Arkell Rd.
32 Arnold St.
72 Arnold St.
9 Arthur St. N.
17 Arthur St. N
25 Arthur St. N
31/33 Arthur St. N
41 Arthur St. N
45 Arthur St. N
47 Arthur St. N
71 Arthur St. N
83/85 Arthur St. N
89 Arthur St. N
91 Arthur St. N
93 Arthur St. N
97 Arthur St. N
115 Arthur St. N
143 Arthur St. N
147/149 Arthur St. N
175 Arthur St. N
185 Arthur St. N
187 Arthur St. N
199 Arthur St. N
203 Arthur St. N
207/209 Arthur St. N
221 Arthur St. N
231 Arthur St. N
235 Arthur St. N
245 Arthur St. N
251 Arthur St. N
253 Arthur St. N
259 Arthur St. N
277 Arthur St. N
34 Arthur St. N
50/52 Arthur St. N
56/58 Arthur St. N
64 Arthur St. N
68 Arthur St. N
86 Arthur St. N
92 Arthur St. N
96 Arthur St. N
110/112 Arthur St. N
118 Arthur St. N

120 Arthur St. N
122 Arthur St. N
130 Arthur St. N
156 Arthur St. N
184 Arthur St. N
196 Arthur St. N
252/254 Arthur St. N
258/260 Arthur St. N
262 Arthur St. N
280 Arthur St. N
5 Arthur St. S
16 Arthur St. S
24 Arthur St. S
26/30 Arthur St. S
62 Arthur St. S
72 Arthur St. S
74 Arthur St. S
124/126 Arthur St. S
128 Arthur St. S
138 Arthur St. S
144 Arthur St. S
148 Arthur St. S
172 Arthur St. S
27 Audrey Ave.
B
94/96/96a/102 Bagot St.
93 Bagot St.
30 Baker St.
40 Baker St.
74/76 Baker St.
7 Balsarroch Pl. Barber Ave.
1 Barber Ave.
11 Barber Ave.
17 Barber Ave.
19 Barber Ave.
21 Barber Ave.
25 Barber Ave.
2 Barber Ave.
12 Barber Ave.
18 Barber Ave.
24 Barber Ave.
30 Barber Ave.
72 Beaumont Cr.

31 Bellevue St.
20 Bellevue St.
9/11 Birmingham St.
169 Bristol St.
171 Bristol St.
187 Bristol St.
207/209 Bristol St.
213/211 Bristol St.
223/225 Bristol St.
239 Bristol St.
15-25 Brockville Ave.
19 Brockville Ave.
39-47 Brockville Ave.

C

47 Callander Dr.
81 Callander Dr.
89 Callander Dr.
64 Callander Dr.
72 Callander Dr.
82 Callander Dr.
84 Callander Dr.
98 Callander Dr.
1/3 Cambridge St.
5/7 Cambridge St.
9 Cambridge St.
11 Cambridge St.
13 Cambridge St.
23 Cambridge St.
51 Cambridge St.
57 Cambridge St.
85 Cambridge St.
14 Cambridge St.
18 Cambridge St.
26 Cambridge St.
46 Cambridge St.
54 Cambridge St.
58 Cambridge St.
62 Cambridge St.
66 Cambridge St.
68 Cambridge St.
6-10 Carden St.
79 Carden St.
14 Carden St.
26 Carden St.
46-50 Carden St.
52 Carden St.
54 Carden St.

56-64 Carden St.	41 Clarke St. W	33 Delhi St.	N
74 Carden St.	12 Clarke St. W	55 Delhi St.	153 Dublin St. N
72 Carden St.	14 Clearview St.	65 Delhi St.	243 Dublin St. N
82-90 Carden St.	25 Clinton St.	297 Delhi St.	245 Dublin St. N
92-94 Carden St.	14 Clinton St.	305 Delhi St.	271 Dublin St. N
94 Carden St.	32 Clinton St.	309 Delhi St.	273 Dublin St. N
106 Carden St.	38 Clinton St.	313 Delhi St.	2/4 Dublin St. N
75 Cardigan St.	44 Clinton St.	6 Delhi St.	8 Dublin St. N
28/30 Cardigan St.	48 Clinton St.	14 Delhi St.	14 Dublin St. N
40/42 Cardigan St.	58 Clinton St.	20 Delhi St.	40 Dublin St. N
44 Cardigan St.	329 College Ave. E	42 Delhi St.	74 Dublin St. N
46 Cardigan St.	372 College Ave. E	56 Delhi St.	78/80 Dublin St. N
122/124 Cardigan St.	83 College Ave. W	82 Delhi St.	84 Dublin St. N
178 Cardigan St.	103 College Ave. W	96 Delhi St.	86 Dublin St. N
9-21 Cavell Ave.	14/16 Commercial St.	100 Delhi St.	88 Dublin St. N
21 Cavell Ave.	9 Cork St. E	106 Delhi St.	108/110 Dublin St. N
10 Cavell Ave.	15 Cork St. E	148 Delhi St.	124-126 Dublin St. N
10-20 Cavell Ave.	23 Cork St. E	262 Delhi St.	138 Dublin St. N
39 Central St.	41-43 Cork St. E	1 Derry St.	144 Dublin St. N
43 Central St.	45 Cork St. E	7 Derry St.	150 Dublin St. N
32 Central St.	49-51 Cork St. E	13 Derry St.	154 Dublin St. N
40 Central St.	20 Cork St. E	15 Derry St.	188 Dublin St. N
19/21 Chadwick Ave.	21/23 Cork St. W	19/21 Derry St.	190 Dublin St. N
11 Charles St.	27/29 Cork St W	39 Derry St.	196 Dublin St. N
15 Charles St.	63 Cork St. W	59 Derry St.	220 Dublin St. N
25 Charles St.	79/81 Cork St. W	16 Derry St.	236 Dublin St. N
18 Charles St.	85 Cork St. W	20/22 Derry St.	240 Dublin St. N
7 Chester St.	89/91 Cork St. W	15 Division St.	252 Dublin St. N
8 Church Lane	135 Cork St. W	25 Division St.	19 Dublin St. S
75 Cityview Dr.	141 Cork St. W	33 Division St.	25/27 Dublin St. S
75 Cityview Dr.	66 Cork St. W	52 Division St.	29/31 Dublin St. S
20 Cityview Dr.	68 Cork St. W	6-30 Dodds Ave.	33 Dublin St. S
331 Clair Rd. E	78/80 Cork St. W	18 Dodds Ave.	77 Dublin St. S
340 Clair Rd. E	112 Cork St. W	21 Dormie Ln.	20 Dublin St. S
132 Clair Rd. W	120-140 Cork St. W	33 Dormie Ln.	49/51 Dufferin St.
9 Clarke St. E	128 Cork St. W	9 Douglas St.	93 Dufferin St.
15 Clarke St. E	136 Cork St. W	6 Douglas St.	123 Dufferin St.
19 Clarke St. E	142 Cork St. W	8-12 Douglas St.	151 Dufferin St.
23 Clarke St. E	148 Crawley Rd.	16 Douglas St.	185 Dufferin St.
20 Clarke St. E	264 Crawley Rd.	18 Douglas St.	189 Dufferin St.
26 Clarke St. E	372 Crawley Rd.	20 Douglas St.	195 Dufferin St.
1 Clarke St. W	80 Curtis Dr.	24 Douglas St.	2/4 Dufferin St.
9/11 Clarke St. W	D	26 Douglas St.	6 Dufferin St.
17 Clarke St. W	5 Dean Ave.	30-32 Douglas St.	10/12 Dufferin St.
33 Clarke St. W	87/89 Dean Ave.	103/105 Dublin St.	16 Dufferin St.
37 Clarke St. W	10 Dean Ave.	N	22 Dufferin St.
	1 Delhi St.	127 Dublin St. N	40 Dufferin St.
		133/135 Dublin St.	42 Dufferin St.

50 Dufferin St.	80-82 Edinburgh Rd. N	30/32 Eramosa Rd.	11 Fountain St. E
70 Dufferin St.	84 Edinburgh Rd. N	48 Eramosa Rd.	15-23 Fountain St. E
86/88 Dufferin St.	142-8/164-8	102 Eramosa Rd.	101 Fountain St. E
110 Dufferin St.	Edinburgh Rd. N	59/61 Essex St.	103-105 Fountain St. E
112 Dufferin St.	180 Edinburgh Rd. N	73/75 Essex St.	117 Fountain St. E
116 Dufferin St.	184 Edinburgh Rd. N	83 Essex St.	70 Fountain St. E
128 Dufferin St.	188-194 Edinburgh Rd. N	89 Essex St.	90 Fountain St. E
130 Dufferin St.	310 Edinburgh Rd. N	93 Essex St.	94 Fountain St. E
150 Dufferin St.	37 Edinburgh Rd. S	99/101 Essex St.	100 Fountain St. E
196 Dufferin St.	49 Edinburgh Rd. S	115 Essex St.	19 Fountain St. W
13 Durham St.	93 Edinburgh Rd. S	86 Essex St.	35/37 Fountain St. W
19 Durham St.	95/97 Edinburgh Rd. S	106 Essex St.	G
23 Durham St.	375 Edinburgh Rd. S	122 Essex St.	23 Galt St.
27/29 Durham St.	44 Edinburgh Rd. S	7 Exhibition St.	35 Galt St.
37 Durham St.	254 Edinburgh Rd. S	19 Exhibition St.	43 Galt St.
63 Durham St.	302-306 Edinburgh Rd. S.	135 Exhibition St.	47 Galt St.
67 Durham St.	998 Edinburgh Rd. S	119 Exhibition St.	52/54 Galt St.
75 Durham St.	6 Edmonton Dr.	297 Exhibition St.	72 Galt St.
79 Durham St.	21 Edwin St.	226 Exhibition St.	80 Galt St.
87 Durham St.	23 Edwin St.	264 Exhibition St.	11 Garth St.
20 Durham St.	29 Edwin St.	18 Extra St.	8 Garth St.
24 Durham St.	41 Edwin St.	F	18 Gladstone Ave.
28 Durham St.	10 Edwin St.	81 Farquhar St.	1/3 Glasgow St. N
64 Durham St.	20 Edwin St.	97-101 Farquhar St.	7 Glasgow St. N
70 Durham St.	32 Edwin St.	111 Farquhar St.	11/13 Glasgow St. N
74 Durham St.	16 Elizabeth St.	72 Farquhar St.	15/19 Glasgow St. N
90 Durham St.	170 Elizabeth St.	118-120 Farquhar St.	27 Glasgow St. N
E	412 Elizabeth St.	St.	29/31/33 Glasgow St. N
14-26 Earl St.	21 Elora St.	15 Fergus St.	35/37/39 Glasgow St. N
18 Earl St.	14-46 Elora St.	26 Fergus St.	43 Glasgow St. N
1 Eden St.	34 Elora St.	28 Ferndale Ave.	47 Glasgow St. N
3 Eden St.	170 Emma St.	50-60 Fife Rd.	59 Glasgow St. N
5 Eden St.	174 Emma St.	21 Forbes Ave.	63 Glasgow St. N
7 Eden St.	35 Emslie St.	14 Forbes Ave.	69 Glasgow St. N
55 Edgehill Dr.	39 Emslie St.	84 Forbes Ave.	73 Glasgow St. N
32 Edgehill Dr.	13/15 Eramosa Rd.	61 Forest St.	75/79 Glasgow St. N
34 Edgehill Dr.	45 Eramosa Rd.	79 Forest St.	117 Glasgow St. N
75 Edinburgh Rd. N	113 Eramosa Rd..	233 Forestell Rd.	123 Glasgow St. N
81 Edinburgh Rd. N	627 Eramosa Rd..	29 Foster Ave.	127 Glasgow St. N
107 Edinburgh Rd. N	2 Eramosa Rd.	35 Foster Ave.	133 Glasgow St. N
42 Edinburgh Rd. N	12-16 Eramosa Rd.	45 Foster Ave.	143 Glasgow St. N
44 Edinburgh Rd. N	18 Eramosa Rd.	67 Foster Ave.	151/153 Glasgow St. N
50 Edinburgh Rd. N	28 Eramosa Rd.	12 Foster Ave.	159 Glasgow St. N
62 Edinburgh Rd. N		14 Foster Ave.	187 Glasgow St. N
64-68 Edinburgh Rd. N		74 Foster Ave.	193 Glasgow St. N
72 Edinburgh Rd. N		80/82 Foster Ave.	215 Glasgow St. N
76 Edinburgh Rd. N		86 Foster Ave.	221 Glasgow St. N
		94 Foster Ave.	12 Glasgow St. N

12-20 Glasgow St. N	218-220 Gordon St.	32 Green St.	11 Jackson St.
22 Glasgow St. N	324 Gordon St.	56 Green St.	23 Jackson St.
26-40 Glasgow St. N	330 Gordon St.	60 Green St.	22 James St. E
30 Glasgow St. N	332 Gordon St.	25 Grove St.	10 James St. W
42-60 Glasgow St. N	336 Gordon St.	31 Grove St.	30 James St. W
42 Glasgow St. N	358 Gordon St.	45 Grove St.	18 Jane St.
48 Glasgow St. N	776 Gordon St.	73 Grove St.	95-117 Johnson St.
54 Glasgow St. N	1428 Gordon St.	118 Grove St.	101/103 Johnson St.
60 Glasgow St. N	1640 Gordon St.	176/178 Grove St.	K
78 Glasgow St. N	1756 Gordon St.	H	8 Kathleen St.
108 Glasgow St. N	1858 Gordon St.	25 Harcourt Dr.	14 Kathleen St.
112 Glasgow St. N	1912 Gordon St.	35 Harcourt Dr.	18 Kathleen St.
120 Glasgow St. N	2054 Gordon St.	20 Harcourt Dr.	26 Kathleen St.
126 Glasgow St. N	2162 Gordon St.	24 Harcourt Dr.	50 Kathleen St.
136 Glasgow St. N	2270 Gordon St.	45 Hardy St.	64 Kathleen St.
144 Glasgow St. N	270 Grange Rd.	51 Harrison Ave.	72 Kathleen St.
150 Glasgow St. N	300 Grange Rd.	40 Harrison Ave.	78 Kathleen St.
154 Glasgow St. N	25/27 Grange St.	132 Harts Ln.	102/104 Kathleen St.
160 Glasgow St. N	29/31 Grange St.	61 Hearn Ave.	9/11 Kent St.
178 Glasgow St. N	37/39/41 Grange St.	63 Hearn Ave.	17 Kent St.
188 Glasgow St. N	37 Grange St.	73 Hearn Ave.	25 Kent St.
192 Glasgow St. N	39 Grange St.	77 Hearn Ave.	45 Kent St.
198 Glasgow St. N	41 Grange St.	87 Hearn Ave.	59 Kent St.
202 Glasgow St. N	53 Grange St.	62 Hearn Ave.	73 Kent St.
208/210 Glasgow St. N	71-83 Grange St.	68 Hearn Ave.	81 Kent St.
224 Glasgow St. N	71 Grange St.	70 Hearn Ave.	85 Kent St.
228 Glasgow St. N	73/75 Grange St.	72 Hearn Ave.	68/70 Kent St.
236 Glasgow St. N	77 Grange St.	7 Heather Ave.	76 Kent St.
11 Glasgow St. S	79/81 Grange St.	13 Highview Pl.	80 Kent St.
15 Glasgow St. S	83 Grange St.	18 Honey Cres.	10 Kerr St.
17 Glasgow St. S	109 Grange St.	49 Hooper St.	14 Kerr St.
47 Glasgow St. S	117 Grange St.	34 Hooper St.	3 King St.
56/58 Glasgow St. S	123 Grange St.	11 Howitt St.	13 King St.
15 Gordon St.	135 Grange St.	23 Howitt St.	45 King St.
19/21 Gordon St.	6 Grange St.	33 Howitt St.	101 King St.
197 Gordon St.	66 Grange St.	37 Howitt St.	127 King St.
325 Gordon St.	140 Grange St.	57 Howitt St.	157 King St.
329 Gordon St.	2/4 Grant St.	120 Huron St.	163 King St.
335 Gordon St.	8 Grant St.	125 Huron St.	181 King St.
345 Gordon St.	12 Grant St.	41 Hyland Rd.	193 King St.
359 Gordon St.	11 Green St.	I	203 King St.
1647 Gordon St.	19 Green St.	47 Inkerman St.	34 King St.
1949 Gordon St.	25-27 Green St.	6 Inkerman St.	52 King St.
2187 Gordon St.	31 Green St.	12 Inkerman St.	114 King St.
2-6 Gordon St.	37/39 Green St.	100 Inkerman St.	120 King St.
26 Gordon St.	45 Green St.	33 Islington Ave.	124 King St.
72 Gordon St.	59 Green St.	J	132 King St.
	28 Green St.		134/136 King St.

138/138A King St.	St.	20-26 MacDonnell St.	6/8 McTague St.
154/156 King St.	224 Liverpool St.	28-32 MacDonnell St.	14 McTague St.
188 King St.	15/15A London Rd. E	44 MacDonnell St.	22 McTague St.
198 King St.	19 London Rd. E	72-76 MacDonnell St.	26 McTague St.
210 King St.	25/27 London Rd. E	82 MacDonnell St.	30 McTague St.
9 Kirkland St.	29 London Rd. E	88 MacDonnell St.	36 McTague St.
17 Kirkland St.	14 London Rd. E	90 MacDonnell St.	42 McTague St.
25 Kirkland St.	18 London Rd. E	92-96 MacDonnell St.	60 McTague St.
37 Kirkland St.	25 London Rd. W	98 MacDonnell St.	35/37/39/41
47 Kirkland St.	29 London Rd. W	MacDonnell St. (Rail Viaduct)	Meadowview Ave.
57 Kirkland St.	31/33 London Rd. W	MacDonnell St. (Rail Viaduct)	47 Meadowview Ave.
67 Kirkland St.	37/39 London Rd. W	99 Maltby Rd. W	100 Memorial Crst.
12 Kirkland St.	41 London Rd. W	19 Manitoba St.	106-112 Memorial Crst.
16/18 Kirkland St.	51 London Rd. W	29 Manitoba St.	132 Memorial Crst.
38 Kirkland St.	55 London Rd. W	75 Manitoba St.	13 Merion St.
42 Kirkland St.	59 London Rd. W	48 Manitoba St.	29-39 Merion St.
66/68 Kirkland St.	175 London Rd. W	60 Manitoba St.	33 Merion St.
26 Kron Dr.	193 London Rd. W	66 Manitoba St.	57 Merion St.
L	195 London Rd. W	74 Manitoba St.	27 Merritt Blvd.
134 Lane St.	197 London Rd. W	65 Maple St.	32 Merritt Blvd.
45 Lemon St.	16/18 London Rd. W	34 Maple St.	49 Metcalfe St.
51 Lemon St.	20 London Rd. W	66 Maple St.	140 Metcalfe St.
24 Lemon St.	26 London Rd. W	104 Maple St.	236 Metcalfe St.
46 Lemon St.	36 London Rd. W	124 Maple St.	41 Mitchell St.
56 Lemon St.	42 London Rd. W	7 Maplewood Dr.	14 Mitchell St.
3 Liverpool St.	50 London Rd. W	13 Marcon St.	24 Mitchell St.
15 Liverpool St.	76 London Rd. W	14 Marcon St.	40/42 Mitchell St.
23/25 Liverpool St.	128 London Rd. W	6 Margaret St.	27 Mont St.
33 Liverpool St.	140 London Rd. W	40 Margaret St.	33 Mont St.
37 Liverpool St.	19 Lyon Ave.	31 Margaret St.	59 Mont St.
41 Liverpool St.	21 Lyon Ave.	37 Margaret St.	69 Mont St.
71/73 Liverpool St.	23-33 Lyon Ave.	63/65 Martin Ave.	75 Mont St.
77/79 Liverpool St.	23 Lyon Ave.	15 McTague St.	12 Mont St.
83 Liverpool St.	33 Lyon Ave.	21/23 McTague St.	20 Mont St.
129 Liverpool St.	59 Lyon Ave.	29 McTague St.	28 Mont St.
135 Liverpool St.	51-63 Lyon Ave.	35 McTague St.	44 Mont St.
18 Liverpool St.	12 Lyon Ave.	43 McTague St.	5 Monticello Crst.
22 Liverpool St.	24 Lyon Ave.	49 McTague St.	2 Monticello Crst.
26/28 Liverpool St.	50 Lyon Ave.	51 McTague St.	21 Monticello Crst.
42 Liverpool St.	52 Lyon Ave.	57 McTague St.	23 Monticello Crst.
68 Liverpool St.	70 Lyon Ave.	65 McTague St.	112 Morris St.
72 Liverpool St.	M	73/75 McTague St.	N
80 Liverpool St.	23 a,b,c MacDonnell St.		5-7 Neeve St.
86 Liverpool St.	51-55 MacDonnell St.		11 Neeve St.
124 Liverpool St.	89 MacDonnell St.		33 Neeve St.
128 Liverpool St.			35 Neeve St.
206 Liverpool St.			83 Neeve St.
208-214 Liverpool			101-103 Neeve St.

109 Neeve St.	190 Norfolk St.	18 Norwich St. E	73 Ontario St.
115 Neeve St.	206 Norfolk St.	20 Norwich St. E	79 Ontario St.
123-141 Neeve St.	Northumberland St.	30 Norwich St. E	93 Ontario St.
129 Neeve St.	61/63	34 Norwich St. E	131 Ontario St.
159/161 Neeve St.	Northumberland St.	40 Norwich St. E	155 Ontario St.
167/169 Neeve St.	67/69	110 Norwich St. E	2-8 Ontario St.
195 Neeve St.	Northumberland St.	114 Norwich St. E	20 Ontario St.
14 Neeve St.	73 Northumberland	126 Norwich St. E	28 Ontario St.
22 Neeve St.	St.	132 Norwich St. E	38 Ontario St.
24 Neeve St.	79 Northumberland	1-9 Norwich St. W	44 Ontario St.
26 Neeve St.	St.	17 Norwich St. W	50 Ontario St.
30 Neeve St.	83 Northumberland	21 Norwich St. W	68/70/72 Ontario St.
34A/34B Neeve St.	St.	25/27 Norwich St. W	88 Ontario St.
36 Neeve St.	89 Northumberland	31 Norwich St. W	104-110 Ontario St.
90-100 Neeve St.	St.	12 Norwich St. W	120 Ontario St.
132 Neeve St.	99 Northumberland	32/34 Norwich St. W	132 Ontario St.
156/158 Neeve St.	St.	44 Norwich St. W	7 Orchard Crs.
172 Neeve St.	127/129	50 Norwich St. W	21 Oxford St.
174 Neeve St.	Northumberland St.	35/37 Nottingham	29 Oxford St.
202/206/210 Neeve	32 Northumberland	St.	31 Oxford St.
St.	St.	45 Nottingham St.	39/41 Oxford St.
11 New St.	38 Northumberland	47 Nottingham St.	61 Oxford St.
10/12 New St.	St.	115 Nottingham St.	65 Oxford St.
20 New St.	40 Northumberland	14 Nottingham St.	75 Oxford St.
35 Niska Rd.	St.	16 Nottingham St.	79/81 Oxford St.
49 Norfolk St.	58/60	50 Nottingham St.	83/85 Oxford St.
75 Norfolk St.	Northumberland St.	68 Nottingham St.	111 Oxford St.
99 Norfolk St.	62/64	104/106 Nottingham	123/125 Oxford St.
109 Norfolk St.	Northumberland St.	St.	135 Oxford St.
111-113/115 Norfolk	70 Northumberland	114 Nottingham St.	145 Oxford St.
St.	St.	O	36 Oxford St.
119/121 Norfolk St.	74 Northumberland	15/17 Oliver St.	38 Oxford St.
123 Norfolk St.	St.	21/23 Oliver St.	42 Oxford St.
131 Norfolk St.	76/78	33/35 Oliver St.	66/68 Oxford St.
137 Norfolk St.	Northumberland St.	8 Oliver St.	72 Oxford St.
143 Norfolk St.	86 Northumberland	10 Oliver St.	80 Oxford St.
147 Norfolk St.	St.	14 Oliver St.	82 Oxford St.
153 Norfolk St.	88 Northumberland	5-9 Omar St.	110 Oxford St.
161 Norfolk St.	St.	59 Omar St.	130 Oxford St.
177 Norfolk St.	108/110	7/9 Ontario St.	P
183 Norfolk St.	Northumberland St.	15 Ontario St.	305B/307B Paisley Rd.
187 Norfolk St.	120 Northumberland	19 Ontario St.	387 Paisley Rd.
191/193 Norfolk St.	St.	23/25 Ontario St.	9/11/13 Paisley St
28 Norfolk St.	33 Norwich St. E	35 Ontario St.	15/17 Paisley St.
72 Norfolk St.	37 Norwich St. E	43 Ontario St.	21 Paisley St.
122 Norfolk St.	41 Norwich St. E	49 Ontario St.	25 Paisley St.
150 Norfolk St.	111 Norwich St. E	55 Ontario St.	27 Paisley St.
186 Norfolk St.	129 Norwich St. E	65 Ontario St.	29 Paisley St.

35 Paisley St.
47 Paisley St.
61 Paisley St.
65 Paisley St.
77 Paisley St.
101 Paisley St.
119 Paisley St.
121 Paisley St.
125/127 Paisley St.
131 Paisley St.
155 Paisley St.
193/195 Paisley St.
205/207 Paisley St.
209/211 Paisley St.
18 Paisley St.
52/54/56 Paisley St.
88 Paisley St.
138 Paisley St.
186 Paisley St.
196 Paisley St.
236 Paisley St.
23-29, 35 Palmer St.
35 Palmer St.
55 Palmer St.
107 Palmer St.
6/8 Palmer St.
10 Palmer St.
40 Palmer St.
84 Palmer St.
112 Palmer St.
122 Palmer St.
144 Palmer St.
154 Palmer St.
7 Park Ave.
15 Park Ave.
29 Park Ave.
39 Park Ave.
45 Park Ave.
49 Park Ave.
55/57 Park Ave.
61 Park Ave.
63 Park Ave.
71 Park Ave.
10 Park Ave.
14 Park Ave.
20 Park Ave.
24/26 Park Ave.
28 Park Ave.

40 Park Ave.
46 Park Ave.
50 Park Ave.
54 Park Ave.
60/62 Park Ave.
64 Park Ave.
11/13 Pearl St.
21 Pearl St.
23 Pearl St.
12 Pearl St.
16 Pearl St.
19 Powell St. E
20 Powell St. E
17 Powell St. W
29 Powell St. W
35/37 Powell St. W
22 Powell St. W
28 Powell St. W
30 Powell St. W
34 Powell St. W
54 Powell St. W
56-68 Powell St. W
58 Powell St. W
64 Powell St. W
7 Preston St.
9 Preston St.
47 Preston St.
59 Preston St.
69 Preston St.
77 Preston St.
44 Preston St.
48 Preston St.
54 Preston St.
66 Preston St.
76/78 Preston St.

Q
5/7 Quebec St.
9 Quebec St.
11-13 Quebec St.
15 Quebec St.
17 Quebec St.
27 Quebec St.
29 Quebec St.
31-35 Quebec St.
37 Quebec St.
41 Quebec St.
20 Quebec St.
30/32 Quebec St.

34/36 Quebec St.
38/42 Quebec St.
44/46 Quebec St.
50 Quebec St.
1 Queen St.
5 Queen St.
29 Queen St.
35 Queen St.
39 Queen St.
43 Queen St.
67 Queen St.
73 Queen St.
75 Queen St.
85 Queen St.
107 Queen St.
109 Queen St.
113 Queen St.
117 Queen St.
121 Queen St.
14 Queen St.
20-26 Queen St.
52 Queen St.
62 Queen St.
64 Queen St.
72 Queen St.
80 Queen St.
92 Queen St.
100 Queen St.
102 Queen St.
108 Queen St.
114-118 Queen St.
120 Queen St.

R
21-41 Raglan St.
63 Raglan St.
28 Raglan St.
34 Raglan St.
74-80 Raglan St.
74 Raglan St.
1 Regent St.
17 Regent St.
23/25 Regent St.
30 Regent St.
32-46 Regent St.
48 Regent St.
1 Richardson St.
41/43 Richardson St.
St.

101 Riverview Dr.
143 Riverview Dr.
153 Riverview Dr.
177 Riverview Dr.
62 Robinson Ave.
S
15 Sherwood Dr.
31 Sherwood Dr.
22 Sherwood Dr.
43 Short St.
44 Short St.
35 Skov Crst.
20 Sloan Ave.
37/39 Southampton St.
150 Speedvale Ave. E
212 Speedvale Ave. E
85 Speedvale Ave. W
93 Speedvale Ave. W
111 Speedvale Ave. W
245 Speedvale Ave. W
463 Speedvale Ave. W
38 Speedvale Ave. W
92 Speedvale Ave. W
660 Speedvale Ave. W
35 Spring St.
55 St. Arnaud St.
71 St. Arnaud St.
70/72 St. Arnaud St.
80 St. Arnaud St.
56 St. George's Sq.
527 Stone Rd. E
480 Stone Rd. E
1 Stuart St.
7 Stuart St.
13 Stuart St.
45 Stuart St.
101 Stuart St.
112 Stuart St.
120 Stuart St.
7-25 Suffolk St. E
10 Suffolk St. E
13 Suffolk St. W
31 Suffolk St. W
37 Suffolk St. W
41/43 Suffolk St. W
45/47-49/51 Suffolk St.
W
57 Suffolk St. W

61 Suffolk St. W
75 Suffolk St. W
83 Suffolk St. W
91 Suffolk St. W
103 Suffolk St. W
109 Suffolk St. W
115 Suffolk St. W
119 Suffolk St. W
129 Suffolk St. W
133 Suffolk St. W
145 Suffolk St. W
149 Suffolk St. W
167 Suffolk St. W
295 Suffolk St. W
297 Suffolk St. W
2 Suffolk St. W
10 Suffolk St. W
12 Suffolk St. W
16 Suffolk St. W
20 Suffolk St. W
34 Suffolk St. W
38 Suffolk St. W
44 Suffolk St. W
74 Suffolk St. W
78 Suffolk St. W
80 Suffolk St. W
82 Suffolk St. W
90 Suffolk St. W
114/116 Suffolk St.
W
130 Suffolk St. W
136 Suffolk St. W
140 Suffolk St. W
144/146 Suffolk St.
W
148/150 Suffolk St.
W
192 Suffolk St. W
210 Suffolk St. W
222 Suffolk St. W
246 Suffolk St. W
254 Suffolk St. W
256 Suffolk St. W
292-302 Suffolk St.
W
300 Suffolk St. W
20 Sultan St.
22/24 Sultan St.

45 Surrey St. E
53 Surrey St. E
81 Surrey St. E
83 Surrey St. E
89 Surrey St. E
101-103 Surrey St.
E
117 Surrey St. E
129 Surrey St. E
131 Surrey St. E
133 Surrey St. E
98 Surrey St. E
104 Surrey St. E
108 Surrey St. E
112-114 Surrey St.
E
120-122 Surrey St.
E
124-124A Surrey St.
E
130/132 Surrey St.
E
43/45 Surrey St. W
18 Sydenham St.
48 Sydenham St.
T
19 Tiffany St. E
2 Tiffany St. E
6 Tiffany St. E
22 Tiffany St. E
52 Tiffany St. E
11 Tiffany St. W
27 Tiffany St. W
35 Tiffany St. W
51 Tiffany St. W
61 Tiffany St. W
12 Tiffany St. W
40 Tiffany St. W
44 Tiffany St. W
54-62 Tiffany St. W
56 Tiffany St. W
17 Tipperary Pl.
16 Tipperary Pl.
23 Toronto St.
39 Toronto St.
45-59 Toronto St.
57 Toronto St.
63 Toronto St.

69 Toronto St.
95 Toronto St.
2-4 Toronto St
26 Toronto St.
32-50 Toronto St.
48 Toronto St.
106 Toronto St.
110 Toronto St.
U
17 University Ave. E
14 University Ave. E
14 University Ave. W
**University of
Guelph**
Animal Science &
Nutrition
Blackwood Hall
Bull Ring
Creelman Hall
Crop Science
D. M. Rutherford
Family
Conservatory
Dairy Barn East
Dairy Barn East-
West Link
Dairy Barn
Receiving Shed
Dairy Barn West
Dairy Barns
(Complex)
Day Hall
Drew Hall
Food Science
(Dairy Building)
H.L. Hutt Building
Hales McKay
Memorial Shelter
J.D. MacLachlan
Building
Johnston Green
Johnston Hall
Macdonald Hall
Macdonald
Institute
MacNaughton
Building
MacNaughton

Building Courtyard
Maids Hall
McLaughlin Library
Mills Hall
Moreton Lodge
Portico
OAC Centennial
Arboretum Centre
O.V.C. Main Building
Raithby House
Reynolds Building
Trent Building
University Centre
War Memorial Hall
Watson Hall
Zavitz Hall

V
185 Victoria Rd. N
206 Victoria Rd. N
268 Victoria Rd. N
774 Victoria Rd. N
1023 Victoria Rd. S
W
281 Water St.
291 Water St.
66 Water St.
70/72 Water St.
182 Water St.
300 Water St.
1 Waterloo Ave.
9 Waterloo Ave.
25 Waterloo Ave.
35 Waterloo Ave.
43 Waterloo Ave.
87 Waterloo Ave.
91 Waterloo Ave.
133-143 Waterloo Ave.
133 Waterloo Ave.
139 Waterloo Ave.
143 Waterloo Ave.
161 Waterloo Ave.
163 Waterloo Ave.
173 Waterloo Ave.
179 Waterloo Ave.
185 Waterloo Ave.
191 Waterloo Ave.
225 Waterloo Ave.

233 Waterloo Ave.	10 Wolfond Crst.	431 Woolwich St.	400 Woolwich St.
237 Waterloo Ave.	16 Wood St.	447 Woolwich St.	406 Woolwich St.
287 Waterloo Ave.	20 Wood St.	457 Woolwich St.	410 Woolwich St.
299 Waterloo Ave.	133 Woodlawn Rd. E	467 Woolwich St.	414 Woolwich St.
317 Waterloo Ave.	19 Woodycrest Dr.	581 Woolwich St.	416 Woolwich St.
321 Waterloo Ave.	Woolwich St.	595 Woolwich St.	424/426 Woolwich St.
371 Waterloo Ave.	59 Woolwich St.	657 Woolwich St.	430/432 Woolwich St.
485 Waterloo Ave.	63-67 Woolwich St.	659 Woolwich St.	436 Woolwich St.
26 Waterloo Ave.	69 Woolwich St.	665 Woolwich St.	440 Woolwich St.
36/38 Waterloo Ave.	99 Woolwich St.	705 Woolwich St.	448 Woolwich St.
56 Waterloo Ave.	115-117 Woolwich	74 Woolwich St.	458 Woolwich St.
60 Waterloo Ave.	St.	84 Woolwich St.	464 Woolwich St.
64 Waterloo Ave.	123 Woolwich St.	100-104 Woolwich	468 Woolwich St.
68 Waterloo Ave.	133 Woolwich St.	St.	472 Woolwich St.
70/72 Waterloo Ave.	173 Woolwich St.	106/108 Woolwich	476 Woolwich St.
88 Waterloo Ave.	175 Woolwich St.	St.	480 Woolwich St.
88/90 Waterloo Ave.	179-181 Woolwich	110/112 Woolwich	494 Woolwich St.
92/94 Waterloo Ave.	St.	St.	504 Woolwich St.
98 Waterloo Ave.	185 Woolwich St.	150 Woolwich St.	554 Woolwich St.
108 Waterloo Ave.	193 Woolwich St.	170-172 Woolwich	568 Woolwich St.
110 Waterloo Ave.	199 Woolwich St.	St.	604 Woolwich St.
118 Waterloo Ave.	207 Woolwich St.	176 Woolwich St.	624 Woolwich St.
128 Waterloo Ave.	215 Woolwich St.	182 Woolwich St.	632 Woolwich St.
162 Waterloo Ave.	229 Woolwich St.	200 Woolwich St.	762 Woolwich St.
168 Waterloo Ave.	231 Woolwich St.	208/208A Woolwich	1-5 Wyndham St. N
170 Waterloo Ave.	255 Woolwich St.	St.	19-25 Wyndham St. N
194 Waterloo Ave.	259 Woolwich St.	210 Woolwich St.	27 Wyndham St. N
218 Waterloo Ave.	265 Woolwich St.	214 Woolwich St.	29-35 Wyndham St. N
222 Waterloo Ave.	275 Woolwich St.	240 Woolwich St.	37-43 Wyndham St. N
310 Waterloo Ave.	279 Woolwich St.	294 Woolwich St.	65 Wyndham St. N
3 Watson Rd. S	289 Woolwich St.	304 Woolwich St.	91 Wyndham St. N
410 Watson Pkwy. S	297 Woolwich St.	312 Woolwich St.	93 Wyndham St. N
501 Wellington St.	305 Woolwich St.	328-332 Woolwich	97-99 Wyndham St. N
Wellington St.	311 Woolwich St.	St.	101-109 Wyndham St.
Wellington St.	315 Woolwich St.	336 Woolwich St.	N
15 Westmount Rd.	319 Woolwich St.	340 Woolwich St.	101-103 Wyndham St.
21 Westmount Rd.	323/325 Woolwich	344 Woolwich St.	N
147 Westmount Rd.	St.	348 Woolwich St.	105 Wyndham St. N
151 Westmount Rd.	341 Woolwich St.	360 Woolwich St.	107-109 Wyndham St.
60 Westwood Rd.	349 Woolwich St.	364 Woolwich St.	N
404 Willow Rd.	355 Woolwich St.	368 Woolwich St.	115-121 Wyndham St.
408 Willow Rd.	363 Woolwich St.	372 Woolwich St.	N
16-18 Wilson St.	367 Woolwich St.	376 Woolwich St.	123-125 Wyndham St.
24-26 Wilson St.	373 Woolwich St.	380 Woolwich St.	N
22 Wilson St.	381-383 Woolwich	386 Woolwich St.	123 Wyndham St. N
28-30 Wilson St.	St.	390 Woolwich St.	125 Wyndham St. N
32-32A Wilson St.	385 Woolwich St.	392 Woolwich St.	137-145 Wyndham St.
36-38 Wilson St.	421 Woolwich St.	394 Woolwich St.	N

137 Wyndham St. N	St. N	895 York Rd.	123 Yorkshire St. N
141 Wyndham St. N	166 Wyndham St. N	1123 York Rd.	125 Yorkshire St. N
145 Wyndham St. N	7 Wyndham St. S	York Rd.	127 Yorkshire St. N
2 Wyndham St. N	15 Wyndham St S.	115 York Rd.	145 Yorkshire St. N
8-10 Wyndham St. N	41 Wyndham St. S	50-58 York Rd.	149/151 Yorkshire St. N
16-18 Wyndham St. N	43 Wyndham St. S	56 York Rd.	153-159 Yorkshire St. N
	Y	90 York Rd.	2 Yorkshire St. N
20 Wyndham St. N	15 Yarmouth	92 York Rd.	10 Yorkshire St. N
98 Wyndham St. N	29-37 Yarmouth	94/96 York Rd.	20 Yorkshire St. N
102 Wyndham St. N	75-77 Yarmouth	148 York Rd.	32 Yorkshire St. N
110-114 Wyndham St. N	50 Yarmouth	156-160 York Rd.	32 Yorkshire St. N
116-118 Wyndham St. N	54/56 Yarmouth	156 York Rd.	46 Yorkshire St. N
120-126 Wyndham St. N	62 Yarmouth	168-172 York Rd.	80 Yorkshire St. N
128-134 Wyndham St. N	68 Yarmouth	170 York Rd.	116/118 Yorkshire St. N
138 Wyndham St. N	74-76 Yarmouth	272 York Rd.	31 Yorkshire St. S
146-150 Wyndham St. N	82 Yarmouth	346-350 York Rd.	59/61 Yorkshire St. S
160-164 Wyndham	11 Yeadon Dr.	346 York Rd.	71/73 Yorkshire St. S
	121 York Rd.	348/350 York Rd.	30 Yorkshire St. S
	125 York Rd.	364-382 York Rd.	40 Yorkshire St. S
	137 York Rd.	364 York Rd.	
	401 York Rd.	372 York Rd.	
	785 York Rd.	440 York Rd.	

COMMITTEE REPORT



TO **Community Development and Environmental Services Committee**

SERVICE AREA Community Design and Development Services
DATE March 30, 2009

SUBJECT **Hanlon Expressway Environmental Assessment**
REPORT NUMBER 09-33

RECOMMENDATION

"THAT the Community Design and Development Services Report 09-33, on the 'Hanlon Expressway Environmental Assessment, dated March 30, 2009', be received; and

"THAT Council support the interchange upgrade of the Hanlon Expressway and Laird Road intersection identified through the Hanlon EA process, and request the Ministry of Transportation (MTO) to give priority to the design and construction of the new interchange to enable the full development of the Hanlon Creek Business Park and Southgate Industrial lands, as described in this report; and

"THAT Council support the improvements to the Hanlon Expressway intersections at Kortright Road, Stone Road and College Avenue identified through the Hanlon EA process, and request MTO to continually liaise with City staff and area residents in the implementation of these improvements including mitigation of impacts, as described in this report;

"AND THAT the Mayor advise the Minister of Transportation and Guelph MPP Liz Sandals of the City's support of the proposed improvements to the Hanlon Expressway, and the City's request that (a) MTO give priority to completing the interchange at Laird Road to support the development of the Hanlon employment lands; and (b) Ministry staff continually liaise with City staff and area residents in the implementation of the improvements and mitigation measures in the residential areas of Kortright Road, Stone Road and College Avenue."

BACKGROUND

In March, 2008, Staff presented an information report on the status of the current Hanlon Expressway Environmental Assessment (EA). The March 2008 report outlined the development of the Hanlon Expressway and adjacent neighbourhoods between 1966 and 2000, and initiatives undertaken by the Ministry of

Transportation (MTO) to upgrade the Hanlon as a freeway. The report also outlined the purpose of the current EA study, study progress at that time, and the main issues identified through public consultation, which are summarized herein:

- 1) MTO initiated the current EA study in February 2007, for the upgrading of the Hanlon from 0.5 km south of Maltby Road to the Speed River, with Stantec Consulting Ltd. as the study consultant.
- 2) The scope of the undertaking involves only changes to the existing at-grade intersections at Laird Road, Kortright Road, Stone Road and College Avenue. It does not envisage a widening of the Hanlon Expressway, which will remain as a 4-lane roadway as it currently is.
- 3) Two Public Information Centres (PICs) were held on May 10, 2007, and December 5, 2007. A preferred plan of improvements was presented at the second PIC.
- 4) The proposed improvements were identified in two sections: (a) improvements to upgrade the Hanlon/Laird Road intersection as a new interchange including the closure of Clair Road at the Hanlon Expressway; and (b) improvements to upgrade the Hanlon/Kortright Road intersection as a partial interchange, the Hanlon/Stone Road intersection as a full interchange and the Hanlon/College Avenue intersection as grade-separation.
- 5) A Special Council Meeting was held on January 14, 2008, to hear public comments on the proposed improvements. Nearly 400 people attended the meeting and about 30 people made representations. Additional comments were provided in writing by many residents to the MTO Project Team, as part of the EA process.
- 6) The issues and concerns raised were mainly in regard to the modifications proposed in the Preferred Plan of December, 2007, for the Hanlon Expressway intersections at Kortright Road and Stone Road. These concerns included:
 - impact on John Gamble Park due to the ramp in the southeast quadrant of the Kortright-Downey/Hanlon intersection
 - not accommodating to/from-north movements at Kortright Road/Downey Road and the Hanlon Expressway. This would impact the residents of Kortright Hill Community, and patrons of the YMCA living in the northern parts of the City. It would also result in significant traffic infiltration on Woodland Glen Drive.
 - Proposed interchange at Stone/Hanlon: (a) expansive interchange configuration that was incompatible with the residential character of the area; (b) insensitive to the needs of pedestrians and cyclists who cross the Hanlon Expressway on Stone Road in significant numbers; and (c) provides for the westerly extension of Stone Road.
 - Property and noise impacts specific to a number of identified properties in the College-Stone-Kortright section of the Hanlon Expressway.
 - Traffic impacts on municipal roads on the west side of the Hanlon Expressway

The more general issues raised included those pertaining to design matters such as design speed and drainage, impacts on water resources and air quality, as well as the broader question of upgrading the Hanlon Expressway as a freeway for vehicular traffic at the expense of promoting alternative and sustainable

transportation modes.

Community Workshop

To address the issues and concerns raised by residents, MTO, with the City's support, organized a facilitated community workshop of residents and stakeholders. The workshop was held in three parts on May 1, 3 and 13 of 2008. The participants included 20 residents from the College-Stone-Kortright/Downey area ('area residents'), 5 residents from other areas, and 10 stakeholders. The stakeholders included representatives of environmental groups, YMCA, businesses, the Guelph Chamber of Commerce and law enforcement agencies.

A list of workshop participants was prepared from the names of residents and stakeholders who had been communicating with the MTO Project Team and City staff, providing comments and raising issues. The list was circulated among City Councillors and names were added based on feedback. The geographical distribution of the 20 'area residents' was as follows: six from the east side of the Hanlon Expressway, and 14 were from the west side – four of whom were from the Kortright Hill area (south of Kortright Road-Downey Road), five from the Woodland Glen neighbourhood (between Stone Road and Kortright Road-Downey Road) and five from the College Heights area (between College Avenue and Stone Road).

The first session of the Workshop (May 1, 2008) was devoted to providing a comprehensive background to the Hanlon EA undertaking, including Provincial initiatives for transportation improvement in the Guelph-Wellington area and the City of Guelph's transportation planning framework and initiatives. Technical experts dealt with specific design issues such as speed, spacing between interchanges, noise and air quality impacts, drainage and impact on water resources.

The second session (May 3) was a full day exercise in developing evaluation criteria and design solutions. The participants were divided into four groups, and each group independently developed evaluation criteria and their relative weights for evaluating alternative solutions. Remarkably, the criteria and the weights identified by each group were almost identical to one another, as well as to the set of criteria and weights previously developed by the Project Team and used in the EA study.

With assistance from technical experts, the groups then proceeded to develop design concepts to address the concerns at the two intersections at Kortright Road and Stone Road. The four concepts developed by the workshop groups were refined by the Project Team to conform to design standards. On the third day of the workshop (May 13), the groups reviewed each other's concept and exchanged comments and ideas. Refinements were made to the original design concepts.

The New Preferred Plan

It is important to note that the workshop participants did not directly generate alternative solutions that led to the selection of a preferred plan. That task was performed by the MTO Project Team in keeping with the technical requirements of the project and the transparency requirements of the EA process. The Project Team

reviewed the design concepts from the workshop, technically refined them as appropriate, and incorporated each concept as well as combinations of concepts into seven new alternatives for improving the College-Stone-Kortright section of the Hanlon Expressway. One of the seven alternatives was the first Preferred Plan presented in December 2007. The seven alternatives were presented for public review and input at PIC #3 held on June 18, 2008.

The MTO Project Team refined some of the alternatives based on input received at PIC #3, evaluated the seven alternatives using the evaluation criteria that were validated at the Workshop, and identified a new Preferred Plan. The new plan was presented to the public at the 4th PIC held on October 23, 2008. Following PIC #4, additional consultations were held with residents of Old Colony Trail and Woodland Glen Road, as well as the YMCA. MTO and City staff met with Old Colony Trail residents on November 18, 2008, and February 11, 2009. Further refinements were made to the new Preferred Plan to address concerns raised following PIC #4 and meetings with area residents.

At this point, MTO wants to proceed with completing the EA study and is asking for the City's support of the proposed improvements based on the Preferred Plan that has been presented to the public and is outlined in this report. The purpose of this report, dated March 30, 2009, is to provide a detailed description of the Preferred Plan, indicate how the previously raised concerns are addressed in the new Plan, and recommend that the City support the Preferred Plan. In addition, the report provides a summary of the impacts that have been identified and how they will be mitigated during the detailed design and construction of the proposed improvements.

REPORT

Description of the Preferred Plan

Between the first Preferred Plan presented in December, 2007, and the new Preferred Plan presented in October, 2008, there have no changes to the improvements proposed for the Laird/Hanlon and College/Hanlon intersections. On the other hand, significant changes were made to the improvements for the Kortright/Hanlon and Stone/Hanlon intersections to address the issues and concerns raised in regard to the earlier Plan. The following paragraphs describe the Preferred Plan improvements for Laird/Hanlon and College/Hanlon as originally proposed in 2007, and for the Kortright/Hanlon and Stone/Hanlon intersections as modified in the new Plan.

A) Improvements at Hanlon Expressway and Laird Road

A full interchange is required at Laird Road to accommodate the development of employment lands east and west of the Hanlon Expressway in the Southgate Industrial Lands (SGI) and the Hanlon Creek Business Park (HCBP), respectively. Interim improvements were recently completed at the Laird Road and Clair Road intersections to allow a maximum 3.2 M sq ft of development in the HCBP and 1.9 M

sq ft in SGI Phase 1. The recently approved SGI Phase 2 will require interim improvements including signalization at the Hanlon/Maltby intersection to accommodate additional 1.5 M sq ft of development. With a full interchange at Laird Road, the employment lands east and west of the Hanlon Expressway can be developed to their full potential of 12 M to 14 M sq ft.

The proposed interchange upgrade at Laird Road (see design concept in Attachment 1) and associated changes include the following:

- a) New Laird Road bridge spanning the Hanlon Expressway.
- b) Bike lanes and sidewalks on both sides of the bridge, and connected to bicycle/pedestrian trails in the HCBP and SGI lands.
- c) The bridge will be built to accommodate an ultimate cross-section of six lanes on Laird Road, but it can function as a four lane roadway until full capacity is required.
- d) Ramp connections between Laird Road and the Hanlon Expressway to accommodate all movements.
- e) Closing of Clair Road on both sides of the Hanlon Expressway. Maltby Road will also be closed on both sides of the Hanlon Expressway, but only after the new interchange to the south is completed.

The City and MTO have entered into a cost-sharing agreement for the construction of the proposed interchange. The City's share which is being collected through Development Charges will be paid after the completion of the interchange. MTO can obtain budget allocation for this project only after EA approval, although the preparation for the design of the improvements could commence sooner. The earlier target date for building the new interchange was 2011, but subject to the completion of the current EA process, the new interchange is unlikely to be in place before 2012/13.

B) Improvements to the Hanlon Expressway at Kortright Road

The existing at-grade intersection will be upgraded as a partial interchange (see Attachment 2). The partial interchange will provide to/from south access to the Hanlon Expressway from Downey Road and Kortright Road respectively. The main elements of the proposed partial interchange will include the following:

- a) An overpass structure allowing the Hanlon Expressway to be elevated over Kortright Road and Downey Road. This arrangement is necessitated by existing grades on the two roadways. Ramp connections between Downey Road/ Kortright Road and the Hanlon Expressway will be provided to accommodate to/from South movements.
- b) Bike lanes and sidewalks on both sides of Kortright Road and Downey Road under the Hanlon Expressway, along with two travel lanes in each direction.
- c) The geometry of the off-ramp in the southeast quadrant has been adjusted to minimize the impact on the trees in the John Gamble Park. The provision of this ramp will lead to the closing of the old Hanlon Road at Kortright Road, and to the loss of a part of the parking area used by Park visitors. However, alternative access to the Park is available and an alternative parking area can be created to the south of the proposed ramp. Also, residents of Shadybrook

Crescent use the old Hanlon Road during winter months to avoid going uphill on Shadybrook Drive. To address the loss of access to the old Hanlon Road, Shadybrook Drive will be added to the City's "Salt Roads" list for winter maintenance when the Kortright/Hanlon ramp gets constructed.

- d) The on-ramp in the southwest quadrant is located in a floodplain area, but the Grand River Conservation Authority (GRCA) has not identified any significant concerns with the proposed ramp alignment. The ramp will not affect the City's Downey Road water-supply well located further south of the ramp. These issues will again be monitored during the design and construction phase, especially in regard to the design construction of stormwater management facilities.

There will be no direct ramp connection to the Hanlon Expressway to accommodate to/from North movements. These movements will be accommodated by existing north-south roadways (e.g. Scottsdale Drive) on the east side of the Hanlon Expressway, and by the proposed Service Road between Stone Road and Woodland Glen Drive link on the west side of the Hanlon Expressway.

C) Service Road between Stone Road and Woodland Glen Drive

As illustrated in Attachments 3(a) and 3(b), the proposed Service Road will be a north-south, 2-lane, municipal collector road connecting Stone Road to the southerly section of Woodland Glen Drive fronting the YMCA. This section of Woodland Glen Drive will be aligned at Downey Road with the new off-ramp in the southwest corner to create a signalized intersection. In consultation with the YMCA, its existing northerly driveway will be moved further to create a 4-way intersection with the new Service Road and the two legs of Woodland Glen Drive. At its northerly terminus, the proposed Service Road will be part of a new signalized intersection at Stone Road.

The Service Road will be built within the existing Hanlon right-of-way, and behind the backyards of Old Colony Trail properties to the west. The grading for the roadway will impact the backyards of three properties (two on Old Colony Trail, and one on Woodland Glen Road) at the south end of the new road. In the middle section, grading will be confined to the Hanlon right-of-way by a retaining wall, while in the north section the Service Road will be well within the property line. Noise barriers are required along the backyards of the Old Colony Trail properties as part of the Hanlon Expressway improvements and regardless of the location of the Service Road. The location and other details of the retaining wall and noise mitigation measures will be finalized during the detailed design and construction phase in consultation with the residents of Old Colony Trail.

D) Improvements to the Hanlon Expressway at Stone Road

The existing at-grade intersection will be replaced by a full interchange comprising Parclo A and Diamond interchange elements as illustrated in Attachment 4. The Parclo-Diamond combination is an improvement on the originally proposed Parclo-A interchange to address the many concerns raised by area residents. The main

components of the new configuration include:

- a) A grade-separated crossing with Stone Road going over the Hanlon Expressway with a minor shift to the south to minimize impacts on adjacent properties on the north side.
- b) Bike lanes and sidewalks on both sides of Stone Road
- c) Stone Road will have 3 travel lanes in each direction on the bridge, which will continue as far as Scottsdale Drive on the east side. The road will narrow down to one lane in each direction on the west side of the Hanlon Expressway.
- d) Accommodation of all movements through southbound and northbound off-ramps, northbound on-ramp and a southbound loop on-ramp. The proposed Service Road is located in the southwest quadrant.
- e) As in the case of the Kortright Road partial interchange, the southbound off-ramp will lead to the closing of the old Hanlon Road (in the southeast quadrant) at Stone Road. However, this section of the old Hanlon Road is not used for access purposes, and there is opportunity to provide future trail connection between Stone Road and the old Hanlon Road avoiding the new ramp.
- f) The new ramps in the northwest quadrant will remove the existing sidewalk paralleling the Hanlon Expressway and extending up to the existing at-grade Stone/Hanlon intersection. A new 'midblock' pedestrian/bicycle access to the sidewalk on the reconstructed Stone Road will be provided from Bishop Court along the westerly edge of the Mary Phelan School property. City staff will coordinate with the School Board and school authorities in providing this new connection.
- g) The interchange configuration does not provide for the westerly extension of Stone Road.

E) Improvements to the Hanlon Expressway at College Avenue

The existing intersection will be converted into a grade-separation with College Avenue going under the Hanlon Expressway. This arrangement (see Attachment 5) is required to maintain existing property accesses on College Avenue, as accesses cannot be maintained with the alternative flyover arrangement – i.e. College Avenue crossing over the Hanlon Expressway. After the grade-separation of College Avenue, the access to the Hanlon Expressway will be provided by the new interchange at Stone Road. There will be bike lanes and sidewalks on both sides of College Avenue at the Hanlon crossing, along with one traffic lane in each direction as traffic volumes on College Avenue will significantly decrease after College Avenue is grade-separated from the Hanlon Expressway.

Issues Relating to the Kortright-Stone-College Area

Design Speed/Posted Speed

Workshop participants as well as City Councillors raised the issue of using a lower than 120 km/h design speed and lower than 100 km/h posted speed for the upgraded Hanlon Expressway, especially around residential areas. MTO has indicated that safety considerations do not permit using lower than 120 km/h for

design purposes; however, it is willing to consider lowering the posted speed after the improvements are completed.

Traffic Issues to the West of the Hanlon Expressway

The physical constraints against providing to/from north ramps at Kortright Road-Downey Road created the challenge of accommodating to/from traffic generated, on the west side of the Hanlon Expressway, by the Kortright Hill community, sections of the Woodland Glen neighbourhood and the YMCA. Although, the College Avenue extension (south of Stone Road connecting with Ptarmigan Drive at Niska Road) was included in the Official Plan (Attachment 6) to accommodate this traffic, it would not have accommodated all of it, especially traffic emanating from the YMCA. On the other hand, a College Avenue extension would encourage external traffic from Wellington Road 35 (WR-35) and Downey Road to funnel through the Kortright Hill area. In addition, the College Avenue extension poses significant environmental problems. For these reasons and in light of the Council Resolution that College Avenue extension is not a future option, it was not included in the Preferred Plan presented in December 2007. This left Woodland Glen Drive as the principal road for accommodating to/from north traffic emanating from south of Stone Road and west of the Hanlon Expressway. The Community Workshop addressed this issue and developed a number of concepts based on a service road either on the east or on the west side of the Hanlon Expressway. The Project Team evaluated alternatives incorporating these concepts and selected the Preferred Plan that includes the Service Road to the west side as described earlier in this report. The west side location was selected as part of the Preferred Plan and it avoids operational problems associated with a service road on the east side as well as making local traffic crisscross a freeway. The proposed Service Road will be a collector road, will have no residential frontage, and will carry primarily local (Kortright Hill, Woodland Glen and YMCA) traffic. At present, Downey Road carries a significant amount of external traffic from WR-35 to the Hanlon Expressway. With the construction of the Laird interchange the external traffic will be diverted to the Hanlon Expressway at Laird Road, and supplementary traffic calming measures could be undertaken if necessary to further discourage external traffic infiltrating Kortright Hill and Woodland Glen neighbourhoods.

Reasons for Removing the Option of Stone Road Extension

One of the concerns with the first Preferred Plan was that the design for the interchange at Stone Road provided for the westerly extension of Stone Road as identified in the Official Plan (Attachment 6). The removal of the Stone Road extension is one of the reasons for the new interchange design included in the revised Preferred Plan. There are also other considerations that are supportive of removing the Stone Road extension as a future option from the City's OP. First, with a fully upgraded Hanlon Expressway there will be neither need nor justification, from a network standpoint, for extending Stone Road across the Speed River. Second, the primary reason for considering Stone Road extension to access development lands on the west side of the Speed River, outside the City limits, is no longer valid. Stone Road may have been required in the past when WR-124 was an access controlled Provincial highway (old Hwy 24). The subject lands can now be served by WR-124, which is a county road with connections to a realigned WR-124 as well as the Hanlon Expressway. The lands would appear to have limited

development potential given their designations as prime agricultural and core environmental in the County OP. Third, removing the Stone Road extension as a future option also removes the potential for impacting a sensitive environmental area including a new crossing of the Speed River. Lastly, removing the Stone Road extension will protect the Woodland Glen and College Heights communities from external vehicular and truck traffic. The existing Niska Road Bridge is included as a project in the 10-year Capital Forecast for upgrading as a 2-lane crossing following an Environmental Assessment. The proposed improvement to the Niska Road Bridge is sufficient to accommodate the cross-river travel needs of the Kortright Road-Downey Road communities. A staff report recommending the removal of the Stone Road extension from the Official Plan will be presented to Council following the approval of the Hanlon EA.

Property Impacts/Noise Impacts

The properties impacted by the proposed improvements have been identified and their breakdown is as follows:

- Industrial Properties (at Laird Road): 7 properties on the east side (3 of them limited to grading impacts), and 2 on the west side of the Hanlon Expressway. These are addressed either through the development process or directly with property owners.
- Residential Properties (Kortright-Stone-College area): 7 properties on the east side (2 of which are limited to grading impacts), and 12 properties on the west side (3 of which are limited to grading).

MTO officials are dealing with property issues on a property by property basis and have started discussions owners of affected properties. MTO has also identified the areas where noise mitigation measures will be required. The implementation of the mitigation measures will be undertaken in consultation with adjacent property owners. A number of residents on the east side are concerned with the technical determination that mitigation measures in certain areas are either unwarranted or impractical. MTO and City staff will continue to work with these residents during the detailed design and construction phase to address their concerns.

General Issues and Concerns Raised in the Hanlon EA

A number of issues of a general nature pertaining to sustainable transportation environmental practices were raised during the EA process. City staff have at various times provided clarifications and pointed out the overall context for upgrading the Hanlon Expressway. The context and the clarifications provided are summarized herein.

General Criticism

The most general criticism of upgrading the Hanlon Expressway was that it would facilitate the increase in auto usage at the expense of alternative modes. City staff have clarified that the planning and expansion of transportation infrastructure should not be based on an either/or choice between rail and road, but a sustainable

and practical mix of several components. Specifically, the upgrading of the Hanlon Expressway should be seen in conjunction with other initiatives to promote the use of alternative modes in Guelph. These include the Transportation Demand Management (TDM) initiatives particularly the initiatives to triple cycling usage from its current share of 1.1%, promote walking, and to increase transit ridership. The City is also starting the 'Transit System Growth Strategy and Plan' initiative to provide the framework for enhancing future transit service and achieving higher ridership levels. Under the Provincial initiative to extend GO rail service from GTA to Guelph, the City is working closely with GO Transit to have the new service commence in 2011, which would be well before any of the proposed Hanlon improvements are in place.

Accommodating Alternative Modes

The upgrading of the Hanlon Expressway will also directly and indirectly contribute to accommodating alternative modes in the City. First, an upgraded Hanlon Expressway will divert auto and truck traffic from the City arterial roads thereby enhancing safety and creating capacity on these roads for transit and active transportation (cycling/walking) modes. Second, the changes identified in the Preferred Plan for the intersections at Laird Road, Kortright Road, Stone Road and College Avenue provide for pedestrian and cycling crossing of the Hanlon Expressway with improved levels of service and safety from what are currently available. And third, an upgraded Hanlon Expressway could potentially be used for providing rapid bus service in Guelph. This will have to be identified through the Transit Growth Strategy study that the City is currently initiating. MTO is supportive of the City exploring the possibility of using the Hanlon Expressway for providing bus rapid transit in Guelph.

Air Quality

A few participants at the Community Workshop and during public consultations raised the issue of impacts on air quality as a result of the proposed Hanlon Expressway improvements. Theoretical air quality assessments carried out by the MTO indicate that changes in air quality along the Hanlon Expressway will be within allowable limits. In addition, the removal of traffic lights on the Hanlon Expressway after its upgrading will eliminate the current patterns of stop-go traffic which is a significant contributor to adverse air quality changes. However, given the growing interest in monitoring air quality changes in Guelph and other municipalities, particularly at the street level, City Council has authorized staff to initiate an Air Quality Monitoring Program (AQM) to monitor air quality changes both before and after the Hanlon upgrades, as well as changes associated with other road works and development activities in Guelph.

Natural Heritage/Wildlife

Guelph is currently preparing a Natural Heritage Strategy including an inventory of wildlife habitats and locations of wildlife crossings on roadways in Guelph, with the expectation that roadway improvements will provide for safe crossing features to the extent that it is practical. One of the crossings identified is on the Hanlon Expressway, in the area of an existing culvert, between Kortright Road and Laird Road. This information has been shared with MTO, and MTO has indicated that as

there will be no changes (widening or reconstruction) to the Hanlon Expressway at the identified crossing location, specific crossing features cannot be undertaken as part of the planned improvements. City staff will follow up on this matter and ask MTO to explore the feasibility of providing a safe crossing feature during future expansion or reconstruction. City staff will also coordinate with MTO on landscaping and tree replacements during the detailed design and construction phase.

Summary and Conclusion

In summary, the Hanlon Expressway EA process has engaged the community and has benefited from their input. Significant changes have been made to the original Preferred Plan based on public consultation and input. The new Preferred Plan addresses most of the issues and concerns raised about its predecessor plan, and represents a significantly improved undertaking. However, given location of the proposed improvements in the midst of residential areas between College Avenue and Kortright Road, there are unavoidable impacts on some of the adjacent properties. These impacts will be mitigated on a property by property basis during the detailed design and construction phase of the project. MTO and City staff will liaise with affected residents to mitigate impacts in a practical and acceptable.

The proposed improvements at Laird Road could proceed to design and construction immediately following the completion of the current Environmental Assessment. This would enable the completion of the Laird interchange by 2012 or 2013. On the other hand, the commencement of construction of the proposed improvements at Kortright Road, Stone Road and College Avenue is likely to be after 2015. In the interim period following the completion of the EA, MTO and City staff will work with area residents to proactively address issues relating to property and noise impacts. A successful completion of the EA process will enable the commencement of the mitigation process sooner than later.

The Ministry of Transportation would like to receive Council's support of the Preferred Plan before proceeding to complete the Transportation Environmental Study Report for submission to the Ministry of the Environment and for public review. During the 30-day public review period, residents and stakeholders will have the opportunity to provide comments as well as to file objections with the Minister of the Environment.

CORPORATE STRATEGIC PLAN

Strategic Direction #1: To Manage Growth in a Balanced Sustainable Manner

- Ensure the City's infrastructure is appropriate for current and anticipated growth
- Work with neighbouring municipalities and all levels of government on policy and direction

FINANCIAL IMPLICATIONS

The 2010-2018 Capital Forecast allocates \$15.9 M (RD0139) as City's share for the Hanlon/Laird interchange, and \$2.5 M (RD0165) for municipal road improvements in the Kortright-Stone-College area. Both amounts are paid by Development Charges. The construction timing for the Laird interchange is 2012-13 and the City's share is to be paid after MTO completes the construction. The timing of the Kortright-Stone-College area improvements is unknown at this time.

DEPARTMENTAL CONSULTATION

This report was circulated to the Operations Department, Development and Parks Planning Division, and Policy Planning Division for their review.

COMMUNICATIONS

Notice of the March 30, CDES meeting was advertized in the media and distributed to residents/stakeholders on the mailing list. City staff will present the report at the meeting; MTO Project Team Members will be present to answer questions.

ATTACHMENTS

Attachment 1 – Laird Road Interchange
Attachment 2 – Downey Road / Kortright Road Grade Separation
Attachments 3(a) & 3 (b) – Proposed (Westside) Service Road
Attachment 4 – Stone Road Interchange
Attachment 5 – College Avenue Grade Separation
Attachment 6 – Guelph Official Plan, Transportation Schedule (9B)



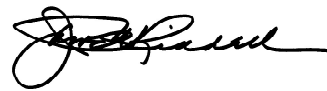
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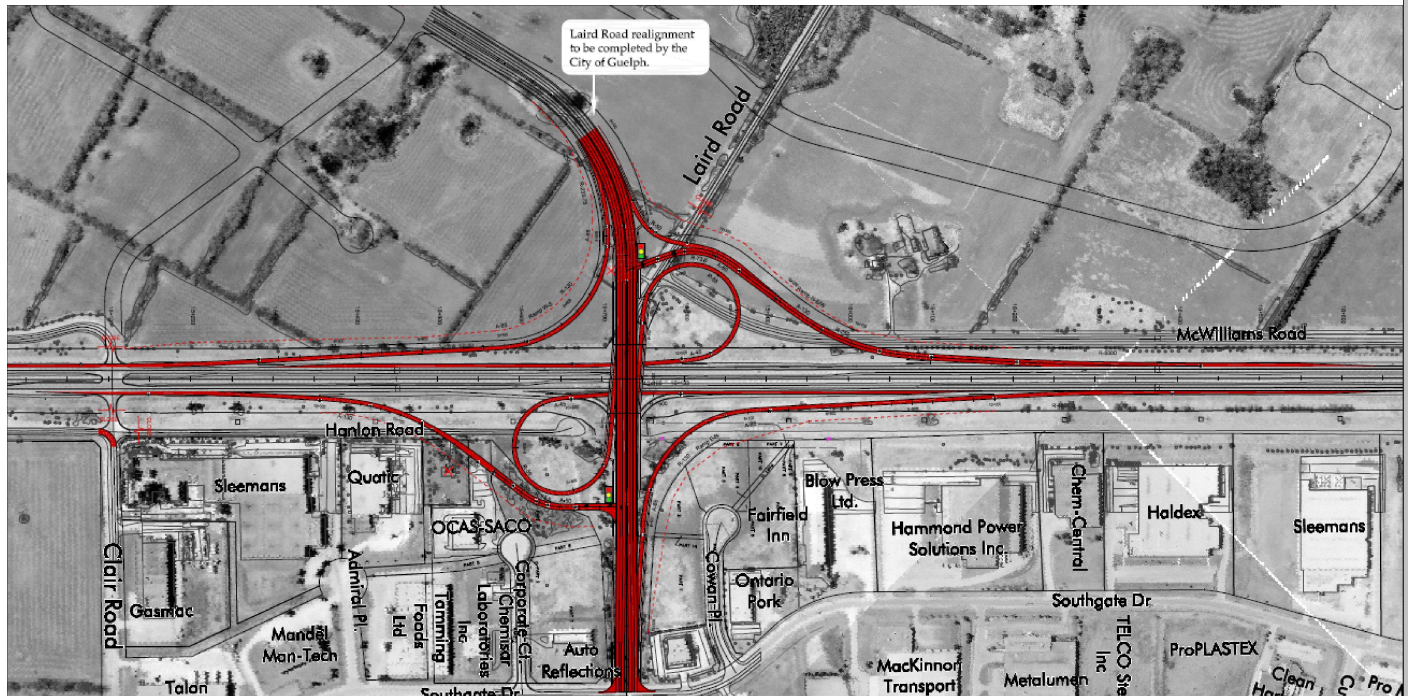
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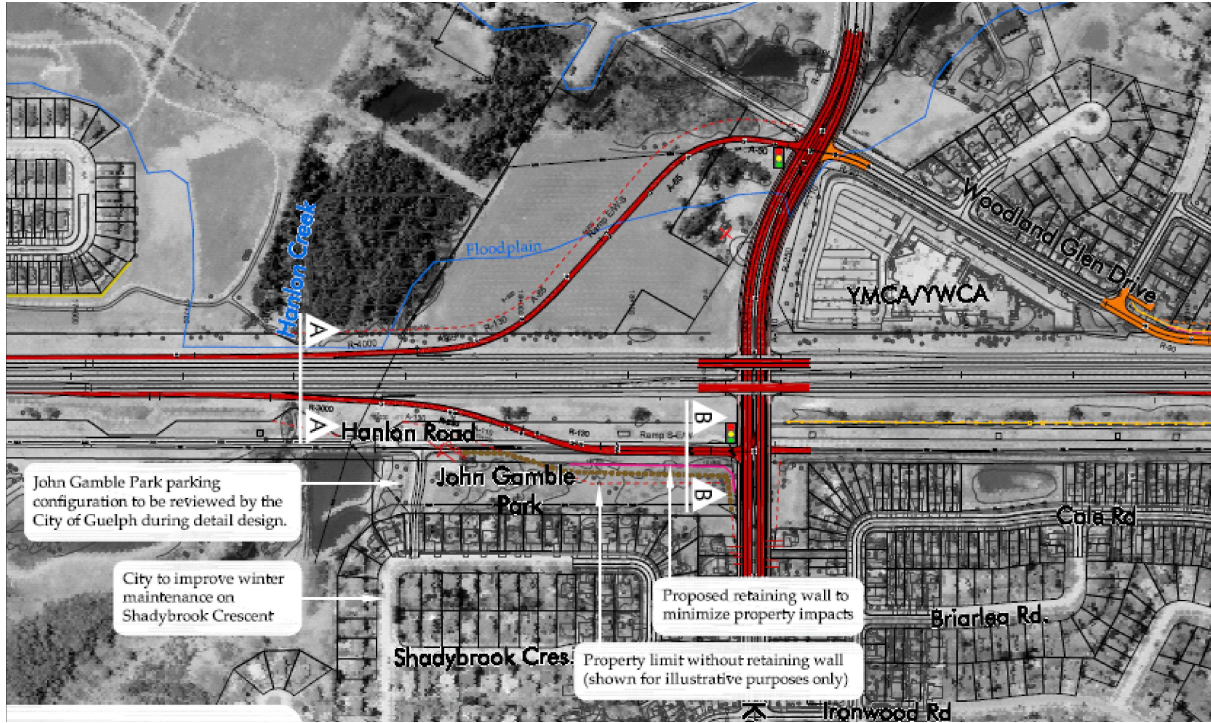
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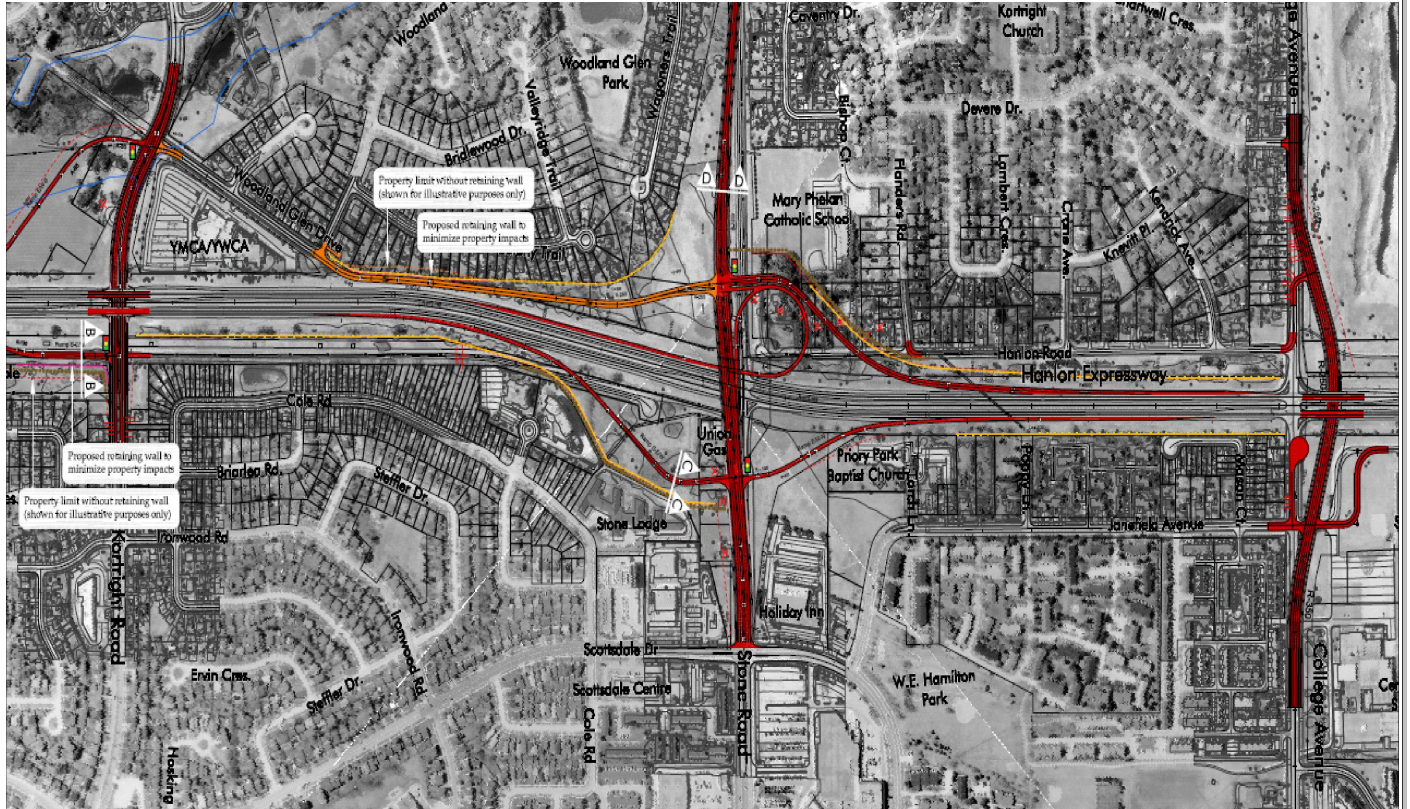
COMMITTEE REPORT



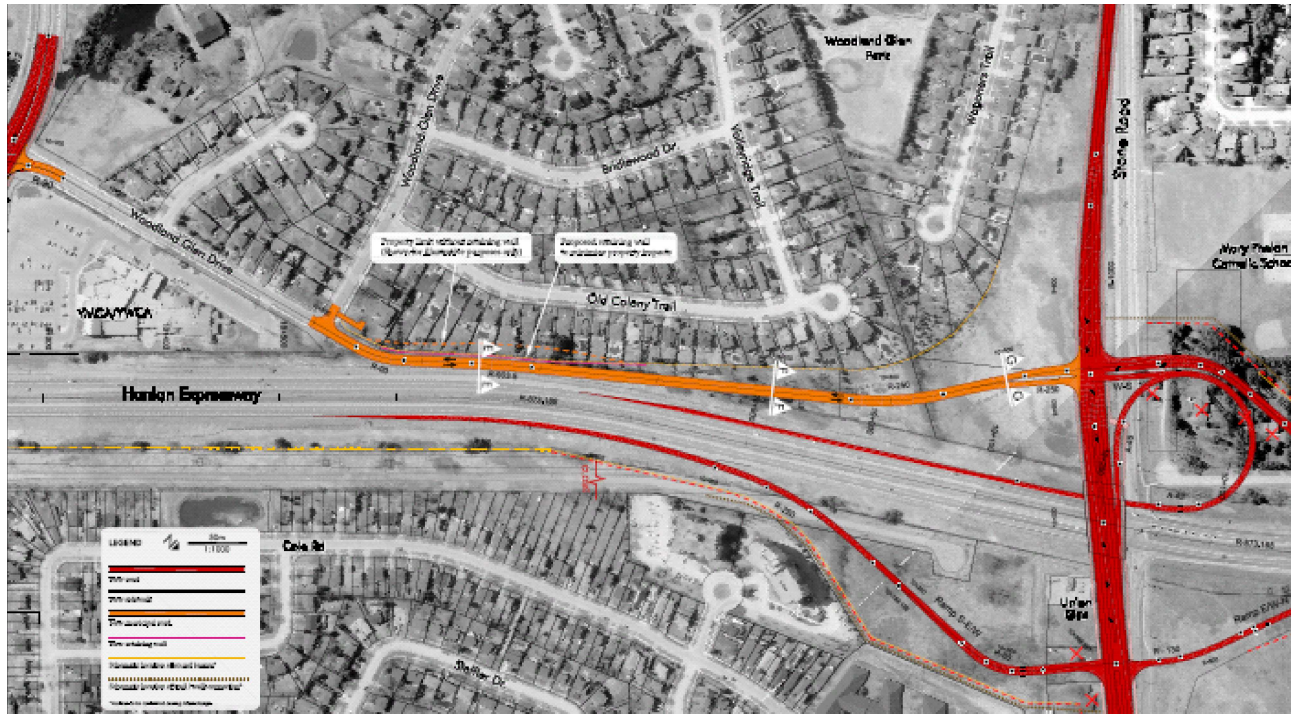
Attachment 1: Laird Road Interchange



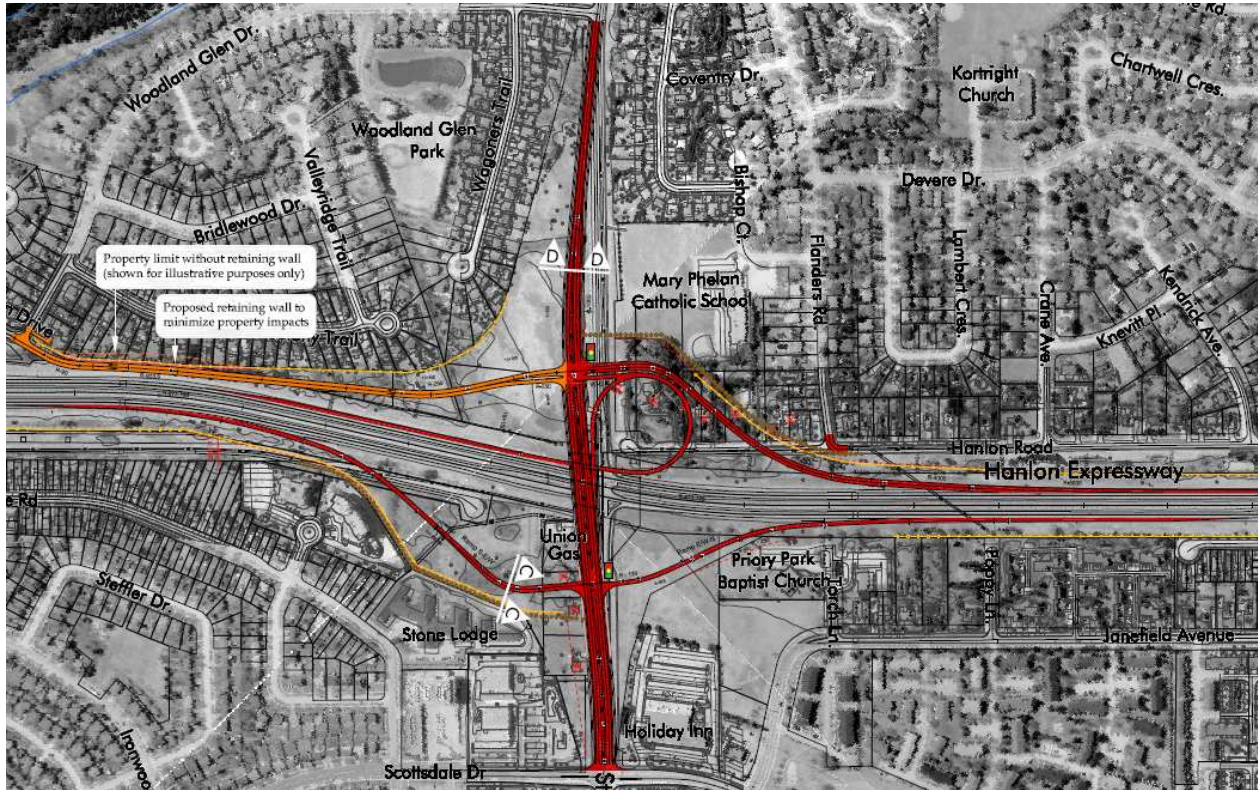
Attachment 2: Downey Road / Kortright Road Grade Separation



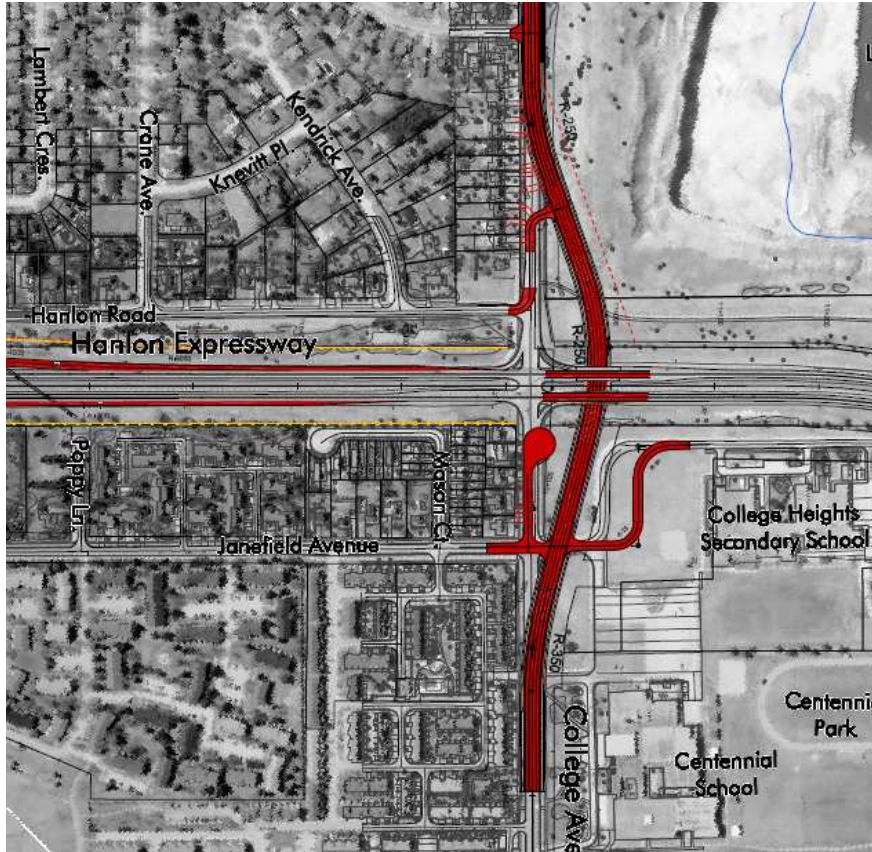
Attachment 3(a): Proposed (Westside) Service Road



Attachment 3(b): Proposed (Westside) Service Road



Attachment 4: Stone Road Interchange



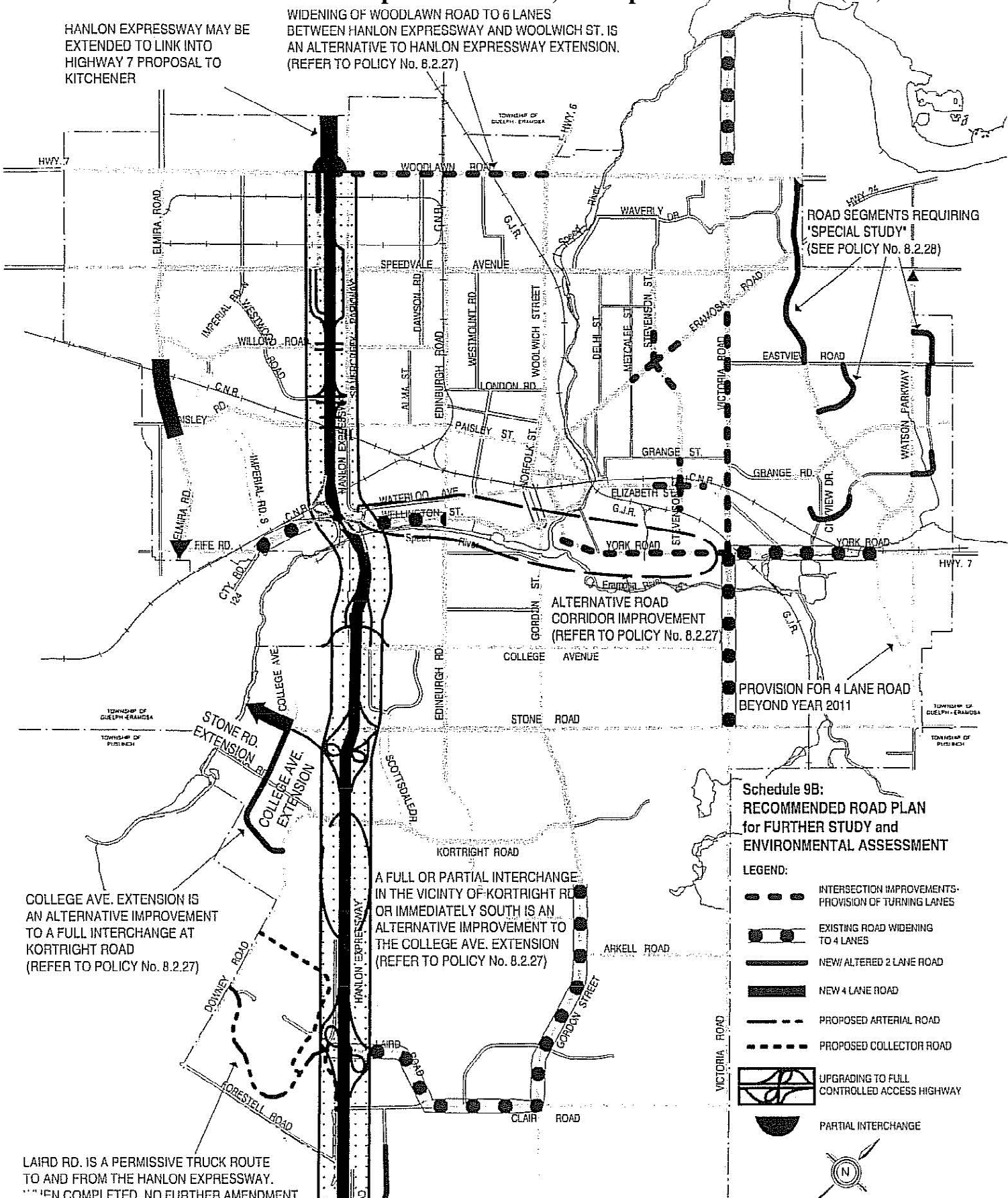
Attachment 5: College Avenue Grade Separation

COMMITTEE REPORT

Attachment 6: Guelph Official Plan, Transportation Schedule (9B)

HANLON EXPRESSWAY MAY BE EXTENDED TO LINK INTO HIGHWAY 7 PROPOSAL TO KITCHENER

WIDENING OF WOODLAWN ROAD TO 6 LANES BETWEEN HANLON EXPRESSWAY AND WOOLWICH ST. IS AN ALTERNATIVE TO HANLON EXPRESSWAY EXTENSION. (REFER TO POLICY No. 8.2.27)



ROAD SEGMENTS REQUIRING 'SPECIAL STUDY' (SEE POLICY No. 8.2.28)

ALTERNATIVE ROAD CORRIDOR IMPROVEMENT (REFER TO POLICY No. 8.2.27)

PROVISION FOR 4 LANE ROAD BEYOND YEAR 2011

**Schedule 9B:
RECOMMENDED ROAD PLAN
for FURTHER STUDY and
ENVIRONMENTAL ASSESSMENT**

- LEGEND:**
- INTERSECTION IMPROVEMENTS-PROVISION OF TURNING LANES
 - EXISTING ROAD WIDENING TO 4 LANES
 - NEW/ ALTERED 2 LANE ROAD
 - NEW 4 LANE ROAD
 - PROPOSED ARTERIAL ROAD
 - PROPOSED COLLECTOR ROAD
 - UPGRADING TO FULL CONTROLLED ACCESS HIGHWAY
 - PARTIAL INTERCHANGE

COLLEGE AVE. EXTENSION IS AN ALTERNATIVE IMPROVEMENT TO A FULL INTERCHANGE AT KORTRIGHT ROAD (REFER TO POLICY No. 8.2.27)

A FULL OR PARTIAL INTERCHANGE IN THE VICINITY OF KORTRIGHT RD OR IMMEDIATELY SOUTH IS AN ALTERNATIVE IMPROVEMENT TO THE COLLEGE AVE. EXTENSION (REFER TO POLICY No. 8.2.27)

LAIRD RD. IS A PERMISSIVE TRUCK ROUTE TO AND FROM THE HANLON EXPRESSWAY. WHEN COMPLETED, NO FURTHER AMENDMENT

COMMITTEE REPORT



TO **Community Development and Environmental Services Committee**

SERVICE AREA Community Design and Development Services
DATE March 30, 2009

SUBJECT **Proposed Amendments to Brownfields Regulation (O.Reg. 153/04)**

REPORT NUMBER 09-23

RECOMMENDATIONS

"THAT the report 09-23 entitled Proposed Amendments to Brownfields Regulation (O.Reg. 153/04) be received; and

AND THAT the City comments on the proposed amendments to the Brownfields Regulation be endorsed."

SUMMARY

The Ministry of the Environment (MOE) has proposed a number of amendments to the current Ontario Regulations dealing with cleanup of contaminated sites. The proposed amendments include more stringent soil and groundwater cleanup standards for most contaminants. Given Guelph's reliance on groundwater as a drinking water source, redevelopment of brownfields will require conformity with higher standards under the proposed changes than is the case at present. While the proposed changes are to be viewed positively from the standpoint of groundwater protection, their implications for brownfield redevelopment and associated policy must also be recognized.

The more stringent standards will mean that, in order for the cleanup of contaminated sites to be economically viable, more sites will require that site-specific cleanup criteria be developed through a risk assessment. The completion of a risk assessment can be a long and onerous process; the risk assessment process can take from 1-3 years to complete depending on the complexity of the site contamination and comments received from the MOE.

The City's Brownfield Redevelopment Community Improvement Plan (CIP) offers financial assistance to developers to encourage the environmental investigation and redevelopment of brownfield sites in the City that would otherwise remain underutilized or vacant. Staff expect that active promotion of the key brownfield sites within the City and financial assistance under the Brownfield Redevelopment CIP for developers will be essential elements to the City's brownfield redevelopment

strategy as development patterns shift to infill and intensification and the cost to cleanup contaminated sites to a higher standard increases.

BACKGROUND

On October 6, 2008 the Ministry of the Environment (MOE) released a number of proposed amendments to Ontario Regulation 153/04 - Records of Site Condition – which governs the investigation and cleanup of contaminated sites in Ontario. The proposed amendments include:

- 1) Minimum requirements for Phase 1 and 2 Environmental Site Assessments (ESAs) that are submitted to the MOE in support of filing a Record of Site Condition (RSC);
- 2) Off-site liability protection for a purchaser of a contaminated property that has a RSC;
- 3) A “streamlined” web-based risk assessment tool to facilitate the cleanup of contaminated sites in communities that do not rely on groundwater as a drinking water source;
- 4) More stringent soil and groundwater cleanup standards; and
- 5) Various technical amendments and transition provisions.

REPORT

The purpose of this information report is to present the implications of the proposed amendments related to more stringent generic soil and groundwater cleanup standards on the City’s Brownfield Redevelopment CIP and brownfield site cleanup and redevelopment in the City.

Implications of More Stringent Soil and Groundwater Cleanup Standards

The more stringent soil and groundwater cleanup standards (generic standards) will result in increased cost for developers and brownfield landowners to cleanup contaminated sites using traditional cleanup methods such as “dig and dump”¹ or “pump and treat”² to meet the new generic standards. The alternative to application of the generic standards is the completion of a risk assessment where new site-specific soil and groundwater cleanup criteria (risk-based criteria) are derived.

The proposed amendments to the generic standards will result in more contaminated sites that will require a risk assessment and cleanup to site-specific risk-based criteria prior to redevelopment. The risk-based criteria are typically less stringent compared to the generic standards and can make a contaminated site cleanup and redevelopment project economically viable. This means that some of the contaminants will remain in the ground as long as the risk assessment can demonstrate that the remaining contaminants will not pose an unacceptable risk to human health, the City’s groundwater-based drinking water supply, and the natural environment.

¹ “Dig and Dump” refers to the excavation and disposal of contaminated soil at a disposal facility licensed to accept the contaminated material.

² “Pump and Treat” refers to the remediation of contaminated groundwater by pumping groundwater out of extraction wells and using a treatment system to remove the contaminants from the groundwater.

The proposed amendments include a new “streamlined” web-based approach to risk assessment that is intended to reduce the time required to complete a risk assessment compared to the current process. However, the amendments state that, municipalities that rely on groundwater as a drinking water supply can not use the streamlined risk assessment approach for contaminated site cleanup. Accordingly, risk assessments completed in the City will continue to follow the process as it is currently outlined in the Regulation. The current risk assessment process can take from 1-3 years to complete and includes pre-consultation and peer review by MOE technical support staff. City staff agree that this more conservative approach to risk assessment should be taken to ensure that the City’s groundwater resources are adequately protected.

The City’s Brownfield Redevelopment Community Improvement Plan (CIP) offers financial assistance to developers to encourage the environmental investigation and redevelopment of brownfield sites in the City. Although Guelph was one of the first municipalities to adopt a Brownfield CIP, to date, Guelph has seen only a modest number of brownfield redevelopment projects compared to neighboring municipalities. Staff expect that active promotion of the City’s brownfield sites and financial assistance under the Brownfield Redevelopment CIP for developers will be essential elements to the City’s brownfield redevelopment strategy as development patterns shift to infill and intensification and the cost to cleanup contaminated sites to a higher standard increases.

The comment period for the proposed amendments ended on February 10, 2009. City staff contacted the MOE prior to the submission deadline to provide informal comments on the proposed amendments and to indicate that the City’s formal comments will be submitted upon Council endorsement. Given the technical nature of the changes and their positive purpose of source protection, Guelph should be supportive of the proposed changes. The draft letter to the MOE is provided in Attachment #1.

CORPORATE STRATEGIC PLAN

The amendments to the Brownfield Regulation and brownfield redevelopment in general relate to the following goals in the 2007 Strategic Plan:

- Goal #1 – An attractive, well-functioning and sustainable city; and
- Goal #6 – A leader in conservation and resource protection/enhancement.

Specifically, the following strategic objectives apply to brownfield redevelopment:

- 1.2 – Municipal sustainability practices that become the benchmark against which other cities are measured;
- 6.1 – Coordinated management of parks, the natural environment and the watershed; and
- 6.3 – A safe and reliable local water supply.

FINANCIAL IMPLICATIONS

NA

DEPARTMENTAL CONSULTATION/CONCURRENCE

Environmental Services staff in the Waterworks department were consulted during the preparation of this report.

COMMUNICATIONS

NA

ATTACHMENTS

Attachment #1 – Draft Letter to the Ministry of the Environment Regarding the Proposed Amendments to Ontario Regulation 153/04 – Records of Site Condition.



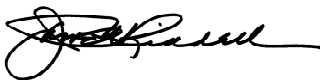
“original signed by Colin Baker”

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Recommended By:

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March 30, 2009

**Sent via e-mail to susan.howard@ontario.ca
Original to follow by regular mail**

Susan Howard
Senior Policy Analyst
Ministry of the Environment
Integrated Environmental Planning Division
Land and Water Policy Branch
135 St. Clair Avenue West, Floor 6
Toronto Ontario M4V 1P5

- DRAFT -

Dear Ms. Howard,

RE: City of Guelph Comments on the Proposed Amendments to Ontario Regulation 153/04 – Records of Site Condition and Brownfields Redevelopment, EBR Posting No. 010-4642

The Ministry of the Environment (MOE) has proposed a number of amendments to the current Ontario Regulations dealing with the investigation and cleanup of contaminated sites. The proposed amendments include more stringent soil and groundwater cleanup standards for most contaminants. Given Guelph's reliance on groundwater as a drinking water source, redevelopment of brownfields will require conformity with higher standards under the proposed changes than is the case at present. While the proposed changes are viewed positively from the standpoint of human health and water resource protection, their implications for brownfield redevelopment and associated policy must also be recognized.

The more stringent standards will mean that, in order for the cleanup of contaminated sites to be economically viable, more sites will require that site-specific cleanup criteria be developed through a risk assessment. The completion of a risk assessment under the current regulation can be a long and onerous process; the risk assessment process can take from 1-3 years to complete depending on the complexity of the site contamination and comments received from the MOE.

The proposed amendments include a new "streamlined" web-based approach to risk assessment that is intended to reduce the time required to complete a risk assessment by allowing Qualified Persons to modify some of the assumptions used in the development of the generic cleanup

standards. However, City staff understand that this streamlined risk assessment approach cannot be used for the cleanup of contaminated sites located within potable groundwater and/or wellhead protection areas. This is of particular significance to Guelph as the majority of groundwater beneath the City is considered to be high quality “potable” water with the potential to recharge the deeper municipal supply aquifer and roughly 75% of the City of Guelph land area is located within the 5 year time-of-travel capture zone for the City’s municipal water supply wells.

Accordingly, the importance of detailed and accurate contaminated site characterization and subsequent cleanup/risk management in the City is clearly apparent. As a municipality relying on groundwater resources as a drinking water supply, the City is supportive of the requirement for risk assessments as outlined in the existing regulation and the City concurs with the proposed amendments that state the streamlined risk assessment approach cannot be used in potable groundwater and/or wellhead protection areas. This more conservative approach to risk assessment which includes MOE peer review should be taken to ensure that human health, the City’s groundwater resources and the natural environment are adequately protected.

The City of Guelph is continually gaining a better geologic and hydrogeologic understanding of the Guelph area through various studies related to water supply sustainability, Source Protection, land development and contaminated sites investigation. In order to ensure that the most up-to-date understanding of subsurface conditions are incorporated into any risk assessment completed within the vicinity of a municipal water supply well, the City of Guelph requests that the MOE be required to notify the City at an early stage of a risk assessment (possibly at the pre-consultation stage) so that the City will have an opportunity to comment on the proposed undertaking.

The City of Guelph appreciates the opportunity to provide comments on the proposed amendments to O.Reg. 153/04 – Records of Site Condition. Should you have any questions or concerns regarding these comments, please do not hesitate to contact the undersigned at (519) 822-1260 ext. 2282.

Sincerely,

Ms. Susan Howard
March 30, 2009
Page 3 of 3

Colin Baker, P.Eng.
Environmental Engineer

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CB/

C Jim Riddell, City of Guelph, Director of Community Design and Development Services
Richard Henry, P.Eng., City of Guelph, City Engineer
Peter Busatto, Manager of Waterworks
Dave Belanger, P.Geo. City of Guelph, Water Supply Program Manager

COMMITTEE REPORT



TO **Community Development and Environmental Services Committee**

SERVICE AREA Community Design and Environmental Services
DATE March 30, 2009

SUBJECT **Official Plan Update**
REPORT NUMBER 09-34

RECOMMENDATION

THAT Community Design and Development Services Report number 09-34, regarding the status of the Official Plan Update, BE RECEIVED;

BACKGROUND

The City's Official Plan update process commenced on August 22, 2007 with a special statutory meeting of Council. The purpose of the meeting was to identify revisions that may be required to the Official Plan (OP), and to invite the public to provide comments on the existing OP and suggest revisions that promote sustainable growth and development within Guelph. Throughout 2007 there was extensive public engagement to address urban form alternatives and evaluate strategies for growth and urban form. Numerous studies were also initiated to support the analysis of toward achieving conformity with the Growth Plan for the Greater Golden Horseshoe (Growth Plan).

As a first phase to the OP update process, Policy Planning staff prepared draft Official Plan Amendment No 37 (OPA 37), which proposed changes to the Official Plan to achieve consistency with the 2005 Provincial Policy Statement (PPS), reflect recent legislative changes, and incorporate the recommendations of recently completed corporate studies and master plans. On January 22 and 24, 2008 Draft OPA 37 was presented at two public open houses. The statutory public meeting before Council was held on February 4, 2008. Following the public meeting, public and stakeholder input was received on the draft amendment. However, Amendment 37 has not been brought back to for Council adoption as it became apparent that the changes proposed through Amendment 37 would be impacted by the other concurrent initiatives being undertaken.

These include: the Local Growth Management Strategy and Implications, the Natural Heritage Strategy, the Urban Design Action Plan, the Employment Lands Strategy, and the Affordable Housing Policy review. The relationships between the

Official Plan Update and other initiatives, related studies and policy are illustrated on Attachments 1 and 2.

With the approval of the recommendations of Local Growth Management Strategy in June 2008, it became apparent that much of the background work being undertaken through the above studies would not be finalized in time for incorporation into the official plan by the June 16, 2009 – the *Places to Grow Act* deadline. In addition, the public engagement process necessary to inform the public could not be achieved by June, 2009.

Through discussions with the Ministry of Energy and Infrastructure regarding timing, they suggested that the most appropriate approach to take and meet the June 2009 deadline for conformity with the Growth Plan was to proceed on the basis of a scoped conformity amendment. Therefore, staff is proposing the following two phases to address conformity with the Growth Plan and update the Official Plan.

1. Initiate a separate Official Plan Amendment to address the Growth Plan conformity that incorporates the provincial Growth Plan policy framework and the Local Growth Management Strategy elements into the Official Plan. Staff proposes to present this amendment to Council for consideration and adoption on or before June 1, 2009.
2. Undertake the Official Plan Update as Phase 2, to be completed by the end of 2009.

Attachment 1 and the following text provide more details and the time lines for completion of both the Growth Plan conformity exercise and Official Plan Update.

REPORT

Purpose:

The purpose of this report is to outline the process by which the Growth Plan conformity and the Official Plan Update will be completed in the following two phases in 2009. (See Attachment 1)

Phase 1 Conformity with the Provincial Growth Plan

1. Growth Plan Conformity Amendment (Amendment 39)

The *Places to Grow Act, 2005* requires that municipal official plans be brought into conformity with the provincial Growth Plan by June 16, 2009. Through pre-consultation with the staff of MEI and the Ministry of Municipal Affairs and Housing (MMAH), staff has prepared a scoped amendment to the official plan that proposes to incorporate the Growth Plan framework and the fundamental Growth Management elements into the Official Plan through a separate amendment - Amendment 39. MEI has advised staff that this scoped amendment approach would meet the conformity provision of the *Places to Grow Act*.

Amendment 39 will be the subject of two Public Open Houses scheduled for April 22 and 23, 2009. The Statutory Public Meeting before Council will be held in early May, followed by a recommendation for Council adoption by June 16, 2009. Following adoption, Amendment 39 will be sent to the Ministry of Municipal Affairs for final approval pursuant to Section 26 of the *Planning Act*¹.

This scoped conformity amendment provides time for the City to undertake its Official Plan Update in thoroughly consultative manner and to incorporate the numerous initiatives and studies completed in the past and /or currently underway.

Phase 2 Official Plan Update Process

The Official Plan is the legislative tool that guides land use change within the City. The Official Plan Update will consolidate the numerous studies, policies and initiatives completed and identified above into the Official Plan through an official plan amendment. (See Attachment 2 and 3)

The update will also build upon the community consultation that has occurred to date.

The Official Plan Update is anticipated to be prepared in time for public and agency input in the fall 2009, and expected to be adopted prior to the end of 2009.

The Official Plan Update will incorporate the changes originally addressed through OPA 37, e.g., Provincial Policy Statement (2005), recent legislative changes, the Community Energy Plan, the Strategic Plan and recently completed studies and master plans, as well as several studies that are currently underway or being finalized. (See Attachments 1 and 2)

The most significant studies currently underway that require completion and will fundamentally inform the Official Plan Update are outlined below.

1. The Natural Heritage Strategy (Phase 2 and 3)

¹ Section 26 of the *Planning Act* requires the Ministry of Municipal Affairs to approve official plans that are being amended to conform to a provincial plan (Growth Plan) and /or a provincial policy statement (Provincial Policy Statement 2005).

Phase 1 of the Natural Heritage Strategy commenced in 2004. Additional work was undertaken through 2005 through to 2008. Phase 2 work involved a public engagement process that commenced in the fall 2008. As a result of the comments received in the fall, refinements were made to the Phase 2 report in early 2009. The final version of Phase 2 of the Natural Heritage Strategy and draft recommended policies have been presented to the Natural Heritage Technical Steering Committee, have had input from the City's Technical Advisory Committee and has been presented at two facilitated community forums, the City's Environmental Advisory Committee and the River Systems Committee. It will be considered at the agency roundtable in April.

Phase 3 will involve the finalization of the policies to support the Natural Heritage System identified through Phase 2. The Natural Heritage System and policies will be incorporated into the Official Plan Update over the spring and summer of 2009 and will replace the current "Core" and "Non-Core" designations and policies in the current Official Plan.

3. The Growth Management Strategy and Implications Analysis

On June 23, 2008, the City approved the Local Growth Management Strategy (Report No. 08-83). The Growth Management Strategy established the foundation for achieving conformity with the Growth Plan. The fundamental aspects of the Local Growth Management Strategy are:

- the City's growth will be accommodated within its boundaries;
- the population target for Guelph to 2031 will be 169,000 (175,000 with undercount);
- the City will continue to achieve a balanced population and employment growth at a ratio of not less than 57 jobs per 100 persons;
- growth will be planned to occur at an average rate of 1.5 % annually;
- the entire greenfield area will be planned to achieve an overall density of 50 persons and jobs per hectare; and
- density will increase throughout the City, and in particular in the following areas within the existing built up area: the Downtown, the Mixed Use Nodes and along the identified corridors. In these areas development will be primarily through intensification and redevelopment.

The Implication Analysis of the Local Growth Management Strategy (Implications Report) is the fourth and final stage of the City's Growth Management Strategy. This report will be brought before Committee and Council in April 2009 and will identify the implications of the Local Growth Management Strategy on the future planning in the City.

4. The Urban Design Action Plan

The Urban Design Action Plan outlines opportunities and potential strategies to

guide future intensification and achieve attractive and sustainable urban design in response to the Growth Plan and the Local Growth Management Strategy.

The Urban Design Action Plan has been the subject of input from the City's Technical Advisory Committee, numerous interest groups and will have been the subject of four Town Hall meetings by the beginning of April 2009.

The Urban Design Action Plan will be brought before Committee and Council for approval in April and will serve as the foundation for change to the urban design policies of the Official Plan.

5. Employment Lands Strategy (Phase 2)

Watson and Associates are currently undertaking the Phase 2 of the Employment Lands Strategy. Phase 2 will build upon the Phase 1 analysis and address, among other things phasing, employment densities and tools to achieve the proposed density targets. Phase 2 is projected to be finalized by June 2009.

6. Affordable Housing

The Growth Plan, among other things, requires that municipal official plans "establish and implement" affordable housing targets in accordance with the Provincial Policy Statement (PPS). The PPS provisions require that municipalities:

- establish targets for an appropriate range of housing to meet current and future residents;
- "establish and implement targets" for the provision of housing for low and medium income households; and
- facilitate all forms of housing to meet the social, health and well being requirements of current and future residents, including residents with special needs requirements.

The City and County staff have been working closely together to identify targets for their respective market areas and to collaborate on the development of the 2010 Housing Strategy for Wellington and Guelph. Targets and implementation mechanisms will be established in the Official Plan in accordance with the Growth Plan and PPS. An Affordable Housing Discussion Paper will be presented to the Community Development and Environmental Services Committee in May 2009 which will outline the recommended targets and implementation tools for inclusion in the Official Plan Update. The City and County propose to conduct a joint public engagement process with respect to the targets and the development of the 2010 Housing Strategy in June 2009.

The affordable housing targets and implementation mechanisms will be incorporated into the Official Plan Update over the summer of 2009.

7. Other Works Informing the Official Plan Update

Since 2006, there have been a number of provincial and City policies, plans and initiatives that will inform the Official Plan Update. These include the above initiatives as well as the legislation, policies and studies listed in Attachment 3.

Secondary Plans not part of the Official Plan Update

The Secondary Plans to the Guelph Innovation District (York District) and the Guelph Urban Growth Centre (Downtown Guelph) are under separate secondary planning processes. Neither of these amendments will be finalized in time for consolidation into the Official Plan update. Therefore, both these secondary plans will be incorporated into the Official Plan by way of an amendment, once approved by Council.

CORPORATE STRATEGIC PLAN

The update of the Official Plan is a critical step to achieving the following Strategic goals:

- Goal 1:** An attractive, well-functioning and sustainable city;
- Goal 2:** A healthy and safe community where life can be lived to the fullest;
- Goal 3:** A diverse and prosperous local economy;
- Goal 4:** A vibrant and valued arts, culture and heritage identity; and
- Goal 5:** A leader in conservation and resource protection/enhancement.

FINANCIAL IMPLICATIONS

\$47,000 has been budgeted for OP Update in 2009

DEPARTMENTAL CONSULTATION

Legal Services has been consulted regarding the approval process for conformity with the Growth Plan and consistency with the Provincial Policy Statement. Both processes are subject to Section 26 of the *Planning Act* and therefore both the Official Plan amendment for the Growth Plan conformity and the Official Plan Update requires approval by the Minister of Municipal Affairs and Housing.

COMMUNICATIONS

N/A

ATTACHMENTS

- Attachment 1: Official Plan Update Components and Time Lines
- Attachment 2: Relationship Between Key Policy Initiatives
- Attachment 3: List of Legislation, Policies and Studies to be Reflected in the Official Plan Update

“original signed by Marion Plaunt”

Prepared By:

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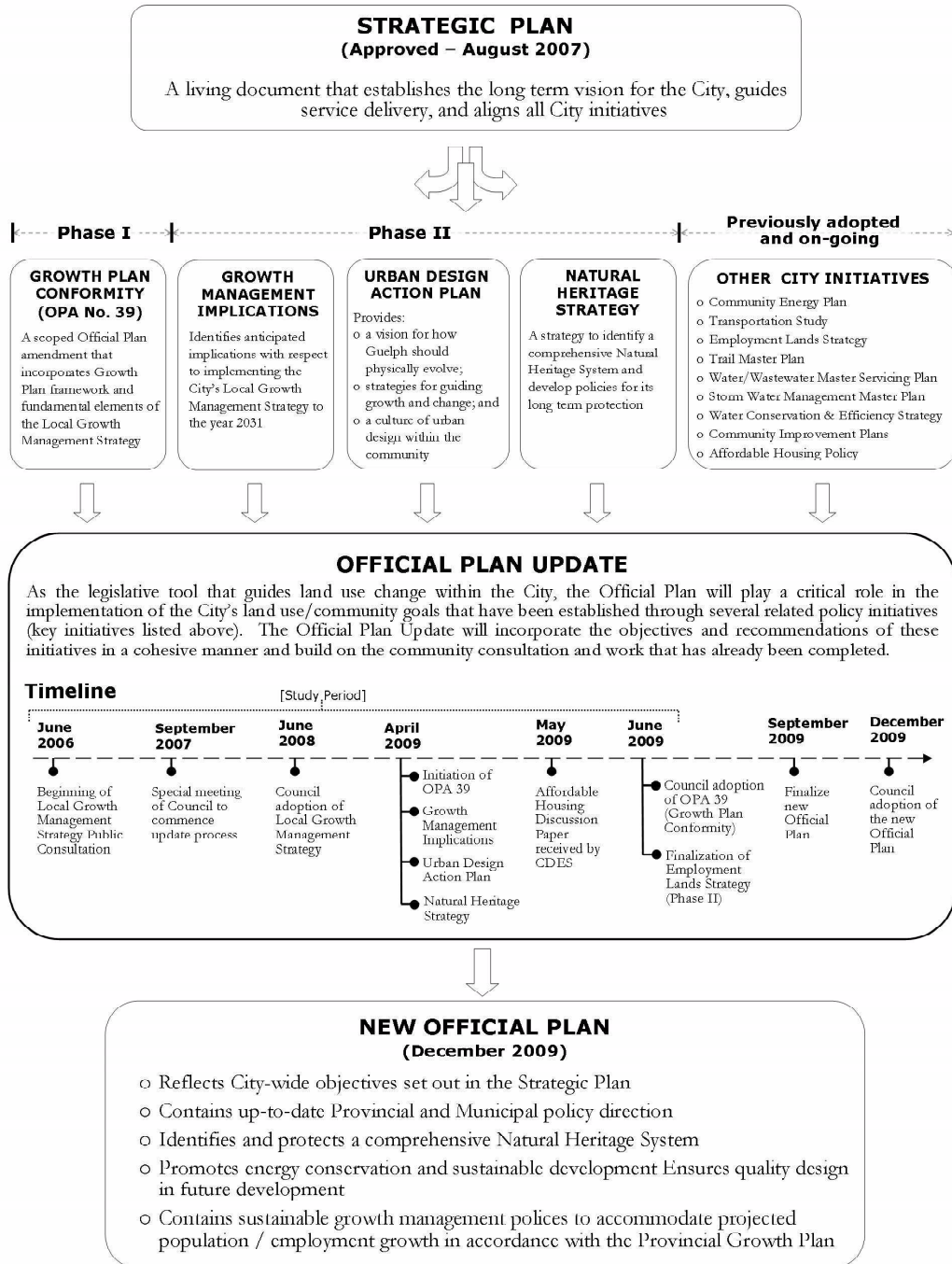


Recommended By:

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Attachment 1:

OFFICIAL PLAN UPDATE COMPONENTS AND TIMELINES



Attachment 2 Relationship Between Key Policy Initiative and the Official Plan Update



Attachment 3

List of Legislation, Policies and Studies to be Reflected in the Official Plan Update

Provincial Policies and Legislation

- The Provincial Policy Statement (2005)
- *Planning Act changes (Bill 51)*
- the *Ontario Heritage Act*
- the *Clean Water Act*
- the Growth Plan (2006)
- the Size and Location of Growth Centres in the Greater Golden Horseshoe
- Growing the Greenbelt Criteria

Existing Studies

- 2001 Transportation Strategy Update
- The Guelph Wellington Transportation Study (2005)
- Guelph Trails Master Plan (2005)
- Context, Meridian(2006)
- Guelph Strategic Plan (2007)
- Community Energy Plan (2007)
- Bio-solids Management Master Plan (2007)
- Framework for an Urban Forest Management Plan (2007)
- Fiscal Impact of Proposed Growth Options, Watson (2007)
- Guelph Quest Workshops (2007)
- Strategic Directions, Meridian (2007)
- Shaping our Choices, Meridian (2007)
- Residential Intensification Analysis Report (2007)
- Brownfield Community Improvement Plan (updated 2008)
- Employment Lands Strategy (Phases 1) (2008)
- Local Growth Management Strategy (2008)
- Accessibility Plan (2008)
- Stormwater Management Master Plan (2009)
- Water and Waste Water Master Servicing Plan
- Community Surveys (2006 and 2009)
- Development Charges Background Study and Bylaw (2009)

Studies Underway

- Bicycle Friendly Guelph Project
- Waste Water Treatment Master Plan
- Water Supply Master Plan
- Water Conservation and Efficiency Strategy Update
- Parks, Recreation and Cultural Master Plan
- Public Art Policy
- Downtown Community Improvement Plan

-
- Growth Management Implications Analysis
 - Urban Design Action Plan
 - Natural Heritage Strategy
 - Affordable Housing Discussion Paper
 - Employment Lands Strategy (Phases 2)

committee AGENDA - REVISED



TO **Community Development & Environmental Services
Committee**

DATE April 20, 2009

LOCATION Council Chambers

TIME 12:30 p.m.

disclosure of pecuniary interest

confirmation of minutes

March 30, 2009 & April 7, 2009

CONSENT AGENDA

- a) **Reports from Administrative Staff**
- b) **Items for Direction of Committee**

Items to be extracted from the Community Development & Environmental Services Committee Consent Agenda.

Resolution to adopt the Community Development & Environmental Services Committee Consent Agenda.

*"**THAT** the balance of the Community Development & Environmental Services Committee Consent Agenda be adopted."*

PRESENTATIONS

- a) **Transition Guelph: From Oil Dependency to Local Resilience**
A representative from Transition Guelph will provide a presentation
- a) **Wastewater Treatment Master Plan (CDES – 2009 A.13)**
Presentation by Warren Saint and Diana Vangelisti – CH2MHILL
Pam Law, representing CH2MHILL will be present to answer questions
Cameron Walsh, Manager of Wastewater Services and Kiran Suresh, Project Manager will be present to answer questions
- b) **SELECTION OF PREFERRED PROPONENT TO DESIGN, BUILD AND OPERATE A NEW ORGANICS WASTE PROCESSING FACILITY (CDES – 2009 A.14)**
Presentation by Janet Laird, Director of Environmental Services

Delegation:

- Representative from Maple Reinders available to answer questions

c) **Urban Design Action Plan (CDES – 2009 A.15)**

Presentation by Ian Panabaker, Urban Design Programme Manager

d) **Phase IV – Implications Analysis of the City of Guelph's Local Growth Management Strategy (CDES – 2009 A.16)**

Presentation by Paul Kraehling, Senior Policy Planner

Other business

Next meeting

May 19, 2009

**The Corporation of the City of Guelph
Community Development & Environmental Services
Committee
Monday, March 30, 2009, 12:10 p.m.**

A meeting of the Community Development and Environmental Services Committee was held on Monday, March 30, 2009 in Council Chambers at 12:10 p.m.

Present: Councillors Burcher, Bell, Piper, Salisbury and Mayor Farbridge

Also Present: Councillors Beard, Billings, Farrelly, Findlay, Hofland, Laidlaw and Wettstein

Staff in Attendance: Mr. J. Riddell, Director of Community Design and Development Services; Mr. D. McCaughan, Director of Operations; Ms. M. Neubauer, Director of Finance/City Treasurer; Mr. R. Henry, City Engineer; Mr. R. Philips, Manager of Transportation Planning & Development Engineering; Mr. M. Cameron, Manager, Parklands and Greenways; Ms. S. Young, Environmental Planner; Mr. R. Templeton, Park Planner; Ms. J. Jylanne, Senior Policy Planner; Ms. K. Nasswetter, Planner; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

Councillor Bell declared a pecuniary interest regarding the Expansion of the Municipal Register of Cultural Heritage Properties to include Non-Designated Burcher-Stokes Properties Including a Review Process because he owns property that would be included on this list.

Councillor Burcher declared a pecuniary interest regarding the Expansion of the Municipal Register of Cultural Heritage Properties to include Non-Designated Burcher-Stokes Properties Including a Review Process because she owns property that would be included on the list.

1. Moved by Councillor Piper
Seconded by Councillor Bell

THAT the minutes of the Community Development and Environmental Services Committee meeting held on February 17, 2009 be confirmed as recorded and without being read.

Carried

Consent Agenda

The following were extracted from the Consent Agenda:

- 2009 Development Priorities Plan (DPP)
- Expansion of the Municipal Register of Cultural Heritage

March 30, 2009

Properties to Include Non-Designated Burcher-Stokes
Properties Including a Review Process

- Hanlon Expressway Environmental Assessment

**Community Development & Environmental
Services Committee**

Page 2

- Proposed Amendments to Brownfields Regulation
(0.Reg.153/04)
- Official Plan Update

New Path at Westminster Woods

Mr. Peter Ballantine, a resident in the Westminster Woods development, speaking on behalf of Mr. David Guest and Mr. David Wallis, advised that when he purchased his property, he was provided with detailed path plans that he found acceptable and was told by the developer that nothing else would be done to the area behind his home except landscaping. He stated the new path runs parallel to the backyards of several properties and perpendicular to his backyard which he believes creates a safety and security issue. He explained that the natural barrier is very sparse and the path alignment does not appear to align with best practices as outlined by CPTED (Crime Prevention Through Environmental Design).

He also stated that the proximity of the path to the run-off areas of their yards and the Storm Water Management pond would render the path unusable most of the year due to muddy conditions. He also believes the path will negatively affect their property values and expressed concern regarding the lack of consultation with the area residents in developing the path plans. He suggested that the new path be removed and replaced by an extension to the shorter asphalt path to accommodate foot traffic.

Mr. David Wallis concurred with the recommendations of Mr. Ballantine's comments.

2. Moved by Councillor Piper
Seconded by Councillor Bell

Mr. J. Riddell

THAT staff be directed to work with the residents and the developer to address concerns regarding the trail at Westminster Woods.

Carried

3. Moved by Mayor Farbridge
Seconded by Councillor Piper

Mr. J. Riddell

That staff report back on creating mechanisms to require the developers to communicate to new home buyers regarding matters such as when there is a potential of trails to be placed abutting their

properties.

Carried

March 30, 2009

Community Development & Environmental Services Committee

Page 3

Staff were directed to review their processes to determine how they could mitigate conflicts with residents regarding trail implementation.

The Urban Forest Management Plan

Mr. J. Riddell, advised the urban management plan has been delayed partially due to staff changes and stated that Ms. Suzanne Young, has been assigned this project and expects a report to be coming forward soon.

Ms. S. Young, Environmental Planner advised of the status of the update. She stated they are in process of drafting a tree protection by-law and they are consulting with other municipalities to determine best practices. She also stated they are monitoring tree-cutting by the City and conducting an inventory.

Mr. Ric Jordan, on behalf of Guelph Urban Forest Friends outlined how trees benefit a city and the consequences of removing a healthy tree. He advised that trees are being damaged by current construction practices and that it is important to protect the roots and driplines to ensure a tree survives. He also advised that trees will die if too much of their roots are destroyed. He provided statistics regarding runoff, infiltration and evaporation variances that would occur without the canopy. He then reviewed the history of decisions made regarding the need to protect the trees, but the lack of actual action taken place. He requested an interim tree by-law be passed to protect the trees prior to a full by-law being enacted. He believes the City needs to:

- Pass an Interim Tree By-law
- Complete the Strategic Urban Forest Management Plan
- Establish an Urban Forestry Department
- Hire a Certified Forester and
- Form an Urban Forest Advisory Committee.

He also advised that other municipalities have had success using structured soil to assist with the survival rate of trees. He stated that GUFF would willingly participate in educating the City with respect to ways to save trees and rebuild the canopy within Guelph.

4. Moved by Councillor Piper
Seconded by Councillor Bell

Mr. J. Riddell

THAT staff be directed to come back with an action plan to investigate the feasibility of proceeding with an interim tree

protection by-law or proceeding with developing a permanent by-law.

Carried

March 30, 2009

**Community Development & Environmental
Services Committee**

Page 4

Staff was also directed to consider carbon credit offsets during the process.

Hanlon Expressway Environmental Assessment

Mr. R. Philips, Manager of Transportation Planning and Development Engineering provided a brief history of the study. He advised that members from the Ministry of Transportation and Stantec were present to answer questions. He clarified the scope of the project. He stated that the Hanlon is not going to be widened, but interchanges at Laird Road, Kortright Road, Stone Road and College Avenue will be changed and a Service Road will be placed between Stone Road and Kortright Road on the west side. He advised the need for the interchange at Laird Road has been accelerated due to the development of the Hanlon Creek Business Park. He explained the components of each interchange including bicycle lanes, pedestrian access, retaining walls and parking options. He advised the noise walls have been located on the property lines currently; however, staff will be consulting with the resident owners to determine the final location based on the parameters provided by the Ministry of Transportation. He outlined the public consultation and community engagement process and highlighted the concerns regarding each intersection. He addressed how the issues are being handled. He also provided reasons why he believes the Stone Road Extension is not required.

Staff was directed to:

- address pedestrian and cyclist access on the old Hanlon Road to ensure connectivity
- address the issue of landscaping and tree planting in the information report that will come back to Council.

Mr. Robert Bakalarczyk from the MTO advised they have purchased some properties already and if people are wishing to sell, they should contact the MTO. They also stated that intersection improvements will be done during the interim, such as turn lanes and illumination. He stated that synchronization would be difficult to accomplish. He also advised that movement standards will be addressed. He said the cost is estimated to be sixty million dollars for the three intersections and seventeen million for the Laird intersection.

Ms. Valerie Burley, a resident whose property faces the new service

March 30, 2009

**Community Development & Environmental
Services Committee**

Page 5

road between Downey Road and Laird Road advised that when they purchased their property it was because of Guelph's "greenness". She raised the concern of the increased traffic volume, the ability for trucks to pass by their house and the safety issues these would result. She is also concerned about the decrease of value of their property that would result from the increased traffic. She also raised the

issues of getting in and out of their driveways, pedestrian traffic, public transportation issues, school bus safety issues, the effect weather conditions would have on the increased traffic volume and the safety of the YMCA users – both children and adults.

Mr. Ben Bennett, believes that the improvements will not benefit the residents of Guelph and does not feel the plan is sustainable. He does not believe there is a need for an overpass and the City should use the money allocated to this project to turn the industrial business park into something greener. He sees the Hanlon project as being done piecemeal and does not believe the pieces fit together. He recommends that the committee receive the report only and accept nothing until they see how the whole Hanlon project will be completed.

Mr. Paul St. Denis, a resident in the area of the service road raised concerns regarding the Environmental Assessment. He believes the noise is bad enough already and is not convinced the noise barriers will suffice. He is concerned that the traffic count provided does not accurately reflect the reality. He stated that the air pollution will accelerate health problems. He is not pleased with the idea of looking at a 12-16 foot brick wall. He does not understand how the EA process took out the extension of Stone Road and put in a service road behind his property. He suggests an extra lane within the corridor rather than a service road would be a better solution. He also suggests a north-south road on both sides should be considered. He stated that consideration of alternate routes was not supposed to be part of the project so the service road should not be allowed.

Mr. Peter Tilsley, on behalf of the listed delegation Mr. Gruber, an area resident, raised the concern regarding the traffic on Woodland Glen Drive. He believes there is already a need for traffic calming, and the increased traffic would be intolerable if the service road is not established. He advised Mr. Gruber was involved in the workshops. He believes the service road would be beneficial and stated that participants at the workshop proposed the establishment of the service road. He believes the preferred plan would:

- provide significantly improved north-south access to the Hanlon from Kortright/Downey Roads;
- provide significantly improved access to the YMCA-YWCA;

- preserve the safety of Woodland Glen Drive as a neighbourhood road;
- preserve College Avenue, Woodland Glen, and Kortright Hills Subdivisions as now limited growth areas, with no future expansions planned

He advised he would like Council to approve the recommendation.

March 30, 2009

**Community Development & Environmental
Services Committee**

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Mr. J. Rooney, a resident near the Laird intersection, does not believe that the process has been fair and that the preferred plan does not reflect the residents' preference. He said they were shown a service road on the east side, not on the west side. He advised that the air quality on west side of the Hanlon already exceeds the Ministry of the Environment accepted rates. He stated that they were denied access to the workshops and the residents are being forced to accept whatever the MTO proposes. He does not feel that the 24 hour lighting, large brick wall noise barriers, increased assessments with, decreased values and increased safety concerns are in the best interests of the area residents.

Mr. Brian Cockwell, a resident within the area, advised he has been excluded from the process and he would like to see the whole Hanlon plan and not just the south end plans. He stated the impact Highway 7 may have is unknown and there is no confirmation of expansion forthcoming. He feels that the process is being rushed and the issues are being ignored. He stated that traffic calming, busing issues, and pedestrian concerns have all been slated to be addressed later but he believes they should be addressed before the plan is endorsed.

Ms. Judy Chow, an area resident, raised the concern of the increased traffic. The service road abuts her backyard and she would like Council to consider options that would not increase the traffic. She would like to see traffic redirected and believes a service road on the east side would be a better solution.

Ms. Patricia Van Asten, an area resident, believes there is significant impact on the flow of traffic. She stated that limiting the access creates the need for a service road. She does not feel a 400 highway should be squeezed into an existing residential neighbourhood. She also would like all the intersections to be dealt with at once rather than in sections. She does not feel removal of College intersection will be successful due to the need for access to the two high schools from the west side. She also stated that large trucks will simply be travelling through the City and not to the City if these improvements are implemented because it will be faster for them to access Kitchener and Cambridge via the Hanlon. As a result, the City would be importing even greater noise. She advised that no residents of

March 30, 2009

Old Colony or Woodland Glen was involved in the process despite requests for involvement. She requested a deferral so the residents could have some input.

Ms. Van Asten, on behalf of Bill Ingratta, advised that the area residents have planted trees and maintained their properties for the past 20 years and have enhanced the property values and the environment. The residents feel their efforts have been wasted. He believes the representatives from Stantec have not really listened to

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the residents. The bike trail initially proposed would not be accessible to the area residents. He would like the City to determine if the current proposal is the easiest solution or the best solution. The residents want assurances that the noise barriers and service road will minimally impact adjacent properties. Residents have been given conflicting answers from the City and the MTO and therefore they do not trust the process. He urges the City to be sure of what they are approving before they endorse any plan.

Mr. Paul Edwards, a resident on Old Colony Trail, stated that they never envisioned any further development behind their property. The residents have invested in pools, decks and other upgrades that would be destroyed with the erection of the noise barriers and service road. He stated that property values have dropped and damage is being inflicted on their assets. He believes the service road and walking and biking path would become an eyesore and a lot of garbage would result as well as dust and dirt in their back yards; and the fifty foot pine trees and other vegetation would be lost. He would like the MTO to move the service road to the east side where less impact would occur.

Mr. Paul Kraehling, a resident of Old Colony Trail for the past 19 years participated in EA process and open houses. He advised he has the unique position as a City planner and resident. He has not received any response from the MTO regarding his questions and concerns to the Ministry in October, 2008. He recommends that the Hanlon be shifted slightly to the east and lower the overall Hanlon grade. He believes creating a new service road alignment to the east of the "preferred plan" proposal would save vegetation, permit additional land for tree planting/vegetated berms, moves new roadway away from backyards, and would mitigate high noise levels and air pollution within the area. He believes further work is required before the City should agree to the current preferred plan. He stated that the west side service road is unacceptable because it creates unacceptable environmental, social and aesthetic impact problems. If the MTO is unwilling to adjust their plan, they should revisit the east service road option. He believes the MTO plan is being proposed because it is the least costly option.

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Mr. Marshall Rodgers, was not present.

Mr. Bill Mullin, representing concerned residents on the east side of the Hanlon in the south end, raised the issue of noise levels and advised the projected MTO noise levels are higher than the Ministry of the Environment acceptable levels and no development should be allowed unless it meets the MOE levels. He does not believe the MTO guidelines meet the needs of the City and would like to propose an amendment to the recommendations.

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He would like to add to the third line of recommendation #3:

“ ... and request MTO “meet the Ministry of Environmental Noise Guidelines (NPC-205) and to...”

As well as add to recommendation #4:

“MTO meet the Ministry of Environment noise guidelines (NPC-205)”

Mr. Hugh Whiteley, requested that Council not approve the staff recommendation but rather “That Council directs staff to request the Ministry of Transportation to withdraw the proposed design of the Hanlon Expressway and Laird Road intersection and to establish in its place an intersection design that (1) the City of Guelph can afford and (2) is compatible with the long-term viability of Guelph as a sustainable community within a sustainable provincial economy.”

He does not believe the “Places to Grow Legislation” is viable and would like the City to take a stand that recognizes this. He believes the financial expenditures would be better spent elsewhere, especially in light of the current economic conditions. He does not believe this project will address what he believes are the two urgent requirements for the City which include job retention for the short-term and sustainability in the long-term. He believes that a review of the City’s policies directed to job retention and job creation will result in at least a three year delay of the Hanlon Creek Business Park initiative and will cause a fundamental change in the role and form of the Hanlon Expressway and thus cause the MTO to re-evaluate their preferred plan.

Mr. Mike Young, advised that the other delegates have already addressed the majority of his issues. He objects to the west side service road and stated that in the past 18 years; there has never been mention of a west side service road. He tried to participate in the workshops but was denied and he is concerned that no residents of Old Colony Trail or Woodland Glen Drive were included within the workshops. He believes the noise barrier will not have much of an impact due to noise changes that have resulted as a result of a

development that has already happened.

Mr. Chandrakant Kothari was not present.

Ms. Laura Murr does not support the preferred plan due to the encroachment on the Hanlon Creek Watershed and the PSW and adjacent lands identified for the highest priority for protection. She believes that if the proposed option is selected, it should be subjected to a separate Environmental Assessment. She stated that access to the off-leash park would be adversely affected and parking should be provided at the north end of the road at Laird. She stated that there

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have been no actual noise measurements in front or behind the noise walls on Milson so there is no way the effectiveness of proposed noise walls could be assessed. She also expressed concern about the gap in the noise wall and the effect that would have on the noise levels. She also advised that there is great concern regarding the traffic levels and the health impact living on a major road with more than 10,000 vehicles per day would cause. She believes the one existing crossing at Downey and Ptarmigan is inadequate. Not being able to easily cross the road to get their mail and access the parks at Hazelwood, Pheasant Run and Teal would be unfair to the residents. She also advised that that the southbound ramp would be placed primarily in the flood plan so that also would be adversely affected. She provided statistics showing the various sound levels with the different options the MTO provided and showed that the noise levels predicted over ten years ago have been exceeded. She encouraged the City to withhold their endorsement of any plan until the MTO makes improvements on the Hanlon that they have already said were coming.

Ms. Laura Murr on behalf of Joan Agosta, advised that she does not want Council to support the preferred plan because she believes it is too late in coming. She feels the development should have been done before the residential area, the school and the YMCA-YWCA were built. She stated that expressways and people do not mix because the poor air quality will drive up health issues. Although staff state that air quality would improve because of the decrease in stop and go traffic, she feels that would be negated by the increase of traffic volume. She believes there needs to be a paradigm shift in how we address transportation and greenhouse gas emissions need to be curbed. She believes expressways are not sustainable.

The committee recessed for five minutes.

5. Moved by Mayor Farbridge
Seconded by Councillor Bell

THAT the remainder of the agenda be deferred to another date to be

set as soon as possible.

Carried

REPORT

6. Moved by Mayor Farbridge
Seconded by Councillor Salisbury
THAT the Community Design and Development Services Report 09-33, on the `Hanlon Expressway Environmental Assessment', dated March 30, 2009, be received;

AND THAT staff be directed to address the comments received at the March 30, 2009 Community Development and Environmental Services

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Committee meeting and that a recommendation be brought forward to be placed on the next Council agenda.

A request was made to vote on the clauses separately.

Mr. J. Riddell

7. Moved by Mayor Farbridge
Seconded by Councillor Salisbury
THAT the Community Design and Development Services Report 09-33, on the `Hanlon Expressway Environmental Assessment', dated March 30, 2009, be received.

Carried

Mr. J. Riddell

8. Moved by Mayor Farbridge
Seconded by Councillor Salisbury
THAT staff be directed to address the comments received at the March 30, 2009 Community Development and Environmental Services Committee meeting and bring forward a recommendation to be placed on the next Council agenda.

Carried

9. Moved by Councillor Salisbury
Seconded by Councillor Bell
THAT the meeting be recessed to be continued on Tuesday, April 7th at noon at 59 Carden Street Council Chambers.

Carried

Staff were also directed to:

- address noise guidelines
- determine the impact of shifting of the highway
- provide comment on efficiency improvement and greenhouse

gas emissions that will be decreased as a result of the removal of the stop lights

- provided information regarding gas measurement and greenhouse gas emission levels for all of the onramps going east/west
- provide information regarding whether petroleum will be saved
- look at improvements such as lengthening turn lanes and signal synchronization
- determine the effect the increase of speed will have on energy use
- find out from the MTO what their safety concerns are with respect to reducing speed

The meeting recessed at 5:12 p.m.

April 7, 2009

Community Development & Environmental Services Committee

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The meeting reconvened in Council Chambers at 12:00 noon, April 7, 2009

Present: Councillors Burcher, Bell, Piper, Salisbury and Mayor Farbridge

Also Present: Councillors Beard, Farrelly and Hofland

Staff in Attendance: Mr. J. Riddell, Director of Community Design and Development Services; Ms. M. Plaunt, Manager of Policy Planning and Urban Design; Mr. S. Hannah, Manager of Development and Parks Planning; Ms. J. Jylanne, Senior Policy Planner; Ms. K. Nasswetter, Planner; Mr. C. Baker, Environmental Engineer; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

2009 Development Priorities Plan (DPP)

Ms. Katie Nasswetter advised of the purpose of the DPP and stated it needs to be approved by City council and revised on an annual basis. She outlined the changes to the DPP in 2009 which includes:

- monitoring units created via zone changes and condominiums outside of plans of subdivision
- tracking development activity in the Built Boundary and Greenfield areas
- integrating new population forecasts and growth rates from the Growth Management Strategy
- identifying constraints to development on proposed residential infill sites
- reviewing the factors that determine development approval priority

She also provided a summary of the 2008 development activity which

was lower than anticipated. She outlined the subdivision registrations, the approved zone changes and condominiums and provided a building permit summary. She then outlined the potential development summary, the recommended registrations and expected draft plan approvals. She stated the DPP will be an implementation tool for Guelph's Growth Management Strategy and the Places to Grow legislation.

Mr. Scott Hannah, Manager of Development and Parks Planning provided information with respect to the draft plan approval process.

10. Moved by Mayor Farbridge
Seconded by Councillor Piper

REPORT

THAT the Community Design and Development Services Report 09-05 regarding the 2009 DPP, dated March 30, 2009, be received.

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Community Development & Environmental Services Committee

Page 2

AND THAT Guelph City Council approve the ninth annual Development Priorities Plan 2009, attached to Community Design and Development Services Report 09-05 dated March 30, 2009;

AND THAT staff be directed to use the Development Priorities Plan to manage the timing of development within the City for the year 2009;

AND THAT amendments to the timing of development, as outlined by Schedules 2, 3 and 4 of the plan, be permitted only by Council approval, unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2009 are not exceeded.

Carried

Expansion of the Municipal Register of Cultural Heritage Properties to Include Non-Designated Burcher-Stokes Properties Including a Review Process

Councillor Burcher and Councillor Bell left their seats during the presentation, discussion and voting on the expansion of the municipal register of cultural heritage properties and did not participate in discussion or vote on the matter.

Councillor Piper assumed the Chair.

Ms. Joan Jylanne, Senior Policy Planner provided information regarding requirements under the Ontario Heritage Act regarding the register. She advised that expanding the register would:

- provide protection that the City would have 60 days to make a well-informed decision about the loss/protection of cultural

- heritage resources
- formalize review timeframes for demolition/review requests involving listed cultural heritage resources
- increase efficiency of current process
- provide an easily accessible public listing of cultural heritage resources.

She clarified of the impact the expansion of the register would have and what would not change for the properties affected. She then outlined the three phase process that would expand the register including verifying information, the review process and public consultation that would take place.

REPORT

April 7, 2009

11. Moved by Mayor Farbridge

Seconded by Councillor Salisbury

THAT Report No. 09-032, dated March 30, 2009 from Community Design and Development Services, regarding the expansion of the Municipal Register of Cultural Heritage Properties to include the "non-**Community Development & Environmental Services Committee** **Page 3**

designated" City of Guelph Inventory of Heritage Structures (Burcher-Stokes Properties) be received;

AND THAT the Review Process included in Attachment 2 to provide property owners with a review process to seek corrections to listed information which could lead to the possible removal of the property from the "Municipal Register of Cultural Heritage Properties" be endorsed;

AND THAT a progress report on the Review Process be presented to Council within the first year of implementing the process;

AND THAT the Municipal Register of Cultural Heritage Properties be expanded to include the "non-designated" City of Guelph Inventory of Heritage Structures (Burcher-Stokes Properties) listed in Attachment 3 of Report 09-32, dated March 30, 2009.

Carried

Councillor Burcher resumed the Chair.

Proposed Amendments to Brownfields Regulation (O.reg. 153/04)

Mr. Colin Baker, Environmental Engineer, advised that regulations regarding amendments to the current Ontario Regulations dealing with cleanup of contaminated sites will include more stringent soil and groundwater cleanup standards. He stated this will require more site-specific criteria to be developed through a risk assessment. He advised that financial assistance under the Brownfield Redevelopment

CIP for developers will be essential elements.

REPORT 12. Moved by Councillor Piper
Seconded by Mayor Farbridge
THAT the report 09-23 entitled "Proposed Amendments to
Brownfields Regulation (O.Reg. 153/04) be received;

AND THAT the City comments on the proposed amendments to the
Brownfields Regulation be endorsed.

Carried

REPORT 13. Moved by Councillor Piper
Seconded by Mayor Farbridge
THAT the Mayor write letters requesting and encouraging the
provincial and federal governments to provide financial incentives to
clean up brownfield projects.

Carried
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The Mayor concurred that the letter will include the City's financial successes with brownfield developments and that acknowledgement be given to monies already being allocated but stress the need for more. The Director of Community Design and Development Services advised that they will provide a draft letter for the Mayor.

Official Plan Update

Ms. M. Plaunt advised that the purpose of the update was:

- to achieve conformity with the Growth Plan for the Greater Golden Horseshoe
- ensure consistency with the 2005 Provincial Policy Statement
- incorporate numerous City studies and policies

She provided an overview of the relationship between key policy initiatives and the Official Plan update and advised of the phasing and timing of the completion of the Official Plan. She outlined the timelines and components of the Growth Plan Conformity Amendment and the Official Plan conformity timelines and components. She advised that the Official Plan Update will incorporate the following studies:

- Natural Heritage Strategy
- Implications of the Local Growth Management Strategy
- Urban Design Action Plan
- Employment Lands Strategy (Phase 2)
- Affordable Housing Policy.

She advised that the intention is to have the Official Plan Update

completed by the end of the year so the Downtown Secondary Plan and the York Innovation District Secondary Plan will be initiatives to follow the Official Plan Update.

She also advised there are a number of unknowns such as:

- affordable housing discussion paper to determine targets with the County
- energy mapping
- natural heritage
- growing the greenbelt
- working with developers
- another public meeting

Staff advised the Growth Management Strategy and Urban Design reports will be forthcoming to the next committee meeting. Staff were directed to proceed with the adoption of the Official Plan in a timely manner.

Mr. J. Riddell

14. Moved by Councillor Piper
Seconded by Mayor Farbridge
THAT the Community Design and Development Services Report number 09-34 regarding the status of the Official Plan update be received.

Carried

Shared Rental Housing

The committee was advised that there is a need for clarification with implementation and certification processes.

Staff was directed to provide recommendations on the process to address deficiencies. They will include a review of the public process as part of the development of the recommendation.

REPORT

15. Moved by Councillor Piper
Seconded by Councillor Salisbury
THAT staff be directed to report back with a recommendation on a bylaw amendment process relating to the administrative procedures used for certification of Lodging Houses and Accessory Apartments.

Carried

16. Moved by
Seconded by
THAT the Community Development and Environmental Services Committee now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) of the Municipal Act with respect to:
• personal matters about identifiable individuals

The remainder of the meeting was held In-Camera.

REPORT TO COMMITTEE OF THE WHOLE

1. Moved by Mayor Farbridge
Seconded by Councillor Salisbury
THAT staff be given direction regarding personal matters about about an identifiable individual.

Carried

REPORT TO COMMITTEE OF THE WHOLE

2. Moved by Mayor Farbridge
Seconded by Councillor Salisbury
THAT staff be given direction regarding personal matters about about an identifiable individual.

Carried

April 7, 2009

**Community Development & Environmental
Services Committee**

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Next Meeting: April 20, 2009

The meeting adjourned at 1:45 p.m.

.....
Chairperson

Summary Preview: Presentation to Guelph City Council
Community Development & Environmental Services Committee

Transition Guelph: From Oil Dependency to Local Resilience

April 20, 2009

Definition: "A Transition Initiative (like Transition Guelph) is a community working together to look Peak Oil and Climate Change squarely in the eye and address this *BIG* question:

For all those aspects of life that this community needs in order to sustain itself and thrive, how do we significantly increase resilience (to mitigate the effects of peak oil), drastically reduce our carbon output (to mitigate climate change, pollution and environmental destruction), and strengthen the local economy (to mitigate the effects of global economic uncertainty)?"

– Rob Hopkins, *The Transition Handbook*

The aim of the project is to equip communities for the dual challenges of climate change and peak oil by through *re-localization*, building a *sustainable infrastructure*, and *community resilience*.

We are dependent on oil for:

- Food production, processing and distribution
- Fertilizers
- 95% of transportation
- 65% of our energy
- Manufacturing and construction
- Other sources of energy (e.g. electricity and natural gas, and *including* solar panels and wind turbines) make use of oil for construction, maintenance and infrastructure
- Plastics
- Road surfaces, shingles, tar, etc.
- And many other products and services

The Transition Town Initiative is **based on four key assumptions:**

1. That life with dramatically lower energy consumption is inevitable, and that it is better to plan for it than to be taken by surprise.
2. That our towns and cities presently lack the resilience to enable them to weather the severe energy shocks that will accompany post-peak oil.
3. That we have to act collectively, and we have to act now.
4. That by unleashing the collective genius of those around us to creatively and proactively design our energy descent, we can build ways of living that are more connected, more enriching, and that recognize the biological limits of the planet.

The Transition Town Initiative

- Started in 2004 in the U.K.
- December 2007: about 25 transition towns (official and unofficial)
- As of January, 2009: 106 official Transition Towns in the U.K. and Ireland, 21 official Transition Towns in the U.S., including Boulder CO and Los Angeles CA!
- Hundreds more communities in Canada and the U.S. are "mulling it over".
- 1 official Transition Town in Canada: Peterborough ON.

We want Guelph to be the next one!

Transition Guelph has met all of the criteria and has applied to the Transition Network for official status.

Resilience

- "The capacity to respond creatively to change"
- The ability of an ecosystem (an individual person, a community, or a whole economy) to hold together and maintain its function in the face of change and shocks from the outside.
- Resilient systems can roll with external shocks and adapt as needed

Benefits to a community with enhanced resilience

- If one part is destroyed, the shock will not ripple through the whole system.
- There is wide diversity of character and solutions adapted to local circumstances.
- It can meet its needs despite the substantial absence of travel and transport.
- The other big infrastructures and bureaucracies of the oil-addicted economy are replaced by fit-for-purpose local alternatives at reduced cost.

Projects & Initiatives

- Awareness-raising: film nights, public talks, round-table discussions, workshops, displays to increase knowledge of oil depletion and climate change.
- Re-localization: food resources and distribution, energy, localized economy, sustainable building, strengthening neighbourhoods.
- Sustainable transportation infrastructure: "walkable city", bike paths, low-carbon public transit and goods transport, charging stations for electric vehicles.

The Vision

- A livable city designed with low carbon footprint
- Meaningful work, healthy neighbourhoods
- Healthy, re-localized economy
- Partnerships with neighbourhoods, local government, business

Central to the Transition Town movement is the idea that **a life without oil could in fact be far more enjoyable and fulfilling than the present**, that "by shifting our mind-set we can actually recognize the coming post-cheap oil era as an opportunity rather than a threat, and design the future low carbon age to be thriving, resilient and abundant – somewhere much better to live than our current alienated consumer culture based on greed, war and the absurd myth of perpetual growth." The transition process offers a positive, solutions-focused approach that draws together the various elements of a community to address this common challenge.

The "bottom line" is this: Climate Change makes the carbon reduction transition *essential*. Peak oil makes it *inevitable*. Transition initiatives make it *feasible and viable* (as far we can tell so far...)

Transition Guelph Partner Groups

- OPIRG Guelph
- Guelph Environmental Leadership (GEL)
- Wellington Water Watchers
- Guelph Urban Forest Friends (GUFF)
- Guelph Civic League
- Council of Canadians Guelph Chapter
- 10 Carden
- Centre for Applied Renewable Energy, Brussels, On
- Appleseed Collective
- Eden Mills Going Carbon-Neutral
- Guelph Enabling Garden
- Guelph-Wellington Coalition for Social Justice
- Guelph Youth Music Centre

We are in contact with other Transition and Post-Carbon Initiatives in Ontario and the US and with the Transition Network (global coordinating body for Transition Towns).

**COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES COMMITTEE
CONSENT AGENDA**

April 20, 2009

Members of the Community Development & Environmental Services Committee.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Community Development & Environmental Services Committee Consent Agenda will be approved in one resolution.

A Reports from Administrative Staff

REPORT	DIRECTION
<p>CDES 2009 A.11) APPROVAL FOR REVISIONS TO THE 2009 OUTSIDE WATER USE PROGRAM AND BY-LAW</p> <p>THAT Council approves revisions to the Outside Water Use Program and By-law as outlined in the report of the Director of Environmental Services, dated April 20, 2009.</p>	Approve
<p>CDES 2009 A.12) 2009 HEALTHY LANDSCAPES PROGRAM</p> <p>THAT the update report of the Director of Environmental Services dated April 20, 2009 entitled "2009 Healthy Landscapes Program" be received;</p> <p>AND THAT Council approve the conversion of the Healthy Landscapes Technician position from a full-time contracted position to a full-time staff position.</p>	Approve

CDES 2009 A.13) **WASTEWATER TREATMENT MASTER PLAN**

Approve

THAT the Wastewater Treatment Master Plan Study be approved;

AND THAT staff undertake the proposed initiatives in accordance with the recommendations of the Wastewater Treatment Master Plan Study, as outlined in Section 3.0 (Preferred Solutions) of the attached report;

AND THAT staff bring forward for Council approval, as required and through the annual budget approval process, projects arising out of these initiatives for approval prior to implementation;

AND THAT staff continue to support the conservation goals approved in the Water Supply Master Plan (and Water Conservation and Efficiency Strategy) with water conservation and inflow and infiltration reduction programs in conjunction with optimization activities at the treatment plant as measures to defer the need to expand the existing Wastewater Treatment Plant (WWTP);

AND THAT staff continue to integrate the results of the Wastewater Treatment Master Plan with other City master plans including the Water and Wastewater Servicing Master Plan Study, Water Supply Master Plan and Stormwater Management Master Plan;

AND THAT Don Drone, Chair, and the members of the Wastewater Treatment Master Plan Study Public Advisory Committee be thanked for their work and the successful completion of the Master Plan.

CDES 2009 A.14 **SELECTION OF PREFERRED PROPONENT TO DESIGN, BUILD AND OPERATE A NEW ORGANICS WASTE PROCESSING FACILITY**

Approve

“THAT the report of the Director of Environmental Services dated April 20, 2009 entitled Selection of Preferred Proponent to Design, Build and Operate a New Organics Waste Processing Facility be received;

AND THAT the recommendation of the Organic Facility Evaluation Team to proceed with the first-ranked proponent (Maple Reinders) be approved;

AND THAT, subject to a satisfactory value engineering review of Maple Reinders’ proposal, Council authorizes the Mayor and Clerk to enter into a construction contract with Maple Reinders Ltd. to design and build a new Organics Waste Processing Facility, based on the construction parameters appended to the approved RFP;

AND THAT Council authorizes utilization of its investment in Hydro Note Receivable to fund the construction of the Organics Facility;

AND THAT Council directs staff to prepare an Operations and Maintenance Agreement with Maple Reinders and bring back to Council for their consideration.”

CDES 2009 A.15 **THE URBAN DESIGN ACTION PLAN**

Approve

THAT the Community Design and Development Services report dated April 20, 2009 regarding the Urban Design Action Plan, be received;

AND THAT Council adopt the Urban Design Action Plan as the multi-year guideline document for developing urban design policy and guidelines, implementing or refining procedures and practices with regards to Guelph’s urban design;

AND THAT Community Design and Development Services provide an annual report on the status of the priority actions identified in the Urban Design Action Plan;

AND THAT staff identify the Urban Design Action Plan priorities, as appropriate, in the upcoming 2010 budget setting process.

(attachments to come under separate cover)

CDES – 2009 A.16 **PHASE IV – IMPLICATIONS ANALYSIS OF THE
CITY OF GUELPH’S LOCAL GROWTH
MANAGEMENT STRATEGY**

Approve

THAT the Community Design and Development Services Report 08-122 dated April 20, 2009 concerning Phase IV – Implications Analysis of the City of Guelph’s Local Growth Management Strategy be received;

AND THAT this report serve as the foundation for the preparation of the update to the City’s Official Plan to implement the Local Growth Management Strategy in response to the Provincial Growth Plan for the Greater Golden Horseshoe (Provincial Growth Plan)

B Items for Direction of Committee

attach.

COMMITTEE REPORT



TO **Community Development and Environmental Services
Committee**

SERVICE AREA Environmental Services
DATE April 20, 2009

**SUBJECT Approval for Revisions to the 2009 Outside Water Use
Program and By-law**

REPORT NUMBER

RECOMMENDATION

"THAT Council approves revisions to the Outside Water Use Program and By-law as outlined in the report of the Director of Environmental Services, dated April 20, 2009."

REPORT

Province of Ontario Ban on Cosmetic Pesticide Use:

With the April 22, 2009 introduction of the Province of Ontario's 2009 Ban on Cosmetic Pesticide Use, variety of permitted natural-based pest control products have been introduced for common turf care and landscaping purposes. These pest controls, commonly called biopesticides, include naturally occurring substances that control pests (biochemical pesticides), as registered under Class 11 of the Ontario Pesticides Act, of microorganisms that control pests (microbial pesticides), and pesticidal substances produced by plants containing added genetic material (plant-incorporated protectants). Within the By-law the definition of biopesticides will be consistent with the definition provided by the Province.

The success of biopesticides in treating common landscape pests relies heavily on maintaining adequate soil moisture conditions. Currently, Part B Item 10 of the City's Outside Water Use By-law identifies a 48 hour exemption for watering treated lawns. However, to ensure the success of biopesticide treatment, additional watering is required in the 7 to 10 days following treatment to ensure required soil moisture levels. In support of the Provincial Ban on Cosmetic Pesticide Use, and in alignment with our advocacy of natural pest control alternatives through the City's Healthy Landscapes Program, staff recommend the following revisions to the 2009 program and By-law:

1. Definition of Treated Lawn:

The 2003 By-law definition of "Treated Lawn" does not identify biopesticides. The proposed revised By-law identifies biopesticides through the definition of "Treated Lawn" and removes prior language referring to pesticides and

herbicides.

2. Outside Use Exemptions for Program Levels Zero, One and Two:

The proposed revision reflects the required watering times for biopesticide treatments. The proposed revised By-law allows the watering of a treated lawn with no time restriction for a ten day period after the treatment has occurred. With this increase in required watering time, staff recommend a notice/permit system for any person completing biopesticide lawn treatments and will advise members of the lawn care industry to inform their customers of this new requirement under the By-law.

An additional proposed housekeeping change to the 2003 By-law includes an update the locations of street signs used to advertise program level, as detailed in Schedule B.

CORPORATE STRATEGIC PLAN

1. An attractive, well-functioning and sustainable city;
5. A community-focused, responsive and accountable government;
6. A leader in conservation and resource protection/enhancement;
- 6.1 Coordinated management of parks, the natural environment and the watershed;
- 6.6 A biodiverse City with the highest tree canopy percentage among comparable municipalities.

FINANCIAL IMPLICATIONS

All implementation, communication and enforcement activities of the City's Outside Water Use Program are supported within the Council approved 2009 Waterworks operating budget. There are no significant budgetary changes anticipated from the proposed changes to the Outside Water Use Program and By-law.

DEPARTMENTAL CONSULTATION/CONCURRENCE

Operations, Corporate Services (Legal Services Division)

COMMUNICATIONS

N/A

ATTACHMENTS

N/A

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COMMITTEE REPORT



TO **Community Development and Environmental Services Committee**

SERVICE AREA Environmental Services
DATE April 20, 2009

SUBJECT **2009 Healthy Landscapes Program**
REPORT NUMBER

RECOMMENDATION

“THAT the update report of the Director of Environmental Services dated April 20, 2009 entitled 2009 Healthy Landscapes Program be received;

AND THAT Council approve the conversion of the Healthy Landscapes Technician position from a full-time contracted position to a full-time staff position.”

BACKGROUND

In January 2007 Guelph City Council approved funding for a contract position for a Healthy Landscapes Program Technician to implement the 2003-2006 Council approved Healthy Landscapes Education Program.

Subsequently, City Council endorsed Guelph’s Pesticide By-law in May 2007. As a result, funding approved for the Healthy Landscapes Program Technician was utilized to implement immediate public consultation regarding the new Pesticide By-law and to deliver Healthy Landscape public educational events and materials. The Healthy Landscapes Program Technician contract position was filled in April 2008.

Since April 2008, the City has undertaken a significant increase in public educational activities to support the City’s Pesticide By-law and the environmental protection and sustainability goals of Council’s Strategic Plan. The Healthy Landscapes Program has gained much community support as demonstrated through public participation throughout various Healthy Landscapes program events, public recognition of program materials and resources, and the formation of key partnerships with community groups and area stakeholders. This has resulted in increased public exposure to, and knowledge of, pesticide use alternatives and proactive healthy landscaping practices.

With the overall success and community support of the Healthy Landscapes

Program to date, and to support the Province of Ontario's Cosmetic Pesticide Use Ban which affects all property owners Ontario, staff recommend that the Healthy Landscapes Program Technician position be formalized as a full-time staff position. The Healthy Landscapes Program and Healthy Landscapes Program Technician costs are funded through the approved Environmental Services budget and pose a zero impact on the approved 2009 budget.

REPORT

2008 Healthy Landscapes Educational Program:

To support the implementation of the City's Pesticide Use By-law, in April 2008 staff initiated the development of a comprehensive public educational program under the Healthy Landscapes Program. The educational program focused on creating community awareness of the City's Pesticide Use By-law, and offered numerous instructional and reference resources pertaining to natural alternatives to pest control, native non-invasive plants selection, drought-tolerant landscape design and proactive landscape maintenance best practices.

In recognition of the wealth of local expertise in natural pest control and natural landscaping practices, staff conducted meetings with various community groups during the implementation of the program to solicit feedback on program initiatives and to explore collaborative opportunities. The result of the community consultation was the formation of key community partnerships, which have added great value to the Healthy Landscapes Program materials and community events.

The 2008 Healthy Landscapes Program community partners include:

- Guelph Environmental Leadership (GEL)
- The Guelph Boulevard Club
- Guelph Urban Forest Friends (GUFF)
- Waterloo Wellington Wildflower Society
- Guelph Arboretum
- Guelph Turfgrass Institute
- Master Gardeners of Guelph
- Guelph Horticulture Society
- Green Legacy Forestry Program
- Meadowville Garden Centre
- Organic Botanic
- Royal City Nursery
- Hortico Gardens
- Perennials Plus Garden Centre

2008 Garden Retailer In-store Promotions:

To assist area residents to identify local non-invasive drought-tolerant and native plant types when selecting their plantings, promotion in partnership with local garden centers was undertaken in May and June of 2008. The promotion included in-store labeling of Healthy Landscape plant types and displays of Healthy Landscape Program supporting materials and brochures. Following the purchase of an approved Healthy Landscape non-invasive drought-tolerant native plant, the

resident was provided with a ballot to enter a draw for a Guelph International Resource Centre (GIRC) rain barrel. Participating area retailers for the promotion included; Meadowville Garden Centre, the Organic Botanic, Royal City Nursery, Hortico Gardens and Perennials Plus Garden Centre.

2008 Healthy Landscapes Seminar Series:

Healthy Landscapes Workshop Series complementary public events were organized throughout the spring, summer and fall of 2008 and featured time-of-year appropriate resources for the various program educational themes. Advertising and promotional efforts for the seminars included: printed advertisements in the City News pages of the Guelph Tribune, an events listing on the Healthy Landscape website, mobile signage, and the distribution of event brochures and flyers through civic centres.

2008 Workshop/Seminars included:

- Eco-Market: Sean James on Native Plants and Dr. Michael Gilbertson on Children's' Environmental Health;
- Exhibition Neighbourhood Group: Karen McKeown on Lawn Care;
- Ward 3 Meeting: Karen McKeown on Healthy Landscape Program;
- Hortico Nursery: Karen McKeown on Natural Pest Controls;
- Hortico Nursery: Belinda Gallagher on Native/Drought Tolerant Plants;
- Royal City Nursery: Paul Zammit on Fall Planting;
- Guelph Arboretum Native Plant Tour: Sean Fox on Native Plants;
- Wellington Wildflower Society: Karen McKeown on Natural Pest Control;
- Master Gardeners of Guelph: Karen McKeown on Natural Pest Control
- Healthy Landscapes = Healthy Life Day:
Boulevard garden demonstration, Belinda Gallagher on Native/Drought Tolerant Plants, Jackie Fosberry on Natural Pest Control, Nikki Hammond on Vermicomposting;
- Guelph Turfgrass Institute Trial Gardens Open House: Karen McKeown on Natural Pest Control and Boulevard Gardening;
- Healthy Landscape Community Garden Tour: Demonstration of boulevard gardens, native and drought-tolerant plant selections, alternative ground covers, water efficiency and vegetables in the garden.

Throughout the 2008 workshop series, approximately 500 residents have participated in the complementary community events. Feedback received from event attendees has been very positive and supportive.

2008 Landscapes Assessment Program:

The landscape assessment program was designed to assist residents and local business in establishing low water use and pesticide-free outdoor environments. Through this exciting program Guelph residents and area businesses were able to book a complimentary 30-minute consultation with a City Landscape Advisor to review their landscape and discuss potential landscape-based alternatives to make their property more water efficient and naturally beautiful.

Booking of landscape visits initiated on May 1, 2008, and landscape visits began in

mid-May of 2008. The 2008 program goal of competing 500 landscape visits throughout the spring and summer of 2008 was successfully met. The program ended on August 22, 2008, with many calls and emails after this date being turned away.

To quantify impact of the program, an online survey has been made available for residents participating in the landscape assessment program. Results attained through this survey will be used to make further refinement to the landscape assessment program and will shape associated program outreach materials.

2008 Healthy Landscapes Garden Tour:

The Healthy Landscape Community Garden Tour was held on Sunday September 14th. The tour featured 11 local residential gardens which demonstrated water efficiency landscape designs, pesticide-free gardening, the use of native plants and alternative ground covers. In addition, each garden featured a healthy landscapes theme with supporting educational booths and donated door prizes. The 2008 Garden Tour was a great success with over 150 participants from the Guelph Community and overwhelming positive feedback received from event attendees.

2008 Healthy Landscapes Website Development:

In conjunction with the implementation of the City's Pesticide By-law, a full revision to the City's Healthy Landscapes Website is being implemented. The new Healthy Landscapes website will feature information regarding the City's Pesticide Bylaw, Landscapes Assessment Program, landscape design best practices, permitted pesticides alternatives, and landscape-based preventative maintenance to mitigate the effects of common landscape pests and potential impacts of seasonal drought. In addition, the website also includes a comprehensive reference listing of non-invasive drought tolerant and native plant types developed through collaboration with the University of Guelph's Landscapes Architecture Department.

To keep residents and interested community members informed of Healthy Landscapes events, the website also features an upcoming events section. This section of the website also offers a Healthy Landscapes program email list to alert community subscribers to upcoming events and related news once added to the website. The City's Healthy Landscapes website may be viewed at www.guelph.ca/healthylandscapes.

2008 Healthy Landscapes Program Outreach Materials:

A number of different print materials have been developed as public educational resources on different Healthy Landscape themes. Outreach materials developed as part of the 2008 Healthy Landscapes Program include:

- Lawn care tips Fact Sheet;
- Grub and chinch bug control Fact Sheet;
- Alternative pest control Fact Sheet;
- Lawn pests identification Brochure;
- Guelph Pesticide By-law Brochure.

2008 Community Outreach Activities:

The Healthy Landscapes Promotional display was featured at many community events throughout 2008 to provide information to residents and to answer questions about pesticides use, natural lawn care and general gardening practices. These events also promoted the City's Healthy Landscape Assessment Program and provided an opportunity for residents to book home visits through the program. In 2008 Community Outreach Activities included:

- Waterworks Open House;
- Guelph Environmental Leadership EcoMarket;
- Home Depot Eco-Days Event;
- Canada Day Riverside Park Celebration;
- Speed River Clean-up Day.

In addition to continuing the 2008 Healthy Landscapes Program educational initiatives, the following programs will be added or enhanced during 2009:

Community Education – Province of Ontario Ban on Cosmetic Pesticide Use:

With the impending introduction of the Province of Ontario's 2009 Ban on Cosmetic Pesticide Use, work has already begun through City's Healthy Landscapes Program to increase public education and awareness activities surrounding the regulation. The regulation, which takes effect April 22, 2009, bans the use of cosmetic pesticides on all properties in the City and has already generated a great number of inquiries from members of the public. To date staff have posted supporting information on the Provincial Pesticide Ban on the Healthy Landscapes Program website and will be developing specific resident-based outreach materials. Staff will consult with representatives of the Province and seek partnership opportunities on educational initiatives, where appropriate.

2009 Community Outreach Activities:

As part of the 2009 Healthy Landscape program staff will be speaking at various events. This educational program aims to help educate the public on healthy options for their lawns and gardens, and promote additional events, activities and resources available to residents. Confirmed 2009 speaking events include:

- March 19: Canada Blooms;
- April 1: The Canadian Federation of University Women of Guelph;
- April 16: Guelph Public Library;
- May 19: Guelph Township Gardening Club.

With the success of the 2008 Healthy Landscapes seminar series, staff are currently

planning a supplementary set of public seminars in 2009. Throughout delivery of the workshop series, staff will continue to solicit the participation of local Healthy Landscapes Program partners and will work to design interactive learning experiences for event attendees. Proposed topics for the 2009 seminar series include:

- Native Garden Care and Native Plant Selection;
- Pollinator Gardens;
- Native Plant Selection;
- Home Landscape Design Best Practices;
- Proactive Lawn Care and Maintenance Best Practices;
- Natural Pest Control Alternatives;
- Boulevard Gardening;
- Healthy Landscapes = Healthy Life Day

In addition to the above events, Healthy Landscapes Program completes a significant amount of annual public outreach through staff participation at community events. The Healthy Landscapes promotional display features landscaping and natural pest control information and offers a first-hand resource for resident questions concerning pesticides use, natural lawn care and general gardening practices.

Current 2009 Healthy Landscapes Program educational outreach commitments include:

- February 28: Guelph Spring and Garden Home Show;
- March 22: Backyard Bounty event;
- April 4: Eco-Market;
- April 15: Urban Tree Event;
- April 18: Pollination Guelph Public Forum;
- April 18 and April 19: Home Depot Eco-Days;
- April 25 and 26: Guelph Home Show;
- June 13: Waterworks Open House;
- June 21: Guided Bus Tour of Guelph Trees;
- June 27: Pollinator Week Event;
- July 1: Canada Day Event;
- September 19: Master Gardeners Technical Days.

2009 Landscape Assessment Program:

With the great success of the Landscapes Assessment program in 2008, staff are currently planning the continuation of the program in 2009. Staff have set the goal of completing 500 landscape consultation through the program 2009. Advertising for the program has initiated for the 2009 season with the booking of consultations to commence on April 6, 2009. As per the 2008 program, Landscape Assessment Program consultations will be booked on a first-come-first-serve basis.

2009 Healthy Landscapes Manual:

~~To assist area residents and community members to establish pesticide-free and~~

water-efficient landscapes, staff have been working on the development of a Healthy Landscapes Manual. Upon completion, the Healthy Landscapes manual will provide a comprehensive reference guide to low water landscape design, and proactive landscape maintenance best practices. Furthermore, this manual will also provide focus on pest identification and identify natural pest control alternatives to aid Guelph residents in naturally controlling common landscape pests.

Staff is currently planning a formal media launch of the Healthy Landscapes Manual in May of 2009.

2009 Native Garden Design:

In early 2009, staff have been working in consultation with the Guelph Arboretum to design a universal home gardening plot to assist residents with the implementation of Healthy Landscapes Program garden design principles. The universal garden design features commonly available native, drought tolerant and pollinator plantings in a formal front yard setting. It is hoped that this resource will provide an instructional reference point to homeowners that desire to remove their lawn, but still prefer a clean and kept formal garden design.

2009 Healthy Landscapes Garden Tour:

With the success of 2008 Healthy Landscapes Garden tour, staff is evaluating the expansion of the Healthy Landscapes Garden Tour in 2009 to include a greater variety of demonstration gardens. Tour themes may include:

- Common gardening problems and solutions;
- Alternatives to turf grass;
- Formally designed native and pollination gardens;
- Local community demonstration gardens.

To evaluate tour themes, staff will continue to pursue opportunities to work with local community groups to expand on garden tour ideas that promote healthy gardening options.

2009 Waterworks Well House Healthy Landscapes Pilot Project:

With the goal of "leading by example", staff is currently planning a Waterworks Well House – Healthy Landscape Design Pilot Project in 2009. As part of this initiative, staff is planning to undertake a comprehensive landscape audit and landscape remodeling works at two or three highly visible Waterworks well house facilities throughout the City. It is hoped that through the pilot, the participating well house facilities will serve as public demonstration sites for Healthy Landscapes Program practices. In addition, the pilot project will also provide an opportunity to investigate the feasibility of adopting these practices on other City-owned properties, and will evaluate potential cost savings associated with ongoing maintenance requirements and will quantify other related benefits.

CORPORATE STRATEGIC PLAN

1. An attractive, well-functioning and sustainable city;
5. A community-focused, responsive and accountable government;
6. A leader in conservation and resource protection/enhancement;
- 6.1 Coordinated management of parks, the natural environment and the watershed;
- 6.2 Less total greenhouse gas emissions for the City as a whole compared to the current global average;
- 6.6 A biodiverse City with the highest tree canopy percentage among comparable municipalities.

FINANCIAL IMPLICATIONS

The cost of the City's Healthy Landscapes Program and Healthy Landscapes Technician are currently included as part of the Council approved 2009 Environmental Services General Administration operating budget and pose a zero cost impact to the already approved 2009 budget and business plan.

DEPARTMENTAL CONSULTATION/CONCURRENCE

Corporate Communications

COMMUNICATIONS

N/A

ATTACHMENTS

N/A

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"original signed by Janet Laird"

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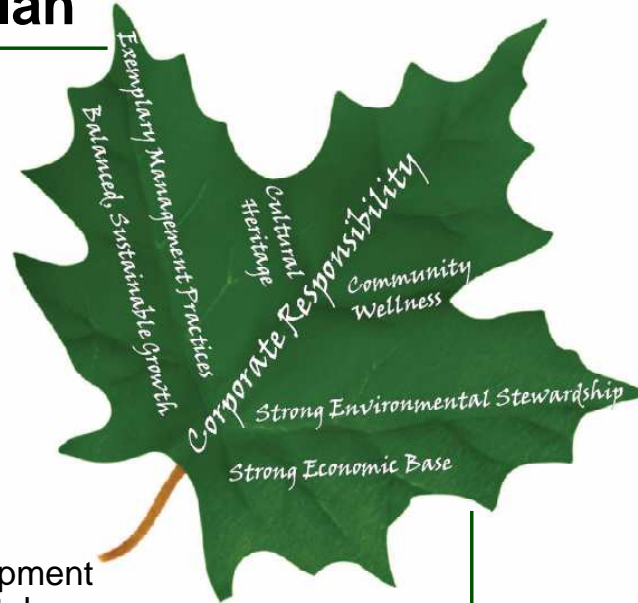
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City of Guelph Wastewater Treatment Master Plan

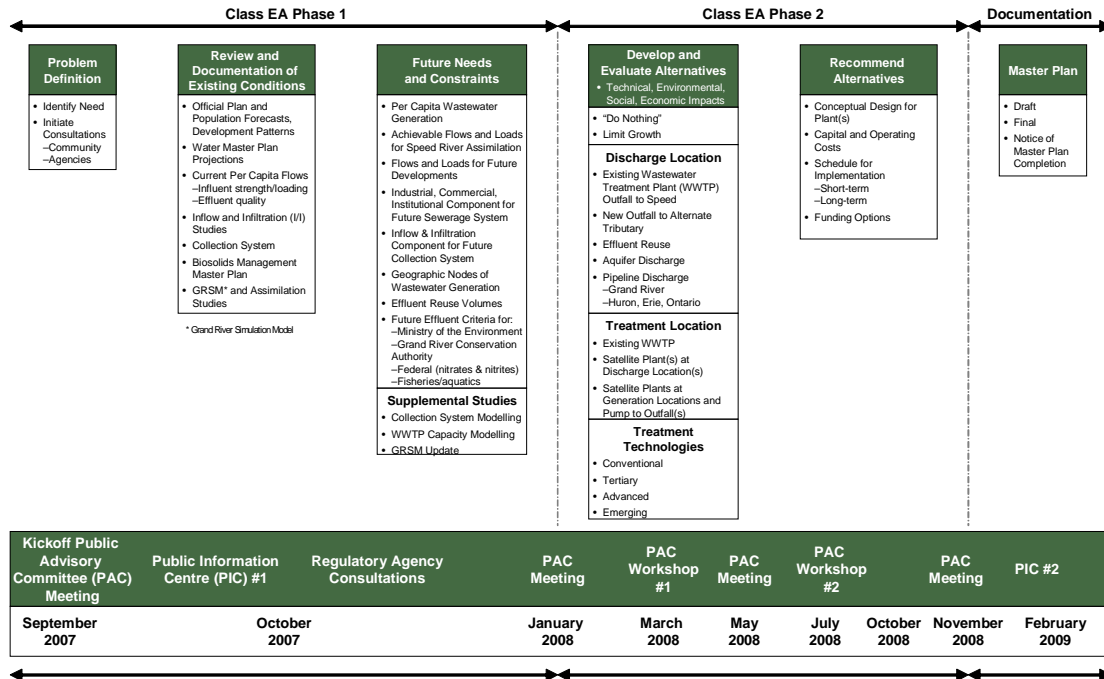


Community Development
& Environmental
Services Committee
April 20, 2009





Methodology Overview

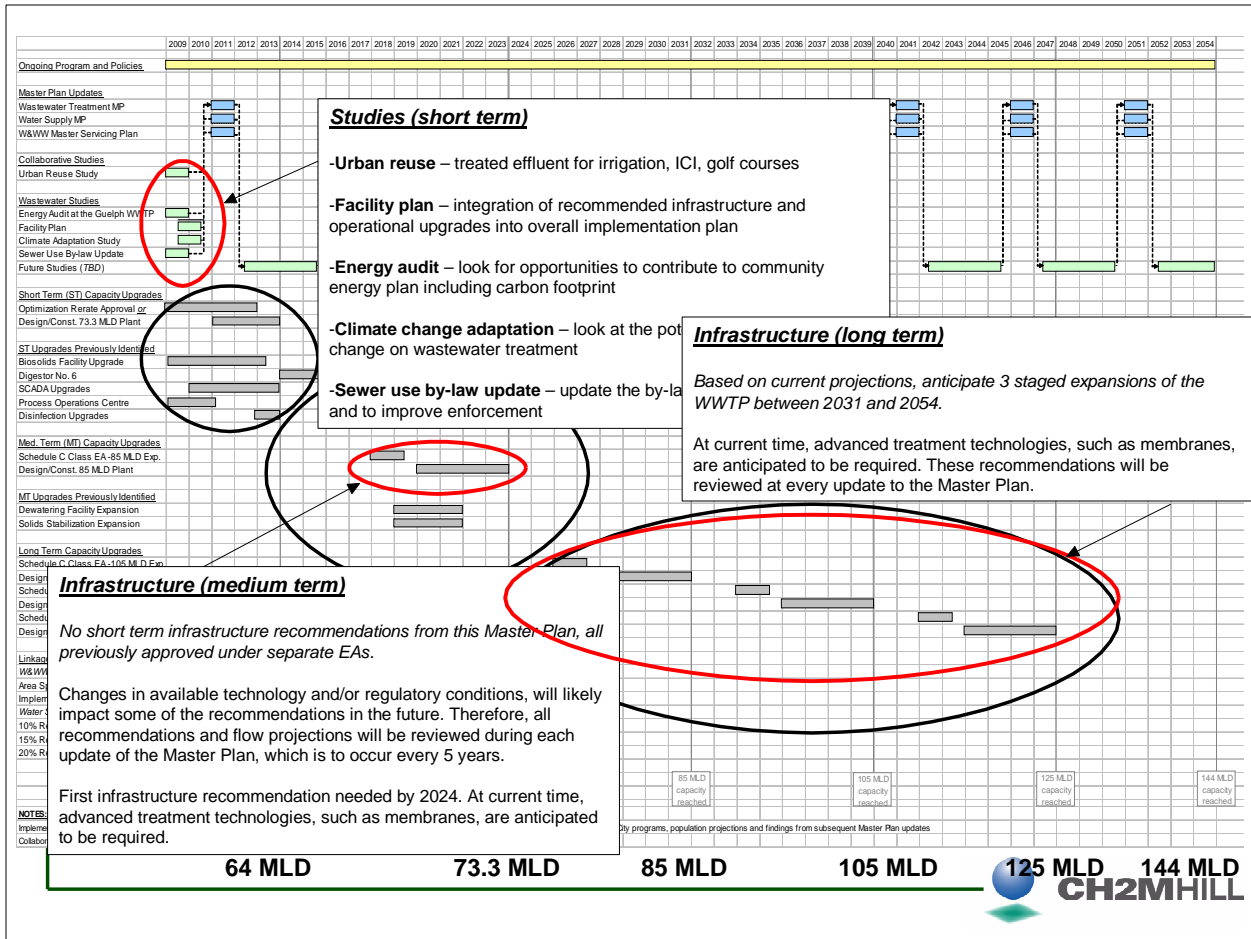


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Master Plan Recommendations

- Studies:
 - Urban Reuse, Facility Plan, Energy Audit, Climate Change Adaptation, Sewer-Use By-Law Update
- Programs and Policies:
 - Water Conservation/Efficiency, I/I Control, Water Managers of the Grand
- Infrastructure:
 - Short-, Mid-, and Long Term





Cost Estimates

Recommendation	2008 – 2011	2012 – 2018	2019 - 2025	2026 – 2031	2032 - 2054
<i>From Master Plan Recommendations</i>					
Facility Plan	\$75,000				
Urban Reuse Study	\$500,000				
Energy Audit at the WWTP	\$90,000				
Climate Adaptation Studies	\$35,000				
Sewer Use By-Law Review and Update	\$75,000				
Master Plan Updates	\$200,000	\$200,000	\$200,000	\$400,000	\$800,000
Future Studies ¹		\$500,000	\$500,000	\$500,000	\$1,500,000
Schedule C Class EA for 85 MLD Expansion		\$400,000			
Design and Construction of 85 MLD Expansion			\$60,000,000		
Long Term Expansions				\$60,000,000	\$120,000,000
<i>From Previous Studies/Ongoing Maintenance/Upgrades</i>					
Phase 2 Expansion to 73.3 MLD ²	\$10,000,000	\$20,000,000			
Optimization – Plant Rerating	\$400,000	\$100,000			
Biosolids Facility Upgrade	\$5,000,000	\$37,000,000			
Digester No. 6		\$6,000,000			
Dewatering Facility Expansion			\$10,000,000		
Solids Stabilization Expansion			\$15,000,000		
Secondary Pumping Expansion		\$8,000,000			
Misc. WWTP Upgrades/Maintenance	\$4,000,000	\$4,000,000			
SCADA Upgrades	\$550,000				
Process Operations Centre Building	\$1,000,000				
Disinfection Upgrades		\$8,000,000			
Totals	\$21,925,000	\$84,200,000	\$85,700,000	\$60,900,000	\$122,300,000
¹ - A placeholder dollar value has been provided for future studies which will be recommended from Master Plan updates ² - Cost for 73.3. MLD expansion from previously approved Schedule C Class EA - Cost estimates based in \$2008 and do not include escalation - Timing of costs in bold may be dependant on factors such as growth or water conservation efforts and should be reviewed on a regular basis					



CH2MHILL



**Additional
Comments?
Questions?**



CH2MHILL

COMMITTEE REPORT



TO **Community Development and Environment Services
Committee**

SERVICE AREA Environmental Services

DATE April 20, 2009

SUBJECT **Wastewater Treatment Master Plan**

REPORT NUMBER

RECOMMENDATION

“THAT the Wastewater Treatment Master Plan Study be approved;

AND THAT staff undertake the proposed initiatives in accordance with the recommendations of the Wastewater Treatment Master Plan Study, as outlined in Section 3.0 (Preferred Solutions) of the attached report;

AND THAT staff bring forward for Council approval, as required and through the annual budget approval process, projects arising out of these initiatives for approval prior to implementation;

AND THAT staff continue to support the conservation goals approved in the Water Supply Master Plan (and Water Conservation and Efficiency Strategy) with water conservation and inflow and infiltration reduction programs in conjunction with optimization activities at the treatment plant as measures to defer the need to expand the existing Wastewater Treatment Plant (WWTP);

AND THAT staff continue to integrate the results of the Wastewater Treatment Master Plan with other City master plans including the Water and Wastewater Servicing Master Plan Study, Water Supply Master Plan and Stormwater Management Master Plan;

AND THAT Don Drone, Chair, and the members of the Wastewater Treatment Master Plan Study Public Advisory Committee be thanked for their work and the successful completion of the Master Plan.”

SUMMARY

The Environmental Services Department has undertaken a 50-year Wastewater Treatment Master Plan (WWTMP). The WWTMP plan is harmonized with the approved Water Supply Master Plan and provides a road map with respect to recommended programs, policies, studies, and infrastructure to get the most out of

the City's current as-built infrastructure while positioning future decision makers with the best information to address the known assimilative capacity limitations with respect to the Speed River discharge. The WWTMP bridges the current approved Class EA that takes the City's treatment capacity from its current approved capacity of 64 Million Litres per day (MLD) to 73.3 MLD (~2024) and provides recommendations to address treatment needs beyond 2024, including the implied need for even better effluent quality and advanced technologies e.g., membrane technology.

Key recommendations include endorsement of the current optimization efforts to maximize existing capacity, update of the sewer use by-law, and to proceed with several studies as outlined in Tables 3.1.

The WWTMP embodies the City's commitment to Making a Difference as it lays out a road map that is not only environmentally responsible but cognizant of the need to ensure current investments are maximized, challenges and opportunities understood fully through proactive study, and that required infrastructure upgrades are timed to maximize benefit from an environmental, social, and economic standpoint.

1.0 BACKGROUND

The Wastewater Treatment Master Plan (WWTMP) was initiated by Wastewater Services in conjunction with the consultant team of CH2M HILL in November 2006.

The purpose of the WWTP was:

To develop a 50-year Wastewater Treatment Plan to provide direction for wastewater infrastructure planning, investment and implementation to the year 2054.

The WWTMP reviewed the City's existing Wastewater Treatment infrastructure and identified future requirements in light of anticipated growth identified in the City's Local Growth Management Strategy. The WWTMP identified alternatives to address future servicing requirements as well as improvements and upgrades which would benefit existing customers.

The study was completed in accordance with the Master Planning provisions of the Municipal Class Environmental Assessment (EA) process (Municipal Engineers Association, October 2000 as amended in 2007), under Ontario's Environmental Assessment Act. The Class EA process includes public and review agency consultation, an evaluation of alternatives, an assessment of the potential environmental effects of the proposed improvements, and identification of reasonable measures to mitigate any adverse impacts that may result.

2.0 REPORT

The WWTMP report provides an overview of the existing conditions at the WWTP as

they relate to the technical, natural, social and economic environments. Future wastewater treatment requirements were examined based on projected population and flow rates, as well as consideration for future effluent quality. A long list of treatment alternatives was developed including planning, source control, discharge location, treatment location, and treatment technology options. These alternatives were evaluated through a two-stage evaluation process to prioritize the alternatives and assist in developing the recommended components of the WWTMP. The following provides a brief synopsis of each of the areas of the WWTMP report.

2.1 Existing Conditions

Wastewater arriving at the Guelph WWTP undergoes multiple stages of treatment, including: preliminary, primary, secondary, tertiary, and disinfection. The final treated effluent is discharged to the Speed River. The WWTP has a current approved capacity of 64 MLD with approval under a previous Class Environmental Assessment (EA) to expand the plant to 73.3 MLD. Current flows to the WWTP are approximately 55 MLD. For reference, a drawing showing the existing WWTP has been attached to this report. (Figure 1)

Wastewater flows reaching the WWTP were examined. A review of the historical data showed that the progress that the City and its residents have made in terms of water conservation and improvements in inflow and infiltration (I/I) is reflected in the current flow values. The review showed that although the wastewater flows conveyed to the WWTP have increased moderately over time, the per capita flows have decreased from 578 litres per capita per day (Lpcd) in 1996 to 475 Lpcd in 2006, a decrease of about 18%. The reduction in per capita flow indicates that although population in the City has increased by an estimated 19,000 people during this period, the total wastewater flows received at the WWTP have not increased at the same rate. In addition, the City's initiative to maximize performance and capacity via improved process control may result in deferral of the need to increase infrastructure capacity.

2.2 Future Wastewater Servicing Requirements

2.2.1 Growth

Based on the changing growth pressures, in 2006, the City initiated a four-phase Local Growth Management Strategy. The resulting analysis estimated that a wastewater flow of approximately 144 MLD would be reached by 2054. It is to be noted that this is just an estimate which will be revisited and revised with the updates of the Master Plan, which are scheduled to occur at 5-year intervals.

2.2.2 Future Effluent Requirement

The Speed River is a "Policy 2 Receiver" for total phosphorus, un-ionized ammonia, and dissolved oxygen. This means that increased discharges are only allowed if it can be demonstrated that the river quality, with respect to these parameters, remains constant or improves. Therefore, to increase discharges to the Speed River the quality of wastewater effluent must also improve. As a result, potential future effluent limits were developed based on maintaining or reducing current loading rates at future flow rates.

2.3 Wastewater Treatment Alternatives

A long list of alternatives was developed for each of the following categories:

- Planning Alternatives
- Source Control Alternatives
- Discharge Location Alternatives
- Treatment Location Alternatives
- Treatment Technology Alternatives

2.4 Evaluation

For this Master Plan exercise, a two-stage decision process was developed:

- Stage 1: Prioritization
- Stage 2: Detailed Evaluation

The decision-making process is shown in Appendix 1.

If the alternative met two or more of the prioritization criteria (summarized in Table below), it was carried forward. Alternatives that received a lower prioritization were placed on a “radar screen” for review and consideration during future updates of this WWTMP.

Prioritization Criteria	Consideration
Practicality - given existing conditions in Guelph	Alternative provides the opportunity to take advantage of the City's existing infrastructure and is within the City's ability to implement (technically, financially, regulatory).
Sustainability – consistent with the City's Strategic Plan	Alternative contributes to a solution that protects community and environmental health and well-being for current and future residents of the City of Guelph.
Efficiency – consistent with responsible municipal management	Alternative achieves the intended use and has the potential to meet or exceed Ontario's regulatory requirements and standards.

The detailed evaluation was completed on all prioritized alternatives and resulted in the following preferred solutions and recommendations.

3.0 PREFERRED SOLUTIONS

The recommended strategy components for Guelph's Wastewater Treatment Master Plan can be divided into three categories: Studies, Programs/Policies and Infrastructure.

3.1 Studies

The following studies were identified as required to assist the City in obtaining a better understanding of the outlined topics.

Study	Description
Urban Effluent Reuse	<p>Urban effluent reuse involves diversion of a portion of treated effluent for applications, such as: municipal/golf course irrigation, construction dust control, dual water systems, or industrial applications.</p> <p>Study would look at market analysis, costs and regulatory requirements.</p>
Facility Plan	<p>This is a tool that can be used for detailed capital investment and help to integrate recommendations from master plans along with maintenance requirements.</p> <p>Study would summarize recommendations on a cost and land allocation basis and assist in developing detailed investment planning.</p>
Supervisory Control and Data Acquisition (SCADA) System Plan	<p>This plan would help to coordinate control system and network requirements for current and future upgrades at the WWTP. Similar to the facility plan, this project would assist in future planning and project integration.</p> <p>The Study would gather and review information on the existing SCADA system, including any City standards that exist. Recommendations to address deficiencies as well as plan for future SCADA upgrades would be made.</p>
Energy Audit of the Guelph WWTP	<p>This audit would contribute to the City's Community Energy Plan by looking at current and potential future uses at the WWTP.</p> <p>Study would make recommendations for replacement of existing equipment and future specifications of equipment and look at potential operation modifications that could be made. Renewable energy produced that the plant would also be quantified. The project should also look at the plant's carbon footprint in regards to greenhouse gas emissions.</p>
Climate Change Adaptation	<p>This study would look at predicted climate change scenarios as they relate to the Guelph area. This undertaking would involve integration with other organizations doing work on this topic, such as the Grand River Conservation Authority.</p>
Sewer Use By-Law Review and Update	<p>This by-law is an important tool to control the quality of wastewater that reaches the WWTP. This study would review the City's current by-law in detail and make recommendations for improvements</p>

3.2 Programs/Policies

A key component of this Master Plan is the continuation and enhancement of current programs and policies. These programs have and will continue to have beneficial impacts on the WWTP.

Program/Policy	Description
Water Conservation and Efficiency	The City's Water Efficiency program has effectively reduced the per capita water consumption over the years. The City continues to update and enhance this program which will contribute to reductions in per capita wastewater generation.
Inflow and Infiltration Control	Inflow and Infiltration (I/I) is extraneous flow that enters the wastewater collection system. Through the City's Water and Wastewater Servicing Master Plan recommendations have been made to reduce I/I from entering the system and arriving at the WWTP.
Optimization	The City will continue to look at potential opportunities for optimization of the WWTP by looking at potential bottlenecks and seeing how the WWTP can be operated differently to reduce these bottlenecks and increase operating capacity.
Water Managers of the Grand	The City will continue to be active in the Water Managers of the Grand. We will work with the GRCA to improve the monitoring along the Speed River, which will assist in identifying areas to be targeted for improvement of the overall health of the Grand River Watershed.

3.3 Infrastructure

The recommended infrastructure components have been divided into three timeframes: short-term (2008 – 2020), mid-term (2021 – 2031), and long-term (2032 – 2054).

The recommendations summarized within the table are based on best information available at the time of this Master Plan. Changes in available technology and/or regulatory conditions will likely impact some of the recommendations in the future. Therefore, all recommendations and flow projections will be reviewed during each update of the Master Plan, which is to occur every five years.

Timeframe	Current Recommendation/Direction
Short-term (2008 – 2020)	Based on current projections, flows during this timeframe will not exceed the 73.3 MLD capacity approved in the 1998 Schedule C Class EA. Recommendations to upgrade the WWTP to 73.3 MLD have already been examined and approved under a previous Class EA process and were not re-examined under this Master Plan. The timing of the expansion to 73.3 MLD is dependent on the optimization process (see Figure 2).
Mid-term (2021 – 2031)	Based on current flow projections, the approved capacity of 73.3 MLD is anticipated be reached by approximately 2024. Prior to the commencement of the design for expansion to 85 MLD, a Schedule C Class EA will need to be completed and approved. Advanced treatment technologies, such as membranes, are anticipated to be required.
Long-term (2032 – 2054)	The review and evaluation of treatment alternatives indicated that, at this time, tertiary membrane technology is the preferred method of achieving long-term effluent quality compliance limits beyond 2031. Consideration was given to staged treatment capacity expansions from 2031 to 2054 to provide a total treatment capacity of 144 MLD at the Guelph WWTP.

4.0 IMPLEMENTATION

The estimated costs associated with the recommendations in the implementation plan have been summarized in the Table following. This table also includes projects previously identified by the City, which have been incorporated into the current approved capital budgets.

The schedule attached to this report (Figure 2), shows a proposed outline for implementation of the recommended strategy components.

It is important to note that the City will be reviewing and updating this Master Plan every five years as shown on the schedule.

Table 1: Costing Estimates for Master Plan Recommendations

Recommendation	2008 – 2011	2012 – 2018	2019 - 2025	2026 – 2031	2032 -
<i>From Master Plan Recommendations</i>					
Facility Plan	\$75,000				
SCADA System Plan	\$75,000				
Urban Reuse Study	\$500,000				
Energy Audit at the WWTP	\$90,000				
Climate Adaptation Studies	\$35,000				
Sewer Use By-Law Review and Update	\$75,000				
Master Plan Updates	\$200,000	\$200,000	\$200,000	\$400,000	\$800,000
Future Studies ¹		\$500,000	\$500,000	\$500,000	\$1,500,000
Schedule C Class EA for 85 MLD Expansion		\$400,000			
Design and Construction of 85 MLD Expansion			\$60,000,000		
Long Term Expansions				\$60,000,000	\$120,000,000
<i>From Previous Studies/Ongoing Maintenance/Upgrades</i>					
Phase 2 Expansion to 73.3 MLD ²	\$10,000,000	\$20,000,000			
Optimization – Plant Rerating	\$400,000	\$100,000			
Biosolids Facility Upgrade	\$5,000,000	\$37,000,000			
Digester No. 6		\$6,000,000			
Dewatering Facility Expansion			\$10,000,000		
Solids Stabilization Expansion			\$15,000,000		
Secondary Pumping Expansion		\$8,000,000			
Misc. WWTP Upgrades/Maintenance	\$4,000,000	\$4,000,000			
SCADA Upgrades	\$550,000				
Process Operations Centre Building	\$1,000,000				
Disinfection Upgrades		\$8,000,000			
Totals	\$22,000,000	\$84,200,000	\$85,700,000	\$60,900,000	\$122,300,000

¹ - A placeholder dollar value has been provided for future studies which will be recommended from Master Plan updates

² - Cost for 73.3. MLD expansion from previously approved Schedule C Class EA

- Cost estimates do not include inflation/escalation

- Timing of costs in bold may be dependant on factors such as growth or water conservation efforts and should be reviewed on a regular basis

5.0 CONSULTATION

5.1 Public Consultation

The Master Plan involved extensive consultation with local stakeholders. This was facilitated through two Public Information Centres (PICs) and was supported by input from the project's Public Advisory Committee. These PICs allowed the City to share information on the project and receive public input.

The PAC met throughout the project duration with four meetings and one workshop held between June 2007 and October 2008. PAC members represented various sectors of the community including business, development, academia, environment and the community at large.

Consultation opportunities were publicized in the newspaper, through direct mail, and posted on the City's website.

5.2 Agency Consultation

Regulatory agencies were engaged in the Master Plan process from the outset. Using the Government Review Team list, a Master Plan Agency list was developed. The agencies received the Notice of Master Plan Commencement and the Notice of PICs. Those agencies who responded with an interest in participating in Master Planning continued to be notified of Master Plan study activities. First Nations agencies and local First Nations Communities were contacted at the outset of the Master Plan study.

The GRCA was actively involved in the development of the Master Plan through participation on the PAC and with the study team on specific issues regarding the Speed River water quality and assimilative capacity.

5.3 Departmental Consultation

Community Design and Development Services (Engineering Services, Policy Planning and Urban Design) Environmental Services (Waterworks, Wastewater) and Operations were all consulted during the study process and finalization of the committee report.

Figure 1: Treatment Processes at the Existing Guelph WWTP



LEGEND:

BUILDING/STRUCTURE:

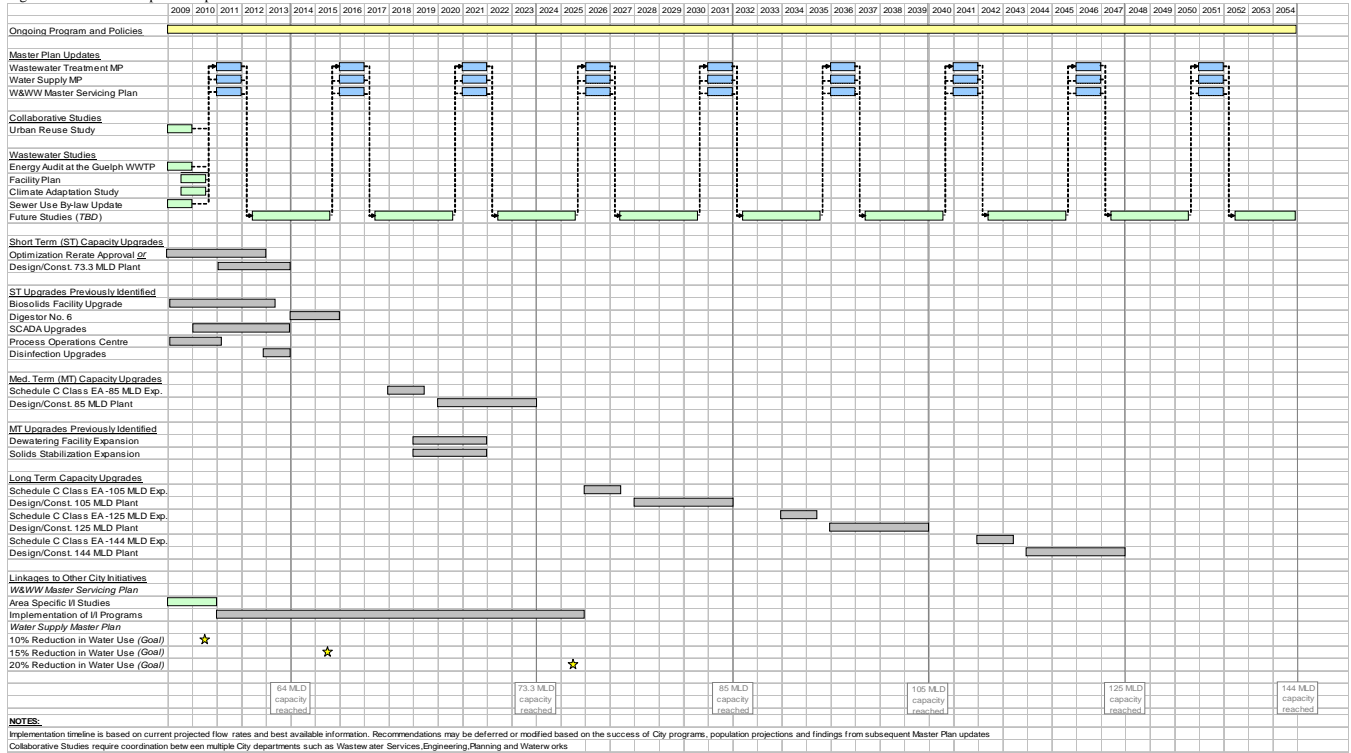
- | | |
|-------------------------------|---|
| A) SLUDGE DEWATERING FACILITY | L) PLANT No.1 |
| B) SLUDGE COMPOSTING FACILITY | M) HEADWORKS |
| C) ENERGY FACILITY | N) CHLORINE CONTACT TANK AND DECHLORINATION FACILITY |
| D) ADMINISTRATION BUILDING | O) MAINTENANCE AND STORAGE BUILDING |
| E) DIGESTER No.3 | P) ROTATING BIOLOGICAL CONTACTORS |
| F) DIGESTER No.1 | Q) SAND FILTERS No.1 AND 2 |
| G) PLANT No.3 | R) SAND FILTERS No.3 AND 4 |
| H) DIGESTER No.4 | S) HUMAN SOCIETY ANIMAL SHELTER |
| I) DIGESTER No.2 | T) BELL SWITCHING STATION |
| J) PLANT No.4 | U) OUTFALL (NOT VISIBL) |
| K) PLANT No.2 | V) SCUM-BL HYPOCHLORITE AND ALUMINUM SULPHATE STORAGE |

- W) DIGESTER No.5
- PROPERTY LINE



CH2MHILL	CITY OF GUELPH WASTEWATER TREATMENT PLAN
	FIGURE 1 OVERALL SITE PLAN
PROJECT No. 345572.A1.T2	

Figure 2: WWTMP Proposed Implementation Schedule



ATTACHMENTS

Appendix 1

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“original signed by Cameron Walsh”

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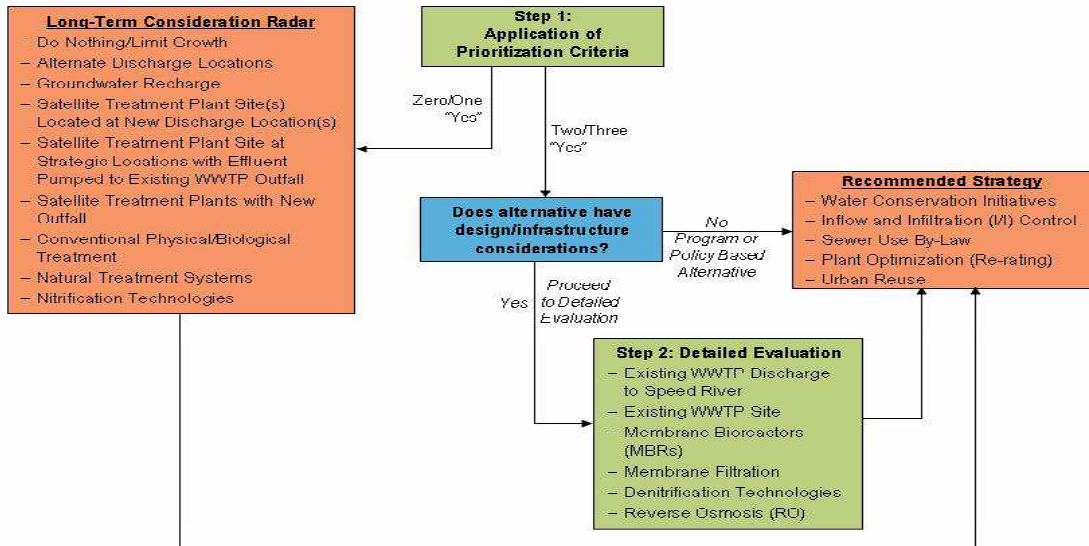
“original signed by Janet Laird”

Recommended By:

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Report to Community Development and Environmental Services Committee
April 20, 2009
Wastewater Treatment Master Plan

APPENDIX 1



City of Guelph Organic Waste Processing Plant

In-Vessel Aerated Static Pile Technology



Presented by:

John Haanstra, Ben van Vree – Maple Reinders Constructors Ltd.
Theo van Wely – Aim Environmental Group
Derek Webb – BIOREM

Overview

- Introduction
- Project drivers
- Proposed technology
 - In vessel tunnel composting
 - Odour management control (Biorem)
- Operational key issues (Aim)
- Concluding remarks
- Questions and Clarifications



Key Design Drivers

Proven Design:

- State-of-the-Art technology
- Flexibility of the design
- Durability of facility
- Aesthetics

Operational Efficiency:

- Efficient material reception and handling
- SSO contamination removal
- Experienced in managing odour
- Operations integrated into facility design

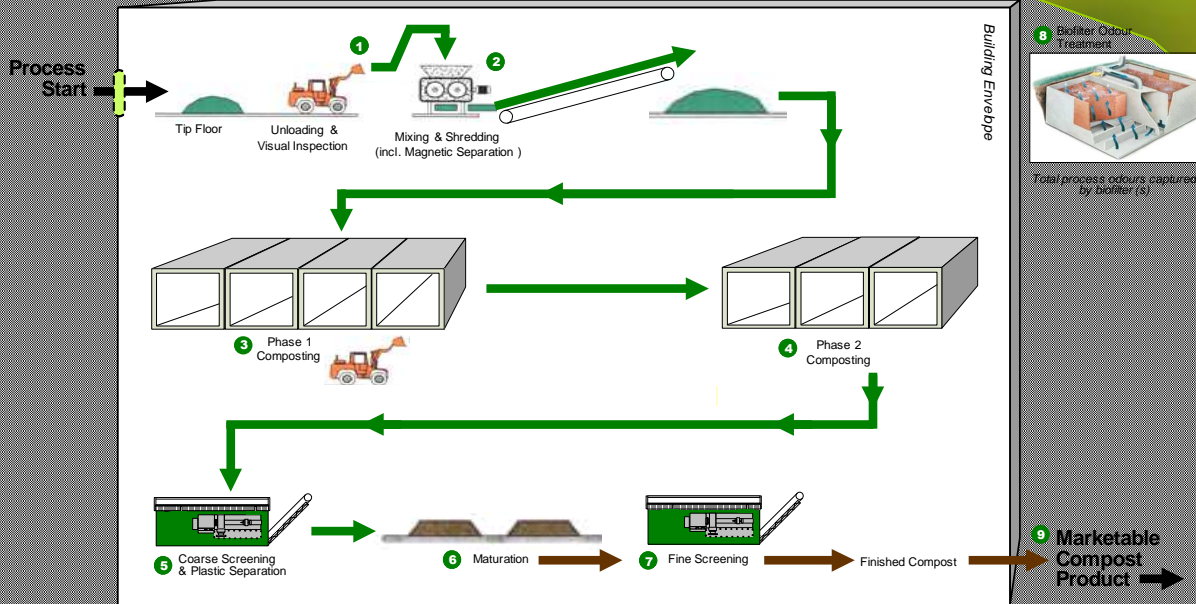
Odour Management:

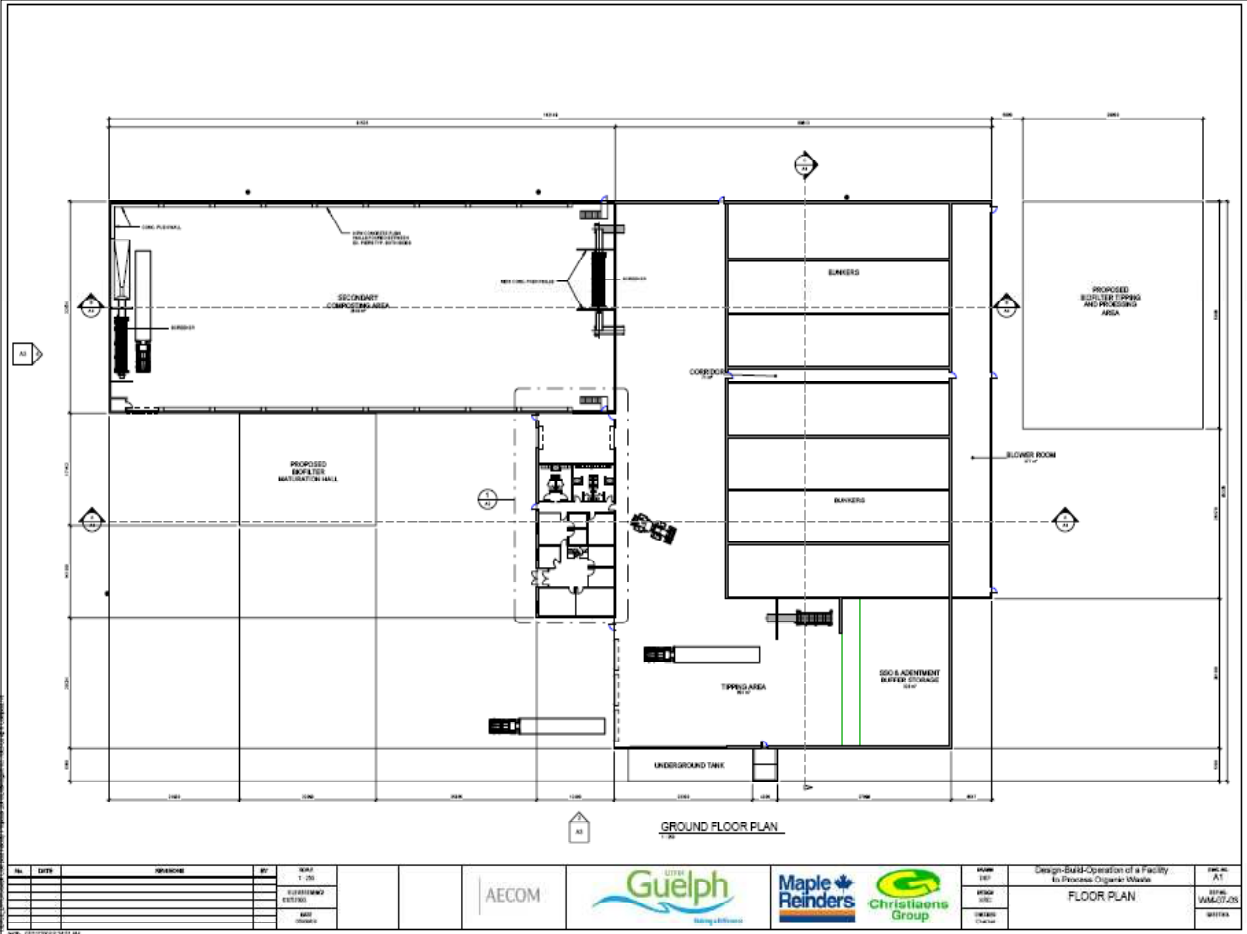
- Proven technology
- Integrated system
- Long term value
- Reliability
- Controllable

City's Priorities:

- Meeting diversion targets
- Environmental sustainability
- Positive community impact
- Economic value
- Marketable end product
- Local employment

Material Flow in Plant





NO.	DATE	REVISIONS	BY	APP'D

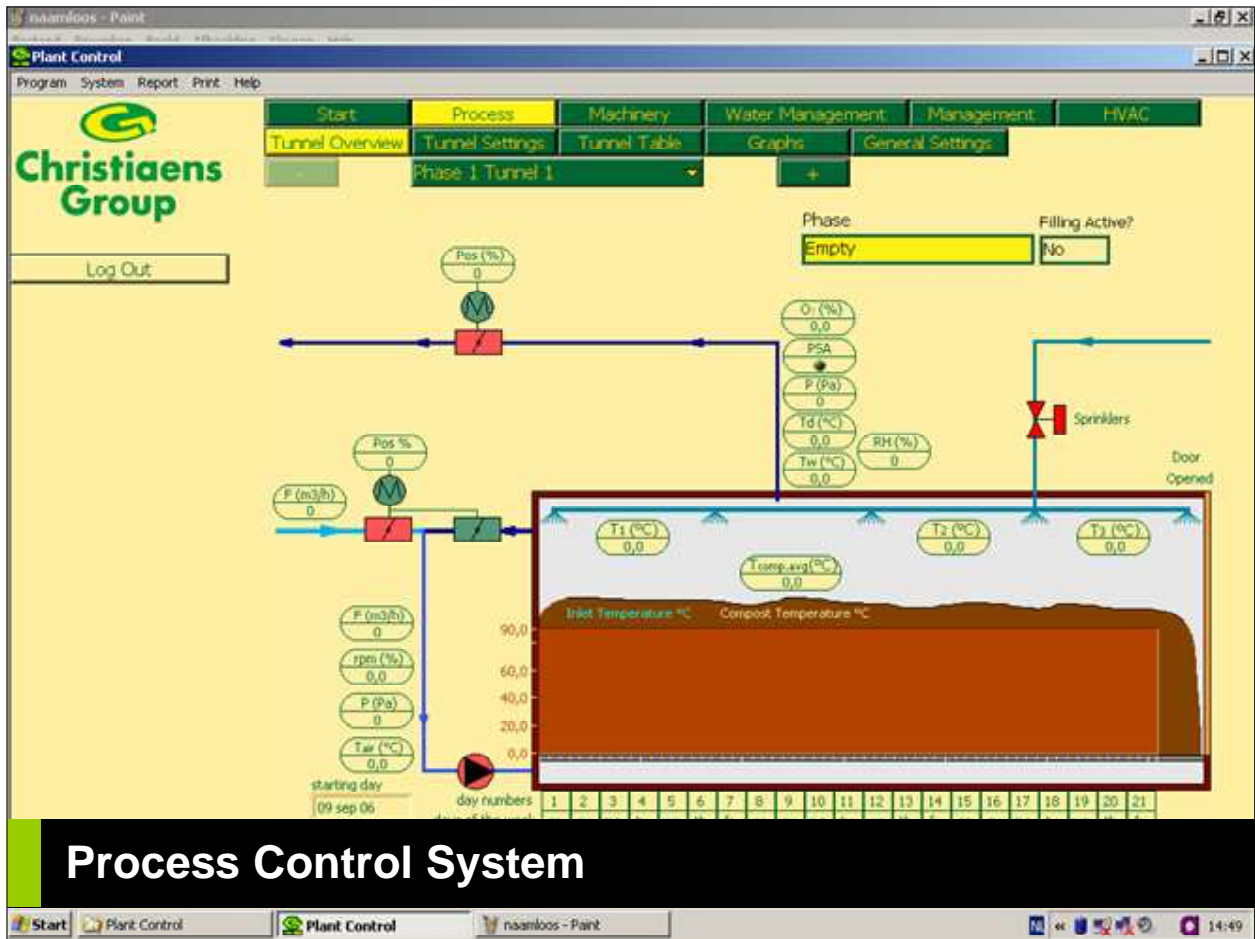
NO.	1
DATE	7/20/20
PROJECT	EXFALTED
NO.	
DATE	
PROJECT	



PLANNED	Design-Build Operation of a Facility	DATE	7/20/20
DESIGNED	Ex-Process Original Waste	DATE	

NO.	
DATE	
PROJECT	

FLOOR PLAN



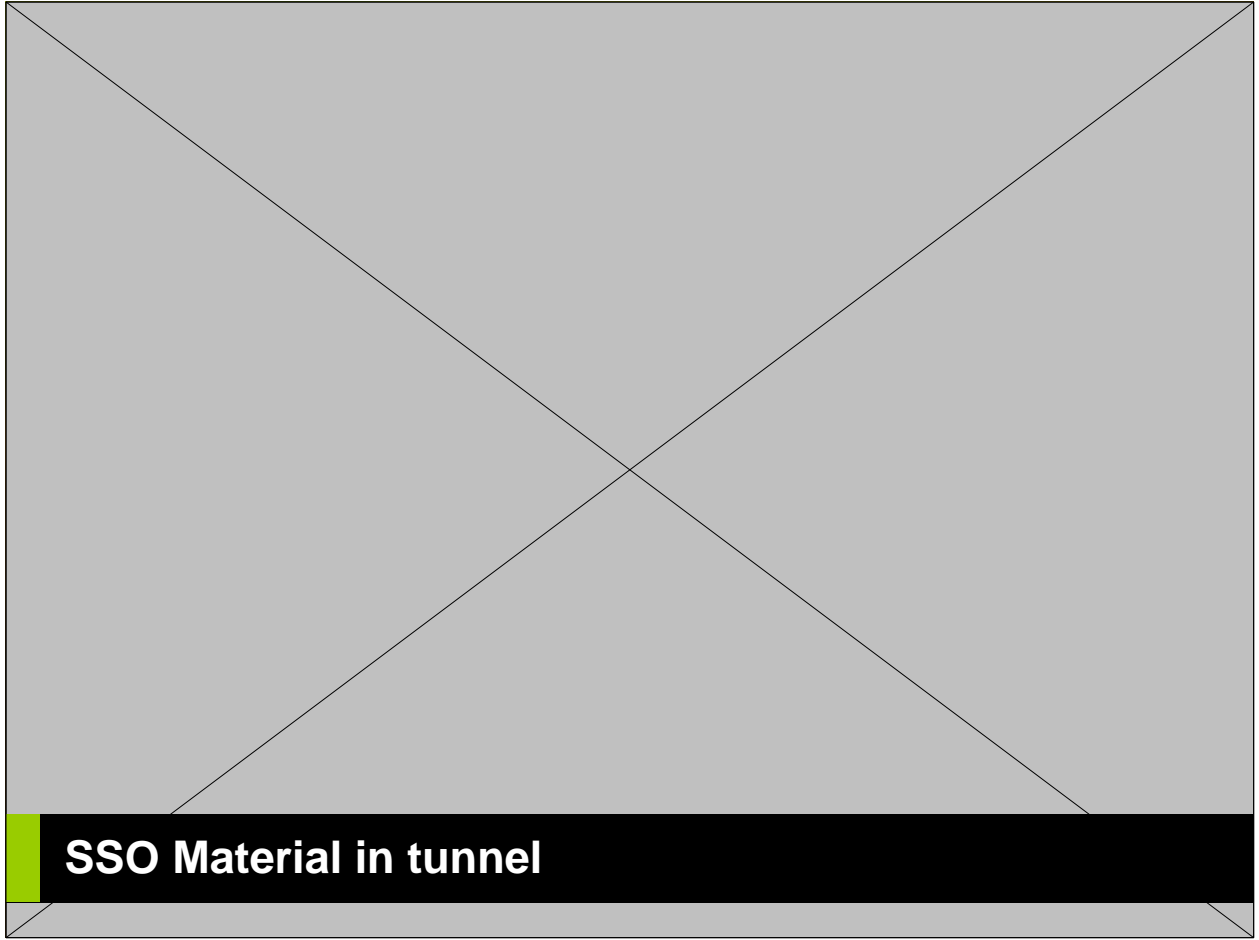
Process Control System



Receiving Area



Shredder



SSO Material in tunnel



Filled Tunnel



Tunnel Doors



Air Handling System



Process Ducting

Advanced Biological Odour Control About BIOREM...

*Local Guelph company specializing
in biological air pollution control
solutions:*

- Over 600 Installations Worldwide
- Staff of 45 Engineers, Researchers and Technicians
- Specializing in Odour Abatement (primarily on complex mixtures)

Elements of Odour Control

Odour control at a facility consists of considering many different perspectives:

- Design of the Plant
- Design of the Abatement Equipment
- Plant Operations
- Preventative Maintenance

Key Features of the BIOREM- Maple Approach

***A fully integrated approach ensures
success:***

- Building Envelope Design
- Ventilation System Design
- Advanced Biofilter Design
- Permanent Media
- Stack for Dispersion

- Work collaboratively with City and MOE to optimize design during Engineering Phase
- May require adjustments to stack location, stack height etc.
- BIOREM has worked with a number of clients on tough odour applications



***The following is a partial list of
successful applications using the
BIOREM systems:***

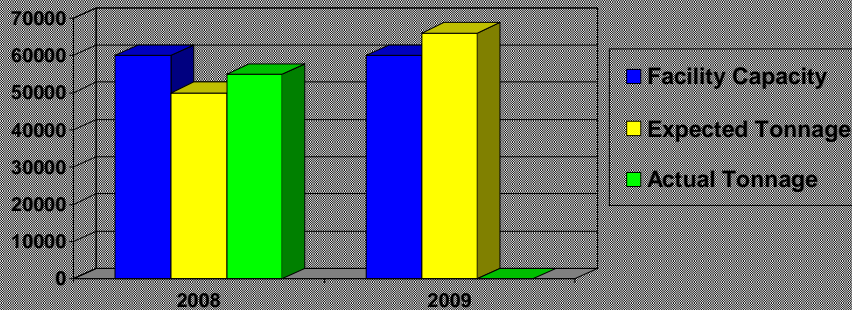
- Region of Peel (SSO)
- CBRM (SSO & Biosolids)
- City of Toronto (Biosolids)
- Region of York (WWTP)
- Dongara (Energy from Waste)
- Rothsay (Rendering)





AIM's Operational Capacity & Capabilities

- Hamilton Central Composting Facility Tonnage



- Operating the Hamilton CCF at 91.5% capacity
- AIM processed 120,000 tonnes of SSO resulting into >80,000 cubic yards of high quality compost
- Successful marketing of all processed SSO into high quality composts (Ontario Compost Guidelines)

Additional Qualifications of AIM

- **Community Awareness**
 - Experience of operating a compost site in the middle of a large city with many neighbours
- **Ministry of Environment**
 - Excellent relationship with the MOE as a result of operating the Hamilton CCF
- **Facility Improvements**
 - Able to use experience and knowledge towards facility improvements
- AIM is a City owned facility operator and has experience operating under a City contract

Benefits of the Solution Offered

- Total control over process
- No liquid waste
- Class A end product
- Enclosed compost tunnels

**High quality
end product**

- Enclosed working area
- Negative air pressure
- Re-use of process air
- Advanced odour control system

**Complete
odour control**

- Low life-cycle cost
- Small footprint
- Cost efficient operations

Economic value

**Thank you very much
for your attention.**

Any questions?

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COMMITTEE REPORT



TO **Community Development and Environmental Services
Committee**

SERVICE AREA Environmental Services
DATE April 20, 2009

**SUBJECT Selection of Preferred Proponent to Design, Build and
Operate a New Organics Waste Processing Facility**

REPORT NUMBER

RECOMMENDATION

"THAT the report of the Director of Environmental Services dated April 20, 2009 entitled Selection of Preferred Proponent to Design, Build and Operate a New Organics Waste Processing Facility be received;

AND THAT the recommendation of the Organic Facility Evaluation Team to proceed with the first-ranked proponent (Maple Reinders) be approved;

AND THAT, subject to a satisfactory value engineering review of Maple Reinders' proposal, Council authorizes the Mayor and Clerk to enter into a construction contract with Maple Reinders Ltd. to design and build a new Organics Waste Processing Facility, based on the construction parameters appended to the approved RFP;

AND THAT Council authorizes utilization of its investment in Hydro Note Receivable to fund the construction of the Organics Facility;

AND THAT Council directs staff to prepare an Operations and Maintenance Agreement with Maple Reinders and bring back to Council for their consideration."

SUMMARY

During Council's 2008 priority setting workshop, Council ranked the rebuilding of the Organic Waste Processing Facility (OWPF) as their #1 ranked high priority project, in line with Council's Strategic Objective from the 2007 Guelph Strategic Plan, i.e. "*Less waste per capita than any comparable Canadian city*".

In addition, processing organic material to divert waste from disposal is critical to achieving the waste diversion targets which Council approved in the 2008 Solid Waste Management Master Plan, i.e. divert 55% from disposal by 2011, 65% by 2016, and 70% by 2021.

This report brings forward the results of the Request for Proposal (RFP) process, including a description and outcomes of the technical and financial evaluation

process that have been undertaken since the RFP closed on November 12, 2008. As a result of the detailed evaluation process, Maple Reinders ranked #1 in both the technical and the financial evaluation (see Financial Implications below) and was identified by the Evaluation Team as the top-ranked proponent. The second bidder was eliminated during the Stage 2 evaluation as they did not receive the minimum number of points to proceed to Stage 3.

The next stage is completion of a value engineering review and the signing of a construction contract.

With respect to the operation of the OWPF, the RFP allowed for either Design-Build or Design-Build-Operate options. On September 22, 2008, Council unanimously approved that:

“ ... the Design-Build (DB) option be eliminated from further consideration with respect to Request for Proposal #06-060, entitled “For the Design-Build-Operation of a Facility to Process Organic Waste; AND THAT the Chief Administrative Officer and the Director of Environmental Services initiate a process after the first three years to meet with all pertinent stakeholders to review the future direction of the Organics Facility operations.”

As a result, the successful proponent will be expected to enter into an operations and maintenance agreement to operate the facility for a five-year period, which may be renewed for up to two consecutive periods of five (5) years each.

BACKGROUND

In May 2007, the City released a Request for Expressions of Interest (REOI) for rebuilding of the organic waste processing facility at the Waste Resource Innovation Centre. Fourteen submissions were received in response to the City’s REOI. The submissions were reviewed by personnel from both the City and the consultant team, (CH2M HILL), and a strategy for moving forward with a Request for Proposals (RFP) was finalized during the Fall of 2007.

The RFP was prepared by the Finance Department (Procurement and Risk Management Services) with input from the Corporate Services Department (Legal Services Division), the Environmental Services Department, and with the assistance of a procurement lawyer from the firm of Aird & Berlis, and technical representatives from engineering consulting firm CH2M HILL. The RFP documents were released on June 6, 2008 to the eleven firms which were pre-qualified through the REOI process.

A mandatory bidders meeting and tour of the proposed organic facility site was held on June 18, 2008 and the bidding process closed on November 12, 2008. Two responses to the City’s RFP were received. Submissions were reviewed by Procurement and Risk Management staff and were found to be formal, on-time and not lacking any submission requirements.

Both proposals proposed using aerobic composting technology in enclosed tunnels

with indoor curing. The two proposals were subsequently ranked according to the detailed evaluation process which was outlined in the RFP. The evaluation of both proposals was overseen by a Fairness Monitor and was conducted by the Evaluation Team, which consisted of staff and the technical consultants.

REPORT

Evaluation Process:

The process used to evaluate the two proposals was modeled on those successfully used by other municipalities to evaluate organic system/facility proposals, but was modified for Guelph's site-specific considerations. Input was received during the development of the evaluation process from procurement specialists within the City of Guelph, as well as from the legal firm of Aird and Berlis and technical advisors from CH2M Hill.

In addition, Council formed an Organics Committee to provide insight and input to the City during the process to source a new organic waste processing facility and technology. Members of the Organics Committee were drawn from local citizens and citizen groups as well as the University of Guelph and City Council. Input was received from the Organics Committee during the development of the evaluation process. More information on the involvement of the Organics Committee is provided below (Pg. 3).

The six stages of the RFP evaluation process are outlined graphically in Appendix 1. The City engaged a Fairness Monitor in June 2008. The Fairness Monitor provided advice and oversight during the evaluation process, from the time of issuance of the RFP until the completion of Stage IV of the evaluation process. The report of the Fairness Monitor is provided in full in Appendix 2. Staff of the Finance Department (Procurement and Risk Management Services) also provided oversight during the evaluation process. A brief summary of the six-stage evaluation process follows.

Stage 1 – Mandatory Criteria:

The first evaluation step was intended to ensure that the proponents met a series of mandatory requirements set forth by the City. These requirements included the various proposal forms and submittals required by the City's purchasing and procurement policies. In addition, both proponents had to guarantee that:

- i. The proposed technology and facility design would be capable of meeting an odour performance criterion of 1.0 odour unit (OU) at the property boundary (as determined and measured by MOE); and
- ii. That the proposed pre-processing and processing technology would be capable of accepting and processing the range of materials currently contained in the wet fraction of the City's Wet-Dry Plus collection program.

Proponents that did not meet the mandatory requirements would be disqualified from further consideration.

Stage 2 – Technical & Financial Evaluation:

During Stage 2, the proposals were evaluated based on a set of criteria published in the RFP as shown in Table 1.

Criteria	Possible Awarded Points
Environmental and Nuisance Controls	20
Facility Design	15
Operability and Maintainability	10
Corporate Background	10
Team Experience	15
Product Quality and Marketability	10
Project Schedule	5
Economic Value	15
Total	100

Inherent in the Stage 2 evaluation was the separation of the technical and financial evaluations. This was done to ensure that the technical evaluation was done without being prejudiced by cost considerations. The Evaluation Team consisted of City personnel from Environmental Services and consultants from CH2M HILL. Additionally, an odour management expert from CH2M HILL was engaged during the evaluation process to complete a review of odour control aspects of each proposal and advise the Evaluation Team of the advantages and disadvantages of each.

The Evaluation Team used a consensus approach to complete its evaluation, which was overseen by the Fairness Monitor. During the course of the technical evaluation process, each proponent was asked to provide written clarifications on aspects of their proposals. These clarifications were reviewed during face-to-face meetings with each proponent in December 2008.

The financial review was completed by the Financial Evaluation sub-Team, which consisted of staff from the Finance and Environmental Services Departments, and an external advisor from CH2M HILL. The financial review required that a lifecycle assessment model be developed that would allow for the capital costs of developing each facility, along with their respective annual operating and reserve funding costs over a twenty-five year operating period, to be reduced to a net present value (2009 dollars). Following the completion of the technical evaluation, the life-cycle modeling was conducted with detailed information from each proposal, and the financial evaluation was completed.

A formal interview with each proponent was held after the technical and financial evaluations were completed to give each proponent the opportunity to provide an overview of their team, facility design and approach. Proposals had to receive a minimum number of points to advance to Stage 3. Based on the outcome of the combined technical and financial evaluation, a short list of Proponents was developed.

Stage 3 – Due Diligence Visits:

The third stage of the evaluation involved due-diligence visits to existing operational facilities that were representative of the technology and operating methods proposed by the short-listed proponents. The purpose of the tours was to allow for an assessment of the suitability of construction materials, methods and operational considerations as well as to discuss relevant issues with facility owners and operators, and facility neighbours if necessary.

Members of the Organics Committee were also invited to participate in the tours of local facilities in the Guelph-Toronto area.

Proposals had to “pass” the due diligence visit to proceed to Stage 4.

Stage 4 – Risk Assessment:

During this portion of the evaluation process, a proponent’s efforts to identify as thoroughly as possible the risks inherent in its proposal, and any proposed initiative to manage and mitigate such risks, were reviewed and evaluated by personnel from the City of Guelph and an external advisor from CH2M HILL.

A total of ten potential risk factors were identified that formed the basis for the evaluation. Each evaluator was asked to answer the following questions as part of assessing the risks.

1. Has the Proponent identified a reasonable and practical solution to meeting the odour performance criterion of 1.0 OU at the property boundary, when measured in accordance with MOE requirements and specifications?
2. Has the Proponent identified a reasonable and practical solution to controlling of litter and other nuisance conditions (excluding odours which is addressed by Q1)?
3. Has the Proponent identified a reasonable and practical solution to accepting and processing the range of materials currently contained in the wet fraction of the City’s wet-dry+ collection program?
4. Has the Proponent identified a reasonable and practical solution to managing the seasonal variation in quantities of materials delivered?
5. Has the Proponent identified reasonable and practical solutions to control or otherwise mitigate the effects of corrosion on building components?
6. Did you note any "fatal flaws" in the design proposed by the Proponent not covered by Q1 through Q5?
7. Has the Proponent identified a reasonable and practical operations and staffing plan?
8. Has the Proponent identified a reasonable and practical contingency plan?
9. Has the Proponent identified a reasonable and practical maintenance

plan?

10. Do you believe that the partnership between the City and the Proponent will not be successful?

Proposals had to receive a minimum number of points to advance to Stage 5.

Stage 5 – Reference Checks:

The final stage of the evaluation involved contacting references to validate claims made by proponents. It also allowed the City to obtain input on any area relevant to the RFP, including project management experience, design, operational and technical skills and capabilities, relationships with local governments, community groups and regulatory agencies and ability to meet project schedules. The RFP was written to allow the City of contact the list of references provided by Proponents as well as references not provided by the proponent which the City was aware of as having dealings with the proponents. References were contacted by personnel from the City of Guelph's Purchasing Department. A standardized listing of questions was used to ensure consistency during the discussions with each reference.

Proponents had to "pass" the reference checks to remain on the short list.

Consultation with Organics Committee:

The Organics Committee's assisted the City at various stages of the evaluation process. The Committee assisted with the development of the RFP evaluation criteria and were directly involved in the identification and weighting of the evaluation criteria. This consultation and discussion occurred during the RFP development process in 2008 and early 2009.

After the technical evaluations of the two RFP responses were completed by the Evaluation Team and the evaluators had arrived at the short list of proponents, members of the Evaluation Team met with the members of the Organics Committee to brief them on the status of the procurement process, and to allow the Organics Committee to assess whether the Evaluation Team had followed the evaluation process set forth by the RFP. During this meeting, no concerns were expressed by the Organics Committee about the process followed or the depth and breadth of the evaluation undertaken.

Members of the Organics Committee also participated in the tours of local composting facilities in the Guelph-Toronto area as observers. A final meeting of the Organics Committee was held April 16 at which time members of the Evaluation Team informed the Committee members of the recommendation that was being brought to Council Committee on April 20 and to Council on April 27. The Committee members agreed with the Evaluation Team's recommendation to Council.

Evaluation Results:

As a result of the detailed evaluation process described above, Maple Reinders ranked #1 in both the technical and the financial evaluation (see Financial

Implications below) and was identified by the Evaluation Team as the top-ranked proponent. The second bidder was eliminated during the Stage 2 evaluation as they did not receive the minimum number of points to proceed to Stage 3.

Stage 6 - Value Engineering

Once Council approves the recommendation of the Evaluation Team regarding the top-ranked proponent, the City will conduct a value engineering review of the proposal that may include revising the price based on a revised scope of work and adjusting work plans and schedules.

Fairness Monitor:

The Fairness Monitor, Mr. Michael Killeavy from the firm of Knowles Consultancy Services Inc., monitored the evaluation process to ensure the City conducted a fair procurement process and to report on the extent to which the City followed the procurement and evaluation process as set out in the RFP. Mr. Killeavy's report (Appendix #2) concludes:

"In summary, based on our review, we are satisfied that the RFP process was conducted in a fair, open, and transparent manner. All proposals received were evaluated against the evaluation criteria published in the RFP. We detected no bias either for or against any particular proponent in the application of the evaluation criteria. The evaluation criteria published in the RFP were applied objectively to each proposal."

Environmental Benefits:

In the fall 2008, Council approved the Solid Waste Management Master Plan. One of the main pillars of the Master Plan is the resumption of organic waste processing. This one component of the Master Plan is predicted to increase Guelph's diversion rate by 10% to 13%, depending on the collection system (i.e. current system versus use of carts or biodegradable bags).

As outlined in the Master Plan, this will result in a predicted overall diversion rate of 58% to 62%, in concert with the Ministry of Environment's 60% Waste Diversion goal, which was set through a discussion paper released in June 2004. In 2003, prior to the closure of the composting facility, Guelph's diversion rate was 58%. Other program components to be implemented during the 25-year Master Plan timeframe are expected to achieve a 70% diversion rate by 2021.

In addition to increased diversion from disposal, processing Guelph's waste locally will reduce the environmental impacts of hauling our waste to external processing facilities and will move the City on our pathway to a sustainable City. The Master Plan estimated that achieving the combined Master Plan program components would save the amount of energy required to supply 7,200 homes and reduce greenhouse gas emissions by the equivalent of removing 10,700 cars from the road.

Community Energy Plan:

In their proposal, Maple Reinders has included a long list of sustainability features that have been incorporated into the design of the organic waste processing facility. They have also included senior LEED accredited professionals on their project team who have experience designing environmental facilities. They have indicated that they would welcome the opportunity to partner with the City to work towards attaining full LEED certification for the facility and that they are confident that sustainability features can be incorporated into the design to attain accreditation, although there may be a modest increase in capital cost for additional features. This will be considered during Stage 6 - Value Engineering.

CORPORATE STRATEGIC PLAN

- 1.2 Municipal sustainability practices that become the benchmark against which other cities are measured;
- 5.4 Partnerships to achieve strategic goals and objectives;
- 6.2 Less total greenhouse gas emissions for the City as a whole compared to the current global average;
- 6.4 Less waste per capita than any comparable Canadian city.

FINANCIAL IMPLICATIONS

The interim cost for disposal of organic waste has been the operational cost of haulage and disposal at an energy-from-waste-facility; i.e. approximately \$85 per tonne for approximately 10,000 tonnes annually. The Province does not consider incineration to be diversion from disposal. There have been higher environmental costs compared to processing this material locally to divert from disposal, including the impact of hauling the waste to landfill. Capital costs to date have been restricted to planning costs associated with constructing the new Organics Plant. Council has identified that disposal of organics through waste hauling and energy-from-waste incineration is a temporary measure. The approved level of service, consistent with the 2007 Strategic Plan, the 2008 Council Priority Projects, and the community values, is diversion from disposal through an Organic Waste Processing Facility located in Guelph.

Operational Costs:

For comparison purposes, following are the operational costs associated with disposal or processing organic waste:

- Trucking to New York and disposal through energy-from-waste incineration: approximately \$85 per tonne, depending on the fuel surcharge;
- Trucking and processing at an alternate private sector composting facilities: \$110 to \$190 per tonne for facilities in Ontario or Quebec, subject to available capacity;

-
- Processing of Organics locally based on Maple Reinders' proposal: \$87.50 per tonne plus the capital cost of construction of the new facility. The second bidder quoted a per tonne processing cost of \$175.60.

Currently, organic waste quantities received are approximately 10,000 per year. The OWPF is designed to handle 30,000 tonnes per year to allow for future growth. Excess capacity will be marketed to other municipalities with source-separated organic waste collection programs to offset processing costs to the extent possible.

Capital Costs:

The capital cost for design and construction of a new organics facility, provided by Maple Reinders, is \$26,482,000 (excluding PST/GST). This cost may be modified during the value engineering stage, and may be impacted by the recently announced GST/PST harmonization process. Cash flow requirements, for the Maple Reinders construction proposal, are approximately \$2.35 million in 2009, \$14.6 million in 2010, and \$9.65 million in 2011. The second bidder quoted a capital cost of \$50,523,287.

As specified in the RFP, proposals shall remain irrevocable in the form submitted by the proponent for a period of 180 days from the submission deadline. The above cost quotations were submitted by the proponents on November 12, 2008 and will remain valid until May 11, 2009.

Staff have been investigating alternate sources of funding for the capital construction and have advised our Provincial representative that, should infrastructure stimulus funding be available for this type of initiative, construction of an Organics Plant is Council's top priority for stimulus funding, followed by transportation improvements, in support of the new transit facility, and GO transit to Guelph.

No details on the amount of allocation for Guelph or grant criteria have been received, as the Federal and Provincial ministries are still negotiating on this matter. Staff are also submitting applications to FCM, Municipal Green Fund for a low interest loan or grant, on the engineering/study portions of this capital project.

The 2010 budget identified debt financing of \$30 million for this project, which would be reduced if grant funding became available. Council is meeting on May 27, to review capital budget priorities, as well as debt and reserve policy considerations, as part of development of the City's long term financial plan.

While approval of this proposal, based on 100% debt financing through debenture, is within the City's borrowing limits, staff are recommending that Council consider utilizing its investment in the note receivable from Guelph Hydro, to invest in the new Organics Facility, as well as other environmentally beneficial capital projects. While the note receivable pays interest to the City, there are environmental returns to the City for investing in the Organics Facility. The financial impact would be spread over 2010, 2011 and 2012.

For comparison purposes, use of Hydro note receivable proceeds of \$30 million for

environmental capital projects results in annual revenue foregone of \$1.83 million. Annual debt servicing costs (principal and interest) for a \$30 million debenture, financed over 20 years, would be 2.5 million (\$3.9 million over 10 years). Both alternatives involve funding from the general levy.

This strategy assumes that the Organics Facility construction remains Council's top priority. Utilizing the Hydro revenues would free up debt capacity, within prudent borrowing limits, to be allocated to the remaining capital project list following more in-depth review through Council's upcoming priority setting and Long Term Capital planning process.

DEPARTMENTAL CONSULTATION

Finance Department and Corporate Services Department (Legal Services Division) staff have been consulted during this process.

COMMUNICATIONS

N/A

ATTACHMENTS

Appendix 1 - RFP Evaluation Flow Chart
Appendix 2 - Report from Fairness Monitor

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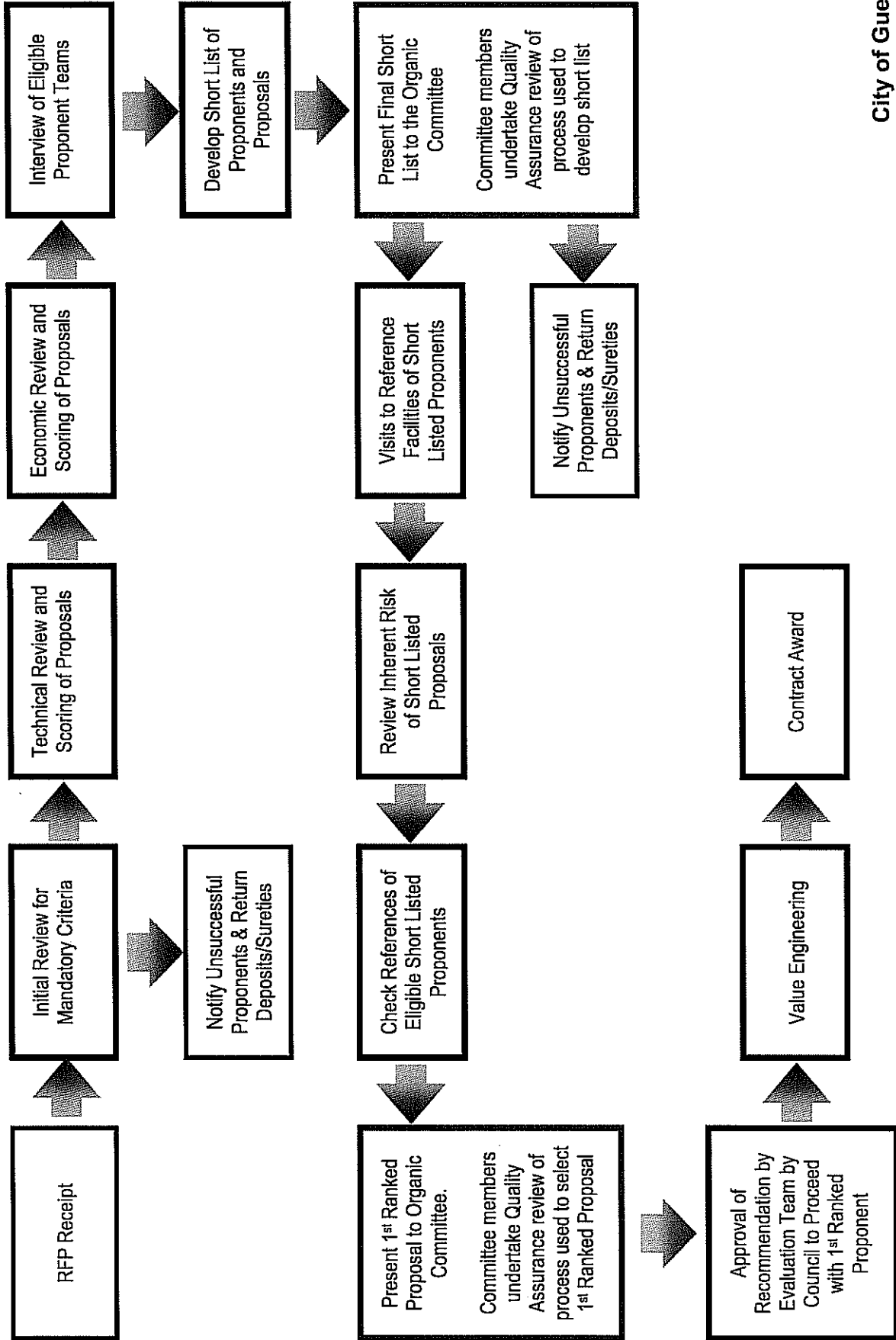
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Knowles

THE CORPORATION OF THE CITY OF GUELPH
REQUEST FOR PROPOSALS
FOR THE
DESIGN-BUILD-OPERATION
OF A
FACILITY TO PROCESS ORGANIC WASTE
(RFP No. 08-060)
FAIRNESS REVIEW

6 APRIL 2009

Submitted by
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EXECUTIVE SUMMARY

This report presents our findings and conclusions as Fairness Monitor for the Request for Proposals ("RFP") process for the Design-Build-Operation of a Facility to Process Organic Waste. The purpose of this RFP was to identify a Successful Proponent to design, build, and operate for a five-year term, a facility to process organic waste for the City of Guelph ("Facility"). We were engaged in June 2008 and were involved in an advisory and monitoring capacity to the City of Guelph ("City") from the time of issuance of the RFP until the completion of Stage IV of the evaluation process.

The Fairness Monitor acted as a neutral, disinterested and independent monitor for the procurement process. We were not part of the RFP development or Evaluation Team. We reported directly to the City's Director of Environmental Services, who responsible for the RFP process.

In our opinion, the evaluation process was transparent. The evaluation criteria and process were clearly stated in the RFP. The Mandatory Requirements were objectively stated, which permitted an objective determination of compliance to be made. The rated criteria were described in detail and the point score allocation for each criterion was disclosed in the RFP. The six-stage evaluation process for applying these criteria and identifying a First-Ranked Proponent was clearly set out in the RFP.

We believe that the Commercially Confidential Meetings were conducted in accordance with the process set out in s. 2.5 of the RFP. All prospective Proponents were afforded the same opportunity to meet with the City and to communicate matters of interest about their proposed projects to the City. Both the prospective Proponents and the City complied with the Commercially Confidential Meeting process set out in s. 2.5 of the RFP.

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We are satisfied that the evaluation of the Proposals to date was conducted in accordance with the process set out in s. 5.2 of the RFP by applying the evaluation criteria set out in s. 5 and applying these criteria using the process set out in that same section. We detected no bias or favouritism towards or against any particular Proponent. The Proposals were evaluated strictly against the evaluation criteria published in the RFP.

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1.0 INTRODUCTION

This report presents our findings and conclusions as Fairness Monitor for the Request for Proposals (“RFP”) process for the Design-Build-Operation of a Facility to Process Organic Waste. The purpose of this RFP was to identify a Successful Proponent to design, build, and operate for a five-year term, a facility to process organic waste for the City of Guelph (“Facility”). We were engaged in June 2008 and were involved in an advisory and monitoring capacity to the City of Guelph (“City”) from the time of issuance of the RFP until the completion of Stage 4 of the evaluation process.

Our report addresses the following aspects of the RFP process:

- Wording of the RFP document;
- Adequate communications to prospective Proponents;
- Adequate notification of changes in requirements;
- Confidentiality and security of Proposals and evaluations;
- Qualifications of the evaluation team;
- Compliance with the process;
- Objectivity and diligence respecting the evaluations;
- Proper use of assessment tools;
- Conflict of Interest; and,
- Debriefings.

The following sections in this report elaborate on these aspects of the RFP process. Capitalized terms in this report have the same meaning as capitalized terms in the RFP and are defined in s.

1.1 Definitions of the RFP.

This report is prepared for the specific purposes of the City. Any other person that wishes to review this report must first obtain the written permission of the City and Knowles Consultancy

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Services Inc. ("Knowles"). Knowles or the individual authors of this report bear no liability whatsoever for opinions unauthorized persons may conclude from this report. This report is based on our observations of the RFP process and representations made to us during the course of our engagement regarding the RFP process by the City and its advisors. This report is intended to be read as a whole document.

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2.0 ROLE OF FAIRNESS MONITOR

The City conducts procurement in a manner that stands the test of public scrutiny, encourages competition and reflects fairness in the spending of public funds. Competition among Proponents is encouraged through open processes that afford vendors equal access to City procurement opportunities.

To provide the vendor community with the confidence that the contemplated procurement is conducted in a fair manner that is consistent with the above-mentioned principles, the City retained the services of a Fairness Monitor to monitor the process and to advise it on matters that pertain to the fairness of the procurement process.

The Fairness Monitor acted as a neutral, disinterested and independent monitor for the procurement process. We were not part of the RFP development or Evaluation Team. We reported directly to the City's Director of Environmental Services, who responsible for the RFP process.

3.0 BACKGROUND

The City implemented a residential curbside collection program for Source Separated Organics ("SSO") in the mid-1990s in connection with its former Organic Waste Processing Facility ("OWPF"). The OWPF was operated until 2006. Currently SSO is processed at a private facility.

The City's current organic waste collection program handles SSO and Leaf and Yard Waste. The Leaf and Yard Waste will not be processed by the Facility, only SSO. The City collects on the order of 10,000 tonnes of SSO each year, and the anticipated growth rate of SSO tonnage is between 1.5 to 2.5 percent per year.

The City launched this RFP process to have a new organic waste processing facility designed, constructed and operated by a private sector partner. Additionally, the Successful Proponent will be responsible for marketing the Marketable products processed by the Facility.

4.0 RFP DOCUMENT

The RFP document had to accomplish three tasks:

1. Clearly identify and describe the nature of the opportunity;
2. Provide prospective Proponents with the information they needed to prepare a Proposal that demonstrated their ability to respond to the evaluation criteria; and
3. Describe the necessary and desirable qualifications for the Success Proponent and clearly set out these evaluation criteria and the process for applying them.

In achieving these objectives, the evaluation criteria had to be developed such that they were objectively justified by the requirements of the Facility. Mandatory requirements could not be so narrowly developed to unduly restrict participation in the competitive process. Sufficient response time and information had to be provided to permit those unfamiliar with the City and its procurement processes to prepare a Proposal.

We are satisfied that the RFP stated all the evaluation criteria used in the evaluation process, and provided an appropriate process for consistently and fairly evaluating the Proposals. The RFP was not written in an unduly restrictive manner, and was not biased towards any particular Proponent or waste processing technology. The evaluation criteria were objectively justified in that they assessed the technical and commercial aspects of the design, construction and operation of the Facility, and marketing of Marketable Products.

Section 1 of the RFP set out the RFP terminology and defined an number of terms used in the RFP.

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Section 2 of the RFP provided an overview of the RFP process. It provided the general requirements of the process, background information, communications protocol, described the Agreements, basis of payment, what constituted the RFP Documents, and the precedence of the RFP Documents. Section 2.2 of the RFP set out the purpose of the RFP and set out the deliverables for the Successful Proponent:

1. Assist the City in attempting to secure federal or provincial grant funding for the Project;
2. Design, construct, and Commission the Facility, including demolition of portions of the OWPF not incorporated into the Facility;
3. Operate the Facility for a five-year term; and
4. Market the Marketable Products resulting from operation of the Facility.

This s. 2.2 also set out that only companies that had responded with Expressions of Interest to the Request for Pre-qualification Bids issued by the City on 29 May 2007 were eligible to respond to the RFP. Proponents also had to attend the Mandatory Proponents' Meeting described in s. 2.6 of the RFP in order to be eligible to respond to the RFP.

Section 3 set out the terms and conditions of the RFP process. This section set out matters such as the RFP timetable, protocol for asking questions, instructions for submission of Proposals, prohibitions on certain types of communications, and reserved rights of the City.

Section 4 set out the Scope of Work. It set out the requirements for the design and construction of the Facility in s. 4.2, and addressed the applicable codes and standards for design and construction, requirements of the processing technology, design and construction specifications, sustainable construction and design, Site and utility requirements, environmental considerations, design life, design capacity, equipment and component requirements, health and safety requirements, the design review process by the City, and minimum functional

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requirements for the Facility. Section 4.3 set out the requirements for the Facility Acceptance Test. Section 4.4 described the operating and maintenance requirements for the Facility. Other subsections dealt with approvals, performance guarantees and penalties.

Section 5 set out the RFP evaluation process. Section 5.2 set out a staged evaluation process for Proposals. Proposals were to be evaluated using a six stage evaluation process as follows:

- Stage 1 – Mandatory Requirements – Proposals were to be reviewed for compliance with all the Mandatory Requirements set out in s. 5.4. Compliance was to be assessed on a “pass” or “fail” basis only. In order to proceed to the next stage in the process a Proposal had to have complied with all Mandatory Requirements set out in s. 5.4;
- Stage 2 – Rating of Eligible Proposals – Each Proposal passing Stage 1, was to be subjected to a rating process where the evaluation criteria set out in s. 5.5 were applied to the Proposal responses to these evaluation criteria. Section 5.0 set out the evaluation criteria and point allocations for each criterion. These criteria addressed: Environmental and Nuisance Controls; Facility Design; Operability and Maintainability; Corporate Background; Team Experience; Product Quality and Marketability; Project Schedule; and Economic Value. In order to advance from Stage 2 to Stage 3, a Proposal had to score at least 66 points out of a possible 100 points, as was set out in s. 5.2 (g);
- Stage 3 – Visit of Facilities – The City was to visit one of the nominated facilities in each Proposal advanced from Stage 2;
- Stage 4 – Risk Management – The Evaluation Team was to review each Eligible Proponent's effort to identify and mitigate the risks inherent in its Proposal. This was to be evaluated on a “pass” or “fail” basis only;
- Stage 5 – Reference Verification – Proposals advanced from Stage 4 were to be subjected to a verification of its references. The Evaluation Team reserved the right to reject any Proposal that had unsatisfactory references;

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- Stage 6 - Value Engineering - If the City Council approve the recommendation of the Evaluation Team in respect of proceeding with the First-Ranked Proponent, the City was to conduct an value engineering review, which may include revisions to the scope of work and pricing.

Section 6 set out the requirements for the format of a Proposal, including the organization of its content and physical appearance in hardcopy form.

The RFP was accompanied by Schedules A to L, inclusive, which provided certain mandatory forms, drawings, specifications and other background information pertaining to the RFP. These schedules were available in electronic format a website indicated in the RFP.

In our opinion, the evaluation process was transparent. The evaluation criteria and process were clearly stated in the RFP. The Mandatory Requirements were objectively stated, which permitted an objective determination of compliance to be made. The rated criteria were described in detail and the point score allocation for each criterion was disclosed in the RFP. The six-stage evaluation process for applying these criteria and identifying a First-Ranked Proponent was clearly set out in the RFP.

5.0 RFP CONSULTATION STRATEGY

The RFP was a rather large and complicated undertaking for both the City and the prospective Proponents. In order to reduce the complexity and risk for Proponents and City alike, the City embarked on a consultation strategy with prospective Proponents. In our experience this is a rather common process for large, complex procurement initiatives.

Section 2.5 of the RFP set out a process for conducting Commercially Confidential Meetings with prospective Proponents upon the request of a prospective Proponent. The purpose of such meetings was to allow the City to possibly respond on a confidential basis to questions of a proprietary nature from prospective Proponents. The City reserved the right to disclose the answer to any question if it believed that the question was of a general nature, based on our advice. Pursuant to s. 2.5(b) any such general questions and answers could be made available to all prospective Proponents by way of an Addendum.

Two prospective Proponents requested Commercially Confidential Meetings. We attended both Commercially Confidential Meetings as an observer on 29 July 2008. Both prospective Proponents had provided a list of questions for each meeting in advance in accordance with the requirement set out in s. 2.5(c). Each prospective Proponent was afforded the same amount of time to meet with the City subject to the terms of the Commercially Confidential Meeting process.

At the conclusion of these meetings we advised the City that a number of the questions and answers did not pertain to proprietary matters, but rather were of a general nature. The City accepted this advice and issued all such questions and answers via an Addendum for all prospective Proponents.

In summary, we believe that the Commercially Confidential Meetings were conducted in accordance with the process set out in s. 2.5 of the RFP. All prospective Proponents were afforded the same opportunity to meet with the City and to communicate matters of interest about their proposed projects to the City. Both the prospective Proponents and the City complied with the Commercially Confidential Meeting process set out in s. 2.5 of the RFP.

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6.0 ADEQUATE TIME TO PREPARE A PROPOSAL

Proponents required sufficient time to prepare Proposals in response to the RFP. The larger the scope of the RFP and more complex it is, the longer the time that should be provided for Proponents so that they can understand the RFP requirements, assimilate the information in the RFP, conduct whatever research they deem necessary, instruct their counsel, and prepare a response to the RFP.

Table 1 - RFP Timetable

RFP Event	Date
Issue Date of the RFP	6 June 2008
Mandatory Proponents' Meeting	18 June 2008
Deadline for Requesting a Commercially Confidential Meeting	14 July 2008
Commercially Confidential Meetings (if required)	28 to 31 July 2008
Deadline for Submitting Questions	Two Weeks Prior to the Proposal Submission Deadline
Final Posting of Answers to Questions	One Week Prior to the Proposal Submission Deadline
Proposal Submission Deadline	12 November 2008
Completion of Selection (approximate)	January/February 2009

The RFP was issued on 6 June 2008 ("Issue Date") and closed on 12 November 2008 (Proposal Submission Deadline). Proponents had 110 clear business days (a day other than the Issue Date, Proposal Submission Deadline, Saturday, Sunday or a Statutory Holiday) and 155 clear calendar days (any calendar day other than the Issue Date and Proposal Submission Deadline) to prepare Proposals in response to the RFP. In our opinion, the amount of time Proponents had to respond to this RFP was adequate given the size and complexity of the undertaking.

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7.0 ADEQUATE COMMUNICATION TO PROPONENTS

It was important that all prospective Proponents had timely access to the same and adequate information about the RFP and the associated process at the same time.

The RFP was posted to the City of Guelph website. Section 3.4 of the RFP set out a process for prospective Proponents to communicate with the City after issuance of the RFP. Prospective Proponents were only to communicate questions to the RFP Coordinator.

All RFP-related documents were posted to the City of Guelph website. The City informs us that all questions received and answers given were issued as Addenda and were sent to prospective Proponents.

The City has informed us that no prospective Proponents deviated from the process for communicating with the City set out in s. 3.4 of the RFP. We did not monitor this communications process and we cannot comment further on it.

8.0 ADEQUATE NOTIFICATION OF CHANGES IN REQUIREMENTS

All prospective Proponents need to receive the same and adequate notification about changes to the RFP requirements. Section 3.4 (c) set out that the RFP could only be amended via the issuance of an Addendum.

There were 12 Addenda issued. These Addenda were sent to prospective Proponents.

9.0 CONFIDENTIALITY AND SECURITY OF DOCUMENTS

All Proposals and evaluation documents had to be kept strictly confidential and in secure locations. Documents relating to the RFP process also had to be kept secure.

The City informs us that the Proposals and associated evaluation documents were kept in secure locations at all times. The Proposals were kept at City offices until they were distributed to the evaluators. Evaluation documents were also stored in secure locations at either City offices or those of its engineering consultant. The contents of the Proposals and identities of the Proponents were only known to the evaluation team members, those supporting the evaluation team, and the Fairness Monitor.

Evaluators were permitted to take Proposals they were evaluating to their individual offices, but at all times the documents were under the care and control of the evaluators. All deliberations of the evaluation team were conducted behind closed doors at City offices.

The evaluators, and those supporting the evaluators, who were City employees were bound to keep all RFP-related information confidential by virtue of their employment contracts. External evaluators were required to sign a confidentiality agreement, which was an undertaking to keep the contents of the Proposals and any information related to the evaluation process confidential.

We are not aware of any discussions about any Proposal or its evaluation among anyone except the evaluators, those supporting the evaluators, and us. To our knowledge, no information about the Proposals or evaluation was communicated in any form to persons not directly involved with the evaluation process.

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10.0 QUALIFICATIONS OF THE EVALUATION TEAM

The Evaluation Team members had the appropriate knowledge and expertise to review and evaluate the Proposals. An evaluation team composed of five members: three from the City; and, two external consultants. All of the evaluators had organic waste processing experience and backgrounds.

All evaluators had reviewed the RFP and familiarized themselves with the evaluation tools prior to commencing their evaluation of the Proposals. A training session was held to explain the evaluation process and evaluation tools to the evaluators. We attended this session as an observer.

In summary, all the evaluators were qualified to undertake the evaluation of the Proposals and we have no concerns about the qualifications of any of them.

11.0 COMPLIANCE WITH THE PROCESS

In order to ensure a fair process, the procedures and process established for conducting the procurement and published in the RFP were followed and applied equally to all Proponents. We are of the opinion that the evaluation process outlined in the RFP was complied with by the City.

The City informs us that two (2) Proposals were received by the Proposal Submission Deadline. The City subjected each Proposal to the Stage 1 – Mandatory Requirements evaluation to determine whether each Proposal satisfied all of the Mandatory Requirements set out in s. 5.4 of the RFP. We did not observe this stage of the evaluation process, but the City informs us that it determined that each Proposal satisfied all Mandatory Requirements. The City advanced both Proposals to Stage 2 – Rating of Eligible Proposals.

During Stage 2 – Rating of Eligible Proposals, the Proposals were reviewed and evaluated individually by the members of the Evaluation Team, and then the Evaluation Team met and conducted consensus evaluation sessions for Stage 2 of the evaluation process. We attended the consensus evaluation sessions for Stage 2 as an observer and the Proposals were evaluated strictly against the evaluation criteria published in s. 5.5 of the RFP. We reviewed the calculations done to evaluate the economic value of each Proposal. The criteria used in s. 5.5 (i) were used to evaluate the economic value of each Proposal on a life cycle basis using the pricing information bid by each Proponent. We also monitored the Proponent interviews conducted in accordance with s. 5.2 (b). At the conclusion of Stage 2 one Proposal did not score at least 66 points as was required in s. 5.2 (g), and was eliminated from the evaluation process. The remaining Proposal was advanced to Stage 3 – Visit of Facilities.

We did not observe Stage 3 – Visit of Facilities. The City informs us that it visited several facilities constructed and operated by the Proponent whose Proposal was advanced to this stage of the evaluation process. The site visits proved to be satisfactory and the Proposal was advanced to Stage 4 – Risk Management.

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During Stage 4 - Risk Management the Evaluation Team subjected the Proposal to a review of the Proposal's risks and mitigation strategies. We observed the results of the individual scoring for of the Evaluation Members. Each member of the Evaluation Team scored the Proposal identically and no consensus evaluation session was held. The Proposal score more than the 66 point threshold set out in s. 5.2 (g) and was advanced to Stage 5 - Reference Verification.

As of the date of this report, Stages 5 and 6 had not yet been conducted and we cannot comment further on the evaluation process.

We are satisfied that the evaluation of the Proposals to date was conducted in accordance with the process set out in s. 5.2 of the RFP by applying the evaluation criteria set out in s. 5 and applying these criteria using the process set out in that same section.

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12.0 OBJECTIVITY RESPECTING THE EVALUATIONS

The Proposals received were evaluated objectively and diligently, as evaluators owed a duty of care to Proponents to do so. We attended Stage 2 – Rating of Eligible Proposals consensus evaluation sessions and monitored the results of Stage 4 – Risk Management and we are satisfied that there was no external pressure placed on the evaluation team with regard to the evaluation of any Proposal. We are satisfied that both Proposals were objectively evaluated against the evaluation criteria published in s. 5 of the RFP.

We detected no bias or favoritism towards or against any particular Proponent. The Proposals were evaluated strictly against the evaluation criteria published in the RFP. A record of the consensus scoring reached and reasons for the compliance determinations was maintained and kept by a member of the Evaluation Team.

13.0 PROPER USE OF ASSESSMENT TOOLS

Assessment tools used by the evaluators to evaluate the Proposals had to reflect the evaluation criteria set out in s. 5 of the RFP. We reviewed all the evaluation tools and we are satisfied that they accurately reflected the published evaluation criteria.

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14.0 CONFLICT OF INTEREST

For the RFP process to be fair there had to be no Conflict of Interest between the evaluators and the Proponents and between the Proponents and anyone involved in planning or conducting the procurement.

Proponents were required to disclose and declare any actual or potential Conflict of Interest, which was defined in s. 1.1 (i). None of the Proponents indicated any actual or potential Conflict of Interest.

Prior to the start of the evaluation process, evaluation team members were informed of the requirement to disclose any actual or potential Conflicts of Interest. Each evaluator was asked to sign a declaration that they were not in a potential or actual Conflict of Interest in undertaking their role in the process. The City informed us that all the evaluators, as well as those who were supporting and advising them, signed this statement.

15.0 DEBRIEFINGS

As of the date of writing this report, no debriefing sessions have been conducted.

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16.0 CONCLUSIONS

In summary, based on our review, we are satisfied that the RFP process was conducted in a fair, open, and transparent manner. All Proposals received were evaluated against the evaluation criteria published in the RFP. We detected no bias either for or against any particular Proponent in the application of the evaluation criteria. The evaluation criteria published in the RFP were applied objectively to each Proposal.

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URBAN DESIGN ACTION PLAN

Community Design and
Environmental Services Committee
April 20, 2009

URBAN
STRATEGIES
INC .

What is the “Urban Design Action Plan”?

The Action Plan is a **guiding document** to address how design-thinking can be better integrated into the planning and development of the city.

It starts by **outlining a vision** for how Guelph could evolve and identifies what **actions** are needed to get us there.

The Project:

- Baseline Analysis
- Engagement
- Action List

Deliverables:

Staff and Council Bus Tours

Stakeholder Interviews

Participated in Community By Design Symposium

Hosted 'Places to Grow' Downtown Charette

Market Place Urban Design Plan (demonstration project)

Hosted Workshops and Open Houses

Action Plan draft publications



Guelph is ...



The City's Role

Plans and studies

Policies, standards and guidelines

Projects

Processes

Promotion and education

Opportunity Areas

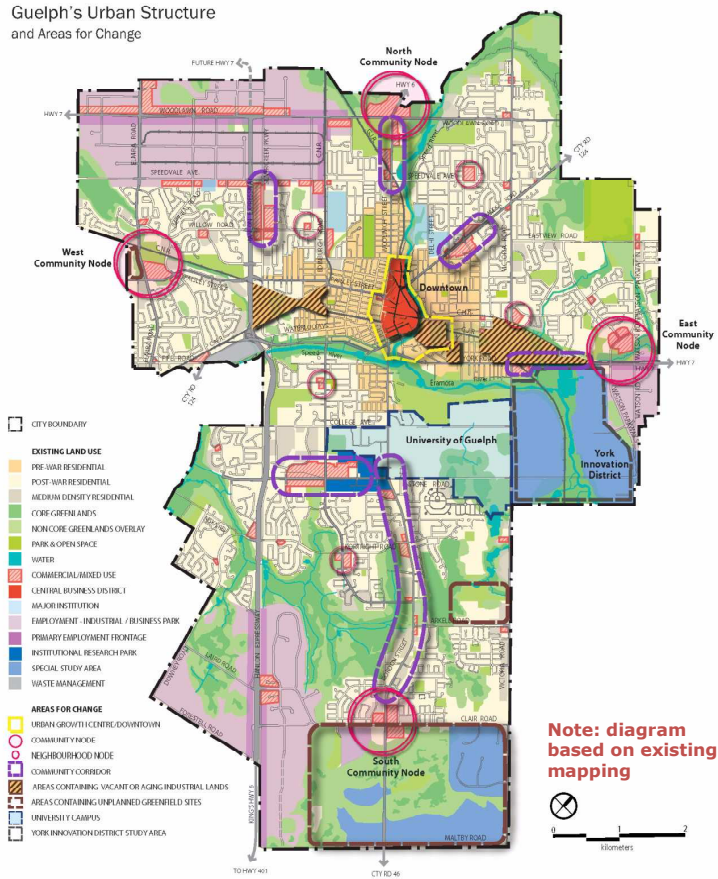
Institutional
Strengthening

The Urban Design Action Plan

Opportunity Areas

- Downtown
- Community Nodes
- Intensification Corridors
- New Communities
- Employment Areas
- Guelph Innovation District
- The Campus

Guelph's Urban Structure and Areas for Change





Downtown





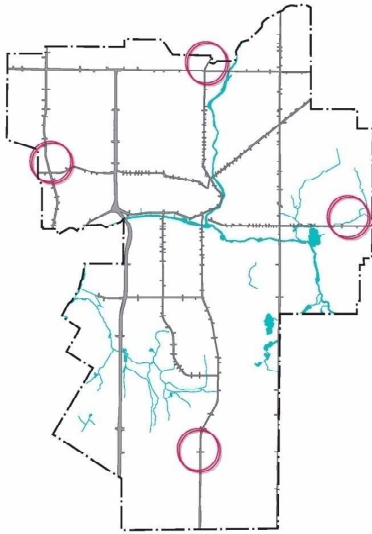
Downtown Precedents

Downtown Priority Actions

- 1 downtown secondary plan
- 2 baker street urban design study/main branch library
- 3 community improvement plan phases
- 5 heritage conservation study
- 6 civic square →
- 7 infrastructure and streetscape improvements
- 8 wilson street parkade
- 9 mobility hub



Community Nodes





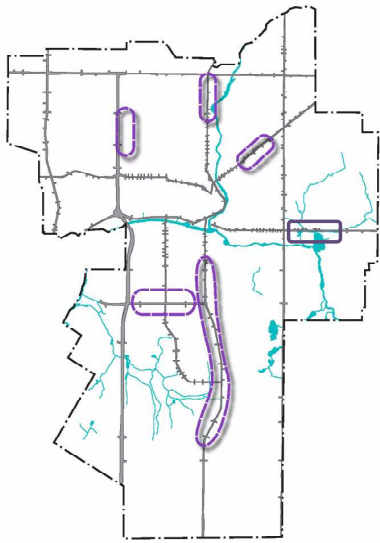
Community Node Precedents



Priority Actions

- 1 Adopt recommended urban design policies and guidelines
- 2 Prepare a new plan for the East Node
- 3 Establish transit hubs in the West & South Nodes

Intensification Corridors





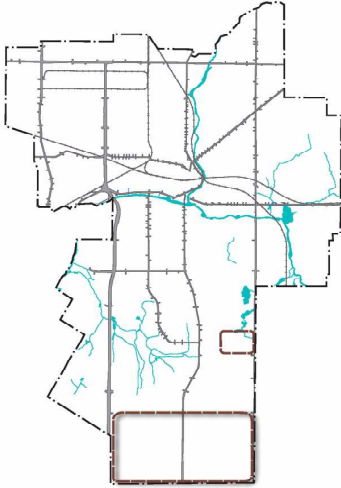
Intensification Corridor Precedents



Priority Actions

- 1 Amend the structure and urban design policies of the Official Plan
- 2 Prepare streetscape and corridor guidelines for York Road

New Communities





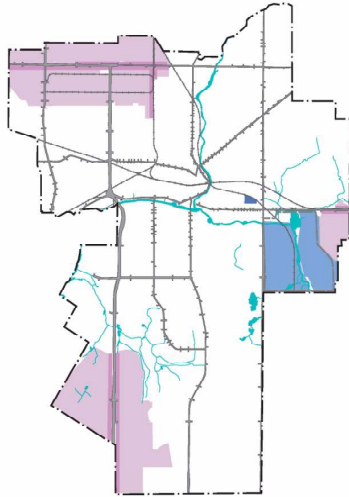
New Community Precedents



Priority Actions

- 1 Complete the study of alternative development standards
- 2 Adopt “sustainable community design” policies and guidelines

Employment Areas and Guelph District

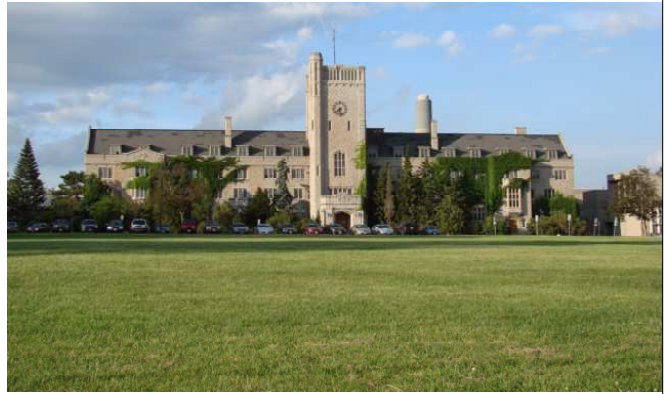
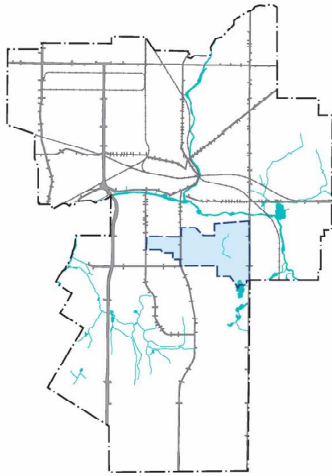




Priority Actions

- 1 Complete Guelph Innovation District secondary plan and implementation strategy
- 2 Adopt recommended urban design policies and guidelines

The University Campus



Priority Action

Continue and enhance meetings between City and University planning staff



City-wide Opportunities

Neighbourhood Infill

Natural Heritage and Trees

Utilities and Lighting

The Hanlon Expressway

Public Art



Neighbourhood Infill **Priority Actions**

- 1 Update Official Plan policies to encourage sensitive infill
- 2 Require pre-consultation with the community
- 3 Undertake Heritage Conservation District studies
- 4 Complete an infill design study



Project Review



Strategies and Actions

- Work closely with communities undergoing change
- Require and create new communication tools
- Submit major projects to a rigorous urban design review process
- Foster a more integrated, team-based approach
- Reinforce the role of urban design within CDDS

Promotion

Grant Programs

Urban Design Awards

Symposia and Lectures

Youth Outreach and Education

City Hall Displays



Summary

Key actions underway:

- OP Update *sets stage for new community concepts*
- Downtown Secondary Plan *describes new vision for historic centre*
- Baker Street Study *provides model for new downtown vision*
- Civic Square Design & Construction *provides new model for public space*
- Wilson Street Parkade *example of design-based development*
- Alternative Development Standards *updates new development designs*
- Guelph Innovation District Plan *opportunity for new community vision*

PRIORITY ACTIONS		Area	Target Date	Lead Department	How Success Measured
Strategic	Amend urban design and zoning guidelines in the Official Plan	DC, CA, CC, MC, R, CW	2020	CCDS, Policy & ID	No
	Prepare short-term guidelines for Gordon St. and York St.	CC	2020	CCDS	TBD
Operational	Prepare and submit a new Downtown Community Improvement Plan	DT	2019	Exec Dev	No
	Prepare an Urban Mobility Plan, including guidelines for street use and active transportation facilities	DT	2020		No
Urban and Community Planning	Undertake and implement strategic community studies for Downtown and Brooklyn College	CW	2019	CCDS & PIC	No
	Prepare East Community Neighbourhood Development Plan	CW	2020	CCDS, Policy & ID	No
	Undertake MRF Design Study	CW	2019	CCDS, Policy & ID	No
	Expand and consolidate the concept of infrastructure and transportation improvement corridors	DT	2020		Yes
Projects	Design and build a new Downtown Library	DT	2019		TBD
	Establish a transit hub in the West Community Neighbourhood	CW	2019	QRTA	
Processes	Arrange quarterly meetings between University and City planning staff	UC	2020	CCDS	No
	Establish regular CCDS Council meetings	n.a.	2020	CCDS	No
	Amend application submission requirements for planning and development	CW	2020	CCDS	No
	Refine review process for major public projects	CW	2020	CCDS	No
	Improve the number of urban designers in CCDS	n.a.	2020	CCDS	No
	Design CCDS's office space to encourage interaction	n.a.	2020		No
	Establish a new pre-application consultation process	CW	2019	CCDS	No
	Define protocols, membership and process for an advisory design review panel	n.a.	2019	CCDS	No
	Facilitate functional teams into area planning teams	n.a.	2019	CCDS	No
	Develop and implement an 'Urban Design 101' course	n.a.	2019	CCDS	No

Recommendation:

THAT the Community Design and Development Services report, dated April 20, 2009, regarding the Urban Design Action Plan, Be Received; and

THAT Council adopt the Urban Design Action Plan as the multi-year guideline document for developing urban design policy and guidelines, implementing or refining procedures and practices with regards to Guelph's urban design; and

THAT Community Design and Development Services provide an annual report on the status of the priority actions identified in the Urban Design Action Plan; and

THAT staff identify the Urban Design Action Plan priorities, as appropriate, in the upcoming 2010 budget setting process.



COMMITTEE REPORT



TO **Community Development and Environmental Services Committee**

SERVICE AREA Community Design and Development Services
DATE April 20, 2009

SUBJECT **The Urban Design Action Plan**
REPORT NUMBER 09-038

RECOMMENDATION

THAT the Community Design and Development Services report, dated April 20, 2009, regarding the Urban Design Action Plan, Be Received; and

THAT Council adopt the Urban Design Action Plan as the multi-year guideline document for developing urban design policy and guidelines, implementing or refining procedures and practices with regards to Guelph's urban design; and

THAT Community Design and Development Services provide an annual report on the status of the priority actions identified in the Urban Design Action Plan; and

THAT staff identify the Urban Design Action Plan priorities, as appropriate, in the upcoming 2010 budget setting process.

BACKGROUND

The Urban Design Action Plan project has been an initiative of Community Design and Development Services to undertake a corporate-wide review of current urban design policy and practices, engage staff and stakeholders in setting directions and create an action list to promote and upgrade the delivery of improved urban policy and design in the City. The project has been tied to the Local Growth Management Strategy process and is, in part, intended to provide direction for the updating of the Official Plan policies related to urban form and development approval processes.

The Action Plan is also intended as a guiding document to help foster the 'culture of design' in the City.

Urban Strategies Inc., an urban design consulting group were hired in late 2006 to undertake a multi-phase project based on the following stages:

Baseline Analysis:	How is Guelph doing and how do we compare?
Public Engagement:	Where are we going?
Action List:	What do we need to do?

Deliverables during the project were:

Staff Bus Tour	November 2006
Stakeholder Interviews	Spring 2007
Council Bus Tour	July 20, 2007
Downtown 'Places To Grow' Charette	September 2007
Market Place Urban Design Plan	Adopted May 2008
Council and Staff Workshop	October 2, 2008
Developer and Homebuilder Workshop	January 27, 2009
Public Open House (City Hall)	February 10, 2009
Public Open House (GPL – Westminster Branch)	March 26, 2009
Guelph Civic League Presentation	March 28, 2009
Public Open House (West End Rec)	March 31, 2009
Public Open House (Italian Canadian Centre)	April 4, 2009

Report 09-34, The Official Plan Update, is to be presented to CDES April 7, 2009 and will illustrate how the Urban Design Action Plan fit into the development of the Official Plan update which will be integrating Places To Grow legislation into Guelph's Official Plan.

REPORT

The Urban Design Action Plan, Final Draft, has been shaped by a multi-year conversation with staff, Council and the public around Guelph's values and assets, as well as the vision emerging from the Local Growth Management Strategy process.

The Plan has distilled a wide range of input about the future form of Guelph into a series of potential actions for the "Opportunity Areas" as described in the Plan. These Opportunity Areas correlate to concepts being developed in the Local Growth Management Plan and will form the basis for updated policy in the upcoming Official Plan update.

The Plan also recommends potential directions for corporate initiatives which will help foster the City's capacity to achieve improved urban design and improved development and capital project processes.

The basic message of the Action Plan is that 'urban design' is the process that attempts to maintain a vision for "place-making" through the technical city-building procedures and tools available to the City. The more the City can enable and articulate a shared vision for Guelph, the more its citizens, developers and staff can feel confident in talking about the City as a collective project.

The adoption of the Urban Design Action Plan is one of the first steps in the process of articulating the future Guelph in response to the Growth Plan.

CORPORATE STRATEGIC PLAN

Goal #1 – An attractive, well-functioning and sustainable city

Goal #4 – A vibrant and valued arts, culture and heritage identity

Goal #5 – A community-focused, responsive and accountable government

FINANCIAL IMPLICATIONS

The Urban Design Action Plan outlines a series of planning, capital and social initiatives that are either on-going, to be identified in future budget projections or new initiatives.

It is proposed that future budget processes use the Urban Design Action Plan as an additional lens to assist in setting budget priorities.

DEPARTMENTAL CONSULTATION

Primary consultation has been within the service areas of Community Design and Development Services.

Corporate wide consultation has occurred over the duration of the project.

COMMUNICATIONS

The draft of the Urban Design Action Plan has been available on the City's website since January 2009. Four public meetings held between January and April with opportunities for comment.

The 'Community by Design' section of the CDDS website is currently being updated to highlight the most recent initiatives and the Urban Design Action Plan will be featured as the Official Plan update process is underway.

ATTACHMENTS

Attachment #1 – Page 68 of the Urban Design Action Plan: Summary of Priority Actions

Attachment #2 – The Urban Design Action Plan, Final Draft, April 20, 2009

“original signed by Ian Panabaker”

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Local Growth Management Strategy – Implications

Community Development & Environmental Services
Committee

April 20, 2009

Making a Difference

City of Guelph Local Growth Management Strategy

Phase I – Background
(2006)

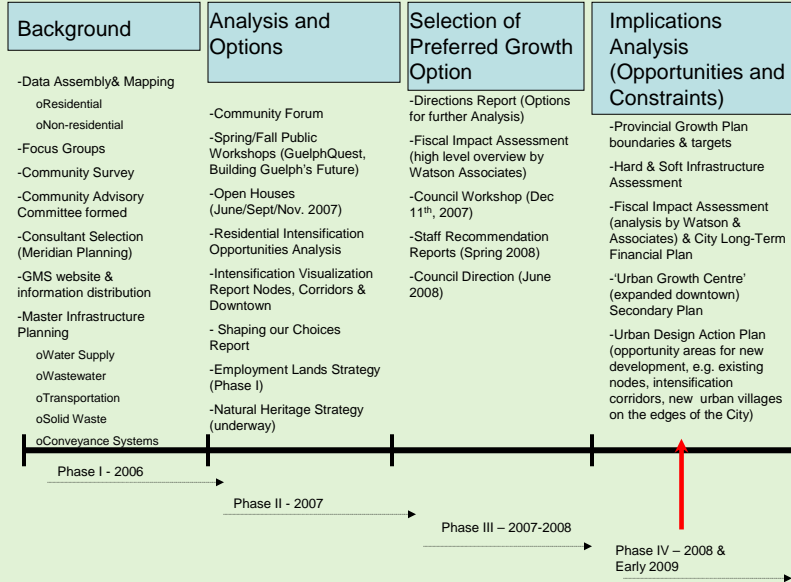
Phase II – Choices
(2007)

Phase III
– Recommended Plan
(2008)

Phase IV
-Implications & Assessment
(2008-2009)

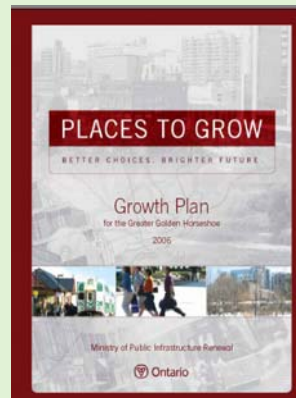


Guelph Local Growth Management Plan 2006 - 2009



Places to Grow Overview

- Provincial growth plan approved June 2006
- Allocates growth targets, and general development requirements for all municipalities in the Greater Golden Horseshoe Area
- All local planning decisions need to conform to the Provincial Growth Plan



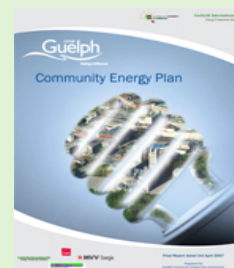
Planning in Conformity with the Provincial 'Growth Plan for the Greater Golden Horseshoe'

- Plan for 2031 growth targets of 175,000 population & additional 32,400 jobs
- Create a compact, complete community that can provide more options for living, working, shopping & recreation;
- Revitalize the downtown as an 'urban growth centre' to become a more dense urbane & vibrant centre;
- Promote transit supportive densities and reduce traffic gridlock by improving access to a greater range of transportation choices;
- Plan for a full range and greater choice in housing types to meet people's needs throughout their lives, including affordable housing;
- Curb urban sprawl & protect farmland/natural areas by encouraging intensification and limiting growth to areas within the City's existing corporate boundaries.



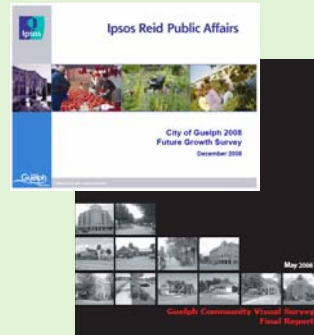
For Overall Growth Planning Work, Need to Also Incorporate Local Priorities

- City's Strategic Plan
- Findings of Various Infrastructure Master Plans, i.e. transportation; City water supply; City wastewater treatment; infrastructure conveyance
- Findings of various studies, i.e. solid waste management; culture, recreation and parks master plan
- New development program needs to be aligned with key strategic planning documents for the community, i.e. Community Energy Plan



Local Priorities also Identified through Extensive Public Engagement Process in 2006-2007

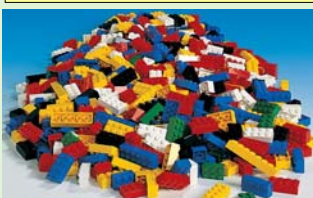
- Community Forum 'Community by Design' Feb '07
- 'GuelphQuest' workshops Spring '07
- 'Building Guelph's Future' workshops Fall '07
- Community Advisory Committee & Public Meetings
- Community Preference Study and Surveys



'Visualization Survey' by Planning Alliance



'Building Guelph's Future' Workshops



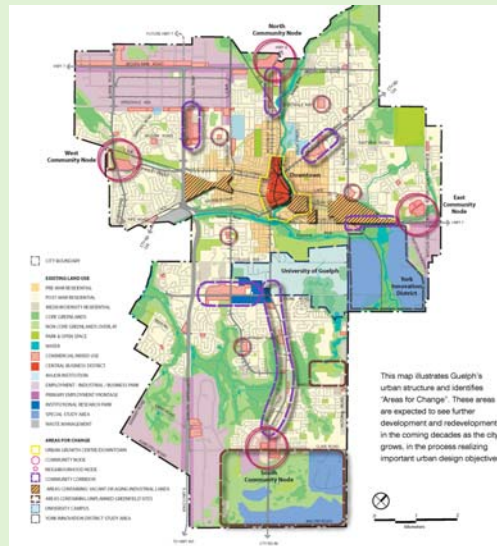
General Growth Implications

- City needs to plan to accommodate 54,000 additional people within the corporate limits of the City by 2031
- Population growth is to be planned at a steady average compounded growth rate of 1.5% per year
- Overall, the City population will age (reflective of the large baby-boom age cohort); will also become more multi-culturally diverse reflective of general immigration patterns



General Form of Development

- Higher density forms will be found in all areas of the City:
 - The Urban Growth Centre (downtown & environs)
 - Mixed Use 'Community Nodes' & Neighbourhood Nodes
 - Intensification Corridors
 - Redevelopment of obsolete or underutilized industrial/commercial areas
 - General Infill in lower density areas
 - New 'Greenfields' area, e.g. development of high density urban villages



Intensification Opportunity Areas have been Generally Defined



There is adequate capacity in the existing built area of the City to accommodate additional development

18,500 Potential Units

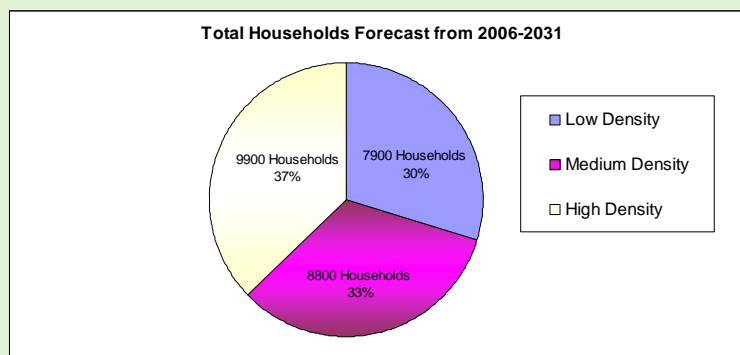
Residential Intensification Analysis Report
– Fall 2007

Opportunities for Community Energy Plan Implementation being Identified

- Energy Mapping to be conducted to identify opportunities to leverage energy distribution and development at the local scale
- Opportunities for District Energy supply
- Passive energy design in all construction
- Green Building standards

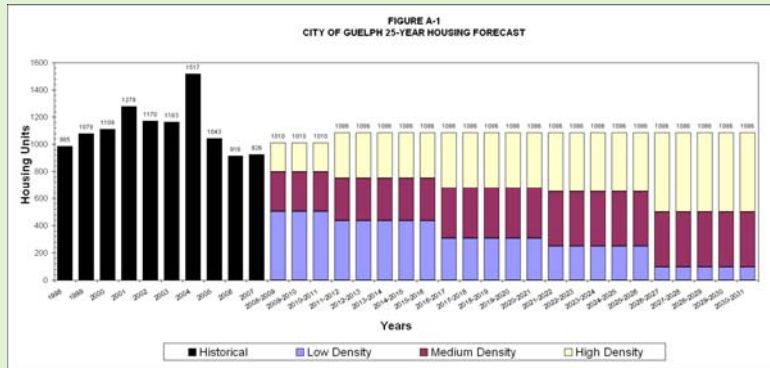


Housing Development



- Housing for 26,600 households is planned
- Provision of an even mix of housing is planned

Population/Housing Forecast Over Time



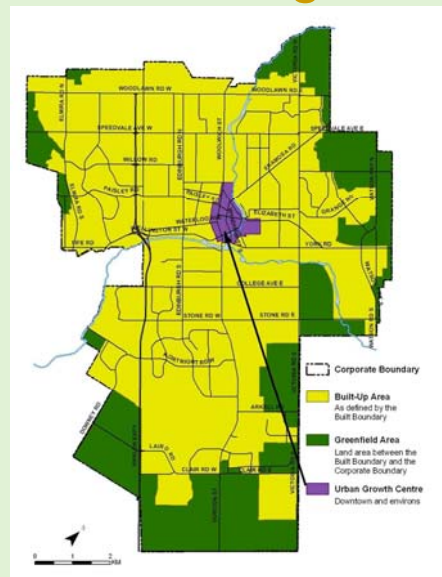
- By 2031 the overall City housing inventory will be more balanced from today:

	2006	2031
Low (singles/semis)	58%	47%
Medium (multiples/twhs)	18%	24%
High (apts)	24%	29%

- Overall, more diversity and choice of housing forms available

Location of New Housing

- Intensification is a key goal of both the Provincial Growth Plan & the Local Growth Strategy
- 40% of the City's annual housing development is to occur within the 'Built-Up' area by 2015;
 - This represents a significant increase from past 5 -10% total City annual development levels
- Projections on location of new housing indicate that 40 – 50% of new housing can be accommodated within the 'Built-Up' area; Greenfield Area estimated to have total potential over 16,000 units



Form of Housing in the New 'Greenfield' Area

- Significant higher density forms of housing are planned in the designated 'Greenfield' area:
 - Lower density housing forms will consist of a lane-based design with single-detached lots on narrower frontages, i.e. below the current 9m standard
 - 'Urban Villages' consisting of high density, medium and low building profiles will be planned in the Guelph Innovation District (York lands) and in South Guelph
 - High density housing will be required to be constructed in the 'Community Mixed-use Nodes' and higher density residential designations will be provided in proximity to these centres and along portions of the City's arterial road network



Planning for Employment

- Employment growth target is expand jobs by **32,400**; from approximately 65,000 jobs in 2006 to over 97,000 jobs by 2031
- Planning for employment being completed via the City's **Employment Lands Strategy**
- **Increased density** with transit supportive development in new business parks (industrial and corporate business) is being planned
- **Population support employment** will occur via intensification efforts in mixed-use areas (including the downtown) as well as in new 'Greenfield' locations (neighbourhood centres, mixed use 'community nodes')
- **Major office developments** planned in the Urban Growth Centre (downtown), Guelph Innovation District and in the Hanlon Creek Business Park



Planning for the Urban Growth Centre (Downtown & Environs)

- Subject of a Community Improvement Plan program and an urban form planning exercise via a Secondary Plan
- Planning to achieve an overall persons and job density of 150 per hectare is targeted by 2031;
 - significantly higher than the current estimated density of 95 persons+jobs/ha in the area.
 - Significant increases in housing development planned to balance current employment concentration



Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe Technical Paper Spring 2008 25

Other Implications

Hard Infrastructure Services

- Sustainable development of basic water and wastewater treatment facilities
- Transportation network to be expanded to accommodate all transport mode forms, i.e. walking, biking, transit, automobile/truck
 - Study underway examining opportunities to grow the City transit system in conjunction with regional systems, i.e. Waterloo-Wellington, GO into the GTA
 - Implementation of traffic demand initiatives, including bicycle trail plan
- Exploring opportunities to grow the City's Guelph Junction Railway (passenger service as well as existing goods movement facilities)



Other Implications (continued)

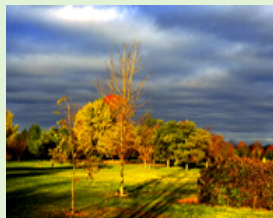
Soft Infrastructure Services

- Provision of new educational/social/health care/culture, recreational services and facilities and parks (active and passive) are required to keep pace with new population growth
- Schools, hospitals, emergency facilities (police, fire, ambulance) must also be expanded. With an emphasis on intensification, the majority of future development will be in the revitalization & redevelopment of existing facilities in the City
- New opportunities for smaller satellite, co-located facilities in mixed use structures.



Other Implications (continued)

- Opportunities for affordable housing with development targets are to be identified
- Natural heritage features need to be protected; serve as the foundation for community development with protection of important natural features, groundwater recharge functions, respite areas within the more dense urban area
- Cultural heritage features are to be protected, rejuvenated and respected in new development planning; however, sensitive intensification within heritage structures and areas may be permitted



Fiscal Impact Assessment – Next Steps

- A detailed fiscal impact analysis is being completed by Watson & Associates to look at the cost/revenue side of growth to the municipality
- Analysis will build upon work already completed for the 2008 Development Charges By-law



Conclusions

- Official Plan being updated now to implement findings/directions from the Provincial and Local Growth Plans
- Emphasis on more mixed use activity, higher densities and more non-auto transport and transit facilities
- Existing facilities to be rejuvenated and expanded rather than stretching out further into surrounding natural and agricultural areas



COMMITTEE REPORT



TO **Community Development and Environmental Services
Committee**

**SERVICE
AREA** Community Design and Development Services

DATE April 20, 2009

SUBJECT **Phase IV - Implications Analysis of the City of Guelph's
Local Growth Management Strategy**

**REPORT
NUMBER** 08-122

RECOMMENDATION

THAT the Community Design and Development Services Report 08-122 dated April 20, 2009 concerning Phase IV– Implications Analysis of the City of Guelph's Local Growth Management Strategy be Received; and

THAT this Report serve as the foundation for the preparation of the update to the City's Official Plan to implement the Local Growth Management Strategy in response to the Provincial Growth Plan for the Greater Golden Horseshoe (Provincial Growth Plan).

PURPOSE OF REPORT

This report represents a major component of the fourth and final phase of the City's Local Growth Management Strategy. It highlights the significant implications that are anticipated with respect to the implementation of the City's Local Growth Management Strategy to the year 2031.

In addition to laying out anticipated implications of growth, the report also assesses the impacts of growth on the community and offers possible planning proactive approaches to deal with each impact issue.

Issue:

1. A planned annual population growth rate of 1.5% and its relationship with the Provincial Growth Plan forecasts
2. Population demographics to 2031
3. Managing growth within the City's current corporate boundaries
4. Housing needs for a 2031 population target of 169,000 (equivalent to a Provincial population target of 175,000 with population undercount) which is an increase of 54,000 people over 25 years
5. Employment land requirements for 32,400 new jobs, (updated from previous employment need of 31,000 jobs by the July 2008 City of Guelph Employment Lands Strategy) which is equivalent to a job to population ratio of 57%¹ to maintain a balanced assessment base and new

- employment opportunities for residents
6. Water, wastewater, stormwater and solid waste management implications
 7. The provision of an effective transportation system including transit corridors, an integrated arterial/collector road grid, pedestrian and bicycle linkages
 8. Impact of growth on the provision of soft services e.g. schools, recreation and parks facilities, health care and religious facilities, health promotion, safety and security
 9. Affordable housing provision
 10. Planning and development opportunities for specific areas of the City: the Urban Growth Centre (downtown and area), special study areas in the Guelph Innovation District (centered on the former Correctional Centre lands in East Guelph's York area) and the south Guelph 'Reserve Lands'
 11. Protection of the City's cultural heritage resources
 12. Consideration of the City's Natural Heritage Strategy and potential expansion of the Provincial Greenbelt
 13. Community opinion on growth (community survey)
 14. Community energy planning implementation
 15. City fiscal impact assessment on the costs of growth.

Details regarding the above issues are addressed in Schedule A to this report.

Background

This report builds on the Local Growth Management Strategy recommendations that have been adopted by Guelph City Council through "Addendum Report – Guelph's Local Growth Management Strategy Recommendations" (Report No. 08-83), June 23, 2008; and "Guelph's Local Growth Management Strategy Recommendations in Response to the Growth Plan for the Greater Golden Horseshoe – Sustainable Population Threshold to 2031 and City Official Plan Preferred Urban Form Elements" (Report No. 08-14), April 10, 2008. This report highlights anticipated implications of growth through an assessment of various 'city building' initiatives and outlines approaches to proactively deal with these implications.

Background information and staff reports since the project was initiated in 2005 have been placed on the City's web page <guelph.ca/gms> and hard copy documentation is available in the Community Design and Development Services office.

¹ 57 jobs for every 100 people residing in the City

REPORT

Phase IV of the Local Growth Management Strategy addresses the implications of the Strategy on the municipality and the impacts of growth. The focus of discussion is on how the Strategy addresses the objectives of the Provincial Growth Plan (in greater detail than the earlier Phases), build upon the values espoused by the community through the development of the City's Growth Strategy, and opportunities/constraints to implementation.

The intent of the report is not to repeat earlier findings, but to give greater details as to how the City should develop to meet both City Strategic Plan objectives and the prescriptions of the Growth Plan for the Greater Golden Horseshoe.

The report is structured on the basis of outlining an issue, providing an assessment overview of the subject, and then offering approaches to deal with the issue. The report focuses on mechanisms available to the City to deal with issues of growth. It is acknowledged that the municipality is only one player in City-building, and it is important that partnerships and cooperation with many other agencies/government levels are necessary to maximize effectiveness in addressing opportunities/challenges of growth.

The principal land use planning tool to maximizing the opportunities and minimizing negative impacts of growth on Guelph is the City's Official Plan. This report will highlight the methods/approaches contemplated to be included in an updated Official Plan (current rewrite of Official Plan is underway).

Other important tools for implementation of the Local Growth Plan include development incentives for the private sector to develop in certain areas of the City and in consideration of City general objectives for balancing sustainability with reurbanization and urbanization within the City's corporate limits.

Other Phase IV Work to Be Completed

The discussion contained in this report addresses the final Phase IV work of the City's Growth Strategy but does not incorporate:

- the fiscal cost implications of growth to the municipality; or
- an assessment of and mechanisms to implement the City's Employment Lands Strategy.

These two major topics are to be addressed by Watson and Associates now that the City's 2008 Development Charges By-law work has been completed. The detailed fiscal impact assessment will build upon the preliminary estimation work that was outlined in the fall 2007 Phase III Growth Strategy, and the infrastructure considerations contained within the Development Charge Background Study.

In terms of the second phase of work concerning the City's Employment Lands Strategy, Watson will assess the competitive environment for the marketing of employment lands in the City. This review will also examine mechanisms to encourage higher density employment activity than in the past in line with requirements of the Provincial Growth Plan. The work will build on the work completed in Phase I of the Employment Lands Strategy (July 2008).

The above noted Watson reports will be finalized by the summer 2009.

SUMMARY OF IMPLICATIONS OF THE CITY'S GROWTH STRATEGY

The following points summarize the implications of growth to the City of Guelph as documented in the background work of the Local Growth Strategy. The details of each one of the issues are discussed in depth in **Appendix A** (page 13) to this report.

Issue 1: Overall Growth Targets to 2031

The City is planning to grow at an average annual rate of 1.5% to 2031. The City's growth forecast to 2031 of 175,000 population (equivalent to 169,000 with undercount) and 97,000 jobs is consistent with the Provinces' target for population and jobs for Guelph under the Provincial Growth Plan. This forecast is supported by the Ministry of Energy and Infrastructure (MEI) and will add approximately 54,000 people and 32,400 jobs to the City by 2031.

Issue 2: Changing Population Demographics to 2031

2.1 Age Structure of Population in 2031

By 2031 the population in all age categories will increase with the greatest proportional increase in the 55+ age category. This will have significant implications to land use planning, urban design and services (See **Schedule 1**)

2.2 More Culturally Diverse Population

Additional facilities and services will be required for an increasingly more ethnically diverse population.

Issue 3: Managing Growth within the City's Existing Corporate Boundaries

There is sufficient land to accommodate growth targets within the City's existing corporate limits to 2031. Development across all areas of the City will be designed in a more compact urban form (see Figure 4 in **Appendix A** - Opportunity Areas as identified in the Urban Design Action Plan)

Within the older portions of the City (within the Built Boundary), there are several areas that will be intensified:

- The Urban Growth Centre/Downtown Guelph
- 'Mixed Use' Nodes, Community and Neighbourhood Nodes
- Along portions of Intensification (Community) Corridors
- Through redevelopment of areas of vacant or aging industrial lands; and
- Through general infill development on vacant and underutilized land and through secondary residences (accessory apartments, coach houses/granny flats).

Within the new City-edge development areas (Greenfield area), high density, compact neighbourhoods designed as 'urban villages' will be comprehensively planned. e.g., a component being considered within the Guelph Innovation - York District lands in east Guelph and in the south Guelph area - see **Appendix A**,

Figure 4 'Special Study Area' for location. See **Schedule 2** for a brief description of the 'urban village' concept.

Issue 4: Housing Development

4.1 New Housing Units from Population Targets

Housing development for approximately 26,600 new households is anticipated with a general distribution of housing types of 30% singles/semis, 33% multiple townhouses and 37% low/mid/high rise apartments.

This density split is quite different from recent past circumstances where the development housing mix consisted of 60-70% lower density singles/semis and the balance comprising medium to high density housing forms.

4.2a) Annual Housing Development Targets

Over the planning horizon to 2031, there is projected to be a gradual increase in the proportionment of higher density multiple and apartment dwelling units constructed on an annual basis. See **Appendix A**, Figure 5 - Development Charge forecast for 2006-2031.

4.2b) Range of Overall Housing Types in the Community

Over the 25 year time frame, the overall housing stock will provide a more balanced range of housing types in the community, thereby providing more diversity and choice.

By 2031 lower density units will represent 47% of the entire housing supply (compared to 58% today), multiples will increase as a proportion from 18% to 24% and high density will go from 24% of the total housing supply to 29%.

4.3 Location of Residential Development

Approximately, 40-50% of the projected residential growth can be accommodated within the City's 'Built Boundary' (see **Appendix A**, Figure 8) This level of intensification will meet the minimum intensification target of the Provincial Growth Plan, i.e., the Growth Plan requires that by 2015, 40% of residential growth will occur on an annual basis within the 'Built-Up' area of the City. This reallocation of growth will need to begin now through the preparation of the annual Development Priorities Plan to meet the 2015 requirement.

4.4 Residential Density in the Greenfield Area

Future residential development in the 'Greenfield' area will be required to average 60-70 persons per hectare. This will be achieved primarily through higher densities within and adjacent to the Mixed-Use Nodes, along arterial roads and in new urban villages, i.e. compact, high density mixed use neighbourhoods as generally described in **Schedule 2**.

Issue 5: Planning for Employment Targets

Based on the City's Employment Lands Strategy (July 2008), approximately 32,400 new jobs will be required over the 2006-2031 projection time period. These jobs can be accommodated in all areas of the City, i.e. intensification areas within the 'Built Boundary' as well as in the new 'Greenfield' area.

5.1 Location of New Employment

All areas of the City are planned to receive additional employment activity. 36% of future employment is anticipated in the industrial sector. Significant office and service supportive jobs will be found in the Downtown, in existing employment areas of the City (commercial, office and institutional areas), and within the Mixed Use Nodes and Corridors.

It is anticipated that work at home employment will continue to increase.

The Guelph Innovation District (York lands in east Guelph) and portions of the Special Study area lands in south Guelph (see **Appendix A**, Figure 4) will include significant new high density employment areas, and as such, will also implement the objectives of the Community Energy Plan.

5.2 Density of Employment in the Greenfields

The first phase of the City's Employment Lands Strategy indicated that based on historical trends, an average employment density of 35 jobs per hectare could be provided in the City's future industrial/business park areas. This density throughout the designated employment areas would not be sufficient to meet the Provincial Growth Plan's target of 50 jobs and people per hectare for the overall 'Greenfield' area.

Planning for higher job densities have been identified for the City's 'corporate business park' areas (72 jobs per hectare) and in proposed 'major office complex' areas (Guelph Innovation District – York Lands, Hanlon Creek Business Park (145 jobs per hectare)).

Concerted efforts will be required to achieve higher densities in the employment areas similar to densification efforts within residential areas. Measures to secure higher densities will be examined further in the Phase II Employment Lands Strategy analysis which is underway, e.g., permit only high density employment land use types in certain areas, specify minimum lot coverage and multiple storey building requirements.

Issue 6: Managing for Sustainable Development of Infrastructure

Planning for the provision and sustainable management of basic infrastructure in the community will be sought, i.e. water, wastewater, storm water and solid waste management.

Infrastructure will be comprehensively planned through various master plan studies; these will be updated as required to keep them relevant and in the public conscience.

Issue 7: Transportation System Infrastructure

An integrated transportation system will be designed to facilitate a multi modal approach including walking, cycling and transit.

Specific initiatives include:

- TDM initiatives including Walk-to-School Program, Bicycle-Friendly City Plan, and Employee Transit Pass Program (programs being implemented).
- Transit System Growth Strategy and Plan to achieve significant expansion in

- transit usage based on (a) improvements to the current transit system; (b) implementation of higher-order transit service in corridors including the potential for passenger service on the Guelph Junction Railway network; and inter-regional transit service to accommodate commuters to/from Guelph.
- Expansion and upgrades of the City road network as identified in the Guelph-Wellington Transportation Master Plan.
 - Coordinating with Wellington County and the Ministry of Transportation in upgrading County and Provincial roadways serving Guelph, namely, Wellington Road 124 (West to Cambridge), the Highway 6 Hanlon Expressway and Highway 7 (West to Kitchener).
 - Integration of land use planning with a balanced interconnected transportation system that can facilitate TDM initiatives, and the use of public transit through the provision of transit supportive design and development.
 - Implementation of the Permissive Truck Routes Plan diverting trucks to major arterial and Provincial roadways, as well as encouraging the use of Guelph Junction Railway for freight transport.

Issue 8: Social Services and Health Care Needs Provision

Soft service infrastructure is a critical component of making Guelph a livable, sustainable and complete community. With continuing growth, the City will, in conjunction with its community partners, plan for the provision of additional educational, recreation/parks/cultural and religious facilities that serve the needs of the community. Opportunities for mixing of these activities will be promoted. Efforts to plan a community that promotes healthy lifestyles and health will be promoted (see **Schedule 3**).

With increasing population and cultural diversity, there will be a need to provide for new cultural and religious facilities.

The City plans to construct a new community/recreation centre in proximity to the south community node. Existing park and recreation facilities will be rejuvenated and redesigned for changing community circumstances and demographics, e.g. aging population, fewer children. The city is currently undertaking a Recreation, Park and Culture Strategic Master Plan to guide recreation and cultural activities in the City.

8.1 Expansion of Services for Health Care and Seniors Services

Expanded health care services and in particular provisions for the extended care for an aging population will need to be addressed in conjunction with the Waterloo-Wellington Local Health Integration Network (LHIN) and the Ministry of Health.

8.2 Safety and Security

The Local Growth Management Strategy advocates a more compact community which will provide for the efficient utilization of existing emergency service facilities (police, fire and ambulance) in the community. A new centre for police, fire and ambulance is planned in the south community node area, which is designed to support growth in this part of the City to 2031. The need for emergency facilities in the City will be addressed, and intensified as required.

Issue 9: Provision of Affordable Housing

With growth comes the need to provide for additional affordable housing opportunities in the community. The City will need to establish and implement minimum targets for low and medium income households in accordance with provisions of the Provincial Policy Statement under the Planning Act.

The full spectrum of affordable and social housing – from shelters to subsidized housing and lower cost home ownership and rental units will need to be planned and implemented. Co-ordination and co-operation with the City's Consolidated Municipal Service Manager - Wellington and Guelph Housing Services will be required.

Issue 10: Planning for Distinctive Development/Redevelopment Areas of the City

The City has three areas that require detailed secondary plans - the Urban Growth Centre (the City's existing Downtown and environs), and the 'Special Study Area' lands comprising the Guelph Innovation District (York lands in east Guelph), and the south Guelph area.

10.1 Planning for the Downtown Area (Urban Growth Centre)

The **Urban Growth Centre** will be planned to accommodate additional residential units and provide for major office, institutional and commercial uses to accommodate the Provincial Growth Plan minimum density target of 150 persons and jobs per hectare by 2031.

Special efforts for the provision of new residential units in the Downtown will be made to balance out the employment-residential mix in the Downtown area, i.e. the Downtown currently has 75% employment and 25% residential activity.

10.2 New Communities Design for the Guelph Innovation District (York Lands) and the South Guelph 'Reserve Lands'

The **Guelph Innovation District** (York lands in east Guelph) will be planned through a secondary plan process, currently underway. The lands represent an exciting opportunity to plan a complete community based on compact urban form with a strong employment focus. The area will encompass a diversity of land use activity centered on employment but may also feature an 'urban village', i.e. a comprehensively planned, high density, compact, mixed use, pedestrian friendly neighbourhood that will support the employment focus in the area.

The **South Guelph Special Study Area** ('the Reserve Lands' in the current Official Plan) will be planned through a future secondary planning process for employment and residential development. As a component of the Paris-Galt Moraine, the natural heritage system which encompasses natural heritage features and the groundwater features in this area will serve as the foundation around which new activity will be planned. A high density 'urban village' may be provided in this locale to serve as the southern terminus to the Gordon/Norfolk/Woolwich transit spine.

Issue 11: Protection of Community Character through its Cultural Heritage

While promoting greater intensification and new development activity within the City, the unique historical and architecturally significant cultural heritage features of the community will be respected and protected. Appropriate provisions of the Planning Act and Ontario Heritage Act processes will be used for this purpose.

Issue 12: Protection of the City's Natural Heritage System

The recognition and protection of the natural heritage system is integral to the quality of life in the City. The Natural Heritage Strategy that is currently being finalized will make recommendations regarding the replacement of the current Official Plan Core/Non-Core Greenlands System as well as address the implications of the Provincial "Growing the Greenbelt" initiative on parts of the Paris-Galt Moraine in south Guelph.

Issue 13: Survey Instruments to be Used as a Component of City Planning

To assist in planning the community in a manner that recognizes the values of existing residents, survey instruments to gauge public viewpoints will be undertaken on a regular basis. For example, an Ipsos-Reid Survey on the City's Growth Management Strategy has recently been completed.

Issue 14: Implementation of the City's Community Energy Plan

With an intensified urban land base, there are many opportunities to maximize the implementation of the City's Community Energy Plan. This ambitious plan requires concerted efforts directed at the integration of innovations e.g. efficient buildings, waste recycling, use of renewable energy technologies, green roofs and district heating technologies and systems.

City-wide energy zoning will be undertaken to identify opportunities/constraints to integrating energy planning with existing and future land use. Taken together, all of these measures will assist in realizing energy conservation and greenhouse gas reductions for the City in accordance with the Community Energy Plan.

Issue 15: Fiscal Costs of Growth

The City will complete investigation of the fiscal costs of growth on the City. This investigation will build upon the work that was completed by Watson and Associates in 2008 as well as for the 2008 Development Charges By-law approved in March 2009. This work is expected to be completed in the spring 2009.

Other Considerations

There are a significant number of implications/impacts of growth that need to be considered to create a caring, sustainable, adaptable community that is resilient to changing circumstances over time.

Planning and replanning will need to continue on an on-going basis. Plans are prepared based on the best available information at the time of plan preparation

and with the transparency of involving the public to scrutinize and assess the merits of a proposed course of action. All planning cannot occur simultaneously as there are insufficient resources available to undertake one master plan that can cover all topics at a given time. The work completed through the Local Growth Management Strategy will be scrutinized through implementational steps of the Official Plan update in 2009.

Refinements will be made to the Strategy as new information becomes available. However, decisions must be made on the basis the best available information that has been put before Council on various topics that comprise the overall Strategy and have been vetted through a public process.

While this implications report has been centered on land use, social and environmental impacts of growth, and matters that are considered in the City's Official Plan context, there are several other documents that provide background information to sustainable planning considerations in Guelph. These documents are outlined in **Schedule 4** and have served as reference documents in the preparation of this report.

Next Steps

The findings of the Local Growth Strategy will be incorporated into the Official Plan update which is currently underway.

In the meantime, the fiscal implications will be addressed by Watson & Associates later this year.

Once the Local Growth Management Strategy and related Growth Plan provisions have been incorporated into the Official Plan Update, the Ministry of Energy and Infrastructure Renewal will monitor the implementation of the Growth Plan through Municipal Official Plans and performance indicators established through the Growth Plan and/or its review.

Infrastructure dollar programs to assist in the implementation of the Growth Plan as incorporated into the Official Plan will be announced from time to time.

CORPORATE STRATEGIC PLAN

The implications report has attempted to outline the major trends, opportunities and challenges of growth to the City for the foreseeable future. It is intended to assist the City in its ongoing pursuit to have an effective and efficient system for the delivery of City sponsored programs and services; and to secure a prosperous and sustainable future for generations to come.²

All Strategic Plan goals are considered by the matters contained within this report:

Goal 1 – a sustainable community

Goal 2 – a healthy and safe community where life can be lived to the fullest

Goal 3 – a diverse and prosperous local economy

²Guelph Strategic Plan 07 and beyond. . . the City that Makes a Difference, Shaping our Future
Page 5

Goal 4 – a vibrant and valued arts, culture and heritage identity

Goal 5 – a community focused, responsive and accountable government

Goal 6 – a leader in conservation and resource protection/enhancement.

FINANCIAL IMPLICATIONS

Long term capital and operating budgets are impacted by the City's Growth Plan. Budgeting planning is required to address implications of growth. Watson and Associates will be completing a detailed fiscal impact analysis for future growth by the summer 2009.

DEPARTMENTAL CONSULTATION

The City's various recently prepared plans (Strategic Plan, Infrastructure Master Plans) have been used to inform this Implications Report. In addition, information from staff in various service areas at the City has been sought: Economic Development, Environmental Services, Community Services, Emergency Services, Operations, Community Design and Development Services.

COMMUNICATIONS

The City's Local Growth Management Strategy Advisory Committee has reviewed a summary of the implications at their meeting on April 1, 2009. In addition, an overview of the implications have been presented at open houses concerning 'How is Guelph Going to Grow?' on March 26, March 31 and April 4, 2009.

ATTACHMENTS

Appendix A - Detailed Discussion on the Implications of the Guelph Local Growth Management Strategy

Schedule 1 - City of Guelph Population Forecast by 5 year Age Cohorts, 2031

Schedule 2 - Description of a Conceptual Urban Village (England example)

Schedule 3 - Ontario Professional Planners Institute Executive Summary – Healthy Communities – The 21st Century Planning Challenge

Schedule 4 - Background Information and Benchmark Land Use Planning Measurement Reports respecting Guelph (and other Municipalities)

Prepared By:

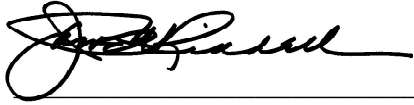
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Appendix A

Detailed Discussion of Implications of the Guelph Local Growth Management Strategy

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Appendix A – Detailed Discussion of Implications of the Guelph Local Growth Management Strategy

Issue 1: A Planned Average Annual Population Growth Rate of 1.5 % to 2031

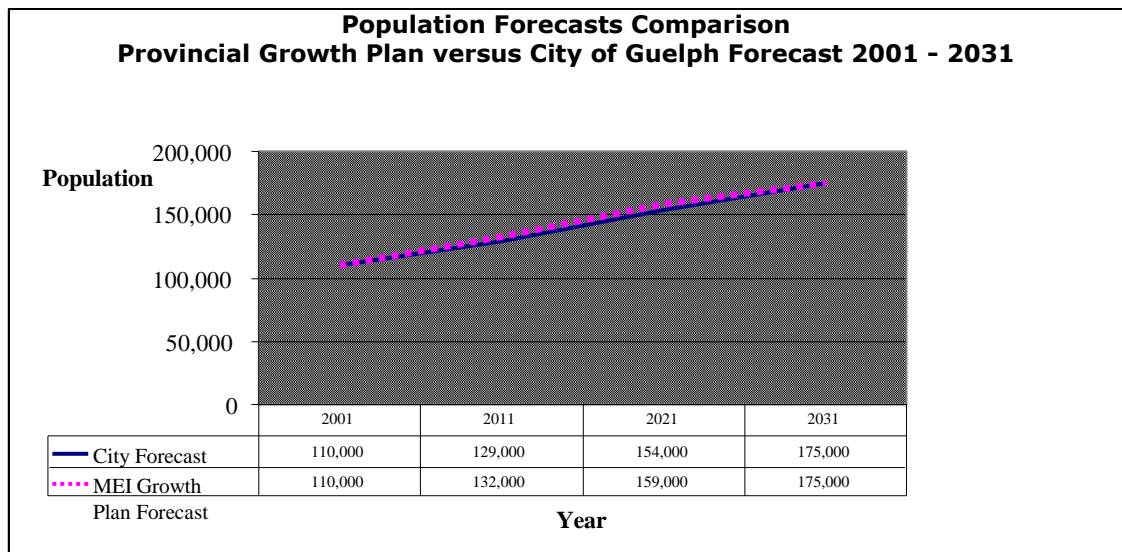
Assessment Considerations

A moderate steady planned rate of population growth compounded annually at 1.5% allows the City to grow to a total population of 169,000 people by 2031 (Provincial figure of 175,000 with undercount). This total population was approved by City Council in June 2008 and was based on consultations with the Provincial Ministry of Infrastructure Renewal (now the Ministry of Energy and Infrastructure – MEI).

While the total 2031 population target is similar, the annual rate of population growth to get to this horizon year is slightly different between the Province’s forecast and the City’s average compounded increase of 1.5% per year (See Figure 1). Staff believe that a continuing steady rate of growth assumption is a preferred approach to addressing population change in the community than the Province’s faster and then slower forecast pattern. Growth cycles are extremely difficult to predict – at the local and at the provincial level - and a measured and conservative growth rate approach should be adopted for planning purposes. The 1.5% average annual growth target is currently found in the City’s Official Plan, and has been used as a benchmark for many years.

A steady population rate increase is beneficial for several reasons. It allows for steady adjustments in the provision of new municipal services and can assist in financial planning. It can allow the City to gradually adapt to increasing densities that are required by the Provincial Growth Plan. It also is reflective of the consensus opinion from the extensive public engagement process conducted in 2007 during Phase II of the Local Growth Management Strategy.

Figure 1:



Note: For comparison purposes, the City’s forecast has incorporated a Provincial undercount factor, i.e. for the 2031 horizon planning year 169,000 people has been converted to 175,000; this is based on applying the Provincial undercount factor of 3.6% found in Schedule 3, Population Targets of the Provincial Growth Plan.

Source: Guelph Community Design and Development Services, 2008

The City’s growth forecast is consistent with the Provincial projections, with only a slight difference during the middle years between the 2011 – 2021 timeframe; however, this difference is inconsequential over the 25 year time frame particularly given the potential

uncertainty of market dynamics (e.g., recessions). The slight variation in the Provincial forecast from that of the City's is due to different base methodologies that make the projection. The Provincial forecast is primarily derived from an economic perspective of future growth, while the City's forecast, in addition to economic macro considerations, has also considered growth impact considerations that are important to this community, i.e. costs of new infrastructure, community character, etc.

Issue 2: Population Demographics to 2031

2.1 Assessment of City Overall Age Profile

Planning for land use change in the community requires an understanding of the expected population age change dynamics over the planning period.

Figure 2 below compares the difference in the 5 year age cohorts (age groupings) between the existing 2006 City population profile and that of the 2031 forecast. Figure 2 illustrates the dramatic increase in the aging of the community due to the increased number and longer life expectancies of the baby boom population³. This is illustrated by the significant population increases in the age categories 60-85 by 2031.

The details of the forecast are outlined in **Schedule 1** to this report. The forecast is based on a projection that was completed as a background component of the Provincial Growth Plan, and specifically for Guelph/Wellington.⁴

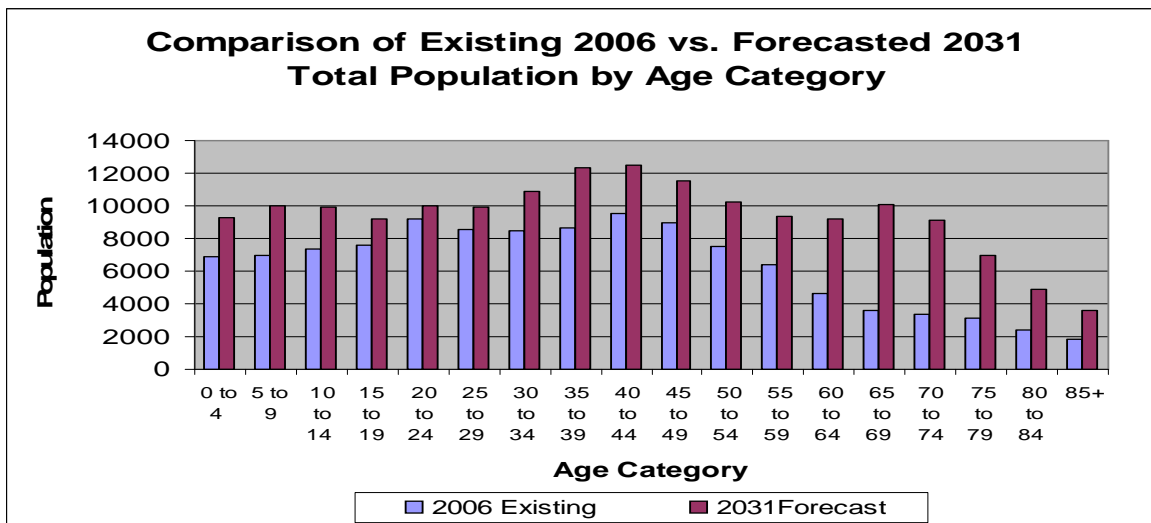
The impact of the baby boom generation population is clearly illustrated by Statistics Canada census information from the past 20 years and is outlined in **Schedule 1 – Diagram 1 and Appendix 1** population pyramids. These figures illustrate the extent the 'baby boomers' predominant in each of the census years from 1991 through to 2006. By 2031 the baby boomer "bulge" on the City's population pyramid will have moved to and beyond the 65-69 age category (See Figure 2).

Another interesting characteristic of the Guelph population as illustrated by Figure 2 is the consistently high proportion of young household population. This attribute of the City population reflects past trends – as outlined in the census periods in **Schedule 1 – Diagram 1 and Appendix 1**, and characterizes the in-migration of young families who move to Guelph to take advantage of the quality of life offered by Guelph. A high proportion of young households can also be attributed to the presence of the post-secondary schools (university and college) as well as job opportunities available in Guelph's diverse employment base (manufacturing, office, service and institutional uses).

Figure 2:

³ Baby boom generation is generally defined as those people born after the Second World War in the mid to late 1940s to the mid 1960s.

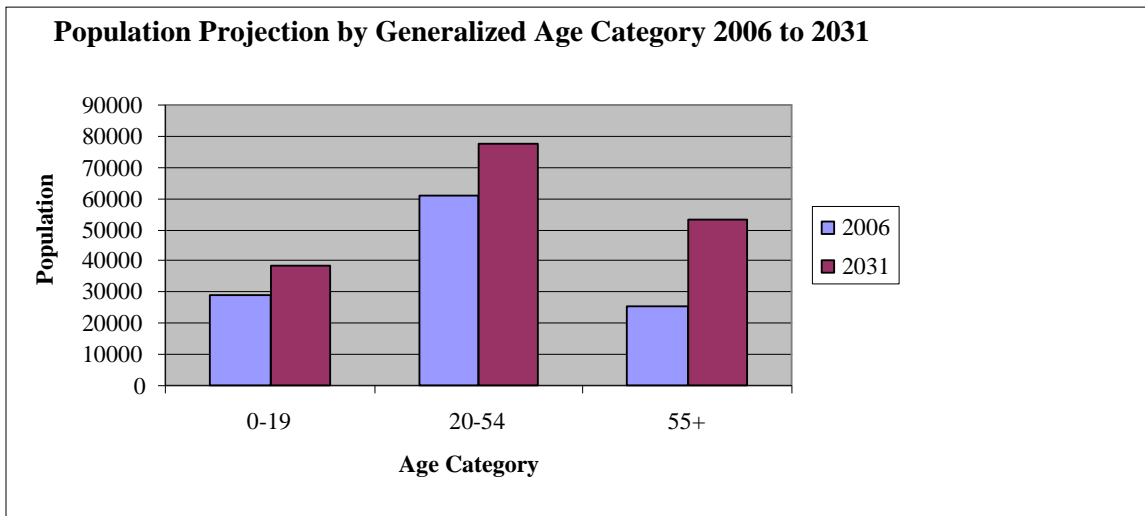
⁴ Hemson Consulting, The Growth Outlook for the Greater Golden Horseshoe (January 2005)



Source: Guelph Community Design and Development Services, 2008

Figure 3 below illustrates an aggregate of the general age groupings of the young (0-19), working households (20-54), and the aging population (55+).

Figure 3:



Source: Guelph Community Design and Development Services, 2008

In comparing population numbers between 2006 and 2031, Figures 2 and 3 illustrate that population in all age categories will increase, and that the 55+ age category will proportionately increase the greatest amount by 2031.

Planning Considerations for an Aging Population

This general aging of the population has significant implications to land use planning, infrastructure provision and the services required in the community. For the City, the following items will need consideration:

- Need for greater accessibility services for seniors who cannot drive or choose to get around by walking or with the use of walkers, electric wheelchairs and scooters, i.e. wider sidewalks, paved trails, increased convenient and accessible transit services;

- Provision for a full range of housing – a continuum of higher density housing forms from townhouse and apartment condominiums, lifestyle accommodation through to supportive care and nursing homes;
- Employment spaces whereby persons who choose to work after age 65 can do so, i.e. live-work arrangements;
- Recreational facilities which provide for passive activities (parks, trails, pools, golf, arts and entertainment);
- Provision of commercial and service facilities that will need to be conveniently located near residences.

Other agencies/companies in the community will need to assist an aging population by:

- Providing services to assist an aging population to remain in their homes for as long as possible with supportive care, e.g. meals on wheels, snow clearance, house cleaning, etc. The Ontario Ministry of Health administers funding for many of these services through the Waterloo Wellington Local Integrated Health Network, Community Care Access Centre;
- Health care facilities and services will need to expand to treat increasingly complex ailments of an aging population.

2.2 Assessment of Overall Population Ethnicity

The ethnic composition of the City's population base will become more diverse over the 2006 and 2031 timeframe. This change is reflective of recent trends identified in Statistics Canada census information.

The Social Planning Council of the United Way of Guelph and Wellington has recently completed research on the increasing ethnic diversity found in Guelph and area⁵. Their research has indicated the following:

- Immigration to Canada now accounts for the majority of population growth
- National immigration patterns indicate that approximately 40% of new Canadians are in the 25-44 age grouping, followed by approximately 20% of new Canadians in the 0-14 age profile, i.e. nearly 2/3rds of new Canadians are in the young household formation category
- In Guelph, foreign-born residents now make up 20% of the total population. During the past 10 years (1996-2006), over 7,000 immigrants came to Guelph with the highest proportion of new residents coming from China, India, Philippines and Afghanistan.

Planning Considerations for a More Diverse Multi-ethnic Population

The entire community – the City and other agencies/companies – are responsible for planning for a more ethnically diverse population. Some services have already been made available to assist new immigrants⁶ e.g. language/literature services, 'English as a Second Language' programs, settlement services, job search services. The City has recently launched a Local Immigration Partnership within Community Services.

⁵ United Way of Guelph and Wellington Community Connections, February/March 2008 Social Planning Report: The Face of Guelph and Wellington is Changing

⁶ Guelph/Wellington Volunteer Centre, Community Information Guelph in partnership with Guelph Inclusiveness Alliance, Directory of Services for New Canadians in Guelph, 2008

As has been documented in recent work by the Guelph Inclusiveness Alliance⁷, additional facilities and services will be required in the future to address the needs of an increasingly more diverse population, e.g., services/facilities to recognize different languages, religion/custom traditions, stores/services with culturally sensitive facilities (food stores, educational/child care and health care services).

For the purposes of land use planning, the City will need to plan for the provision of special purpose as well as flexible-multiple use spaces/services, e.g. community centre space, affordable housing, provision of transit facilities.

Issue 3: Managing Growth within the City's Existing Corporate Boundaries

General Assessment Considerations

As a component of the background work for the Local Growth Strategy, the availability of sufficient lands – residential and non-residential – to accommodate new growth to 2031 was assessed. In association with set Provincial Growth Plan population and employment growth forecasts for the City, the Growth Plan also has a requirement to see higher densities and additional development activity occur in all areas of the City.

3.1 Assessment of Residential Development Land Supply, 2006-2031

Staff have completed a 'Land Budget' that has assessed the availability of land to meet housing targets to the year 2031. This assessment is outlined in Issue 4 of this Report. There is sufficient land to accommodate anticipated growth for Guelph over the 2006-2031 timeframe.

3.2 Assessment of Employment Activity Land Supply, 2006-2031

To ensure that the City as a whole develops with adequate employment land, a 'Land Budget' analysis is required. This analysis has been completed for the City in a report entitled 'City of Guelph Employment Lands Strategy - Phase I (July 2008)'.

In addition to the industrial/business park forms of growth that the Employment Lands Strategy is particularly focused on, Staff have also reviewed the availability of population support commercial/service and institutional lands to support new growth activity over the planning period of 2006-2031.

Issue 5 of this Report highlights the findings of the 'Land Budget' for employment activity in the City. In summary, it is concluded there are sufficient lands to accommodate future employment growth requirements to the year 2031.

It is important that an analysis of employment land availability and their proximity to where people live. In this regard, Guelph is fortunate in having its employment base found in all geographic precincts of the City – in older areas as well as in newer business park/commercial node locations on all sides of the City.

3.3 Assessment of Intensification Opportunities within the City

As a basic premise of the Provincial Growth Plan, and reinforced through background

⁷United Way of Guelph and Wellington, A Guelph Inclusiveness Alliance Initiative, New Canadians in Guelph and Wellington Report, December 2007

community consultation in the City's Local Growth Plan work, intensification and a more compact urban form is the desired community building structure going forward.

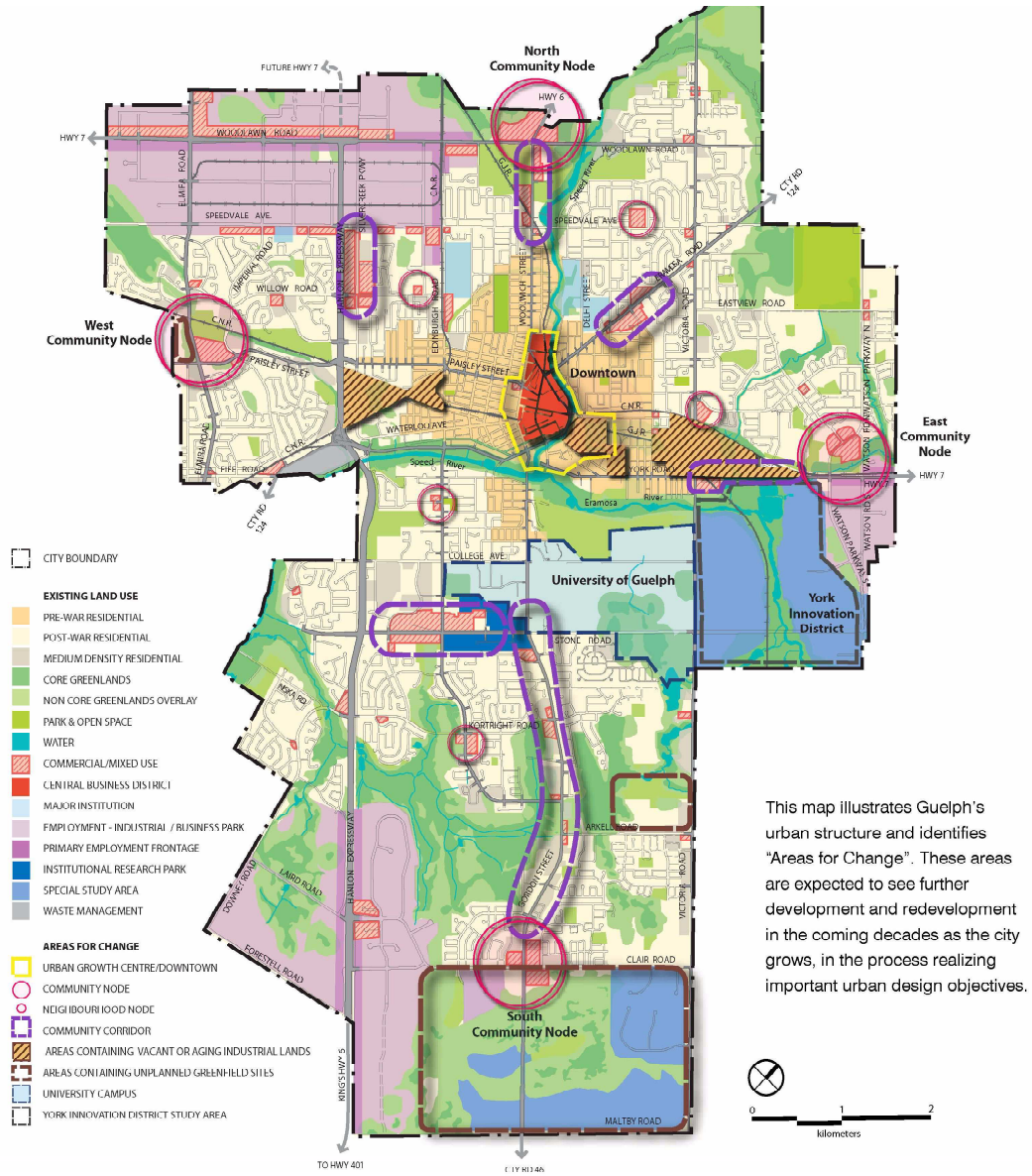
There are many areas within the City where additional development can occur. These include:

- The Urban Growth Centre (centered on Downtown Guelph and area). This area is to be planned according to the Provincial Growth Plan to have additional employment and residential activity, i.e. by 2031 there is a target expectation that the area should have a minimum density of 150 people and jobs per hectare)⁸
- Centres of 'Commercial/Mixed use' activity that have traditionally served as community and neighbourhood shopping nodes that have tremendous opportunity for residential infill
- 'Community Intensification Corridors' that generally comprise older commercial areas, i.e. Greyfields (and also Gordon Street South) that can accommodate significant intensification activity within a transit-supportive built-form
- Redevelopment of areas of 'Vacant or Aging Industrial Lands', i.e. Brownfields containing vacant or underutilized, previously developed properties which may be contaminated
- Small scale infill development through severances, redevelopment and development on vacant lots
- Continued creation of secondary residences (granny flats/coach houses and accessory apartments)
- Additional densification in suburban edge conditions. The 'Greenfields' area according to the Provincial Growth Plan is to see increased density activity from previous development plans, i.e. the overall minimum planned density target for all 'Greenfield' developable lands (excluding natural areas) is to be 50 persons and jobs per hectare).

'Opportunity Areas' for potential new development are denoted on Figure 4 (see next page). The Figure comes from the Urban Design Action Plan that has been underway in conjunction with the City's Growth Strategy work. The Plan's intent is to guide change in prime (re)development areas of the City, and to show at a high overview level distinct areas of the City where significant growth can occur over the next 25 years. In addition, the Action Plan outlines potential strategies to guide and manage future development with sound urban design objectives.

⁸ The Urban Growth Centre currently has an existing built density of approximately 95 persons and jobs per gross ha. While zoning permissions are in place to permit higher density activity, the market has not responded. The City is undertaking several initiatives to encourage additional development activity, primarily guided by a Community Improvement Plan and a Secondary Plan process currently underway.

Figure 4 - City of Guelph Urban Design Action Plan Opportunity Areas (January 2009)



This map illustrates Guelph's urban structure and identifies "Areas for Change". These areas are expected to see further development and redevelopment in the coming decades as the city grows, in the process realizing important urban design objectives.

Planning Considerations to Promote Intensification

The Official Plan update will outline new provisions to promote new intensification opportunities in the City. The policies and areas denoted for additional intensification will be in line with the forms of intensification noted in this section.

In terms of promoting additional intensified residential development, new policies will require minimum densities and building heights in identified areas of the City. In addition, other development planning objectives and policies will promote compact, quality reurbanization and urbanization.

One of the key implementation devices to promote intensification in the City will be the proactive leadership of the municipality to engage the community in designing higher density areas – both in the 'Greenfield' area and within the 'Built-Up' area of the City. Significant time and staff resources will be required to create visual or form-based development schemes to illustrate how areas can be transformed through reurbanization or built as new developments. Planning documents derived from this process include secondary plans, community improvement plans, and infill demonstration projects that bring to life potential intensification/densification activity.

In employment areas, the Employment Lands Strategy Phase II will explore mechanisms whereby increased density within business parks/industrial areas can be achieved. This investigation will explore uses and minimum design specifications for buildings/parking areas that can assist in defining new intensification objectives/policies for employment areas within the Official Plan.

One of the greatest new opportunities for new increased density activity is the creation of urban villages in the 'Greenfield' area of the City. These new distinctive neighbourhoods would be comprised of pedestrian oriented, high density street-related building forms with a mix of commercial and residential uses. In addition the 'village' would be designed around an active central public space with street and pedestrian access that is well-linked to walking, cycling and public transit facilities. Currently a community of this nature is being explored as a component of the Guelph Innovation District (the York Lands Secondary Plan process in east Guelph). A further opportunity for this form of development is available in the 'Reserve Lands' area of the current Official Plan in south Guelph which will be examined via a Secondary Planning process. A generic description of the elements that could be found in an 'urban village' is outlined in **Schedule 2**.

In addition to planning policy and development requirements, the municipality may also use incentive mechanisms to encourage intensification in areas of the City which are identified as priority reurbanization areas. The incentives that could be used for this purpose would relate to programs that the City has instituted, namely brownfield redevelopment grants under the Brownfields Community Improvement Plan program, heritage preservation/protection initiatives, downtown Community Improvement Plan incentives, affordable housing incentives, bonusing provisions allowed under the Planning Act. In addition, current examination is taking place on incentive measures for the implementation of the Guelph Community Energy Plan.

Issue 4: Implications on the Types of Future Residential Development

Assessment Considerations

One of the primary implications of the growth planning work for Guelph is the need for a shift from lower density housing forms to medium and high density development over the planning horizon in order to meet the density targets.

The increasing trend to more dense urban housing forms has already occurred in the Greater Toronto Area where a gradual increase in demand for multi-residential units has occurred through the early 2000s such that townhouses/apartments now represent over 60% of all new construction^{9 10}.

This shift has been predominantly market driven and is based upon an increasing interest and demand for higher density housing forms.

According to 2008 Statistics Canada information¹¹, there has been a 36% increase in condominium ownership of units since 2001 across the country. Several trends have been identified that support condominium ownership:

- a decline in average household sizes due to an increase in the number of single person households;
- an increase in couples without children and
- the aging population.

In a TD Economics 2007 survey¹², several reasons have been identified why condominiums are preferred over other home ownership:

- Greater affordability
- Lower maintenance costs
- Access to amenities
- Good building security
- Energy efficiency
- Proximity to transit, recreation and entertainment.

It is anticipated that areas outside of the Greater Toronto Area, such as Guelph, will experience the same shift in housing type preference due in part to the demographics of an aging population and the reasons listed above. Through continuing land use planning efforts, there will need to be provision of a full range of housing opportunities for an older population – from an ‘aging in place’ house setting, to low maintenance condominium apartments/townhouses, to new tenure-form multiple unit facilities (life lease) through to supportive housing and complete care nursing homes.

The Canada Mortgage and Housing Corporation has compiled a thorough Research Paper entitled “Impacts of the Aging of the Canadian Population on Housing and Communities” which outlines the challenges/opportunities of housing an aging population, such as:

⁹ Ministry of Municipal Affairs and Housing (2007) Ontario’s Housing Market: Year-End Results for 2006 and 2007 Outlook, February 5, 2007; Greater Toronto Home Builders’ Association “The Year of the Condo”, 2006

¹⁰ For the purposes of this report’s discussion, condominium tenureship is most often found in the form of townhouse and apartment units.

¹¹ Statistics Canada, Changing Patterns in Canadian Homeownership and Shelter Costs, 2006 Census June 2008

¹² TD Economics, Special Report: Condos to Remain an Attractive Option for Many Home Buyers, May 2007

- Younger 'seniors' favour condominiums that can provide supportive, maintenance-free options in locations that are closer to services and provide a variety of transportation options;
- Accessibility considerations will be a significant implication. There will be need for more specialized transit, sidewalk design and snow clearance for more people with mobility problems that use motorized scooters and wheel chairs¹³.

Higher density housing forms will be also be available for younger households and families that are anticipated to make Guelph their home in the future. Through antidotal evidence from sales information for local housing developments in Guelph, there is evidence that multiples and apartments will be chosen by young households for a variety of reasons, including lifestyle and affordability considerations.

4.1 Projection of Housing Units from Population Targets

In order to address the implications to the type of residential development, population forecasts have to be translated into housing units. This exercise was completed as a component of the Development Charges By-law update in 2008.¹⁴ The housing forecasts reflect the population growth rates outlined in the City's Growth Management Strategy of 1.5% per year.

As indicated above, a population of 169,000 translates into an increase of 54,000 additional people by 2031. Based upon an average of 2.5 persons per newly constructed unit, 21,600 new residential units will be required. Due to the observed decline in persons per household in the general Guelph population (as is also evident in the overall Canadian society), Watson and Associates have identified a need for an additional 5,000 residential units over the 2006-2031 planning period for a total of 26,600 additional housing units.

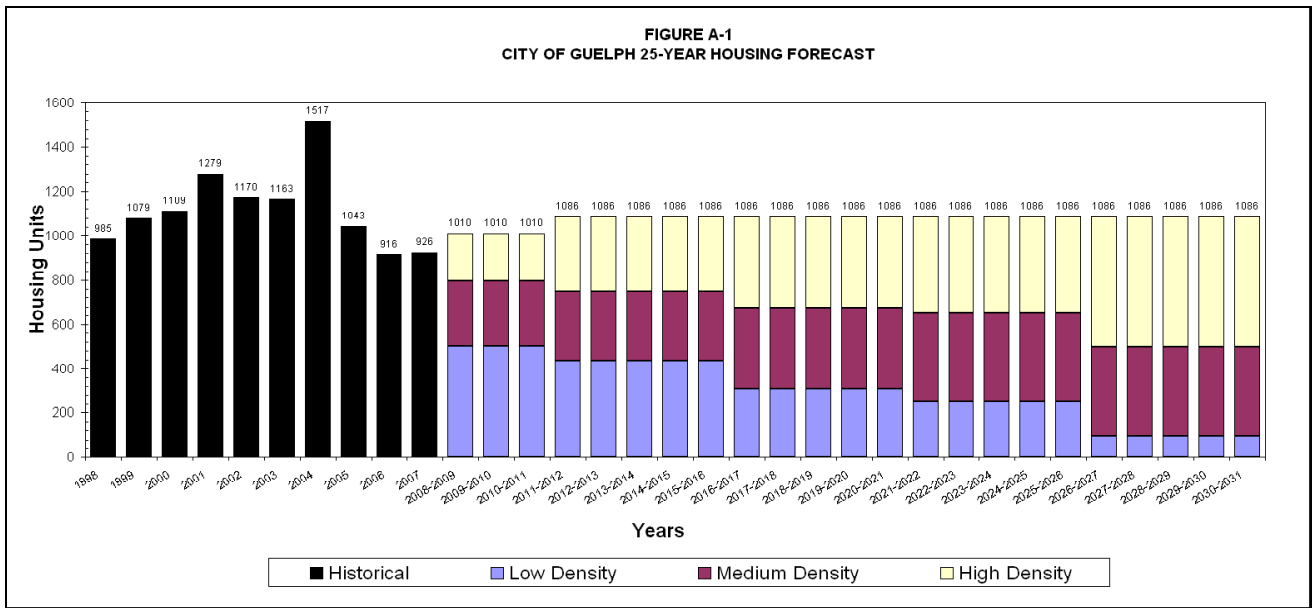
4.2 Forecast of Housing Types, 2006 - 2031

To meet the density requirements of the Provincial Growth Plan and the expected changing community demographics, a higher proportion of multiples and apartments will be built than in the past. Figure 5 illustrates the housing types forecast to be built over the 2006-2031 time period.

Figure 5: Projected Residential Units by Type by Year, 2006 -2031

¹³ Canada Mortgage and Housing Corporation "Impacts of the Aging of the Canadian Population on Housing and Communities" (February 2008), Socio-Economic Series Issue 08-003

¹⁴ Watson & Associates: City of Guelph 2008 Development Charge Background Study

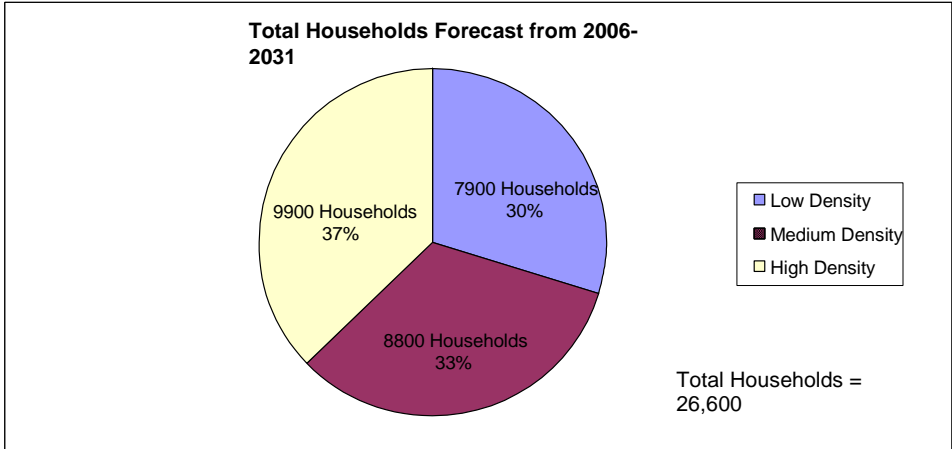


Source: Watson & Associates Ltd., City of Guelph 2008 Development Charge Background Study

Figure 5 illustrates a projected change in housing types from predominately low density units in the 2006-2016 period to a gradual shift to proportionately more medium and high density units by 2017-2031. The high proportion of lower density development in the time period between 2006 and 2016 reflects the existing housing stock in approved and draft approved plans of subdivision, which will take approximately 6 years to build out.

Over the 2006-2031 planning timeframe, the overall housing types to be constructed will comprise a balanced mixture of low, medium and high density forms of housing (see Figure 6).

Figure 6 – Total Projected Housing by General Type to be Constructed, 2006-2031



Source: Watson & Associates Ltd., City of Guelph 2008 Development Charges Background Study

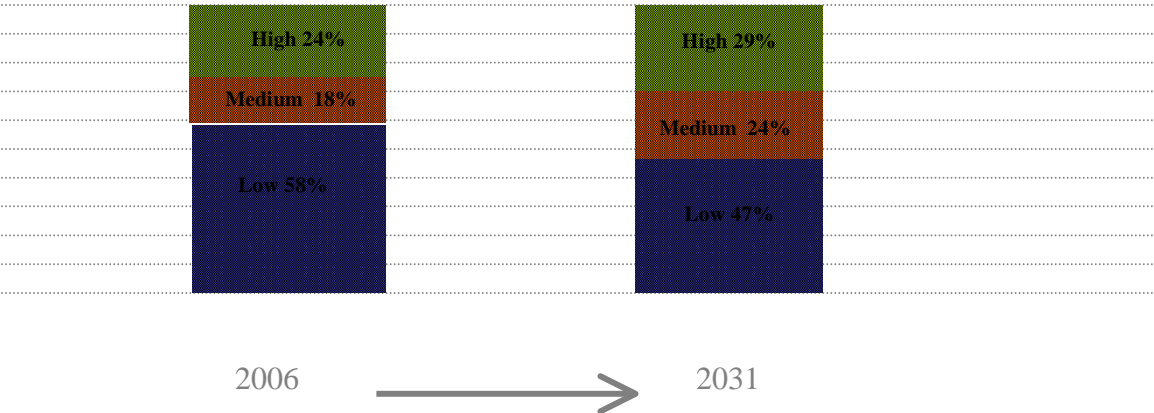
In terms of the total housing supply for the City in 2031, there will be a more balanced range of housing types in Guelph with additional multiples and apartments being added to

the supply over the next 25 years. It is estimated that by 2031 approximately 47% of the City’s total housing stock will be low density housing forms (singles and semi-detached units), with multiples representing 24% and the remaining 29% in apartments, thereby providing for more diversity and choice (see Figure 7).

As an indication of market demand for higher density forms of housing, the 2008 building permit records indicate that over 60% of all residential construction in the City comprised multiple or apartment forms of housing. From antidotal commentary from representatives in the development industry, the major factor for increased market demand for these forms of housing were lifestyle choices and affordability considerations (similar to general Statistics Canada and CMHC report commentary). Some of the more notable projects included 251 apartment units on Goodwin Drive and a 117 room retirement centre on Victoria Road North.

In addition to meeting the Growth Plan targets, higher density forms of housing will be necessary to assist the City in achieving multiple objectives in accordance with City’s Strategic Plan. In addition to compact urban form objectives, several of the City’s Strategic Plan objectives have synergistic attributes to promote higher density forms of housing, e.g. to expand the transit system requires transit supportive densities (see Section Issue 7 for discussion on need for minimum gross density of 37 units/ha on main transit routes) and providing development forms that can assist meeting aggressive energy conservation and greenhouse gas reduction targets via implementation of the City’s Community Energy Plan (see Issue 14 for discussion on district heating and cooling intentions with minimum density and development scale threshold requirements).

Figure 7: City-Wide Housing Stock Change Between 2006 and 2031



Source: Guelph Community Design and Development Services, 2008

4.3 Anticipated Locations of Future Residential Growth

The future locations of the forecasted residential growth has been described earlier in this report under Issue 3 and will be accommodated within all areas of the City as illustrated on Figure 8 (Urban Growth Centre, ‘Greenfield’ area and within the ‘Built-Up’ area¹⁵).

In addition, the Provincial Growth Plan requires that a minimum of 40% of the City’s

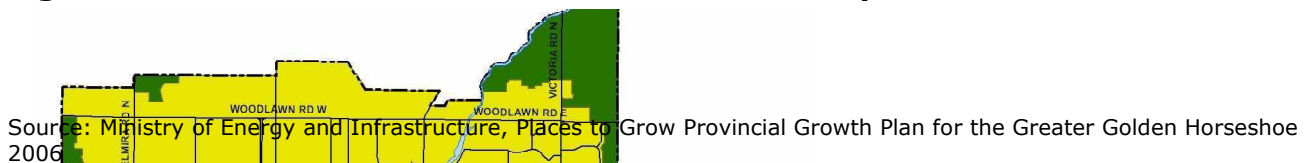
¹⁵ The ‘Built Boundary’ is the line defined by the Provincial Government representing the existing, contiguous development area of the City as it existed in June 2006. The boundary separates the ‘Greenfield’ area from the inner area of the City - the ‘Built-Up’ area.

annual growth, beginning in 2015, be within the 'Built-Up' area. Based on calculations derived through the Local Growth Management Strategy and recent background planning work for the preparation of the 2008 Development Charges Update, it is anticipated that 40 - 50% of the City's total future residential development can be accommodated within the 'Built Boundary' over the 2006-2031 planning horizon.

There is reasonable confidence of a market demand for increasing levels of intensification over time. Some of the market and demographic factors have been outlined in a report commissioned in 2005 by Waterloo Region - The Reurbanization Market Analysis and Feasibility Study by Metropolitan Knowledge Inc.

Residential development within the City's 'Greenfield' area will also require increased densities to meet an overall minimum density target for the area of 50 persons and jobs per hectare required by the Provincial Growth Plan.

Figure 8: Provincial Growth Form Elements for Guelph



Source: Ministry of Energy and Infrastructure, Places to Grow Provincial Growth Plan for the Greater Golden Horseshoe 2006

4.4 Residential Density for the 'Greenfield' Area

To achieve an overall 50 persons and jobs per hectare density target for the 'Greenfield' area, all lands within this area must be factored into the Provincial land density calculation (excluding natural heritage features where development is prohibited in an official plan in accordance with the Provincial Policy Statement and a Provincial Plan). According to the Provincial Growth Plan, developable lands include employment areas, residential areas, non-residential land support areas (commercial, institutional), park spaces, utility lands, and road networks.

The application of the density provision in the 'Greenfield' area is also affected by the development that has received approval within the Greenfield at lower densities. For example, the lanes under draft and final plan approval in the Greenfield area are estimated to have been approved at a density of approximately 46 persons per ha. In addition, lower employment densities further compromise the achievement of the 50 persons and jobs per ha.

Therefore, it is apparent that a higher density of development will be needed in the 60 to 70 persons per ha range to achieve an overall density of 50 persons and jobs per ha in the 'Greenfield' area. This density is 1/3rd to 1/2 above the historic development densities in the Greenfield area experienced prior to the enactment of the Growth Plan.

Phase 2 of the Natural Heritage Strategy – Terrestrial Inventory & Natural Heritage System Report (March 2009) has recommended a Natural Heritage System to replace the current Core/Non-Core Greenland approach in the Official Plan. The application of the recommended Natural Heritage System to the 'Greenfield' area results in approximately 1317 ha of developable land. The developable land is identified as the lands outside the identified natural heritage features and areas and applicable buffers identified by the ten criteria of the Natural Heritage System. It has also assumed that 29 % of the lands identified as Significant Wildlife habitat (Criterion 8) and subject to a site specific Environmental Impact Assessment will be developable.

Based on 1317 ha of developable area and the Growth Plan required density of 50 persons

and jobs per ha, the 'Greenfield' developable area will accommodate a total of 65,850 persons and jobs. The Greenfield area in conjunction with the proposed intensification within the built up area will meet the required population and job targets to 2031.

The following chart illustrates how the projected population and jobs will be accommodated in the City on the basis of current and past studies.

Figure 9: Demonstration of Accommodation of Population and Employment within the City Boundaries to 2031

Growth Plan Targets	Development Potential in the 'Greenfield' area at (50 P&J/ha)	Residential Infill within the 'Built-Up' Area through Intensification	Population Supportive Employment within the 'Built-Up' Area	Institutional Jobs
Total Persons and Jobs City Wide to 2031 Population: 54,000 ¹⁶ Jobs: 32,400 Total: 86,400	1317 ha @50 Persons and Jobs per ha 65,850 persons and jobs	18,500 Units @ 2.5 ppu 46,250 persons	Based on 1 job per 6.4 persons 10,390 jobs ¹⁷	Future Institutional Jobs 8,200 ¹⁸ Jobs

Based on the above Figure, there is sufficient land in the city to accommodate projected growth.

- Total persons and jobs required City wide – 86,400.
- Potential person and jobs City wide – 130,690.

As previously addressed, and in order to meet the Growth Plan targets within the 'Greenfield area, densities in the range of 60 to 70 persons per ha will be required. This increased density will be accommodated through the following means:

- Quality new plans of subdivision will be planned with higher gross density targets. 'New urbanism' plans come in at a higher density and it is believed a 24 unit per ha (60 persons per ha) density target can be achieved.
- lower density housing forms can be designed with a lane based approach with minimum frontage sizes that are less than the past 9 metre minimum standard (e.g. Cornell in Markham).
- higher density development to promote the Provincial Growth Plan's transit supportive design objectives will be provided with additional density planned in the 'mixed use community nodes' and in arterial road locations of the greenfields.
- existing open space 'golf courses' will be subject to development pressure and these

¹⁶ As noted by Watson under Section 4.1, the number of residential units may be required to be increased to accommodate a smaller household size (based on historical trends) in the existing population of the City.

¹⁷ Based on Watson Phase 1 Employment Strategy Table 6.2

¹⁸ Ibid.

areas will be assessed for potential urban residential purposes while protecting natural heritage feature elements in their midst.

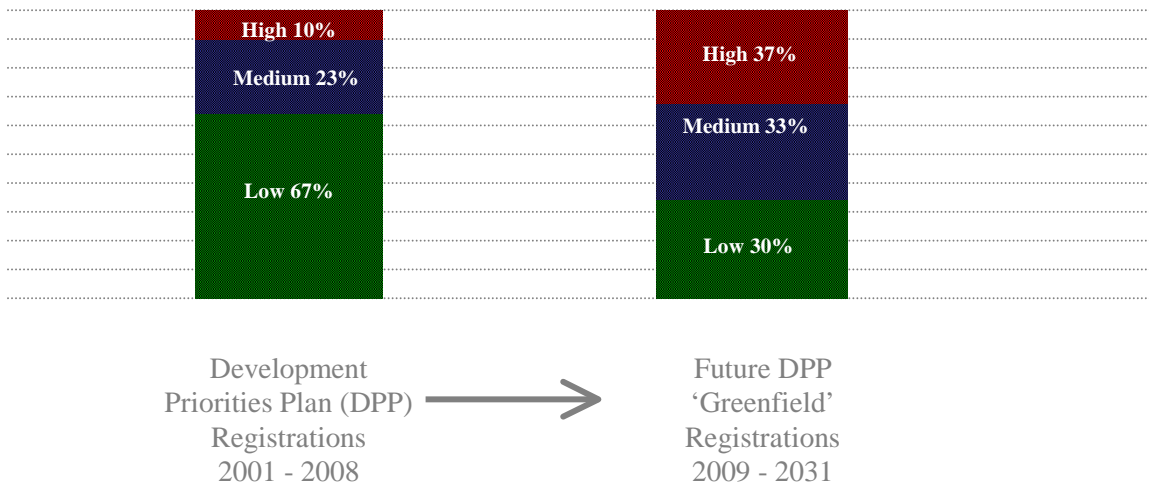
- new 'urban villages' are proposed that will have significant density associated with them. This concept is being explored through the Secondary Planning process for the Guelph Innovation District (York lands). See **Schedule 2** for a generic description of an 'urban village' concept that has been developed in England during the past two decades. At its core an 'urban village' is a high density, compact and self contained neighbourhood that could provide for densities up to 100 to 150 persons per ha in a mid (4-7 storey) and low (2-3 storey) framework. Another good candidate area for the exploration of this form of development is in the new growth area of South Guelph. There are many synergistic possibilities to this form of new neighbourhood that could meet several strategic objectives of the City, i.e. transit supportive design implementation on the Gordon/Norfolk/Woolwich City 'spine', implementation of a district energy system to implement the Community Energy Plan.

Another factor which necessitates a higher density population target in the 'Greenfield' area than in the past is to ensure there is sufficient compensating density for those areas of the 'Greenfield' that are included in the developable area but are not developable, such as parks, utility corridors and the arterial/collector road grid. These areas are all part of the Growth Plan derived density target of 50 persons and jobs per hectare, and must be considered in the overall density for the 'Greenfield' area.

As a summary on the changing density pattern planned for the 'Greenfield' residential areas, Figure 10 is provided. This figure illustrates the existing housing supply in registrations of subdivisions (DPP Registrations 2001 –2008) and in the second column, the projected housing mix anticipated over the next 25 years for the 'Greenfield' area.

Implementation of the housing mix in the 'Greenfield' subdivision plans will need to be addressed through finalization of the Natural Heritage Strategy, the update of the Official Plan as well as through the annual unit mix assignment through the Development Priorities Plan.

Figure 10: Projected Shift in Future Housing Mix Requirements for the 'Greenfield' Area



Source: Guelph Community Design and Development Services, 2008

4.5 Residential Land Budget Summary

Figure 11 is derived primarily from the 2008 Meridian Report "Shaping our Choices" and the more current Urban Design Action Plan. It illustrates the area distribution of the projected 26,600 new residential units that are required to house the expected new population in the City to 2031, and summarizes the assumptions regarding their locations.

Figure 11 – Future Residential Development Opportunities, 2006 - 2031

Location	Number of Additional Residential Units	Calculation Rationale
Urban Growth Centre	2,000 – 3000 units ¹⁹	Calculation from Provincial Government Proposed Growth Centre Background Paper April 2008. Represents increase in residential units to obtain an overall density of 150 persons + jobs/hectare by 2031. Overall population and job densities will be refined (building forms, location) through the Secondary Plan currently underway for the Urban Growth Centre. The increase in residential units is projected to balance the significant employment activity that is currently found in the downtown.
Greenfield Residential Lands including existing (2006) approved and draft approved plans of subdivision, and potential future plans to 2031	11,100 – 16,000	Calculation from Background Report to the LGMS (see Shaping our Choices Sept 2007 report, page 8) plus the following considerations. Additional dwelling units may be created if some or all of the following new development activity occurs: - development of an 'urban village' in the Guelph Innovation District (concept being discussed as component of the Secondary Plan work in York Lands, east Guelph - potential development of existing Golf Courses (currently designated 'Open Space' in Official Plan but reasonable to expect pressures for land conversion in the future) - increased mixed use high density residential development planned for the suburban 'Mixed Use Nodes' and their surrounding areas as per recommendations of the Urban Design Action Plan (January 2009) - potential for longer term higher density development in a new 'urban village' in the south Guelph area -increased density at appropriate locations along transit supportive arterial road corridors.
Built Up Area – Low Density Infill	2,500 - 3000	Represents new lot severances for singles/semis, and the creation of accessory apartments, granny flats/coach houses.
Built Up Area - Zoned Development Sites	2,700	Existing undeveloped pre-zoned multiple/apartment sites throughout the City.
Built Up Area – Potential Development Sites	3,400 – 6,800	Potential new development units from increased intensification opportunities on undeveloped or underutilized lands as well as increased infill activity in mixed use nodes and corridors (source: Residential Intensification Opportunities Analysis, Fall 2007)
TOTAL	26,600	

¹⁹This unit allotment will go towards meeting the Provincial Growth Plan objective of 150 persons and jobs per hectare within the downtown area, i.e. the actual overall density for the Urban Growth Centre is dependant upon the type/size of units constructed, 'persons per unit' occupancy assumptions and the quantum of new job development. Detailed land use analysis is subject to the Secondary Plan underway for this area.

In terms of timing for development in different parts of the City, the Provincial Growth Plan gives guidance on this, as follows:

Policy 2.2.3.1 - By the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within the municipality will be within the built-up area.²⁰

In terms of the projections outlined in this report, 40 – 50% of the City's total residential development activity can occur within the 'Built-Up' area as defined by the Growth Plan. This planning for intensification has already started with alternations being made to the annual Development Priorities Plan and the heightened urban design efforts that are currently underway.

Measures to move beyond permissive policies in the Official Plan to ensure development happens will be a difficult task that will involve all stakeholders in the community. A combination of various incentive mechanisms as well as development controls will be necessary to promote intensification activity. Implementation of the Urban Design Action Plan and policy in the Official Plan Update will point to a mixture of incentives, policy and regulations to promote reurbanization activity.

Issue 5: Planning for Employment Targets

Assessment Considerations

Based on the initial work of the Local Growth Strategy in 2007-2008, (Phases II and III) a 2031 population of 175,000 people to 2031 (169,000 with undercount) and an additional 31,000 jobs in the City were identified. This job number was based on the assumption for Guelph to maintain its current ratio of 57 jobs per 100 residents to be a balanced complete community.

In 2008 a comprehensive Employment Lands Strategy was commissioned by the City and the first phase of the Strategy has been released outlining future development opportunities for employment – the Employment Lands Strategy by Watson and Associates Economists²¹. The study has concluded that future employment activity can be accommodated within the current boundaries of the City, and based on historic demand, a surplus of employment land is available in 2031.

Based on detailed forecasting work, the Employment Lands Strategy has slightly refined the projection for future employment need for the 2006-2031 timeframe to be 32,400 jobs. This updated figure is being used in this Implications Report to maintain consistency with the employment forecasts in the Employment Lands Strategy Report. This Strategy has examined the full range of employment requirements for the City including business park employment, population support service/commercial employment, institutional activity and work at home jobs.

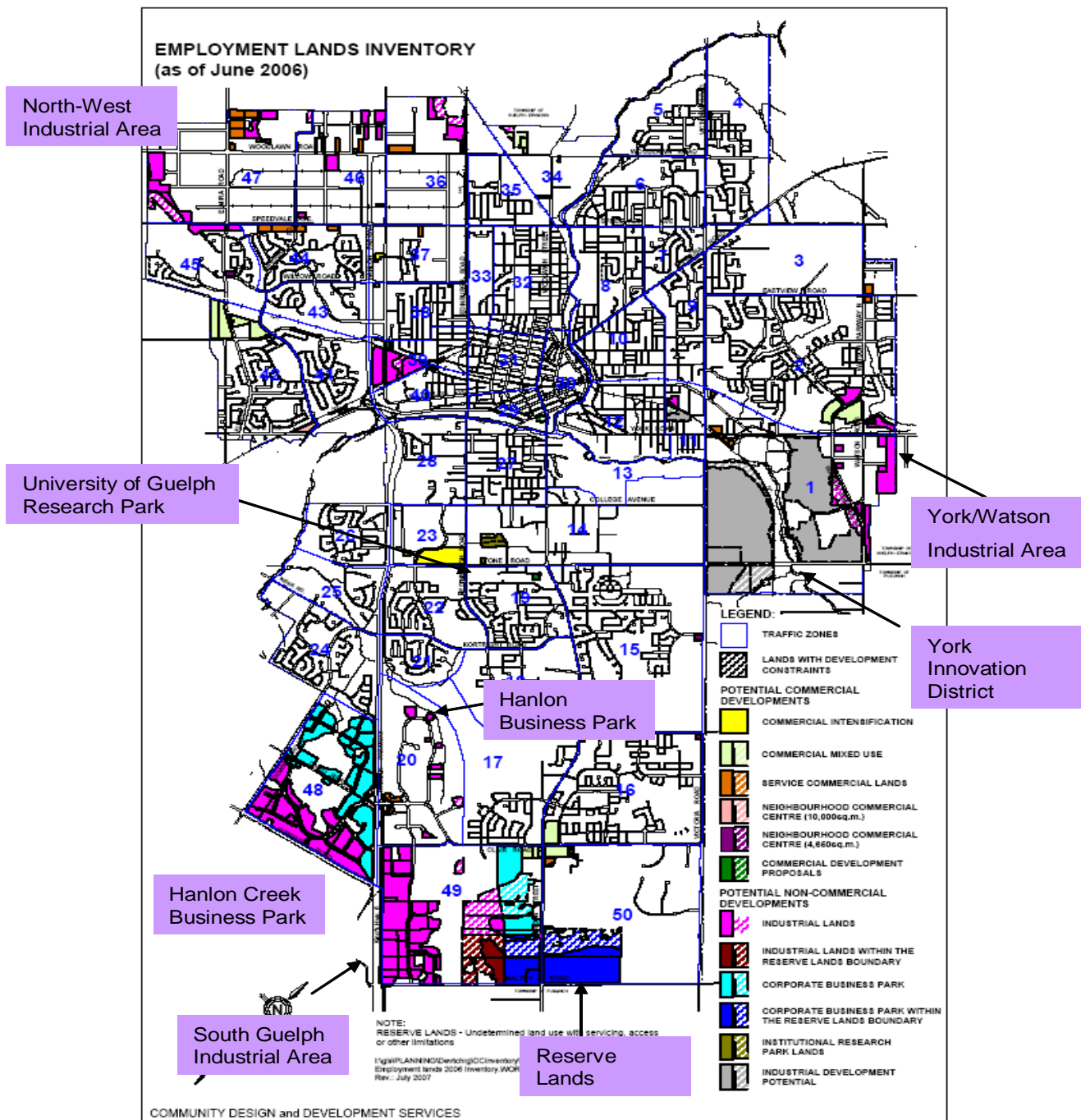
The Employment Lands Strategy report highlights employment development opportunities in various areas of the City with a total land inventory and land need assessment for Guelph's projected growth to 2031. Figure 12 (which is Map 5-1 from the Employment

²⁰ Places to Grow Better Choices, Brighter Future - Growth Plan for the Greater Golden Horseshoe 2006, page 14

²¹ Watson & Associates Economics Ltd., City of Guelph Employment Lands Strategy Phase I, July 2008. This study has estimated there will be 238 ha of employment lands remaining in the inventory in 2031.

Lands Strategy report) identifies the existing and potential future employment areas identified by employment type category throughout the City.

Figure 12: City of Guelph Employment Lands Inventory 2006



Source: Watson & Associates Economics Ltd., Employment Lands Strategy Phase 1, 2008 Map 5-1

Note: Assumptions regarding the location and extent of employment lands in the Guelph Innovation District (York lands in east Guelph) and Reserve lands in south Guelph will be revisited and refined through the application of the Natural Heritage Strategy and the future secondary planning work for these areas.

5.1 Industrial and Business Park Land

An important component of the Phase 1 Employment Lands Strategy is an inventory of vacant developable industrial and business park land. This inventory identified an existing vacant developable industrial/business park lands supply throughout the City of 648 hectares (1600 acres), the majority of which is within the City owned Hanlon Creek Business Park and the Southgate Industrial lands in south Guelph.²² This total also included approximately 209 hectares (516 acres) employment land within the Guelph Innovation District (York lands in East Guelph) and the 'Reserve Lands' in south Guelph (see Figure 12).

Over the projection time period of 2006-2031, this study estimated that 11,680 jobs will be required in the industrial employment category.²³ This employment category represents 30% of future job requirements.

5.2 Major Office, Commercial, Service Commercial and Institutional

Based on the Phase 1 Employment Lands Strategy, major office, commercial, service commercial and institutional activities represent the majority of future employment for Guelph. It is projected that 57% of the future jobs will be in this category²⁴ and that employment will increase by an additional 18,590 employees between 2006 and 2031.

It is also projected in this study that major office development (as per definitions from the Provincial Growth Plan) will constitute a small proportion of the overall City's future employment base²⁵. This sector will represent approximately 3,240 jobs with the majority being located on specifically designated employment lands (Guelph Innovation District, Hanlon Creek Business Park) and within the Urban Growth Centre (downtown). However, as discussed under Section 5.4, this projected employment level will not be adequate to meet the required 50 jobs per hectare.

The mixed-use neighbourhood nodes and the corridors will continue to provide population support commercial and service commercial employment opportunities.

With respect to institutional employment, the University of Guelph, Conestoga College, the hospitals and civic/government uses will continue to provide significant employment opportunities within the City. This sector will represent a source of major job growth because of the increased prominence of intellectual employment such as research and development and future pressures on the health and service sectors in response to an aging population.

5.3 Work at Home and Miscellaneous Employment

Work at home employment is also expected to increase by approximately 1,800 jobs between 2006 and 2031.²⁶ Miscellaneous jobs comprising 'no fixed place of work' and 'primary jobs' comprise the remaining portion of projected employment for the 2006-2031

²² Watson and Associates, Employment Lands Strategy (Phase 1), 2008, page 5-3.

²³ Watson and Associates, Employment Lands Strategy (Phase 1), 2008, page 6-7.

²⁴ Watson and Associates, City of Guelph Employment Lands Strategy (Phase 1) 2008, Table 6-2.

²⁵ Ministry of Energy and Infrastructure (formerly the Provincial Infrastructure Renewal Ministry) Growth Plan for the Greater Golden Horseshoe, with definition of 'major office' comprising a freestanding office building of 10,000 m² or greater, or with 500 jobs or more.

²⁶ Watson and Associates, City of Guelph Employment Lands Strategy, (Phase 1) 2008, Table 6-2.

timeframe.²⁷

5.4 Employment Density Implications in the 'Greenfield' Area

The primary planning issue that arises with respect to employment is the ability of the 'Greenfield' land to be planned to meet the overall minimum Provincial Growth Plan density target of 50 persons and jobs/hectare.

While the current average employment density is approximately 35 jobs per net hectare, a much higher density can be achieved within the 'Greenfield' area. The higher density employment thresholds being planning for Guelph are based on the following facts:

- significant areas are designated in the 'Greenfield' area for 'corporate business' park purposes. Based on analysis of density within the University's Research Park on Stone Road, a density of 72 jobs per net hectare is a realistic assumption when applied to the 'Corporate Business' park designations in the Official Plan (see Figure 12).
- major office complexes above projected need may be planned in the 2006-2031 planning horizon through the Official Plan update and secondary planning exercises that are currently underway. The concept of the development of the 'major office' complex concept for Guelph has been identified through the Provincial Government work associated with their lands in the York District. The Authenticity report commissioned for the Ministry of Public Infrastructure Renewal has identified significant development opportunities for the York lands in high technology fields at a density of approximately 145 employees per net hectare.²⁸ The Authenticity Report projects a significant amount of new high density employment activity on the York lands which would go a long way in addressing the 'high density' employment objectives of the Provincial Growth Plan.

For the purposes of Provincial Growth Plan target planning, it is anticipated that employment lands in the 'Greenfield' area designation can be planned to achieve a 50 jobs per hectare minimum job threshold overall. This is an aggressive target in consideration of the substantial areas of the City's new employment areas that have been rezoned to permit development at lower levels of employment density, i.e. the City average net density of 35 jobs per ha. The Phase II work of the current Employment Lands Strategy by Watson and Associates Economists Ltd. will explore mechanisms to promote the achievement of high density employment activity in the 'Greenfield' area. The second phase of the Strategy will be completed by summer 2009.

Planning Considerations for Employment Activity

New job activity can be accommodated on existing designated employment lands in the City as well as future development lands in the Guelph Innovation District (York Lands) and in south Guelph. Concerted planning efforts will be directed at encouraging additional intensification of existing commercial and institutional lands in the City. The emphasis towards mixed use activity with transit supportive densities will be promoted in all areas of the City.

Issue 6: MANaging for Sustainable Development of Water and Wastewater,

²⁷ Watson and Associates, City of Guelph Employment Lands Strategy (Phase I) 2008, Table 6-2

²⁸ Authenticity York District Lands – Guelph Ontario November 2007, page 67; 120 employees/ha gross employment density is converted into net density using a 83% factor, i.e. 145 jobs/ha. Based on the 59 ha of provincially owned lands, west of the river, identified in the Phase 1 Employment Lands Strategy this density translates into 8,500 potential jobs.

Stormwater Management and Solid Waste Management Systems

Assessment and Planning Considerations

Several long term hard servicing Master Plans have been completed over the past few years and these plans/studies serve to inform the rate and location of new development within the City. The following discussion provides a brief overview of the main City servicing considerations for Guelph. These plans are to be implemented on a continuing basis. It is the City's standard practice to comprehensively review the Plans on a 5 year update cycle. These reviews tie into the implementation framework of the local growth strategy, i.e. updates of the City's Official Plan, and the 5 year review structure of the Provincial Growth Plan.

6.1 Water and Wastewater Servicing

In July, 2008 City Council approved a Water and Wastewater Servicing Master Plan (Community Development and Environmental Services Committee Report 08-79) that sets out the framework of significant improvements to the City's water distribution and storage and wastewater collection infrastructure to service future intensification areas as well as the 'Greenfield' area in a staged expansion sequence.

The Master Plan reviewed improvements to the existing water and wastewater distribution network infrastructure from a future capacity perspective and also included a review based on existing infrastructure condition and system optimization. Growth related expansion was also detailed based on inputs from the Local Growth Management Strategy.

With the approval of the Master Plan, projects are being implemented as part of on-going reconstruction projects. The Master Plan also includes conservation, reduction and energy initiatives that align with other City Master Plans and programs.

6.2 Water Supply

The provision of an adequate locally derived water supply for Guelph was discussed at length in Phases II and III of the Local Growth Strategy. In September 2006, the City completed a Water Supply Master Plan that made recommendations to upgrade and expand the existing groundwater-based municipal water supply system, both immediately and over the long term (50 year time horizon).

Since that time several implementation actions have been commenced. These include updating the Water Conservation and Efficiency Plan (previous Plan from 1999), implementing various water conservation measures, and the investigation for new groundwater well supplies in south Guelph. The Southwest Guelph Quadrant Class Environmental Assessment is currently underway with several well locations being drilled with the objective to optimize groundwater use within the City. The study is also intended to develop a testing and monitoring program to determine the long-term water yield capacity and assess environmental impacts in the area. The study is expected to be completed in 2009.

In addition to the present water supply program for the City, a total accounting water budget 'Tier III' study is being conducted in the City. This study is being carried out under the auspices of the Source Water Protection Plan for the Lake Erie Basin, and is investigating the availability of groundwater and the total water use in the area on a comprehensive basis. The work is expected to be completed by 2011 in time for the implementation of the *Clean Water Act*.

Under the Clean Water Act, land use in proximity to Municipal wells will be subject to Source Protection Plans. Once the Source Protection Plans are developed and/or the risks to water quality and quantity identified, activities and land uses adjacent to existing wells will be regulated through new policies in the Official Plan.

6.3 Wastewater Treatment

This integral component for potential growth in Guelph was discussed in considerable detail in the formation of the Local Growth Plan (Phase III). A Wastewater Treatment Master Plan is being finalized to provide for the efficient and effective disposal of wastewater in a manner that does not compromise the environmental health of the local ecosystem – in particular the assimilative capacity of the Speed River to receive additional treated effluent.

This Plan is being prepared in recognition of the growth targets of the Local Growth Strategy to 2031 as well as a longer 50 year time horizon. In addition, various mechanisms are being investigated to optimize wastewater treatment; for example, wastewater source reduction techniques, wastewater generation management, the use of new state of the art membrane technologies, maximization of current plant technologies and staff resources to improve efficiencies, biosolid treatment, energy from waste system, etc. A wide variety of costing implications are associated with various mechanisms to provide additional treatment capacity at the plant. The Master Plan is expected to be considered by Council for approval in May, 2009.

Following completion of the Master Plan, a 'Value Engineering' costing process is contemplated to give a more comprehensive assessment of the costs/benefits of the various recommended approaches to optimizing the operation/development of the wastewater treatment facility.

6.4 Stormwater Management

With increased intensification and new greenfield development planned in the peripheries of the City, there is a need to ensure that stormwater runoff from these areas do not result in property damage, loss of life from flooding and no negative impacts to surface and groundwater regimes or the natural environment.

A Stormwater Management Master Plan is currently being initiated to address these concerns. This Plan will develop a long-term plan for the safe and effective management of stormwater runoff while improving the ecosystem health and ecological sustainability of the Eramosa and Speed Rivers, their tributaries and area groundwater resources. Innovative approaches to stormwater management referred to as Low Impact Development in the United States and Water Sensitive Urban Design in Australia will be investigated in the Master Plan to ensure the pre-development water regime is maintained.

The subwatershed studies prepared for the lands that contain two significant future greenfield development areas within the City need to be updated. The Guelph Innovation District lands (east Guelph) and the south Guelph lands (between Clair Road and Maltby Road) are located in the Clythe Creek and Hanlon Creek subwatershed areas respectively. The Clythe Creek (1997) and Hanlon Creek (1993) Subwatershed Studies were prepared more than 10 years ago and need to be updated in the context of new regulatory requirements and to provide additional focus on areas within the next phases of development. City staff will be commencing the Clythe Creek and Hanlon Creek

Subwatershed Study updates in the Spring of 2009.

6.5 Solid Waste Management

The City has recently approved a Solid Waste Master Plan with waste diversion targets being set in 3 phases: a 55% target by 2011, 65% by 2016 and an objective of 70% diversion of current waste streams by 2021; ultimately there is an overall direction to have 'zero waste' in the long term, (Council Approval, September 5, 2008). Currently the City's waste stream diversion rate is 45% of all generated solid waste.

The management of the City's solid waste stream needs careful consideration as the costs of treatment and disposal are not provided for under the Provincial Development Charges Act, i.e. all capital/operating expenditures directed at solid waste handling, treatment and storage are picked up by the local tax base. This aspect has significant implications considering the growth plan target of adding an additional 54,000 residents and 32,400 new jobs in the community.

While the City continually strives to reduce its landfill requirements, it needs to be acknowledged that there are no suitable locations within the City for a landfilling operation, and the City has a current solid waste disposal contract which expires in 2013.

With redevelopment and brownfield remediation occurring in the 'Built-Up' area of the City, significant waste streams will be generated. Best practice efforts will be required to reuse materials from construction, and manage contaminated soils. Considerable effort is being made to reduce solid waste at source.

A new composting facility at the Waste Resource Innovation Centre in the York District is currently being contracted for development and is planned to be operational in 2011.

Issue 7: growth Planning Implications to Transportation Infrastructure

Impact Assessment and Planning Considerations

The projected growth to 175,000 people (169,000 population with undercount) and approximately 97,000 employment by 2031, was assessed based on the future road network identified in the 2005 Guelph-Wellington Transportation Study (GWTS). The future road network includes intersection and arterial/collector road improvements, as well as the upgrading of the Hanlon as a freeway, upgrading Wellington Road 124 as an expressway, and the completion of the new Highway 7 expressway. As a conservative measure, the effects of transportation demand management (TDM) and increased transit usage were not considered in the analysis.

The analysis indicates traffic congestion at a few locations including Woodlawn/Woolwich, Gordon/College, York Road west of Victoria Road, and small sections of the Hanlon with two lanes in each direction. These constraints can be addressed by implementing TDM initiatives and a new Transit Strategy (currently underway) to reduce automobile usage and increase the use of walking, cycling and public transit. The current initiatives include:

- TDM initiatives including Walk-to-School Program, Bicycle-Friendly City Plan, and Employee Transit Pass Program;
- Transit System Growth Strategy and Plan to achieve significant expansion in transit usage based on (a) improvements to the current transit system; (b) implementation of feasible higher-order transit service in corridors including the

Guelph Junction Railway corridor for passenger service; and inter-regional transit service to accommodate to/from Guelph commuters;

- Expansion and upgrades of City roads including intersection improvements, as identified in the Guelph-Wellington Transportation Master Plan to accommodate the safe and efficient use of these road corridors by all modes;
- Coordinating with Wellington County and Ministry of Transportation in upgrading County and Provincial roadways serving Guelph, namely, the Hanlon Expressway, Wellington Road 124 (West of the City), Highway 6 (North and South) and Highway 7 (West to Kitchener);
- Implementation of the Permissive Truck Routes Plan diverting trucks to major arterial and Provincial roadways, as well as encouraging the use of Guelph Junction Railway for freight transport; and
- Integration of transportation and land use planning to facilitate TDM initiatives, and the promotion of the use of public transit through transit supportive development and design measures.

The Provincial Government has announced plans to extend GO train service from the Toronto area to Guelph and Kitchener by 2011. A Transit Environmental Assessment study is currently underway. This inter-regional transit service will provide a new convenient commuter service from Guelph to the Greater Toronto Area. In addition, it will permit new commuters who wish to reside in Guelph with a new convenient means to access the GTA. Plans are underway to make improvements to the downtown rail/bus terminal area to accommodate additional transit traffic. The area is to be designated as a 'major transit station' as per the provisions of the Provincial Growth Plan respecting the promotion of transit.

In terms of Guelph transportation planning effort, periodical monitoring and analysis will be carried out to identify the transportation impacts of growth and the use of the different modes and the capacity of the system as a whole in accommodating the growth impacts. The City's Official Plan will be updated to incorporate the latest information from transportation studies.

Issue 8: Implications of Growth on Social Service and Health Care Needs

Impact Assessment and Planning Considerations

Social services provide the human dimension to the community and it is acknowledged that the physical form of the community has a large impact on how people interact and share experiences with one another. The City is a key stakeholder in the provision of services that can provide key human interaction, social, cultural and recreational elements of life. However, many services and facilities are beyond the direct control of the City administration, and therefore connections/partnerships with other agencies, government levels must be reached on an on-going basis.

8.1 Education Facilities

The City is well endowed with educational facilities serving the elementary years through to university/college. With respect to school age children, Statistics Canada data for Guelph over the past 20 years has demonstrated two important trends - namely, there are fewer children per household, and there is a marked uneven distribution of children across the City. Younger households with children are generally found in new suburban areas, while the older parts of the City have fewer children. These circumstances have

placed significant pressure on schooling. For example new schools are needed in new suburban areas while the retention of inner City schools is becoming increasingly difficult to support due to reduced enrolment.

The City staff and the school boards have and continue to work closely to ensure the City is supported by schools as the population increases. Implementation of the Local Growth Management Strategy through the update of the Official Plan and other current planning initiatives (e.g. Development Priorities Plan) will assist in balancing out the younger household demographic across the City.

In an attempt to ensure long term flexibility, public schooling facilities will be encouraged to be retained as essential elements of communities and neighbourhoods throughout the City. With increased intensification, this type of community infrastructure is essential for quality residential areas. It will also be increasingly more important to attempt to ensure walkable schools in order to combat current trends toward childhood obesity and diabetes.

In addition, the City will work with the schools of higher learning – University of Guelph and Conestoga College - to support these quality learning establishments in the City. These schools have provided a strong foundation to the City's intellectual and employment base. With the trend toward a 'knowledge based economy', these facilities will become increasingly important. As the City continues to grow, opportunities for collaboration between government, the university/college and employers will intensify.

Opportunities to provide partnerships and development opportunities for new and expanded college facilities in Guelph are being explored by the City. There is a current and anticipated shortage of skilled workers that will need to be addressed if the employment projections from the Local Growth Strategy are to be realized.

8.2 Recreation, Parks and Culture

A 10 year planning study, the Recreation, Parks and Culture Strategic Master Plan is being prepared by the City to anticipate and plan for future needs of Guelph residents. The planning framework and anticipated growth attributes from the Local Growth Management Strategy has informed this planning work.

As the demographics change to a generally older population there will be a need to balance the needs and expectations of an aging population with that of the younger households that will continue to be attracted to Guelph. Against this demographic backdrop, research so far in the study has revealed a strong interest in more passive recreational opportunities that will assist in promoting a healthy active aging population, i.e. trails, passive recreation and natural areas, multi-use community facilities. The Strategic Master Plan is anticipated to be completed by Summer 2009.

In terms of overall planning implications of growth, it is anticipated that a new community centre will be required to serve future residents' needs in the south Guelph area. In addition, the provision of high quality park facilities will be necessary. Older facilities in the City will also need to be retained and refurbished to meet the needs of a increasingly diverse public over the planning period to 2031.

8.3 Health Care Facilities

Health care services for an expanding Guelph population will need to be examined and addressed by the Waterloo-Wellington Local Health Integration Network (LHIN). This local

agency set up by the Ministry of Health completes studies examining the health care needs for the City's populace as well as the surrounding region. The current Provincial approach to the delivery of hospital care is conducted on a southern Ontario regional basis, with specialized facilities for various health conditions (heart, cancer, orthopedic, etc.) provided for in different hospitals.

Currently the City of Guelph's General Hospital comprises a comprehensive acute care facility classification with 186 beds. The St. Joseph Health Centre is a fully-accredited, not-for-profit provider of resident long term care, complex continuing care and rehabilitation services facility. The Homewood Health Centre is a highly specialized mental health and addictions facility that serves Ontario and Canada with 312 beds.

In terms of the availability of family physicians for Guelph residents, the City is classified as an underserved community with a shortage of doctors. There is a necessity for some residents to rely on 'after-hour clinic' facilities and the emergency department at the General Hospital for medical services.

Expansion plans for all three hospitals are proposed to meet increasing health care needs of the community. Each of the hospital locations have adequate space on site to accommodate expansions. The St. Joseph's Health Centre has expansion plans to add 96 long term care beds in the next several years.

As illustrated in Issue 2 on population demographics, an overall aging Guelph population will put new stressors on the local health care system. The Ministry of Health currently promotes a program for 'seniors aging in place' which provides both opportunities and challenges in land use planning – on one hand seniors are cared for in a less costly setting in their own home (rather than in an institutional nursing home/hospital setting), but occupy housing stock in a rather low density form.

As a final note, the costs of new hospital facilities are not covered under Development Charges legislation in Ontario. In conjunction with Ministry of Health funding, the local community is responsible for cost-sharing the capital costs for hospital infrastructure.

8.4 Healthy Lifestyles and Health Promotion

The integrative link between the design of a community and the health of its inhabitants has been explored extensively in recent years. One of the best publications that explores this connection is the Ontario Professional Planners Institute paper "Healthy Communities, Sustainable Communities – The 21st Century Health Planning Challenge"²⁹.

The paper discusses how land use planning decisions affect "obesity, heart disease, mental health, social isolation, nutrition, and air quality". It emphasizes the importance of urban design, active transportation, and green infrastructure and the links between public health and land use planning.

The objectives and design approaches for more complete, walkable and transit supportive communities is an attempt to address the health issues of the future. The current Official Plan Update work will address the matters outlined in the Paper (see **Schedule 3**).

8.5 Religious Facilities Provision

The City permits religious facilities to be located in a variety of locations in the City, including residential and commercial areas. In the recent past, a changing locational

²⁹ Ontario Professional Planners Institute – Position Paper on "Healthy Communities, Sustainable Communities – The 21st Century Health Planning Challenge" Fall 2007; available on the web at www.ontarioplanners.on.ca

preference has been noted by planning staff that various religious groups are looking for large blocks of land located in the employment areas of the City as well as in the rural areas outside of Guelph. The interest in these particular locations is the lower land costs and the physical land availability in these areas.

With increased population and cultural diversity the location of religious facilities within the City will continue to be a challenge. The City's employment areas are not ideally suited from a land use compatibility perspective and their use would result in the loss of important job creation objectives as well as result in low density, non-transit supportive activity.

Policies will be formulated in the Official Plan update to assist new religious facilities to be placed within the existing community fabric of Guelph, i.e. encouragement to share existing space or reuse greyfield or vacant lands within the 'Built-Up' area.

8.6 Safety and Security

In a similar vane to healthy lifestyles and health promotion, the creation of a safe and secure city environment is an over arching objective of well-planned community development. The physical form of the community enables social cohesion and networking opportunities which creates a liveable community.

As the community grows, additional emergency response resources, such as, fire, ambulance and police services will be required. The future needs are typically calculated on a service per capita basis. A new joint police, fire service facility is planned for south Guelph.

The Local Growth Management Strategy advocates a more compact community which will rely on much of the existing and planned emergency service infrastructure i.e. more efficient utilization of existing facilities. Service standards, (i.e. response times) should be maintained within a more compact urban form. In addition, new service delivery facilities will need to be examined, i.e. satellite mini-stations, co-located with other municipal services/functions. In addition, an effective inter-connected arterial-collector road grid is required to ensure that emergency vehicles can respond promptly.

The tenants of quality urban design (e.g. street edge buildings, pedestrian friendly developments, mixed uses, compact development) are closely aligned with the notion of 'eyes on the street'. In addition, attention will be given to crime prevention through environmental design (CPTED) principles which are closely aligned with quality urban growth principals, and include maximizing opportunities for natural surveillance, access control, territorial reinforcement with clear differentiation in public/private space areas, and good maintenance in high quality urbane environments.

Issue 9: Provision of Affordable Housing

Impact Assessment

The Growth Plan requires that municipalities plan for a range and mix of housing within their communities including the provision of affordable housing. The 2005 Provincial Policy Statement³⁰ (PPS) further requires that:

“Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. . . ”

The Official Plan update will establish policies including targets for affordable housing consistent with the PPS.

In addition, work has been on-going over the winter 2008 period with the County of Wellington’s Social Services’ Housing Office (the area Consolidated Municipal Service Manager) to prepare an update to the existing 2005 Affordable Housing Strategy for Wellington and Guelph. This Strategy will identify targets for the full spectrum of social and assisted housing needs in the community – from emergency shelters, supportive housing through to rent subsidized social housing units.

Issue 10: Implications of Growth to Several Distinctive Development Areas of the City

Impact Assessment and Planning Considerations

10.1 Urban Growth Centre (Downtown and Environs)

The Downtown is a designated an Urban Growth Centre by the Provincial Growth Plan and requires that Downtown be planned to achieve 150 persons and jobs per ha by 2031. The current official plan provides for this level of development and greater, however, policy direction is need to achieve this density. Currently, the Urban Growth Centre has a density of approximately 95 persons and jobs per hectare.³¹ In order to meet the Growth Plan provisions by 2031 there will need to be revitalization and re-investment within the defined Urban Growth Centre. The City has already initiated reinvestment in the downtown through: a new Civic Administration and Court House facility, the Wilson Parkade Structure, Baker Street Redevelopment, a new library and civic museum facility. A Secondary Plan for the City’s Urban Growth Centre has also commenced to define the scale, intensity and form of intensification for residential and employment activities. In addition, a Downtown Community Improvement Plan has been initiated.

This reinvestment/rejuvenation/redevelopment will require careful planning in order to protect and enhance the cultural and natural heritage assets of the Downtown.

Planning for the Downtown will aim to ensure the area remains the focal point for investment, including residential, institutional, commercial/service, recreation, culture and entertainment activities. It will also be planned to support the major transit terminal for the City in keeping with the provisions of Section 2.2.4.4 of the Provincial Growth Plan to

³⁰ Ontario 2005 Provincial Policy Statement, Section 1.4.3 a)

³¹ Ministry of Energy and Infrastructure, Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe, Spring 2008

support major transit infrastructure.

Based on an evaluation of the existing population/employment structure of Downtown, planning efforts will be directed at adding more residential development in the Downtown over the next 25 years. Assuming a goal of deriving a balanced Downtown employment and population base to 2031, a higher proportion of residential development than what currently exists in the downtown and area will be required (addition of 2,000 – 3,000 new units). Depending on the resulting population demographics, this may result in a range of 4,000 - 7,500 persons. In addition to support the Downtown's Urban Growth Centre designation by the Provincial Government, new employment opportunities are being planned with targets being set for new major office development, and additional population-support and institutional jobs equaling approximately 1,500 new jobs.

10.2 New Communities Design for the Guelph Innovation District (York Lands in East Guelph) and the South Guelph 'Reserve Lands'

There are two significant 'Greenfield' areas of the City that require comprehensive planning to implement the compact urban form³² concepts of the Provincial Growth Plan – the Guelph Innovation District lands (York lands in east Guelph) and the south Guelph 'Reserve Lands'.

The Guelph Innovation lands are located between Watson Road and Victoria Ave, and York Road to the southeast City boundary (south of Stone Rd) and comprise approximately 453 ha (1120 ac.). These lands represent an exciting opportunity to plan a complete community with a strong employment focus with the City and the Province being the two major landowners in the area. A Secondary Planning exercise is currently underway to plan this area. A new visioning exercise will be completed shortly, and as an adjunct to the employment focus, an innovative mixed use/compact community plan is being examined, i.e. a pedestrian-oriented high density 'urban village' with live/work opportunities.

The 'Reserve Land' area (the Gordon-Maltby area) in south Guelph represents a significant future growth area for future employment and residential development. A number of background planning studies are currently underway in the area:

- A review by the Ministry of the Environment respecting the adequacy of policy to protect the Galt-Paris Moraine that runs through this part of the City and the adjacent Puslinch Township;
- Groundwater supply studies in terms of meeting future potential water demands for the City;
- The Natural Heritage Strategy that is examining a systems approach to protecting the natural vegetation, wildlife and landform elements that exist in this part of the City.

Following completion of these background studies, a Secondary Planning process will be initiated for the area. It is anticipated that the land use considerations that were given to the land base in the South Guelph Secondary Plan process in the mid 1990s will be re-evaluated to meet the current planning policy framework and sound planning principles applicable to 2031.

³² Compact urban form as defined by the Provincial Growth Plan is "A land use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, commercial, institutional all within one neighbourhood with proximity to transit and the reduced need for infrastructure)".

Issue 11: Protection and Celebration of Cultural Heritage Resources

Impact Assessment

While growth is occurring, the protection of the community's valued cultural heritage resources needs to be acknowledged. The City, working primarily through its Heritage Committee, will continue to recognize and protect cultural heritage resources within Guelph through the Planning Act process and provisions of the Ontario Heritage Act. There are several initiatives underway that are intended to give greater attention and support to cultural heritage resources: the establishment of new Heritage Districts, a new Heritage Registry, provision of Heritage Redevelopment Reserve grants.

Issue 12: Implications with Respect to the Natural Heritage Strategy and a Potential Extension of the Provincial Greenbelt into South Guelph

Impact Assessment

The retention of green space through protection of natural heritage features and areas is important to provide a balanced quality of life in the community. As urban densities increase, the protection of natural heritage features and areas will become more valued. This view was reflected in the consultation phases of the Local Growth Strategy where it was consistently noted that additional growth was acceptable, provided natural areas were not impacted and quality park space was provided.

It is important to note that by providing long term protection to natural heritage features such as woodlands, wetlands, significant wildlife habitat, ecological functions, surface and groundwater resources, the natural features provide other benefits to residents such as:

- Improving air quality by filtering dust and increasing oxygen
- Carbon sequestration
- Microclimatic effect through shade and wind breaks
- Reduces noise
- Purifies and stores water
- Provides habitat for variety of plants, animals and insects.

The Natural Heritage Strategy will be complete in early 2009 and will be incorporated into the Official Plan Update. The protection of the identified natural heritage system will refine the current Core and Non-Core Greenlands System in the City's Official Plan. As previously indicated, the impact of the natural heritage system on development within the City will be addressed at that time.

In terms of the consideration of expanding the Provincial Greenbelt into Guelph, the Ministry of Municipal Affairs and Housing has produced criteria for expanding the jurisdiction of the Greenbelt Plan.³³ On October 10, 2008 the Community Design and Environmental Services Committee directed staff to consider "Growing the Greenbelt" as a part of the Local Growth Management Strategy and the Natural Heritage Strategy. The full implication of this topic will be addressed in conjunction with the finalization of the Natural

³³ Ministry of Municipal Affairs and Housing "Growing the Greenbelt" booklet, August 2008. Land use criteria to be considered include the following: 1) Municipal request; 2) Adjacent or functional relationship to the existing Greenbelt; 3) Embraces the existing Greenbelt's vision and goals; 4) Connection to the existing Greenbelt via natural heritage, agricultural and/or water resource systems; 5) Complements the Growth Plan for the Greater Golden Horseshoe; 6) Integrated with other provincial interests (Clean Water Act).

Heritage Strategy in early 2009.

Issue 13: Community Opinion Respecting Growth

Impact Assessment

A community survey on current issues of growth in the community has been conducted to reflect the general public's views on the City's Growth Management Strategy as well as other current community development questions, e.g. "Growing the Greenbelt Plan", GO-train Station locations, Natural Heritage Strategy. The Ipsos-Reid survey results have been outlined in a separate CDDS Report 09-10, dated February 17, 2009.

Public surveys are important tools to gauge community consciousness regarding development issues and to measure the general mood of the populace respecting growth topics. It supplements planning input that is derived on individual planning consultation projects. Community public opinion surveys will be conducted from time to time as the City's Growth Plan is implemented.

Issue 14: Impacts to/from Community Energy Planning

Impact Assessment

Development in all areas of the City will be impacted by the implementation of Guelph's Community Energy Plan. This Plan adopted by City Council in April 2007 has ambitious targets that will affect all aspects of life in the City. This document is one of the central drivers of land use and development/redevelopment design for activity within Guelph over the next 25 years.

The overall goals of the Community Energy Plan are to:

- reduce the City's energy requirements by 50% over the next quarter century;
- reduce greenhouse gas emissions by 60%;
- make reductions while the City's population & employment base increases by 1/3rd from present levels.

The Community Energy Plan has as its base sustainability elements that are intended to promote several mutually supportive goals:

- an increased energy supply from renewable resources, e.g. solar, biomass, geothermal
- design of the community to be efficiently serviced with district heating/cooling
- provide a community setting where new energy supply/conservation mechanisms can be tested by new local enterprises,
- an integrated community energy system that can maximize energy efficiency, heat recovery and co-generation
- the creation of affordable utilities and systems for long term energy supply sustenance.

To maximize its effectiveness, concerted efforts to promote integration of land use, energy, transport, waste and waste water management will be required. The Plan also requires integration of innovations in proactive and retrofit conservation measures, e.g. efficient buildings, waste recycling, green roofs. Currently, consideration is being given to large scale district energy system projects including the University of Guelph, downtown, the hospitals and the proposed Guelph Innovation District (York lands) and their eventual

integration into a city-wide system.

The creation and implementation of the City's Community Energy Plan is also well aligned with the increasing priority that the Provincial Government has placed on energy conservation and encouragement of renewable energy supply technologies:

- recent changes have been made to the Planning Act, i.e. the supply, efficient use and conservation of energy is a Provincial interest
- the Provincial Growth Plan requires municipalities to give consideration to energy and the conservation of scarce resources
- the recent introduction of Bill 150, the 2009 Green Energy and Green Economy Act.

To achieve the targets of the Community Energy Plan, there will be a need to realign the way the City is designed and built, and will require the co-operation and support of the community. New reurbanization efforts and denser 'Greenfield' area development are important ingredients into using technologies that can address the objectives of the Community Energy Plan, e.g. the use of alternative forms of transport to the automobile including enhanced opportunities for transit, walking, and biking use, development of communal energy systems -district heating/cooling, and higher density development including 'urban villages'.

Implementation of the Community Energy Plan will occur in variety of ways. In terms of land use planning initiatives, the City has commissioned the principal author of the Plan, Peter Garforth to provide new policies, incentive and regulatory tools for use in development application review and City building. An Energy Mapping project is also being considered for implementation in order to ensure optimization of potential local renewable energy resources and their link to an integrated city-wide system of energy production and use. Information from these various initiatives will be incorporated in to the Official Plan update which is currently underway.

Overall, the planning work towards deriving a more compact urban form for Guelph will assist in the realization of energy conservation and greenhouse gas reductions while achieving the Provinces' growth target objectives for Guelph in the Growth Plan for the Greater Golden Horseshoe.

Schedule 1

Guelph Population Forecast to 2031 with Projected Age Categories

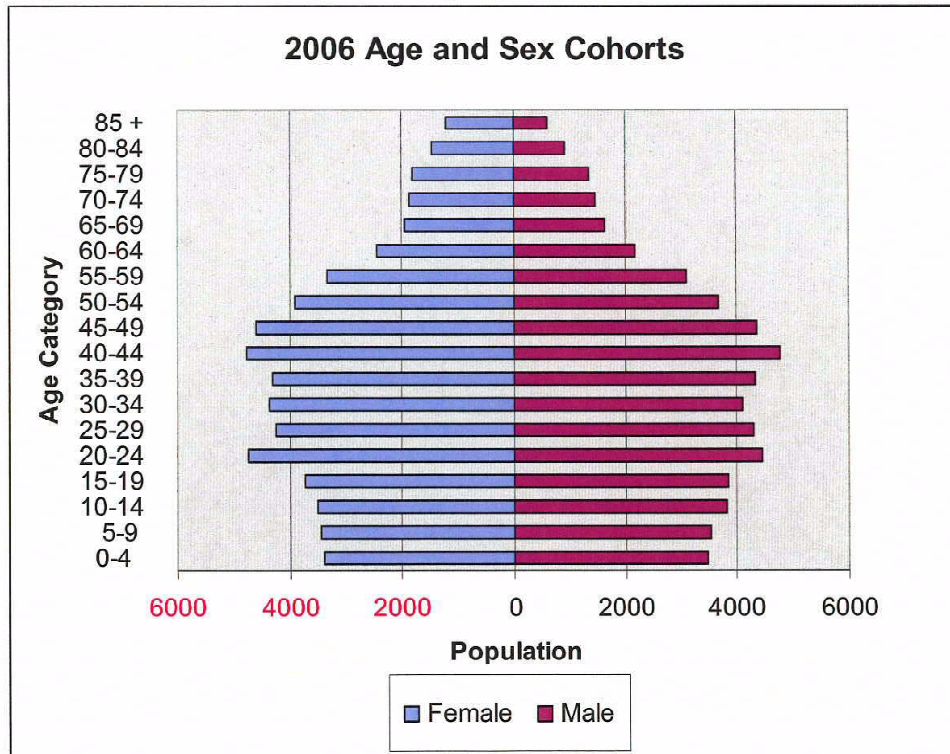
Background

The purpose of this report is to outline an overall demographic profile of the City of Guelph's population to 2031. It is important that an understanding of the expected changes in the age profile of the community are examined to ensure proper planning.

Existing 2006 City Population by Age Category and Sex

According to Statistics Canada census information, the total population in Guelph in 2006 was approximately 115,000 people. Figure 1 indicates there is generally an equal distribution between male and females, except in the older age cohorts where there are more females than males, i.e., reflective of longer life expectancies for females.

Diagram 1 – City of Guelph Existing Population



Source: Statistics Canada 2006 Census

The baby boom population – those born in the late 1940s to the mid 1960s - are now in their 40s and 50s, and Diagram 1 clearly illustrates the bulge in the

population profile. For comparison purposes, Diagram 1 and Appendix 1 provides a historical record of the impact of the baby boomer 'bulge' as it has aged over the past 20 years. The population pyramids clearly illustrate two things:

- a) the baby boomers represent the largest age categories in the overall population profile, and
- b) the boomers are getting older and will continue to represent a large portion of the population profile. By 2031, they will be in the age categories of 65 – 85 years.

Forecasting of 2031 Population Growth by Age Category

The general 2031 Guelph population forecast from the Provincial Growth Plan has been used to begin the age category breakdown projection process. Only age categories analysis has been undertaken – not by male/female categories due to projection methodology limitations.

Methodology for Age Category Forecasting for Guelph

As a component of background for the Provincial Growth Plan, Hemson Consulting prepared population forecasts with age categories for the various municipalities within the Greater Golden Horseshoe.¹ For Wellington County and the City of Guelph a combined population forecast was prepared.

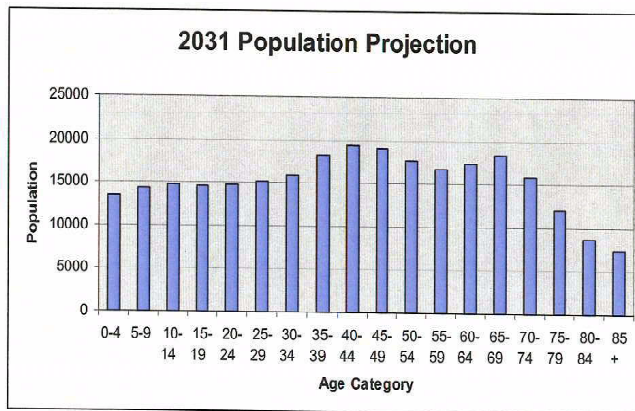
In order to disaggregate a City forecast from the combined City/County population total, planning staff have applied the following two step process:

1. The Hemson total 2031 population forecast by age category for Guelph-Wellington of 321,000 people was examined in a percentage distributional format. This percentage distribution by age category was then applied to the accepted City population of 169,000 people (the 175,000 projection with undercount).
2. Weighting factors, (i.e. some age categories under represented and some are over represented in the City compared to the County) were applied to then adjust the new city forecast to recognize well established age profile facts associated with the City's population, e.g. the City has a younger age profile than the County in the 20 – 44 age categories, (see Appendix 2 for the 2006 population by age category comparison between the two areas).

When applying the above methodology to the Hemson 2031 County-City population projection, the following population by age category forecast is generated for the City.

¹ Hemson Consulting , The Growth Outlook for the Greater Golden Horseshoe (January 2005)

Diagram 2 – 2031 Population by Age Category Forecast for the City of Guelph



Source: Community Design and Development Services Staff (2008)

As a test for accurately depicting Guelph’s future population by age category, an examination of the City’s existing cohort survival population forecast prepared by Watson and Associates in 2003 was reviewed.² This forecast was prepared for a 2027 horizon year, and on examination it exhibits very similar patterns in the aging profile for the City generated for the 2031 forecast (see Appendix 4).

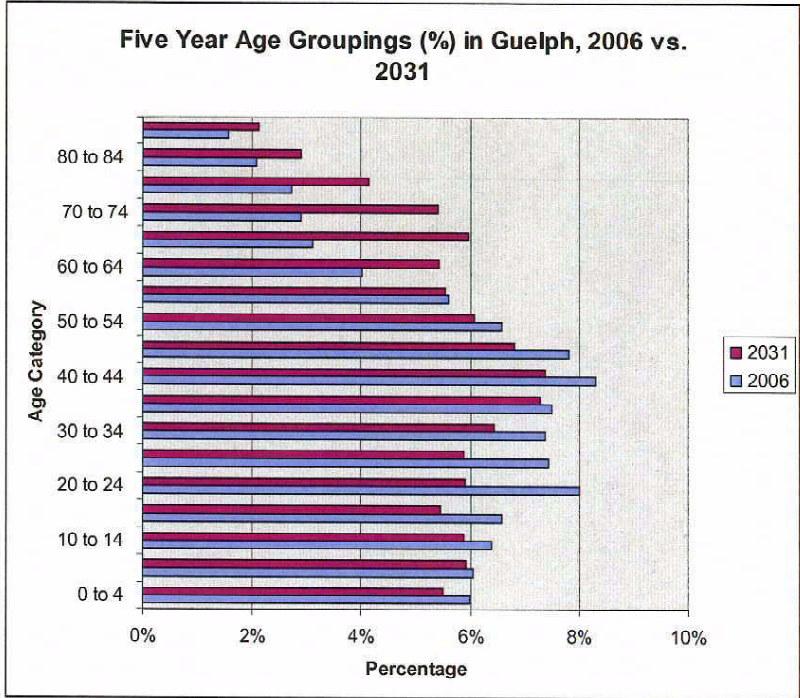
In comparing the projected age profile exhibited in Diagram 2 with that of the Watson 2027 forecast demonstrates that the basic underlying population structure of the City is not anticipated to change with a further 4 year forecasting period to 2031. Staff are confident that the resultant age profile population forecast is acceptable for general planning purposes.

Impacts of Population Growth

A comparison of age groupings between 2006 and 2031 has been completed to begin the analysis of population impacts on general economic and social factors in the Community (see Diagram 3).

² C. N. Watson and Associates Ltd. Economists City of Guelph Household and Population Projections 2001-2027 (April 29, 2003)

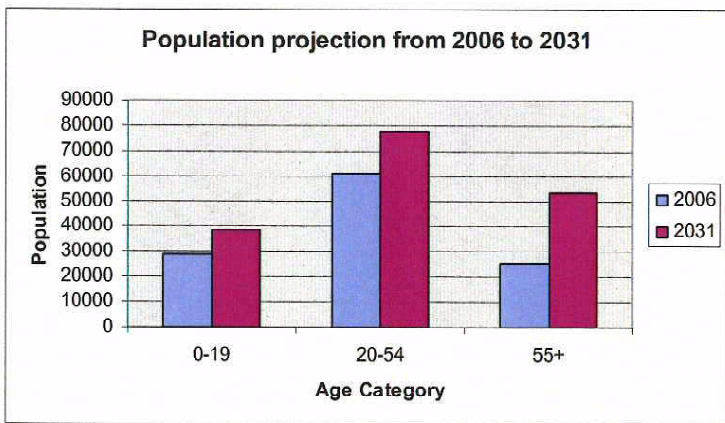
Diagram 3



It is clearly evident from Diagram 3 that the older age categories (60-85+) will significantly increase between 2006 and 2031, and the impacts of this shift will need to be considered in future planning work.

The absolute change in population by general age range is illustrated on Diagram 4. All 3 age sectors of Guelph’s population are anticipated to increase, with the largest absolute change occurring in the age grouping 55+.

Diagram 4 - Generalized Population Age Groupings

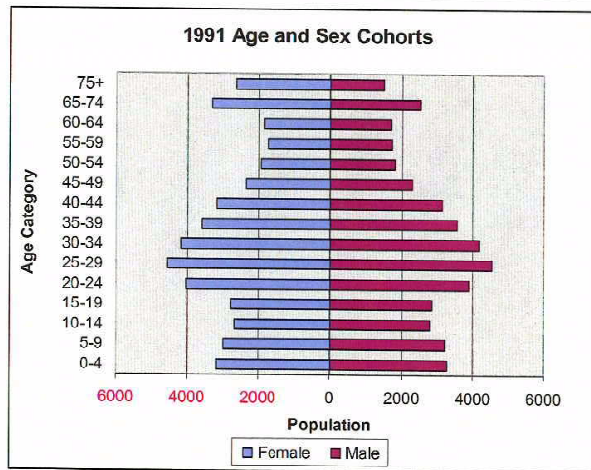
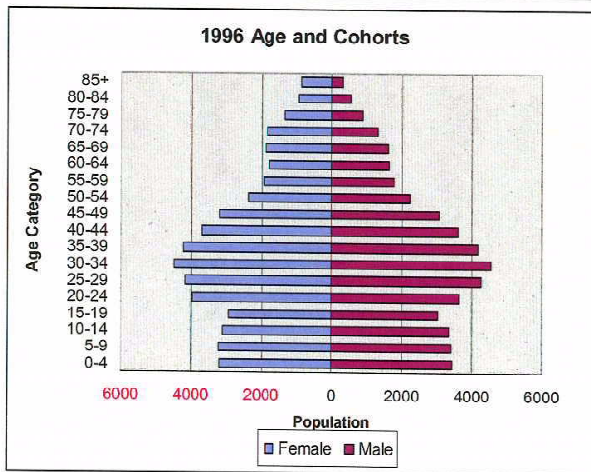
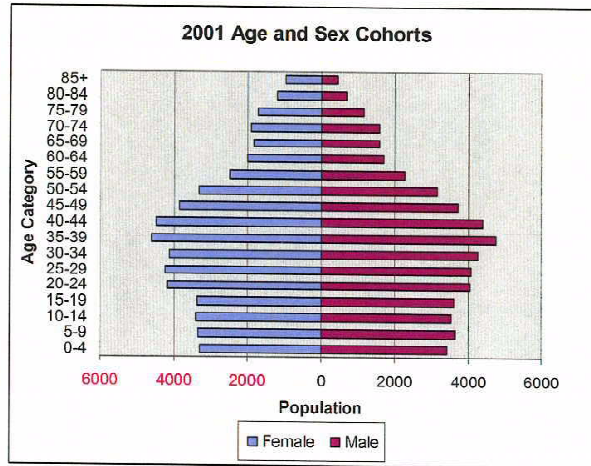


In the population range 0 – 19, it is anticipated there will be a 10,000 person increase over the 25 year time span. This age sector of the population will represent the smallest component of the overall population in 2031. The most significant increase is in the age group over 55. The above chart suggests that in 2031 there will be an increase of approximately 30,000 people in this category. As a result, Guelph will have more people in the older age groups than youths (0-19). By comparison in 2006, the two age groups are about equal.

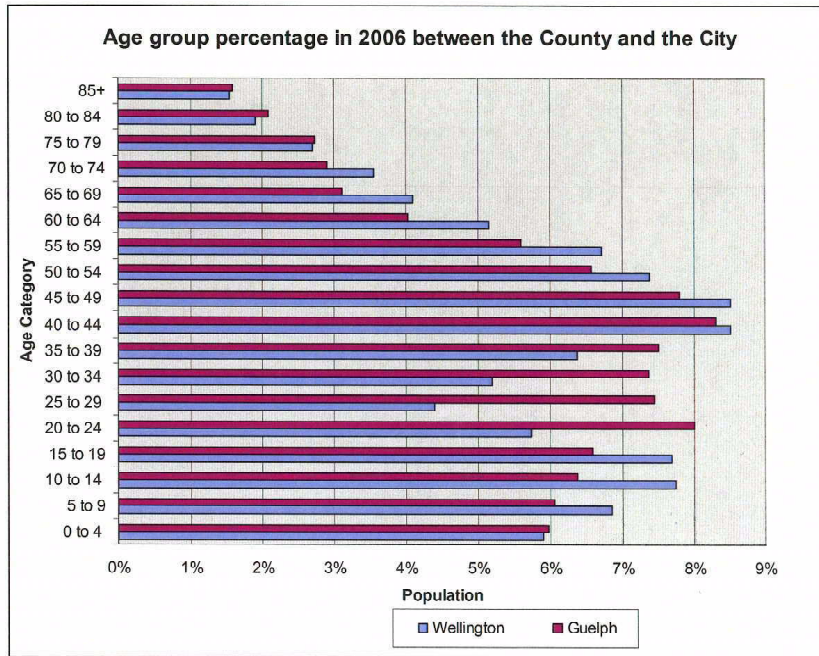
For those between the ages of 20 – 54, there will be an anticipated 15,000 person increase over the 2006 - 2031 timeline.

The largest increase in population by category will be in the age category of over 55 reflective of the baby boom population. This category will represent an increase in population in the community of over 30,000 people. The youngest of the baby-boomers (those born in the mid 1960s) will be entering their mid 60s in 2031.

Appendix 1 – City of Guelph Historical Population Pyramids 1991 - 2001

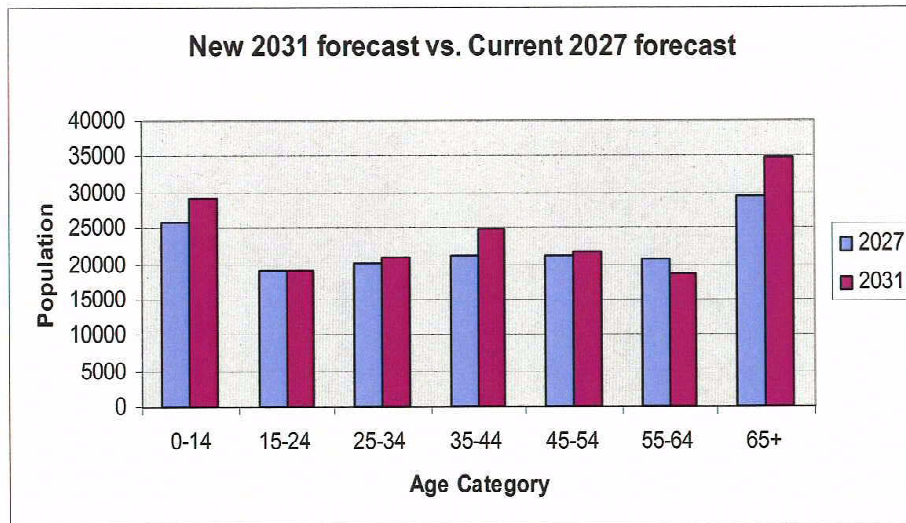
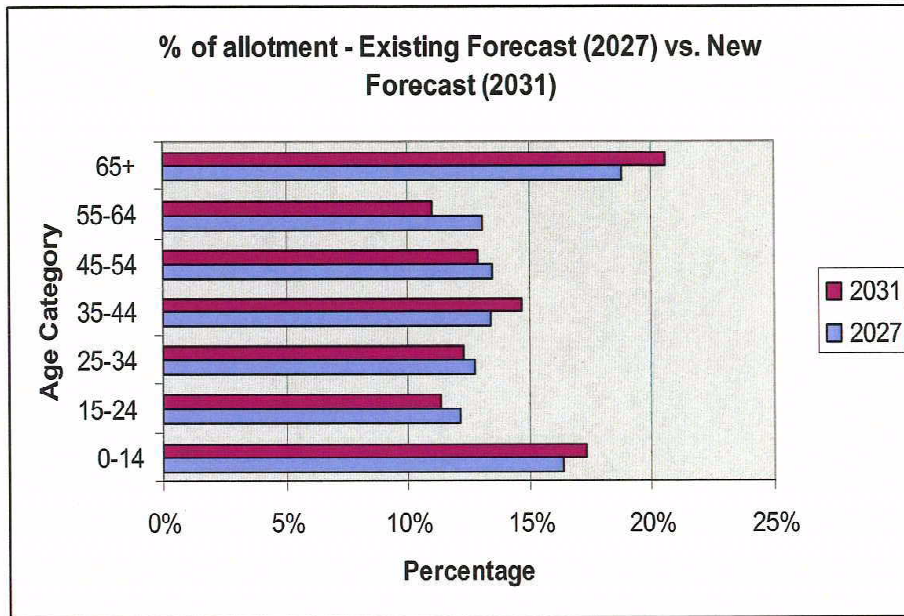


Appendix 2 – City of Guelph and County of Wellington Age Profile Comparison



Appendix 3

Comparison Charts (% and Absolute Number) between Age Category Population Forecasts for the Existing City of Guelph Watson Forecast (2027 Horizon Year) and the New 2008 Growth Plan Forecast (2031 Horizon Year)

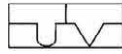


Schedule 2 – Description of a Conceptual 'Urban Village' (England Example) Source www.ice.org.uk/rtfpdf/BS-Urban%20Villages.pdf

CREATING AN URBAN VILLAGE



BRIEFING



URBAN VILLAGES FORUM

URBAN VILLAGES -AN INTRODUCTION

This briefing sheet is a summary of *Urban Villages - A concept for creating mixed-use urban developments on a sustainable scale* - published by and available from the Urban Villages Forum, price £30. The briefing sheet is produced with the permission of the Urban Villages Forum and may be freely copied. For further information on the concept of urban villages, please contact the Urban Villages Forum, 10 Berners Mews, London W1P 3LF; tel 0171 462 0012; fax 0171 462 0046. e-mail uvf@urban-villages-forum.org.uk <http://www.urban-villages-forum.org.uk> Membership of the Forum available on subscription at different levels ranging from student to core sponsor – details from the Forum.

SUMMARY

An urban village is a settlement created on greenfield or brownfield site, or out of an existing development. Its features are:

- high density
- mixed use
- mixed tenure
- high quality
- based on walking

Population 3,000-5,000 people

Size - up to 900 metres across (10 minute walk)

Facilities - wide range, including access to open space,

Coordinated and planned by a master plan and a series of codes

Human community - an involved and interlocked community with its own identity.

Government Policy

The Government's 1998 policy statement on housing refers to urban villages as an option for the future specifically mentioning the millennium village at Greenwich.

WHERE DO OUR EXISTING TOWNS FALL DOWN?

Urban monoculture - single use developments - eg large housing estates create problems:

- unfriendly external environment
- creates work, leisure, home communities all in different places, none of which reinforce each other. (leading to weak communities)
- creates dependence on car use (leading to pollution and congestion)

Absence of variety in architectural styles or land uses, similarity between new development right across the country - **erosion of local character and distinctiveness.**

Yet there are examples of desirable and successful communities with a strong identity.

WHAT IS AN URBAN VILLAGE?

An urban village is a concept of a settlement which is small enough to create a community in the truest sense of the word - a group of people who support each other, but big enough to maintain a reasonable cross section of facilities. Walking determines the size - a 10 minute walk from one side to the other. To provide a sufficiently large population to maintain a range of community facilities all within a walkable distance means the density of development must be high. An urban village is densely developed in the centre, with town squares and key community focal points, density eases away from the centre, and the boundary of the village is marked by greenspace.

PLANNING THE URBAN VILLAGE

Each Urban Village is planned and developed through a **Master Plan**, backed by a series of codes, and an environment action plan covering how the environmental impact of the village is to be managed and minimised.

- **Master plan**
- **Infrastructure Code** - (covering relationship with roads and services of adjoining areas)
- **Urban Code** - (covering urban form: size and layout of streets, grid pattern, relationship of streets, buildings)
- **Architecture Code** -(materials, shape of roofs, size and proportion of doors and windows)
- **Public Spaces Code** - (how the public realm is to be laid out, paved and furnished)

Master Plan

Describing the whole project from initial concept through to detailed implementation. Includes business plan, the balance between land uses and their location, mix of tenure, environmental impact, plus the codes.

Infrastructure Code

Roads

- details of connections
- standards of construction, surfacing materials, kerb (where used)

Services

- services by statutory undertakers - standard of service and appearance
- treatment of visible service and drainage infrastructure eg grilles, grids, gullies, inspection covers, gullies, cables, pipes etc

Landscape and Land form

- changes to land contours
- existing tree groups and other landscape features
- provision of structural landscape

Urban Form Code

An urban village should have its own unifying identity but should nonetheless be varied

- "village footprint" should be rounded - ideally no more than 900 metres across
- Street layout should reflect existing natural features, contours and existing buildings of significance.
- Avoid culs de sac - provide linkages
- Public spaces 25-35% of total area
- Parks, sports and recreation fields etc should form the boundaries of the village
- Facilities which will be used by other communities should be sited on squares, boulevards or on the edge of the urban village.

Grid

- Blocks should have their short sides along principal streets and their long sides leading off the principal streets.
- Blocks should decrease in size nearer the centre - to improve pedestrian permeability.
- Footpaths should cut across blocks to encourage walking
- Urban public spaces should be planned as a whole - viz.: the buildings and the space should be planned together.

Location of Buildings

Civic Buildings should be dispersed rather than grouped together Reserve higher buildings for key sites

Car parking

Central parking where required should be basement or semi-basement underneath central courtyards Multi-story car parks should be small, dispersed and well screened - eg by being behind other buildings.

Architecture Code

A code to set the character of buildings covering:

- materials
- shapes of roofs
- details of windows, doors, boundaries, paths and drives, conservatories and extensions visible from public open space.

Public Spaces Code

Covering design and finishes used in the public realm - and their maintenance

- street furniture
- central square, and other squares,
- streets, footpaths, mews courtyards
- parks, gardens,
- planting - general character and quality

Environment Action Plan

- air, water and soil pollution; noise
- waste management and recycling
- energy efficiency
- sewage treatment and disposal
- street cleansing
- wildlife and habitats

PUBLIC INVOLVEMENT

Residents and users need to be supportive of their urban village. Their opinion is invaluable on

- mix of uses
- layout of the village
- conservation of existing features
- facilities/amenities to be provided
- how the village will relate to the surrounding area

Responsibility for design rests with the promoter of the development and their professional advisers.

Mechanisms:

For proposed brownfield developments

- public meetings
- market research
- interviews in respondents' homes
- "Planning for Real or planning workshop sessions
- advice from special interest groups

For greenfield sites it may be possible to form a group of individuals and businesses who are genuinely interested in moving to the development.

Promoters Checklist

- involve as many groups as possible
- allow adequate time for process

Consultation must be

- genuine and credible
- proposals open to amendment
- public must be kept informed
- inform
- provide a clear contact point for the public
- share problems with the community when they arise
- keep personal issues private
- establish a *community development trust*
- provide training and job opportunities for local people during development
- encourage a community to develop - voluntary service Involvement must be a long term, continuing process.

URBAN VILLAGES IN THE MAKING

Hulme, Manchester,
Crown Street, Glasgow
West Silvertown, London
Poundbury, Dorset

New Schemes

Ancoats, Manchester
Millennium Village, Greenwich

Robert Huxford 4th August 1998

Healthy Communities

THE 21ST CENTURY PLANNING CHALLENGE

We're all familiar with the saying,
"You are what you eat."

Perhaps it's time to add a new saying,
"You are where you live."

Where we live can affect our health and our life chances in many ways — the quality of the air, soil and water; opportunities for exercise and recreation; access to healthy food; the availability of jobs; the existence of social networks.

What can we do to ensure that people in every community have what they need to lead healthy lives? For starters, we can pay attention to a growing body of research on what differentiates a healthy neighbourhood from a less healthy one, and apply this knowledge in our work, whether we are planners, health professionals, educators, social service providers, or decision makers.

The Ontario Professional Planners Institute has prepared a paper that summarizes this research, and suggests ways in which we can make communities healthier and more sustainable. The paper focuses on the relationship between where we live on the one hand, and, on the other:

- Obesity and related health problems
- Air quality in transportation corridors
- Air quality in general
- Economic vitality and poverty
- Social cohesion.



Ontario
Professional
Planners
Institute

Institut des
planificateurs
professionnels
de l'Ontario

Ontario Planners: Vision • Leadership • Great Communities

The effects of where we live on obesity and related health problems

WHAT WE KNOW:

There is a statistical relationship between obesity and urban sprawl, and researchers are still investigating the nature of that relationship, which may be complicated by other factors, such as socio-economic status. Other factors that play a role include dependence on technology, work-related stress, concerns about security that keep people indoors and inactive, and access to healthy food choices.

THE CHALLENGE:

Far too many Canadians live in areas that require them to use an automobile to get around. Many others live in areas where there are no stores that sell a full range of healthy foods. And some live in areas that feel unsafe, so taking casual exercise is not an option. Who can help change these realities? We call on planners, transit authorities, developers, urban designers, retailers, the police, community groups, and anyone else with an interest in healthy and safe communities to work together to give Canadians equal access to recreational opportunities and healthy food, whatever community they live in.

The effects of where we live on air quality in transportation corridors

WHAT WE KNOW:

People living in neighbourhoods close to highways and major roads face an increased risk of respiratory ailments because of emissions of nitrogen oxide and volatile organic compounds, and particulate matter. Pedestrians and cyclists on busy roads are also exposed to these pollutants. Existing federal and provincial air quality standards may not be adequate to address these concerns.

THE CHALLENGE:

One way to address this problem is to improve technology so that vehicles do not emit such harmful pollutants, another is to reduce the amount of traffic on the roads. The federal and provincial governments have a role to play in creating both regulations that control emissions and incentives to finding innovative ways to avoid emissions. We call on all those in the transportation field to work together to make our roads healthier and less crowded.



The effects of where we live on air quality in general

WHAT WE KNOW:

Smog is largely the result of burning fossil fuels, such as coal, oil or gas for electricity or in vehicles and factories. Provincial and national borders do not stop the spread of these contaminants, so cooperation among jurisdictions is important in improving air quality.

THE CHALLENGE:

Large-scale operations, wherever they are located, must be subject to federal or provincial regulation to ensure that emissions are controlled, but every Canadian can contribute by using less energy, and even in choosing to buy goods that are grown or made locally, in order to reduce the need for long distance transportation of food and other goods.

The effects of where we live on economic vitality and poverty

WHAT WE KNOW:

Households with the fewest economic resources may live in the least healthy areas – not only neighbourhoods that may have environmental contaminants in the air, soil, and water, but also neighbourhoods with few amenities and services. This plays out at the regional level in declining communities that are losing employers and population.

THE CHALLENGE:

There are many paths to healthy and sustainable communities, and what works for one community will not work for another. People in communities that are suffering from the loss of a major industry or employer can work together on economic development that builds on existing assets – the workforce, the natural environment, local institutions, or cultural heritage. Similarly, within an urban area, everyone from municipal politicians and service providers to local businesses and residents' groups can contribute to improving declining neighbourhoods, using the assets of that neighbourhood to spur revitalization.

The effects of where we live on social cohesion

WHAT WE KNOW:

Modern lifestyles tend not to foster a sense of belonging in a community, or a sense of trust and reciprocity among residents of a neighbourhood. In particular, high levels of commuting are associated with a decrease in social ties among residents of a neighbourhood.

THE CHALLENGE:

Communities that offer opportunities for people to get out of the house (either walking to a destination, using local services, or joining in community activities) can support social cohesion and address public health issues associated with everything from obesity to mental health. But creating these inclusive communities means that residents must come together to talk about how they want their community to evolve, and how they can manage change sustainably. Decision makers need to work with community groups to create healthy, sustainable communities where all residents have a voice.



Schedule 4

Background Information and Benchmark Measurement Reports (Guelph and Other Cities)

Guelph Community Foundation, Guelph and Wellington's VitalSigns2008

Ipsos-Reid Public Affairs, City of Guelph 2008 Citizen Satisfaction Survey, July 2008

Ministry of Energy and Infrastructure, Smart Growth Secretariat

- Growth Plan for the Greater Golden Horseshoe 2006
- Built Boundary for the Greater Golden Horseshoe, April 2008
- Urban Growth Centres of the Greater Golden Horseshoe Technical Paper, April 2008
- Planning for Employment in the Greater Golden Horseshoe Technical Paper, April 2008
- Size and Location of Urban Growth Centres in the Greater Golden Horseshoe, November 2008
- Hemson Consulting, The Growth Outlook for the Greater Golden Horseshoe, January 2005

Metropolitan Knowledge International, Reurbanization Market Analysis and Feasibility Study in Waterloo Region, 2005

Neptis Foundation, Shaping the Toronto Region: Past, Present and Future

- An Exploration of the Potential Effectiveness of Changes to Planning Policies governing Greenfield Development in the Greater Golden Horseshoe 2008

Ontario Ministry of Transportation, Transit Supportive Land Use Planning Guidelines 1992

Pembina Institute, Ontario Sustainability Report 2007

Urban Strategies Inc., Application of Land Use Intensification Targets for the Greater Golden Horseshoe, Winter 2005

Watson and Associates, City of Guelph Employment Lands Strategy Phase I, July 2008

committee AGENDA



TO **Community Development & Environmental Services
Committee**

DATE May 19, 2009

LOCATION Council Committee Room (112)

TIME 12:30 p.m.

disclosure of pecuniary interest

confirmation of minutes

April 20, 2009

CONSENT AGENDA

- a) **Reports from Administrative Staff**
- b) **Items for Direction of Committee**

Items to be extracted from the Community Development & Environmental Services Committee Consent Agenda.

Resolution to adopt the Community Development & Environmental Services Committee Consent Agenda.

*"**THAT** the balance of the Community Development & Environmental Services Committee Consent Agenda be adopted."*

PRESENTATIONS

- a) Water Conservation & Efficiency Strategy Update (CDES-2009 A.17)
Janet Laird, Director of Environmental Services
Wayne Galliher, Water Conservation Project Manager
Michael Brooks, Resource Management Strategies Inc.

DELEGATIONS

Ms. Rosemarie McKinnon: Request for The City of Guelph to Purchase the Property of 168 Fife Road for the Purpose of a New Public Park in Honour of Mrs. Annie Farrelly

Other business

Next meeting
June 15, 2009

**The Corporation of the City of Guelph
Community Development & Environmental Services
Committee
Monday, April 20, 2009, 12:30 p.m.**

A meeting of the Community Development and Environmental Services Committee was held on Monday, April 20, 2009 in Council Chambers at 12:30 p.m.

Present: Councillors Burcher, Bell, Piper, Salisbury and Mayor Farbridge

Also Present: Councillors Beard, Farrelly, Findlay, and Hofland

Staff in Attendance: Mr. H. Loewig, Chief Administrative Officer; Mr. J. Riddell, Director of Community Design and Development Services; Dr. J. Laird, Director of Environmental Services; Mr. D. McCaughan, Director of Operations; Ms. M. Neubauer, Director of Finance/City Treasurer; Planner; Ms. L. Payne, Director of Corporate Services/City Solicitor; Ms. T. Sinclair, Assistant Solicitor; Ms. M. Plaunt, Manager of Policy Planning; Mr. P. Kraehling, Senior Policy Manager, Mr. I. Panabaker, Urban Design Programme Manager; Mr. C. Walsh, Manager of Wastewater Services; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

There was no disclosure of pecuniary interest.

1. Moved by Councillor Salisbury
Seconded by Mayor Farbridge

THAT the minutes of the Community Development and Environmental Services Committee meeting held on March 30, 2009 and April 7, 2009 be approved, as amended, to add the mover and seconder for Clause 16.

Carried

Consent Agenda

The following items CDES 2009 A.13, A.14, A. 15 and A. 16 were extracted from the Consent Agenda to be voted on separately.

2. Moved by Mayor Farbridge
Seconded by Councillor Piper

THAT the balance of the Consent Agenda of the Community Development & Environmental Services Committee as identified below, be adopted:

- a) **Approval for Revisions to the 2009 Outside Water Use Program and By-law**

REPORT

THAT Council approves revisions to the Outside Water Use Program and By-law as outlined in the report of the Director of Environmental Services, dated April 20, 2009.

b) **2009 Healthy Landscapes Program**

REPORT

THAT the update report of the Director of Environmental Services dated April 20, 2009 entitled "2009 Healthy Landscapes Program" be received;

AND THAT Council approve the conversion of the Healthy Landscapes Technician position from a full-time contracted position to a full-time staff position.

Carried

Transition Guelph: From Oil Dependency to Local Resilience

Mr. Chris Mills, and Ms. Sally Ludwig of Transition Guelph provided the history of the Transition Town Initiative, the projects and initiatives, their vision and Guelph Partner Groups. They advised they have applied to the Transition Network for official status.

3. Moved by Councillor Piper
Seconded by Councillor Bell

Mr. J. Riddell

THAT staff be directed to seek out opportunities and linkages with Transition Guelph and report back on areas of collaboration in which the City may be involved.

Carried

Wastewater Treatment Master Plan

Ms. Diana Vangelisti, representative from CH2MHILL, provided an overview of the master plan recommendations. She also advised of the short term, medium term and long-term priority items and the cost estimates of the Wastewater Treatment Master Plan.

4. Moved by Mayor Farbridge
Seconded by Councillor Bell

REPORT

THAT the Wastewater Treatment Master Plan Study be approved;

AND THAT staff undertake the proposed initiatives in accordance with the recommendations of the Wastewater Treatment Master Plan Study, as outlined in Section 3.0 (Preferred Solutions) of the attached report;

AND THAT staff bring forward for Council approval, as required and through the annual budget approval process, projects arising out of these initiatives for approval prior to implementation;

AND THAT staff continue to support the conservation goals approved in the Water Supply Master Plan (and Water Conservation and Efficiency Strategy) with water conservation and inflow and infiltration reduction programs in conjunction with optimization activities at the treatment plant as measures to defer the need to expand the existing Wastewater Treatment Plant (WWTP);

AND THAT staff continue to integrate the results of the Wastewater Treatment Master Plan with other City master plans including the Water and Wastewater Servicing Master Plan Study, Water Supply Master Plan and Stormwater Management Master Plan;

AND THAT Don Drone, Chair, and the members of the Wastewater Treatment Master Plan Study Public Advisory Committee be thanked for their work and the successful completion of the Master Plan.

Carried

**Selection of Preferred Proponent to Design, Build and Operate
a New Organics Waste Processing Facility**

Dr. J. Laird, Director of Environmental Services advised that this project was deemed a top priority by Council.

Mr. Ben van Vree of Maple Reinders Constructors Ltd., provided information regarding the companies involved with the project and their experience. He stated that the design chosen is state-of-the-art technology with a great deal of flexibility and durability to allow for change and growth.

Mr. John Haanstra, of Maple Reinders, outlined the processes of the plant. He stated that some of the current infrastructure is being reused for the new structure and he explained the layout. He advised the system is designed to reuse as much air as possible before it is exhausted from the building.

Mr. Derek Webb, of BIOREM outlined the key elements of odour control and explained that they utilize a fully-integrated approach to ensure success including:

- building envelope design
- ventilation system design
- advanced biofilter design
- permanent media

He stated that they will continue to work collaboratively with the City and the MOE (Ministry of the Environment) to optimize design during the engineering phase and they will make adjustments to stack location and stack height as required.

Mr. Theo van Wely, of AIM Environmental Group advised of their experience and qualifications for operating compost sites in the middle of a large city.

Mr. Ben van Vree advised that they are able to provide a high quality end product, provide complete odour control and provide strong economic value.

Mr. Scott Gamble, CH2MHILL consultant, advised that Odour Watch is being considered for part of the technology. He also confirmed that they required all companies to declare any regulatory actions taken against them and assured that scalability was a part of the process and there is the capability for growth of the facility.

Mr. Haanstra advised that the emissions from the stack will be, for the most part, just water vapour and assured that odour emissions will be measured as per MOE regulations.

Mr. Gamble advised they will be exploring the synergies with composting biosolids and the option of compostable bags for the future. He also stated that there is a 24 hour response team to address any issues. He assured the Committee that the front end loaders have catalytic converters and are designed for indoor use and air quality will be constantly monitored.

There was a request to separate the clauses of the recommendation.

5. Moved by Councillor Salisbury
Seconded by Councillor Bell

REPORT

"THAT the report of the Director of Environmental Services dated April 20, 2009 entitled Selection of Preferred Proponent to Design, Build and Operate a New Organics Waste Processing Facility be received.

Carried

6. Moved by Councillor Salisbury
Seconded by Councillor Bell

REPORT

THAT the recommendation of the Organic Facility Evaluation Team to proceed with the first-ranked proponent (Maple Reinders) be approved.

Carried

April 20, 2009

**Community Development & Environmental
Services Committee**

Page 5

REPORT

7. Moved by Councillor Salisbury
Seconded by Councillor Bell

AND THAT, subject to a satisfactory value engineering review of Maple Reinders' proposal, Council authorizes the Mayor and Clerk to enter into a construction contract with Maple Reinders Ltd. to design and build a new Organics Waste Processing Facility, based on the construction parameters appended to the approved RFP.

Carried

REPORT

8. Moved by Councillor Salisbury
Seconded by Councillor Bell

THAT Council directs staff to prepare an Operations and Maintenance Agreement with Maple Reinders and bring back to Council for their consideration.

Carried

9. Moved by Councillor Salisbury
Seconded by Councillor Bell

THAT Council authorizes utilization of its investment in Hydro Note Receivable to fund the construction of the Organics Facility

10. Moved in amendment by Councillor Salisbury
Seconded by Councillor Bell

THAT the City commits to the funding of the construction of the Organics Facility, and that the alternative of long term debenture also be considered as a method of funding to be determined by the end of July, 2009.

REPORT

11. Moved by Councillor Salisbury
Seconded by Councillor Piper

THAT the City commits to the funding of the construction of the Organics Facility through utilization of its investment in Hydro Note Receivable or in the alternative, from a long term debenture, with the method of funding to be determined by the end of July, 2009.

Carried

The meeting recessed at 3:12 p.m.

The meeting reconvened at 3:20 p.m.

**Phase IV – Implications Analysis of the City of Guelph’s Local
Growth Management Strategy**

Mr. P. Kraehling, Policy Planner, provided an overview of the Places to Grow legislation and how the strategy has been designed to conform with the legislation. He advised staff are also incorporating local priorities such as the City's Strategic Plan, the various infrastructure master plans, studies regarding solid waste management; culture, recreation and parks master plan and the Community Energy Plan. He advised that the intensification opportunity areas have been generally defined, as well as the opportunities for the Community Energy Plan Implementation. He showed the housing forecast from 2006 - 2031 and the population/housing forecast which indicates a more balanced housing inventory by 2031. He also provided statistics regarding the City's annual housing development to occur within the "Built-up" area and the Greenfield Area and the types of housing that will occur. He also highlighted the planning for the employment growth target.

- 12. Moved by Councillor Bell
Seconded by Councillor Piper

REPORT

THAT the Community Design and Development Services Report 08-122 dated April 20, 2009 concerning Phase IV - Implications Analysis of the City of Guelph's Local Growth Management Strategy be received;

AND THAT this report serve as the foundation for the preparation of the update to the City's Official Plan to implement the Local Growth Management Strategy in response to the Provincial Growth Plan for the Greater Golden Horseshoe (Provincial Growth Plan).

The Committee deferred the presentation and discussion of The Urban Design Action Plan until the May 4th, 2009 Council Planning Meeting.

Carried

The meeting adjourned at 3:47 p.m.

.....
Chairperson

2009 City of Guelph Water Conservation and Efficiency Strategy Update

May 19, 2009

**Community Development & Environmental Services
Committee Meeting**

Guelph water
Ours to conserve. Ours to protect. Ours to enjoy.

Making a Difference

2007 City of Guelph Strategic Plan

Strategic Plan Goal 6 - Leader in conservation and resource protection/enhancement:

6.5 - Use less energy and water per capita than any comparable Canadian City

2006 Water Supply Master Plan

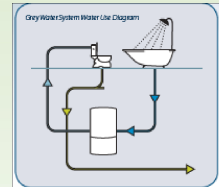
Conservation Identified as First Priority and Source of Water Supply

Time Based Total Average Day Water Use Reduction Targets:

- **10% reduction in 2006 average day water use by 2010**
- **15% reduction in 2006 average day water use by 2017**
- **20% reduction in 2006 average day water use by 2025**

Conservation Programming Overview

- Outdoor Water Use Program (2001)
- Royal Flush Toilet Rebate Program (2003)
- Smart Wash Washer Rebate Program (2008)
- ICI Capacity Buyback Program (2007)
- Landscape Assessment Program (2008)
- Residential Grey Water Reuse Pilot Study (2008)
- Guelph Water Efficiency Awards (2008)
- Community Projects and Outreach (1999)



Water Conservation Program Savings

Conservation Program -Average Day Savings (Dec 31, 2008):

Water Conservation Savings by Year 2003 to 2008				
Year	Program	Savings (m3/day)	Savings (m3/yr)	Total Annual Savings (m3/yr)
2003	Royal Flush	80.0	29,200.0	29,200.0
2004	Royal Flush	80.0	29,200.0	29,200.0
2005	Royal Flush	80.0	29,200.0	29,200.0
2006	Royal Flush	80.0	29,200.0	29,200.0
2007	Royal Flush	81.9	29,893.5	
2007	ICI Capacity Buyback - U of G	312.0	113,880.0	143,773.5
2008	Royal Flush	189.1	69,021.5	
2008	ICI Capacity Buyback - Cargill	190.0	69,350.0	
2008	Smart Wash Program	30.0	10,950.0	149,321.5
Total Savings		1,123.0		409,895.0

Peak Day/Season Savings – Outside Water Use Program:

- Utility peak day reduced by 13,000m³/day since 1999
- Peak Season Average Daily Water Use reduced by 3,800 m³/day since 2000.

Guelph water
Ours to conserve. Ours to protect. Ours to enjoy.



City of Annual Water Production vs. Population Growth



2009 Water Conservation & Efficiency Strategy Update – Study Purpose

To Develop a comprehensive community-based Water Conservation and Efficiency Strategy to best meet the time based water reduction goals of the Guelph Water Supply Master Plan within a 20 year planning horizon. Strategy to identify preferred program alternatives, associated water savings, program implementation forecasts, and associated resources required to implement program recommendations and sustain water savings.

Assignment Tasks:

Public Consultation

Res/ICI Water Demand Analysis

Water Loss Analysis

Water Loss Mitigation Strategy

Update of Water Demand Forecasts

Identification/Evaluation of Water Conservation Program Alternatives

Strategy Implementation Plan

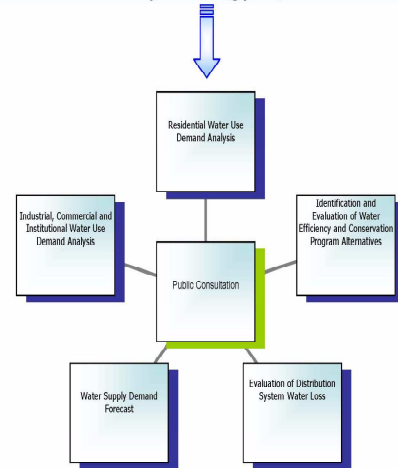
Document in Water Conservation and Efficiency Strategy Report

2008 Water Conservation & Efficiency Strategy Update – Public Consultation

Public Consultation Program:

- Formation of WCESU Public Advisory Committee
- Completion of Phone Surveys and Focus Groups
- Public Information Centres (3)
- Online Information Availability and Feedback Forums

City of Guelph Water Conservation and Efficiency Strategy Update



City of Guelph Water Use Stats

Sector	2007 Billed(m ³)	% of Total Billed	Population	LCD
Single Family	7,967,457	51%	94,745	230
Multi Family	1,135,560	7%	20,295	153
Total Residential	9,103,017			
Industrial, Commercial, Institutional (ICI)	6,660,534	42%		
Total 2007 Billed Consumption	15,763,551			

Water Conservation – Cost of Conservation



Cost of New Water Supply vs.

Cost of construction of new water supply and wastewater treatment infrastructure:
\$3.00 to \$8.00 /litre capacity/ day

Cost of Reclaimed Supply

Cost of Water and Wastewater capacity reclaimed through water conservation and efficiency program resources:
<\$4.00 /litre capacity/day

Water Infrastructure Construction Costs

New Water Supply Alternative	Cost Range (\$/cubic meter supply)
Water Reclaimed through Conservation	\$57 - 1095
Construction of New Local Supply	\$795 - \$3000*
Construction of Great Lakes Pipeline	\$3700*
*Construction costs of complementary Wastewater Treatment Infrastructure are also expected to be significant	

Single Family Residential Program Recommendations

Single Family - Indoor		Number of Rebates or Participants
Rebates	ULF 6 Litre Flush (\$60)	828
Rebates	HET Toilets (\$75)	311
Rebates	Dual Flush Toilets (\$75)	932
Rebates	Clothes Washer (\$80)	1,090
Rebates	Humidifier (\$75)	928
Rebates	Floor Drain (\$60)	1,000
Rebates	Grey Water (\$1,000)	10
Rebates	Rain Water (\$2,000)	10
Installation	Low Flow Showerheads	693
Installation	Kitchen Faucets	58
Installation	Leakage Repair	11

Single Family - Summer Demand		Number of Rebates or Participants
Rebates	Watering Timers (\$20)	500
Other	W.E. Landscape Visits	1,000
Other	Rain Barrels	650

Multi Family Residential Program Recommendations

Multi- Family Highrise		Number of Rebates or Participants
Rebates	ULF 6 Litre Flush (\$60)	202
Rebates	HET Toilets (\$75)	113
Rebates	Dual Flush Toilets (\$75)	338
Rebates	Clothes Washer (\$200)	60
Installation	Low Flow Showerheads	224
Installation	Kitchen Faucets	28
Installation	Leakage Repair	5

Residential New Development Program Recommendations

Residential New Development - Indoor		Number of Rebates or Participants
Rebates	HET Toilets (\$10)	228
Rebates	Dual Flush Toilets (\$10)	675
Rebates	Clothes Washer (\$80)	225
Rebates	Humidifier (\$75)	270
Rebates	Floor Drain (\$60)	270
Rebates	Grey Water (\$1,000)	10
Rebates	Rain Water (\$2,000)	10
Rebates	Low Flow Showerheads (\$10)	452
Rebates	Kitchen Faucets (\$5)	450

Residential New Development - Summer Demand		Number of Rebates or Participants
Rebates	W.E. Landscaping (\$200)	300
Rebates	Watering Timers (\$20)	300

Industrial Commercial and Institutional Program Recommendations

Industrial/Commercial/Institutional		Number of Rebates or Participants
Rebates	ULF 6 Litre Flush (\$60)	232
Rebates	HET Toilets (\$75)	88
Rebates	Dual Flush Toilets (\$75)	144
Rebates	Clothes Washer (\$200)	30
Installation	Pre-Rinse Spray Valves	23
Other	ICI Audit and Capacity Buyback	2

Municipal Program Recommendations

Distribution Leakage Reduction		Number of Rebates or Participants
Other	DMAs	5

Education	
Public Education	
Youth Education	

Other Municipal Initiatives	
Study	WC&ES Updates
Study	Multi-Res Metering Study
Demonstrations	Municipal Building Demonstrations

Policy Based Recommendations

14 Policy Based Recommendations Identified Through Strategy

Key Recommendation Highlights:

- Formalize WSMP % Reduction Goals as equivalent Water Reduction Volumes
- Water reduction philosophy of maintaining consumption below 2006 average day for 5 year period (2014)
- Establish ongoing Water Conservation Public Advisory Committee
- Water Softener Research
- Automated Metering Interface Pilot Study
- Establish RWH system billing policies through City's W/WW Rate Review
- Immediate implementation of enhanced Leak Detection and Public Education Programs
- Extension of conservation programming outside municipal boundary to properties currently metered by City

WCESU Ten Year Capital Plan

Ten Year Capital Plan	Total Cost	Total Accumulative Savings (MI/day)	Cost per Litre
Single Family Detached Residential - Indoor Demand Measures	\$ 7,579,870	3,448,980	\$ 2.20
Single Family Detached Residential - Summer Demand Measures	\$ 2,385,000	996,500	\$ 2.39
Multi Family Residential	\$ 1,413,316	589,770	\$ 2.40
New Development Residential - Indoor Demand Measures	\$ 2,272,500	583,650	\$ 3.89
New Development Residential - Summer Demand Measures	\$ 1,026,000	294,000	\$ 3.49
Industrial/ Commercial/ Institutional	\$ 1,987,900	1,135,700	\$ 1.75
Distribution Leakage Reduction	\$ 238,500	1,725,000	\$ 0.14
Public Education	\$ 1,420,000		
Youth Education	\$ 1,030,000		
Other Municipal Initiatives	\$ 940,000		
Total	\$ 20,293,086	8,773,600	\$ 2.31

Funding Allocation	Total
Approved DC Forecast	\$ 2,759,958
Current Water Conservation Funding (Rate Base)	\$ 5,835,115
Additional Funding (Rate Base)	\$ 11,698,013
Total	\$ 20,293,086

Note: Construction of 8,773,600 l/day of W & WW capacity is estimated to be \$44 million in infrastructure costs.

Guelph WCESU Co-benefits

	Water Savings per Year (m3/year)	Energy Savings per Year	CO2 Reductions per Year (tonnes/yr)
Overall Water Savings	3,202,364	2,348,934 KWh Electricity	728 tonnes
Low Flow Showerheads and Faucets	Included in above	684,216 m3 Natural Gas	1,294 tonnes
Pre-Rinse Spray Valves	Included in above	206,325 m3 Natural Gas	390 tonnes
Overall CO2 Reductions			2,412 tonnes

Electric savings 2,348,934 KWh for the City of Guelph represents a savings of \$140,936 on its annual electricity costs

WCESU

Comparison to Water Supply Master Plan Targets

WSMP Average Day Water Reduction Targets:

- reduction of 5,300 m³ per average day water use by 2010
- reduction of 7,950 m³ per average day water use by 2017
- reduction of 10,600 m³ per average day water use by 2025

Overall Potential for Water Efficiency:
13,661 m³ per average day

Overall Achievable Water Efficiency by 2019:
9,657 m³ per average day*

* not including additional water savings from public education

Water Conservation and Efficiency Strategy

- **Takes full advantage of existing market potential**
- **Not all, but most of the inefficient appliances and fixtures will have been replaced by the end of the ten year plan**
- **Additional savings beyond this plan will come from emerging technologies such as wastewater effluent reuse, grey water reuse and rain water harvesting**
- **Conservation Strategy to be revisited at 5 year intervals to review new technologies/policies and resources and revise strategy accordingly.**
- **Staff to report program progress to Council on regular basis.**

Thank you!

www.guelph.ca/strategyupdate

Wayne Galliher

Water Conservation Project Manager
Environmental Services

E-mail: Wayne.Galliher@guelph.ca

Phone: 519-822-1260 x2106

Guelph water
Ours to conserve. Ours to protect. Ours to enjoy.

April 6, 2009

To: Mayor Karen Farbridge and Guelph City Council
From: Rosemarie McKinnon, Guelph

Re: Request for The City of Guelph to purchase the property of 168 Fife Road for the purpose of a new public park in honour of Mrs. Annie Farrelly

Dear Mayor Farbridge and City Councilors:

I am the owner and occupant of [redacted] in Guelph with my husband John. We have resided here for 10 years. Our home is adjacent to the 168 Fife Road property.

The reason for my letter is to request that you consider the purchase of 168 Fife Road for the purpose of providing our neighbourhood with a much needed park, preferably with a leash free zone for dogs.

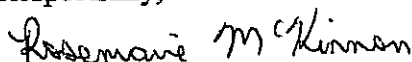
As you know this land was recently rezoned from Urban Reserve to R.2 Zone and R.3A-40 Zone much to the dismay of myself and the neighbouring residents. However it was recently brought to my attention that the current owner of the property, Subhash Chung has listed it for sale. I feel that this is an opportunity for the city to plan for the most appropriate use of this land which would be to preserve it as a park. I feel that green space should be a priority in "Places to Grow" as well as infill projects.

In my opinion, the development plan was ill-fated from the beginning. I also feel that the City Planners underestimated the effect that the plan design would have on the surrounding residents. This is a very irregular property. The property exists due to the fact that Mrs. Farrelly kept this land intact in spite of the development in the surrounding area over the past 50 years before she passed away. The mature trees and established wildlife are fabulous and are definitely worth preserving for the enjoyment of our community. Our area is in desperate need of a leash free zone for our pets and perhaps that would be a good use for the land.

With this letter I have enclosed a 14 minute DVD presentation which I prepared for the OMB appeal hearing that I participated in. I feel that it contains relevant information with respect to the concerns of myself and the other residents and I hope you will take the time to view it. I have also included a copy of the real estate listing package.

Thank you very much for your time and attention to this matter. **I would like to ask that this issue be placed on a committee agenda as soon as possible.**

Respectfully,



Rosemarie McKinnon

- FUTURE HOME OF FARRELLY PARK -

PRESERVE 168 FIFE ROAD!

Presenting 168 Fife Road, Guelph

\$599,000

Development Property
Available

Zoned for

12 Townhomes and
2 semi-detached lots (4 units)



Matthew LaFontaine, FRI,

Broker

ROYAL LEPAGE ROYAL CITY REALTY, BROKERAGE

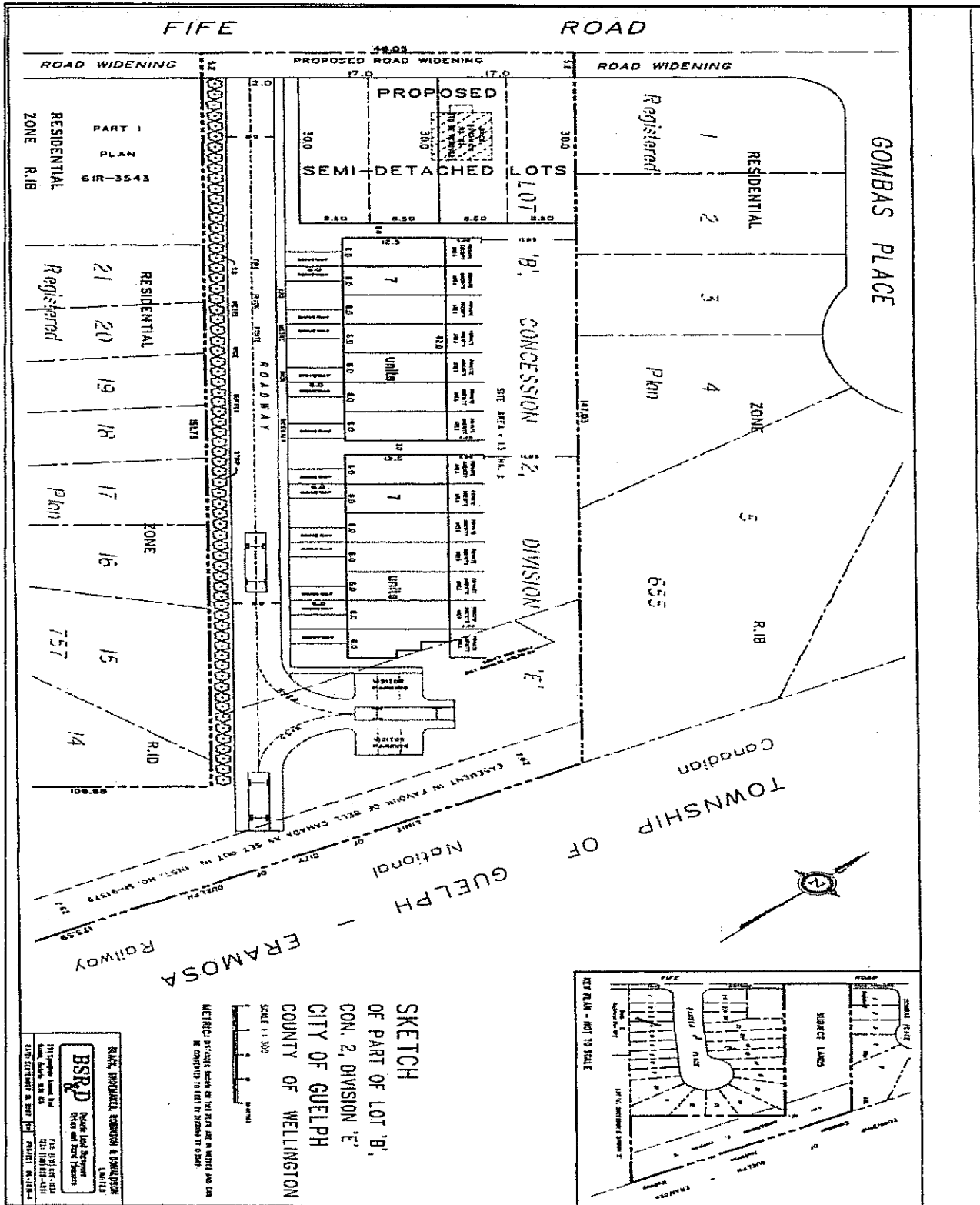
(519) 821-6191

E-mail: mlafontaine@guelphhousing.ca

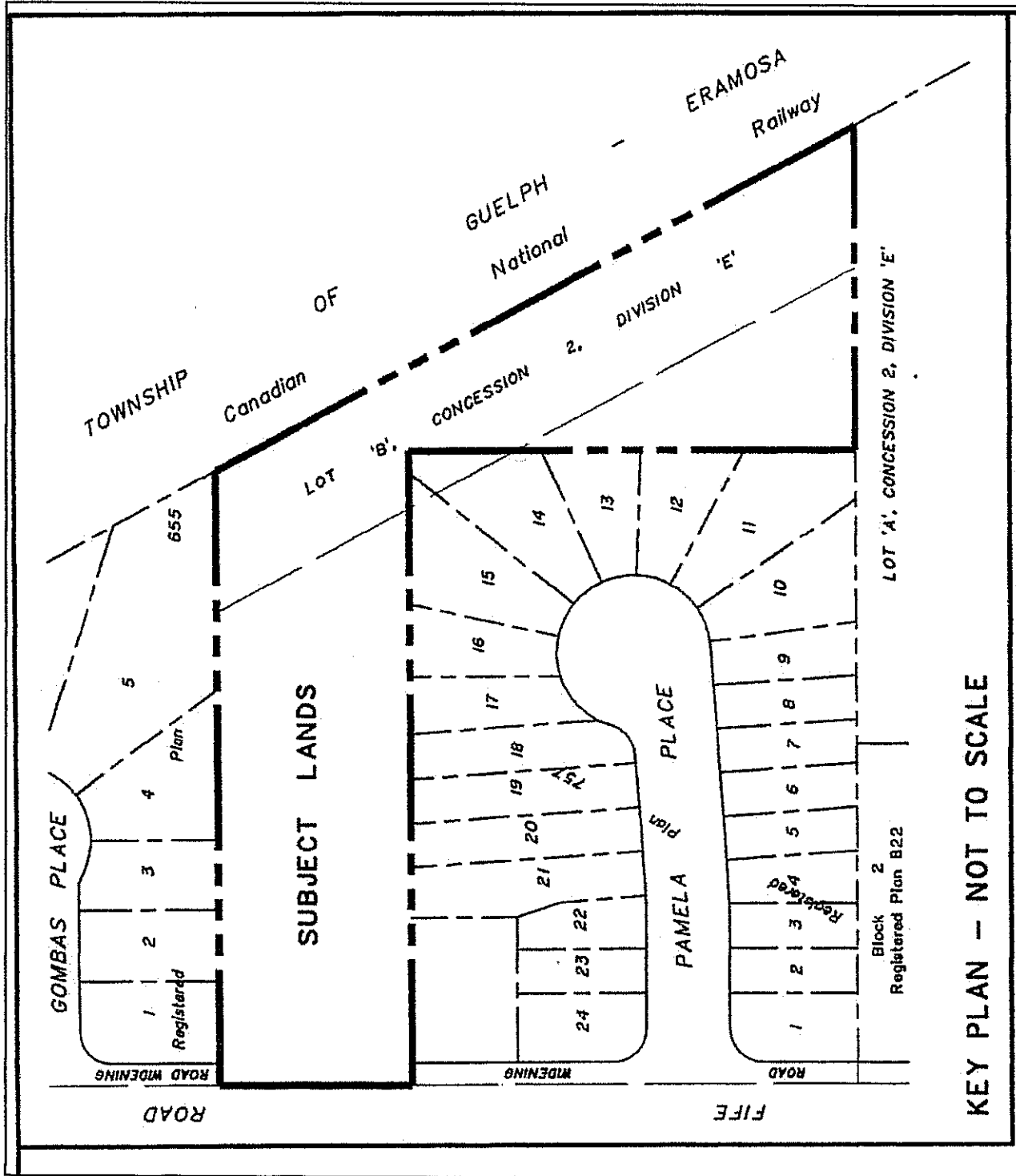
Website: www.guelphhousing.ca

ROYAL LEPAGE
ROYAL CITY REALTY
INDEPENDENTLY OWNED AND OPERATED BROKERAGE

Site Plan



Sketch



KEY PLAN - NOT TO SCALE

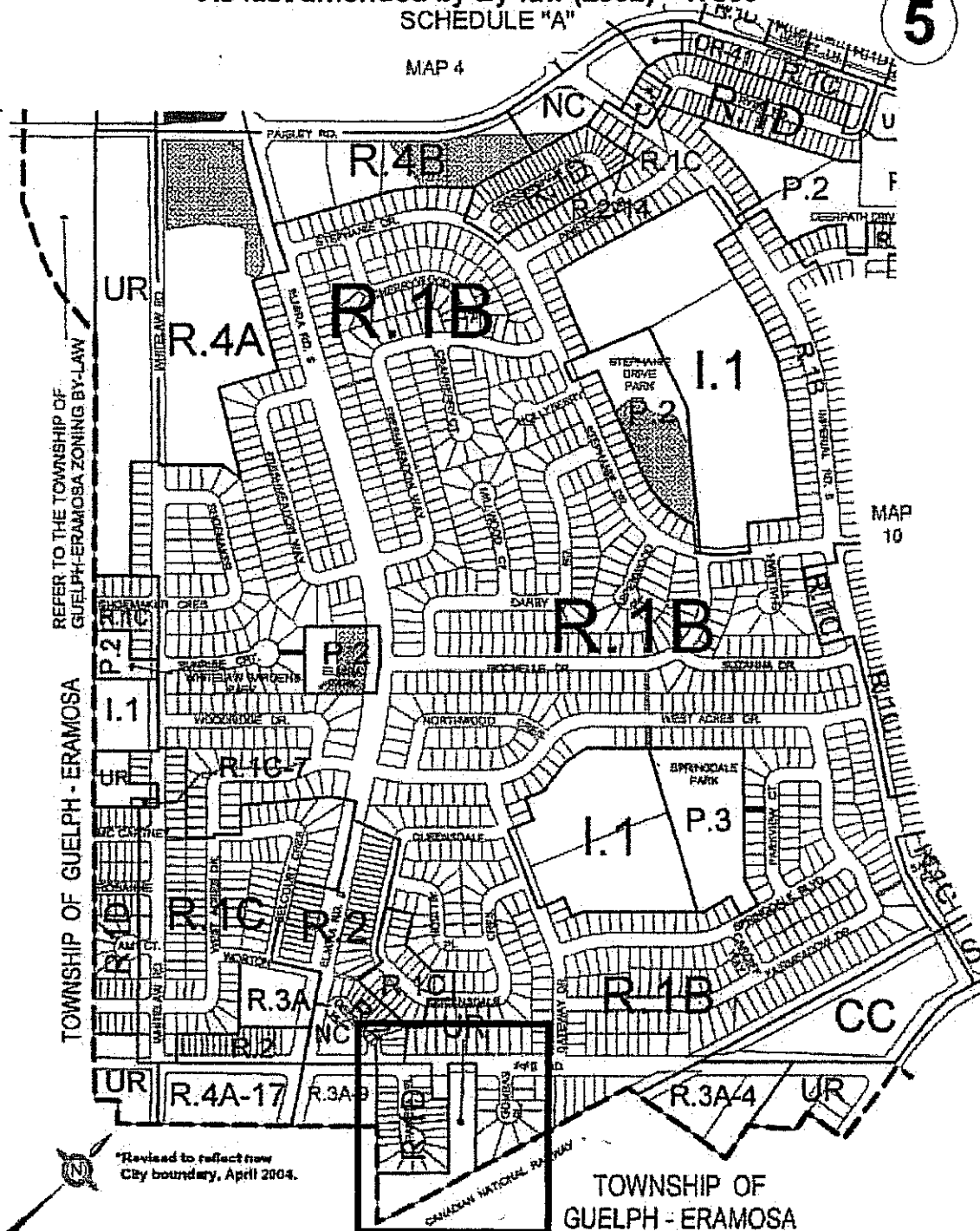
Zoning Map

CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2002) - 17000
SCHEDULE "A"

DEFINED AREA
 MAP NO.

5

MAP 4



REFER TO THE TOWNSHIP OF
 GUELPH-ERAMOSAS ZONING BY-LAW

TOWNSHIP OF GUELPH - ERAMOSAS

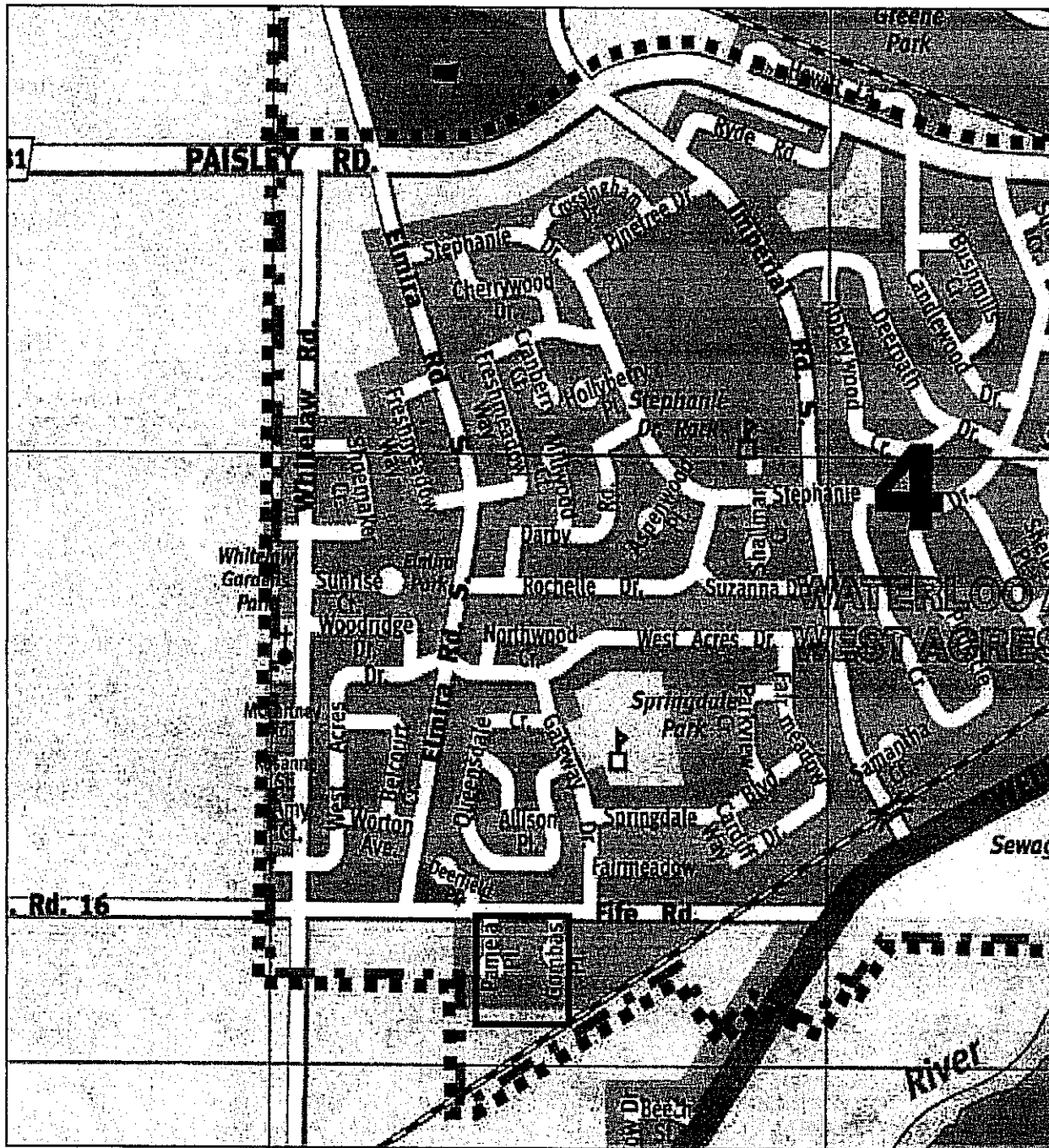
*Revised to reflect new
 City boundary, April 2004.

Scale: 1:7,500 (M)

LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS,
 SIGNIFICANT WOOD LOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)

TOWNSHIP OF
 GUELPH - ERAMOSAS

City Map



**COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES COMMITTEE
CONSENT AGENDA**

May 19, 2009

Members of the Community Development & Environmental Services Committee.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Community Development & Environmental Services Committee Consent Agenda will be approved in one resolution.

A Reports from Administrative Staff

REPORT

| DIRECTION

CDES- 2009 A.17) **Approval of 2009 Water Conservation and Efficiency Strategy Update**

Approve

THAT City Council approve the 2009 Water Conservation and Efficiency Strategy Update report and associated programs;

AND THAT staff phase in related budget changes through the 2010 Water and Wastewater User Pay Operating Budget and Capital Budget and Forecast;

AND THAT the time-based average day water reduction goals of the City's Water Supply Master Plan be set at:

- 10% reduction (5,300 m³/day) by 2010
- 15% reduction (7,950 m³/day) by 2017
- 20% reduction (10,600 m³/day) by 2025

all based on 2006 average day water use;

AND THAT the City adopt a water reduction philosophy of maintaining average day water production below the 2006 value (53,000 m³/day) for a five year period (2014);

AND THAT the City of Guelph continue the City's Outside Water Use Program to reduce the impacts of peak seasonal demands;

AND THAT the City form a Water Conservation and Efficiency Advisory Committee for the purpose of ongoing public consultation throughout the implementation of the 2009 Water Conservation and Efficiency Strategy, with an appropriate mandate and charter to be developed for the Committee;

AND THAT the City, in partnership with the Region of Waterloo, continue research into performance testing of home water softener technologies and promote, through a public educational program, performance results and related environmental benefits of high-performing technologies;

AND THAT the City's Wastewater Effluent Re-use project, commonly referred to as the "Purple Pipe" project, and associated Class Environmental Assessment, as approved by Council through the 2008 Guelph Water/Wastewater Master Servicing Plan, evaluate the potential for a communal wastewater effluent reuse system and associated design practices;

AND THAT the City undertake a feasibility study to evaluate the best practices for multi-unit residential water metering, and requirements for private servicing condition assessments for current bulk-metered, multi-unit residential customers;

AND THAT the City's Strategic Urban Forest Management Plan and the Natural Heritage Strategy define the appropriate means for protection and preservation of the City's urban forest in recognition of water conservation and storm water management benefits provided by the urban canopy;

CDES-2009 A.18) **Water Services Agreement for the Gazer-Mooney Subdivision** Approve

THAT the report of the Director of Environmental Services, regarding the Water Services Agreement for the Gazer-Mooney Subdivision, be received;

AND THAT Council authorize the Mayor and Clerk to execute an agreement with The Corporation of the Township of Guelph/Eramosa entitled "Agreement Regarding Water Services for the Gazer-Mooney Subdivision", subject to the satisfaction of the Director of Environmental Services and the Director of Corporate Services/City Solicitor.

CDES-2009 A.19) **Termite Control Program** Receive

THAT the Termite Control Program Report 2008 – Executive Summary from the Community Design and Development Services Department, be received.

CDES-2009 A.20) **Assessment of Fish Responses to Emerging Contaminants of Concern in Municipal Effluents** Approve

THAT the Mayor and Clerk be authorized to enter into an Agreement between the City of Guelph and the University of Waterloo in support of a collaborative research program entitled "assessment of fish response to emerging contaminants of concern in municipal effluents in a rapidly urbanizing watershed" subject to the satisfaction of the Director of Environmental Services and the City Solicitor.

B Items for Direction of Committee

attach.

COMMITTEE REPORT



TO **Community Development and Environmental Services Committee**

SERVICE AREA Environmental Services
DATE May 19, 2009

SUBJECT **Approval of 2009 Water Conservation and Efficiency Strategy Update**

REPORT NUMBER

RECOMMENDATIONS

“THAT City Council approve the 2009 Water Conservation and Efficiency Strategy Update report and associated programs;

AND THAT staff phase in related budget changes through the 2010 Water and Wastewater User Pay Operating Budget and Capital Budget and Forecast;

AND THAT the time-based average day water reduction goals of the City’s Water Supply Master Plan be set at;

- 10% reduction (5,300 m³/day) by 2010;
- 15% reduction (7,950 m³/day) by 2017, and;
- 20% reduction (10,600 m³/day) by 2025

all based on 2006 average day water use;

AND THAT the City adopt a water reduction philosophy of maintaining average day water production below the 2006 value (53,000 m³/day) for a 5-year period (2014);

AND THAT the City of Guelph continue the City’s Outside Water Use Program to reduce the impacts of peak seasonal demands;

AND THAT the City form a Water Conservation and Efficiency Advisory Committee for the purpose of ongoing public consultation throughout the implementation of the 2009 Water Conservation and Efficiency Strategy, with an appropriate mandate and charter to be developed for the Committee;

AND THAT the City, in partnership with the Region of Waterloo, continue research

into performance testing of home water softener technologies and promote, through a public educational program, performance results and related environmental benefits of high-performing technologies;

AND THAT the City's Wastewater Effluent Re-use project, commonly referred to as the "Purple Pipe" project, and associated Class Environmental Assessment, as approved by Council through the 2008 Guelph Water/Wastewater Master Servicing Plan, evaluate the potential for a communal wastewater effluent reuse system and associated design practices;

AND THAT the City undertake a feasibility study to evaluate the best practices for multi-unit residential water metering, and requirements for private servicing condition assessments for current bulk-metered multi-unit residential customers;

AND THAT the City's Strategic Urban Forest Management Plan and the Natural Heritage Strategy define the appropriate means for protection and preservation of the City's urban forest in recognition of water conservation and storm water management benefits provided by the urban canopy;

AND THAT staff undertake the immediate development of an enhanced public education water conservation program in 2009, subject to the availability of program funding;

AND THAT staff initiate water loss mitigation activities in 2009, as outlined in the City's Water Loss Mitigation Strategy and investigate the potential for improved water pressure management throughout distribution system;

AND THAT the City's Waterworks Division undertake a pilot study as part of the City's 2009 Water Loss Mitigation Strategy to evaluate the local implementation of Automated Metering Infrastructure (AMI) for customer water metering;

AND THAT the City's Water/Wastewater Rate Review define customer billing policies for properties possessing Rain Water Harvesting Systems;

AND THAT staff pursue external funding sources, and key partnerships, throughout implementation of the Water Conservation and Efficiency Strategy Update program recommendations;

AND THAT Guelph's Water Conservation and Efficiency Programs be extended to customers located outside of the Guelph municipal boundary who are individually metered by the City."

BACKGROUND

To meet water supply requirements to service community growth, the City initiated the Guelph Water Supply Master Plan (WSMP) in 2004. The final 2006 WSMP identified sustainable growth contingent upon the success of aggressive water conservation and efficiency programs. As part of the 50 year WSMP, water conservation was recognized as **the** preferred short term source of water supply with the following time based water reduction targets identified through the study:

- 10% reduction in 2006 total average day water use by 2010;
- 15% reduction in 2006 total average day water use by 2017; and
- 20% reduction in 2006 total average day water use by 2025.

To achieve the above targets, staff initiated the Water Conservation and Efficiency Strategy Update (WCESU) in February of 2008 and retained the assistance of Resource Management Strategies Inc. (RMSi) to assist with study completion. To meet the WSMP targets and the conservation goals of the Community Energy Program and the City's Strategic Plan, the WCESU's objective was to review program and policy alternatives, identify preferred programs, and define related implementation and resource requirements.

The WCESU was completed in March 2009. Staff are pleased to provide this final report for Council consideration and approval.

REPORT

Public Consultation and Council Workshop:

On February 25, 2009, at a Workshop held for Council, staff and RMSi provided a detailed overview of the WCESU, including work completed during the study, key study findings, and study program and policy recommendations with financial implications.

Staff identified the need for extensive public consultation as a critical component of the WCESU and necessary for developing a 'made in Guelph' solution. Accordingly, both the public and community stakeholders were encouraged, during WCESU process, to contribute and provide input on conservation alternatives and the future of water conservation in the City.

Early in the WCESU, a Council-approved Public Advisory Committee (PAC) was formed to work with the staff and the project consultant. The PAC met four times over the course of the study and provided new ideas, direction and initiatives as well as feedback on key findings. The PAC was comprised of 15 members selected from a variety of stakeholders groups including:

-
- City Council (1);
 - Industry (2);
 - Home Builders/Development (1);
 - Environmental Interest (3);
 - Plumbing (1);
 - Academia -University of Guelph (2);
 - Grand River Conservation Authority (1);
 - Public at Large (3); and
 - Chamber of Commerce (1).

Public consultation through the WCESU also involved random focus groups and a residential call survey. Through these means, the project team was able to collect both qualitative and quantitative information on individual water use habits, the extent of current conservation practices, and general public awareness of the City's conservation program and resources. The information collected then provided statistically significant data that could be extrapolated to the entire community.

Further to the above, a total of Three Public Information Centres (PIC) were held where the project team presented study progress and solicited feedback on approach, key study findings, and program alternatives. In the follow-up to each PIC, event materials were posted to the study website and online feedback tools made available to allow for input from stakeholders unavailable to attend the events.

Water Conservation and Efficiency Strategy Draft Final Executive Summary:

Attached as Appendix "A" to this report is the Water Conservation and Efficiency Strategy Update Draft Final Executive Summary for reference. The complete Water Conservation and Efficiency Strategy report, and supporting study materials, are posted for public reference on the City's website at www.guelph.ca/strategyupdate

CORPORATE STRATEGIC PLAN

1. An attractive, well-functioning and sustainable city;
5. A community-focused, responsive and accountable government;
6. A leader in conservation and resource protection/enhancement;
- 6.1 Coordinated management of parks, the natural environment and the watershed;
- 6.3 A safe and reliable local water supply;
- 6.5 Less energy and water per capita use than any comparable Canadian city.

FINANCIAL IMPLICATIONS

2010 Proposed expansions and program funding requirements will be brought forward for Council's consideration as part of 2010 user pay budget and business plan deliberations.

DEPARTMENTAL CONSULTATION

Corporate Communications, Engineering Services, and Building Services were members of the WC&ESU Staff Project Team and have participated in the project since its inception.

COMMUNICATIONS

The project has included a significant public consultation program (see above.)

ATTACHMENTS

Appendix "A" – Water Conservation and Efficiency Strategy Update Draft Final Executive Summary

Prepared By:

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Water Conservation Project Manager
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Recommended By:

Peter Busatto
Manager of Waterworks
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Recommended By:

Janet Laird, Ph.D.
Director of Environmental Services
(519)822-1260, ext. 2237
janet.laird@guelph.ca



CITY OF GUELPH

WATER CONSERVATION AND EFFICIENCY STRATEGY UPDATE

Executive Summary

February 18, 2009

RMSi Resource Management Strategies Inc.
Protecting resources for future generations

1.0 Executive Summary

The City of Guelph has a history of environmental stewardship and leadership. This attitude and action can be observed in the area of water conservation. As one of the largest cities in Canada dependent solely on a groundwater source of water supply, Guelph has been providing water conservation and efficiency education for a number of years and more recently technical programming such as toilet and water efficient clothes washer rebates as well as Industrial, Commercial and Institutional audits and incentive programs.

In June, 1998, the City of Guelph initiated a Water Conservation and Efficiency Study (WC&E) to develop a comprehensive water conservation and efficiency plan for the City's residential, industrial, commercial and institutional sectors. The study established an integrated relationship between the environmental, technical, regulatory and social acceptance of numerous water efficiency alternatives and upon completion in 1999 the Water Conservation and Efficiency study identified the following set of recommendations:

- That City staff accept the Water Conservation & Efficiency Steering Committee's recommended Water Conservation & Efficiency Plan and prepare regular reports on the status of the City's water supply and wastewater treatment capacity.
- That Alternative Day Lawn Watering remain mandatory.
- That a permanent ban on lawn watering not be implemented, however, the ability to temporarily eliminate lawn watering in the event of an emergency be retained.
- That city Staff be directed to require individual metering, where feasible, in all new multi-residential housing.
- That the City continue to track and assess innovations in water conservation and efficiency technology and pursue changes in applicable legislation. Opportunities for inclusion of new or improved technologies should be evaluated on a regular basis.
- That a water rate study, in order to reassess peak period and conservation pricing, be completed by January 1, 2002.
- That the City of Guelph undertake a water audit of City facilities beginning in 1999, and commence installation of required water conservation and efficiency fixtures in order to lead by example.
- That the City continue to pursue opportunities to use the water bill as an educational tool.
- That staff be directed to review processes to regulate automatic lawn water sprinkler installation and maintenance.
- That staff be directed to encourage owners of private distribution system to minimize their unaccounted for water (UFW).
- That staff consider implementing an environmental management system, such as ISO 14000, for the Waterworks and Wastewater Services, and promote similar environmental management systems in the private sector.
- That the City continues its policy of charging full water and wastewater rates for all water used.
- That various funding methods be investigated for the financing of water conservation and efficiency methods.
- That the City establish an implementation committee to oversee the development of the Water Conservation & Efficiency Plan.

To meet future water supply requirements to service and sustain projected community growth, the City initiated the Guelph Water Supply Master Plan in 2004. Through the development of the Water Supply Master Plan, the employment of an enhanced water conservation and efficiency strategy, mitigation of distribution-based water loss, and education/policy/rate based reviews, were identified as the preferred short-term options to reclaim critical supply capacity in concert with optimization and rehabilitation of current supply based infrastructure. With a finite groundwater source, and uncertainty regarding the availability of further groundwater sources or impact of additional water taking from current sources, the finalized 2006 Water Supply Master Plan identified sustainable growth potential in the City contingent upon the success of aggressive water conservation and efficiency programs. As part of the 50 year Master Plan water conservation was recognized as a preferred short term source of water supply and recognized the following time based water reduction targets:

- 10% reduction in 2006 total average day water use by 2010
- 15% reduction in 2006 total average day water use by 2017
- 20% reduction in 2006 total average day water use by 2025

Upon Council's approval of the Water Supply Master Plan, full implementation of the 1999 Water Conservation and Efficiency Study was undertaken with enhanced annual financial support granted to the City's Water Conservation and Efficiency Program in support of pursuing the above targets in the time required to undertake an update to the City's Conservation and Efficiency Strategy.

In 2007, the City Council endorsed the Community Energy Plan which noted the per capita water and energy goal of *Using less energy and water per capita than any Comparable Canadian City*. Later that year, the goal was reiterated and identified through Goal 6 of the City of Guelph 2007 Strategic Plan, noted below:

Natural Environment - A leader in conservation and resource protection/enhancement:

Strategic Objective 6.5 – Use less energy and water per capita than any Comparable Canadian City.

With the emergence of regulatory and technology advancements since the completion of the City's original 1999 Conservation and Efficiency Study, City staff began development of the Water Conservation and Efficiency Strategy Update in February of 2008. For assistance in the development of the strategy, City staff retained project consultant Resource Management Strategies Inc. (RMSi) through a request for proposal process. Included in RMSi's extended consulting team was Leapfrog Energy Technologies, David Pearson Consultancy, Hetek Solutions and B+T Engineering.

The goal of the Water Conservation and Efficiency Strategy Update was to identify preferred program, policy and resource alternatives to best meet the water reduction goals identified in the Guelph Water Supply Master Plan, Community Energy Plan and Council Strategic Plan. In addition, the Water Conservation and Efficiency Strategy Update was to identify preferred program implementation forecasts, and program support staff and maintenance based resources required to meet and sustain the water reduction goals over the planning period.

With the importance of ongoing public consultation throughout the development of the Water Conservation and Efficiency Strategy Update, the formation of a Water Conservation and Efficiency Strategy Public Advisory Committee (PAC) was endorsed by Council. Following Council approval the PAC was formed to work with the staff and project consultant team. A total of 14 members were selected from a variety of stakeholders groups including:

- City Council (1)
- Industry (2)
- Home Builders/Development (1)
- Environmental Interest (3)
- Plumbing (1)
- Academia -University of Guelph (2)
- Grand River Conservation Authority (1)
- Public at Large (3)
- Chamber of Commerce (1)

The PAC met four times throughout the development of the strategy and provided new ideas, direction and initiatives for the consultant team to consider while providing feedback to key findings and progress provided.

To solicit feedback from further members of the public, a series of Public Information Centres (PICs) were held through the Strategy Update process. Through these events, residents and area stakeholders were introduced to the project scope and planned activities, and provided with results to date including: public consultation, market research, residential water use demand analysis, Industrial, Commercial and Institutional water use demand analysis, evaluation of distribution system water loss and water supply demand forecast. As part of each event, a round table discussion was held to obtain input towards the direction of the strategy and to solicit programming ideas.

As a first step to the study, focus groups were held to capture community input to the process through qualitative market research. The data captured does not provide statistically relevant information. However, information gained from the focus groups was used to develop context around water conservation and efficiency, understand issues and local concerns, and explore the appropriate means of communications to achieve success in project development and delivery. In total, three (3) focus groups were conducted on April 22nd, 2008 at a professional focus group facility in Guelph, moderated by a professional market researcher. Each group consisted of 5-7 participants, and lasted approximately 90 minutes. Participants in this research were randomly recruited residents of the City of Guelph.

Finally, a customer survey was completed to capture community input in a quantitative manner, providing statistically significant data that could be extrapolated to the entire community. To accomplish this, 400 randomly selected Guelph residents on municipal water supply were contacted by telephone between June 23rd and June 30th, 2008. Residents were asked a series of questions pertaining to water and water conservation in their community. Through this process, there was a series of scaled (i.e. choose 1- 10), and both open (i.e. how do you feel about...) and closed ended questions (i.e. yes or no).

Information gathered provided data on demographic information, general public knowledge, participation and satisfaction in water efficiency programs offered by the City of Guelph, water use behaviour indoors and outdoors, willingness and desired/required incentives for implementing water saving mechanisms.

The promotion of water conservation and efficiency is not new in the City of Guelph. Since the development of the Water Conservation and Efficiency Study (WC&ES) in 1999 the City has been actively completing a whole range of water efficiency measures including:

- Royal Flush Toilet Program, a rebate program introduced in 2003
- Smart Wash Clothes Washer Rebate Pilot Program, a rebate program launched February 2008
- Industrial, Commercial and Institutional (ICI) Water Capacity Buyback Program, introduced in 2007
- Outside Water Use Program, out water use restrictions introduced in 2001
- Landscape Assessment Pilot Program, launched in May, 2008
- City of Guelph Facility Water Efficiency Retrofits, a program to lead by example
- Public Education and Outreach including
 - Waterloo / Wellington Children's Water Festival
 - Guelph International Resource Centre (GIRC) Water Efficiency Workshop Series (2007/2008)
 - 2008 City of Guelph Water Conservation Breakfast Workshop
 - Green Impact Guelph (GIG) Partner
 - Annual Waterworks Open House
 - Guelph Water Conservation and Efficiency Awards
 - Participation in numerous Community Events and Festivals

These above activities have contributed to significant water savings since 2003 as indicated in the following Table 1.

Table 1: Water Efficiency Results since 2003

Water Conservation Savings by Year 2003 to 2008				
Year	Program	Savings (m3/day)	Savings (m3/yr)	Total Annual Savings (m3/yr)
2003	Royal Flush	80.0	29,200.0	29,200.0
2004	Royal Flush	80.0	29,200.0	29,200.0
2005	Royal Flush	80.0	29,200.0	29,200.0
2006	Royal Flush	80.0	29,200.0	29,200.0
2007	Royal Flush	81.9	29,893.5	29,200.0
2007	ICI Capacity Buyback - U of G	312.0	113,880.0	143,773.5
2008	Royal Flush	189.1	69,021.5	
2008	ICI Capacity Buyback - Cargill	190.0	69,350.0	
2008	Smart Wash Program	30.0	10,950.0	149,321.5
Total Savings		1,123.0		409,895.0

In order to develop the strategy, significant investigation and analysis of previous plans and strategies, water system, infrastructure, capital plans, demand forecasts, population projections and housing trends. The key findings are as follows:

- Gross water demand (total billed water supplied divided by population) has declined 17% from 444 litres per capital per day (Lcpd) in 1999 to 370 Lcpd in 2007,
- The City's population increased 14.6% from 101,857 residents in 1999 to 116,766 in 2007;
- The Residential Single Family water demand (total billed residential single family water supply divided by single family population) of 230 Lcpd in 2007 is significantly lower than the Canadian national average of 335 Lcpd and lower than most Ontario communities;
- The Residential Multi Family water demand (total billed residential multi family water supply divided by multi family population) was 153 Lcpd in 2007;
- 5% or 133 Industrial, Commercial and Institutional customers consume 80% of the overall water demand in that sector;
- Based on 2007 data, the City of Guelph has a Infrastructure Leakage Index (ILI) of 2.94 placing it in the Performance Category B with the potential for some improvement;
- The City is currently saving 1,123 m³ per average day (or 409, 895 m³/year) of water as a result of its water conservation and efficiency efforts since 2003. These average day savings would represent the equivalent water resources required for approximately 1000 new homes. A breakdown of daily water savings achieved by conservation program is provided in Table 1 above.

The research, technical analysis and public consultation completed as part of the Water Conservation and Efficiency Strategy Update has resulted in the following program recommendations.

Recommended Water Conservation and Efficiency Strategy Components

Single Family Detached Residential Indoor Measures

- Provide rebates to residents who replace inefficient 13L toilets and install ultra low flow toilets, high efficiency toilets or dual flush toilets.
- Provide rebates to residents who purchase and install water efficient clothes washers, water efficient central humidifiers and floor drain covers.
- Provide rebates to residents who install a grey water reuse system.
- Provide rebates to residents who install a rain water harvesting system.
- Visit homes and install free of charge low flow showerheads, low flow kitchen aerators and repair any water leaks while there.

Single Family Detached Residential Summer Demand Measures

- Provide rebates to residents who purchase and install watering timers.
- Visit homes and educate residents on how to maintain their lawns and water less and how to convert their properties to water efficient landscapes.
- Provide rebates or subsidized pricing for residents who purchase a rain barrel or larger water storage unit.

Multi Family Residential Indoor Measures

- Provide rebates to building owners who purchase and install ultra low flow toilets, high efficiency toilets or dual flush toilets.
- Provide rebates to building owners who purchase and install a water efficient clothes washer in their laundry rooms.
- Visit apartments and install free of charge low flow showerheads, low flow kitchen aerators and repair any water leaks while there.

Residential New Development Indoor Measures

- Provide rebates to builders who proactively purchase and install approved high efficiency toilets or dual flush toilets, low flow showerheads and low flow kitchen faucets at the time of new home construction..
- Provide rebates to builders who purchase and install water efficient clothes washers, water efficient central humidifiers and floor drain covers at the time of new home construction.
- Provide rebates to builders who install a grey water reuse system at the time of home construction.
- Provide rebates to builders who install a rain water harvesting system at the time of home construction.
- Note: New home owners would realize the benefit of ongoing water savings.

Residential New Development Summer Demand Measures

- Provide rebates to builders who install watering timers.
- Provide rebates to builders who install water efficient landscapes as part of new home construction.

Industrial/Commercial/Institutional Measures

- Provide rebates to facilities who replace inefficient 13L toilets with ultra low flow toilets, high efficiency toilets or dual flush toilets.
- Provide rebates to local businesses who purchase and install a water efficient clothes washer in their operations.
- Visit commercial kitchens and install free of charge low flow pre-rinse spray valves.
- Complete ten comprehensive water audits per year and offer a capacity buy-back rebate to any facility that implements all or some of the water saving recommendations.

Municipal Measures

- Design and implement five (5) district meter areas per year for three years in order to locate, quantify and repair the leakage within the water distribution system.
- Complete Property Water Use Audits of existing municipal buildings and implement water efficiency retrofits and public demonstration projects. Identification and priority setting is currently ongoing. A City Building Water Efficiency Plan anticipated for completion in late 2009 and will include appropriate water reduction targets.

Public Education

- Distribution of booklets, leaflets, and fact sheets at home shows and community and environmental events.
- Distribution of a water efficiency bulletin in the water bills.
- Displays at home shows, fairs and community events.

- Newspaper articles and advertisements.
- Develop and maintain a website to educate the public on water efficiency.
- Provide workshops and seminars to the public on water saving techniques both inside and outside the home.
- Provide water efficient demonstration gardens for the public to visit and learn.

Youth Education

- Develop and deliver a water efficiency education program based on the Ontario curriculum requirements.
- Continue annual participation in the Waterloo Wellington Children's Groundwater Festival.

Policy Based Recommendations (requiring Council approval)

- That the time based average day water reduction goals of the City's Water Supply Master Plan be formally endorsed as;
 - 10% reduction (5,300 m³/day) by 2010, based on 2006 average day water use;
 - 15% reduction (7,950 m³/day) by 2017, based on 2006 average day water use, and;
 - 20% reduction (10,600 m³/day) by 2025, based on 2006 average day water use;
- That the City adopt a water reduction philosophy of maintaining average day water production below the 2006 value (53,000 m³/day) for a 5 year period (2014).
- That the City of Guelph continue operation of the City's Outside Water Use Program in efforts to reduce impacts of Peak Seasonal Demands.
- That the City form a long standing Water Conservation and Efficiency Advisory Committee for purpose of ongoing public consultation throughout the implementation of the 2009 Water Conservation and Efficiency Strategy Update with an appropriate mandate and charter to be developed for the Committee..
- that the City in partnership with the Region of Waterloo continue performance testing research of home water softener technologies and promote through a public educational program technology performance results and related environmental benefits of preferred technologies.
- That the City's Wastewater Effluent Re-use dedicated pipe project, commonly referred to as the "Purple Pipe" project, and Class Environmental Assessment, as approved by Council through the 2008 Guelph Water/Wastewater Master Servicing Plan, evaluate the further potential for a communal wastewater effluent reuse system and design practices for customer serving of the effluent reuse source.
- That the City undertake a feasibility study to evaluate the best practices for multi-unit residential water metering and private servicing condition assessment requirements for current bulk metered multi-unit residential customers.
- That the City's Strategic Urban Forest Management Plan and the Natural Heritage Strategy define the appropriate means for protection and preservation of the City's urban forest in recognition of water conservation and storm water management benefits provided by the urban canopy.
- That staff undertake the immediate development of an enhanced public education water conservation program in 2009 subject to the availability of program funding.
- That staff initiate water loss mitigation activities in 2009 as outlined in the City's Water Loss Mitigation Strategy and investigate the potential for improved water pressure management in distribution system.

- That the City's Waterworks Department undertake a pilot study as part of the City's 2009 Water Loss Mitigation Strategy to evaluate the local implementation of Automated Metering Infrastructure (AMI) for customer water metering.
- That the City's Water/Wastewater Rate Review define customer billing policies for properties possessing Rain Water Harvesting Systems.
- That staff pursue external funding sources, and key partnerships, throughout implementation of the Water Conservation and Efficiency Strategy Update program recommendations.

The capital budget necessary to implement the ten year strategy is shown in the following Table 2.

Table 2: Ten Year Capital Budget

Ten Year Capital Plan	Total Cost	Total Accumulative Savings (Ml/day)	Cost per Litre
Single Family Detached Residential - Indoor Demand Measures	\$ 7,579,870	3,448,980	\$ 2.20
Single Family Detached Residential - Summer Demand Measures	\$ 2,385,000	996,500	\$ 2.39
Multi Family Residential	\$ 1,413,316	589,770	\$ 2.40
New Development Residential - Indoor Demand Measures	\$ 2,272,500	583,650	\$ 3.89
New Development Residential - Summer Demand Measures	\$ 1,026,000	294,000	\$ 3.49
Industrial/Commerical/Institutional	\$ 1,987,900	1,135,700	\$ 1.75
Distribution Leakage Reduction	\$ 238,500	1,725,000	\$ 0.14
Public Education	\$ 1,420,000		
Youth Education	\$ 1,030,000		
Other Municipal Initiatives	\$ 940,000		
Total	\$ 20,293,086	8,773,600	\$ 2.31

Funding Allocation	Total
Approved DC Forecast	\$ 2,759,958
Current Water Conservation Funding (Rate Base)	\$ 5,835,115
Additional Funding (Rate Base)	\$ 11,698,013
Total	\$ 20,293,086

The \$11,698,013 of additional required funding represents a 4.3% water rate increase in 2010.

The cost-effectiveness of a water efficiency strategy is evaluated by determining the cost per litre for the water saved. The cost per litre for water saved is then compared to the cost per litre to construct new water supply and wastewater infrastructure. If the cost per litre of saved water is less than the cost to construct new capacity, then the water efficiency strategy is deemed cost effective. It is important to note that the calculated cost relating to construction of an additional litre of water and wastewater capacity does not include the cost of debt financing of construction projects. It is also important to note, that this figure does not include the cost of additional infrastructure required for the distribution and conveyance of water and wastewater to and from newly serviced areas such as water/wastewater mains, pumping stations or system reservoirs.

In southern Ontario, the combined water and wastewater construction cost per litre of additional supply/treatment capacity ranges from approximately \$2.00 to \$8.10. For the purpose of this study, a combined water and wastewater construction cost of \$4.00 per litre of additional average day capacity was utilized for the financial analysis of the various conservation measures. Overall, the suite of preferred conservation measures identified in the final Conservation and Efficiency Strategy Update recommendation

equalled a total program cost of \$2.31 per litre of additional average day capacity (as noted in Table 2 above). Based on this analysis, the total cost per litre for the conservation program is 42% more cost effective than the cost of constructing new water and wastewater capacity.

Water savings generated from the efficiency strategy should be viewed in the same manner as constructing a new water treatment facility. If the City were to design and build a new facility to deliver 8.7 ML/d, a budget for a maintenance program would be included to ensure that the facility continues to deliver 8.7 ML d in the future. Water saved from a water efficiency strategy should be viewed similarly.

The strategy has been developed to save a specific amount of water and maintenance will continue to sustain the savings into the foreseeable future. The recommended maintenance budget is included in Table 3.

Table 3: Ten Year Maintenance Budget

Ten Year Maintenance Plan	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Costs	Costs	Costs	Costs	Costs	Costs
Single Family Detached Residential - Indoor	\$ 16,213	\$ 16,426	\$ 17,277	\$ 17,916	\$ 18,554	\$ 19,193
Single Family Detached Residential - Summer Demand	\$ -	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
Multi Family Residential	\$ 16,112	\$ 16,223	\$ 16,670	\$ 17,005	\$ 17,340	\$ 17,674
Industrial/Commercial/Institutional	\$ 12,061	\$ 12,122	\$ 22,867	\$ 23,051	\$ 28,104	\$ 31,881
Distribution Leakage Reduction				\$ 47,700	\$ 47,700	\$ 47,700
Total	\$ 44,386	\$ 62,771	\$ 74,814	\$ 123,671	\$ 129,698	\$ 134,448

Ten Year Maintenance Plan	Year 7	Year 8	Year 9	Year 10	Total
	Costs	Costs	Costs	Costs	Costs
Single Family Detached Residential - Indoor	\$ 19,831	\$ 20,470	\$ 21,108	\$ 21,747	\$ 188,733
Single Family Detached Residential - Summer Demand	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 162,000
Multi Family Residential	\$ 18,009	\$ 18,344	\$ 18,679	\$ 19,014	\$ 175,070
Industrial/Commercial/Institutional	\$ 31,907	\$ 31,933	\$ 31,959	\$ 73,985	\$ 299,870
Distribution Leakage Reduction	\$ 47,700	\$ 47,700	\$ 47,700	\$ 47,700	\$ 333,900
Total	\$ 135,447	\$ 136,447	\$ 137,446	\$ 180,446	\$ 1,159,573

It is important to have a monitoring and evaluation program to ensure that the water savings are achieved initially, and that those savings are sustained over time.

Table 4 below provides the monitoring and evaluation by year for the ten year strategy.

Table 4: Ten Year Monitoring and Evaluation Budget

Ten Year Monitoring and Evaluation Plan	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Costs	Costs	Costs	Costs	Costs	Costs
Single Family Residential - Indoor	\$ 345,000				\$ 180,000	
Single Family Residential - Summer Demand	\$ 45,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 98,460	
Multi Family Residential	\$ 315,000				\$ 120,000	
Industrial, Commercial and Institutional	\$ 297,000				\$ 37,700	
Total	\$ 1,002,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 436,160	\$ -

Ten Year Monitoring and Evaluation Plan	Year 7	Year 8	Year 9	Year 10	Total
	Costs	Costs	Costs	Costs	Costs
Single Family Residential - Indoor				\$ 180,000	\$ 705,000
Single Family Residential - Summer Demand				\$ 98,460	\$ 313,920
Multi Family Residential				\$ 120,000	\$ 555,000
Industrial, Commercial and Institutional				\$ 37,700	\$ 372,400
Total	\$ -	\$ -	\$ -	\$ 436,160	\$ 1,946,320

The reduction of water-use through an efficiency program and the associated energy savings provides significant greenhouse gas reductions. With climate-change in mind, most municipalities have set their own greenhouse gas reduction targets.

Water efficiency can be a positive contributor to meeting those targets. The full implementation of the Water Conservation and Efficiency Strategy Update recommendations provides energy savings and greenhouse gas emissions reduction as indicated in Table 5 below.

Table 5: Estimated Energy Savings and Associated Greenhouse Gas Emission Reductions

	Water Savings per Year (m ³ /year)	Energy Savings per Year	CO ₂ Reductions per Year (tonnes/yr)
Overall Water Savings	3,202,364	2,348,934 KWh Electricity	728 tonnes
Low Flow Showerheads and Faucets	Included in above	684,216 m ³ Natural Gas	1,294 tonnes
Pre-Rinse Spray Valves	Included in above	206,325 m ³ Natural Gas	390 tonnes
Overall CO ₂ Reductions			2,412 tonnes

Electric savings 2,348,934 KWh for the City of Guelph represents a savings of \$40,936 on its electric bill per year

The reduction of 2,412 tonnes in CO₂ represents the equivalent of 438 cars removed from the road each year

The final 2006 Water Supply Master Plan identified sustainable growth potential in the City contingent upon the success of aggressive water conservation and efficiency programs and identified the following overall targets in support of growth:

- 10% reduction (5,300 m³/day) by 2010, based on 2006 average day water use;
- 15% reduction (7,950 m³/day) by 2017, based on 2006 average day water use; and;
- 20% reduction (10,600 m³/day) by 2025, based on 2006 average day water use;

A major objective of this study was to determine if the above targets were achievable.

Total Potential Water Savings:

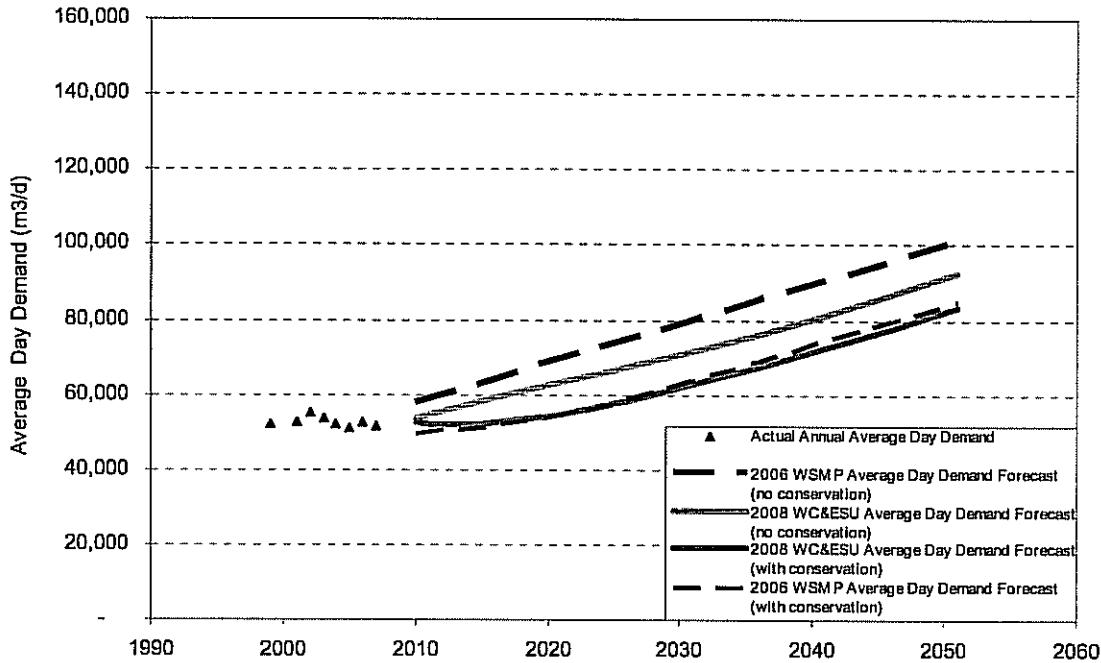
The analysis determined that the total potential for water efficiency is 13,661 m³/average day of water savings. However, meeting this total water efficiency potential assumes a 100% participation rate in all conservation programs and extensive program funding. This analysis also assumes an overall decrease in residential single family demand from the current 230 Lcpd to 153 Lcpd, which may not be feasible for all vintages of homes in the City.

Total Achievable Water Savings:

Since the 2006 WSMP, the City has achieved 883 m³ per average day in water savings. The recommended ten year strategy in this report indicates an achievable water savings of an additional 8,774 m³ per average day by 2019. The combined savings represents a total of 9,657 m³ per average day water savings, which means

that 90% of the 2025 water reduction goal (i.e. 10,600m³/day) can be achieved by 2019,. Not included in this estimate is the additional savings attributed to public and youth education. All would agree that education contributes to water conservation and efficiency but as discussed in the report, the exact savings are not possible to estimate or quantify. The above achievable water savings are predicated on adequate program funding throughout the 25-year timeline.

Figure 1: City of Guelph Average Day Demand Projections



The recommended ten year strategy has been developed to take full advantage of the available market potential. Not all, but most of the inefficient toilets, clothes washers, showers and faucets will have been replaced by the end of the ten year period. Additional savings will be more difficult to generate with traditional water saving technologies and more emphasis will be placed on emerging technologies such as grey water reuse and rain water harvesting.

A summary of water efficiency programs being implemented by municipalities in Ontario can be found in Appendix A. City of Guelph’s water conservation and efficiency strategy was developed with these neighbouring municipalities programs in mind, aligning the programming to leveraged known successes.

In addition to the recommended programs, it is anticipated that the City will pursue partnering with other municipalities and government agencies in the pursuit of research and development of new and emerging water efficiency technologies and practices.

Advancements to regulations, codes and standards could go a long way in ensuring water efficient housing and businesses in the future. Currently, the Ontario Building Code requires water efficient fixtures in all new

construction; however the retrofit market can still install inefficient toilets. Associations such as the Ontario Water Works Association and the Canadian Water and Wastewater Association, in conjunction with Canadian municipalities are lobbying for the adoption of a regulation that would ban inefficient toilets from all applications. This would assist the municipalities in their pursuit of water efficiency and could reduce or eliminate the need for rebates.

As noted above, water efficiency generates a number of co-benefits including energy savings and reductions in greenhouse gas emissions. Electric and natural gas utilities, with the encouragement of regulators and governments, have been enthusiastic in their promotion of energy efficiency. These agencies are ideal partners for water efficiency programs. By pursuing these types of partnerships the cost of programs can be shared as well as the benefits.

The implementation of this strategy by the City of Guelph will ensure financially and environmentally sustainable water resources for today and future generations.

COMMITTEE REPORT



TO **Community Development and Environmental Services
Committee**

SERVICE AREA Environmental Services
DATE May 19, 2009

SUBJECT **Water Services Agreement for the Gazer-Mooney
Subdivision**

REPORT NUMBER

RECOMMENDATION

THAT the report of the Director of Environmental Services, regarding the Water Services Agreement for the Gazer-Mooney Subdivision, be received;

AND THAT Council authorize the Mayor and Clerk to execute an agreement with the Corporation of the Township of Guelph/Eramosa entitled "Agreement Regarding Water Services for the Gazer-Mooney Subdivision", subject to the satisfaction of the Director of Environmental Services and the Director of Corporate Services/City Solicitor.

BACKGROUND

Since 1980, the City of Guelph's Waterworks Division (Waterworks) has operated the drinking water distribution system of the Gazer-Mooney Subdivision located within the Township of Guelph/Eramosa (the Township) in accordance with an agreement with the Township signed in 1980 (included in Appendix "A").

The Agreement was renewed in 1990. The Gazer-Mooney water distribution system description is included in Appendix "B".

New requirements under the Safe Drinking Water Act, 2002 (SDWA) relating to the Municipal Drinking Water Licensing (MDWL) program establish the need to ensure the agreement is current, and that roles and responsibilities of "Owner" and "Operating Authority" are clearly defined.

REPORT

The attached 2009 Water Services Agreement is current, captures existing practices, confirms the relationship between the Township and the City of Guelph and identifies the roles and responsibilities of "Owner" (the Township) and "Operating Authority" (the City of Guelph), as required by the SDWA.

Staff and legal counsel representing the Township of Guelph/Eramosa have reviewed the proposed agreement and are satisfied.

Staff are seeking Council's authorization for the Mayor and Clerk to execute the 2009 "Agreement Regarding Water Services for the Gazer-Mooney Subdivision" (presented in Appendix "C") between the City of Guelph and the Township, in compliance with the requirements of the SDWA.

CORPORATE STRATEGIC PLAN

The "Agreement Regarding Water Services for the Gazer-Mooney Subdivision" (the Agreement) aids the City of Guelph to meet Strategic Objective 6.3, i.e. "A safe reliable local water supply".

FINANCIAL IMPLICATIONS

All financial implications relating to the agreement have been accounted for in the approved 2009 Waterworks Budget.

DEPARTMENTAL CONSULTATION

Corporate Services – Legal Services Division and Waterworks Division staff have been consulted on the development of the agreement. Comments and feedback have been incorporated into the Agreement appended to this report.

COMMUNICATIONS

In order to meet the requirements of the SDWA and the Agreement, Guelph Waterworks will prepare an Annual Report to both the City's and to the Township's Councils on the continuing suitability, adequacy and effectiveness of the Gazer-Mooney drinking water distribution system.

ATTACHMENTS

- Appendix A - Copy of Original Agreement Regarding the Supply of Water for the Gazer-Mooney Subdivision (1980);
- Appendix B – Gazer-Mooney Water Distribution System Description;
- Appendix C – Agreement Regarding Water Services for the Gazer-Mooney Subdivision (2009)

Prepared By:

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Original Signed by Peter Busatto

Endorsed By:

Peter Busatto
Manager of Waterworks
519-822-1260, ext. 2165
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Original Signed by Janet Laird

Recommended By:

Janet L. Laird, Ph.D.
Director of Environmental Services
519-822-1260, ext. 2237
janet.laird@guelph.ca

THIS AGREEMENT made this 5th day of May, 1980

BETWEEN:

THE CORPORATION OF THE CITY OF GUELPH

hereinafter called the "CITY",

AND:

THE CORPORATION OF THE TOWNSHIP OF GUELPH

hereinafter called the "TOWNSHIP".

WHEREAS the Township proposes to construct a municipal water distribution system to service only the lots within Registered Plans Nos. 449 and 451 in the Township of Guelph hereinafter called the Service Area;

AND WHEREAS it is expedient that the supply of water to service the Service Area should come from the City water distribution system;

AND WHEREAS this agreement is made pursuant to the provisions of Section 254 and of Section 352, Subsections 2 and 5 of the Municipal Act, R.S.O. 1970, Chapter 284, and under Section 11 of the Public Utilities Act, R.S.O. 1970, Chapter 390, for the joint management and operation of the water system in the Service Area.

AND WHEREAS by By-law Number 1980-10349, the City has approved the terms of this agreement and the entry into this agreement by the parties hereto;

AND WHEREAS by By-law Number 24/80, the Township has approved the terms of this agreement and the entry into this agreement by the parties hereto;

NOW THEREFORE in consideration of the premises and the mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:-

1. The City agrees to provide water only to the Service Area and to the residences constructed in the Service Area for a period of ten (10) years from the date of this agreement provided that this agreement may be renewed from time to time by negotiations between the parties hereto.

*Final Agreement as Signed
Rec'd from W. Hamilton
May 21/80*

2. The City will, at its own expense, provide the necessary trunk watermains to present termination points within the City of Guelph capable of supplying a sufficient and potable water supply only to the residences in the Service Area.
3. The Township will, at the expense of the Township, construct the necessary water distribution system to service only the residences within the Service Area complete including watermains, valves, hydrants, service connections to the edge of the lots to be serviced, connection to the City's trunk watermains at their present point of termination within the City of Guelph, together with all necessary appurtenances, all in accordance with designs and specifications meeting the approval of the City.
4. The design and construction of the trunk watermains by the City and of the water distribution system and service connections by the Township, shall be subject to the approval of the Ministry of the Environment. The water to be supplied under this Agreement by the City shall meet the quality standards for municipal potable water supplies set by the Ministry of the Environment.
5. The City will maintain the water distribution system and the connecting main constructed by the Township to service the Service Area in the same manner and to the same level of maintenance as is provided to the water distribution system within the City of Guelph, all at the entire expense of the City.
6. The City agrees to supply, install and maintain a water meter on each service connection within the Service Area, in the same manner and to the same level of maintenance as is provided within the City of Guelph.
7. The City is hereby granted the right to enter upon the lands of the Township for the purposes of maintaining and of effecting repairs to the water distribution system and to the water meters.

8. Each homeowner or consumer in the service area will be required to sign an agreement at the offices of Guelph Hydro or such other place as the City may direct from time to time covering the terms and conditions of the supply of an payment for water consumed by such homeowner, and shall pay to the City the cost of water supplied in accordance with such agreement. Payment for water supplied shall be at the rates established and in effect from time to time in the City for residential consumption, together with any additional charges which may be levied by the City in respect of extra costs incurred for meter reading and billing in the Township. Such charges shall be subject to such minimum monthly charges or other special rates as may be in effect within the City from time to time.
9. In the event of homeowners or consumers in the Service Area failing to pay the amounts billed for water consumed as set out in 8 above, the Township agrees that it will pay to the City the amount of such unpaid bills, provided that all reasonable steps to obtain payment of the outstanding amounts have been taken.
10. The Township will pay to the City in respect of the maintenance of fire hydrants in the Service Area, an annual fee as established by the City from time to time and which cost is currently \$75.00 per annum per hydrant.
11. The Township agrees that within three (3) months of the signing of this agreement, the Township will pass a by-law in the form and terms as set out in Schedule "A" attached hereto and the Township further agrees that it will vigorously enforce such by-law.
12. The Township agrees that the Service Area will not be enlarged without the consent of the City in writing first obtained and a supplemental agreement reached for the supply of water to such enlarged area. The Township agrees that it will not grant any severances within the Service Area and will oppose all applications the object of which would be to establish other than single family housing on the existing subdivision lots. The Township agrees that the City has the right to refuse to supply water beyond the geographical limits of the present Service Area.

12. Cont'd:

The Township further agrees that within three (3) months of the signing of this Agreement, the Township will pass a by-law which shall be to the satisfaction of the City and which shall embody the terms and conditions included in this clause.

13. The parties will exercise reasonable care in the carrying out of their obligations under this agreement, it being understood and agreed, however, that subject always to the obligation to exercise such reasonable care, no warranty or liability on the part of either is intended nor shall any warranty or liability be implied or imposed in respect of the performance of this agreement.

14. If the City is unable to fulfill or shall be delayed or restricted in the fulfillment of any obligation under any provision of this Agreement by reason of strike, lockout, war or acts of military authority, rebellion or civil commotion, material or labour shortages not within the control of the City, fire or explosion, flood, wind, water, earthquake or other casualty, any event or matter not wholly or mainly within the control of the City and not avoidable by the exercise of reasonable effort or foresight by it, then so long as any such impediment exists, the City shall be relieved from the fulfillment of such obligation and the Township shall not be entitled to compensation for any damage, inconvenience, nuisance or discomfort thereby occasioned.

15. In the event of any dispute between the parties as to the rate charged or the quantity or quality of water supplied, such dispute shall be referred to the Ontario Municipal Board as sole arbitrator and the award of the arbitrator shall be final and binding on the parties hereto.

16. This agreement is subject to the approval of the Ontario Municipal Board for the construction by the Township of the water distribution system, and shall run for a period of ten (10) years from the date of signing of this agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals, attested by the hand of their proper officers duly authorized in that behalf.

THE CORPORATION OF THE CITY OF GUELPH

THE CORPORATION OF THE TOWNSHIP OF GUELPH

SCHEDULE "A"

THE CORPORATION OF THE TOWNSHIP OF GUELPH

A By-law to regulate the properties
and physical plant required for the
supply of water to Water Service Area
#1 in the Township of Guelph

WHEREAS the Councils of the Township of Guelph and of the City of Guelph have agreed, by agreement in writing dated the 5th day of May, 1980, to the provisions of water by the City of Guelph to all lots within Registered Plans Nos. 449 and 451 in the Township of Guelph, which area is known in the said Township as Water Service Area #1, and which area is referred to in the said agreement and hereunder as the Service Area;

AND WHEREAS the said Councils have made provision for the joint management and operation of the water system in the said Service Area;

NOW THEREFORE the Council of The Corporation of the Township of Guelph hereby enacts as follows:-

1. The Council for the Township of Guelph hereby appoints the Corporation of the City of Guelph to be its duly authorized agent to control and direct the operation of all properties and physical plant required for the supply and distribution of water to the said Service Area, pursuant to an agreement between the Corporation for the City of Guelph and the Corporation of the Township of Guelph, dated May 5th, 1980.
2. Application, either for turning off or on the supply of water to a premise, shall be made in writing upon the required form at the office of Guelph Hydro. A person making such application for the use of water for any premise shall, at the time of application, pay the prescribed amount in advance and the water shall not be turned on to the said premises until such payment has been made. Further it shall be the responsibility of a person requesting the water to be turned on or off to make arrangements with the Waterworks Superintendent of the City of Guelph for Waterworks Personnel to gain access to the subject premises.
3. In the case where the water shall have been turned off from any premises for reason of non-payment of the rates or charges levied, or for other reasons outlined in this By-law, the water shall not again be turned on to such premise until the person in default or the person requiring water to be so turned on shall pay:
 - (a) the rates and charges due in respect to the said premises, and
 - (b) the charge set out in the City of Guelph current rate schedule to cover the cost of such turning off and on of the water, and
 - (c) any additional costs which may be incurred in disconnecting or re-connecting the supply to the premises.

4. Any person wishing to terminate his agreement for the supply of water, or who is desirous of discontinuing the service, shall give notice in writing at the office of Guelph Hydro of his intention. Water charges shall be levied until such notice is given or until the service is shut off.

5. Upon the detecting of leaky valves, improper pipes or imperfect fixtures, any of which are creating a waste of water in any premises, the City Engineer of the Corporation of the City of Guelph, hereinafter referred to as the City Engineer, will notify the occupant or owner of the repairs required to cease the wastage of water and where the necessary repairs or alterations are not made within seven (7) calendar days thereafter, the City Engineer shall have the authority to cut off the supply of water by closing the corporation curb stop, or by detaching the service pipe from the main. Also, where the conditions of such pipes or fixtures shall be such as to cause a waste of water or damage to property, then without notice, the City Engineer shall have the authority to cut off the supply of water by closing the corporation curb stop, or by detaching the service pipe from the main. Before the water is again turned on, the leaky or faulty pipes and/or fixtures shall be repaired or altered to the satisfaction of the City Engineer, and the charges for detaching and re-attaching or of the turning off and on of the water as specified in Section 3 of this by-law shall be paid by the person occupying or owning the premises, and no person supplied from such service pipes shall have any claim against the Township or against the City of Guelph by reason of such cutting off of the water. Where damages occur to property by cause of faulty fixtures or pipes, neither the Township nor the City of Guelph will be held responsible for any damage which may be incurred because of the water not being shut off.

6. The City Engineer shall, in every case, approve the service or services required and the size of the pipe to be used in supplying any premises, and also the position in the street in which such service or services shall be laid. No reduction in size of pipe will be allowed between the main and meter without the consent of the City Engineer.

7. Any person desiring a larger service than that already existing for the supply of his premises may, subject to the approval of the City Engineer, be supplied with a larger service and shall be charged with the cost thereof. All connections in such premises shall be detached from the existing service or services and attached to such new service forthwith. Where facilities in premises dictate otherwise, the City Engineer or his authorized

ask Barry

7. Cont'd:
representative will then make the final decision on what changes will be required.
8. When any departure from the prescribed procedures is permitted in order to accommodate the needs of a water user, the water user shall be charged with the expenses of making the change.
9. Work of any kind connected with the water services, either for the laying of new or the repair of old services, shall be carried out on the road allowance or easements only by employees of the City of Guelph or other persons authorized to do so by the City Engineer.
10. Each premise being supplied with water shall be supplied by an individual service pipe from the main to the meter unless otherwise approved by the City Engineer. Each separate and distinct premise shall be supplied through a separate pipe equipped with a curb stop placed at the property line and of a pattern to be approved by the City Engineer for the purpose of shutting off the water.
11. Each service pipe shall be provided with a stop and waste, of a type to be approved by the City Engineer, placed immediately inside the outer wall of the said premise. The owner or occupant of any premise shall be responsible for turning off the stop and waste where damage could occur because of vacancy of such premise.
12. Where the owner or occupant of a premise requires a service of one and one half (1½) inch diameter and larger, a meter by-pass must be provided to the specification of the City Engineer. This by-pass must be of a type which can be sealed in a closed position by a representative of the City of Guelph and it shall be unlawful for anyone other than an employee of the City of Guelph to break the said seal.
13. The City Engineer will specify the type and quality of materials to be used on a service to the point of the stop and waste within the premises.
14. Connections for the normal water supply (other than a fire protection system) shall not be made to a fire protection piping system. However, when approved by the City Engineer, the normal supply line may be connected to the fire protection piping system on the street side of the fire protection line curb stop which is normally placed at the property line. In this case, a curb stop shall also be installed on the normal water supply line at the property line. Both stops shall be of a type approved by the City Engineer.

Any departure from this procedure must be specifically approved by the City Engineer.

Paul
B.J. Paulson

15. All service connections shall be laid in a manner to ensure that there is at least a ground depth of 5' 6" at all locations, depths being measured from the ground surface. Further, where connection pipes are laid across other excavated areas, measures shall be taken to ensure minimum settlement.
16. All water supply appurtenances within the road allowance shall be operated only by employees of the City of Guelph unless written permission is given by the City Engineer. All fire hydrants shall be operated only by employees of the City of Guelph unless written permission is given by the City Engineer or the Fire Chief of the City of Guelph.
17. Connections for any use shall not be made on the street side of the water meter.
18. Where a meter has been placed within any premise for the measurement of water, the owner or occupant of the premise in which such meter is located shall take all reasonable precautions to protect such meter and its connection from damage or from injury by frost and shall at all times and at his own cost afford free access to such meters and their connections by authorized employees of the City of Guelph whenever required by such employees in the performance of their duty; and if any such meter or its connections shall be so injured or interfered with, such owner or occupant shall be liable for the cost of putting the same in proper order and condition and the cost thereof shall forthwith become due and payable by the said owner or occupant to the City of Guelph, and may be recovered by action in any court. All meters shall remain the property of the City of Guelph. The owner or occupant of any premise shall ensure ample clearance from walls and other obstacles so that the installation of a meter may be completed without any changes being required to the service pipe.
19. Whenever new water piping work is installed in a premise or repairs are made to an existing system, the said work shall be carried out to the standards set down by Municipal and Provincial Plumbing codes.
20. When so requested in an emergency situation, all water consumers shall limit or discontinue the use of water as prescribed.
21. When application is made to fill a swimming pool or when water is taken by tankers, the rates for these services will be as set down by the City of Guelph.

22. Where water is to be used for air cooling, the consumer shall install an evaporative condensor which reduces the consumption of water from supply to 1/10 gallon per minute per ton of refrigeration or per horse power of installed capacity whichever is the lesser. However, if the City deems it necessary for this type of service to be altered or terminated, the changes shall be carried out within the time limit ordered by the City. Failure to comply with the order may result in the turn-off of the water service to said consumer.
23. An owner or occupant of a premise supplied with water from the City system shall grant access at all times to authorized personnel for the purpose of meter reading, inspecting, altering or repairing water lines, meters, fixtures or appurtenances. Failure to do so after City of Guelph Water Department personnel have carried out all routine procedures to gain access will result in the water being turned off.
24. When a self-generating meter with a remote read-out is installed in a premise, the owner or occupant shall take all reasonable precautions to protect the remote read-out and the wire connecting it to the meter within the premise. Failure to do so could result in costs for the repair of damages being paid for by the owner. When the remote read-out ceases to register, it shall be the responsibility of the owner or occupant to notify the City of Guelph Water Department immediately. During the non-registration of the remote read-out the water consumption readings shall be taken from the interior meter for the purposes of billing.
25. Where the owner or occupant of a premise has made application for a water service connection to the water system and does have a private water supply system in the premises, there shall be no connection between the two systems, with no exception.
26. If the City Engineer deems it necessary to shut off the water in an emergency, neither the Township nor the City of Guelph shall be held liable for any damages incurred due to such a shut off, providing that reasonable effort has been made by the City Engineer to notify the affected users.
27. Any water consumer having doubt as to the accuracy of the meter installed in his premises may request that the said meter be tested by making a deposit at the City Engineer's Office, City Hall. If the meter is found to be accurate within $\pm 5\%$, the deposit will be forfeited to the City. However, if the meter is found to be inaccurate by more than $\pm 5\%$, the deposit will be returned and adjustments may be made to the subject account. This deposit shall be in accord with the City of Guelph rate schedule.

28. It shall be an offence to violate any clause of this by-law and any person violating any clause of this by-law shall be guilty of an offence and may be charged and upon conviction shall be liable to a fine not exceeding \$300.00.

PASSED THIS

DAY OF

1980

REEVE.

CLERK

DATED: MAY 5TH, 1980

BETWEEN:

THE CORPORATION OF THE CITY OF
GUELPH

AND:

THE CORPORATION OF THE TOWNSHIP
OF GUELPH

=====

A G R E E M E N T

=====

J. A. RUNIONS,
CITY SOLICITOR,
3 PAISLEY STREET,
GUELPH, ONTARIO.

DATED:

BY-LAW NUMBER 24/80

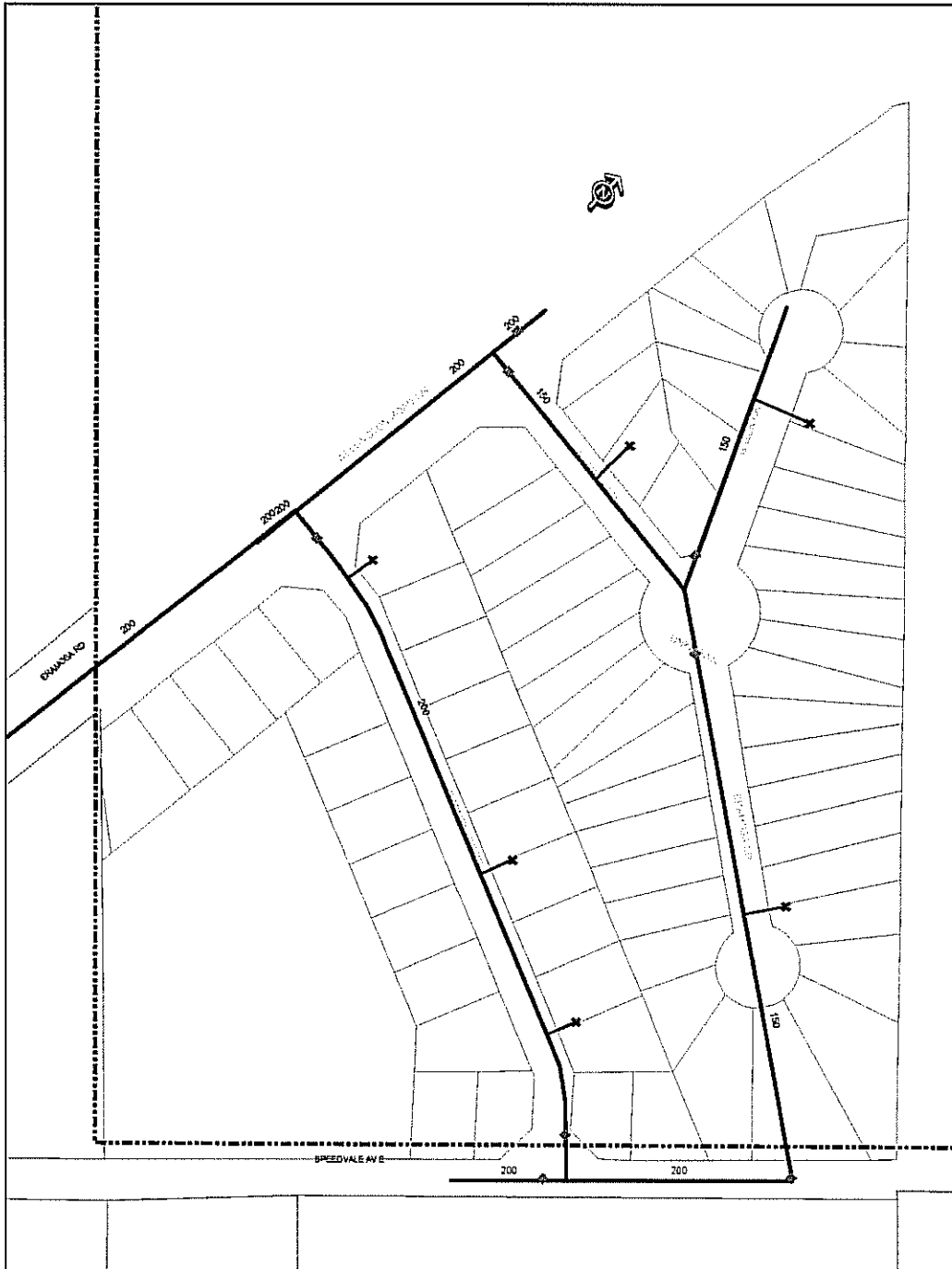
A By-law to regulate the properties and physical plant required for the supply of water to Water Service Area #1 in the Township of Guelph.

Messrs. Kearns, McKinnon
Barristers and Solicitors
20 Douglas Street,
GUELPH, Ontario.

Report to the Community Design and Environmental Services Committee
May 19, 2009
Re: Renewal of the Agreement Regarding
Water Services for the Gazer-Mooney Subdivision

Appendix "B"

Gazer-Mooney Water Distribution System Description



**AGREEMENT REGARDING WATER SERVICES FOR
THE GAZER-MOONEY SUBDIVISION**

B E T W E E N:

THE CORPORATION OF THE CITY OF GUELPH
("the City")

and

THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA
("the Township")

In consideration of the following, the parties hereto hereby agree as follows:

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1.0 Interpretation

1.1 In this Agreement:

- (a) “Agreement” means this Agreement including all Schedules attached hereto and any amendments of the foregoing documents agreed to by the parties in the manner prescribed by this Agreement;
- (b) “MOE” means the Ontario Ministry of the Environment;
- (c) “Operating Authority” for the purposes of this Agreement is the Corporation of the City of Guelph, “the City”;
- (d) “Owner” for the purposes of this Agreement is the Corporation of the Township of Guelph/Eramosa, “the Township”;
- (e) “SDWA” means the *Safe Drinking Water Act, 2002*, S.O. 2002, c. 32, as amended;
- (f) “Service Area” means the Gazer and Mooney subdivisions as shown in Schedule A, located in the Township of Guelph/Eramosa including 72 residential parcels and 1 wastewater pumping station being part of Lot 3, Concession 6, Division “C”; and
- (g) “Water Distribution System” means the Gazer Mooney Water Distribution System as described in Section 2.0 (Description of the Water Distribution System) of this Agreement.

1.2 The following schedules are attached to this Agreement and form an integral part thereof:

- (i) Schedule “A” – Service Area; and
- (ii) Schedule “B” – Contact List.

1.3 This Agreement is made, and shall be governed by and construed, in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein. Subject to Section 10.0 (Dispute Resolution) of this Agreement, each party attorns to and submits to the non-exclusive jurisdiction of the Courts of Ontario with respect to any matter arising hereunder and related hereto.

1.4 In this Agreement, unless the context otherwise requires, words importing the singular include the plural and vice versa and words importing gender include all genders.

1.5 Unless otherwise specified in this Agreement, words describing material, equipment, work or services that have a well-known technical, trade, commercial or industry meaning shall be construed in accordance with the well-known meaning generally recognized by water, waste water and hydro professionals and trades.

1.6 The inclusion of headings and an index in this Agreement are for convenience of reference only and shall not affect the construction or interpretation hereof.

1.7 Any monetary amounts in this Agreement are stated and shall be paid in Canadian currency.

1.8 Where codes or regulations conflict, the more stringent shall govern.

- 1.9 Notwithstanding any other provision of this Agreement, the parties agree that this Agreement is not a confidential document and shall be made available to the public, if requested.

2.0 Description of the Water Distribution System

- 2.1 The Township is the Owner of the Water Distribution System.
- 2.2 The Water Distribution System is located in the Township of Guelph/Eramosa immediately north of the City of Guelph between Speedvale Avenue East and Wellington County Road #124 (Eramosa Road).
- 2.3 The Water Distribution System has been classified by the MOE as a Class 1 system (classification # 3802) and a Small Municipal Residential system (DWS #260057967).
- 2.4 The Water Distribution System consists of approximately:
- a) 920 meters of 200 mm diameter cement lined ductile iron watermain,
 - b) 600 meters of 150 mm diameter cement lined ductile iron watermain,
 - c) 6 fire hydrants, and
 - d) service laterals to 72 residential parcels and 1 wastewater pumping station.
- 2.5 The Water Distribution System provides for the distribution of water to all of, and only, the Service Area.

3.0 Supply of Water

- 3.1 The City agrees to supply water to the Water Distribution System for the term of this agreement.
- 3.2 Notwithstanding the generality of the foregoing, the Township specifically agrees that the Service Area shall not be enlarged without the consent of the City in writing first obtained and a supplemental agreement reached for the supply of water to such an enlarged area.
- 3.3 The Township shall, to the extent permitted by law, use its best efforts to prevent the need for an increase in the quantity of water required to be supplied to the Water Distribution System pursuant to this Agreement.
- 3.4 The Township agrees that the City has the right to refuse to supply water beyond the geographical limits of the Service Area.
- 3.5 The Township further agrees that within three (3) months of the signing of this Agreement, the Township shall pass a by-law which shall be to the satisfaction of the City and which shall embody the terms and conditions included in this Agreement, as well as such provisions of the City's Water By-law as the City may consider applicable

4.0 Operation of Water Distribution System

- 4.1 The City shall fulfill the responsibilities of Operating Authority respecting the operation, maintenance and management of the Water Distribution System, except for alterations, capital upgrades and infrastructure replacements, under the SDWA, including but not limited to:
- a) obtain and maintain accreditation of the quality management system under the SDWA;
 - b) maintain an up-to-date and appropriately revised Operational Plan, and submit it to the Township on an annual basis for review and endorsement;
 - c) report the results of its management review, including any identified deficiencies, decisions and action items to the Township at least annually or as may be required by the SDWA;
 - d) provide to the Township, at the frequency required by the SDWA, an up-to-date distribution system description of the Service Area as required by the SDWA; and
 - e) any other responsibility of an Operating Authority operating, maintaining and managing a water system such as the Water Distribution System, but excluding responsibility for alterations, capital upgrades and infrastructure replacements, under the SDWA.
- 4.2 The City shall operate, maintain and manage the Water Distribution System, except for providing alterations, capital upgrades and infrastructure replacements, in the same manner and to the same level of service as it operates, maintains and manages the water distribution system within the City, all at the entire expense of the City.
- 4.3 The City shall maintain a state of emergency preparedness and has documented the procedure “Emergency Preparedness and Response” included in the Operational Plan.
- 4.4 The City agrees to supply, install and maintain a water meter on each service connection within the Service Area, in the same manner and to the same level of maintenance as is provided within the City.
- 4.5 The City shall undertake all required repairs and maintenance of the Water Distribution System including materials, parts, equipment and labour, at the expense of the City, but not including, alterations, capital upgrades and infrastructure replacements.
- 4.6 The City is hereby granted the right to enter upon the lands of the Township for the purposes of operating, and effecting repairs and maintenance to, the Water Distribution System and the water meters.
- 4.7 The responsibilities to ensure that the operation, maintenance and management of the Water Distribution System comply with the SDWA, the regulations under the SDWA, any order under the SDWA and the conditions in the drinking water works permit and the municipal drinking water licence for the Water Distribution System shall be borne by the Township in respect of alterations, capital upgrades and infrastructure replacements, and by the City in all other respects.
- 4.8 In the event that a deficiency is determined to exist or an emergency occurs, the Township

shall be responsible for matters in respect of alterations, capital upgrades and infrastructure replacements, and the City shall be responsible for matters in all other respects.

5.0 Customer Service

- 5.1 The City shall generally provide the same level of customer service to those customers located in the Service Area as is provided to other customers of the City.
- 5.2 In response to queries from customers, the City shall:
- (a) inform customers of rates, special fees, invoicing practices and collection practices;
 - (b) carry out service requests for broken meters and remotes;
 - (c) address water use inquiries regarding unusual circumstances, such as unexpected high or low water use; and
 - (d) monitor and follow up on complaints.
- 5.3 The City shall provide water meter reading, billing and collection services within the Service Area, in the same manner as is provided to customers within the City. The City may subcontract the meter reading and billing responsibilities to a subcontractor.
- 5.4 The Township and City agree that customers located in the Service Area connected to the Water Distribution System may be eligible to participate in water conservation programs and rebate offers provided by the City to other City customers.

6.0 Responsibilities of Owner

- 6.1 The Township shall fulfill the responsibilities of Owner of the Water Distribution System under the SDWA, including but not limited to:
- a) submit applications for a Municipal Drinking Water Licence and Drinking Water Works Permit to the MOE;
 - b) review, endorse and submit Operational Plan to the MOE and ensure that both parties are informed of all revisions;
 - c) receive and review annual reports presented by the City as required by the SDWA;
 - d) develop, approve and submit a financial plan as required under the SDWA; and
 - e) any other responsibility of an Owner of a water system such as the Water Distribution System under the SDWA.
- 6.2 The Township shall be responsible for alterations, capital upgrades and infrastructure replacements relating to the Water Distribution System at its expense.

7.0 Communication and Reporting

- 7.1 The positions and escalated positions designated by the parties in Schedule “B” shall represent and be the contacts of the parties for the respective issues listed in Schedule “B”.
- 7.2 The City shall provide annual reports to the Township, as required by the SDWA, and

such other reports as the parties may mutually agree.

8.0 No Employment

- 8.1 The Township and the City acknowledge that for all purposes, the City is an independent contractor. The employees of the City shall at all times be the employees of the City and shall not be employees of the Township. Nothing in this Agreement shall be construed to make the parties partners, agents or employees of the other.

9.0 Subcontractors

- 9.1 The City shall be fully responsible for any and all of its subcontractors and their employees.
- 9.2 The City shall ensure that any and all of its subcontractors comply with the *Occupational Health and Safety Act*, R.S.O. 1990, c. 0.1, as amended, the regulations thereunder, Occupational Health and Safety Standards and the City's health and safety policy and procedures.

10.0 Dispute Resolution

- 10.1 In the event of a dispute arising out of or in connection with this Agreement, the parties' respective responsible positions, as set out in Schedule "B", relevant to dispute resolution, shall initially attempt to settle the dispute. If they are unable to do so within two (2) weeks of the date that a party first raised the dispute, they shall refer the dispute to their respective escalated positions who shall have a further six (6) weeks from the date of such referral to negotiate the resolution.
- 10.2 Failing resolution of a dispute by the staff of the parties, the matter in dispute may be referred to a single mediator mutually agreeable to both parties. Any decision of such mediator shall be a recommendation of resolution of the dispute but shall not be binding on a party without its consent. The costs of the mediator shall be borne equally by the parties and otherwise the parties shall each bear their own costs of mediation. The mediation shall be held in Guelph unless the parties mutually agree otherwise.
- 10.3 In the event that any of the foregoing dispute resolution procedures are unsuccessful, either party may commence a binding arbitration proceeding, to be conducted pursuant to the *Arbitration Act, 1991*, S.O. 1991, c. 17, as amended, by delivering a written notice of its intent to proceed to arbitration.

11.0 Payment for Services

- 11.1 The City may from time to time set invoicing rates and policies for providing water service.
- 11.2 The City shall calculate the water charges to customers in the Service Area based on metered water use and in accordance with the most current invoicing rates and policies as set by the City.

- 11.3 Water invoices shall be sent directly to the customers in the Service Area for payment to the City.
- 11.4 The parties agree that payment of the water charges invoiced to the customers shall constitute the City's full payment for the operation, maintenance, management and customer service it is obligated to provide to the Service Area under this Agreement.
- 11.5 The Township shall pay the City on an annual basis for any unpaid (more than 120 days overdue) water bills of customers located in the Service Area.

12.0 Term & Termination

- 12.1 Regardless of the date of execution of this Agreement, this Agreement shall commence on June 1, 2009 and continue until May 31, 2014, unless terminated earlier in accordance with the provisions of this Agreement. Further, this Agreement shall be automatically renewed and extended for the period June 1, 2014 to May 31, 2019, upon the same terms and conditions as in this Agreement, unless the City gives notice to the contrary in writing to the Township by no later than January 1, 2014.
- 12.2 Either party may terminate this Agreement upon at least 180 days notice in writing to the other party.

13.0 Force Majeure

- 13.1 Whenever and to the extent the parties are unable to fulfil or are delayed or restricted in fulfilling any of the obligations under this Agreement by reason of any strike, walkout, fire, unusual delay by common carrier, or by any other cause beyond the party's control, then the time for fulfilling such obligation shall be extended for such reasonable time as may be required by the party to fulfil such obligation, provided that any such non-availability or delay does not relate to any extent to any act or omission by such party or any of its authorised agents or employees and further provided the party seeking extension submits to the other party in writing a notice of extension of time and the specific reason for and expected duration of such extension.

14.0 Indemnification

- 14.1 Each party covenants and agrees to indemnify and save the other, its councillors, officers, employees and agents, harmless from any liability, action, claim, loss, injury, damage, payment, cost, fine, fine surcharge, recovery or expense, including reasonable legal fees, arising out of the performance of its obligations under this Agreement, including without limitation any negligent act or omission by any employee, agent or subcontractor or anyone else for whom it is in law responsible, save and except where the liability, action, claim, loss, injury, damage, payment, cost, fine, fine surcharge, recovery or expense, including reasonable legal fees, arises out of the negligence of the other party, its councillors, officers, employees or agents. Each party agrees that it shall, at the other party's election, either assume the other party's defence or co-operate with the other party in the defence of any

such action, including providing the other party with prompt notice of any such action and the provision of all material documentation.

14.2 The termination of this Agreement shall not affect any rights or obligations which may have accrued prior to such termination or any other right which the terminating party may have arising out of either the termination or the event giving rise to the termination.

15.0 General

Previous Agreements

15.1 This Agreement supersedes all previous agreements, arrangements, or understandings, whether written or oral, between the parties in connection with or incidental to the services provided for in this Agreement. The parties agree that the agreement dated May 5, 1980, between The Corporation of the City of Guelph and The Corporation of the Township of Guelph, as extended by the parties in 1990, is hereby terminated.

Representatives' Authority

15.2 The staff positions designated by the City and the Township to be their representatives with respect to this Agreement, set out in Schedule "B", shall have the authority as indicated to act on behalf of the City and the Township respectively, in order to ensure compliance with the terms and conditions of this Agreement.

By-Laws, Codes and Regulations

15.3 The City is responsible for complying with all applicable laws, including but not limited to, acts, regulations, and by-laws, relevant to carrying out its obligations pursuant to this Agreement. Unless otherwise specified, the City shall obtain and pay for all related certifications and inspections required for carrying out its obligations pursuant to this Agreement.

15.4 The City shall maintain compliance with all regulatory requirements relating to carrying out its obligations pursuant to this Agreement.

Notice

15.5 Any notice required to be given under this Agreement may be given personally or by regular mail. Where notice is delivered personally, notice shall be effective immediately. Where notice is sent by regular mail, notice shall be deemed to have occurred five (5) days after the mailing thereof. Notice to the parties may be given at the following address:

City: The Corporation of the City of Guelph
 1 Carden Street
 Guelph, Ontario, N1H 3A1
 Attention: Director of Environmental Services

Township: The Corporation of the Township of Guelph/Eramosa
 8348 Wellington Road 124

P.O. Box 700
Rockwood, ON N0B 2K0
Attention: Manager of Public Works

Further Assurances

15.6 The Township and the City agree that each of them shall, upon the reasonable request of the other, make, do, execute, or cause to be made, done or executed, all such further and other lawful acts, deeds, documents, things, devices and assurances whatsoever necessary to give effect to this Agreement and the terms and conditions contained herein.

Severability

15.9 In the event that any of the terms, conditions or provisions contained in this Agreement is determined invalid, unlawful or unenforceable to any extent, such term, condition, or provision shall be severed from the remaining terms, conditions and provisions which shall continue to be valid to the fullest extent permitted by law.

Waiver & Amendment

15.7 A waiver of any provision of this Agreement by either party shall not constitute either a waiver of any other provision or a continuing waiver by that party, unless otherwise expressly indicated in writing. No modification or amendment to this Agreement shall be binding on the parties unless agreed to in writing by both parties.

Assignment

15.8 Except as provided in this Agreement, neither party may assign this Agreement or any of its rights or obligations hereunder, in whole or in part, without the prior written consent of the other party, which consent may not be unreasonably withheld.

Reasonable Care

15.9 The parties shall exercise reasonable care in the carrying out of their obligations under this agreement, it being understood and agreed, however, that subject always to the obligation to exercise such reasonable care, no warranty or liability on the part of either is intended nor shall any warranty or liability be implied or imposed in respect of the performance of this Agreement.

Enurement

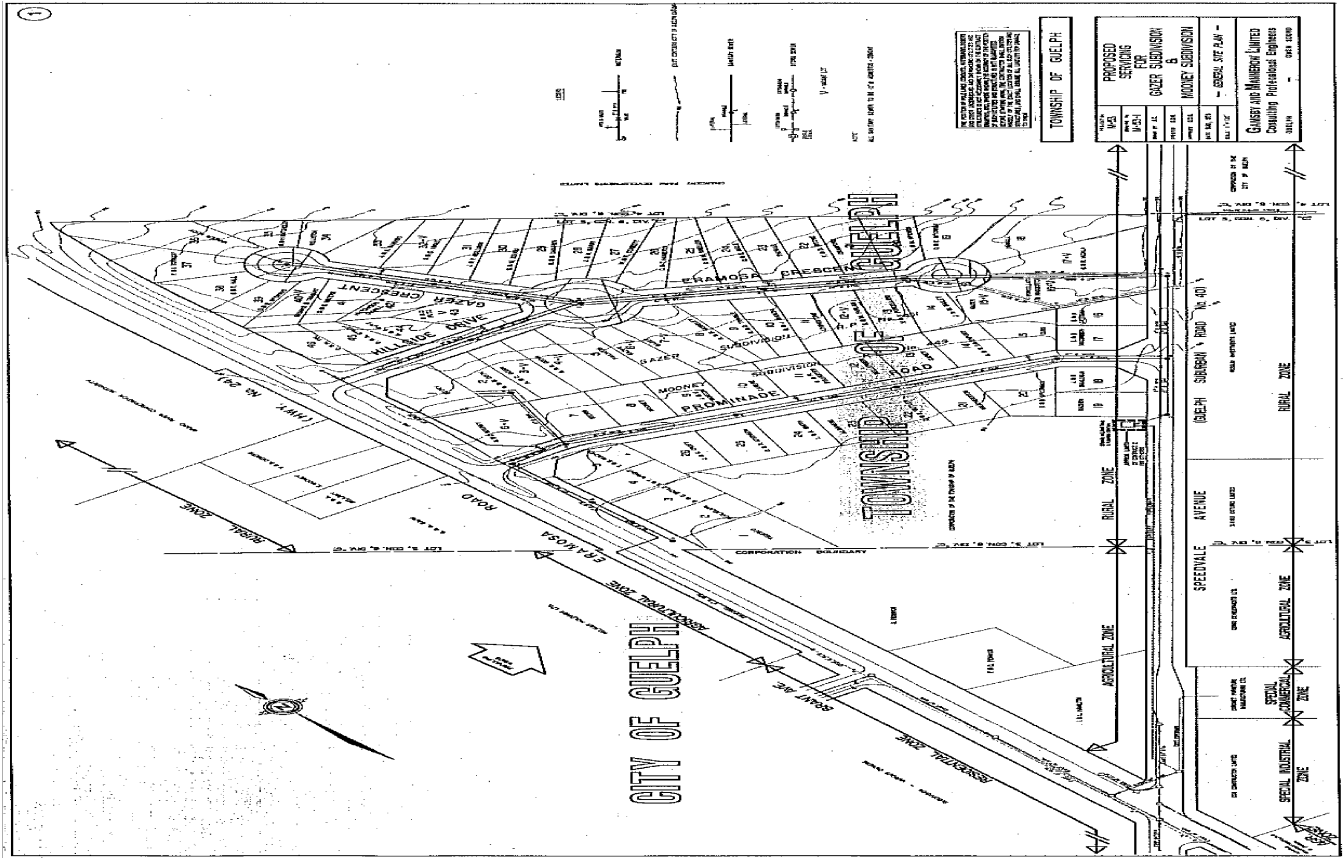
15.10 This Agreement and everything contained herein shall enure to the benefit of, and be binding upon, the parties hereto and their respective successors and permitted assigns.

Counterparts

15.13 This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which taken together constitute one and the same instrument.

[EXECUTION PAGE FOLLOWS]

SCHEDULE "A" - Service Area



SCHEDULE “B” - Contact List

City Contacts:

ISSUE	POSITION RESPONSIBLE	ESCALATE TO (POSITION)
Dispute Resolution	Waterworks Manager	Director of Environmental Services
Compliance	Compliance Coordinator	Waterworks Manager
Quality Management System	Quality Assurance Coordinator	Supervisor of Supply
Emergency Preparedness & Response	Quality Assurance Coordinator	Supervisor of Supply
Water Quality / Supply Issues	Supervisor of Supply	Waterworks Manager
Operation of Distribution System	Supervisor of Distribution	Waterworks Manager
Customer Service/Billing	Customer Service Administrator	Supervisor of Supply
Operating Authority Responsibilities	Quality Assurance Coordinator	Supervisor of Supply

Township Contacts:

ISSUE	POSITION RESPONSIBLE	ESCALATE TO (POSITION)
Dispute Resolution	Manager of Public Works	Chief Administrative Officer
Compliance	Compliance Coordinator	Manager of Public Works
Quality Management System	Compliance Coordinator	Manager of Public Works
Emergency Preparedness & Response	Compliance Coordinator	Manager of Public Works
Water Quality / Supply Issues	Compliance Coordinator	Manager of Public Works
Operation of Distribution System	Manager of Public Works	Chief Administrative Officer
Customer Service/Billing	Manager of Public Works	Chief Administrative Officer
Operating Authority Responsibilities	Compliance Coordinator	Manager of Public Works

COMMITTEE REPORT



TO **Community Development and Environmental Services
Committee**

SERVICE AREA Community Design and Development Services
DATE May 19, 2009

SUBJECT **Termite Control Program**
REPORT NUMBER 09-49

RECOMMENDATION

THAT the Termite Report 2008 - Executive Summary from the Community Design and Development Services Department dated May 19, 2009, be received.

BACKGROUND

As Council is aware, Dr. Tim Myles was hired as the new Termite Control Officer on June 11, 2007. Tim was previously the Director of the Urban Entomology Program at the University of Toronto and had previously conducted termite control projects under contract for the City of Guelph from 1998-2001 and a baiting project in 2005. He has been overseeing the development and implementation of a comprehensive new termite control program for the City.

REPORT

For Council's information, please see the attached "Termite Report 2008 - Executive Summary".

CORPORATE STRATEGIC PLAN

Goal 1: An attractive, well functioning and sustainable city.

FINANCIAL IMPLICATIONS

N/A

DEPARTMENTAL CONSULTATION

N/A

COMMUNICATIONS

N/A

ATTACHMENTS

Termite Report 2008 - Executive Summary

Prepared By:

Dr. Tim Myles
Termite Control Officer
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Recommended By:

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Chief Building Official
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Recommended By:

James N. Riddell
Director
Community Design and Development Services
519-837-5617
james.riddell@guelph.ca

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Executive Summary

Guelph's Termite Management Areas. Guelph has three Termite Management Areas encompassing nearly 900 properties on 50 blocks (Fig. 1). Red Zone blocks have known termite infestations while Blue Zone blocks are buffer areas.

Termite Management Progress. In 2008 important progress was made in gaining a better understanding of the distribution and intensity of termite active areas. Area-wide suppressive treatments utilized nematodes as a bio-control agent. As well, termite-specific strains of a pathogenic fungus were isolated, thus providing a second level of bio-control treatment for the coming season. Much progress was also made with habitat elimination through yard wood cleanup weekends. Progress in pole management was made with Guelph Hydro and Bell Canada. Accumulating evidence of persistent inactivity in several areas should allow us to begin reclassifying some inactive areas and start shrinking some Termite Management Areas by the end of 2009.

Termite Activity in Red Zone Blocks. An array of 3,000 monitoring traps is installed in the Red Zone blocks. Traps were inspected by two seasonal staff seven times during the 2008 season from May through October. Termites were discovered in Sector 12 in July, thus converting from a Blue to a Red Zone block. Of the 20 Red Zone blocks, six blocks had no detectable trap activity and another six blocks had fewer than 10,000 termites trapped. Of the remaining eight blocks, five had moderate termite populations in the range of 15,000 to 38,000 termites trapped, and three blocks had large populations in excess of 100,000 termites trapped. The total number of termites trapped during the 2008 season was 705,261 (Fig. 2). Most of the blocks that were previously treated using the Trap-Treat-Release method during the period from 1999-2001 remain inactive or strongly suppressed. Current activity in the Woolwich Termite Management Area is mostly in the blocks north of Tiffany St. (Fig. 3). The Windermere Management Area remains eradicated over most of the formerly infested area, with activity found on only one property (Fig. 4). The Emma-Pine Management Area, discovered in 2007, remains quite active (Fig. 5).

Approved Mulches. Laboratory tests were conducted to evaluate termite feeding preferences on a variety of mulch products. Only those mulches which are not consumed were approved for use. This information was disseminated to termite area residents, local landscaping and nursery companies, and posted on the City's termite web site.

Yard Wood Cleanup Weekends. Three yard wood cleanup weekends were organized. The first was held in the area north of Tiffany from August 1-6 and resulted in the removal of 18 bins and about 30.25 tonnes of yard wood. The second cleanup weekend was for the south of Tiffany area, with removal of 13 bins and about 26.5 tonnes of yard wood. The third cleanup weekend was held in the Windermere area, with removal of 4 bins and about 5.5 tonnes of yard wood. A total of 35 bins and 62.25 tonnes of yard wood were removed, thus greatly reducing the nesting and feeding habitat available for termite survival and expansion. More targeted cleanups are planned in 2009.

Field Treatments with Entomopathogenic Nematodes. Entomopathogenic nematodes (parasitic roundworms) were used for area-wide bio-control treatments aimed at termite

population suppression. A commercial preparation of *Heterorhabditis bacteriophora* was selected for field treatments. Residents of 129 properties with active traps or near active traps were contacted and asked to sign a consent form for nematode treatment (Fig. 6). Nematode treatments were conducted from September through October on 98 properties. Ongoing spring and fall treatments with nematodes are planned in 2009.

Entomopathogenic Fungus Isolated. In 2008, we successfully isolated, from local termites, two strains of the insect-specific fungus, *Metarhizium anisopliae*, the causative agent of green muscardine disease. This will allow us to utilize an additional, safe and environmental, bio-control agent for termite population control. The number of culture plates has been scaled up in anticipation of field treatments in 2009.

Treatment of Poles, Posts and Retaining Walls. Permanent wood infrastructure includes telephone poles, hydro poles, fence posts, road guard posts, park posts, and other items. Working with Bell Canada, the three Bell poles in the Emma-Pine area were replaced and the new poles were fitted with Termi-Mesh™ stainless steel pole socks. New policies have been established for Guelph Hydro operations with respect to pole inspections and management in the termite management areas. During 2008, Guelph Hydro treated poles on 65 termite management area properties. Termite project staff also used boron rods to treat fence posts, guard posts, park posts, and retaining walls in the Windermere and Emma-Pine Areas and in Sectors 2 and 7. Further pole treatments are planned in 2009.

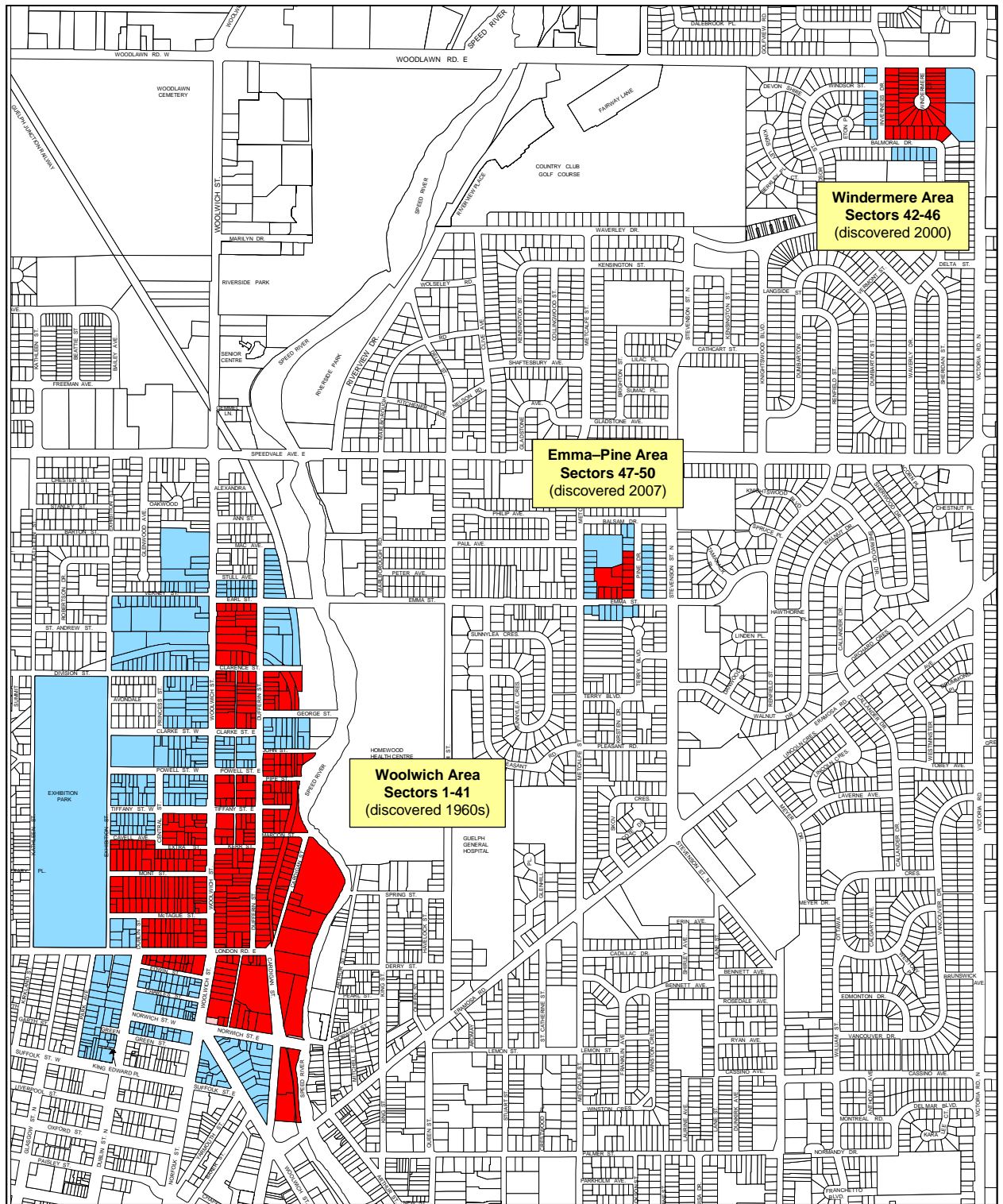
Tree and Stump Removals. Six large city trees or stumps have been removed by the Operations Department, all from the area north of Tiffany St. Four of these were known to be termite infested. One large city tree stump was removed at the Emma-Pine area. At least eight other large mature trees or stumps, on private property, most of which were known or suspected to be termite infested were removed at the owner's expense. A dozen or so other trees with superficial shelter tubes were sprayed.

Real Estate Inspections and Disposal Permits. Indoor termite inspections are required for real estate transactions of properties in the termite management areas. Forty real estate inspections were made during 2008. In addition to organized yard wood clean up weekends, residents in termite management areas are also able to dispose of yard wood and demolition debris by obtaining a disposal permit. During 2008, 128 disposal permits were issued.

Grant Proposal. A grant proposal entitled "Area-wide Management and Eradication of Invasive Subterranean Termite Infestations" was submitted to the Invasive Alien Species Partnership Program (IASPP) of Environment Canada. The amount requested for supplies and equipment was \$22,398.00. Confirmation of funding support is expected soon.

Plans for the 2009 Season. This report will be web posted in early May. Seasonal staff will start work on May 11th. Annual meetings with residents have been scheduled for May 20-21. The plan for the 2009 season includes ongoing population monitoring, suppressive treatments, and habitat elimination. Suppressive treatments with bio-control agents including nematodes and/or fungal pathogens will continue. As well, Trap-Treat-Release with an alternative chemical is planned pending experimental permit approval from the Pest Management Regulatory Agency.

Figure 1. Guelph Termite Management Areas.



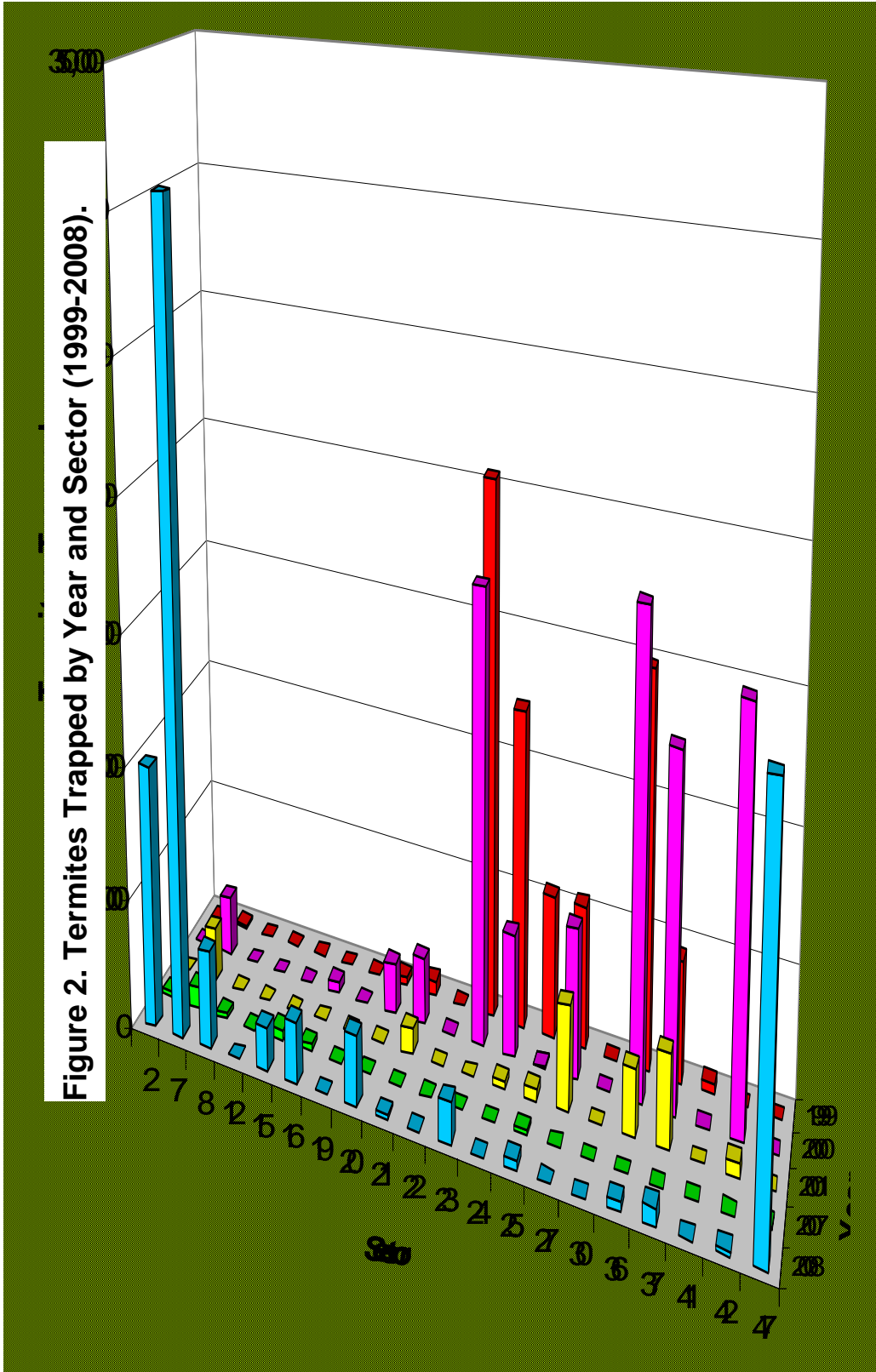
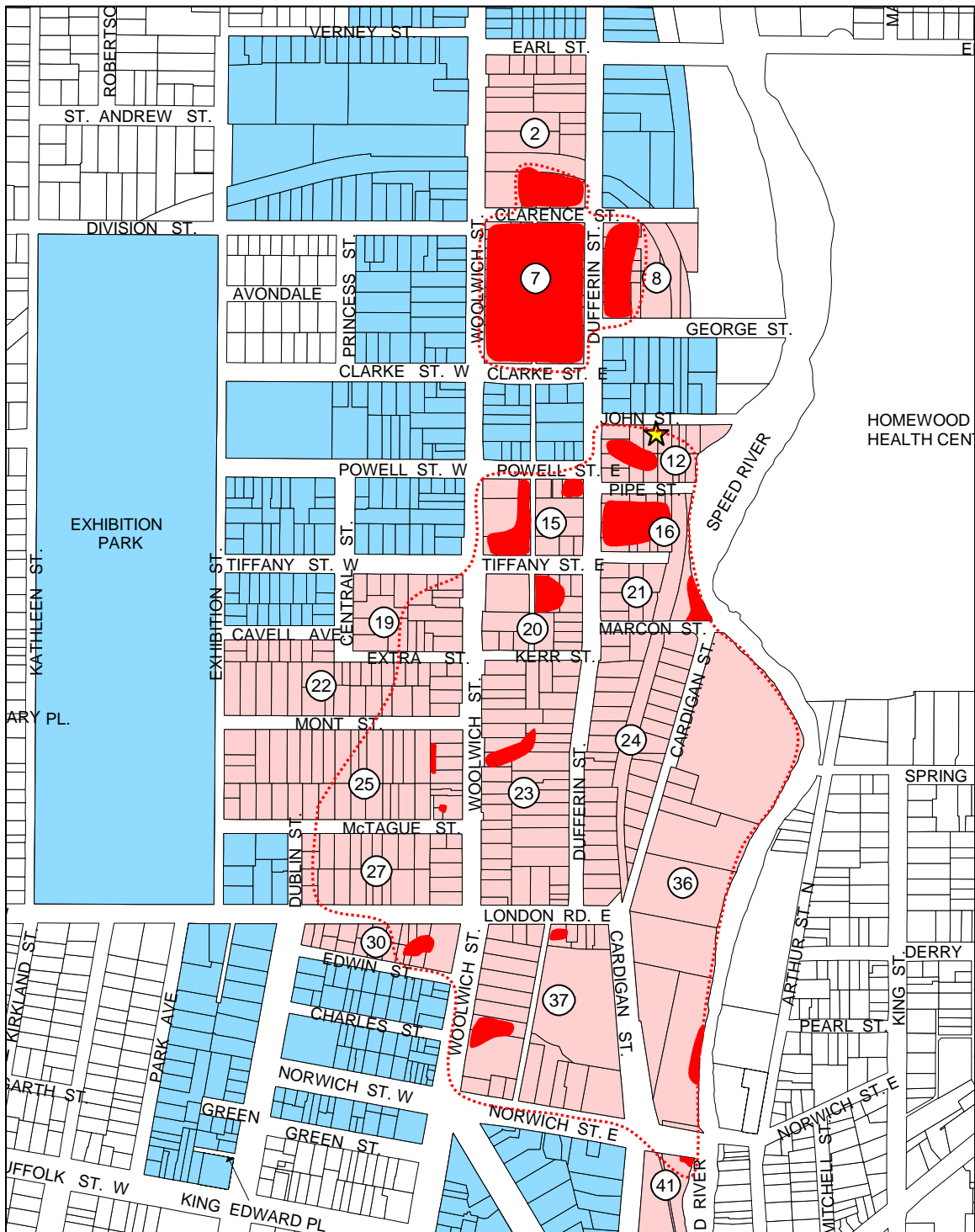


Figure 3. Areas of Identified Termite Activity in Sectors 2-41 in 2008.



- Areas of identified termite activity in 2008.
- ★ Newly active block in 2008.
- Ⓜ Red Zone sector numbers.

Figure 4. Identified Termite Activity in the Windermere Area in 2008.

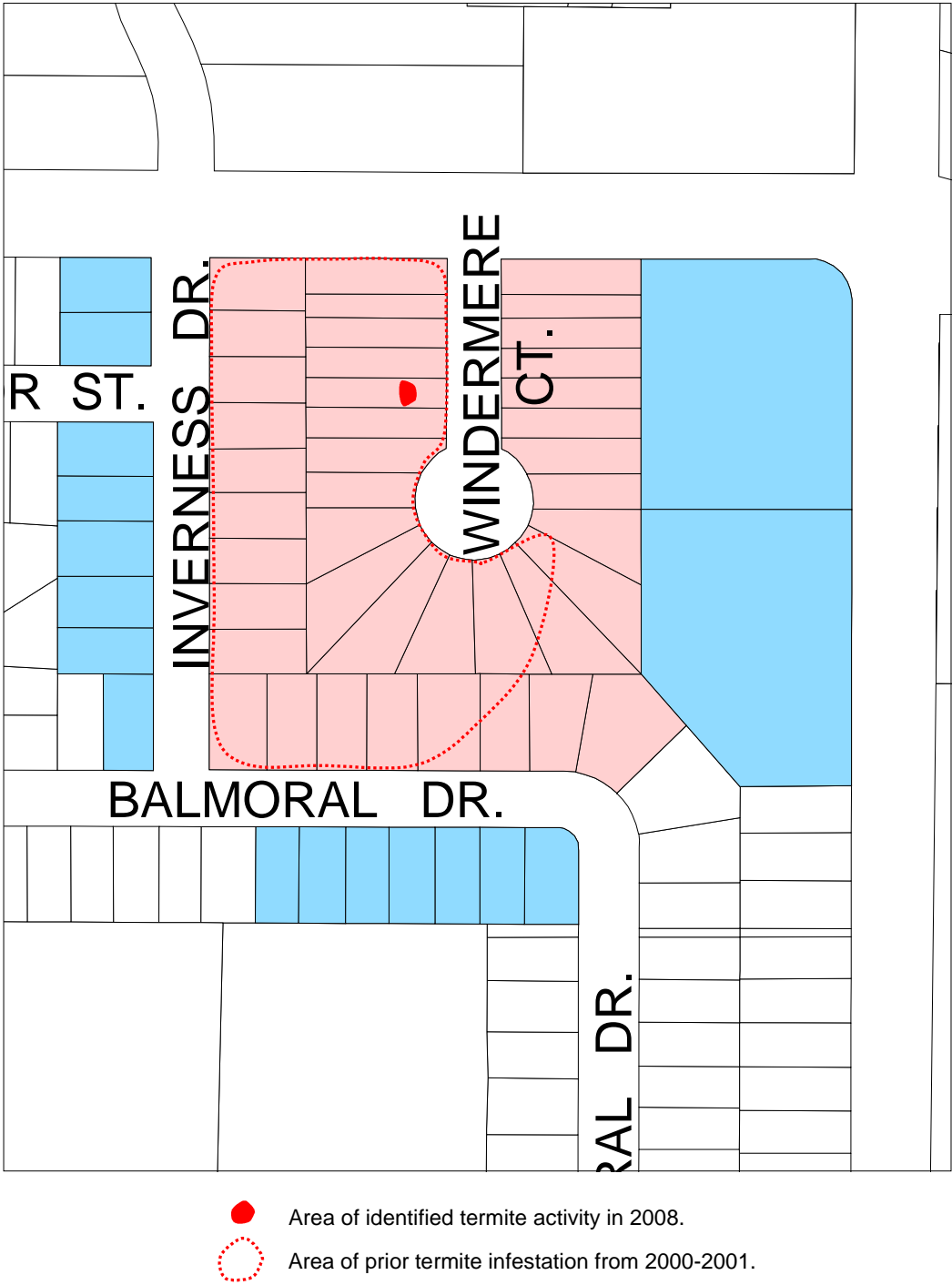
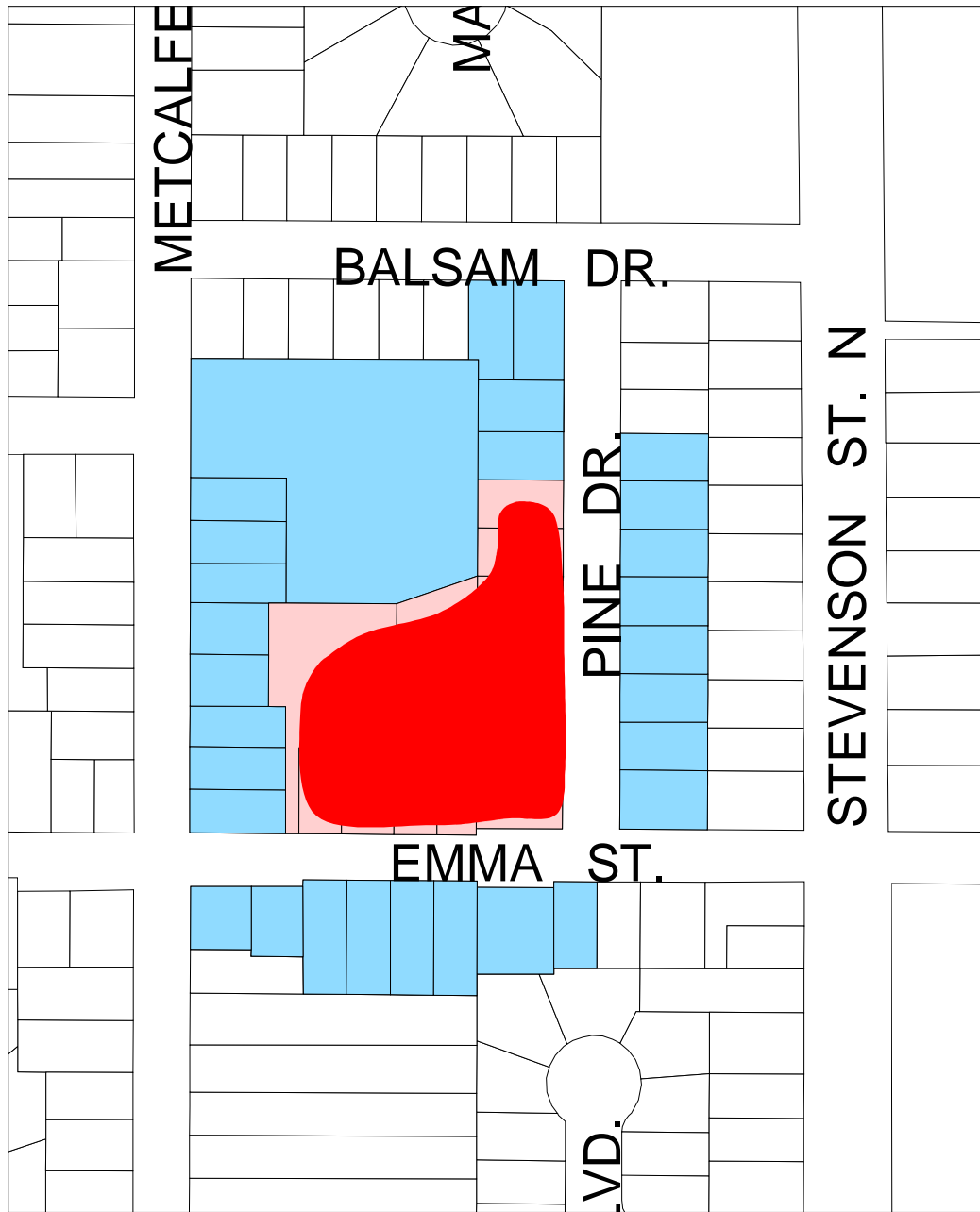
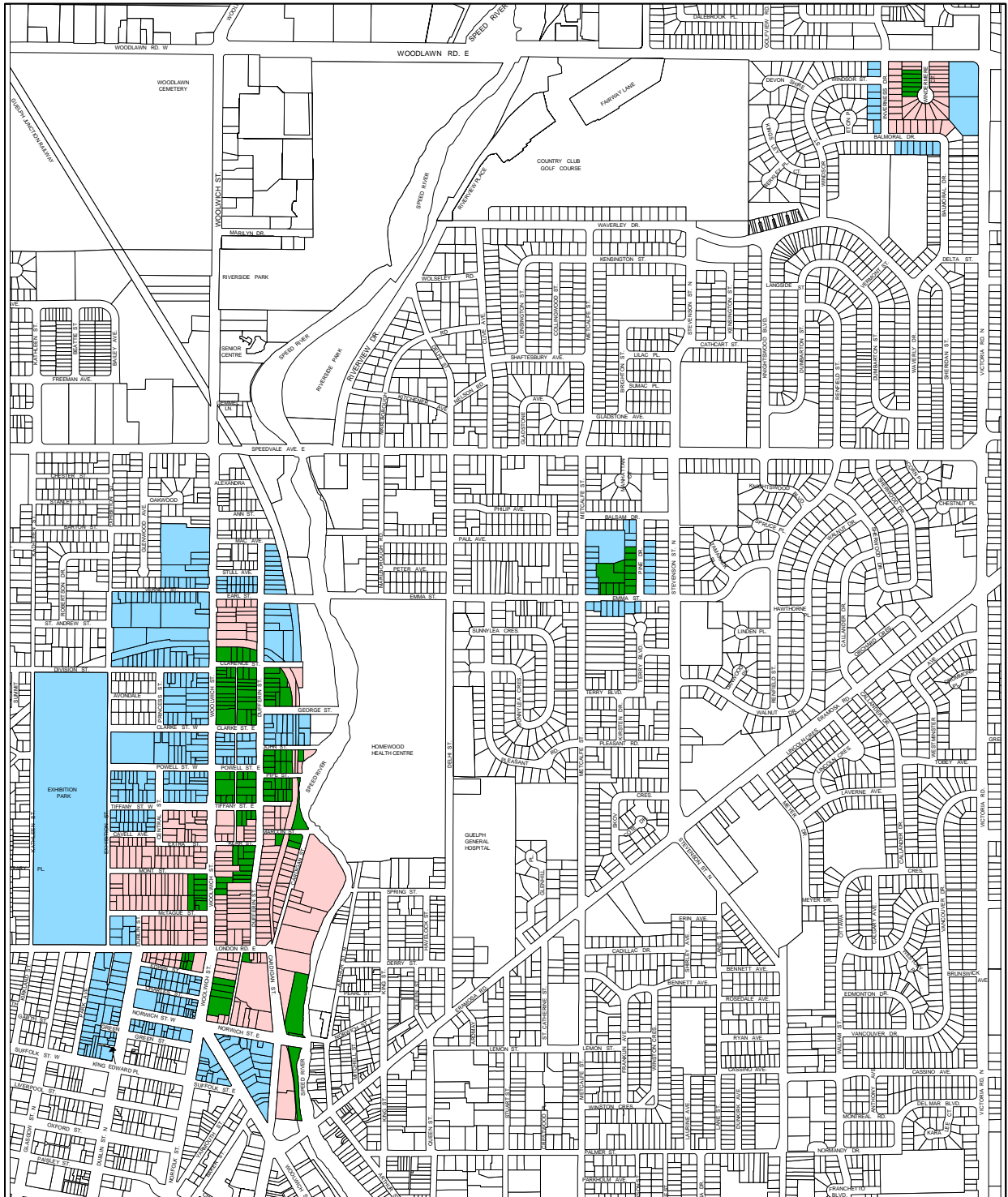


Figure 5. Identified Termite Activity in the Emma-Pine Area in 2008.



● Area of identified termite activity in 2008.

Figure 6. Nematode Treatment Areas



 Nematode Treatment Areas

COMMITTEE REPORT



TO **Community Development and Environmental Services
Committee**

SERVICE AREA Environmental Services
DATE May 19, 2009

**SUBJECT Assessment of Fish Responses to Emerging
Contaminants of Concern in Municipal Effluents**

REPORT NUMBER

RECOMMENDATIONS

"THAT the Mayor and Clerk be authorized to enter into an Agreement between the City of Guelph and the University of Waterloo in support of a collaborative research program entitled "assessment of fish response to emerging contaminants of concern in municipal effluents in a rapidly urbanizing watershed" subject to the satisfaction of the Director of Environmental Services and the City Solicitor."

SUMMARY

The University of Waterloo and the City of Guelph propose to undertake an assessment of fish response to emerging contaminants of concern in municipal effluents, specifically the presence and impact of Endocrine Disrupting Chemicals (EDC), in a rapidly urbanizing watershed. **Endocrine disrupting chemicals are either** natural or synthetic chemicals that interfere with or mimic the hormones or "chemical messenger" responsible for growth and development of an organism. The **endocrine system is** a complex network of glands and hormones that regulates various life functions such as growth, reproduction and the way various body organs work in people, wildlife and aquatic organisms.

Concerns about EDCs emerged more than a decade ago in Europe, where scientists found fish with altered reproductive systems in rivers that received large volumes of treated wastewater. Scientists found that very low levels of some compounds in the effluent were likely causing reproductive effects. New laboratory methods have recently enabled scientists to detect these compounds at very low levels, so researchers can now begin studying this new endocrine disruption effect

Some EDCs are synthetic hormones (such as ethynylestradiol, found in birth control pills) and natural hormones (such as estrogen and testosterone). Some EDCs are found in commonly used products such as personal-care products like soaps and cosmetics (some contain nonylphenol compounds and parabens), industrial byproducts, plastics (phthalates) and pesticides. While wastewater treatment

processes can remove a significant amount of these compounds, small concentrations of some are discharged into surface waters. Nationally and internationally, scientists are studying the potential effects of EDCs on aquatic life and wildlife.¹

It is envisioned that the information arising from this proactive study will be instrumental in assessing the impact of this emerging concern, and in shaping a comprehensive cost effective response including advanced treatment technologies and sewershed management options as required.

REPORT

Disruption of normal hormone systems in fish is likely to affect both individual organisms and higher levels of biological organization such as population health and community structure. Recent studies have identified several classes of pharmaceuticals and personal care products capable of disrupting endogenous hormone systems of humans and wildlife within the effluents of municipal treatment plants as well as surface waters in Canada. Such studies are well documented within the European Union (EU) where detection of several of these compounds has long been associated with endocrine disruption in aquatic life.

The recent Ontario "Places to Grow" report identifies the urban areas in the Grand River Watershed as key locations for growth over the next two decades. Specifically, the population of the City of Guelph is anticipated to grow from 110,000 (2001 data) to 132,000 by 2011. With combined City of Guelph and Wellington County populations anticipated to reach 321,000 by 2031, this unprecedented rate of growth (a county-wide increase of 126,000 people from 2001 census levels) will produce dramatic strains on existing water and wastewater infrastructure. In addition to engineering and fiscal challenges posed by this growth, it is likely the primary wastewater receiver in Wellington County, the Speed River, may not have sufficient assimilative capacity to receive the additional loadings without the risk of serious environmental degradation. As population densities increase it is possible that similar effects to those observed in other jurisdictions may become evident in the Speed River. These challenges must be placed in the context of changing land use (urban and agricultural) and potential climate change in the watershed.

A large investment by the City of Guelph in advanced treatment strategies coupled with remedial actions in the Speed River over the last several decades has resulted in a remarkable improvement in water quality. A dramatic improvement in ecosystems health in the river downstream of the municipal effluent outfall has been evident as a result. Unfortunately, anticipated rapid urban growth may threaten our continued progress toward rehabilitation and protection of this important ecological resource. A better understanding of the potential effects and remedial options to address emerging contaminants will improve our ability to manage these chemicals and ensure sustainability of the downstream ecosystems in the face of rapid urban growth and land use change. A proactive research initiative to assess the potential of effluent from the City of Guelph Wastewater Treatment

Plant to alter physiological endpoints impacting whole organism responses and fish community health in the Speed River will be applied. Currently a two-year plan to explore spatial and temporal responses in fish is anticipated and will include a combination of field assessment of the fish community, population parameters in a sentinel species, and controlled cage/lab experiments to evaluate key mechanistic responses. This work would form the basis for designing a robust monitoring program in the river to support the continuing adaptive management of wastewater in this system. The findings will support decision making by providing a sound scientific foundation for assessing the uncertainty around the management of emerging contaminants.

The work is a collaborative effort with the Natural Sciences and Engineering Research Council of Canada and has been approved in a letter dated April 15th 2009. The collaborative approach to shared funding significantly extends the scope of research activities that will be included for the benefit of the City.

CORPORATE STRATEGIC PLAN

- Goal 1 An attractive well-functioning and sustainable city
Goal 6 A leader in conservation and resource protection/enhancement

FINANCIAL IMPLICATIONS

\$150,000 over a two year period (\$150,000 is 50% of the total value of the research and data collection initiative). The funds for this work are available in the approved capital budget WS0024 shown in the attached funding summary. This work will enable us to better design future appropriate and cost effective treatment options and approaches

DEPARTMENTAL CONSULTATION

N/A

COMMUNICATIONS

N/A

ATTACHMENTS

- 1) Endocrine Disrupting Chemicals in the Environment
- 2) Funding Summary

Prepared By:

Gerry Wheeler
Optimization Program Facilitator
(519) 822-1260, ext 2955
gerry.wheeler@guelph.ca

Original Signed by Cameron Walsh

Recommended By:

Cameron Walsh
Manager of Wastewater Services
(519) 822-1260, ext. 2965
cameron.walsh@guelph.ca

Original Signed by Janet Laird

Recommended By:

Janet Laird, Ph.D.
Director of Environmental Services
(519)822-1260, ext. 2237
janet.laird@guelph.ca

Budget and Financing Schedule

JDE Project number: WS0024 *Assessment of Fish Responses to Emerging Contaminants of Concern in Municipal Effluents*
 Project name: WS0024
 Prepared by: Sarah Purton
 Date: May 12, 2009

Total Cost	External Financing			Internal Financing		
	Subsidy	Dev't Charges	Developer/ Other	Current Revenues	Reserve	Debt
A. Budget Approval						
WS0024: WWTP Upgrades and Studies	0	706,750	0	1,075,000	629,250	0
Budget Approval	2,411,000	0	706,750	0	1,075,000	629,250
B. Budget Requirement						
Tender Price- University of Waterloo (Excl GST)	149,809					
City Share	149,809	0	43,914	0	66,796	39,099
plus: Expenditures to Date - WS0024	1,524,300	0	446,827	0	679,644	397,829
plus: Committed Funds - WS0024	25,013	0	7,332	0	11,153	6,528
plus: Future Work - WS0024	711,878	0	208,677	0	317,407	185,794
TOTAL BUDGET REQUIREMENT	2,411,000	0	706,750	0	1,075,000	629,250
C. Surplus / (Deficit)	0	0	0	0	0	0
D. Revised project budget	2,411,000	0	706,750	0	1,075,000	629,250

committee AGENDA



TO **Community Development & Environmental Services
Committee**

DATE June 15, 2009

LOCATION City Hall Committee Room (112)

TIME 12:30 p.m.

disclosure of pecuniary interest

confirmation of minutes

May 19, 2009

CONSENT AGENDA

- a) **Reports from Administrative Staff**
- b) **Items for Direction of Committee**

Items to be extracted from the Community Development & Environmental Services Committee Consent Agenda.

Resolution to adopt the Community Development & Environmental Services Committee Consent Agenda.

"THAT the balance of the Community Development & Environmental Services Committee Consent Agenda be adopted."

PRESENTATIONS

- a) **Notice of Intention to Designate 83 Essex Street Pursuant to the Ontario Heritage Act (CDES-2009 A.22):**
 - Joan Jylanne, Policy Planner
- b) **Transit Strategy Study Work Plan (CDES-2009 A.23):**
 - Richard Puccini, Dillon Consulting
 - Rajan Philips, Manager of Transportation Planning & Development Engineering

DELEGATIONS

None at the time of printing.

IN CAMERA

THAT the Community Development and Environmental Services Committee now hold a meeting that is closed to the meeting, pursuant to Section 239 (2) (b) of the Municipal Act with respect to:

- personal matters about identifiable individuals.

Other business**Next meeting**

July 20, 2009

**The Corporation of the City of Guelph
Community Development & Environmental Services
Committee
Monday, May 19, 2009, 12:30 p.m.**

A meeting of the Community Development and Environmental Services Committee was held on Monday, May 19, 2009 in Council Chambers at 12:30 p.m.

Present: Councillors Burcher, Bell, Piper, Salisbury and Mayor Farbridge

Also Present: Councillors Beard, Farrelly and Kovach

Staff in Attendance: Mr. H. Loewig, Chief Administrative Officer; Dr. J. Laird, Director of Environmental Services; Mr. J. Riddell, Director of Community Design and Development Services; Mr. S. Hannah, Manager of Development & Parks Planning; Mr. B. Coutts, Acting Director of Corporate Services; Mr. B. Poole, Chief Building Official; Mr. C. Walsh, Manager of Wastewater Services; Mr. P. Busatto, Manager of Waterworks, Mr. W. Galliher, Water Conservation Project Manager; Mr. T. Myles, Termite Control Officer; Mr. B. Banting, Associate Solicitor; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

There was no disclosure of pecuniary interest.

1. Moved by Mayor Farbridge
Seconded by Councillor Bell

THAT the minutes of the Community Development and Environmental Services Committee meeting held on April 20, 2009 be adopted without being read.

Carried

Consent Agenda

The following were extracted from the Consent Agenda:

- Approval of 2009 Water Conservation and Efficiency Strategy Update
- Water Services Agreement for the Gazer-Mooney Subdivision
- Assessment of Fish Responses to Emerging Contaminants of Concern in Municipal Effluents

2. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

THAT the remainder of the Consent Agenda be approved as follows:

- a) **Termite Control Program**

REPORT

May 19, 2009

THAT the Termite Control Program Report 2008 – Executive Summary from the Community Design and Development
Community Development & Environmental Services Committee **Page 2**

Services Department, be received.

Carried

Water Conservation & Efficiency Strategy Update

The Director of Environmental Services provided the history and background of the update.

Mr. Wayne Galliher, Water Conservation Project Manager provided an overview of the conservation programming and advised of the public consultation. He summarized the data and statistics gathered and compared costs of a new water supply versus the cost of reclaimed supply.

Mr. Michael Brooks, Consultant, Monteith Brown, reviewed the recommendations for the various types of properties and highlighted some policy based recommendations. He then explained the ten year capital plan, the co-benefits of the strategy update and the comparison to water supply master plan targets.

Staff were directed to provide a corporate strategy for municipal facilities and estimate of water savings.

3. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

REPORT

THAT City Council approve the 2009 Water Conservation and Efficiency Strategy Update report and associated programs;

AND THAT staff phase in related budget changes through the 2010 Water and Wastewater User Pay Operating Budget and Capital Budget and Forecast;

AND THAT the time-based average day water reduction goals of the City's Water Supply Master Plan be set at:

- 10% reduction (5,300 m³/day) by 2010
- 15% reduction (7,950 m³/day) by 2017
- 20% reduction (10,600 m³/day) by 2025

all based on 2006 average day water use;

AND THAT the City adopt a water reduction philosophy of maintaining average day water production below the 2006 value (53,000 m³/day) for a five year period (2014);

AND THAT the City of Guelph continue the City's Outside Water Use

Program to reduce the impacts of peak seasonal demands;

May 19, 2009

**Community Development & Environmental
Services Committee**

Page 3

AND THAT the City form a Water Conservation and Efficiency Advisory Committee for the purpose of ongoing public consultation throughout the implementation of the 2009 Water Conservation and Efficiency Strategy, with an appropriate mandate and charter to be developed for the Committee;

AND THAT the City, in partnership with the Region of Waterloo, continue research into performance testing of home water softener technologies and promote, through a public educational program, performance results and related environmental benefits of high-performing technologies;

AND THAT the City's Wastewater Effluent Re-use project, commonly referred to as the "Purple Pipe" project, and associated Class Environmental Assessment, as approved by Council through the 2008 Guelph Water/Wastewater Master Servicing Plan, evaluate the potential for a communal wastewater effluent reuse system and associated design practices;

AND THAT the City undertake a feasibility study to evaluate the best practices for multi-unit residential water metering, and requirements for private servicing condition assessments for current bulk-metered, multi-unit residential customers;

AND THAT the City's Strategic Urban Forest Management Plan and the Natural Heritage Strategy define the appropriate means for protection and preservation of the City's urban forest in recognition of water conservation and storm water management benefits provided by the urban canopy;

AND THAT staff undertake the immediate development of an enhanced public education water conservation program in 2009, subject to availability of program funding;

AND THAT staff initiate water loss mitigation activities in 2009, as outlined in the City's Water Loss Mitigation Strategy and investigate the potential for improved water pressure management throughout the distribution system;

AND THAT the City's Waterworks Division undertake a pilot study as part of the City's 2009 Water Loss Mitigation Strategy to evaluate the local implementation of Automated Metering Infrastructure (AMI) for customer water metering;

AND THAT the City's Water/Wastewater Rate Review define customer billing policies for properties possessing Rain Water Harvesting Systems;

May 19, 2009

Community Development & Environmental Services Committee

Page 4

AND THAT staff pursue external funding sources, and key partnerships, throughout implementation of the Water Conservation and Efficiency Strategy Update program recommendations.

AND That Guelph's Water Conservation and Efficiency Programs be extended to customers located outside of the Guelph municipal boundary who are individually metered by the City.

Carried

168 Fife Road

Ms. Rosemarie McKinnon advised she would like the City to purchase 168 Fife Road and designate the property for park purposes and name it in honour of Mrs. Farrelly, the former owner of the land. She believes the property would be best utilized as a park.

4. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

Mr. J. Riddell

THAT the request for the City to purchase 168 Fife Road for park purposes and name the park after Mrs. Annie Farrelly, be referred back to staff to report back to Committee.

Carried

Other Business

Request for Bicycle Lanes on Elizabeth Street West of Stevenson Street

Mr. R. Henry advised there have been inquiries from the public regarding the feasibility of providing bicycle lanes on Elizabeth Street, west of Stevenson Street. He stated there is room for only bicycle lanes or parking. If bicycle lanes are to be provided, striping would be redone and parking removed off the north side of the road. He stated that the Operations department is the appropriate department to respond to this request.

5. Moved by Mayor Farbridge
Seconded by Councillor Piper

Mr. J. Riddell

THAT the request for bicycle lanes on Elizabeth Street, west of Stevenson Street, be referred to the Emergency Services, Community Services and Operations Committee meeting of today's date, for

consideration.

Carried

May 19, 2009

**Community Development & Environmental
Services Committee**

Page 5

Water Services Agreement for the Gazer-Mooney Subdivision

Staff provided clarification regarding the legislation requirements and the City's responsibilities regarding the operation of the drinking water distribution system for the Gazer-Mooney Subdivision.

6. Moved by Mayor Farbridge
Seconded by Councillor Piper

REPORT

THAT the report of the Director of Environmental Services, regarding the Water Services Agreement for the Gazer-Mooney Subdivision be received;

AND THAT Council authorize the Mayor and Clerk to execute an agreement with the Corporation of the Township of Guelph/Eramosa entitled "Agreement Regarding Water Services for the Gazer-Mooney Subdivision", subject to the satisfaction of the Director of Environmental Services and the Director of Corporate Services/City Solicitor.

Carried

**Assessment of Fish Responses to Emerging Contaminants of
Concern in Municipal Effluents**

Staff advised that this issue of contaminants does not apply to the City's current water supply.

7. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

REPORT

THAT the Mayor and Clerk be authorized to enter into an Agreement between the City of Guelph and the University of Waterloo in support of a collaborative research program entitled "assessment of fish response to emerging contaminants of concern in municipal effluents in a rapidly urbanizing watershed" subject to the satisfaction of the Director of Environmental Services and the City Solicitor.

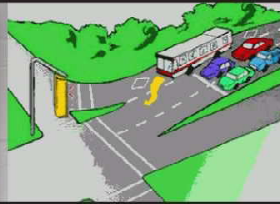
Carried

The meeting adjourned at 1:28 p.m.

.....
Chairperson

CITY of GUELPH

Transit Growth Strategy and Plan Mobility Services Plan



Work Plan Presentation

DILLON CONSULTING LIMITED



STUDY ORGANIZATION

- Introduction
- 3-PART STUDY
 - Transit Growth Strategy and Plan
 - Transit Terminal Design & Construction
 - Mobility Services
- CONSULTANT TEAMS
- TECHNICAL COMMITTEE
- ADVISORY COMMITTEE



STUDY CONSULTANTS

- PART 1: TRANSIT STRATEGY – DILLON CONSULTING TEAM
- PART 2: TRANSIT TERMINAL DESIGN & CONSTRUCTION – R.J. BURNSIDE & ASSOCIATES
- PART 3: MOBILITY SERVICES – DILLON CONSULTING TEAM



TECHNICAL COMMITTEE (Functional Areas)

- Transportation Planning
- Growth Plan / Intensification
- Transit Services
- Mobility Services
- Traffic Services
- Parking Services
- Roadways / Design & Construction
- Guelph Junction Railway
- Urban Design / Downtown Initiatives
- Economic Development
- Property
- County of Wellington Representatives



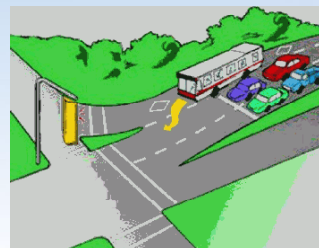
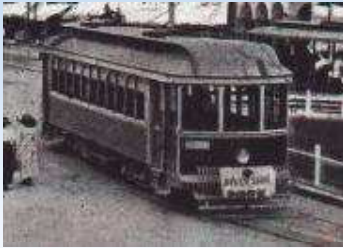
ADVISORY COMMITTEE (17 Members)

- Six Community Representatives (one per ward)
- Accessibility Advisory Committee
- Two University of Representatives (one student)
- The Upper Grand District School Board
- The Wellington Catholic Separate School Board
- Guelph General Hospital
- St. Joseph's Health Centre
- Downtown BIA
- Guelph Chamber of Commerce - Three Representatives (one from each of the three main employment areas)



STUDY OBJECTIVES

- Long Term Vision and Ridership Growth
- Improve Existing Services
- Feasibility of Higher Order Corridors
- Modify Transit Terminal Design
- Review and Improve Mobility Services





THE DILLON TEAM

Prime

- Dillon Consulting Limited

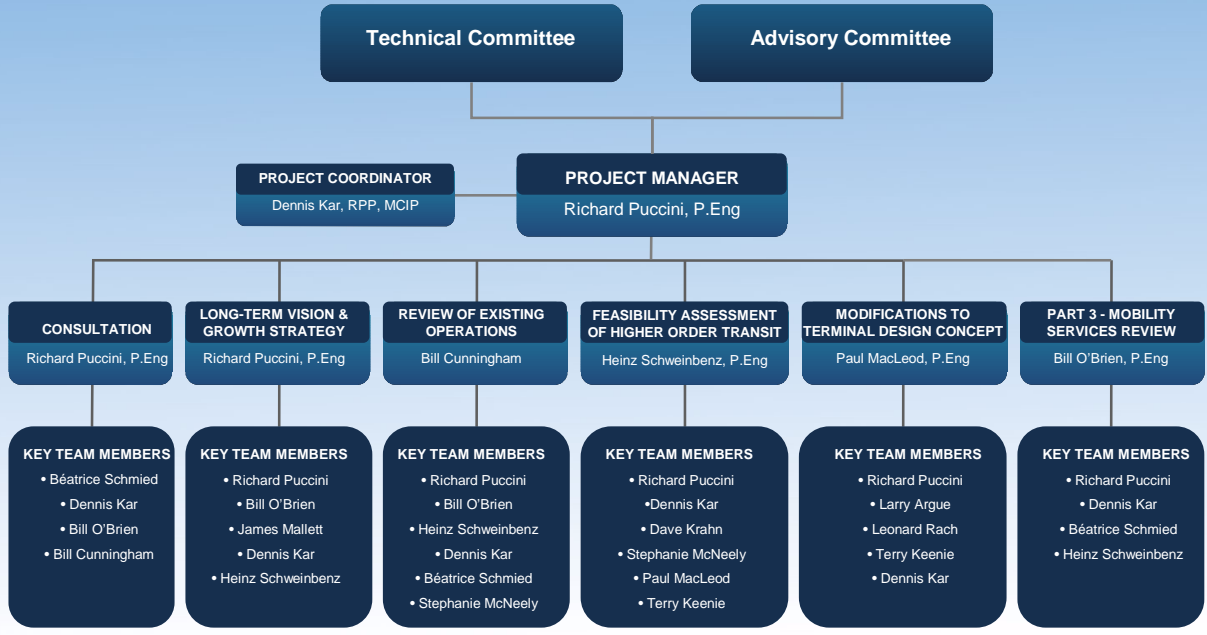
Partners

- Paradigm Transportation Solutions Limited
- Schmied Communications
- Bill Cunningham Consulting
- R.J. Burnside & Associates Limited



ORGANIZATION

CITY OF GUELPH COUNCIL





OPPORTUNITIES IN A RAPIDLY CHANGING ENVIRONMENT

- Building Consensus for Transit Directions
- Converting Investment into Ridership Growth
- GO Rail as a Catalyst for Local Services
- Transit Corridors and Sustainable Growth
- AODA Legislation and Family of Services





WORK PLAN HIGHLIGHTS

- Transit Vision & Data Analysis
 - Issues and Priorities
 - Long Term Vision
 - Mode Share Forecasting
 - Transit Corridors and Nodes





WORK PLAN HIGHLIGHTS

- Existing System Review & Improvement
 - Assess current routes and service design
 - Adjust for terminal, intensification and growth
 - Support downtown and other nodes
 - Recommend priority measures





WORK PLAN HIGHLIGHTS

- Existing System Review & Improvement
 - Community bus opportunity
 - Innovative strategies
 - Inter-municipal services
 - Costs, Revenues and Funding
 - Implementation Plan





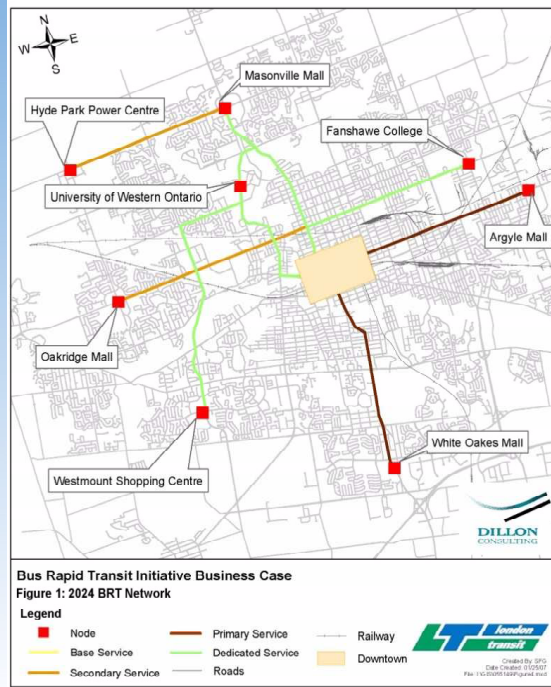
WORK PLAN HIGHLIGHTS

- Future Higher Order Transit Options
 - Local, Regional, Interregional Markets
 - Assess Corridors (incl. Guelph Junction Railway)
 - BRT, LRT, DMU technologies
 - Feasibility, Property and Costs
 - Implementation and Financial Plan





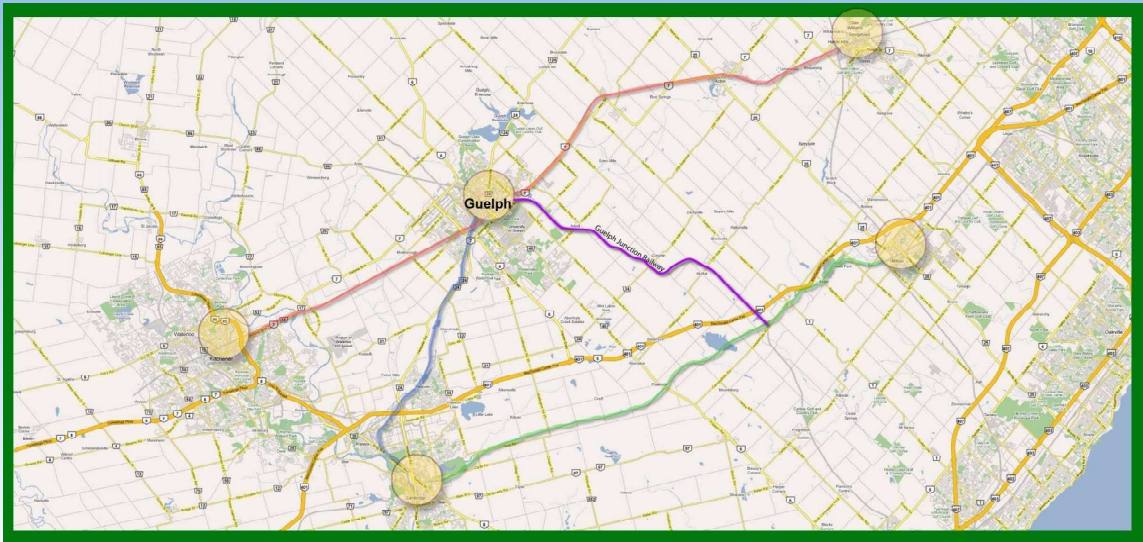
LONDON TRANSIT: BUS RAPID TRANSIT BUSINESS CASE





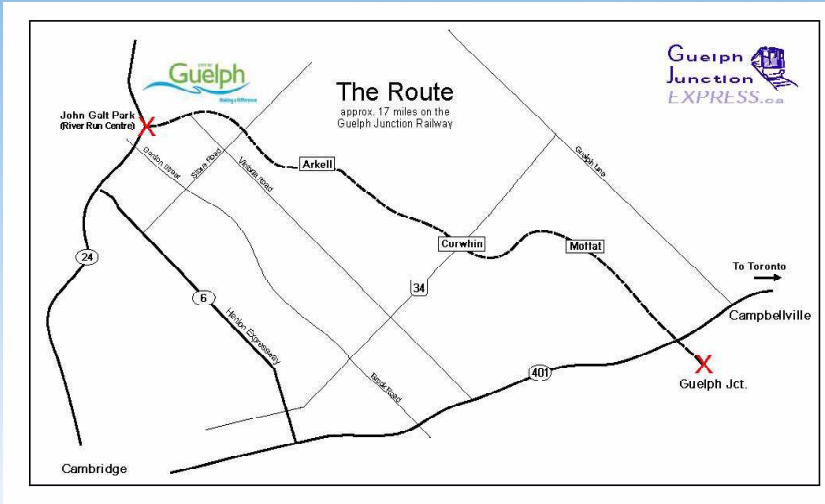
WORK PLAN HIGHLIGHTS

- Rail Corridors





GUELPH JUNCTION RAILWAY





WORK PLAN HIGHLIGHTS

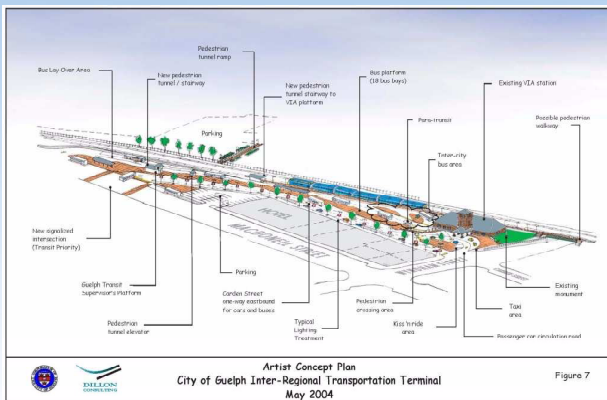
- **Downtown Transit Terminal**
 - EA requirements, property and approvals
 - Accommodate GO Rail, VIA and Intercity Bus Plans and Parking
 - Station and Platform Requirements
 - Transit Routes and Priority Measures





WORK PLAN HIGHLIGHTS

- Downtown Transit Terminal
 - Finalize design concept
 - Preliminary cost estimate
 - Mobility Hub designation





WORK PLAN HIGHLIGHTS

- Existing Mobility Services Review
 - Detailed Operational review
 - Implications of AODA legislation
 - Estimate Future Demand for services





WORK PLAN HIGHLIGHTS

- Mobility Services Directions
 - Family of Services and Travel Training
 - Partnership Opportunities
 - Policies and Procedures
 - Implementation and Financial Plan





CONSULTATION STRATEGY - PUBLIC

- **Public Notification**
- **Bulletins on key web sites**
- **Wide distribution of flyers**
- **Recorded messages on transit customer phone lines**
- **Local Media**
- **Two Public Information Centers**



CONSULTATION STRATEGY - STAKEHOLDERS

- **Advisory Committee**
- **Council Involvement**
- **Three Focus Groups**
- **Employee Input**
- **Transit Rider Feedback**



SCHEDULE AND FEES

**On Time
On Budget
No Surprises**

Thank You



PHOTO CREDITS

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- University of Manitoba (umanitoba.ca)
- MichealTaylor.ca
- Wikimedia.org
- Tc.gc.ca
- Hstimpactstudy.net
- City of Guelph (guelph.ca)
- Green-wheels.org
- Guim.co.uk
- Momentumplanet.com
- Camcycle.org.uk
- Guelphjunctionexpress.ca
- Destinytours.com
- Jason D. Bartlett (railpictures.net)
- Ken Russell (flickr.com)
- AECOM
- RJ Burnside and Associates Inc.
- Google.ca
- Metrolinx.ca
- Goodwheels.com

**COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES COMMITTEE
CONSENT AGENDA
REVISED**

June 15, 2009

Members of the Community Development & Environmental Services Committee.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Community Development & Environmental Services Committee Consent Agenda will be approved in one resolution.

A Reports from Administrative Staff

REPORT	DIRECTION
<p>CDES- 2009 A.21) Beverley Robson Park Master Plan Victoriaview Subdivision in Ward 2</p> <p>THAT the Community Design and Development Services Report 09-22 dated June 15, 2009, pertaining to the proposed master plan for Beverley Robson Park, be received;</p> <p>AND THAT the Master Plan for the development of the Beverley Robson Park, as proposed in Appendix 2 of the Community Design and Development Services Report 09-22 dated June 15, 2009, be approved;</p> <p>AND THAT staff be directed to proceed with the implementation of the Beverley Robson Park Master Plan.</p>	<p>Approve</p>

CDES-2009 A.22) **Notice of Intention to Designate 83 Essex Street Pursuant to the *Ontario Heritage Act***

Approve

THAT Report 09-52, dated June 15, 2009 from Community Design and Development Services, regarding the heritage designation of 83 Essex St. be Received;

AND THAT the City Clerk be authorized to publish and serve Notice of Intention to Designate 83 Essex St. in accordance with the *Ontario Heritage Act* and as recommended by Heritage Guelph;

AND THAT the designation by-law be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

CDES-2009 A.23) **Work Plan for Transit Growth Strategy and Mobility Services Study**

Approve

THAT the Community Design and Development Services Report 09-55, on the "Work Plan for Transit Growth Strategy and Mobility Services Study" dated June 15, 2009, be received;

AND THAT Council authorize staff to proceed with Transit Growth Strategy and Mobility Services study as outlined in this report and the attached Work Plan.

B Items for Direction of Committee

CDES-2009 B.1) **Westminster Square Ltd. – Request for Waiver of Development Charges**

See Attached

attach.

COMMITTEE REPORT

TO	Community Development and Environmental Services Committee
SERVICE AREA	Community Design and Development Services
DATE	June 15, 2009
SUBJECT	BEVERLEY ROBSON PARK MASTER PLAN VICTORIAVIEW SUBDIVISION IN WARD 2
REPORT NUMBER	09-22

RECOMMENDATION

THAT the Community Design and Development Services Report 09-22 dated June 15, 2009, pertaining to the proposed master plan for Beverley Robson Park, be received; and

THAT the Master Plan for the development of the Beverley Robson Park, as proposed in Appendix 2 of the Community Design and Development Services Report 09-22 dated June 15, 2009, be approved; and

THAT staff be directed to proceed with the implementation of the Beverley Robson Park Master Plan.

BACKGROUND

The City has received a parcel of land having an area of 0.74 hectares (1.86 acres) as a Neighbourhood parkland dedication within the Victoriaview North Subdivision north of Woodlawn Road East and east of Victoria Road North. The park block is located at 55 Carere Crescent adjacent to a natural area and open space to the east. (See Location Map on Appendix 1)

The property has been zoned as P.2 (Neighbourhood Park). The City of Guelph Recreation, Parks and Culture Strategic Plan (1997) describes a Neighbourhood Park as open spaces of appropriate size, shape, topography, location and character to foster the enjoyment of a wide range of freely chosen passive and active activities such as sitting, viewing, conversing, contemplating, strolling, children's play, organized and informal field sports, court games, water play and outdoor skating.

In April of 2007, City Council approved the naming of new Neighbourhood Park after Beverley Robson, former Mayor of Guelph who held the office for 10 years

during the years 1926-31, 1933-34 and 1943-44. (Appendix 6)

REPORT

A master plan for Beverley Robson Park has been prepared by City staff. The preparation of the master plan has involved creating a concept plan and survey, getting public input through mail and online surveys and revisions to the concept plan based on the residents' response. (Appendix 2)

Proposed Master Plan: The master plan includes both active and passive recreational components. (Appendix 2)

The proposed programming for the park includes the following:

- Children's play area with play equipment and sand safety surface
- A half basketball court
- A shade structure
- An informal mowed grass play area
- Asphalt pathways
- Park furniture -picnic table, benches, trash receptacles and bike rack
- Plantings
- Beverley Robson Memorial Sign
- Park and Interpretive Signage

Trail Connection to Guelph Lake Road:

A trail connection is proposed from the park to the Guelph Lake Road/ Guelph Lake Sports Fields (Appendix 3). Further trail connections within the Guelph Lake Sports Fields area are proposed to be developed in future years.

Public Process: In December 2008, a survey was mailed to 88 residents living within 200 meters of the park property to obtain input on the conceptual master plan. An advertisement was placed in the Guelph Tribune and the survey was posted on the City's website (Appendix 4).

The City received survey feedback from 14 households through mail, fax and online via the City's website. The overall response from residents for the Conceptual design of the park is positive. The response includes suggestions for major additional items such as an ice rink and a splash pad as well as some minor changes (Appendix 5).

The master plan has been modified to incorporate some of the changes as suggested by the residents through their comments. The revised concept plan includes the following changes:

- The half Basketball Court has been relocated towards the open space, away from the houses to minimize the impact of play noise.
- The proposed Beverley Robson Sign is relocated to the triangular space near the entrance to the park.
- The existing hedgerow along the north boundary consists of invasive species and vegetation that is in poor health or nearing the end of its life span. The hedgerow will be removed to create sightlines through to the open space.

A living fence has been proposed where the park abuts residential properties on Atto Drive and Carere Crescent as per the current City policy on Property Demarcation of City owned lands.

Pathways: The pathways are proposed to be paved with asphalt on the parkland and limestone screenings within the natural open space.

Splash Pad: It is City policy to install splash pads with a recirculation system. A water recirculation system is chosen over a 'pump and dump' system due to water conservation concerns. A recirculation system adds capital costs to the implementation of the project but is a sound environmental decision. Splash Pads are best suited for community parks where parking and washroom facilities exist or proposed. A splash pad is proposed to be built at the Waverley Community Park in 2009 and another one has been planned for the Eastview Community Park to serve east end of the city in future years. Given the size of the proposed park staff has not included a splash pad in the recommended master plan for the Beverley Robson Park.

Winter Activity/ Community Ice Rink: A future Neighbourhood Park within the Northview Estates subdivision (See Appendix 1) is designed to include a service connection for an outdoor natural ice rink. Given the size of Beverley Robson Park and its proximity to the future Northview Estates Park that is 5 minutes walk away, an ice rink feature is not included.

Lighting: The proposal for the park does not include any lighting in the park. Residents are encouraged to use the park only during the daytime.

Conclusion: Staff conclude that the implementation of the proposed park master plan will create a neighbourhood scale park to serve the residents of the Victoriaview North Subdivision and will act as an integral part of the open space linkage system in the north-east end of the City. It is anticipated that the park and trail construction work will be initiated in 2009 following approval of the park master plan by City Council. The construction work for the remaining park items will take place in 2010 following the approval of the 2010 budget.

CORPORATE STRATEGIC PLAN

- GOAL 2 : A healthy and safe community where life can be lived to the fullest
- GOAL 5 : A community-focused, responsive and accountable government
- GOAL 6 : A leader in conservation and resource protection/enhancement

FINANCIAL IMPLICATIONS

Existing Funding:

- RP0214- Victoriaview Neighbourhood Park (Development Charges supported Capital Budget):

Funds approved in 2008	\$ 100,000
Funds allocated in 2010 Capital Forecast	\$ 150,000
- RP0008- Guelph Trails (Development Charges supported Capital Budget):

Funds approved in 2009

\$ 100,000

DEPARTMENTAL CONSULTATION

Information Services: Corporate Communications

Operations: Parklands and Greenways

Finance: Budget Services

COMMUNICATIONS

Brant Avenue Neighbourhood Group
Stantec Consulting Ltd.

ATTACHMENTS

Appendix 1 - Location Map

Appendix 2 - Proposed Master Plan – Beverley Robson Park

Appendix 3 - Trail Connections to Guelph Lake Road from Victoriaview North and Northview Estate Subdivisions

Appendix 4 - Proposed Master Plan Survey

Appendix 5 - Proposed Master Plan Survey Results

Appendix 6 - Council Resolution for April 2007

Prepared By:

Jyoti Pathak

Parks Planner

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jyoti.pathak@guelph.ca

Recommended By:

Scott Hannah

Manager of Dev. and Parks Planning

(519) 837-5616 x 2359

scott.hannah@guelph.ca

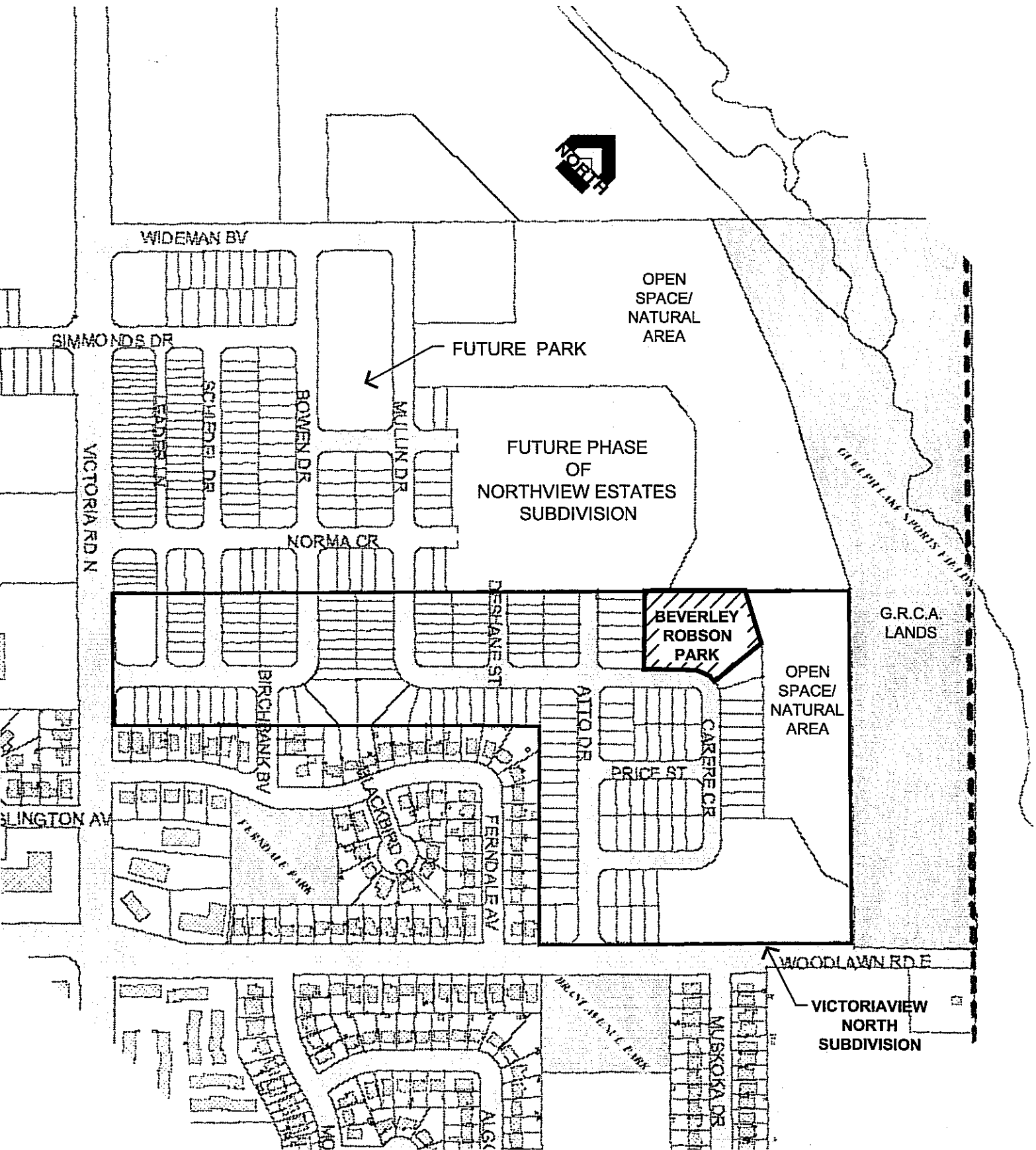
Recommended By:

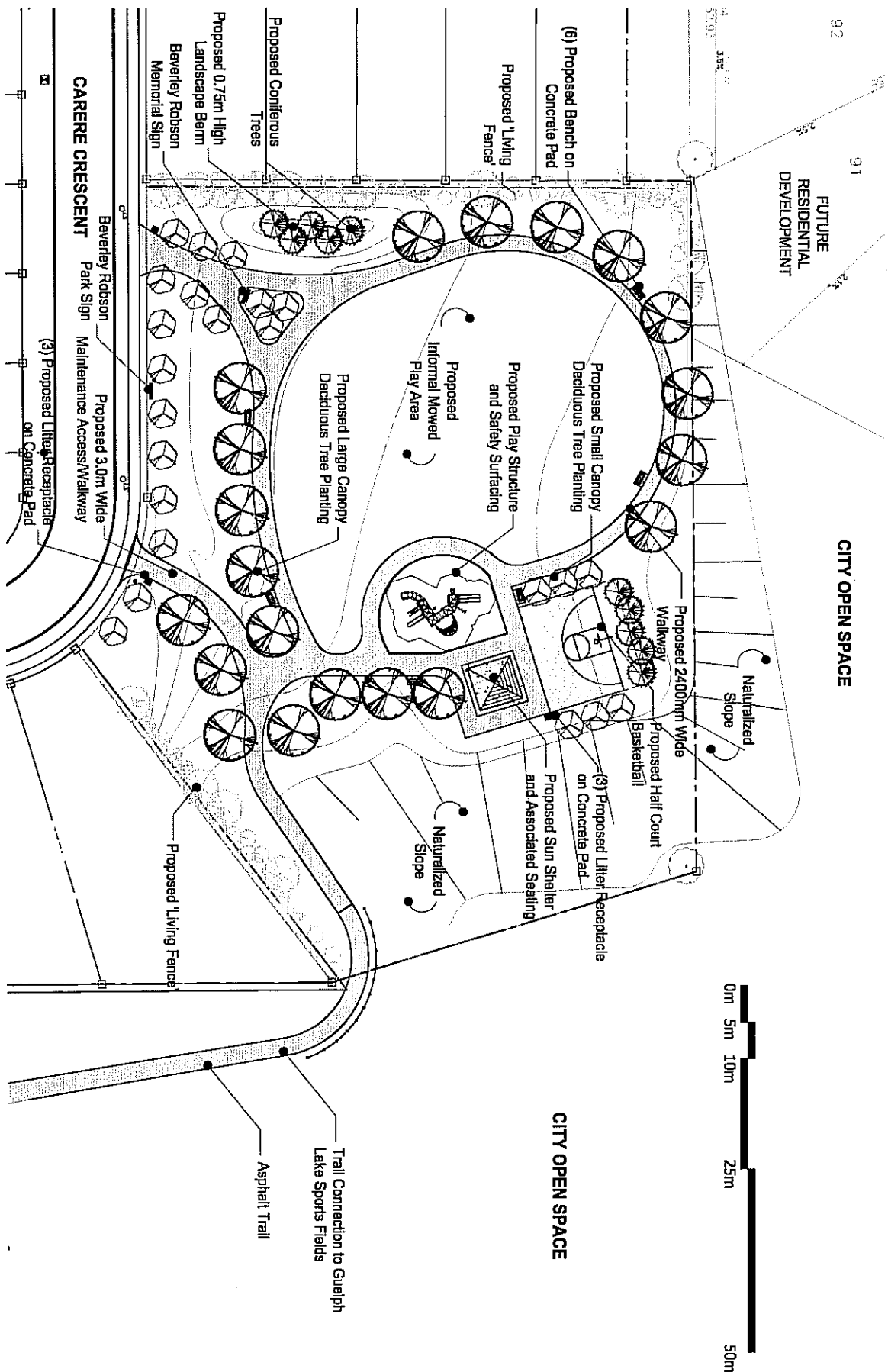
Jim Riddell

Director of Community design
and Development Services

(519) 837-5616 x 2361

jim.riddell@guelph.ca





City of Guelph: Community Design and Development Services
 Development and Parks Planning

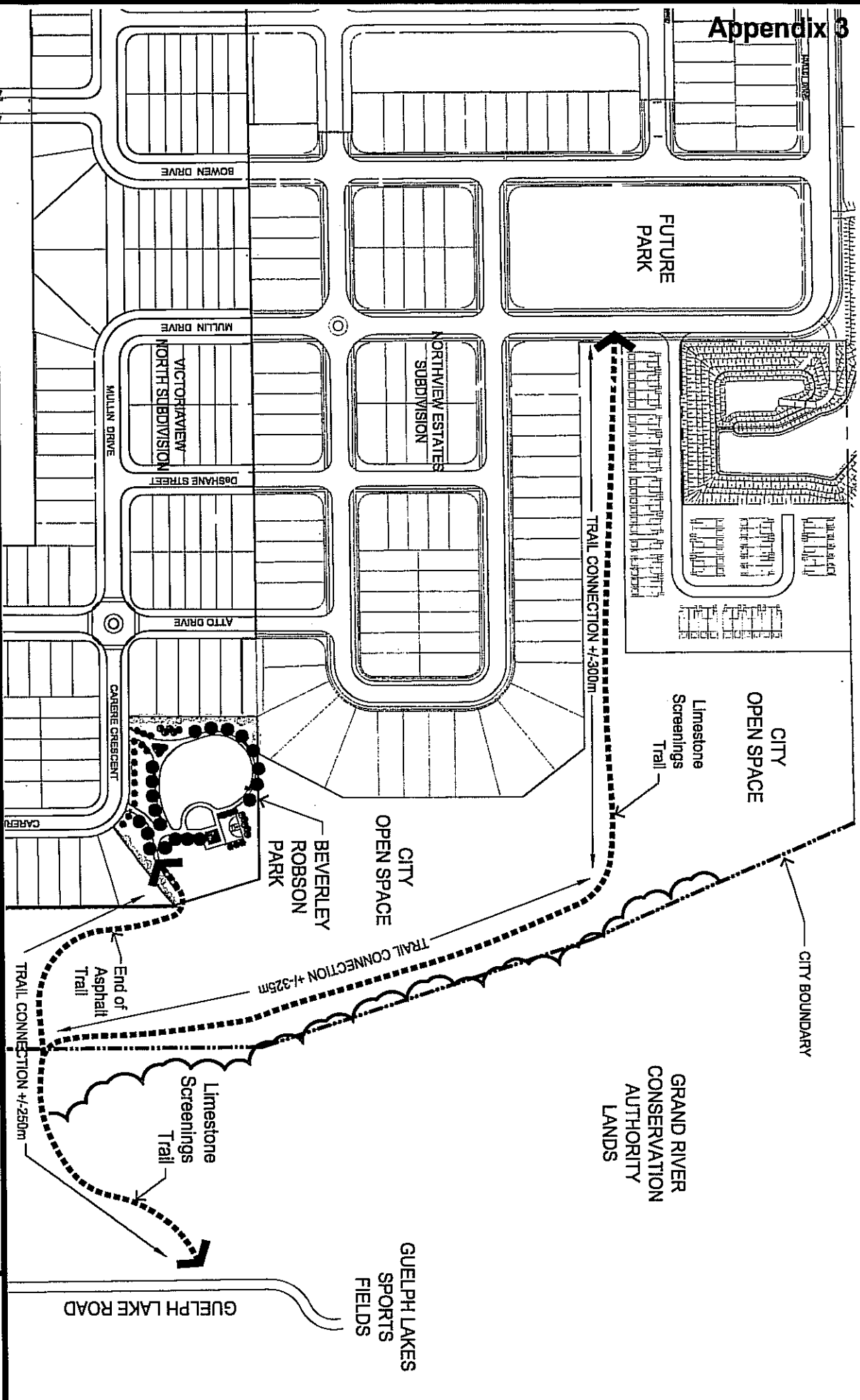
BEVERLEY ROBSON PARK
 55 CARERE CRESCENT, GUELPH, ON

VICTORIANVIEW NORTH
 SUBDIVISION
 WARD 2

CLASSIFICATION: NEIGHBOURHOOD PARK
 ZONING: P2 SIZE: 0.74 ha (1.86 ac)

FEATURES: play equipment, pathways, park furniture, half basketball court, shade structure, plantings





City of Guelph: Community Design and Development Services
 Development and Parks Planning

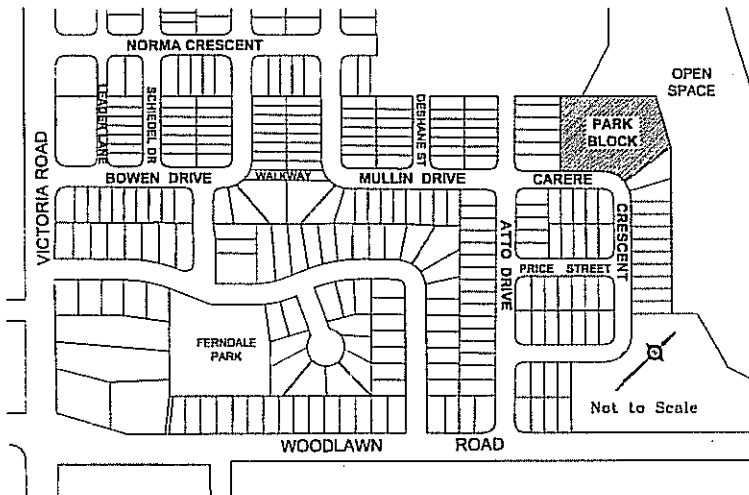
BEVERLEY ROBSON PARK
TRAIL CONTEXT PLAN

N.T.S.



PARK SURVEY

BEVERLY ROBSON PARK MASTER PLAN



LOCATION MAP

Community Design and Development Services is seeking public input into the proposed master plan of a new Neighbourhood Park. The park has been named Beverly Robson Park. Your household is invited to participate in the survey. Information gathered from this survey will help City staff in refining the master plan before it is presented to the Community Development & Environmental Services Committee for approval in early 2009.

The proposed park is an existing parcel of land to be known municipally as 55 Carrere Crescent in the Victoriaview Subdivision in the north end of the City. The subdivision is located east of Victoria Road North and north of Woodlawn Road East. The parkland has street frontage on Carrere Crescent and is adjacent to a natural open space.

The parkland has an area of 0.74 hectares (1.86 acres) and has been zoned as a Neighbourhood Park (P.2 Zone).

The proposed park master plan includes the following elements:

- Children's play area with Junior and Senior play structures and swings
- Informal/ Free Play Area
- Half Basketball Court
- Asphalt Pathways
- Shade Structure
- Deciduous and Coniferous Planting
- Naturalized Area on proposed 3:1 slopes
- Site Furniture: Benches, Picnic Table, Trash Receptacles and Bike Rack

Note: Please see other side.

Community Design and Development Services
 Development and Parks Planning

LEGEND

1. PARK SIGN
2. NATURALIZED SLOPES
3. 2.4 M WIDE PATHWAY
4. PLAY EQUIPMENT WITH SAFETY SURFACE
5. SHADE STRUCTURE
6. HALF BASKETBALL COURT
7. BENCH
8. BIKE RACK
9. TRASH RECEPTACLES
10. INFORMAL PLAY AREA/ MOWED GRASS
11. LIVING FENCE
12. BEVERLY ROBSON SIGN

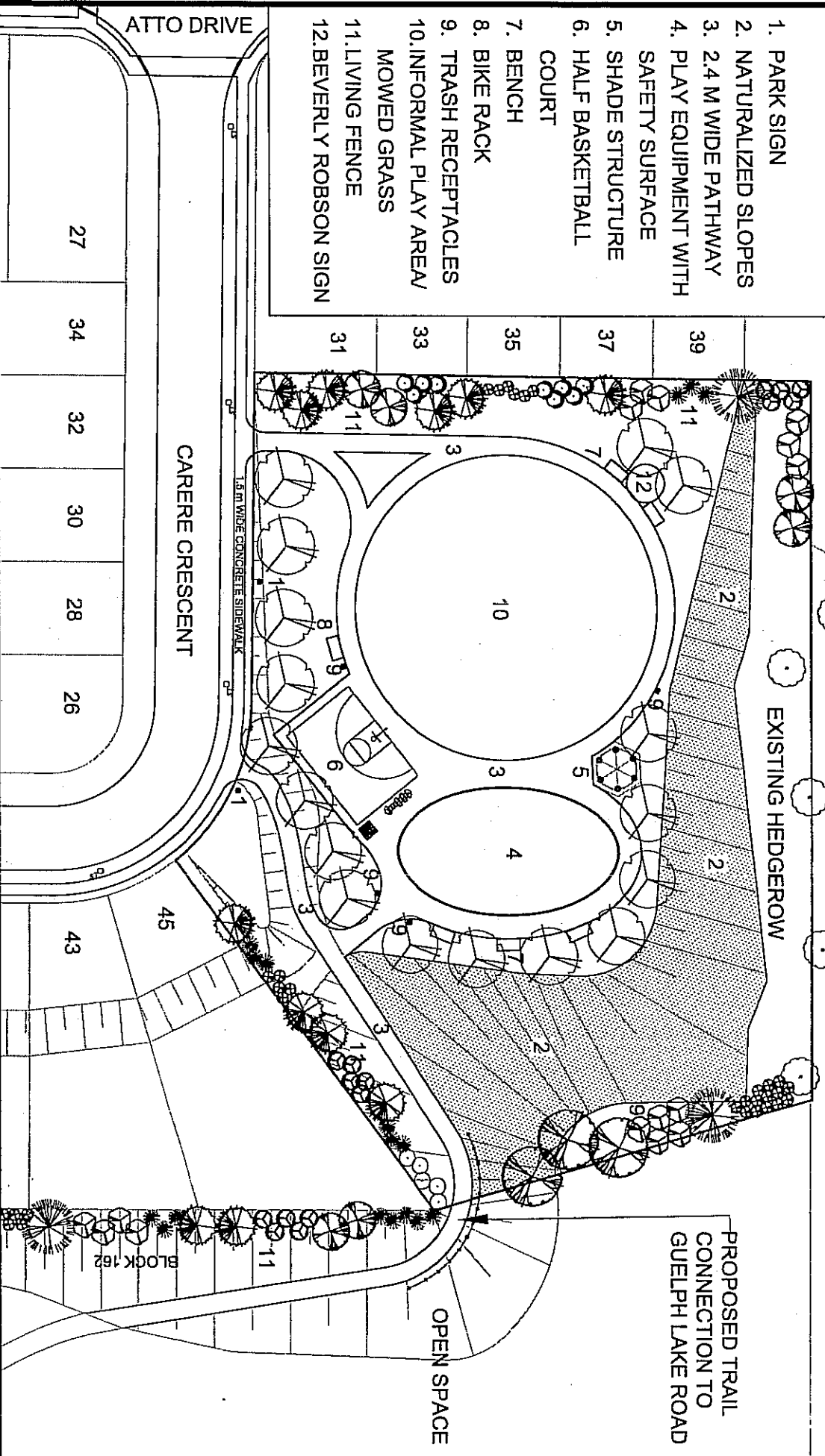
FUTURE SUBDIVISION

OPEN SPACE

EXISTING HEDGEROW



PROPOSED TRAIL CONNECTION TO GUELPH LAKE ROAD



City of Guelph: Community Design and Development Services
 Development and Parks Planning

BEVERLY ROBSON PARK
 55 CARERE CRESCENT, GUELPH, ON

VICTORIAVIEW NORTH
 SUBDIVISION
 WARD 2

CLASSIFICATION: NEIGHBOURHOOD PARK
 ZONING: P2 SIZE: 0.74 ha (1.86 ac)

FEATURES: planting, play equipment, pathways, site furniture, half basketball court, shade structure



TRIBUNE AD.

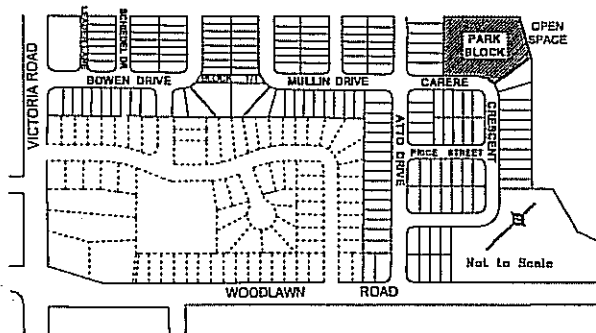
CITY PARKS

We need your input

New neighbourhood park – Beverley Robson Park Master Plan

Residents living in Victoriaview North Subdivision are invited to participate in the City of Guelph's neighbourhood survey for the proposed master plan of Beverley Robson Park.

Location Map



Why we need your input

We would like you to complete a survey so that your proposed park is designed to consider all the needs of your neighbourhood. Public input gathered from neighbourhood survey is a key part of any park design process. This information will help Parks Planning staff to refine the master plan before it is presented to the City of Guelph's Community Development and Environmental Services Committee in early 2009.

How to complete a survey

To complete the survey pick from the two options below.

Request, complete, and return a survey:

Contact Jyoti Pathak, Parks Planner
Community Design and Development Services
Call: 519-822-1260 ext. 2431
E-mail: jyoti.pathak@guelph.ca

Complete the survey online:

Visit guelph.ca/survey, click on "Beverley Robson Park Survey"

The survey is to be completed and returned by Friday, December 12, 2008.

For more information

Jyoti Pathak
Parks Planner

Beverly Robson Park Survey Results

Total Number of surveys completed:	14
-Surveys Completed and returned by mail or fax:	7
-Surveys Completed on-line	7
Total number of surveys mailed:	88
Survey was posted on the City website from Dec 7, 2008 to Dec 19, 2008.	

1. What do you like about the proposed master plan?

It looks very child friendly and would certainly bring the neighbourhood together. Benches and other seating area are always welcome

The proposed trail connection to Guelph Lake road

I like everything about this plan. The playground safety surface is great! The proposed trail connection to Guelph Lake Road will be an EXCELLENT aspect to this park.

We like the following: - the use of the park by those in the neighbourhood - the trees will be a plus in a new development - benches, picnic table, a bicycle rack and a half basketball court would add to the activity in the park. - a pathway from the park to the conservation area is a plus for hikers - a living fence, depending on the size, would add to the beauty of the space and provide shade

The combination of Natural areas with well thought out play areas.

It seems to provide adequate accommodation for all age groups. My grandchildren can't wait for it to be completed.

The shaded area is an excellent idea - as well as benches.

I think it is great!

The plan looks good but then I'm not a person that is in the know now, my kids have been gone for a while. My grand children will enjoy the park.

The addition of trees and vegetation, Paved paths, Connection to naturalized area, Basketball court

The proposed park appears to be spacious when you compare it to Ferndale park

The plan appears to be all encompassed in one and will be great for families with children and those with grand children.

The size seems to be right for our area. It is a good connection to Guelph Lake Road. Seems like a good opportunity and area that will support a naturalized park to blend in with the nature behind the park. This will help it to maintain itself. If planned properly it will be Mother Nature's gift.

<p>What type of lighting will be used in the park? - We have had a few problems with the lights from the soccer field. One night they stayed on all night and on a few occasions they were on until past midnight. The use of the lights when a sport activity is taking place is reasonable but a waste of energy otherwise. - We are concerned that without adequate lighting the park may become a "hang out" late at night. - How often does the city plan to mow the lawn?</p>
<p>I am concerned that your proposed park has too many areas of concealment and access to open space -life being how it is now- children will go to the park without adult supervision - the park needs to be fenced all around so that children can not be enticed out of the park proper into the open space and perhaps abducted/ steel, allow them to be seen. This may sound paranoid and may be we are watching too many crime stories but this was the first thing that comes to mind.</p>
<p>Will there be future trails from this park to Guelph Lake? Who is Beverly Robson? Why is it named after her? Is she a veteran?</p>
<p>I am pleased that you'll have an access to the trail going to Guelph Lake so walkers will have access down to it from our area.</p>
<p>A water supply + light would allow for winter use of the park in the form of an ice rink.</p>
<p>Overall this looks like a well planned park and it will be close to lot of homes in the new subdivision. Being adjacent to the open area near Guelph Lake Conservation area it should be cool with the breezes and light winds coming from the Guelph Lake. This is a welcome addition to the neighbourhood.</p>
<p>Put in more benches. Trash Receptacles near benches.</p>
<p>A tap for water in area # 10 to flood area for a winter rink promotes winter outdoor use.</p>
<p>Refer to # 3-2.4 m w pathway - what material is going to be used? #5 Shade structure should be large enough for a number of people to use -useful is the word- not just for pretty purpose. # 7 benches- should be benches all along the outer side of park. #11- what is a living fence-trees, shrubs-should compliment naturalized slope for example- pollinator friendly -or to attract birds -Hawthorn tree (birds) - Joepie weed. Is there a childproof barrier at the naturalized slope (fence) How about flowers along the sidewalk that faces Carere Crescent or in the triangular space as you enter the park.</p>
<p>What exactly is the safety surface?</p>
<p>Is there a direct connection (i.e. trail?) to the Guelph lake Conservation area trails?</p>

Please not that these are voluntary survey results and are not statistically significant. This kind of poll tends to reflect more polarized public opinions.



THE CITY OF
Guelph

INFORMATION SERVICES DEPARTMENT
CITY CLERK'S DIVISION
City Hall, 59 Carden Street
Guelph, Ontario, Canada N1H 3A1
Telephone: (519) 837-5603 Fax: (519) 763-1269
Website: guelph.ca

Appendix 6

April 23, 2007

Mr. J. Riddell
Director of Community Design & Development Services

Dear Mr. Riddell:

At a meeting of Guelph City Council held on April 16, 2007, the following resolution was adopted:

- ✓ "THAT the matter with respect to the naming of Orin Reid Park located at 120 Goodwin Drive within the Westminster Woods Subdivision be approved;
- ✓ AND THAT the matter with respect to the naming of Joe Veroni Park located at 150 Fleming Drive within the Watson Creek Subdivision be approved;

AND THAT the matter with respect to the naming of Beverly Robson Park located at 55 Carere Crescent within the Victoriaview North Subdivision be approved."

Yours sincerely

Lois A. Giles
City Clerk/Manager of Council
Administrative Services

*js



TO **Community Development and Environmental Services Committee**

SERVICE AREA Community Design and Development Services
DATE June 15, 2009

SUBJECT NOTICE OF INTENTION TO DESIGNATE 83 ESSEX ST.
PURSUANT TO THE *ONTARIO HERITAGE ACT*

REPORT NUMBER 09-52

RECOMMENDATION

THAT Report 09-52, dated June 15, 2009 from Community Design and Development Services, regarding the heritage designation of 83 Essex St. be Received;

AND THAT the City Clerk be authorized to publish and serve Notice of Intention to Designate 83 Essex St. in accordance with the *Ontario Heritage Act* and as recommended by Heritage Guelph;

AND THAT the designation by-law be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

BACKGROUND

Heritage Guelph, the Municipal Heritage Committee, recommends to Guelph City Council that the church structure situated at 83 Essex St. be designated under Part IV of the *Ontario Heritage Act*. The property is located on the west side of Essex St. between Dublin St. S. and Glasgow St. S. in the City of Guelph (see Attachment 1). The property dimensions are 16 m by 38 m (52 feet by 125 feet) with a lot area of approximately .06 ha. (.15 acre).

The Gothic Revival church building, built circ. 1880, is constructed of locally quarried limestone. The one and a half storey building has lancet windows and doors, tooled lug stone sills, rusticated and tooled cornered quoins at the openings (including arches) and gothic gable vents (front and rear).

The property was registered in Plan 8, the Plan of the Town of Guelph in 1855 and was bought by the Trustees of the British Methodist Episcopal (B.M.E.) Church in 1880. The church is located within the historic settling area for Guelph's black community which was focused in the Nottingham, Essex and Dublin St. (formerly

Devonshire St.) area. In response to the 1850 Fugitive Slave Act many fugitive slaves moved inland from the border communities to places like Guelph. Members of the black community also moved to Guelph when lands they were squatting on, like the Queen's Bush area, were sold. The British Methodist Episcopal Church emerged in Canada as a sign of allegiance to the British. The Church was formally known as the African Methodist Episcopal Church.

During the 1870's to 1880's there were 13 B.M.E. churches across Canada. In Guelph, the B.M.E. Church was constructed by its congregation of fugitive slaves in 1880 to replace the original wood frame structure located on Market St. (now Waterloo Ave.). Construction was greatly aided by James Goldie who donated stone from his quarry and Charles Raymond, founder of Raymond's Sewing Machine Company, who contributed to the purchase of the site. The building is the smallest of Guelph's stone churches with a rectangular footprint measuring 30 by 40 feet and an 80 foot ceiling (measured from the basement). A full description of the history and cultural heritage value of the property is described in Attachment 2 – Heritage Guelph Background Report.

Architecturally, the stone church is a representative example of the type of Methodist churches built across Ontario in the late 19th Century. The property has significant historical and associative value given its connection with the fugitive slave movement and Guelph's black community. Contextually the church is located within Guelph's historic black settlement area serving as the centre of religious and community life. The church itself is undeniably a religious landmark, serving as a symbol of "pain, hope and freedom" for the community given its historic ties.

The owner of the property is supportive of the designation (See Attachment 5). Heritage Guelph is pleased to recommend this property for heritage designation.

REPORT

The Gothic Revival stone church building located at 83 Essex St. meets the criteria for designation as defined under Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest as outlined in Attachment 3 of this report. *The Statement of Reasons for Designation*, which includes the specific elements to be protected, is presented in Attachment 4.

This report recommends that a Notice of Intention to Designate 83 Essex St. be published and served. Publication of the Notice provides a 30-day period for comments and objections to be filed. At the end of the 30-day period, if no objections have been filed, Council may choose to pass a by-law registering the designation of the property on title. In the event of an objection, a Conservation Review Board hearing is held and following the issuance of the Board's report findings, Council may decide to withdraw the Notice and not proceed with the designation or it may choose to pass the by-law registering the designation of the property on title.

Community Design and Development Services staff and Heritage Guelph members are recommending that Council proceed with publishing and serving the Notice of

Intention to Designate. As soon as the notice is served, the building falls under the *Ontario Heritage Act*.

CORPORATE STRATEGIC PLAN

Goal 4 – A vibrant and valued arts, culture and heritage identity.

FINANCIAL IMPLICATIONS

None.

DEPARTMENTAL CONSULTATION

At the May 11, 2009 meeting, Heritage Guelph, the City's Municipal Heritage Committee, endorsed staff taking the Notice of Intention to Designate to Council for consideration.

COMMUNICATIONS

In accordance with the *Ontario Heritage Act* (Section 29, Subsection 1), Notice of Intention to Designate shall be:

1. Served on the owner of the property and on the Ontario Heritage Trust; and,
2. Published in a newspaper having general circulation in the municipality.

ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 – Heritage Guelph Background Information Report: 83 Essex St.

Attachment 3 – Designation Assessment – Criteria for Determining Cultural Heritage Value or Interest

Attachment 4 – Statement of Reasons for Designation

Attachment 5 – Support Letter from Guelph BME Church Rev. Chester Searles



Prepared By:

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Recommended By:

Paul Ross
Chair, Heritage Guelph

Recommended By:

Marion Plaunt
Manager of Policy Planning and Urban Design
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Recommended By:

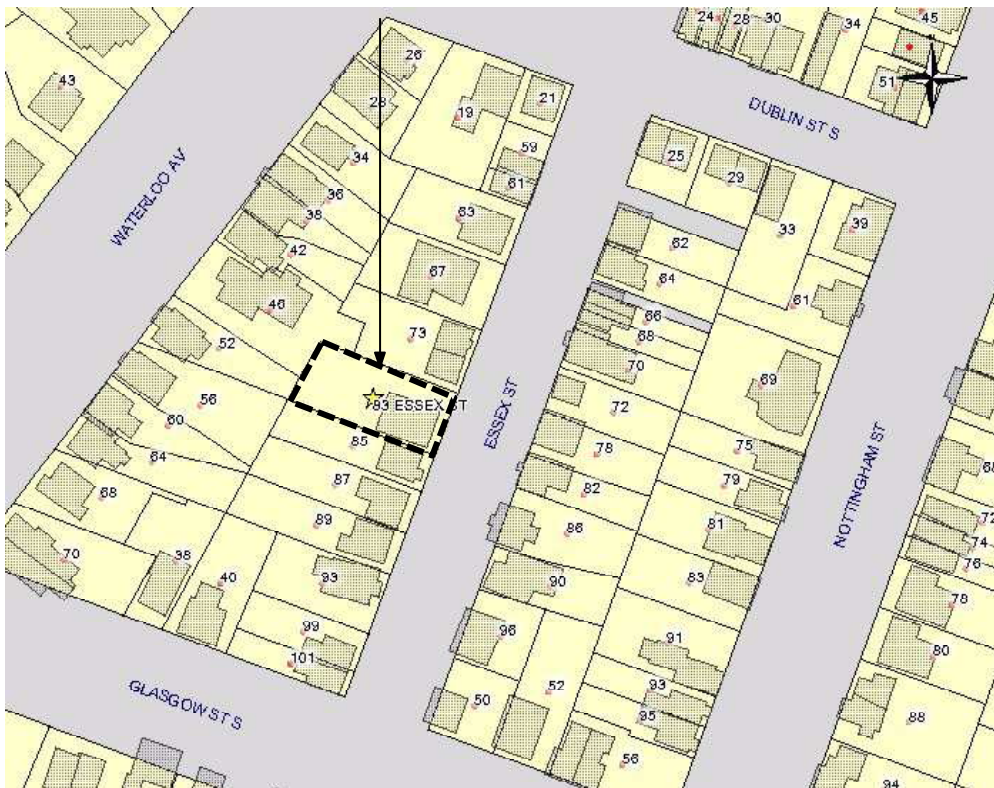
James N. Riddell
Director of Community Design and
Development Services
519 837-5616 x 2361
jim.riddell@guelph.ca



Attachment 1 - Location Map



**Subject Property:
83 Essex St.**



**Attachment 2 – Heritage Guelph Background Information
Report: 83 Essex St.**

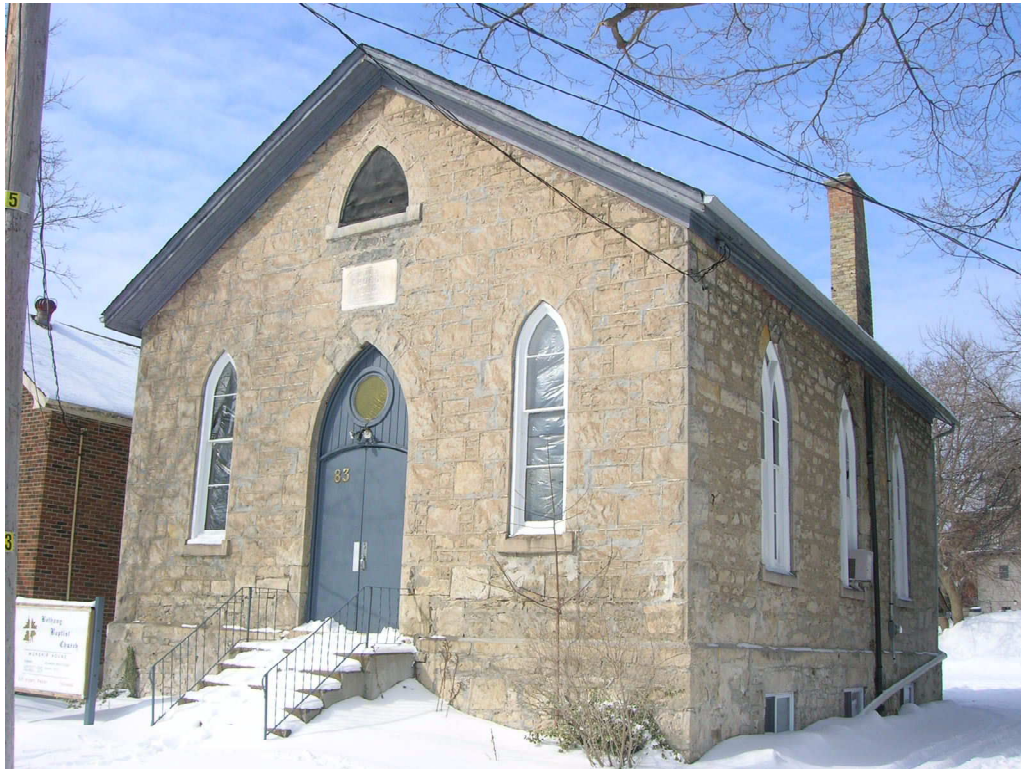
CITY OF GUELPH

HERITAGE GUELPH (THE MUNICIPAL HERITAGE COMMITTEE)

BACKGROUND REPORT FOR PROPOSED DESIGNATION OF SITE

83 ESSEX STREET

BRITISH METHODIST EPISCOPAL CHURCH (B.M.E. CHURCH)



PREPARED BY: LYNDSAY HAGGERTY AND JOAN JYLANNE
FEBRUARY, 2008

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1. Property Map
2. Essex Street Façade
3. Back of Church
4. B.M.E. Church's Old Sign
5. Name and Date Stone
6. Stone Mason's Mark
7. South Elevation Featuring Lancet Windows
8. North Elevation Featuring Symmetrically-placed Windows

1.0 INTRODUCTION

Heritage Guelph, the City of Guelph Municipal Heritage Committee, has undertaken an assessment of the cultural heritage value or interest of the property at 83 Essex Street, commonly known as the British Methodist Episcopal Church (B.M.E. Church), for the intention of heritage designation. The following report contains the mandatory information required for heritage designation as well as a property profile, historical associations, architectural description, contextual value, location maps, sources and photographs.

The B.M.E. Church is recommended for designation for historic/associative, architectural and contextual reasons. Located on Essex Street, the church is culturally associated with the black population of Guelph which settled primarily around the Nottingham, Essex and Dublin St. (previously Devonshire St.) area. The church provided a place of worship to fugitive slaves and has come to serve as a symbol of "pain, hope and freedom".

Significant features of the church:
The B.M.E. Church was constructed in 1880 of locally quarried limestone. It is rectangular in shape measuring 30 by 40 feet with an 80 foot ceiling and basement. Designed in the Gothic Revival style, it features elegant symmetrical peaked lancet windows with quoined stone surrounds and a matching peaked door.

2.0 LOCATION OF PROPERTY

The B.M.E. Church, located at 83 Essex Street, is situated on the west side of Essex Street between the south ends of Dublin and Glasgow Streets in the City of Guelph. It is more particularly described as Part Lot 383, Plan 8, being the southwest half.

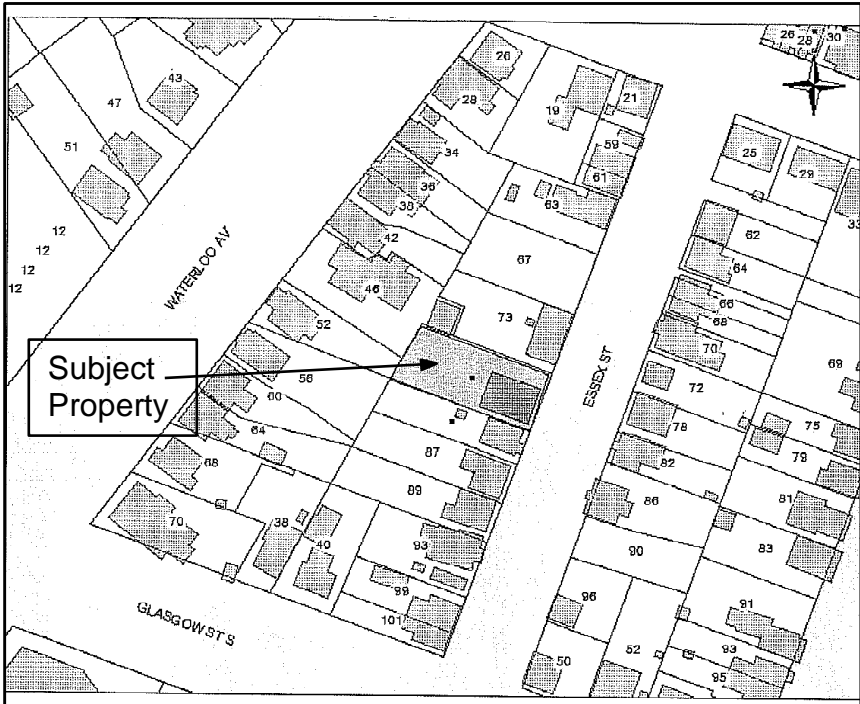


Figure 1. Property Map

3.0 HISTORICAL VALUE

The B.M.E. Church is associated with the historical background of the black population of Guelph. Slavery never really took hold in Canada partially due to a short growing season that made it uneconomical to employ slaves for labour. However, many wealthy loyalists who came north brought slaves as "family servants" with them. With the British fight for Independence in 1776 came the antislavery movement in the Northern colonies. Freedom was promised to any black person who fought with the British and in 1793, the Upper Canada Abolition Act automatically freed any slave who arrived in Upper Canada. It also granted freedom to any child born to a slave mother at the age of 25. Slavery was abolished in the entire British Empire with the British Imperial Act in 1833, however in 1850, the United States passed the Fugitive Slave Act allowing slave owners to pursue fugitive slaves and take them back unless they were British citizens.

Many slaves made a bid for freedom and travelled to Canada. During the last half of the 19th century many slaves fled the United States via the "underground railroad" settling in border communities like Windsor and Chatham. In response to the 1850 Fugitive Slave Act many fugitive slaves moved inland from the border communities to places like Guelph. Blacks also moved to Guelph when lands they were squatting on, like the Queen's Bush area, were sold. The Queen's Bush was an area approximately 8 by 12 miles in size extending from Waterloo County to Lake Huron. In 1840, the Queen's Bush area housed 2,500 people including 1,500 blacks.

In Canada, to show their allegiance to the British, the African Methodist Episcopal Church became known as the British Methodist Episcopal Church. During the 1870's to 1880's there were 13 B.M.E. churches across Canada. In the City of Guelph, the British Methodists began worshipping in a frame church that was built by its congregation of fugitive slaves in 1870 on Market Street, now Waterloo Ave. The congregation met under Rev. Thomas Jefferson until the completion of their new church.

The current B.M.E. Church, located at 83 Essex Street, was built in 1880 at a cost of \$2,000 and provided seating for 300 people. Construction costs were greatly reduced due to donations from James Goldie who also donated the stone from his quarry near the "People's Mill". It was built under the supervision of William Slater in 1880 and the cornerstone was laid by Charles Raymond, founder of Raymond's Sewing Machine Factory. Charles Raymond also made large contributions towards the purchase of the site. At the time of its completion, Pastor Junius Roberts served a congregation of 40 people. The following were also assigned to the Guelph B.M.E. pastorate: Revs. Moore, Collins, Miller, Townsend, Minter, Oliver, Drake, Ly-Bertus, Lucas, Brooks, Snowden, Washington, Jones, Slater, Wright, King, Lucas (2nd term), S.D. Smith, and Pastor Davis. During the 1980's the church was disbanded due to a dwindling congregation and reopened in October 1994 sharing its space with a local missionary baptist church. A recent pastor of the church, Rev. Davis believes that the congregation has "a new chance to say the efforts of 1880 were not in vain. A lot of things associated with Blacks were destroyed – this church was preserved".

A Manse was built at the right rear of the church during the parsonage of Dr. Oliver in the late 1880's. It was a one-and-a-half-storey rough cast building. Stonework was completed by members of the church and local carpenter, J. Lowry, took care of the woodwork. The Manse was demolished in 1965 due to disrepair.

3.1 LAND REGISTRY REVIEW

The B.M.E. Church is situated on land that was originally surveyed by John McDonald for The Canada Company. The property was registered in Plan 8, the Plan of the Town of Guelph, in 1855. Fred J. Chadwick owned the property from 1869 until 1880 when he sold the property to the Trustees of the B.M.E. Church. In 1891, Issac Spencer et al, the *trustees for the time being of the B.M.E.Church* sold the property to Thomas Shaw, A.J. Little et al, who were *Trustees for the time being of various congregations*. In 1895 the property was bought back by Trustees of the B. M. E. Church who continue to own the property.

4.0 ARCHITECTURAL AND CONTEXTUAL VALUE

4.1 ARCHITECTURAL DESCRIPTION

The B.M.E. Church is a fine example of the type of Methodist churches that were built across Ontario in the late 19th century. It is the smallest of Guelph's stone churches. The church was built by its congregation of fugitive slaves in 1880 to replace the original wood frame structure located down the road on Market Street (now Waterloo Ave.). The rectangular-shaped church is constructed of locally quarried pick-faced, hammer dressed, and broken-coursed limestone. The church is 1 ½ stories in height and is composed of three symmetrical bays with three, 4 over 4 lancet windows on the north and south elevations. The façade features a centrally-placed, pointed-arched front door flanked by lancet windows, with a Gothic gable vent above the front door. A name and date stone is featured between the door and gable vent. Rusticated and tool-cornered quoins exist at the corners of the building and openings in the walls including the arches. On the right front (driveway side), on a large block four stones up, a stone mason's mark can be seen that resembles a backward 7 on a shield.

4.2 CONTEXTUAL VALUE

The B.M.E. Church is located within a Guelph neighbourhood that was the historical settling area for the black community. Many blacks came to Guelph, especially when border towns became more precarious for fugitive slaves and northern communities such as the Queen's Bush were being developed by the government in the mid 19th century forcing black squatters to uproot and settle elsewhere. The Guelph census of 1881 reports a total "coloured" population of 107 with over two thirds of the population focused in the Nottingham, Essex, and Dublin Street (formerly Devonshire Street) area. The B.M.E. Church became the religious focus and centre of community life. It served as a meeting place for the black community, providing a safe-haven for them and became a symbol of "pain, hope and freedom".

5.0 SUMMARY

The British Methodist Episcopal Church, located at 83 Essex Street is an excellent example of the type of construction and architectural style used to built Methodist churches across Ontario in the late 19th century. The historic and cultural association with black history; the architectural merit as a fine example of Gothic Revival construction; and contextual presence within the historical settlement area of Guelph's black population highlight this property as a significant addition to the City of Guelph's designated properties.

6.0 SOURCES

Author Unknown. *Black History in Canada*. Retrieved from: www.osblackhistory.com
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City of Guelph. (1999). "*B.M.E. Church*": Burcher/Stokes Heritage Building Inventory

Guelph Registry Office, *Land title information*

Jewell, M. (2000). *British Methodist Episcopal Church – History: for the Guelph museums church Tour, "Places of worship along the speed"*. Guelph, ON.

Johnson, L. A. (1977). *History of Guelph: 1827-1927*. Guelph, ON: Guelph Historical Society

Ratcliffe, S. (2006). *Compiled notes of B.M.E. Church and Black History as provided to the author*
by Melba Jewell, long-time Guelph resident.

7.0 PHOTOGRAPHS



Figure 2. Essex Street Façade



Figure 3. Back of Church



Figure 4. B.M.E. Church's Old Sign



Figure 5. Name and Date Stone



Figure 6. Stone Mason's Mark



Figure 7. South Elevation Featuring Lancet Windows



Figure 8. North Elevation Featuring Symmetrically-placed Windows

Attachment 3 – Designation Assessment – Criteria for Determining Cultural Heritage Value or Interest

DESIGNATION ASSESSMENT

Property: 83 Essex Street	Date: May 2009
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CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The criteria set out below are taken directly from the Ministry of Culture Regulation 9/06 made under the Ontario Heritage Act for the purpose of assessing property for designation under Section 29 of the Act..

CRITERIA	NOTES	SCORE
The property has design value or physical value because it...		
...is a rare, unique, representative or early example of a style, type, expression, material or construction method	The Gothic Revival church is a fine example of the type of Methodist churches built across Ontario in the late 19 th century. One of 13 in Canada.	✓
...displays a high degree of craftsmanship or artistic merit		
...demonstrates a high degree of technical or scientific achievement		
The property has historical value or associative value because it...		
... has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Direct association with the black community and British Methodist Episcopal Church	✓
...yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Connections with fugitive slave movement and Guelph's black community.	✓
... demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community		
The property has contextual value because it...		
... is important in defining, maintaining or supporting the character of an area		
...is physically, functionally, visually or historically linked to its surroundings	Located within Guelph's historic black community serving as the centre of religious and community life.	✓
... is a landmark	Religious landmark and symbol of "pain, hope and freedom" for the community.	✓

Attachment 4 – Statement of Reasons for Designation

DESCRIPTION OF PROPERTY – 83 ESSEX STREET

The property at 83 Essex Street supports a one and one-half storey limestone church of Gothic Revival architecture with a rectangular floor plan and a gabled roof. It was constructed in 1880 on the southwest portion of the property by congregation members composed of fugitive slaves. The property is located within the historical black settlement area of Essex, Nottingham and Dublin Streets.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The British Methodist Episcopal Church's cultural heritage value lies in its association with black history. This one and one-half storey limestone structure is an excellent example of Gothic Revival architecture and it mirrors the construction of other Southern Ontario B.M.E. churches that were constructed in the late 1800s. Its location within the historical settlement of Guelph's black community serves as a landmark to their heritage.

DESCRIPTION OF HERITAGE ATTRIBUTES

The heritage attribute that supports the cultural heritage value or interest of this property is the one and one-half storey limestone structure. The following aspects of this heritage attribute are protected:

- all existing stonework;
- all lancet windows and doors, their openings, construction, and surrounds;
- rectangular floor plan;
- front-end gabled roofline;
- chimney on the south elevation; and
- Gothic gable vent on the church façade (east and west elevations).

It is intended that non-original features may be returned to documented earlier designs or to their documented original without requiring City Council permission for an alteration to the designation.

Attachment 5 – Support Letter from Guelph BME Church Rev. Chester Searles

GUELPH BME CHURCH – 83 ESSEX ST. GUELPH, ONT. N1H 6K5

Rev. Dr. Chester A. Searles
Pastor

Evangelist Julia Moses
Assistant Pastor

Sister Glenda Lewis
Church Clerk

Date: June 5, 2009

Joan Jylanne, Senior Policy Planner
Policy Planning and Urban Design
Community Design and Development Services City of Guelph
Guelph, Ontario

Dear Ms. Joan Jylanne,

Re: The Designation of the BME Church Building as a Heritage Site.

Thank you for the historical journey that enlightened me of the significant contributions made by the Black Fugitive Slaves in the City of Guelph and the Surrounding Areas. Since I am not an inhabitant of Guelph, I was unaware of our rich heritage and the significance of the different historical landmarks that went unnoticed in our Community. Therefore, given their importance and the legacy they hold for us now and the generations to come, I wholeheartedly lend our support to this worthy opportunity that would preserve the Guelph British Methodist Episcopal Church building as one of Ontario's Heritage Sites.

Yours in Christ,

Chester A. Searles
Chester A. Searles, Ph.D.

COMMITTEE REPORT



TO **Community Development and Environmental Services Committee & Emergency Services, Community Services and Operations Committee**

SERVICE AREA Community Design and Development Services and Community Services

DATE June 15, 2009

SUBJECT **Work Plan for Transit Growth Strategy and Mobility Services Study**

REPORT NUMBER 09-55

RECOMMENDATION

"THAT the Community Design and Development Services Report 09-55, on the 'Work Plan for Transit Growth Strategy and Mobility Services Study' dated June 15, 2009, be received;

AND THAT Council authorize staff to proceed with Transit Growth Strategy and Mobility Services study as outlined in this report and the attached Work Plan."

BACKGROUND

In July 2008, Council authorized staff to develop a Transit System Growth Strategy and Plan, including financing, governance and implementation strategies, to identify and accommodate current and future local and regional transit needs in Guelph. Previously, Council had authorized staff to develop a Mobility Services Plan for Guelph Transit and to undertake the design and construction of the proposed downtown Transit Terminal on Carden Street.

Through a competitive selection process the following Engineering firms have been selected to provide consultancy services for the three initiatives:

- Transit Growth Strategy and Mobility Services Study: Dillon Consulting
- Transit Terminal Design and Construction: R.J. Burnside and Associates

The Dillon team includes, as sub-consultants, Paradigm Transportation Solutions Limited, Schmied Communications, Bill Cunningham Consulting and R.J. Burnside & Associates.

The Burnside Team includes Dillon Consulting and Aboud & Associates Inc as sub-

consultants.

The Community Design and Development Services (CDDS) report 08-86 on "Transit Growth Strategy and Plan", dated July 16, 2008, indicated that the Work Plan for undertaking the Transit Strategy Study would be presented to a joint meeting of the Community Development and Environmental Services Committee and Emergency Services, Community Services and Operations Committee. The attached Work Plan prepared by Dillon Consulting outlines the plan for carrying out both the Transit Strategy and Mobility Services components of the current initiative.

REPORT

As earlier indicated in the CDDS 08-86 report, the present study will be guided and managed through a Project Advisory Committee and a Technical Services Committee. The Advisory Committee will provide advice and act as the sounding board for the study and will meet at critical study milestones as identified in the Work Plan. The Advisory Committee will include 17 members comprising resident, stakeholder, institutional and business representatives as follows:

- Six residents, one for each ward, representing the community at large
- Accessibility Advisory Committee
- Downtown BIA
- University of Guelph Administration
- University of Guelph Student Representative
- The Upper Grand District School Board
- The Wellington Catholic Separate School Board
- Guelph General Hospital
- St. Joseph's Health Care
- Chamber of Commerce (3 representatives, one each from the three main employment areas)

The Technical Committee will be responsible for managing the technical and policy development aspects of the study, undertaking public consultation, and monitoring study progress in accordance with the Work Plan. The Committee will be made up of City staff and staff representatives from Wellington County. City staff representatives will be drawn from Engineering Services, Guelph Transit, Policy Planning, Operations, Economic Development and Corporate Services to cover the following service/functional areas:

- Transportation Planning
- Transit Services
- Mobility Services
- Traffic Services
- Parking Services
- Urban Design
- Engineering Design & Construction
- Growth Plan / Intensification
- Economic Development

-
- Guelph Junction Railway
 - Property Services

The principal components of the Transit Strategy and Mobility Services Study include the following:

- Long Term Transit Vision
- Existing System Review and Improvements
- Roadway Transit Priority Measures
- Finalization of the Design Concept for Transit Terminal
- Future Higher Order (LRT/BRT) Transit
- Mobility Services Plan
- Implementation and Financial Plans
- Public Consultation

The attached Work Plan outlines the specific tasks and activities of the study, and indicates the time frame within which they will be completed. The public consultation strategy is also described in the Work Plan.

One of the requirements of the study is to finalize the concept design for the future Transit Terminal in coordination with the GO Transit's plans for modifications to the VIA Station and the City's urban design initiatives in the City Hall and Carden Street areas.

The concept design for the Transit Terminal should be completed before the end of 2009 to enable detailed design and construction of the Terminal to be completed in 2010. The rest of the study will also be completed during 2010.

CORPORATE STRATEGIC PLAN

Strategic Direction #1: To Manage Growth in a Balanced Sustainable Manner

- Ensure the City's infrastructure is appropriate for current and anticipated growth
- Work with neighbouring municipalities and all levels of government on policy and direction

FINANCIAL IMPLICATIONS

The price submitted by Dillon Consulting for the Transit Strategy and Mobility Services Study is \$350, 154, and the price for Design and Construction services for the Transit Terminal submitted by R.J. Burnside & Associates is \$436,493.00. Funds for these initiatives are included under three approved Capital Projects: RD0224 (Transit Master Plan); RD0164 (Transit Terminal); TR0054 (Mobility Feasibility Study).

DEPARTMENTAL CONSULTATION

The Work Plan was presented to the inaugural meeting of the Technical Committee on May 28, 2009.

COMMUNICATIONS

N/A

ATTACHMENTS

Attachment 1 – Work Plan and Consultation Strategy



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Attachment 1 – Work Plan and Consultation Strategy

**Work Plan and Consultation
Strategy for the Guelph
Transit Growth Strategy and
Plan & Guelph Transit
Mobility Services Plan**

May 2009

City of Guelph

09-1932

Submitted by

**Dillon Consulting
Limited**

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1.0 Introduction

The City of Guelph has a strong commitment to provide both conventional and mobility services for all of its residents and businesses. In recent years, Guelph has been a leader within Canadian municipalities of similar size in transit ridership and ridership per capita. So with considerable foresight and a strong foundation to build upon, the City has embarked on a *Transit Growth Strategy and Plan* and review of *Mobility Services* that will address both short-term needs and longer term opportunities.

Dillon Consulting Limited (Dillon) in association with Paradigm Transportation Solutions (Paradigm), Schmied Communications, Bill Cunningham Consulting and RJ Burnside & Associates (Burnside) are pleased to be a part of this study that will help shape the growth of Guelph Transit services.

The following document presents the key work plan items and consultation strategy that will be undertaken as part of this comprehensive review.

2.0 Work Plan

2.1 Study Initiation / Work Plan

This phase of work involves attendance at a project initiation meeting and the submission of a final work plan and consultation strategy which forms a part of this document. Some modifications were made to the original work plan submitted as part of the Dillon Team's original proposal for this assignment to better meet the City of Guelph needs. One primary modification is the integration of the review of Conventional Services (Part 1 as outlined in the original RFP) and Mobility Services (Part 3 from the original RFP). This follows the desire to develop a "Family of Services" approach for Guelph Transit, expanding transportation options for all members of the community, regardless of their level of mobility. Consultation will form a key component of each phase of work, and is described in Section 3.0 of the work plan.

2.2 Transit Vision and Data Analysis

This phase of work involves developing a long-term Vision for Transit moving forward, including identifying a modal share target for Guelph Transit that will be used to develop a short-term and long-term system strategy. The following tasks will be undertaken to complete this phase of the assignment.

TRANSIT VISION

In this task, the Dillon team will develop a long-term Vision and Growth Strategy for transit services through consultation with City staff (i.e. the Technical Committee) and stakeholders (i.e. the Advisory Committee). The objective is to expand transit and provide a sustainable service that significantly increases ridership. Too often there is a disconnect between a

'strong sustainable vision' of transit, and the policies and resources put in place to realize that vision. Committing to a far reaching vision and transit modal share target must be backed by an integrated and holistic approach to ensuring that vision becomes reality. Therefore the Vision will be grounded based on what is achievable and will be used to guide the implementation components of the Transit Growth Strategy to ensure the right components are in place to meet the vision.

MODE SHARE FORECASTING AND TRANSIT CORRIDORS

Developing modal share targets and forecasting local area, corridor and inter-regional transit demand will guide recommendations in future phases. The existing transit modal share of 6% needs to be increased to meet the sustainability objectives of the municipality and the 10% target in the Official Plan may need to be increased to reflect the proposed transit vision, population and employment growth, intensification strategies, environmental objectives and opportunities to develop regional and interregional transit services.

Mode share targets will be refined so that the City has a more effective planning and decision making tool. For instance, all day and peak period targets will be identified as well as mode share targets for travel to the downtown, at sub nodes and for feeder services to interregional transit. Along with specific origin – destination pairs; selected screenlines will also be considered for setting and monitoring modal share targets.

Existing and potential transit corridors and nodes within Guelph will be identified using various network assumptions (i.e. potential BRT or LRT corridors) that can accommodate increased transit demand necessary to achieve the mode share targets. Potential transit ridership along corridors within Guelph (i.e. to University of Guelph and other employment areas) will be assessed.

The interregional market will also be examined as there are increasing transit opportunities for travel between Guelph and the GTA, and among Guelph-Wellington-Waterloo. Universities and colleges in Guelph and Waterloo provide a good example, as they have a highly oriented transit market and the potential for many transit linkages. As an activity in this task we will also examine the case for increasing GO Train service to Guelph beyond the currently proposed 4 peak period trains as the availability of all-day train service in both directions would be very important to satisfy many travel markets.

Ridership growth and significantly higher mode splits for Guelph Transit will require improvements to both supply (nodes and corridors, family of services, equipment, fare and service integration between local transit and various modes including active transportation) and demand (U Pass and Employer Pass expansion, TOD's, intensification around new terminal and existing/emerging sub nodes, transit and parking strategies). All of these factors will be identified as enablers in achieving the Vision.

2.3 Existing Transit System Review & Expansion

This phase of work involves a detailed review of existing transit operations and the development of recommended modifications that build ridership, respond to growth, protect for future nodes and corridors, and meet legislation requirements. A Service Delivery

and Implementation Plan including financial implications will follow to assist Guelph in implementing each of the key objectives and understanding financial and resources requirements. The following tasks will be undertaken to complete this phase of the assignment.

REVIEW EXISTING SERVICES

The objective of this task is to assess the existing routes, service design and road network and make recommendations for improvements that will achieve the Transit Vision and modal share targets. The implementation of a new transit terminal, ensuring adequate feeder services to GO Rail, accommodating residential and employment growth and intensification, supporting downtown and identified sub nodes are all influencing factors that will be taken into account.

The existing problems and potential for improvements will be identified by riding all the routes, holding a focus group with operators and supervisory staff and receiving input from users and stakeholders. The Dillon team will assess coverage, directness, frequency, service hours, transfers/connections, ridership and financial performance for all routes and services. An assessment of issues and opportunities will be conducted, including an identification of and proposed modifications to:

- Routes not meeting service standards
- Routes that are stressed and roadways/intersections that are impediments to efficient transit operations
- Under serviced areas and corridors, intensification and growth areas and potential transit markets
- Improved integration with other transportation modes (both local and interregional)
- Routes with the potential to evolve into higher order transit services

The Dillon team will also assist City staff to develop a transit demand model for reviewing existing operations and projecting future demand.

STRATEGIC PLAN

The review of existing services and consultation feedback will lead to recommended modifications that build ridership, respond to growth, protect for future nodes and corridors, meet legislation requirements (i.e. Accessibility for Ontarians with Disabilities Act (AODA)) and support achievement of municipal goals and priorities. Key areas that will be explored include:

- Compatibility between route restructuring, the new downtown terminal and the need to improve directness of some routes. Special attention will be required to satisfy users and businesses that excellent transit access to downtown destinations will be maintained and enhanced.
- Service expansion and increased penetration into key areas and markets as Guelph continues to grow and intensify (i.e. new/infill residential and employment areas, schools, recreational facilities, medical services and retail areas).

- Potential applications for transit priority measures to reduce transit travel time and increase reliability (including a phased approach for future higher order transit options). Specific areas that will be looked at include the Downtown terminal, sub-terminals, and along specific routes that are stressed.
- Innovative service delivery options to serve low ridership areas and/or periods of the day. This includes industrial strategies to service this unique transit market.
- Travel time improvements, including the ability to maintain 30 minute headways on Saturdays.
- Fare structure, including pass types, fare pricing, and transfer policy.
- Service hours, including potential changes in evening, weekend, and holiday service.
- Feeder service for GO Rail and intercity bus, a fare integration arrangement with GO Transit, improved passenger information systems and the potential development of a Metrolinx Mobility Hub at the new terminal.
- Inter-municipal transit opportunities involving Wellington County and Waterloo Region.
- Use of Community Bus to more efficiently accommodate some of the travel requirements of Mobility registrants.

The system as a whole will also be assessed to promote a coherent operation, including an assessment of logical schedules, timed transfers, interlining pairs, deadheading, and any coverage overlap. The objective will be to design a system that to the greatest extent possible 'takes passengers directly where they want to go, when they want to go there'.

SERVICE DELIVERY AND IMPLEMENTATION

The service delivery structure will be reviewed to ensure the most efficient and effective method for delivery of all functions within transit services.. Funding arrangements to deliver the Transit Growth Plan will also be reviewed, including provincial and federal government support, marketing and advertising, fares, business partnerships and development charges. The study will identify all opportunities to tap into funding sources that will help the City increase transit ridership and improve accessibility.

The 5-year implementation and financial plan will provide Guelph Transit with a step-by-step strategy for moving forward that is based on sound ridership forecasting and reliable estimates of operating and capital costs. The plan will include:

1. Ridership growth projections and system performance measures
2. Revenue and Cost (Operating and Capital) projections
3. Financial performance (R/C ratio, subsidy/capita)
4. Five-year capital forecast for required infrastructure (i.e. on ground capital investments, fleet)
5. Fleet requirement and technology
6. Staffing implications, service delivery and organizational structure.

The plan will provide a year by year phasing strategy, with recommendations for communicating system changes to users and the general public.

2.4 Future Higher Order Transit Options

The objective in this phase is to assess the feasibility and benefit (i.e. achieving higher modal split targets) of implementing Higher Order Transit services in Guelph, and between Guelph and surrounding municipalities consistent with forecasted population and employment growth.

While Bus Rapid Transit (BRT) or Light Rail Transit (LRT) systems are not common in municipalities under 300,000 population, the situation in Guelph is quite unique. The high ridership per capita combined with a reasonably compact urban form, infill opportunities and density at locations such as the downtown and University are opportunities to be explored. Various corridors and system technologies (BRT, LRT, DMU) will be assessed using the criteria of ridership potential, cost effectiveness, environmental impact and ease of implementation. Phasing will also be explored starting with high frequency corridor service in mixed traffic, progressing to transit priority measures and ultimately to operation in a dedicated right of way and for priority corridors protection measures will be recommended

Guelph is in close proximity to major population centers and higher order services may be justified to link these urban areas. We will assume GO Train service is in place by 2011 and look at Guelph Transit feeder services and other potential markets including connections to the Region of Waterloo and Wellington County. Background data and ridership forecasting conducted in the North Mainline and Cambridge to Guelph Rail Feasibility studies indicate potential for use of existing rail corridors to provide the foundation for a region-wide higher order transit service. The Guelph Junction Railway which currently provides freight and tourist excursion service is another corridor with potential for higher order transit service within Guelph and providing linkage from Guelph to Halton and the Milton GO service.

While GO Transit has had great success since the 1970's as a commuter transit service linking residential areas in the Toronto-centered region to employment in the vicinity of Union station, provincial and municipal planners are beginning to explore the opportunities this network provides for higher order transit linkages for other origin-destination pairs. Satisfying the provincial *Places to Grow* strategy may well be the catalyst for the development of region-wide higher order transit services that provide greater self containment and reduced reliance on automobile travel.

The feasibility assessment will begin with an identification of potential corridors and the most appropriate technologies to provide service. For each of these corridors, preliminary ridership estimates, property requirements and potential costs will be identified. An implementation plan will be prepared for the preferred strategy identifying phasing, preliminary operating and capital cost estimates, protection requirements and potential impacts on Guelph Transit routes and feeder services. This will provide the municipality the

information required to move towards implementing higher order transit service in future years and build partnerships with other area municipalities.

2.5 Downtown Transit Terminal

In this phase, we will review and update the concept design for the terminal. The requirements have been impacted by the review and recent GO Transit EA which creates a new platform arrangement and provides for a new access under the rail corridor at the west end of the project.

The possible use of an additional access from the south side of the rail corridor will be carefully examined. There is also the issue of provision for and access to GO and VIA commuter parking that needs to be discussed with the city. We will work with the City and the rail operators to ensure that the final terminal concept is compatible with all of these requirements.

Since 2004, the intercity bus operators have relocated some of their services to a new Hwy 401 location and the required number of platforms for intercity and GO buses needs to be updated. If south side access is provided by the GO Rail changes, the opportunity to move the intercity requirements to the south side and bring the Guelph Transit buses closer to the station should be considered. The station building itself should have the capacity to accommodate the passenger ticketing, information and waiting requirements. Care will be required for any changes to this historic structure and architectural services are provided in our proposal.

The relocation of the historic steam locomotive will be handled by others. It is noted that the owner of the Greyhound Terminal was a willing seller and CN/VIA were supportive of the original proposals. The objections from the hotel owner were modified with the prospect of acquiring some surplus land to allow a condominium development. The City may wish to discuss with Metrolinx the designation and funding of this site as a Mobility Hub.

Changes in Guelph Transit routes proposed in early parts of this study need to be accommodated and in particular south side access may be of interest for specific routes such as the University Express or routes that are stressed in covering areas to the southern residential boundaries of Guelph. Some preliminary work was done on transit priority measures at the signalized intersections in the vicinity of the new terminal and this will also be reviewed and updated. Mobility buses were accommodated in the previous design and the full accessibility requirements will be reconfirmed.

The previous activity included significant consultation with all stakeholders and a public consultation process. Contacts with intercity transit operators, property owners, GEXR, GO Transit, VIA Rail and CN will be re-established and required decisions expedited.

Our review of the amended Municipal Class EA (2007) suggests that this project is likely pre-approved (Schedule A+) as it can be characterized as a project involving "Expansion,

improvements and modification to existing stations...” This will be confirmed early in the study. On this basis, limited additional environmental process work will be required.

A finalized design concept and preliminary cost estimate will be prepared for RJ Burnside & Associates, who will be completing the detailed design of the terminal.

2.6 Guelph Transit Mobility Services

This phase of work involves the review of Mobility Services within Guelph with the objective of improving overall mobility, ensuring legislative requirements are met and improving the overall effectiveness and efficiency of the service. The following tasks will be completed as part of this phase of work.

ISSUES AND OPPORTUNITIES

Guelph Transit’s Mobility Services will be reviewed leading to recommendations on service levels, managing demand, cost projections, the likely impact of the Accessibility for Ontarians with Disabilities Act (AODA), and the promotion of a ‘family of services’ that reduces the inefficient delineation between conventional and paratransit services.

We will start with an extensive review of the existing Mobility Service, including impacts of the new Community Bus, use of taxis and the TaxiScrip program. Key items include:

- Fares and fare structure
- Schedules, service hours and service areas
- Eligibility criteria and intake process
- Driver hiring and training standards
- Fleet, equipment and scheduling software
- Service standards and performance targets
- Service delivery methods
- Policies and procedures, including reservation, cancellation, and attendants/companions
- Existing ridership, registrants, capacity and level of service
- Customer service and complaint handling
- Effectiveness of Community Bus and Taxi Scrip programs
- Existing accessibility provisions on the conventional transit services
- Travel training and incentives for integration with conventional transit

IMPLICATIONS OF THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT

The AODA legislation will affect Guelph Transit in every aspect, including all elements of its family of services (fixed route, community bus, paratransit, and contracted taxi). In this task, we will review the AODA legislation and the most current draft standards, identify how existing and incoming draft legislation will affect transit, and recommend steps that are required to meet the legislation. This will include information as it relates to legislative and policy changes to the Customer Service Core Standards and the Public Transportation Standards. The implications of this legislation will be important to understand, as the

AODA will have an impact on service policies, service hours, service area, fares, eligibility criteria, stop announcements, cross boundary and visitor services.

This task will inform Guelph Transit of existing and anticipated regulations and review the ability of existing services to meet these regulations. Recommendations will stay ahead of the curve regarding the proposed legislation to position Guelph, where feasible, to respond in a sustainable, informed, and timely manner once the legislation is finalized and approved.

FEASIBILITY ASSESSMENT OF SERVICE EXPANSION

Guelph Transit will need to implement a number of actions to expand accessibility, particularly as the population increases and ages; doing this cost-effectively will be a major challenge. It is essential that as many residents as possible are able to use conventional transit; seasonally or as their health permits, and travel training and incentive programs will be useful in this regard.

A specialized service will always be required for those who need 'door-to-door' transportation and greater efficiency is possible if the number of shared rides is increased. The overall objective will be to match residents' needs to the most appropriate and cost effective option within the 'family of services' provided by Guelph Transit. All recommendations will be vetted against the incoming AODA legislation to ensure conformity. Recommendations to improve dispatching, intake, reservation and customer information will be made with the focus of improving both efficiency and customer service and promoting the family of service approach.

Many parallel systems do not provide enough capacity to fully accommodate the travel needs of the registered customers. The expected actual demand will need to be estimated and compared to the current service capacity. This will involve stakeholder consultation to hear customer concerns as well as technical analyses of the expected demand for the size of the community and comparison with industry benchmarks. The forecast demand will be based on a review of existing demand, historic ridership trends, future population growth, health care trends and anticipated policy and AODA directions including eligibility criteria.

The cost efficiency of the existing services will also be reviewed and areas for improvement identified. Further opportunities to utilize more contracted taxi service or taxi scrip will be explored to determine if the costs can be reduced on a per unit basis. Partnership opportunities with social and health care agencies that provide local trips will be reviewed. We will explore the demand to make trips outside of the municipal boundaries, and the availability of options to service this demand. This will include an assessment of service integration with GO Transit, intercity buses, paratransit providers in adjacent regions and services by local agencies (i.e. The Wellington Transportation Group).

FAMILY OF SERVICES APPROACH

Our approach to meeting forecasted service demands and AODA legislation will involve the use and development of a "family of services" strategy to effectively meet the travel needs of persons with disabilities. The spectrum of services ranges from door-to-door paratransit services, low-floor conventional fixed route services, Community Bus, accessible taxis and other not for profit as well as private providers of transportation.

Improvements to the accessible low floor buses and Community Buses will also be explored. This will include other aspects of accessibility that impact integration between the two systems including bus stop infrastructure accessibility, sidewalk conditions, provisions for mobility devices on the buses, driver training & assistance, customer information systems and incentives & promotion.

POLICIES AND PROCEDURES

Policies and procedures to improve the effectiveness of Mobility Service delivery will also be explored. The existing policy needs to be reviewed and stakeholder concerns addressed. The industry direction is generally to expand eligibility while bringing in 'trip based' conditional eligibility limitations (e.g., winter only eligibility is being used on Grand River Transit for some customers). Confirmation or new recommendations on existing policies such as attendant/companion, fare structure and integration with conventional transit, and cancellation/no shows will also be made.

IMPLEMENTATION PLAN

An implementation plan will include an estimate of 5-year capital and operating requirements with suggested phasing. Impacts on staffing, service delivery and organizational structure will also be reviewed and included in the plan.

3.0 Consultation Plan

The consultation plan will form a part of the work plan tasks discussed above. The strategy is two-fold:

- Confirm the work plan for the public consultation process including the identification of the level of involvement that is required for stakeholders (i.e., inform, listen and learn, consult, involve, empower); and
- Apply a tried and tested range of consultation techniques to ensure that all identified stakeholders are effectively involved in the process.

The following presents the consultation techniques that will be used during this study.

3.1 Public Notification

Information on how to obtain information about the Guelph Transit Growth Strategy and Plan and Mobility Services Plan, and how to participate in providing feedback will be shared with the Guelph public at the beginning of the process and prior to the two Public Information Centre (PIC) sessions.

The Targeted Audiences will include:

- A Regular and occasional riders of various Guelph Transit services (Conventional and Mobility)
- B Non-riders who are full-time residents
- C University students (especially those who may not be permanent residents)
- D Businesses
- E Public Sector including municipal and transit staff
- F Mobility Stakeholders

A brief overview of plans for developing the Guelph Transit Growth Strategy and Plan and Mobility Services Plan, including basic timelines and opportunities for participation and feedback, will be shared. The same message will be used across all sectors. The following marketing methods are recommended (as permission is granted):

<u>METHOD</u>	<u>TARGET AUDIENCE(S)</u>
Web Sites	
Surveys*	All
Guelph Transit*	All
Recreation and Culture*	All
Making a Difference*	A, B, C, F
Library*	A, B, F
University of Guelph (“Other Stories” section)	C, F
Guelph Downtown, main page (BIA)	All
Guelph Chamber of Commerce/Downtown BIA	D

*City web site pages**

LOCAL MEDIA

In the papers such as the Mercury, Tribune (Municipal page) and in local trade and student papers.

On radio, if PSA’s (public service announcements) are obtainable. Where it is difficult to obtain space for articles, ads may be considered.

<u>METHOD</u>	<u>TARGET AUDIENCE(S)</u>
Information Flyers	
On conventional transit vehicles	A, F
On specialized transit vehicles	A, F
Guelph Community Centres*	A, B, C, F
Service Guelph Center in City Hall	All
Evergreen Seniors Centre*	A, B, F
University of Guelph	C, F
VIA Station and Greyhound terminal	All
Chamber of Commerce/Downtown BIA	All

Via the Department of Recreation & Culture*

METHOD

TARGET AUDIENCE(S)

Recorded Message

On the transit customer phone line

A, C, F

3.2 Stakeholder Consultations

COUNCIL INPUT

Dillon's Project Manager and City staff will meet with Councillors individually or in small groups, as preferred by the Councillors and City staff themselves. The intent is to provide an overview for and to obtain feedback from the Councillors regarding the Guelph Transit Growth Strategy Plan at the beginning of the consultation process.

A Council briefing will also be provided prior to each Public Information Centre session (*noted below*).

ADVISORY COMMITTEE

The Advisory Committee, to be composed of 17 representatives of Guelph residents, institutions, businesses and stakeholders, will be in place by mid July of 2009. The Committee will be involved in the study throughout the process.

Dillon staff will meet with the Advisory Committee near the beginning of the process for a SWOT (Strengths/Weaknesses/Opportunities/Threats) Workshop. This will engage the Advisory Committee and educate both the consultants and participants. This technique has been very successful in identifying issues, in bringing to light innovative solutions and providing local creativity to the process.

ACCESSIBILITY FEEDBACK

A Focus Group Meeting near the start of the process will be held in order to have discussion with and feedback from representatives of people with disabilities. Participants may include senior staff members of local health and social service agencies, seniors' residences and assisted living buildings, as well as people with disabilities that are involved in committees or organizations which enable them to speak on behalf of a broader audience.

The meeting will take place on a weekday, preferably mid-week and in the afternoon. Experience has shown that this time frame is preferred by the majority of people who see this type of a meeting as a part of their work schedule.

KEY OPINION LEADER FEEDBACK

Two Focus Group Meetings will be held in order to have discussion with and feedback from people who represent specific audiences. Also discussed will be potential opportunities for a variety of partnerships which would serve to further support or promote great transit service.

Participants may include representatives of local employers (private, public and non-profit companies and agencies), including retailers. Business association leaders, developers, local advocacy group reps and student leaders will also be invited.

Dillon staff will also meet with transit employees, including drivers and dispatchers, as well as with municipal staff. These meetings may take place separately or in part through the Technical Committee.

For conventional, Community Bus and Mobility services, one or more of the Dillon staff will ride with several of the drivers on their trips. This will allow Dillon staff to directly observe and to best understand feedback from both the customers and the drivers.

RIDER FEEDBACK

In order to obtain attitudinal feedback from the riding public, Dillon will produce and analyze customer surveys:

- an on-line survey through the Guelph University student site
- an on-line employer survey through the Chamber of Commerce
- an on-line employer survey through the Downtown Business Association
- an on-bus survey for riders of the specialized service
- an on-bus survey for riders of the conventional service may be included

In the specialized service survey, the opportunity to communicate by mail or internet will be offered to those customers who are unable to do so while on the vehicle, or who require the aid of their caregivers to complete the surveys.

3.3 Public Information Centers

Two Public Information Centers will be organized in order to involve residents, part-time residents (such as students) and businesses in helping to ensure that Guelph Transit successfully meets the needs of their futures.

The first PIC will be in September to share initial findings and provide the opportunity for issue identification and input. The second PIC will be toward the end of the study to gather public reaction to some preliminary directions. Public Information topics will include discussion around a Family of Services (and not just conventional transit).

The Public Information Room(s) should be fully accessible and the location should be on a public transit route. For each PIC, one session would take place in the afternoon (e.g. 2:30-4:30 PM) and a second session would take place in the evening (e.g. 6:30-8:30 PM). This will provide a reasonably flexible choice of timing for students, working people, retirees and others.

4.0 Schedule and Work Tasks

The study schedule was modified to reflect the start date of this assignment. **Figure 1** identifies key tasks in each phase of work that will need to be completed, and the associated timeline for each. Project meetings will be scheduled to suit the client's requirements and availability.

5.0 Deliverables

The following table outlines the deliverables that will be produced in this study and their anticipated timing.

Deliverable	Timing
Modified Work Plan and Consultation Strategy	May 2009
Working Paper – Transit Vision and Data Analysis	October 2009
Working Paper – Downtown Transit Terminal Assessment	October 2009
Working Paper – Mobility Services Review	December 2009
Working Paper – Existing Transit System Review and Expansion	February 2010
Working Paper – Future Higher Order Transit Options	February 2010
Comprehensive Draft Report	April 2010
Comprehensive Final Report	May 2010

WESTMINISTER SQUARE LTD.

5068 WHITELAW ROAD, UNIT # 1
Guelph, ONTARIO
N1H 6J3

Dear Members of Guelph Council:

June 4, 2009

We have recently been advised that the City Development Charges for the 23,000 sq.ft. building at 33 Farley will total \$283,736.00. We believe that the 9,600 sq. ft. of space that the Guelph Family Health Team is interested in occupying should be exempt from these charges for the following reasons:

1. The south end of Guelph BADLY needs a medical center and Westminister Square is the most logical location. Westminister Square is close to 3 school sites in, and the center of the south end (population of 20,000 when fully developed).
2. Guelph needs three more doctors in addition to those who will be retiring in the next two years.
3. This professional center already leases space in the 1st building to other health related professionals.
4. The new building will expand on the professional services already under lease and will compliment the Guelph Family health Team Center.
5. There will be additional benefits to the Guelph Public library by its presence.
6. If that portion of the building is exempt from Development Charges the developer will agree to offer the \$118,000 saved to the physicians for leasehold improvements not covered by the Government.
7. The exemption of Development Charges will in actuality be a deferral of these charges until such time as the space is used for other purposes, if the Physicians decide to relocate.
8. While the whole site is devoted to professionals and the library, it is the other uses which compliment the doctors that make this location ideal.
9. Although it is not true, that the quality of health care is reflected in the office a doctor occupies, it is the impression most people have. We owe it to our doctor's and the people who live in the city of Guelph to give the doctors the best opportunity to have a new, clean, professional looking office. Not only will it attract patients into the community for their healthcare, but it will attract other opportunities like a teaching centre.

This is a wonderful opportunity for the City of Guelph. Westminister Square Ltd and the Guelph Family Health Team are doing their best to make it happen, we ask that the city of Guelph do the right thing and wave the development charges on the portion of the building that the Guelph Family Health Team will occupy, or at least defer them until that point when the Guelph Family Health Team is no longer using that space.

Thank you for your support,

John Wood

Hello Susan

I am writing to support your request for dismissal of development charges for the medical clinic in Westminister Woods.

The Guelph Family Health Team is a non-profit organization providing primary health care to 60,000 residents of Guelph and area. We have 14 clinic sites in north and central Guelph and one clinic at Harvard Road. With Ministry of Health Support, we have redeveloped many of those clinics to enable interdisciplinary health care, adding nurse practitioners, nurses, counselors, dietitians, pharmacists and health educators to family practice.

Very early in our development we surveyed physicians and patients to help us define priorities. Among the key messages was the need for medical services in south Guelph. The growing population south of the university has limited access to health and social services close to home. Many new residents access services in their previous communities as there are none close by.

Guelph remains an underserved community and we have exhausted available established medical office space. We are seeking three new physicians. New physicians are usually reluctant to set up a practice; they seek established practices. In addition, new physicians benefit from working in an environment where there are mentor physicians in place. Our plan would be to relocate three local physicians and add additional physicians to the practice as well as other health clinicians.

The McMaster Medical School, Waterloo campus, represents a great opportunity for Guelph. McMaster is seeking opportunities to partner with the Guelph Family Health Team to set up a teaching site for residents and clerks. The development of a south Guelph wellness centre represents a great opportunity as space can be designed to meet the needs of a teaching environment. We have learned that students who train in a community often stay in the community. Having a training site is an investment into Guelph's future.

A wellness centre in Westminister Woods would be a hub for the south Guelph community. Bringing in family practice along with other related health services will help to build a stronger community as local citizens become more invested in their community.

Costs in South Guelph are typically prohibitive for non-profit organizations. While the Ministry of Health and Long-Term Care will provide some funding for the project, support for dismissal of development costs would make the overall cost of the centre more realistic.

Dismissal of development charges in a Westminister Square Wellness Centre would help us to better serve the south Guelph community and make the community a better place to live.

Thank you, Susan, for your ongoing support and interest.
Ross

Ross Kirkconnell
Executive Director
Guelph Family Health Team
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Guelph, ON N1H 7T8
phone 519 837 4444 x 222
fax 519 837 2202
ross.kirkconnell@guelphfht.com
www.guelphfht.com

**The Corporation of the City of Guelph
Community Development & Environmental Services
Committee
Tuesday, February 17, 2009, 12:30 p.m.**

A meeting of the Community Development and Environmental Services Committee was held on Tuesday, February 17, 2009 in Council Chambers at 12:30 p.m.

Present: Councillors Burcher, Bell, Piper, Salisbury and Mayor Farbridge

Also Present: Councillors Beard, Farrelly, Findlay, Hofland, and Wettstein

Staff in Attendance: Mr. H. Loewig, Chief Administrative Officer; Mr. J. Riddell, Director of Community Design and Development Services; Mr. R. Philips, Manager of Transportation Planning & Development Engineering; Ms. A. Pappert, Director of Community Services; Mr. S. Hannah, Manager of Development & Parks Planning; Ms. J. Pathak, District Park Planner; Mr. G. Atkinson, Policy Planner; Mr. R. Templeton, Park Planner; Mr. I. Panabaker, Urban Design Program Manager; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

There was no disclosure of pecuniary interest.

1. Moved by Councillor Piper
Seconded by Mayor Farbridge

THAT the minutes of the Community Development and Environmental Services Committee meeting held on December 5, 2008 be confirmed as recorded and without being read.

Carried

Consent Agenda

2. Moved by Mayor Farbridge
Seconded by Councillor Piper

THAT the balance of the February 17, 2009 Consent Agenda as identified below, be adopted.

a) **Sign By-law Variance for Days Inn at 785 Gordon Street**

REPORT

THAT Report 09-16, regarding a sign variance for 785 Gordon Street from Community Design and Development Services, dated February 17, 2009, be received;

AND THAT, the request for a variance from the Sign By-law for 785 Gordon Street to permit one building sign to be situated on the 2nd storey of the building face in lieu of the by-law requirement of the 1st storey only, be approved.

February 17, 2009

**Community Development & Environmental Services Page 2
Committee**

Eastview Community Park: Update Report

Ms. J. Pathak outlined the process pertaining to the development of the park. She highlighted the features of the pollinator park, and explained the details of the design. She also explained the existing site infrastructure and described the issues surrounding the current infrastructure. She then described the proposed community park components, the phasing and timelines. She also explained existing funding and required funding to complete the community park component and reviewed the staff recommendations.

She advised that the sports fields should be completed in 2009 and be ready for bookings in 2010. Staff will examine the toboggan runs and the types of plantings to occur in that area before a plan is finalized.

Staff was directed to reconsider the pedestrian access point of the east side of the trail, specifically as it pertains to environmental concerns and traffic issues.

Mr. Kevin Butt, Chair, Pollination Guelph provided background regarding the establishment of Pollination Guelph and its membership. He outlined their past accomplishments and current undertakings as well as their future direction. He explained why Guelph needs the Pollinator Park and the relationship of their organization to the City. He then described their potential funding opportunities.

Ms. Karen Landman, University Professor, expressed support for the program and advised the pollinator park will also provide a research opportunity for the university students. She advised the impact of the toboggan runs on the plants would be an excellent opportunity for the students to research and assist.

- 3. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

REPORT

THAT the Community Design and Development Services Update Report 09-09 dated February 17, 2009, pertaining to the Proposed Eastview Community Park be received;

AND THAT the proposal for the use of the clay capped land-filled part of the site to develop a Pollinator Park, as outlined in Community Design and Development Services Report 09-09 dated February 17, 2009 be approved;

AND THAT the Mayor and Clerk be authorized to sign a license agreement between Pollination Guelph and the City as outlined in

February 17, 2009

Community Design and Development Services Report 09-09 dated February 17, 2009, subject to the form and content being satisfactory to the Director of Community Design and Development Services and the **Community Development & Environmental Services Page 3 Committee**

City Solicitor, prior to the implementation of the Pollinator Park Master Plan;

AND THAT staff be directed to identify additional funding needs in the 10 year capital forecast, for the implementation of the Master Plan, during the 2010 budget process to ensure a timely implementation of all phases of the plan.

Carried

Alternative Development Standards

Mr. R. Philips, Manager of Transportation Planning & Development Engineering explained the development types and development standards. He outlined why the review is being proposed and the components to be included within the review including:

- water conservation and management
- community energy
- transportation
- brownfield development and
- design standards

He outlined the organization of the study and explained what outcomes the review should accomplish.

4. Moved by Councillor Piper
Seconded by Councillor Salisbury

REPORT

THAT the Community Design and Development Services Report 09-08, dated February 17, 2009, on 'Alternative Development Standards Review' be received;

AND THAT staff be authorized to undertake the proposed Alternative Development Standards Review as presented in this report 09-08 dated February 17, 2009.

Carried

Proposed Renaming of Wellington Street to the 'John Galt Parkway'

Mr. Ross Irwin, President of Guelph Historical Society, stated that he would like to see John Galt recognized by creating 'The John Galt Parkway'. He is suggesting Wellington Street because he believes it would have been the path taken by John Galt and that it would be low cost and low impact since it is short and mostly commercial. He would like to see it happen in time to be announced at the next John

Galt Day in Guelph.

February 17, 2009

**Community Development & Environmental Services Page 4
Committee**

Mr. J. Riddell

5. Moved by Councillor Piper
Seconded by Mayor Farbridge
THAT staff be directed to investigate the feasibility of renaming Wellington Street and report back to the Community Design and Development Services Committee.

Carried

2008 Ipsos Reid Future Growth Survey Results

Mr. G. Atkinson, Policy Planner, outlined the objectives of the Ipsos Reid Public Affairs Future Growth Survey and advised the results are based on a survey of 500 random residents.

Ms. Jacqueline Boukydis, Senior Research Manager, Ipsos Reid Public Affairs explained the methodology and highlighted the key findings of the survey as follows:

- satisfaction with aspects of life in Guelph
- awareness of support for future growth
- thoughts on future land use and development
- knowledge of greenbelt plan
- GO transit rail service

Mr. J. Riddell

6. Moved by Mayor Farbridge
Seconded by Councillor Piper
THAT Report 09-10 dated February 17, 2009 from Community Design and Development Services regarding the results of the 2008 Ipsos Reid Future Growth Survey be received.

Carried

Trans Canada Trail Update

Mr. R. Templeton, Park Planner outlined the proposed trail locations and showed the registered Trans Canada Trail Alignment. He also reviewed the public process to date. He provided details regarding the revised layout to the overall trail alignment and explained the various options and their cost estimates. He then reviewed the various implications of each option.

Staff was directed to report back if Armtec would receive the first right of refusal for lands.

The Mayor left the meeting at 2:37 p.m.

February 17, 2009

Mr. S. Hannah, Manager of Development and Parks Planning advised that staff are reviewing the issue of a pedestrian crosswalk on Eramosa Road at the railroad tracks that was requested at an earlier **Community Development & Environmental Services Page 5 Committee**

meeting and staff will be reporting back to the Committee.

Staff was directed to advise the adjacent property owners to the trail that they have an opportunity to request buffers.

Mr. Terry Petrie was not present.

Ms. Patricia Jansen advised that her property adjoins the proposed trail on the west side. She is concerned with the increase of foot traffic and the likely increase of garbage, vandalism and theft of garden produce. She requested that the proposed trail be to the east of the existing rail line, and if that is not feasible that they would receive a fence high enough to prevent the above-noted issues. She would like a clearing between the property line and the fence to allow her access to their garden. She stated she would rather see money put toward addressing the incline on George Street and fixing the potholes.

7. Moved by Councillor Bell
Seconded by Councillor Piper
THAT Mr. John Ryan be permitted to address the Committee.

Carried

Mr. Ryan lives within the area and stated that he believes the parameters of the trail are not conducive to creating the best trail. He believes the trail is too wide and that the trail should go on the east side of the river. He does not want the trail to be paved throughout.

8. Moved by Councillor Bell
Seconded by Councillor Salisbury

THAT the Trans Canada Trail be referred to staff to investigate:

- the realignment of the railway between Marcon and Pipe
- the realignment from John to Earl
- the cost of completing the section between Eramosa and Norwich

Defeated

9. Moved by Councillor Salisbury
Seconded by Councillor Piper

THAT the Community Design and Development Services Report 09-14 dated February 17, 2008, be received;

REPORT

February 17, 2009

AND THAT the Conceptual Alignment of the Trans Canada Trail Project Design be approved as outlined in Report 09-14, dated February 17th,

**Community Development & Environmental Services Page 6
Committee**

2009, in keeping with Segment A (Appendix 8), Segment B (Appendix 9) and Option #1 for Segment C and Segment D (Appendix 10);

AND THAT the Mayor and Clerk be authorized to sign any agreements regarding Conditions of Use and Maintenance for the proposed trail, with Guelph Junction Railway (GJR) and the City, to the satisfaction of the City Solicitor.

Carried

**Heritage Redevelopment Reserve Application Update: The
Gummer Building, 1 Douglas Street**

Mr. Panabaker clarified that the reason for the update is because the owner has added a third building that includes the whole building and not just the façade. He also stated that the assessment of the property has increased to over 10 million dollars.

10. Moved by Councillor Bell
Seconded by Councillor Salisbury

REPORT

THAT the Heritage Redevelopment Reserve grant for the property known as 1 Douglas Street, The Gummer Building, be increased to an upset limit of \$2.05M over a ten year period following completion of the project;

AND THAT the Finance Department reallocate \$30,000 per year from the Brownfields Reserve to the Heritage Redevelopment Reserve to accommodate the increase in the 1 Douglas Street grant;

AND THAT staff ensure that the Financial Assistance Agreement for 1 Douglas Street be structured so that the release of funds from the Reserve does not start until the increased assessment value has been added to the assessment roll and has been billed accordingly;

AND THAT, subject to the final form and content of the agreements being satisfactory to the Director of Community Design and Development Services and the City Solicitor; the Mayor and City Clerk be authorized to execute the Financial Assistance Agreement, in substantially the form attached to the October 15, 2007 report (07-102) but including the updated terms outlined in this report (09-024), and the execution of the Heritage Easement Agreement based on the revised project which now includes the restoration of 65 Wyndham Street North, 67-71 Wyndham Street North and 1-7 Douglas Street.

Carried

February 17, 2009

**Community Development & Environmental Services Page 7
Committee**

11. Moved by Councillor Salisbury
Seconded by Councillor Bell

THAT the Community Development and Environmental Services Committee now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) of the Municipal Act with respect to:

- personal matters about identifiable individuals

The remainder of the meeting was held In-Camera.

1. Moved by Councillor Bell
Seconded by Councillor Salisbury

REPORT TO COMMITTEE
OF THE WHOLE

THAT Anna Bortolon and Katharine Demolder-Carere be appointed to the Eastview Public Liaison Committee for a term ending November, 2009.

Carried

2. Moved by Councillor Bell
Seconded by Councillor Salisbury

THAT Karen Landman be appointed to the River Systems Advisory Committee for a term ending November, 2009.

Defeated

The Committee recessed at 3:55 p.m.

The meeting reconvened at 10:44 p.m.

3. Moved by Councillor Piper
Seconded by Councillor Salisbury

REPORT TO COMMITTEE
OF THE WHOLE

THAT Julie Anne Lamberts and Don McDonell be appointed to the River Systems Advisory Committee for a term ending November, 2009.

Carried

Next Meeting: March 30, 2009

The meeting adjourned at 10:45 p.m.

.....
Chairperson

**The Corporation of the City of Guelph
Community Development & Environmental Services
Committee
Monday, March 30, 2009, 12:10 p.m.**

A meeting of the Community Development and Environmental Services Committee was held on Monday, March 30, 2009 in Council Chambers at 12:10 p.m.

Present: Councillors Burcher, Bell, Piper, Salisbury and Mayor Farbridge

Also Present: Councillors Beard, Billings, Farrelly, Findlay, Hofland, Laidlaw and Wettstein

Staff in Attendance: Mr. J. Riddell, Director of Community Design and Development Services; Mr. D. McCaughan, Director of Operations; Ms. M. Neubauer, Director of Finance/City Treasurer; Mr. R. Henry, City Engineer; Mr. R. Philips, Manager of Transportation Planning & Development Engineering; Mr. M. Cameron, Manager, Parklands and Greenways; Ms. S. Young, Environmental Planner; Mr. R. Templeton, Park Planner; Ms. J. Jylanne, Senior Policy Planner; Ms. K. Nasswetter, Planner; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

Councillor Bell declared a pecuniary interest regarding the Expansion of the Municipal Register of Cultural Heritage Properties to include Non-Designated Burcher-Stokes Properties Including a Review Process because he owns property that would be included on this list.

Councillor Burcher declared a pecuniary interest regarding the Expansion of the Municipal Register of Cultural Heritage Properties to include Non-Designated Burcher-Stokes Properties Including a Review Process because she owns property that would be included on the list.

1. Moved by Councillor Piper
Seconded by Councillor Bell

THAT the minutes of the Community Development and Environmental Services Committee meeting held on February 17, 2009 be confirmed as recorded and without being read.

Carried

Consent Agenda

The following were extracted from the Consent Agenda:

- 2009 Development Priorities Plan (DPP)
- Expansion of the Municipal Register of Cultural Heritage Properties to Include Non-Designated Burcher-Stokes Properties Including a Review Process

- Proposed Amendments to Brownfields Regulation (O.Reg.153/04)
- Official Plan Update

New Path at Westminster Woods

Mr. Peter Ballantine, a resident in the Westminster Woods development, speaking on behalf of Mr. David Guest and Mr. David Wallis, advised that when he purchased his property, he was provided with detailed path plans that he found acceptable and was told by the developer that nothing else would be done to the area behind his home except landscaping. He stated the new path runs parallel to the backyards of several properties and perpendicular to his backyard which he believes creates a safety and security issue. He explained that the natural barrier is very sparse and the path alignment does not appear to align with best practices as outlined by CPTED (Crime Prevention Through Environmental Design).

He also stated that the proximity of the path to the run-off areas of their yards and the Storm Water Management pond would render the path unusable most of the year due to muddy conditions. He also believes the path will negatively affect their property values and expressed concern regarding the lack of consultation with the area residents in developing the path plans. He suggested that the new path be removed and replaced by an extension to the shorter asphalt path to accommodate foot traffic.

Mr. David Wallis concurred with the recommendations of Mr. Ballantine's comments.

2. Moved by Councillor Piper
Seconded by Councillor Bell

Mr. J. Riddell

THAT staff be directed to work with the residents and the developer to address concerns regarding the trail at Westminster Woods.

Carried

3. Moved by Mayor Farbridge
Seconded by Councillor Piper

Mr. J. Riddell

That staff report back on creating mechanisms to require the developers to communicate to new home buyers regarding matters such as when there is a potential of trails to be placed abutting their properties.

Carried

Staff were directed to review their processes to determine how they could mitigate conflicts with residents regarding trail implementation.

The Urban Forest Management Plan

Mr. J. Riddell, advised the urban management plan has been delayed partially due to staff changes and stated that Ms. Suzanne Young, has been assigned this project and expects a report to be coming forward soon.

Ms. S. Young, Environmental Planner advised of the status of the update. She stated they are in process of drafting a tree protection by-law and they are consulting with other municipalities to determine best practices. She also stated they are monitoring tree-cutting by the City and conducting an inventory.

Mr. Ric Jordan, on behalf of Guelph Urban Forest Friends outlined how trees benefit a city and the consequences of removing a healthy tree. He advised that trees are being damaged by current construction practices and that it is important to protect the roots and driplines to ensure a tree survives. He also advised that trees will die if too much of their roots are destroyed. He provided statistics regarding runoff, infiltration and evaporation variances that would occur without the canopy. He then reviewed the history of decisions made regarding the need to protect the trees, but the lack of actual action taken place. He requested an interim tree by-law be passed to protect the trees prior to a full by-law being enacted. He believes the City needs to:

- Pass an Interim Tree By-law
- Complete the Strategic Urban Forest Management Plan
- Establish an Urban Forestry Department
- Hire a Certified Forester and
- Form an Urban Forest Advisory Committee.

He also advised that other municipalities have had success using structured soil to assist with the survival rate of trees. He stated that GUFF would willingly participate in educating the City with respect to ways to save trees and rebuild the canopy within Guelph.

4. Moved by Councillor Piper
Seconded by Councillor Bell

Mr. J. Riddell

THAT staff be directed to come back with an action plan to investigate the feasibility of proceeding with an interim tree protection by-law or proceeding with developing a permanent by-law.

Carried

Staff was also directed to consider carbon credit offsets during the process.

Hanlon Expressway Environmental Assessment

Mr. R. Phillips, Manager of Transportation Planning and Development Engineering provided a brief history of the study. He advised that members from the Ministry of Transportation and Stantec were present to answer questions. He clarified the scope of the project. He stated that the Hanlon is not going to be widened, but interchanges at Laird Road, Kortright Road, Stone Road and College Avenue will be changed and a Service Road will be placed between Stone Road and Kortright Road on the west side. He advised the need for the interchange at Laird Road has been accelerated due to the development of the Hanlon Creek Business Park. He explained the components of each interchange including bicycle lanes, pedestrian access, retaining walls and parking options. He advised the noise walls have been located on the property lines currently; however, staff will be consulting with the resident owners to determine the final location based on the parameters provided by the Ministry of Transportation. He outlined the public consultation and community engagement process and highlighted the concerns regarding each intersection. He addressed how the issues are being handled. He also provided reasons why he believes the Stone Road Extension is not required.

Staff was directed to:

- address pedestrian and cyclist access on the old Hanlon Road to ensure connectivity
- address the issue of landscaping and tree planting in the information report that will come back to Council.

Mr. Robert Bakalarczyk from the MTO advised they have purchased some properties already and if people are wishing to sell, they should contact the MTO. They also stated that intersection improvements will be done during the interim, such as turn lanes and illumination. He stated that synchronization would be difficult to accomplish. He also advised that movement standards will be addressed. He said the cost is estimated to be sixty million dollars for the three intersections and seventeen million for the Laird intersection.

Ms. Valerie Burley, a resident whose property faces the new service road between Downey Road and Laird Road advised that when they purchased their property it was because of Guelph's "greenness". She raised the concern of the increased traffic volume, the ability for trucks to pass by their house and the safety issues these would result. She is also concerned about the decrease of value of their

issues of getting in and out of their driveways, pedestrian traffic, public transportation issues, school bus safety issues, the effect weather conditions would have on the increased traffic volume and the safety of the YMCA users – both children and adults.

Mr. Ben Bennett, believes that the improvements will not benefit the residents of Guelph and does not feel the plan is sustainable. He does not believe there is a need for an overpass and the City should use the money allocated to this project to turn the industrial business park into something greener. He sees the Hanlon project as being done piecemeal and does not believe the pieces fit together. He recommends that the committee receive the report only and accept nothing until they see how the whole Hanlon project will be completed.

Mr. Paul St. Denis, a resident in the area of the service road raised concerns regarding the Environmental Assessment. He believes the noise is bad enough already and is not convinced the noise barriers will suffice. He is concerned that the traffic count provided does not accurately reflect the reality. He stated that the air pollution will accelerate health problems. He is not pleased with the idea of looking at a 12-16 foot brick wall. He does not understand how the EA process took out the extension of Stone Road and put in a service road behind his property. He suggests an extra lane within the corridor rather than a service road would be a better solution. He also suggests a north-south road on both sides should be considered. He stated that consideration of alternate routes was not supposed to be part of the project so the service road should not be allowed.

Mr. Peter Tilsley, on behalf of the listed delegation Mr. Gruber, an area resident, raised the concern regarding the traffic on Woodland Glen Drive. He believes there is already a need for traffic calming, and the increased traffic would be intolerable if the service road is not established. He advised Mr. Gruber was involved in the workshops. He believes the service road would be beneficial and stated that participants at the workshop proposed the establishment of the service road. He believes the preferred plan would:

- provide significantly improved north-south access to the Hanlon from Kortright/Downey Roads;
- provide significantly improved access to the YMCA-YWCA;
- preserve the safety of Woodland Glen Drive as a neighbourhood road;
- preserve College Avenue, Woodland Glen, and Kortright Hills Subdivisions as now limited growth areas, with no future expansions planned

He advised he would like Council to approve the recommendation.

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Mr. J. Rooney, a resident near the Laird intersection, does not believe that the process has been fair and that the preferred plan does not reflect the residents' preference. He said they were shown a service road on the east side, not on the west side. He advised that the air quality on west side of the Hanlon already exceeds the Ministry of the Environment accepted rates. He stated that they were denied access to the workshops and the residents are being forced to accept whatever the MTO proposes. He does not feel that the 24 hour lighting, large brick wall noise barriers, increased assessments with, decreased values and increased safety concerns are in the best interests of the area residents.

Mr. Brian Cockwell, a resident within the area, advised he has been excluded from the process and he would like to see the whole Hanlon plan and not just the south end plans. He stated the impact Highway 7 may have is unknown and there is no confirmation of expansion forthcoming. He feels that the process is being rushed and the issues are being ignored. He stated that traffic calming, busing issues, and pedestrian concerns have all been slated to be addressed later but he believes they should be addressed before the plan is endorsed.

Ms. Judy Chow, an area resident, raised the concern of the increased traffic. The service road abuts her backyard and she would like Council to consider options that would not increase the traffic. She would like to see traffic redirected and believes a service road on the east side would be a better solution.

Ms. Patricia Van Asten, an area resident, believes there is significant impact on the flow of traffic. She stated that limiting the access creates the need for a service road. She does not feel a 400 highway should be squeezed into an existing residential neighbourhood. She also would like all the intersections to be dealt with at once rather than in sections. She does not feel removal of College intersection will be successful due to the need for access to the two high schools from the west side. She also stated that large trucks will simply be travelling through the City and not to the City if these improvements are implemented because it will be faster for them to access Kitchener and Cambridge via the Hanlon. As a result, the City would be importing even greater noise. She advised that no residents of Old Colony or Woodland Glen was involved in the process despite requests for involvement. She requested a deferral so the residents could have some input.

Ms. Van Asten, on behalf of Bill Ingratta, advised that the area residents have planted trees and maintained their properties for the past 20 years and have enhanced the property values and the

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environment. The residents feel their efforts have been wasted. He believes the representatives from Stantec have not really listened to
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the residents. The bike trail initially proposed would not be accessible to the area residents. He would like the City to determine if the current proposal is the easiest solution or the best solution. The residents want assurances that the noise barriers and service road will minimally impact adjacent properties. Residents have been given conflicting answers from the City and the MTO and therefore they do not trust the process. He urges the City to be sure of what they are approving before they endorse any plan.

Mr. Paul Edwards, a resident on Old Colony Trail, stated that they never envisioned any further development behind their property. The residents have invested in pools, decks and other upgrades that would be destroyed with the erection of the noise barriers and service road. He stated that property values have dropped and damage is being inflicted on their assets. He believes the service road and walking and biking path would become an eyesore and a lot of garbage would result as well as dust and dirt in their back yards; and the fifty foot pine trees and other vegetation would be lost. He would like the MTO to move the service road to the east side where less impact would occur.

Mr. Paul Kraehling, a resident of Old Colony Trail for the past 19 years participated in EA process and open houses. He advised he has the unique position as a City planner and resident. He has not received any response from the MTO regarding his questions and concerns to the Ministry in October, 2008. He recommends that the Hanlon be shifted slightly to the east and lower the overall Hanlon grade. He believes creating a new service road alignment to the east of the "preferred plan" proposal would save vegetation, permit additional land for tree planting/vegetated berms, moves new roadway away from backyards, and would mitigate high noise levels and air pollution within the area. He believes further work is required before the City should agree to the current preferred plan. He stated that the west side service road is unacceptable because it creates unacceptable environmental, social and aesthetic impact problems. If the MTO is unwilling to adjust their plan, they should revisit the east service road option. He believes the MTO plan is being proposed because it is the least costly option.

Mr. Marshall Rodgers, was not present.

Mr. Bill Mullin, representing concerned residents on the east side of the Hanlon in the south end, raised the issue of noise levels and advised the projected MTO noise levels are higher than the Ministry of the Environment acceptable levels and no development should be allowed unless it meets the MOE levels. He does not believe the MTO

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guidelines meet the needs of the City and would like to propose an amendment to the recommendations.

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He would like to add to the third line of recommendation #3:

" ... and request MTO "meet the Ministry of Environmental Noise Guidelines (NPC-205) and to...."

As well as add to recommendation #4:

"MTO meet the Ministry of Environment noise guidelines (NPC-205)"

Mr. Hugh Whiteley, requested that Council not approve the staff recommendation but rather "That Council directs staff to request the Ministry of Transportation to withdraw the proposed design of the Hanlon Expressway and Laird Road intersection and to establish in its place an intersection design that (1) the City of Guelph can afford and (2) is compatible with the long-term viability of Guelph as a sustainable community within a sustainable provincial economy."

He does not believe the "Places to Grow Legislation" is viable and would like the City to take a stand that recognizes this. He believes the financial expenditures would be better spent elsewhere, especially in light of the current economic conditions. He does not believe this project will address what he believes are the two urgent requirements for the City which include job retention for the short-term and sustainability in the long-term. He believes that a review of the City's policies directed to job retention and job creation will result in at least a three year delay of the Hanlon Creek Business Park initiative and will cause a fundamental change in the role and form of the Hanlon Expressway and thus cause the MTO to re-evaluate their preferred plan.

Mr. Mike Young, advised that the other delegates have already addressed the majority of his issues. He objects to the west side service road and stated that in the past 18 years; there has never been mention of a west side service road. He tried to participate in the workshops but was denied and he is concerned that no residents of Old Colony Trail or Woodland Glen Drive were included within the workshops. He believes the noise barrier will not have much of an impact due to noise changes that have resulted as a result of a development that has already happened.

Mr. Chandrakant Kothari was not present.

Ms. Laura Murr does not support the preferred plan due to the encroachment on the Hanlon Creek Watershed and the PSW and adjacent lands identified for the highest priority for protection. She believes that if the proposed option is selected, it should be subjected to a separate Environmental Assessment. She stated that access to

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the off-leash park would be adversely affected and parking should be provided at the north end of the road at Laird. She stated that there
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have been no actual noise measurements in front or behind the noise walls on Milson so there is no way the effectiveness of proposed noise walls could be assessed. She also expressed concern about the gap in the noise wall and the effect that would have on the noise levels. She also advised that there is great concern regarding the traffic levels and the health impact living on a major road with more than 10,000 vehicles per day would cause. She believes the one existing crossing at Downey and Ptarmigan is inadequate. Not being able to easily cross the road to get their mail and access the parks at Hazelwood, Pheasant Run and Teal would be unfair to the residents. She also advised that that the southbound ramp would be placed primarily in the flood plan so that also would be adversely affected. She provided statistics showing the various sound levels with the different options the MTO provided and showed that the noise levels predicted over ten years ago have been exceeded. She encouraged the City to withhold their endorsement of any plan until the MTO makes improvements on the Hanlon that they have already said were coming.

Ms. Laura Murr on behalf of Joan Agosta, advised that she does not want Council to support the preferred plan because she believes it is too late in coming. She feels the development should have been done before the residential area, the school and the YMCA-YWCA were built. She stated that expressways and people do not mix because the poor air quality will drive up health issues. Although staff state that air quality would improve because of the decrease in stop and go traffic, she feels that would be negated by the increase of traffic volume. She believes there needs to be a paradigm shift in how we address transportation and greenhouse gas emissions need to be curbed. She believes expressways are not sustainable.

The committee recessed for five minutes.

5. Moved by Mayor Farbridge
Seconded by Councillor Bell

THAT the remaining items on the agenda be deferred to another date to be set as soon as possible.

Carried

6. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

THAT the Community Design and Development Services Report 09-33, on the 'Hanlon Expressway Environmental Assessment', dated March 30, 2009, be received;

REPORT

AND THAT staff be directed to address the comments received at the March 30, 2009 Community Development and Environmental Services

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Committee meeting and that a recommendation be brought forward to be placed on the next Council agenda.

A request was made to vote on the clauses separately.

7. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

Mr. J. Riddell

THAT the Community Design and Development Services Report 09-33, on the 'Hanlon Expressway Environmental Assessment', dated March 30, 2009, be received.

Carried

8. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

Mr. J. Riddell

THAT staff be directed to address the comments received at the March 30, 2009 Community Development and Environmental Services Committee meeting regarding the Hanlon Expressway Environmental Assessment and bring forward a recommendation to be placed on the next Council agenda.

Carried

9. Moved by Councillor Salisbury
Seconded by Councillor Bell

THAT the meeting be recessed to be continued on Tuesday, April 7th at noon at 59 Carden Street Council Chambers.

Carried

Staff were also directed to:

- address noise guidelines
- determine the impact of shifting of the highway
- provide comment on efficiency improvement and greenhouse gas emissions that will be decreased as a result of the removal of the stop lights
- provided information regarding gas measurement and greenhouse gas emission levels for all of the onramps going east/west
- provide information regarding whether petroleum will be saved
- look at improvements such as lengthening turn lanes and signal synchronization
- determine the effect the increase of speed will have on energy use
- find out from the MTO what their safety concerns are with

respect to reducing speed

The meeting recessed at 5:12 p.m.

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**The meeting reconvened in Council Chambers at 12:00 noon,
April 7, 2009**

Present: Councillors Burcher, Bell, Piper, Salisbury and Mayor
Farbridge

Also Present: Councillors Beard, Farrelly and Hofland

Staff in Attendance: Mr. J. Riddell, Director of Community Design
and Development Services; Ms. M. Plaunt, Manager of Policy Planning
and Urban Design; Mr. S. Hannah, Manager of Development and
Parks Planning; Ms. J. Jylanne, Senior Policy Planner; Ms. K.
Nasswetter, Planner; Mr. C. Baker, Environmental Engineer; Ms. T.
Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee
Coordinator.

2009 Development Priorities Plan (DPP)

Ms. Katie Nasswetter advised of the purpose of the DPP and stated it
needs to be approved by City council and revised on an annual basis.
She outlined the changes to the DPP in 2009 which includes:

- monitoring units created via zone changes and condominiums
outside of plans of subdivision
- tracking development activity in the Built Boundary and
Greenfield areas
- integrating new population forecasts and growth rates from the
Growth Management Strategy
- identifying constraints to development on proposed residential
infill sites
- reviewing the factors that determine development approval
priority

She also provided a summary of the 2008 development activity which
was lower than anticipated. She outlined the subdivision
registrations, the approved zone changes and condominiums and
provided a building permit summary. She then outlined the potential
development summary, the recommended registrations and expected
draft plan approvals. She stated the DPP will be an implementation
tool for Guelph's Growth Management Strategy and the Places to
Grow legislation.

Mr. Scott Hannah, Manager of Development and Parks Planning
provided information with respect to the draft plan approval process.

REPORT

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10. Moved by Mayor Farbridge
Seconded by Councillor Piper
THAT the Community Design and Development Services Report 09-05 regarding the 2009 DPP, dated March 30, 2009, be received.

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Services Committee**

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AND THAT Guelph City Council approve the ninth annual Development Priorities Plan 2009, attached to Community Design and Development Services Report 09-05 dated March 30, 2009;

AND THAT staff be directed to use the Development Priorities Plan to manage the timing of development within the City for the year 2009;

AND THAT amendments to the timing of development, as outlined by Schedules 2, 3 and 4 of the plan, be permitted only by Council approval, unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2009 are not exceeded.

Carried

**Expansion of the Municipal Register of Cultural Heritage
Properties to Include Non-Designated Burcher-Stokes
Properties Including a Review Process**

Councillor Burcher and Councillor Bell left their seats during the presentation, discussion and voting on the expansion of the municipal register of cultural heritage properties and did not participate in discussion or vote on the matter.

Councillor Piper assumed the Chair.

Ms. Joan Jylanne, Senior Policy Planner provided information regarding requirements under the Ontario Heritage Act regarding the register. She advised that expanding the register would:

- provide protection that the City would have 60 days to make a well-informed decision about the loss/protection of cultural heritage resources
- formalize review timeframes for demolition/review requests involving listed cultural heritage resources
- increase efficiency of current process
- provide an easily accessible public listing of cultural heritage resources.

She clarified of the impact the expansion of the register would have and what would not change for the properties affected. She then outlined the three phase process that would expand the register including verifying information, the review process and public consultation that would take place.

REPORT

April 7, 2009

11. Moved by Mayor Farbridge
Seconded by Councillor Salisbury
THAT Report No. 09-032, dated March 30, 2009 from Community Design and Development Services, regarding the expansion of the Municipal Register of Cultural Heritage Properties to include the “non-Community Development & Environmental Services Committee Page 3

designated” City of Guelph Inventory of Heritage Structures (Burcher-Stokes Properties) be received;

AND THAT the Review Process included in Attachment 2 to provide property owners with a review process to seek corrections to listed information which could lead to the possible removal of the property from the “Municipal Register of Cultural Heritage Properties” be endorsed;

AND THAT a progress report on the Review Process be presented to Council within the first year of implementing the process;

AND THAT the Municipal Register of Cultural Heritage Properties be expanded to include the “non-designated” City of Guelph Inventory of Heritage Structures (Burcher-Stokes Properties) listed in Attachment 3 of Report 09-32, dated March 30, 2009.

Carried

Councillor Burcher resumed the Chair.

Proposed Amendments to Brownfields Regulation (O.reg. 153/04)

Mr. Colin Baker, Environmental Engineer, advised that regulations regarding amendments to the current Ontario Regulations dealing with cleanup of contaminated sites will include more stringent soil and groundwater cleanup standards. He stated this will require more site-specific criteria to be developed through a risk assessment. He advised that financial assistance under the Brownfield Redevelopment CIP for developers will be essential elements.

REPORT

12. Moved by Councillor Piper
Seconded by Mayor Farbridge
THAT the report 09-23 entitled “Proposed Amendments to Brownfields Regulation (O.Reg. 153/04) be received;

AND THAT the City comments on the proposed amendments to the Brownfields Regulation be endorsed.

Carried

13. Moved by Councillor Piper

REPORT

Seconded by Mayor Farbridge

THAT the Mayor write letters requesting and encouraging the provincial and federal governments to provide financial incentives to clean up brownfield projects.

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Carried
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The Mayor concurred that the letter will include the City's financial successes with brownfield developments and that acknowledgement be given to monies already being allocated but stress the need for more. The Director of Community Design and Development Services advised that they will provide a draft letter for the Mayor.

Official Plan Update

Ms. M. Plaunt advised that the purpose of the update was:

- to achieve conformity with the Growth Plan for the Greater Golden Horseshoe
- ensure consistency with the 2005 Provincial Policy Statement
- incorporate numerous City studies and policies

She provided an overview of the relationship between key policy initiatives and the Official Plan update and advised of the phasing and timing of the completion of the Official Plan. She outlined the timelines and components of the Growth Plan Conformity Amendment and the Official Plan conformity timelines and components. She advised that the Official Plan Update will incorporate the following studies:

- Natural Heritage Strategy
- Implications of the Local Growth Management Strategy
- Urban Design Action Plan
- Employment Lands Strategy (Phase 2)
- Affordable Housing Policy.

She advised that the intention is to have the Official Plan Update completed by the end of the year so the Downtown Secondary Plan and the York Innovation District Secondary Plan will be initiatives to follow the Official Plan Update.

She also advised there are a number of unknowns such as:

- affordable housing discussion paper to determine targets with the County
- energy mapping
- natural heritage
- growing the greenbelt
- working with developers
- another public meeting

Staff advised the Growth Management Strategy and Urban Design

reports will be forthcoming to the next committee meeting. Staff were directed to proceed with the adoption of the Official Plan in a timely manner.

Mr. J. Riddell 14. Moved by Councillor Piper
 Seconded by Mayor Farbridge
 THAT the Community Design and Development Services Report number 09-34 regarding the status of the Official Plan update be received.

Carried

Shared Rental Housing

The committee was advised that there is a need for clarification with implementation and certification processes.

Staff was directed to provide recommendations on the process to address deficiencies. They will include a review of the public process as part of the development of the recommendation.

Mr. J. Riddell 15. Moved by Councillor Piper
 Seconded by Councillor Salisbury
 THAT staff be directed to report back with a recommendation on a bylaw amendment process relating to the administrative procedures used for certification of Lodging Houses and Accessory Apartments.

Carried

16. Moved by Councillor Salisbury
 Seconded by Councillor Piper
 THAT the Community Development and Environmental Services Committee now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) of the Municipal Act with respect to:

- personal matters about identifiable individuals

Carried

The remainder of the meeting was held In-Camera.

REPORT TO COMMITTEE OF THE WHOLE 1. Moved by Mayor Farbridge
 Seconded by Councillor Salisbury
 THAT staff be given direction regarding personal matters about about an identifiable individual.

Carried

REPORT TO COMMITTEE OF THE WHOLE 2. Moved by Mayor Farbridge
 Seconded by Councillor Salisbury
 THAT staff be given direction regarding personal matters about about an identifiable individual.

Carried

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Next Meeting: April 20, 2009

The meeting adjourned at 1:45 p.m.

.....
Chairperson

**The Corporation of the City of Guelph
Community Development & Environmental Services
Committee
Monday, April 20, 2009, 12:30 p.m.**

A meeting of the Community Development and Environmental Services Committee was held on Monday, April 20, 2009 in Council Chambers at 12:30 p.m.

Present: Councillors Burcher, Bell, Piper, Salisbury and Mayor Farbridge

Also Present: Councillors Beard, Farrelly, Findlay, and Hofland

Staff in Attendance: Mr. H. Loewig, Chief Administrative Officer; Mr. J. Riddell, Director of Community Design and Development Services; Dr. J. Laird, Director of Environmental Services; Mr. D. McCaughan, Director of Operations; Ms. M. Neubauer, Director of Finance/City Treasurer; Planner; Ms. L. Payne, Director of Corporate Services/City Solicitor; Ms. T. Sinclair, Assistant Solicitor; Ms. M. Plaunt, Manager of Policy Planning; Mr. P. Kraehling, Senior Policy Manager, Mr. I. Panabaker, Urban Design Programme Manager; Mr. C. Walsh, Manager of Wastewater Services; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

There was no disclosure of pecuniary interest.

1. Moved by Councillor Salisbury
Seconded by Mayor Farbridge

THAT the minutes of the Community Development and Environmental Services Committee meeting held on March 30, 2009 and April 7, 2009 be approved, as amended, to add the mover and seconder for Clause 16.

Carried

Consent Agenda

The following items CDES 2009 A.13, A.14, A. 15 and A. 16 were extracted from the Consent Agenda to be voted on separately.

2. Moved by Mayor Farbridge
Seconded by Councillor Piper

THAT the balance of the Consent Agenda of the Community Development & Environmental Services Committee as identified below, be adopted:

- a) **Approval for Revisions to the 2009 Outside Water Use Program and By-law**

REPORT

THAT Council approves revisions to the Outside Water Use Program and By-law as outlined in the report of the Director of Environmental Services, dated April 20, 2009.

b) **2009 Healthy Landscapes Program**

REPORT

THAT the update report of the Director of Environmental Services dated April 20, 2009 entitled "2009 Healthy Landscapes Program" be received;

AND THAT Council approve the conversion of the Healthy Landscapes Technician position from a full-time contracted position to a full-time staff position.

Carried

Transition Guelph: From Oil Dependency to Local Resilience

Mr. Chris Mills, and Ms. Sally Ludwig of Transition Guelph provided the history of the Transition Town Initiative, the projects and initiatives, their vision and Guelph Partner Groups. They advised they have applied to the Transition Network for official status.

3. Moved by Councillor Piper
Seconded by Councillor Bell

Mr. J. Riddell

THAT staff be directed to seek out opportunities and linkages with Transition Guelph and report back on areas of collaboration in which the City may be involved.

Carried

Wastewater Treatment Master Plan

Ms. Diana Vangelisti, representative from CH2MHILL, provided an overview of the master plan recommendations. She also advised of the short term, medium term and long-term priority items and the cost estimates of the Wastewater Treatment Master Plan.

4. Moved by Mayor Farbridge
Seconded by Councillor Bell

REPORT

THAT the Wastewater Treatment Master Plan Study be approved;

AND THAT staff undertake the proposed initiatives in accordance with the recommendations of the Wastewater Treatment Master Plan Study, as outlined in Section 3.0 (Preferred Solutions) of the attached report;

AND THAT staff bring forward for Council approval, as required and through the annual budget approval process, projects arising out of these initiatives for approval prior to implementation;

AND THAT staff continue to support the conservation goals approved in the Water Supply Master Plan (and Water Conservation and Efficiency Strategy) with water conservation and inflow and infiltration reduction programs in conjunction with optimization activities at the treatment plant as measures to defer the need to expand the existing Wastewater Treatment Plant (WWTP);

AND THAT staff continue to integrate the results of the Wastewater Treatment Master Plan with other City master plans including the Water and Wastewater Servicing Master Plan Study, Water Supply Master Plan and Stormwater Management Master Plan;

AND THAT Don Drone, Chair, and the members of the Wastewater Treatment Master Plan Study Public Advisory Committee be thanked for their work and the successful completion of the Master Plan.

Carried

**Selection of Preferred Proponent to Design, Build and Operate
a New Organics Waste Processing Facility**

Dr. J. Laird, Director of Environmental Services advised that this project was deemed a top priority by Council.

Mr. Ben van Vree of Maple Reinders Constructors Ltd., provided information regarding the companies involved with the project and their experience. He stated that the design chosen is state-of-the-art technology with a great deal of flexibility and durability to allow for change and growth.

Mr. John Haanstra, of Maple Reinders, outlined the processes of the plant. He stated that some of the current infrastructure is being reused for the new structure and he explained the layout. He advised the system is designed to reuse as much air as possible before it is exhausted from the building.

Mr. Derek Webb, of BIOREM outlined the key elements of odour control and explained that they utilize a fully-integrated approach to ensure success including:

- building envelope design
- ventilation system design
- advanced biofilter design
- permanent media
- stack for dispersion.

He stated that they will continue to work collaboratively with the City and the MOE (Ministry of the Environment) to optimize design during the engineering phase and they will make adjustments to stack location and stack height as required.

Mr. Theo van Wely, of AIM Environmental Group advised of their experience and qualifications for operating compost sites in the middle of a large city.

Mr. Ben van Vree advised that they are able to provide a high quality end product, provide complete odour control and provide strong economic value.

Mr. Scott Gamble, CH2MHILL consultant, advised that Odour Watch is being considered for part of the technology. He also confirmed that they required all companies to declare any regulatory actions taken against them and assured that scalability was a part of the process and there is the capability for growth of the facility.

Mr. Haanstra advised that the emissions from the stack will be, for the most part, just water vapour and assured that odour emissions will be measured as per MOE regulations.

Mr. Gamble advised they will be exploring the synergies with composting biosolids and the option of compostable bags for the future. He also stated that there is a 24 hour response team to address any issues. He assured the Committee that the front end loaders have catalytic converters and are designed for indoor use and air quality will be constantly monitored.

There was a request to separate the clauses of the recommendation.

REPORT

5. Moved by Councillor Salisbury
Seconded by Councillor Bell

"THAT the report of the Director of Environmental Services dated April 20, 2009 entitled Selection of Preferred Proponent to Design, Build and Operate a New Organics Waste Processing Facility be received.

Carried

REPORT

6. Moved by Councillor Salisbury
Seconded by Councillor Bell

THAT the recommendation of the Organic Facility Evaluation Team to proceed with the first-ranked proponent (Maple Reinders) be approved.

Carried

REPORT 7. Moved by Councillor Salisbury
Seconded by Councillor Bell
AND THAT, subject to a satisfactory value engineering review of
Maple Reinders' proposal, Council authorizes the Mayor and Clerk to
enter into a construction contract with Maple Reinders Ltd. to design
and build a new Organics Waste Processing Facility, based on the
construction parameters appended to the approved RFP.

Carried

REPORT 8. Moved by Councillor Salisbury
Seconded by Councillor Bell
THAT Council directs staff to prepare an Operations and Maintenance
Agreement with Maple Reinders and bring back to Council for their
consideration.

Carried

9. Moved by Councillor Salisbury
Seconded by Councillor Bell
THAT Council authorizes utilization of its investment in Hydro Note
Receivable to fund the construction of the Organics Facility

10. Moved in amendment by Councillor Salisbury
Seconded by Councillor Bell
THAT the City commits to the funding of the construction of the
Organics Facility, and that the alternative of long term debenture also
be considered as a method of funding to be determined by the end of
July, 2009.

REPORT 11. Moved by Councillor Salisbury
Seconded by Councillor Piper
THAT the City commits to the funding of the construction of the
Organics Facility through utilization of its investment in Hydro Note
Receivable or in the alternative, from a long term debenture, with the
method of funding to be determined by the end of July, 2009.

Carried

The meeting recessed at 3:12 p.m.

The meeting reconvened at 3:20 p.m.

Mr. P. Kraehling, Policy Planner, provided an overview of the Places to Grow legislation and how the strategy has been designed to conform with the legislation. He advised staff are also incorporating local priorities such as the City's Strategic Plan, the various infrastructure master plans, studies regarding solid waste management; culture, recreation and parks master plan and the Community Energy Plan. He advised that the intensification opportunity areas have been generally defined, as well as the opportunities for the Community Energy Plan Implementation. He showed the housing forecast from 2006 – 2031 and the population/housing forecast which indicates a more balanced housing inventory by 2031. He also provided statistics regarding the City's annual housing development to occur within the "Built-up" area and the Greenfield Area and the types of housing that will occur. He also highlighted the planning for the employment growth target.

12. Moved by Councillor Bell
Seconded by Councillor Piper

REPORT

THAT the Community Design and Development Services Report 08-122 dated April 20, 2009 concerning Phase IV – Implications Analysis of the City of Guelph's Local Growth Management Strategy be received;

AND THAT this report serve as the foundation for the preparation of the update to the City's Official Plan to implement the Local Growth Management Strategy in response to the Provincial Growth Plan for the Greater Golden Horseshoe (Provincial Growth Plan).

The Committee deferred the presentation and discussion of The Urban Design Action Plan until the May 4th, 2009 Council Planning Meeting.

Carried

The meeting adjourned at 3:47 p.m.

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Chairperson

**The Corporation of the City of Guelph
Community Development & Environmental Services
Committee
Monday, May 19, 2009, 12:30 p.m.**

A meeting of the Community Development and Environmental Services Committee was held on Monday, May 19, 2009 in Council Chambers at 12:30 p.m.

Present: Councillors Burcher, Bell, Piper, Salisbury and Mayor Farbridge

Also Present: Councillors Beard, Farrelly and Kovach

Staff in Attendance: Mr. H. Loewig, Chief Administrative Officer; Dr. J. Laird, Director of Environmental Services; Mr. J. Riddell, Director of Community Design and Development Services; Mr. S. Hannah, Manager of Development & Parks Planning; Mr. B. Coutts, Acting Director of Corporate Services; Mr. B. Poole, Chief Building Official; Mr. C. Walsh, Manager of Wastewater Services; Mr. P. Busatto, Manager of Waterworks, Mr. W. Galliher, Water Conservation Project Manager; Mr. T. Myles, Termite Control Officer; Mr. B. Banting, Associate Solicitor; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

There was no disclosure of pecuniary interest.

1. Moved by Mayor Farbridge
Seconded by Councillor Bell

THAT the minutes of the Community Development and Environmental Services Committee meeting held on April 20, 2009 be adopted without being read.

Carried

Consent Agenda

The following were extracted from the Consent Agenda:

- Approval of 2009 Water Conservation and Efficiency Strategy Update
- Water Services Agreement for the Gazer-Mooney Subdivision
- Assessment of Fish Responses to Emerging Contaminants of Concern in Municipal Effluents

2. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

THAT the remainder of the Consent Agenda be approved as follows:

- a) **Termite Control Program**

May 19, 2009

Services Department, be received.

Carried

Water Conservation & Efficiency Strategy Update

The Director of Environmental Services provided the history and background of the update.

Mr. Wayne Galliher, Water Conservation Project Manager provided an overview of the conservation programming and advised of the public consultation. He summarized the data and statistics gathered and compared costs of a new water supply versus the cost of reclaimed supply.

Mr. Michael Brooks, Consultant, Monteith Brown, reviewed the recommendations for the various types of properties and highlighted some policy based recommendations. He then explained the ten year capital plan, the co-benefits of the strategy update and the comparison to water supply master plan targets.

Staff were directed to provide a corporate strategy for municipal facilities and estimate of water savings.

3. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

REPORT

THAT City Council approve the 2009 Water Conservation and Efficiency Strategy Update report and associated programs;

AND THAT staff phase in related budget changes through the 2010 Water and Wastewater User Pay Operating Budget and Capital Budget and Forecast;

AND THAT the time-based average day water reduction goals of the City's Water Supply Master Plan be set at:

- 10% reduction (5,300 m³/day) by 2010
- 15% reduction (7,950 m³/day) by 2017
- 20% reduction (10,600 m³/day) by 2025

all based on 2006 average day water use;

AND THAT the City adopt a water reduction philosophy of maintaining average day water production below the 2006 value (53,000 m³/day) for a five year period (2014);

AND THAT the City of Guelph continue the City's Outside Water Use Program to reduce the impacts of peak seasonal demands;

AND THAT the City form a Water Conservation and Efficiency Advisory Committee for the purpose of ongoing public consultation throughout the implementation of the 2009 Water Conservation and Efficiency Strategy, with an appropriate mandate and charter to be developed for the Committee;

AND THAT the City, in partnership with the Region of Waterloo, continue research into performance testing of home water softener technologies and promote, through a public educational program, performance results and related environmental benefits of high-performing technologies;

AND THAT the City's Wastewater Effluent Re-use project, commonly referred to as the "Purple Pipe" project, and associated Class Environmental Assessment, as approved by Council through the 2008 Guelph Water/Wastewater Master Servicing Plan, evaluate the potential for a communal wastewater effluent reuse system and associated design practices;

AND THAT the City undertake a feasibility study to evaluate the best practices for multi-unit residential water metering, and requirements for private servicing condition assessments for current bulk-metered, multi-unit residential customers;

AND THAT the City's Strategic Urban Forest Management Plan and the Natural Heritage Strategy define the appropriate means for protection and preservation of the City's urban forest in recognition of water conservation and storm water management benefits provided by the urban canopy;

AND THAT staff undertake the immediate development of an enhanced public education water conservation program in 2009, subject to availability of program funding;

AND THAT staff initiate water loss mitigation activities in 2009, as outlined in the City's Water Loss Mitigation Strategy and investigate the potential for improved water pressure management throughout the distribution system;

AND THAT the City's Waterworks Division undertake a pilot study as part of the City's 2009 Water Loss Mitigation Strategy to evaluate the local implementation of Automated Metering Infrastructure (AMI) for customer water metering;

AND THAT the City's Water/Wastewater Rate Review define customer billing policies for properties possessing Rain Water Harvesting Systems;

AND THAT staff pursue external funding sources, and key partnerships, throughout implementation of the Water Conservation and Efficiency Strategy Update program recommendations.

AND That Guelph's Water Conservation and Efficiency Programs be extended to customers located outside of the Guelph municipal boundary who are individually metered by the City.

Carried

168 Fife Road

Ms. Rosemarie McKinnon advised she would like the City to purchase 168 Fife Road and designate the property for park purposes and name it in honour of Mrs. Farrelly, the former owner of the land. She believes the property would be best utilized as a park.

4. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

Mr. J. Riddell

THAT the request for the City to purchase 168 Fife Road for park purposes and name the park after Mrs. Annie Farrelly, be referred back to staff to report back to Committee.

Carried

Other Business

**Request for Bicycle Lanes on Elizabeth Street West of
Stevenson Street**

Mr. R. Henry advised there have been inquiries from the public regarding the feasibility of providing bicycle lanes on Elizabeth Street, west of Stevenson Street. He stated there is room for only bicycle lanes or parking. If bicycle lanes are to be provided, striping would be redone and parking removed off the north side of the road. He stated that the Operations department is the appropriate department to respond to this request.

5. Moved by Mayor Farbridge
Seconded by Councillor Piper

Mr. J. Riddell

THAT the request for bicycle lanes on Elizabeth Street, west of Stevenson Street, be referred to the Emergency Services, Community Services and Operations Committee meeting of today's date, for consideration.

Carried

Water Services Agreement for the Gazer-Mooney Subdivision

Staff provided clarification regarding the legislation requirements and the City's responsibilities regarding the operation of the drinking water distribution system for the Gazer-Mooney Subdivision.

- 6. Moved by Mayor Farbridge
Seconded by Councillor Piper

REPORT

THAT the report of the Director of Environmental Services, regarding the Water Services Agreement for the Gazer-Mooney Subdivision be received;

AND THAT Council authorize the Mayor and Clerk to execute an agreement with the Corporation of the Township of Guelph/Eramosa entitled "Agreement Regarding Water Services for the Gazer-Mooney Subdivision", subject to the satisfaction of the Director of Environmental Services and the Director of Corporate Services/City Solicitor.

Carried

Assessment of Fish Responses to Emerging Contaminants of Concern in Municipal Effluents

Staff advised that this issue of contaminants does not apply to the City's current water supply.

- 7. Moved by Mayor Farbridge
Seconded by Councillor Salisbury

REPORT

THAT the Mayor and Clerk be authorized to enter into an Agreement between the City of Guelph and the University of Waterloo in support of a collaborative research program entitled "assessment of fish response to emerging contaminants of concern in municipal effluents in a rapidly urbanizing watershed" subject to the satisfaction of the Director of Environmental Services and the City Solicitor.

Carried

The meeting adjourned at 1:28 p.m.

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Chairperson

**The Corporation of the City of Guelph
Community Development & Environmental Services
Committee
Monday, June 15, 2009, 12:30 p.m.**

A meeting of the Community Development and Environmental Services Committee was held on Monday, June 15, 2009 in Council Committee Room 112 at 12:30 p.m.

Present: Councillors Burcher, Bell, Piper, and Mayor Farbridge
Absent: Councillor Salisbury

Also Present: Councillors Farrelly, Hofland, Kovach and Wettstein

Staff in Attendance: Mr. S. Hannah, Manager of Development & Parks Planning; Ms. M. Plaunt, Manager of Policy Planning and Urban Design; Ms. A. Pappert, Director of Community Services; Ms. J. Pathak, District Park Planner; Mr. R. Henry, City Engineer; Ms. J. Jylanne, Senior Policy Planner; Ms. J. McDowell, Transportation Demand Management Coordinator; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

There was no disclosure of pecuniary interest.

1. Moved by Councillor Piper
Seconded by Mayor Farbridge
THAT the minutes of the Community Development and Environmental Services Committee meeting held on May 19, 2009 be adopted without being read.

Carried

Consent Agenda

The following were extracted from the Consent Agenda:

- Beverley Robson Park Master Plan – Victoriaview Subdivision in Ward 2
- Notice of Intention to Designate 83 Essex Street Pursuant to the *Ontario Heritage Act*
- Work Plan for Transit Growth Strategy and Mobility Services Study
- Westminister Square Ltd. – Request for Waiver for Development Charges

Tree Cutting

Ms. Marion Plaunt, Manager of Policy Planning and Urban Design provided information on tree cutting taking place on 100 acres on property in the south end of the City. She advised that the purpose of the cutting of the white pine plantation was for thinning and making fence posts. The City and the Ministry of Natural Resources

(MNR) were informed on April, 2008 that cutting was for thinning

purposes. In April of 2009, the MNR removed the property from the Forest Management Tax Incentive Program and the lands were converted back to agricultural use. She confirmed that the property owner is in compliance with the Natural Heritage Strategy. Legal Services is determining if the property owner has adhered to the Tree Cutting By-law. Staff is in the process of reviewing the heritage value of the buildings. Staff are also reviewing regulations pertaining to the well. She stated the owner has ceased cutting.

Staff will provide an update to Council on this matter.

Deerpath Skateboard Park

Mr. J. Cmarada, a resident in the area, advised that since the skate park has been open there have been neighbourhood problems ranging from noise to vandalism. He stated that property owners have been threatened and cannot use their yards for fear of verbal abuse from the skaters.

Mr. S. Hannah, Manager of Development & Parks Planning stated a number of departments have been involved with investigating and trying to resolve the issues and a meeting was held in May. Staff are working towards some resolution of the issues or relocation of the skateboard park and will report back to committee.

Two other proposed skateboard parks are currently on hold pending a review of the Deerpath Skateboard Park issues.

- 2. Moved by Mayor Farbridge
Seconded by Councillor Bell

Mr. J. Riddell

THAT staff be directed to report back to Committee with recommendations to resolve the issues at the Deerpath Skateboard Park.

Carried

Notice of Intention to Designate 83 Essex Street Pursuant to the *Ontario Heritage Act*

Ms. J. Jylanne, Heritage Planner, outlined the property location, the reasons for designation and the designation criteria that are met under the *Ontario Heritage Act*. She highlighted the features to be protected and advised that the owner is in favour of the designation.

REPORT

3. Moved by Councillor Piper
Seconded by Mayor Farbridge
THAT Report 09-52, dated June 15, 2009 from Community Design and Development Services, regarding the heritage designation of 83 Essex St. be received;

AND THAT the City Clerk be authorized to publish and serve Notice of Intention to Designate 83 Essex St. in accordance with the *Ontario Heritage Act* and as recommended by Heritage Guelph;

AND THAT the designation by-law be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

Carried

Work Plan for Transit Growth Strategy and Mobility Services Study

Ms. Jennifer McDowell, Transportation Demand Management Coordinator, outlined the three parts of the study and advised of the committees involved in the process.

Mr. R. Puccini, representative of Dillon Consulting Limited, outlined the study objectives and the various partners involved in the project. He reviewed the opportunities to increase ridership and provided highlights of the work plan. He then outlined the consultation strategy and next steps.

Items to be considered within the study are:

- servicing the south end of the City, particularly the industrial areas;
- inclusion of surrounding municipalities in the consultation process;
- including PRTs within the principle components;
- Community Energy Plan calculations to determine how changes in ridership or routes will affect gas emissions;
- addressing the perception of buses being empty too often;
- comparing how to service undeveloped areas versus higher density usage

The consultant advised they will be working closely with the planning department to ensure City policies and strategies are incorporated.

REPORT

4. Moved by Councillor Piper
Seconded by Mayor Farbridge
THAT the Community Design and Development Services Report 09-55, on the `Work Plan for Transit Growth Strategy and Mobility

Services Study' dated June 15, 2009, be received;

AND THAT Council authorize staff to proceed with Transit Growth Strategy and Mobility Services study as outlined in this report and the attached Work Plan, as amended to include:

- PRTs to be included in principle components; and
- Addition of two (2) County elected officials to the composition of the Advisory Committee

Carried

**Beverley Robson Park Master Plan Victoriaview Subdivision in
Ward 2**

Ms. J. Pathak outlined the components of the park and provided details on the sight lines.

5. Moved by Councillor Bell
Seconded by Councillor Piper

REPORT

THAT the Community Design and Development Services Report 09-22 dated June 15, 2009, pertaining to the proposed master plan for Beverley Robson Park, be received;

AND THAT the Master Plan for the development of the Beverley Robson Park, as proposed in Appendix 2 of the Community Design and Development Services Report 09-22 dated June 15, 2009, be approved;

AND THAT staff be directed to proceed with the implementation of the Beverley Robson Park Master Plan.

Carried

**Westminster Square Ltd. – Request for Waiver of
Development Charges**

6. Moved by Mayor Farbridge
Seconded by Councillor Bell

Ms. M. Neubauer
Councillor Beard
Mr. J. Riddell

THAT staff be directed to report back to the Finance, Administration and Corporate Services Committee with a response to the request from Westminster Square Ltd. to waive development charges for the medical clinic in Westminster Woods.

Carried

- 7. Moved by Councillor Piper
Seconded by Councillor Bell

THAT the Community Development & Environmental Services Committee now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) of th Municipal Act with respect to:

- personal matters about identifiable individuals

The remainder of the meeting was held In-Camera.

Present: Councillors Burcher, Bell, Piper, and Mayor Farbridge

Absent: Councillor Salisbury

Staff in Attendance: Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

- 1. Moved by Councillor Piper
Seconded by Councillor Bell

REPORT TO COMMITTEE OF THE WHOLE

THAT staff be given direction with respect to citizen appointments to the Municipal Property & Building Commemorative Naming Policy Committee.

Carried

The meeting adjourned at 1:28 p.m.

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Chairperson