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A vibrant downtown

A progressive diversified economy
An appealing attractive city

AGENDA

GUELPH CITY COUNCIL

June 19, 2006 - 6:30 p.m.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

- O Canada
- Silent Prayer
- Disclosure of Pecuniary Interest
- Confirmation of Minutes – June 5, 2006 (Councillor Ferraro)
“THAT the minutes of the Council meeting held June 5, 2006 and the minutes of the Council meeting held in Committee of the Whole on June 5, 2006 be confirmed as recorded and without being read.”

REGULAR MEETING

DELEGATIONS

Resolution (Councillor Furfaro)

“THAT persons desiring to address Council be permitted to do so at this time.”
Delegations are limited to a maximum of five (5) minutes.

No requests have been received to appear as delegation at the time of printing.

COMMITTEE OF THE WHOLE

Resolution – Councillor Hamtak

“THAT Council now go into Committee of the Whole to consider reports and correspondence.”

REPORTS FROM COMMITTEES OF COUNCIL AND OTHER COMMITTEES

- a) Planning, Environment & Transportation Committee – 6th Report

“THAT the SIXTH REPORT of the Planning, Environment & Transportation Committee be received and adopted.”

CONSENT AGENDA

- A) Reports from Administrative Staff**
- B) Items for Direction of Council**
- C) Items for Information of Council**

Resolution to adopt the Consent Agenda.

Resolution:- Committee rise with leave to sit again (Councillor Kovach)
“THAT the Committee rise with leave to sit again.”

Resolution:- proceedings in Committee of the Whole (Councillor Laidlaw)
“THAT the action taken in Committee of the Whole in considering reports and correspondence, be confirmed by this Council.”

SPECIAL RESOLUTIONS

BY-LAWS

Resolution:- First and Second Reading of By-laws. (Councillor Moziar)

Verbal Resolution:- Council go into Committee of the Whole to consider the by-laws.

NOTE: When all by-laws have been considered, a member of Council should move “THAT the Committee rise and report the by-laws passed in Committee without amendment (or as amended).

Resolution:- Third Reading of By-laws. (Councillor Schnurr)

QUESTIONS

MAYOR’S ANNOUNCEMENTS

Please provide any announcements, to the Mayor in writing, by 12:00 noon on the day of the Council meeting.

- a) Councillors Baily and Furfaro will be holding a Ward 1 public meeting on June 29, 2006 in the Council Chambers at City Hall, 59 Carden Street, starting at 7:00 p.m.

NOTICE OF MOTION

ADJOURNMENT

Council Committee Room B
June 5, 2006 5:00 p.m.

A meeting of Guelph City Council.

Present: Mayor Quarrie, Councillors Baily, Billings, Birtwistle, Burcher, Ferraro, Furfaro, Hamtak, Kovach, Laidlaw, Moziar and Schnurr.

Absent: Councillor Downer

Staff Present: Mr. L. Kotseff, Chief Administrative Officer; Chief S. Armstrong, Director of Emergency Services; Mr. D.A. Kennedy, Director of Finance/City Treasurer; Dr. J. Laird, Director of Environmental Services; Mr. D. McCaughan, Director of Operations; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Planning & Development Services; Mr. A. Goldie, Manager of Recreation; Ms. T. Agnello, Deputy City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

1. Moved by Councillor Birtwistle
Seconded by Councillor Baily

THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (c) and (e) of the Municipal Act, with respect to:

- litigation or potential litigation;
- proposed or pending acquisition or disposition of land.

Carried

The meeting adjourned at 5:01 o'clock p.m.

.....
Mayor

.....
Deputy Clerk

Council Committee Room B
June 5, 2006 5:02 p.m.

A meeting of Guelph City Council meeting in Committee of the Whole.

Present: Mayor Quarrie, Councillors Baily, Billings, Birtwistle, Burcher, Downer, Ferraro, Furfaro, Hamtak, Kovach, Laidlaw, Moziar and Schnurr.

Staff Present: Mr. L. Kotseff, Chief Administrative Officer; Chief S. Armstrong, Director of Emergency Services; Mr. D.A. Kennedy, Director of Finance/City Treasurer; Dr. J. Laird, Director of Environmental Services; Mr. D. McCaughan, Director of Operations; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Planning & Development Services; Mr. A. Goldie, Manager of Recreation; Ms. T. Agnello, Deputy City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There were no declarations of pecuniary interest.

The Director of Corporate Services/City Solicitor provided an update with respect to various litigation matters.

Ms. L.E. Payne

1. Moved by Councillor Moziar
Seconded by Councillor Birtwistle
THAT the Litigation Status Report dated May 25, 2006 be received for information.

Carried

Ms. L.E. Payne
Mr. J. Riddell

2. Moved by Councillor Furfaro
Seconded by Councillor Baily
THAT staff be given direction with respect to a proposed or pending acquisition or disposition of land.

Carried

3. Moved by Councillor Furfaro
Seconded by Councillor Baily
THAT staff be given direction with respect to a proposed acquisition of land.

4. Moved by Councillor Kovach
Seconded by Councillor Birtwistle
THAT the matter with respect to a proposed pending acquisition of land be referred to staff for a report back on the regulations governing the sale land.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Birtwistle, Burcher, Hamtak, Kovach, Laidlaw, Schnurr and Mayor Quarrie (9)

VOTING AGAINST: Councillors Ferraro, Furfaro and Moziar (3)

Carried

The meeting recessed at 5:30 p.m.

Councillor Downer arrived at 6:03

The meeting reconvened at 6:03 p.m.

The Director of Corporate Services/City Solicitor provided information with respect to the regulations governing the sale of land.

Ms. L.E. Payne
Dr. J. Laird

5. Moved by Councillor Furfaro
Seconded by Councillor Baily
THAT staff be given direction with respect to a potential acquisition of property.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Ferraro, Furfaro, Moziar, Schnurr and Mayor Quarrie (7)

VOTING AGAINST: Councillors Birtwistle, Burcher, Downer, Hamtak, Kovach and Laidlaw (6)

The motion was carried.

Ms. L.E. Payne
Dr. J.L. Laird

6. Moved by Councillor Furfaro
Seconded by Councillor Baily
THAT staff be given direction with respect to a potential acquisition of property.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Birtwistle, Burcher, Downer, Ferraro, Furfaro, Hamtak, Kovach, Laidlaw, Moziar, Schnurr and Mayor Quarrie (13)

VOTING AGAINST: (0)

The motion was carried.

The meeting adjourned at 6:35 o'clock p.m.

.....
Mayor

.....
Deputy Clerk

Council Chambers
June 5, 2006

Council reconvened in formal session at 6:30 p.m.

Present: Mayor Quarrie, Councillors Baily, Billings, Birtwistle, Burcher, Downer, Ferraro, Furfaro, Hamtak, Kovach, Laidlaw, Moziar and Schnurr.

Staff Present: Mr. L. Kotseff, Chief Administrative Officer; Chief S. Armstrong, Director of Emergency Services; Mr. D.A. Kennedy, Director of Finance/City Treasurer; Dr. J. Laird, Director of Environmental Services; Mr. D. McCaughan, Director of Operations; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Planning & Development Services; ; Mr. A. Goldie, Manager of Recreation; Mr. J. Stokes, Manager of Realty Services; Ms. T. Agnello, Deputy City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

Councillor Furfaro declared a possible pecuniary interest with regards to By-law Number (2006)-18042 because a family member owns the property and did not discuss or vote on the matter.

1. Moved by Councillor Moziar
Seconded by Councillor Schnurr

THAT the minutes of the Council meetings held on May 15 and 31, 2006 and the minutes of the Council meeting held in Committee of the Whole on May 15 and 31, 2006 be confirmed as recorded and without being read;

AND THAT the minutes of the Council meeting held in Committee of the Whole on May 30, 2006 be amended to reflect that Councillor Baily arrived at 7:45 p.m. and that Councillor Kovach retired from the meeting at 7:55 p.m.;

AND THAT the minutes of the Council meeting held in Committee of the Whole on May 30, 2006 be confirmed as amended and without being read.

Carried

PRESENTATIONS

The Mayor, with the assistance of John DeSero, Chair of the Barrier Free Education Committee, presented the 2006 Barrier Free Access Awards to the following:

- ***Outstanding Contribution of a Business:-***
 - Ultra Food and Drug, Marco Marcone and Staff
 - West End Community Centre, Vikki Dupuis, Liz Teskey and Staff
 - Triumph Tool-Guelph, John Duffy and Staff
- ***Outstanding Contribution of a Community Group:-***
 - John F. Ross Save the Future Program, Teacher Advisors and Student Members
 - Guelph Curling Club, Gerry Sundwall, Dan Lawson and Cliff Arcand
 - Guelph Community Health Centre, Cynthia Hoy and Karen Johnson Carere
 - Feeling Better Program, Sheila Schuelein, Staff and Volunteers
- ***Outstanding Contribution of an Educator:-***
 - Steve Redmond
- ***Outstanding Contribution of an Individual (Adult and Youth):-***
 - Mary Strimas
 - John Travers Coleman
 - Mary Ellen Nettle
- ***Outstanding Accomplishment of an Individual with a Disability (Adult and Youth):-***
 - Julia Niimi
 - Natasha McAllister

John Allan, Chair of the Downtown Board of Management was present and introduced Audrey Jamal the new General Manager.

Andrew Lambden was present on behalf of the Guelph Development Association and provided information with respect to the joint Association and City, Clean and Green event which will be held on Saturday June 10, 2006. He thanked the businesses involved with this event.

The Mayor congratulated Councillor Kovach on her acclamation as President of the Federation of Canadian Municipalities.

REGULAR MEETING

2. Moved by Councillor Schnurr
Seconded by Councillor Moziar

THAT persons wishing to address Council be permitted to do so at this time.

Carried

DELEGATIONS

Removal of Encroachment – 190 Inkerman Street

Shane and Valerie Fernandes were present and advised that they purchased the property in 2000 with the understanding that there were no encroachments or infractions. He suggested that the area encroaching does not impact the environmental area or the usage of the park. He further suggested that the appropriate solution would be to sell the land to them as the property owner.

Councillor Kovach presented Clause 2 of the SIXTH REPORT of the Finance, Administration and Community Services Committee.

Ms. L.E. Payne
Mr. D. McCaughan

3. Moved by Councillor Kovach

Seconded by Councillor Burcher

THAT Council authorize the sale of the portion of Howitt Park abutting 190 Inkerman Street to the property owners, as per the City policy with respect to the sale of park lands.

Carried

Mayfield Park Beach Volleyball Court

Dave Kelly was present on behalf of Where's the Beach? Volleyball. He provided information with respect to the membership of the organization. He advised that the loss of this court would remove 100 players from this activity.

Tony Matteis was present on behalf of the Old Stone Estates Neighbourhood, and expressed concern with the beach volleyball activity taking place in a zoned neighbourhood park. He further expressed concern that there is no washroom facility, no parking and excessive noise.

Councillor Kovach presented Clause 3 of the SIXTH REPORT of the Finance, Administration and Community Services Committee.

4. Moved by Councillor Kovach

Seconded by Councillor Burcher

THAT the Mayfield Park beach volleyball court be terminated as a competitive site by the end of June;

AND THAT the beach volley ball plot be removed from Mayfield Park.

5. Moved in Amendment by Councillor Downer

Seconded by Councillor Laidlaw

THAT the Mayfield Park beach volleyball court be removed subject to the development of a new court by July 31, 2006.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Downer, Kovach and Laidlaw (4)

VOTING AGAINST: Councillors Billings, Birtwistle, Burcher, Ferraro, Furfaro, Hamtak, Moziar, Schnurr and Mayor Quarrie (9)

The motion was defeated.

It was requested that the clauses be voted on separately.

6. Moved by Councillor Kovach
Seconded by Councillor Burcher

Mr. D. McCaughan

THAT the Mayfield Park beach volleyball court be terminated as a competitive site by the end of June 2006.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Birtwistle, Burcher, Downer, Ferraro, Furfaro, Hamtak, Kovach, Laidlaw, Moziar, Schnurr and Mayor Quarrie (13)

VOTING AGAINST: (0)

The motion was carried.

7. Moved in Amendment by Councillor Kovach
Seconded by Councillor Laidlaw

THAT the volleyball standards be removed from the Mayfield Park beach volleyball court;

AND THAT Mayfield Park beach volleyball court not be available for league use, using temporary standards;

AND THAT the Finance, Administration & Community Services Committee and staff revisit the matter of a beach volleyball court being in Mayfield Park after the summer season.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Bucher, Downer, Hamtak, Kovach, Laidlaw, Moziar, Schnurr and Mayor Quarrie (10)

VOTING AGAINST: Councillors Birtwistle, Ferraro and Furfaro (3)

The motion was carried.

Mr. D. McCaughan
Counc. G. Kovach

8. Moved by Councillor Kovach
Seconded by Councillor Burcher
THAT the volleyball standards be removed from the Mayfield Park beach volleyball court;

AND THAT Mayfield Park beach volleyball court not be available for league use, using temporary standards;

AND THAT the Finance, Administration & Community Services Committee and staff revisit the matter of a beach volleyball court being in Mayfield Park after the summer season.

Carried

Development Charges – 14 Cambridge Street, Coach House

Paul Hettinga was present and advised that Council approved a zone change in 2003 for the coach house at 14 Cambridge Street. He advised that he was on the understanding that development charges would not apply to this property. He requested that Council allow him to pay for the development charges over a ten year period.

Councillor Kovach presented Clause 5 of the SIXTH REPORT of the Finance, Administration and Community Services Committee.

9. Moved by Councillor Kovach
Seconded by Councillor Burcher
THAT no action be taken on the request to waive development charges for the Coach House located at 14 Cambridge Street;

AND THAT the owner enter into an agreement with the City of Guelph, to the satisfaction of the Director of Finance and the Director of Corporate Services/City Clerk, to defer the payment of the required development charges over time.

It was requested that the clauses be voted on separately.

Mr. D.A. Kennedy

10. Moved by Councillor Kovach
Seconded by Councillor Burcher
THAT no action be taken on the request to waive development charges for the Coach House located at 14 Cambridge Street.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Birtwistle, Burcher, Downer, Ferraro, Furfaro, Hamtak, Kovach, Laidlaw, Moziar, Schnurr and Mayor Quarrie (13)

VOTING AGAINST: (0)

The motion was carried.

Mr. D.A. Kennedy
Ms. L.E. Payne

11. Moved by Councillor Kovach
Seconded by Councillor Burcher

THAT the owner enter into an agreement with the City of Guelph, to the satisfaction of the Director of Finance and the Director of Corporate Services/City Clerk, to defer the payment of the required development charges over time.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Birtwistle, Bucher, Downer, Ferraro, Furfaro, Kovach, Laidlaw, Moziar and Mayor Quarrie (9)

VOTING AGAINST: Councillors Baily, Billings, Hamtak and Schnurr (4)

The motion was carried

Mr. D.A. Kennedy
Mr. J. Riddell
Ms. L.E. Payne

12. Moved by Councillor Burcher
Seconded by Councillor Downer

THAT staff be directed to review the policy for development charges on all aspects of infill development in the City in concert with the Growth Management Strategy and the Downtown Advisory Group report.

A recorded vote was requested which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Burcher, Downer, Ferraro, Hamtak, Kovach, Laidlaw and Mayor Quarrie (8)

VOTING AGAINST: Councillors Billings, Birtwistle, Furfaro, Moziar and Schnurr (5)

The motion was carried.

13. Moved by Councillor Baily
Seconded by Councillor Hamtak

THAT Council now go into the Committee of the Whole to consider reports and correspondence.

Carried

Councillor Kovach presented the balance of the SIXTH REPORT of the Finance, Administration and Community Services Committee.

War Memorial Plaque

Mr. G.W. Stahlmann
Mr. D.A. Kennedy
Mr. D. McCaughan

14. Moved by Councillor Kovach
Seconded by Councillor Burcher
THAT the request by the Royal Canadian Legion with respect to the placement of the War Memorial Plaque as a separate structure at the Cenotaph, be approved.

Carried

Mr. G.W. Stahlmann

15. Moved by Councillor Kovach
Seconded by Councillor Burcher
THAT the agreement between the Corporation of the County of Wellington and the Corporation of the City of Guelph for the National Child Benefit Reinvestment Program be approved;

AND THAT the Mayor and Clerk be authorized to sign the agreement.

Carried

Mrs. L.A. Giles
Ms. L.E. Payne

16. Moved by Councillor Kovach
Seconded by Councillor Burcher
THAT the policy with respect to written notification only to citizens selected for interviews for positions on Boards, Committees and Commissions be rescinded;

AND THAT all citizens who apply for positions on Boards, Committees & Commissions receive written notification at the conclusion of the appointment process.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Birtwistle, Burcher, Downer, Ferraro, Hamtak, Kovach, Laidlaw and Mayor Quarrie (9)

VOTING AGAINST: Councillors Billings, Furfaro, Moziar and Schnurr (4)

The motion was carried

CONSENT AGENDA

The following items #A-1, A-3 and B-1 were extracted from the Consent Agenda to be voted on separately.

17. Moved by Councillor Birtwistle
Seconded by Councillor Ferraro
THAT the balance of the June 5, 2006 Consent Agenda as identified below, be adopted:

a) **Proposed Demolition of a Detached Dwelling known municipally as 129 Elizabeth Street, Ward 1**

Mr. J Riddell
Mr. B. Poole

THAT the application to demolish the detached dwelling known municipally as 129 Elizabeth Street, be approved.

b) **Proposed Sale of City Lands – Farley Drive**

Ms. L.E. Payne

THAT the lands described as Part of Block 192, Plan 61M-35, designated as Part 1 on Reference Plan 61R-9176 be declared as being surplus to the City's needs and be sold to the abutting property owner at 114 Farley Drive;

AND FURTHER THAT the lands described as Part of Block 192, Plan 61M-35, designated as Part 1 on Reference Plan 61R-9176 be conveyed to the owner of 114 Farley Drive for the purchase price of \$8,200.00 plus costs;

AND FURTHER THAT the City Solicitor be directed to complete the transaction including the execution of all Affidavits, Statutory Declarations and Undertakings required.

c) **MTO authorized Requestor Agreement**

Mr. D. McCaughan

THAT the Mayor and Clerk be authorized to sign the MTO Agreement with respect to the Authorized Requestor Agreement.

B Items for Direction of Council

1) **Use of the Name Guelph**

Mr. A. Gordon

THAT the request from Miller Thomson on behalf of Guelph Youth Basketball Association, for permission to use the name "Guelph" in the name of the "Guelph Youth Basketball Association", be approved.

Carried

Proposed Demolition of a Detached Dwelling known municipally as 21 Mont Street, Ward 3

18. Moved by Councillor Laidlaw

Mr. J. Riddell
Mr. B. Poole

Seconded by Councillor Burcher
THAT signage be placed on property where any house is to be demolished.

Carried

Mr. J. Riddell
Mr. B. Poole

19. Moved by Councillor Kovach
Seconded by Councillor Birtwistle
THAT the application to demolish the detached dwelling known municipally as 21 Mont Street, be approved.

Carried

Outback Developments Ltd. (Arkell Springs) – request for an extension of draft plan approval by Astrid J. Clos Planning Consultants on behalf of Outback Developments Limited for lands known municipally as 12 Ridgeway Avenue, 135 Arkell Road, 171 Arkell Road and 197 Arkell Road and legally described as Part of Block B, Registered Plan No. 544 and Rear Part of Lot 7, Concession 8, City of Guelph (File 23T-01507)

Mr. J. Riddell
Ms. A. Clos
Dr. J. Laird
Mr. D. A. Kennedy
Ms. L.E. Payne
Mr. D. McCaughan

20. Moved by Councillor Billings
Seconded by Councillor Schnurr
THAT the report from Planning and Development Services dated June 5, 2006, be approved and that the City of Guelph approves a two (2) year extension to the Draft Plan Approval of the Outback Developments Ltd. (Arkell Springs) residential subdivision (File 23T-01507) to an extended lapsing date of July 11, 2008, subject to the conditions outlined in Schedule 2 of the Planning and Development Services Report #06-40 dated June 5, 2006;

AND THAT Condition #49 in Schedule 2 of the Planning and Development Services Report #06-40 dated June 5, 2006 be amended to read as follows:

“49. The developer shall satisfy all requirements and conditions of Canada Post including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer/subdivider/builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes. The concrete pads are to be poured at the time of curb installation within each phase of the subdivision.”

Carried

AMO Alert – your support for the AMO position on Household Hazardous Waste/Household Special Waste (HHW/HSW) Position Paper

AMO
Ms. L. Sandals
Dr. J.L. Laird

21. Moved by Councillor Kovach
Seconded by Councillor Birtwistle
THAT Guelph City Council supports the position paper on Household Hazardous Waste / Household Special Waste prepared by the AMO/AMRC Waste Management Task Force;

AND THAT a copy of this resolution be sent to the Association of Municipalities of Ontario by June 9th, 2006 and Liz Sandals, MPP.

Carried

22. Moved by Councillor Billings
Seconded by Councillor Mozziar
THAT the Committee rise with leave to sit again.

Carried

23. Moved by Councillor Birtwistle
Seconded by Councillor Schnurr
THAT the action taken in Committee of the Whole in considering reports and correspondence, be confirmed by this Council.

Carried

Special Resolution

Mrs. L.A. Giles
Ms. L.E. Payne

24. Moved by Councillor Baily
Seconded by Councillor Billings
WHEREAS the purpose of giving notice of motion is to permit the members of Council to consider and prepare for the motion or motions that will be placed before them for consideration;

AND WHEREAS this facilitates discussion and contributes to efficient and satisfactory resolution of a matter by Council;

THEREFORE BE IT RESOLVED THAT the procedural by-law be amended to require full disclosure of the intent of motions at the time of giving notice of a motion at a Council meeting.

Carried

BY-LAWS

25. Moved by Councillor Burcher
Seconded by Councillor Laidlaw

THAT leave be now granted to introduce and read a first and second time By-laws Numbered (2006)-18038 to (2006)-18041 and By-law Numbers (2996)-18043 to (2006)-18057, inclusive.

Carried

The By-laws were read a first and second time at 9:26 o'clock p.m.

Council went into Committee of the Whole on By-laws Numbers (2006)-18038 to (2006)-18041 and (2006)-18043 to (2006)-18057, inclusive.

Mayor Quarrie in the Chair.

At 9:29 o'clock p.m., the Committee rose and reported By-laws Numbered (2006)-18038 to (2006)-18041 and (2006)-18043 to (2006)-18057, inclusive, passed in Committee without amendment.

26. Moved by Councillor Downer
Seconded by Councillor Kovach
THAT By-laws Numbered (2006)-18038 to (2006)-18041 and (2006)-18043 to (2006)-18057, inclusive, be read a third time and passed.

Carried

27. Moved by Councillor Burcher
Seconded by Councillor Laidlaw
THAT leave be now granted to introduce and read a first and second time, By-law Number (2006)-18042.

Carried

28. Moved by Councillor Downer
Seconded by Councillor Kovach
THAT By-law Number (2006)-18042 be read a third time and passed.

Carried

The By-laws were read a third time and passed at 9:32 o'clock p.m.

QUESTIONS

In response to questions by Councillor Birtwistle, the Chief Administrative Officer outlined the internal process to review reports.

In response to questions by Councillor Birtwistle, the Director of Planning and Development Services advised that a meeting is being scheduled between Armel, the Mayor and the Chief Administrative Officer with respect to the Westhills Development at the corner of Imperial and Paisley.

In response to questions by Councillor Laidlaw, the Director of Corporate Services/City Solicitor advised that the requirements which the Accessibility staff have recommended do impact outdoor patios. She advised that staff will be bringing a report forward in the near future on this matter.

MAYOR'S ANNOUNCEMENTS

The Mayor made the following announcements:

- Councillors Ferraro and Moziar will be holding a Ward 2 Public Meeting on June 8, 2006 starting at 7:00 p.m. in Room 4 of the Evergreen Seniors Centre.
- Councillor Baily and Councillor Furfaro will be holding a Ward 1 public meeting on June 29th, 2006 starting at 7:00 p.m. in the Council Chambers at City Hall, 59 Carden Street.

In response to a request from the Mayor, Councillor Burcher provided an overview of the FCM conference.

Councillor Laidlaw advised that she is bringing forward her notice of motion regarding patios at the next meeting of Council.

The Mayor advised that she spoke to several companies at the FCM conference with respect to the City's wet plant, and has forwarded information to the Director of Environmental Services.

NOTICE OF MOTION

ADJOURNMENT

The meeting adjourned at 9:44 o'clock p.m.

Minutes read and confirmed June 19, 2006.

.....
Mayor

.....
Deputy Clerk

**REPORT OF THE PLANNING, ENVIRONMENT AND TRANSPORTATION
COMMITTEE**

June 19, 2006

Her Worship the Mayor and
Councillors of the City of Guelph.

Your Planning, Environment and Transportation Committee beg leave to present their
SIXTH REPORT as recommended at its meeting of June 5, 2006.

CLAUSE 1 THAT staff be directed to proceed as outlined in the Report of the Director of
Corporate Services and City Solicitor dated June 5, 2006 in respect of 200
Beverly Street;

AND THAT approximately 3 to 4 acres of the 200 Beverley Street property, with
access to Stevenson Street, be dedicated for park purposes in the final
redevelopment scheme for the site;

AND THAT the Manager of Realty Services be authorized to execute the
application to the Federation of Canadian Municipalities, including any other
required documents, for Green Municipal Funds relating to feasibility studies at
200 Beverly Street.

All of which is respectfully submitted.

Councillor David Birtwistle, Chair
Planning, Environment and Transportation Committee



City of Guelph

CORPORATE SERVICES Realty Services

TO: Planning, Environment & Transportation Committee

DATE: June 5, 2006

SUBJECT: 200 BEVERLEY STREET
(FORMER IMICO PROPERTY)

RECOMMENDATION:

THAT staff be directed to proceed as outlined in the Report of the Director of Corporate Services and City Solicitor dated June 5, 2006 in respect of 200 Beverley Street;

AND THAT approximately 3 to 4 acres of the 200 Beverley Street property, with direct access to Stevenson Street, be dedicated for park purposes in the final redevelopment scheme for the site;

AND THAT the Manager of Realty Services be authorized to execute the application to the Federation of Canadian Municipalities, including any other required documents, for Green Municipal Funds relating to feasibility studies at 200 Beverley Street.

BACKGROUND:

At its meeting of April 18, 2005, Council passed the following resolutions:

THAT the identified uses for the former IMICO site at 200 Beverley Street include any of: (a) Community Use as a Single Use; (b) Community, Medium Density Residential and Commercial Uses; (c) Railway Use; or (d) Community and Government Uses.

THAT staff be authorized to proceed with a Request for Expressions of Interest for the sale, partnership, or other redevelopment opportunities for the property consistent with the identified options and report back to Council with further recommendations.

As Council will recall, an information report of November 28, 2005 provided an update on the status of this project including such things as a park requirement, completion of the removal of barrels from the site, Guelph Junction Railway standards for development adjacent to the tracks, response from MOE with regard to removal of the Orders, the

issuance of the Request for Expressions of Interest, and the Intent to Apply for Green Municipal Funds through FCM for study costs.

REPORT:

A Request for Expressions of Interest (REI) was issued and was advertised on two occasions in the local newspaper and on the City's and the Ontario Public Buyers Association web sites. Notices of the issuance of the REI were also provided to developers who had previously expressed interest and to a long list of real estate representatives, which list was compiled by the Economic Development Department. The closing date for receipt of expressions of interest was January 16, 2006.

Expressions of interest were received and are summarized in the following table. A detailed review of the responses is included in Appendices 1 to 6.

Expressions of Interest Received

Party	Concept	More Details
Options for Homes	300 Townhouse Condominiums, 15000 sq. ft. commercial with residential apartments above, Public Space, Walking Trail	See Appendix 1
Seaton Ridge Communities Limited	Townhouses, retail, service commercial, light industrial, open space	See Appendix 2
Labreche Patterson & Associates Inc.	Community recreation facility (Park)	See Appendix 3
Carson Reid Homes / Conestoga-Rovers & Associates	Townhouses	See Appendix 4
Terrasas Corporation	No concept provided, only a submission of the Company background and experience.	See Appendix 5
Family & Children's Services	5.0 Acres for Office Facilities for Family & Children's Services	See Appendix 6

This REI process has confirmed the following:

1. That there is interest in the development community to redevelop this property;
2. That the interests are responsive to the land use concepts previously approved by Council; and
3. That there are interests that could lead to the City being able to recover at least some of the costs associated with this property by proceeding with an RFP for redevelopment and disposition.

The Guelph Junction Railway advised that it was not going to respond to the REI (see Appendix 7).

Environmental Investigations and Cost Estimates

Although the City has obtained various environmental reports for specific parts of the site, no comprehensive investigation has been undertaken to fully assess the nature and to quantify the environmental conditions. Further, as a result of change to testing protocol requirements implemented by the MOE in 2004, some previous sampling results need to be updated.

Staff are proposing to obtain a comprehensive Phase I and Phase II Environmental Site Assessment Report and cost estimates for remediation. In addition, an appraisal of market value will be obtained. With this information in hand, staff will proceed with an

RFP process to seek proposals for the redevelopment of the land that will be based on sound financial information. Further, the Environmental Site Assessment Report is expected to provide support for obtaining at least partial removal of the MOE Orders from the property thereby making it available for redevelopment. It is expected that this work will be complete within 4-6 months following award of contract through a competitive bid process.

Parkland Requirement

Staff have identified the need to provide additional parkland within the St. Patrick's Ward. Appendix 8 shows a possible configuration of a park, with an area of 3.4 acres. Staff are recommending that any redevelopment proposals to be submitted through the RFP process incorporate a park of approximately three to four acres with direct access to Stevenson Street.

Request for Proposals (RFP)

Following completion of the environmental and appraisal work, staff propose to proceed with an RFP for the redevelopment of the site. Copies of the RFP will be issued directly to the REI respondents and notice of the RFP will be publicly advertised in the local newspaper, the City's web site, the Ontario Purchasers and Buyers Association web site, and will be sent to previous lists of interested developers and real estate representatives.

Federation of Canadian Municipalities (FCM) – Green Municipal Funds

FCM has responded favourably to an Intent to Apply application for a Green Municipal Fund grant to cover one-half of the costs associated with the environmental investigations for this site. Staff have prepared an Application and are seeking Council authorization to sign the application. The application is to cover one-half of \$280,000 which would include the previously mentioned reports and a possible \$200,000 risk assessment study that is expected to be a necessary component of the redevelopment strategy. The actual amount for the risk assessment cannot be accurately estimated until the initial work is complete and the end use(s) of the property has been identified. It is expected that this cost would be a component of an agreement with a developer that would result from the RFP process.

CORPORATE STRATEGIC PLAN:

This initiative links directly to the following Strategic Directions:

1. To manage growth in a balanced, sustainable manner.
2. To strengthen our economic base.
4. To enhance community wellness.
5. To be strong environmental stewards
6. To have exemplary management practices

FINANCIAL IMPLICATIONS:

Costs for the environmental investigations, cost estimates, and appraisal are estimated at \$80,000. Funding of \$65,000 of this will be from PL0007-Brownfields Initiatives and the balance of \$15,000 will be funded through the Capital Reserve and recovered either through Municipal Green Fund grants or the eventual sale of the property.

DEPARTMENTAL CONSULTATION/CONCURRENCE:

This project is being managed by Realty Services with team members from Planning, Engineering, and Economic Development. Finance has been consulted and supports the proposed funding arrangement.

COMMUNICATIONS:

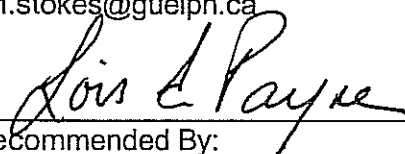
The REI was advertised in the local newspaper and through the usual means by the Purchasing Department. The proposed RFP will be similarly advertised.

ATTACHMENTS:

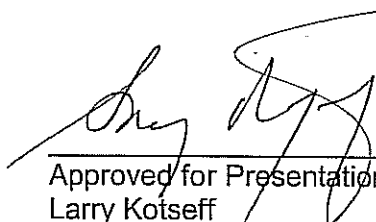
- Appendix 1 – Options for Homes
- Appendix 2 – Seaton Ridge Communities Limited
- Appendix 3 – Labreche Patterson & Associates Inc.
- Appendix 4 - Carson Reid Homes / Conestoga-Rovers & Associates
- Appendix 5 – Letter from Terrasan
- Appendix 6 – Letter from Family & Children's Services
- Appendix 7 – Letter from Guelph Junction Railway
- Appendix 8 – Possible park configuration



Prepared By:
Jim Stokes
Manager of Realty Services
519-822-1260 Ext. 2279
jim.stokes@guelph.ca



Recommended By:
Lois E. Payne
Director of Corporate Services
and City Solicitor
822-1260 Ext. 2288
lois.payne@guelph.ca



Approved for Presentation:
Larry Kotseff
Chief Administrative Officer

Company or individual name	Options for Homes
Relevant experience in brownfield and development projects.	Completed or in progress, more than \$150 Million in housing projects. Brownfield experience at Gooderham Worts Distillery District (420 Condo Units), Old Kennedy Village, Markham (140 Condo Units)
Whether your interest is in owning, leasing, or some other form of participation.	\$3M for ownership of 10 acres yielding approx. 300 units including clean up costs (except for remaining 3 acres), with 95% vendor take back mortgage.
The portion of the site, or all, in which you are interested.	Entire site
The location of the land area, or all, in which you are interested.	Entire site, westerly 10 acres for residential, easterly for public space, walking trail along railway side of property
The type(s) of redevelopment which you would propose (in accordance with the Council resolution regarding identified uses).	300 Townhouse Condominiums (2-3 storey 4-plex and 28-plex stacked town homes - 600-1300 sq. ft., 1-3 bedrooms), 15,000 sq. ft. commercial with second floor residential apartments, Public Space, Walking Trail
Any expected public infrastructure that would occupy the property.	-
Any commitments you may be willing to make at this time.	-
Any expectations or concerns you would have that are critical to your organization being interested in redeveloping all or part of this site.	-
Any expectations you have of the City in regard to the redevelopment of the property.	-
A sketch showing your current concept for redevelopment of the site.	See Appendix 1, page 2
Any other information you wish to offer at this time.	-
Principals/Partners/Team	Jan Ciuciura, President of Options for Homes, Waterloo Nathan Hallman, Aberdeen Homes, Cambridge James Fryett, Architect, Elora Richard Rush, XCG Environmental Consultants, Kitchener Michel Labbe, President Options for Homes, Toronto

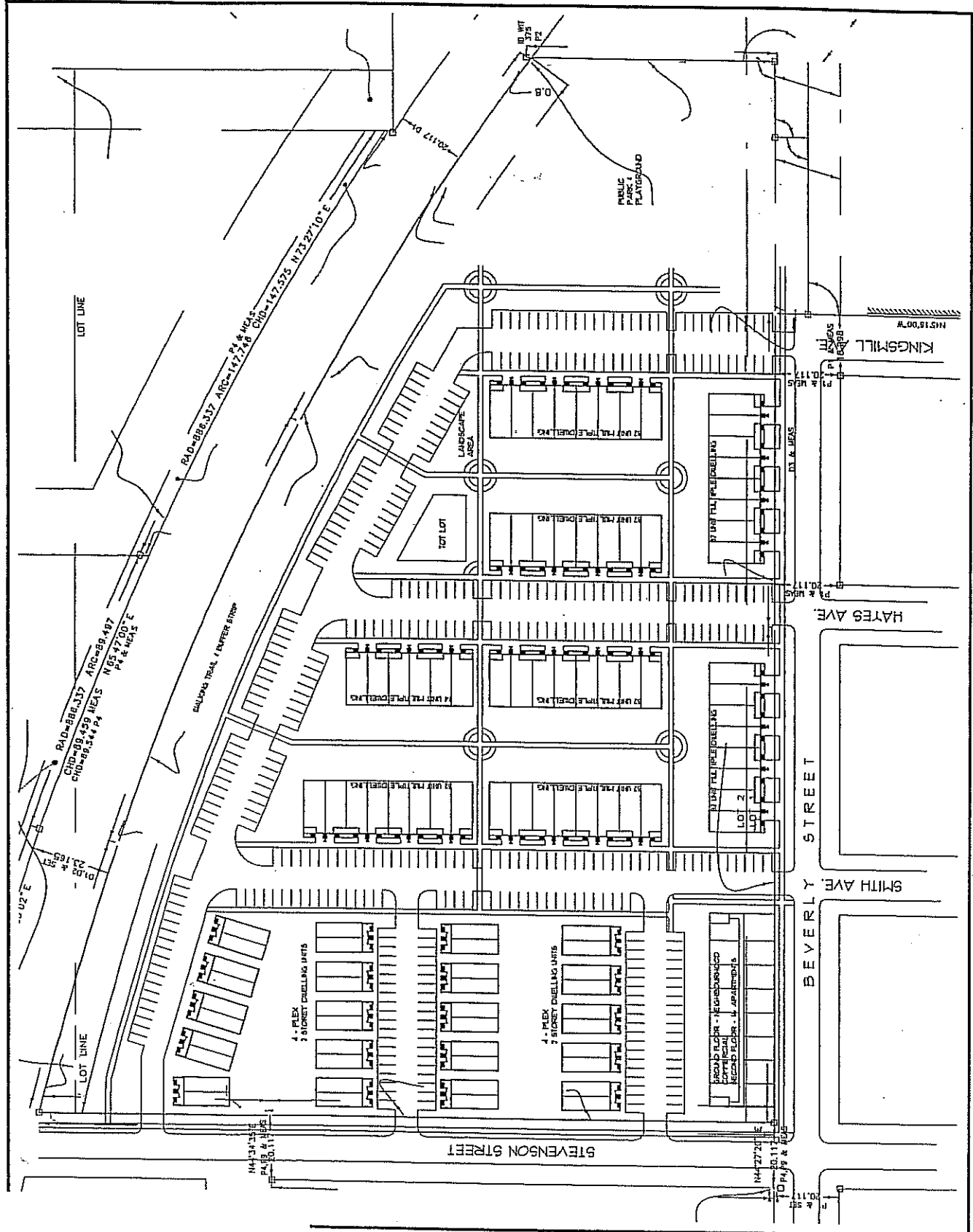
THIS PLAN IS THE PROPERTY OF JAMES FRYETT ARCHITECT INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAMES FRYETT ARCHITECT INC. ALL DIMENSIONS AND SPECIFICATIONS PROVIDED BY THE ARCHITECT ARE TO BE CONSIDERED AS THE BASIS FOR CONSTRUCTION AND ARE NOT TO BE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. DATE: 01/11/11

JAMES FRYETT ARCHITECT Inc.
 80 GILKISON STREET T 510 646 2321
 FLORIDA, DNT NOB 100 F 619 646 0343
 www.fryettarchitect.com

DATE: 01/11/11
 DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []
 PROJECT: []
 PROPOSED

OPTIONS FOR HOMES
 REDEVELOPMENT SCHEME
 Beverly St. - Guelph - On

CONCEPT SITE PLAN
 FILE # []
 PLAN # []
 PROJECT # []
 SCALE []
 DATE []
 REV. []



Appendix 2 – Summary of Submission – Seaton Ridge Communities Limited

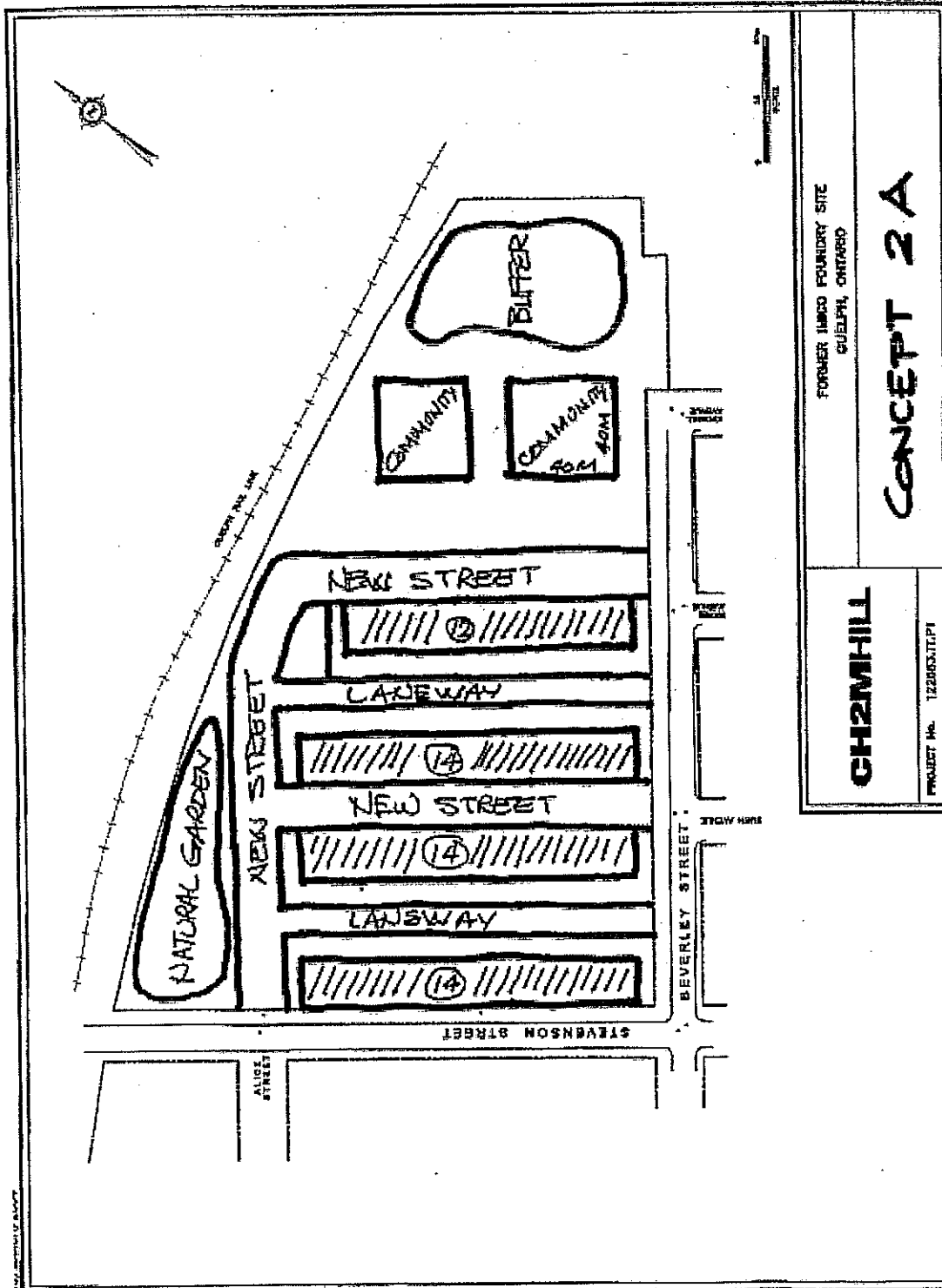
Company or individual name	Seaton Ridge Communities Limited
Relevant experience in brownfield and development projects.	Residential developments in Unionville, Woodbridge (brownfield), Uxbridge, Rockwood, Muskoka, Guelph.
Whether your interest is in owning, leasing, or some other form of participation.	Ownership
The portion of the site, or all, in which you are interested.	All
The location of the land area, or all, in which you are interested.	All
The type(s) of redevelopment which you would propose (in accordance with the Council resolution regarding identified uses).	Townhouses (60% of property) Retail, service commercial, light industrial (20% of property) Open space (20% of property)
Any expected public infrastructure that would occupy the property.	Sewage pumping Sation may be required Internal services required Underground utilities will be requird Sound attenuation features adjacent to railway may be required
Any commitments you may be willing to make at this time.	-
Any expectations or concerns you would have that are critical to your organization being interested in redeveloping all or part of this site.	Extent of remediation and costs Infrastructure requirements Railway setback requirements Who will lead the removal of MOE orders and permit Phase 1, west end, development to proceed. Intensity of use of railway Setback and buffering requirements of railway External service upgrades and requirements and costs Percentage of site considered "hot" Percentage of site within flood fringe and what constraints does this have Is on-site stormwater management facility required Importation of top soil or local supply
Any expectations you have of the City in regard to the redevelopment of the property.	Developer responsible for interal infrastructure, infrastructure shared with community facilities at east end would be cost shared proportionately Who is resonsible for external infrastructure upgrades. If SWM required an integrated approach will be used On-street visitor parking on existing and proposed streets must be permitted Planning and development process will be fast-tracked Brownfield incentives will be utilized to the maximum extent Recognized Alternative Development Standards with respect to road allowances, utility locations, setbacks, etc. will be considered and implemented to support efficient land use and intensification objectives City to implement streetscape and road improvements on Beverley and Stevenson Streets
A sketch showing your current concept for redevelopment of the site.	See Appendix 2, page 2
Any other information you wish to offer at this time.	-
Principals/Partners/Team	Seaton Group - Jordan Grant and Jeremy Grant Ashton Ridge Homes - Mark & Carrie Godman Environmental Business Consultants - James Sbrolla and John Nicholson The Planning Partnership - Philip Weinstein, Donna Hinde, Daniel Leeming Rick Merrill, Ron Palmer, David Leinster

Appendix 3 – Summary of Submission – Labreche Patterson & Associates Inc.

Company or individual name	Labreche Patterson & Associates Inc.
Relevant experience in brownfield and development projects.	Labreche Patterson - Several redevelopment projects where contamination has been an issue, including 138 Woodlawn Road in Guelph. XCG –extensive brownfield experience Hazco – providing environmental products and services since 1989.
Whether your interest is in owning, leasing, or some other form of participation.	Clean-up and development only.
The portion of the site, or all, in which you are interested.	All
The location of the land area, or all, in which you are interested.	All
The type(s) of redevelopment which you would propose (in accordance with the Council resolution regarding identified uses).	Return to the City and community an outdoor passive recreation facility.
Any expected public infrastructure that would occupy the property.	-
Any commitments you may be willing to make at this time.	-
Any expectations or concerns you would have that are critical to your organization being interested in redeveloping all or part of this site.	-
Any expectations you have of the City in regard to the redevelopment of the property.	-
A sketch showing your current concept for redevelopment of the site.	-
Any other information you wish to offer at this time.	-
Principals/Partners/Team	Labreche Patterson & Associates Inc. - Victor Labreche, Scott Patterson XCG Consultants Ltd - Tom Williams, Thomas Kolodziej HAZCO Environmental Services Ltd - John Thompson, Phil Spring, Dan Forsyth

Appendix 4 – Summary of Submission – Carson Reid / Conestoga Rovers

Company or individual name	Carson Reid Homes / Conestoga-Rovers & Associates
Relevant experience in brownfield and development projects.	Carson Reid - Several development project in Guelph and other Ontario communities. CRA – extensive background in brownfield redevelopment
Whether your interest is in owning, leasing, or some other form of participation.	Owning
The portion of the site, or all, in which you are interested.	All
The location of the land area, or all, in which you are interested.	All
The type(s) of redevelopment which you would propose (in accordance with the Council resolution regarding identified uses).	Medium Density Residential (Townhouses) compatible with Option 2(a)
Any expected public infrastructure that would occupy the property.	Possibly infrastructure related to the construction and use of a park on a portion of the land.
Any commitments you may be willing to make at this time.	Commitment to undertake and complete a visually pleasing and desirable development given the environmental constraints.
Any expectations or concerns you would have that are critical to your organization being interested in redeveloping all or part of this site.	Will respond to this at RFP stage.
Any expectations you have of the City in regard to the redevelopment of the property.	Brownfield funding Support to FCM for grants and loans
A sketch showing your current concept for redevelopment of the site.	Prefers to create the concept for redevelopment in response to the formal RFP. Project will be compatible with Concept 2a - See Appendix 4, page 2
Any other information you wish to offer at this time.	“As a local developer and building of residential homes and projects CRHL are encouraged with the City’s initiative to improve this property. CRHL and CRA are interested in carrying this City initiate vision forward to redevelop this property into a beneficial use.”
Principals/Partners/Team	Carson Reid Homes Ltd. – Carson Reid Conestoga-Rovers & Associates – Mike Kwiecien



FORMER INCO FOUNDRY SITE
 GUELPH, ONTARIO

CH2MHILL

PROJECT No. 1228531CP1

CONCEPT 2A

APPENDIX 5



TERRASAN CORPORATION

February 7, 2006

RECEIVED

FEB 08 2006

Via fax 1-519-837-5631

CITY OF GUELPH
LEGAL DEPARTMENT

Ms Karen Kellman
Corporation of the City of Guelph
Strategic Sourcing and Procurement division
Finance Department
City Hall
59 Gordon Street
Guelph, Ontario
N1H 3A1

Dear Ms Kellman:

**Re: City of Guelph – Contract No. 05-128
Request for Expression of Interest (REI)
Redevelopment of 200 Beverley Street, Guelph
(Former International malleable Iron (IMICO) Site)**

We are pleased to submit our REI with respect to the purchasing of the above-noted property.

We are a fully integrated Brownfield Development Organization, not limited to, in-house capabilities to undertake sole/groundwater remediation, demolition, recycling, planning and development, financing, construction and property management.

We will be sending you, by overnight courier, our brochure and Statement of Qualifications, and will follow up with you tomorrow.

Trusting this meets with your approval.

Regards,

TERRASAN ENVIRONMENTAL INC.

D. Nisker / clb

David Nisker
DN/clb

cc L. Santaguida



**Family &
Children's
Services**

of Guelph and Wellington County
February 8, 2006

RECEIVED

FEB 13 2006

CITY OF GUELPH
LEGAL DEPARTMENT

HEAD OFFICE
F.C. PROMOLI BLDG.
55 DELHI STREET, BOX 1088
GUELPH, ON N1H 6N3
T: 519.824.2410
T: 800.265.8300
F: 519.763.9628

MAURICE BRUBACHER, MSW, RSW
Executive Director

Jim Stokes,
Manager Realty Services
City of Guelph
59 Carden Street
Guelph, Ontario
N1H 3A1

FAXED
Feb. 9/06

Dear Jim;

Re: Office Development Project - Former Imico Site Property

We have had a number of recent telephone conversations about our agency's plans for expansion and consolidation of our office facilities, potentially in collaboration with Wellington-Dufferin-Guelph Public Health and several other smaller agencies.

We had indicated to you an interest in acquiring the College Avenue School property for this project. However, we understand now that that property will not be available until mid-2009 and thus we must look at other alternatives in order to move our project forward.

As we discussed, we would be interested in pursuing with the City of Guelph the potential for development of the new office facility project on the former Imico lands on Stevenson Street. Our project would require a total of five (5.0) acres, more or less, with appropriate zoning and services. From your preliminary information, we understand that such a parcel of property on the western side of the Imico lands might well be suitable for this project and potentially could be made available within the very near future.

We would appreciate your consideration of this proposal and would look forward to an opportunity to discuss the particulars of our needs and the City's plans for this site.

Alternatively, we would be interested in working with you in consideration of other properties that may become available in the near future.

Thank you for your consideration.

Yours Sincerely,

Maurice Brubacher, MSW, RSW
Executive Director

70 FOUNTAIN ST., E.
P.O. BOX 1088
GUELPH, ONTARIO
N1H 6N3
T: 519.824.2410
F: 519.823.4296

1030 GORDON ST., SUITE 202
P.O. BOX 1088
GUELPH, ONTARIO
N1H 6N3
T: 519.824.2410
F: 519.826.9113

20 SHELLDALE CRESCENT
P.O. BOX 1088
GUELPH, ONTARIO
N1H 6N3
T: 519.824.2410
F: 519.766.4537

198 ST. ANDREW ST., W.
FERGUS, ONTARIO
N1M 1N7
T: 519.824.2410
F: 519.787.9369



RECEIVED

JAN 05 2006

CITY OF GUELPH
LEGAL DEPARTMENT

December 21, 2005

Finance Department
Strategic Sourcing & Procurement Division
City of Guelph
59 Carden Street
Guelph, ON N1H 3A1

Attn: Karen Kellman

Dear Madam:

I wish to advise you that on December 19th, 2005 the Board of Directors of the Guelph Junction Railway passed the following resolution:

"That the Guelph Junction Railway advise the City of Guelph, that in the best interest of the Railway and the local community, it will not be responding to the request for expression of interest in its current form, terms and conditions for 200 Beverly Street."

I wish to further reaffirm that the Guelph Junction Railway does continue to have an interest in insuring that the ultimate land use is compatible with our nearby ongoing operation and we look forward to continuing to assist you in this regard.

Yours truly,

Tom Sagaskie
General Manager

TS*cp

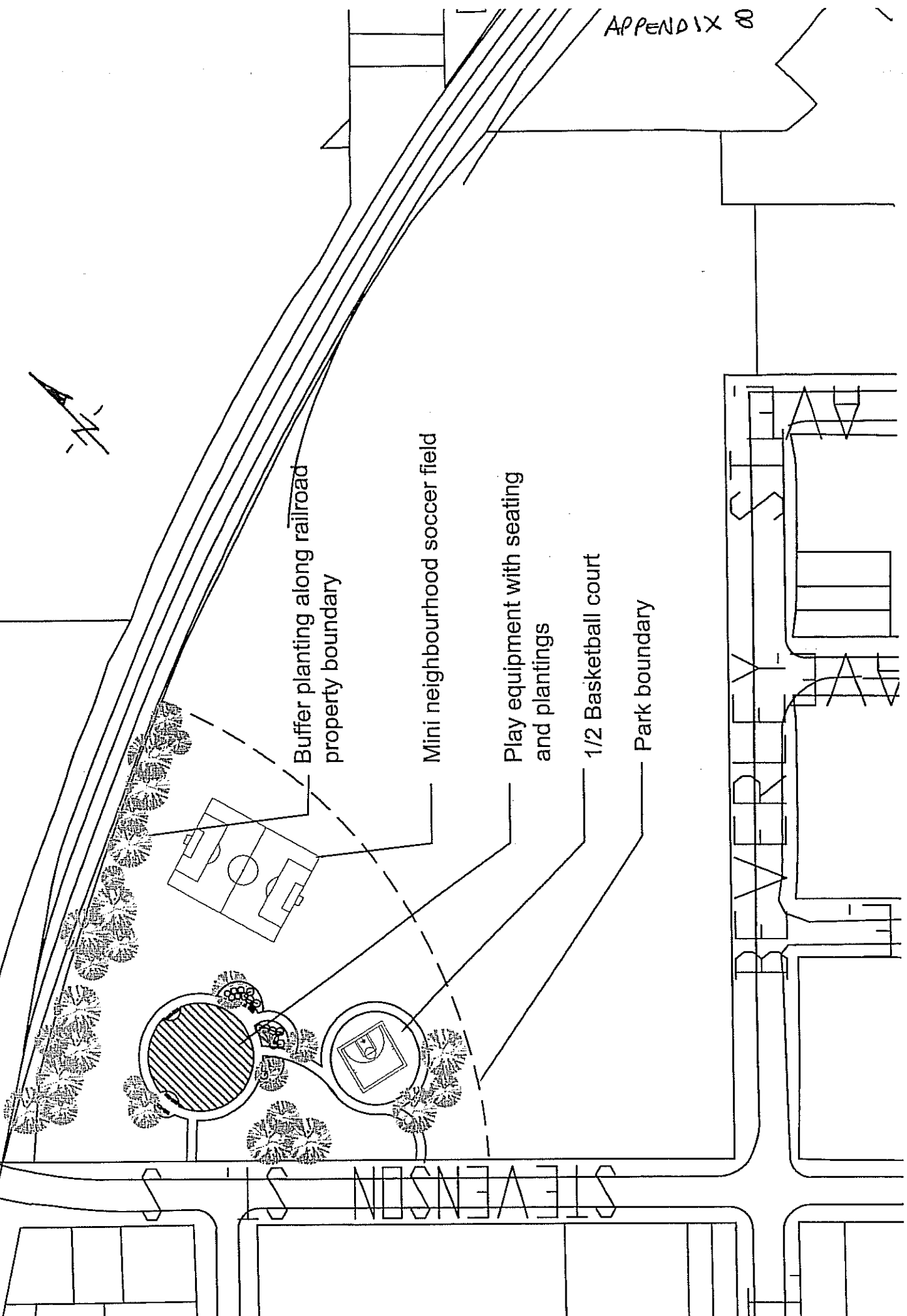
Guelph Junction Railway Company

c/o City Hall, 59 Carden Street

Guelph, Ontario, Canada N1H 3A1

Located at: Suite 301, 98 Macdonell Street

Tel: (519) 836-4848 Fax: (519) 837-5636



Buffer planting along railroad property boundary

Mini neighbourhood soccer field

Play equipment with seating and plantings

1/2 Basketball court

Park boundary

STEVENSON ST

BEVERLEY ST

CONSENT AGENDA

June 19, 2006

Her Worship the Mayor
and
Members of Guelph City Council.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council 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 Consent Agenda will be approved in one resolution.

A Reports from Administrative Staff

REPORT	DIRECTION
<p>A-1) PROPOSED DEMOLITION OF A DETACHED DWELLING KNOWN MUNICIPALLY AS 82 WATER STREET, WARD 5</p> <p>THAT the application to demolish the detached dwelling known municipally as 82 Water Street be approved and that the following condition apply:</p> <ol style="list-style-type: none">1. That the structure be photographically recorded to the satisfaction of Heritage Guelph and entered into the City of Guelph archives prior to the issuance of the demolition permit.	Approve
<p>A-2) UPDATED RECOMMENDATIONS FOR THE PROPOSED DEMOLITION OF A DETACHED DWELLING KNOWN MUNICIPALLY AS 171 ARTHUR STREET NORTH, WARD 2</p> <p>THAT the application to demolish the detached dwelling known municipally as 171 Arthur Street North be approved.</p>	Approve
<p>A-3) DUNNINK HOMES LIMITED (58 & 78 FLEMING ROAD) – PROPOSED DRAFT PLAN OF SUBDIVISION AND ASSOCIATED ZONING BY-LAW AMENDMENT (FILE 23T-03502/ZC0304)</p> <p>THAT report 06-46 regarding Dunnink Homes Limited from Planning and Development Services dated June 19, 2006 be received;</p> <p>AND THAT the application by Van Harten Surveying Inc. on behalf of Dunnink Homes Limited for approval of a Draft Plan of Subdivision (File 2303502) and associated Zoning By-law Amendment (ZC0304) on lands municipally known as 58 and 78 Fleming Road and described legally as Part of Lots 16, 17 and 18, Registered Plan 468, City of Guelph, be approved, subject to the conditions contained in Schedule 2 of this report.</p>	Approve

A-4)	ELMIRA ROAD/GODERICH EXETER RAILWAY GRADE SEPARATION AND APPROACHES, CONTRACT NO. 2-0601	Approve
	<p>THAT the tender of McLean Taylor Construction Ltd. be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-0601 for the Elmira Road/Goderich Exeter Railway Grade Separation and Approaches for a total tendered price of \$3,685,994.15, with actual payment to be made in accordance with the terms of the contract.</p>	
A-5)	NOISE CONTROL BY-LAW EXEMPTION REQUEST FOR THE FESTIVAL ITALIANO AT THE ITALIAN CANADIAN CLUB OF GUELPH	Approve
	<p>THAT an exemption from Schedule A of Noise Control By-law (2000)-16366, as amended, to permit noise from the various activities associated with the Festival Italiano including the amplification of music and speech and the operation of midway rides and generators between the hours of 11:00 a.m. to 11:00 p.m. and crowd noise from 11:00 p.m. to 1:00 a.m., from July 7th to July 9th, 2006, be approved.</p>	
A-6)	NOISE CONTROL BY-LAW EXEMPTION REQUEST FOR THE NEW STUDENT ORIENTATION WEEK AT THE UNIVERSITY OF GUELPH	Approve
	<p>THAT an exemption from Schedule A of Noise Control By-law (2000)-16366, as amended, to permit noise from the various activities associated with the New Student Orientation Week including the amplification of music and speech and crowd noise between the hours of 11:00 p.m. to 12:00 a.m. from September 3rd to September 9th, 2006, be approved.</p>	
A-7)	1554646 ONTARIO INC. – 35 COWAN PLACE, HANLON BUSINESS PARK	Approve
	<p>THAT as outlined in the report of the Director of Planning & Development Services dated June 19, 2006 regarding 1554646 Ontario Inc. and lands described as Part of Lot 1, Registered Plan 680 and designated as Parts 7, 8, 9, 10, 11 and 12, Reference Plan 61R 9344, the City Solicitor be directed to:</p> <ol style="list-style-type: none"> 1. Prepare and register on Title a Transfer Release and Abandonment of Easement in respect of the sanitary sewer over Parts 4, 8 and 11, Reference Plan 61R 9344 with all costs, including registration costs, to be borne by the City of Guelph. 2. Prepare and register on title a 6.0 metre wide easement along parts 7, 10, 12 Reference Plan 61R 9344 the southerly property line at a location to be determined by the City for sanitary sewer and open storm ditch purposes, subject to a confirming legal survey to be prepared by the City of Guelph, with all costs including survey and registration costs to be borne by the City of Guelph. 	

3. Prepare and register on title a 6.0 metre wide easement from the end of Cowan Place and to Hanlon Road at a location to be determined by the City for an emergency access route, subject to a confirming legal survey to be prepared by the City of Guelph at its cost, and with all other costs including registration costs to be borne by 1554646 Ontario Inc. and prepare and register any other related documentation.

A-8) **ERAMOSA RIVER PARK – PROPOSED VOLLEYBALL COURTS** Approve

THAT a beach volleyball court be created in Eramosa River Park by June 30th, 2006;

AND THAT a second beach volleyball court be created at Eramosa River Park providing that Perpetual Motion Sports & Entertainment Inc, pay the cost for its construction in advance in exchange for the waiving of user-fees of an equal amount.

A-9) **ANNUAL ASPHALT PAVING – VARIOUS LOCATIONS CONTRACT NO. 2-0617** Approve

THAT the tender of Capital Paving Inc. be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-0617 for Annual Asphalt Paving – Various Locations for a total tendered price of \$3,278,515.94 with actual payment to be made in accordance with the terms of the contract.

A-10) **REALIGNMENT PLAN UPDATE** Receive

THAT Report ADMIN-06-003 dated June 19th, 2006, with respect to the realignment plan update, be received for information.

A-11) **GUELPH'S STRATEGIC PLAN REPORT CARD** Recieve

THAT Report ADMIN-06-002 dated June 19, 2006, with respect to Guelph's Strategic Plan Report Card, be received for information.

A-12) **GORDON STREET/NORFOLK STREET RECONSTRUCTION – SPEED RIVER TO WATERLOO AVENUE, CONTRACT NO. 2-0606**

Report will be distributed under separate cover.

B ITEMS FOR DIRECTION OF COUNCIL

C ITEMS FOR INFORMATION OF COUNCIL

attach.



Report: A-1

**PLANNING & DEVELOPMENT SERVICES
(06-59)**

TO: Council

DATE: June 19, 2006

**SUBJECT: PROPOSED DEMOLITION OF A DETACHED DWELLING KNOWN
MUNICIPALLY AS 82 WATER STREET, WARD 5, GUELPH**

RECOMMENDATION:

THAT the application to demolish the detached dwelling known municipally as 82 Water Street BE APPROVED and that the following condition apply:

- 1. That the structure be photographically recorded to the satisfaction of Heritage Guelph and entered into the City of Guelph archives prior to the issuance of the demolition permit.**

BACKGROUND:

An application to demolish the existing detached dwelling at 82 Water Street has been received by Planning and Development Services. The owner intends to construct a new detached dwelling on the property.

The land is zoned R.1B. Minor variances to the Zoning By-law for the new dwelling were approved by the Committee of Adjustment at their May 9, 2006 meeting.

REPORT:

The City's Demolition Control By-law was passed under the authority of Section 33 of the Planning Act. The By-law is intended to help the City "...retain the existing stock of residential units and former residential buildings in the City of Guelph." Section 33 of the Planning Act allows that Council's decision may be appealed by the applicant to the Ontario Municipal Board. In addition, an applicant may appeal if there is no decision within 30 days of application.

Planning staff is recommending that Council approve the demolition subject to the standard Official Plan clause requested by Heritage Guelph for the documentation of the existing dwelling prior to the work proceeding. The two other requests of the heritage committee are items that the owner has agreed to in their discussions but should not form part of the Council resolution.

CORPORATE STRATEGIC PLAN:

Goal #1 – To manage growth in a balanced, sustainable manner.

FINANCIAL IMPLICATIONS:

N/A

DEPARTMENTAL CONSULTATION/CONCURRENCE:**Heritage Guelph Review:**

The dwelling is on the Heritage Inventory. The heritage committee visited the site and has carried-out historical research about the property with the owner.

Heritage Guelph has stated that while it does not support the demolition of Heritage Inventory buildings, the Committee does not recommend designation of the property under Part IV of the Ontario Heritage Act.

As well, Heritage Guelph requested that the following conditions be attached to the demolition approval:

- That the structure be photographically recorded, to the satisfaction of Heritage Guelph and entered into the City of Guelph archives, prior to the issuance of the demolition permit;
- That as much as possible the components of the house be salvaged and the distribution of elements recorded;
- And that where appropriate, the Owner integrate some of the salvaged elements into the new building.

COMMUNICATIONS:

N/A

ATTACHMENTS:

Schedule 1 – Location Map

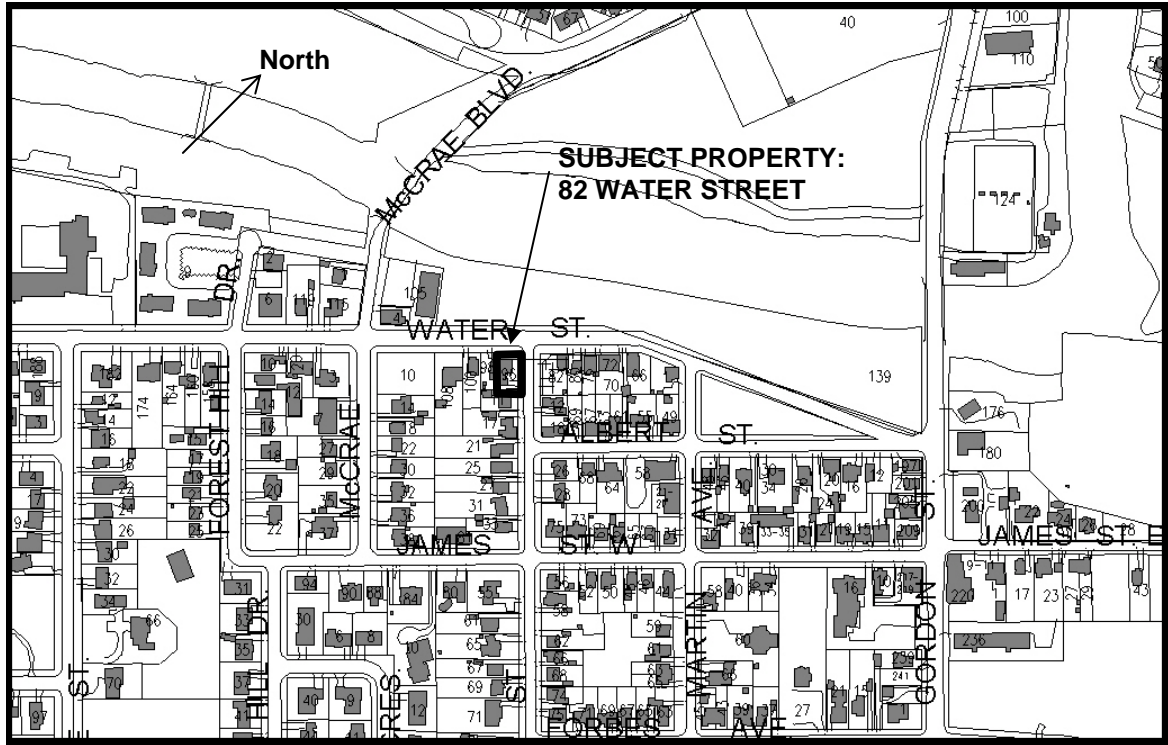
Schedule 2 – Site Photograph

Prepared By:
Ian Panabaker
Heritage & Urban Design Planner
837-5616 x2475
ian.panabaker@guelph.ca

Recommended By:
James N. Riddell
Director of Planning and Development Services
837-5616 x2361
jim.riddell@guelph.ca

Approved for Presentation:
Larry Kotseff
Chief Administrative Officer

SCHEDULE 1 – LOCATION PLAN





Report: A-2

**PLANNING & DEVELOPMENT SERVICES
(06-53)**

TO: Council

DATE: June 19, 2006

SUBJECT: UPDATED RECOMMENDATIONS FOR THE PROPOSED DEMOLITION OF A DETACHED DWELLING KNOWN MUNICIPALLY AS 171 ARTHUR STREET NORTH, WARD 2, GUELPH

RECOMMENDATION:

THAT the application to demolish the detached dwelling known municipally as 171 Arthur Street North BE APPROVED.

BACKGROUND:

The congregation of the Community of Christ, 8 Mitchell Street, is seeking permission to remove a house on their property. This item had been before Council on August 22, 2005 and Council passed the following motion:

“THAT the matter of the request to demolish the building at 171 Arthur Street North be referred back to staff in order that staff can obtain clarification from the applicant on the proposed end use of the property.”

Subsequently, the church has come back with a sketch and letter outlining their intention to improve the landscaping on the site of the house as well as the street frontage along Arthur Street at the existing parking area.

REPORT:

The City's Demolition Control By-law was passed under the authority of Section 33 of the Planning Act. The By-law is intended to help the City "...retain the existing stock of residential units and former residential buildings in the City of Guelph." Section 33 of the Planning Act allows that Council's decision may be appealed by the applicant to the Ontario Municipal Board. In addition, an applicant may appeal if there is no decision within 30 days of application.

Heritage Guelph has reconfirmed its earlier position that it does not support the unwarranted removal of Heritage Inventory buildings, but that it is not recommending designation of the structure.

Planning and Development Services supports the application since it is clear that the Church is unable to maintain the dwelling. Having assembled the properties over the years, and the whole of the property now being recognized as “Institutional” in the Zoning By-law, the Church wants to maintain its land holdings but not the house. Discussions between representatives of the non-profit housing sector and the church about the possibility of using the house have not resulted in any agreement. It should be noted that the subject dwelling would require substantial investment to make habitable again and these are funds the Church does not possess.

From Planning and Development Services perspective, the situation at 171 Arthur Street North is similar to a 2004 demolition on the Wellington Catholic School Board site on Woolwich Street. The Board had acquired an adjacent lot and dwelling for its long-term purposes, but had no immediate need for the structure, which in its existing condition required a major rebuilding. The City supported this demolition request recognizing the long-term strategy of the owner.

CORPORATE STRATEGIC PLAN:

Goal #1 – To manage growth in a balanced, sustainable manner.

FINANCIAL IMPLICATIONS:

N/A

DEPARTMENTAL CONSULTATION/CONCURRENCE:

Heritage Guelph

COMMUNICATIONS:

N/A

ATTACHMENTS:

Schedule 1 – Original Report -- August 22, 2005

Schedule 2 – Proposed Site Improvements Sketch and Letter

Prepared By:
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Recommended By:
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Approved for Presentation:
Larry Kotseff
Chief Administrative Officer

May 29, 2006

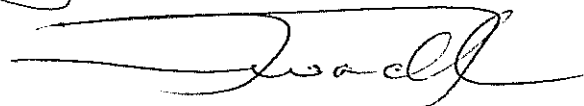
To whom it may concern,

This letter is presented at the request of the planning department for the city of Guelph, and is intended to assure the community that the congregation of the Community of Christ, (8 Mitchell St.) does in fact intend, and wish to, finish the subsequent landscaping required in conjunction with the demolition of the structure at 171 Arthur St. N. Guelph.

We appreciate the co-operation of the planning department staff and have presented a sketch which everyone feels would show well and be appropriate and pleasing to the community.

Thank you for your consideration in solving this situation.

Yours Sincerely



Frank Swackhammer - property management

171
ARTHUR ST. N.

MITCHELL ST

PLANTING
DECIDUOUS
+
CONIFEROUS
TREES TO
CREATE A
SMALL
WOODLAND

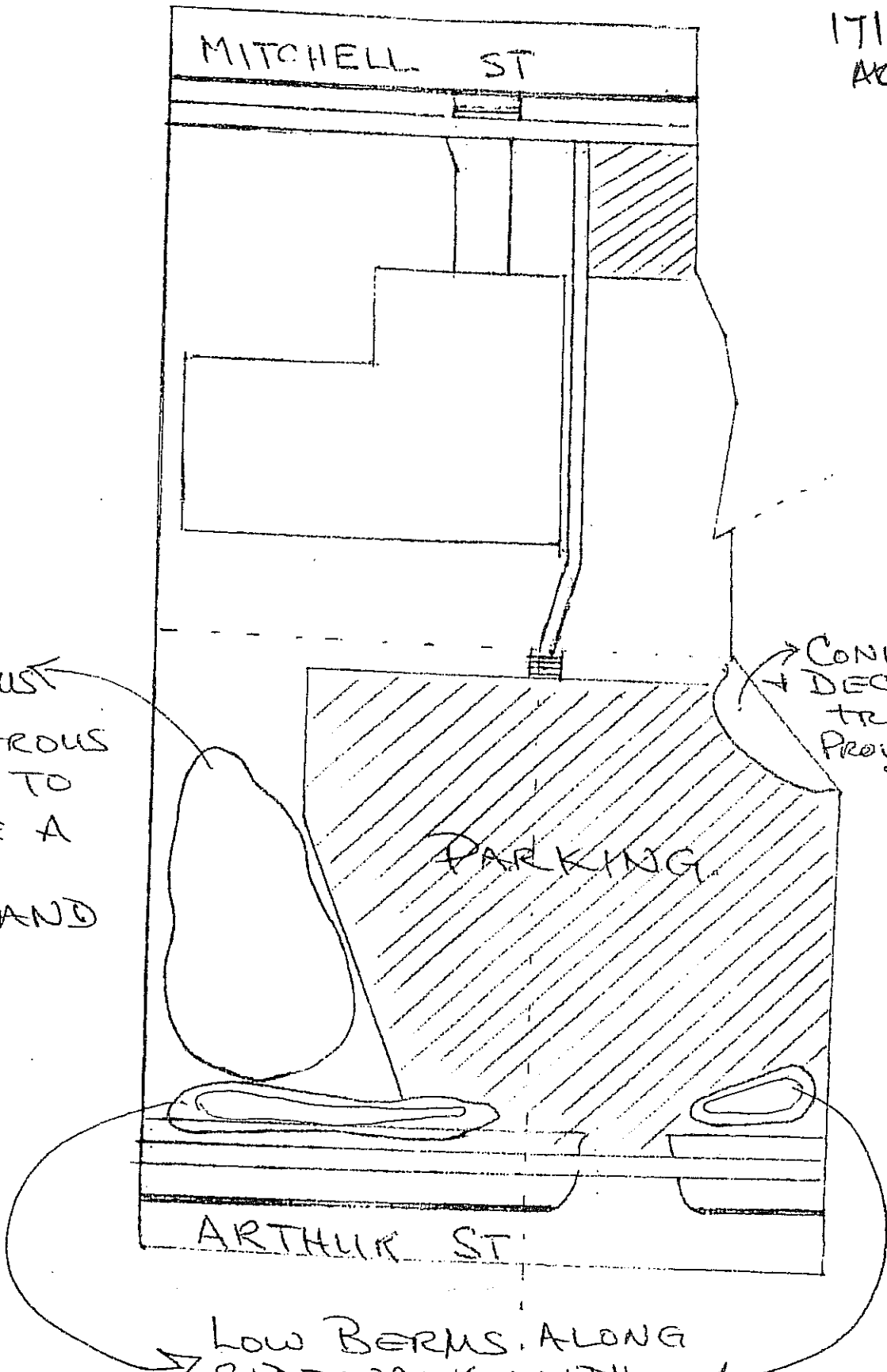
CONIFEROUS
+ DECIDUOUS
TREES TO
PROVIDE
SCREEN

PARKING

ARTHUR ST

LOW BERMS ALONG
SIDEWALK WITH
CONIFEROUS TREES AND DECIDUOUS
SHRUBS - TO PROVIDE PARKING
LOT SCREEN

OWNER'S
SUBMISSION



Subject Proposed demolition of a detached dwelling known municipally as 171 Arthur Street North, Ward 2, Guelph.

Recommendations THAT the request to demolish the detached dwelling known municipally as 171 Arthur Street North BE DENIED under the Demolition Control By-law.

Background A Demolition Permit application has been requested for the removal of the existing residential dwelling at 171 Arthur Street North.

Since the application is for the removal of a residential building, this demolition request falls under the provisions of the Demolition Control By-law for the City of Guelph, in accordance with the Planning Act. A demolition permit cannot be issued until consent is obtained from Council.

The subject property is located north of Eramosa Road, on the east side of Arthur Street adjacent to The Reorganized Church of Jesus Christ of Latter Day Saints (Canada)'s parking lot for their building facing Mitchell Street (See Location Map -- Schedule 1.)

The Zoning designation for the lot is I.1 Institutional. The house is unoccupied and if not used directly by the Church would be considered legal non-conforming.

The Church is not proposing any replacement use for the land, nor are they proposing an enlargement of their parking lot.

The Church owns the parking lot at 167 Arthur Street, the house at 171 Arthur Street as well as the church on 8 Mitchell Street as a contiguous parcel. The western edge of the existing parking lot is located on the 171 Arthur Street parcel.

The building is a 19thC stucco "workers cottage" and has been unoccupied for several years (See photograph -- Schedule 2)

HERITAGE COMMENTS

The existing building is on the Heritage Inventory. Heritage Guelph has reviewed the property and made the following motion at its June 27th meeting:

"THAT with respect to the demolition application for 171 Arthur Street North, Heritage Guelph does not support the removal of existing older structures in the downtown where no replacement building is proposed. The house is important in the context and character of Arthur Street North and while Heritage Guelph recognizes that this structure is included in the Inventory of Heritage Structures, it is not recommending that it be designated under Part IV of

August 22, 2005

Report #

Planning and Building Services (05-88)

Prepared by:
Ian Panabaker
Heritage & Urban Design Planner

Approved by:

James N. Riddell
Director of Planning and Building Services



the Ontario Heritage Act;

AND THAT Heritage Guelph supports the Planning Department in the recommendation to deny the application under the Demolition Control By-law."

PLANNING COMMENTS

The Demolition Control By-law is in place to prevent the loss of residential structures in the City where no proposed replacement use exists. The situation at 171 Arthur Street North is such a case.

The demolition control provisions of the Planning Act are enacted in the City of Guelph to help Council further some of the basic objectives of the residential policies in the Official Plan:

7.2 d) To maintain the stability and character of the built forms in existing established residential neighbourhoods

7.2 l) To encourage conservation and rehabilitation of older housing in order to maintain stability and character of the existing established residential neighbourhoods

There are a number of options for the church for the interim or permanent disposition of the house – either through leasing or severing the parcel, however they have indicated that they are not currently interested in pursuing these arrangements. As such, without a known plan for how or if the property is to be developed, granting the demolition permit, in this instance, is premature.

It is the recommendation of staff that Council should deny the application based on the Demolition Control By-law.

Implications

The applicant may appeal the decision to deny the application to the Ontario Municipal Board.

Notice Requirements

None

August 22, 2005

Report #

Planning and Building Services (05-88)

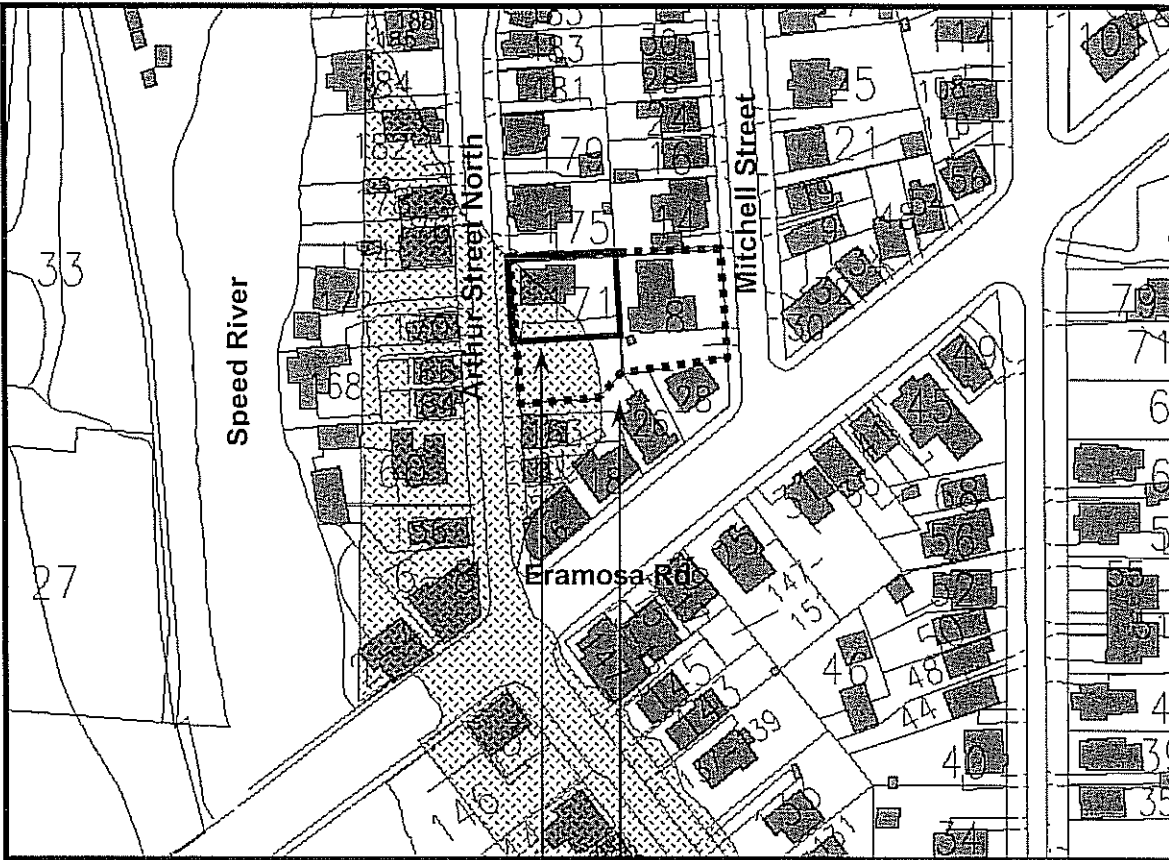
Prepared by:
Ian Panabaker
Heritage & Urban Design Planner

Approved by:

James N. Riddell
Director of Planning and Building Services



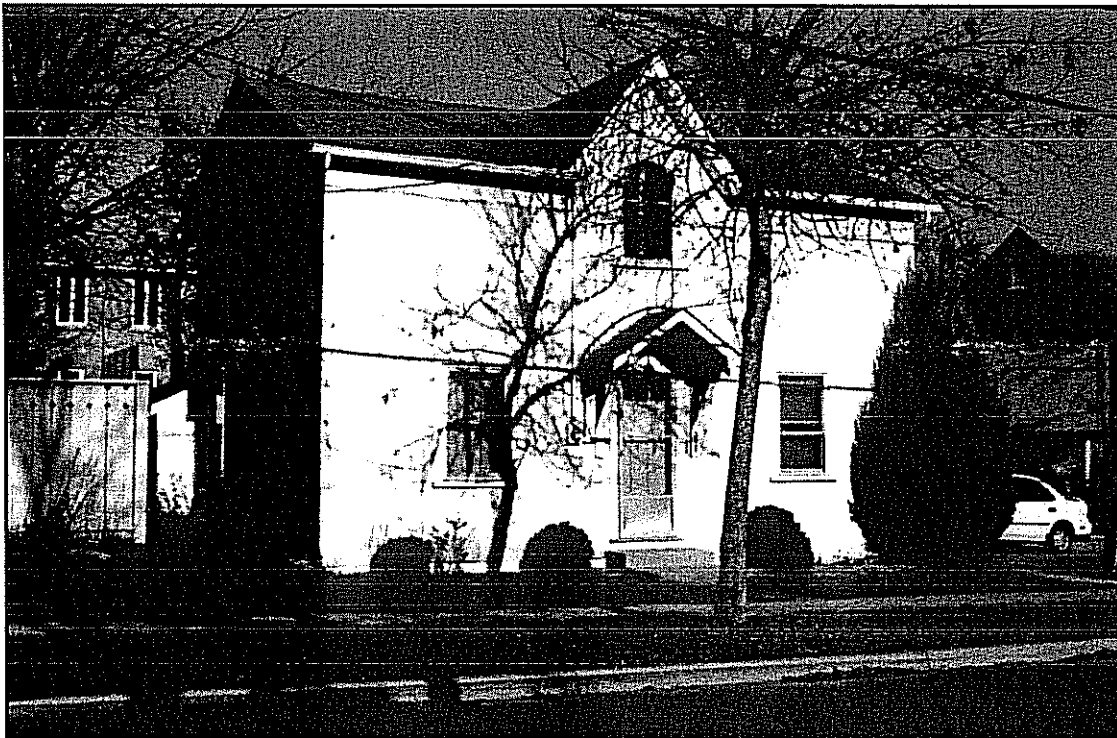
SCHEDULE 1: Location Map



Subject Property
171 Arthur Street North

Extent of Church land holding and
I.1 - Institutional Zone

SCHEDULE 2: Photograph of Existing House at 171 Arthur Street North



August 22, 2005

Report #

Planning and
Building Services
(05-88)

Prepared by:
Ian Panabaker
Heritage & Urban
Design Planner

Approved by:

James N. Riddell
Director of
Planning and
Building Services





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: June 19, 2006

SUBJECT: DUNNINK HOMES LIMITED (58 & 78 FLEMING ROAD) - Proposed Draft Plan of Subdivision and Associated Zoning By-law Amendment (File 23T-03502/ZC0304) – Ward 2

RECOMMENDATION:

THAT report 06-46 regarding Dunnink Homes Limited from Planning and Development Services dated June 19, 2006 be received

AND THAT the application by Van Harten Surveying Inc. on behalf of Dunnink Homes Limited for approval of a Draft Plan of Subdivision (File 2303502) and associated Zoning By-law Amendment (ZC0304) on lands municipally known as 58 and 78 Fleming Road and described legally as Part of Lots 16, 17 and 18, Registered Plan 468, City of Guelph, **BE APPROVED**, subject to the conditions contained in Schedule 2 of this report.

BACKGROUND:

The subject site is located north of Fleming Road, west of Watson Road North, and south of Grange Road. A single private property containing an automotive repair shop (48-50 Fleming Road) borders the subject lands to the west. Detached residential uses are located to the east (see Location Map on **Schedule 1**). A school site and large park area (O'Connor Lane Park) are located to the northwest.

The proposal is for a Residential Draft Plan of Subdivision and associated Zoning By-law Amendment to permit a total of 23 lots for detached dwellings and a pedestrian walkway on 1.63 hectares of land (see **Schedule 3**).

On May 8, 2006, Guelph City Council held the mandatory Public Meeting pursuant to Sections 51(19) and 34(12) of the Planning Act for the Plan of Subdivision and related Zoning By-law Amendment. At this meeting, Council passed the following resolution:

“THAT the application by Van Harten Surveying Inc. on behalf of Dunnink Homes Limited for approval of a Draft Plan of Subdivision (23T-03502) and associated Zoning By-law Amendment (ZC0304) to permit the development of 23 lots for detached dwellings be placed on the City Council agenda of June 5, 2006 for a decision”.

REPORT:

RESPONSE TO PUBLIC MEETING ISSUES

Pedestrian Walkway

The main issues raised at the Public Meeting were associated with the inclusion of the pedestrian walkway within the proposed draft plan of subdivision. Concerns were stated that the pedestrian walkway was unwarranted within this development and that the 9 metre width of the walkway was excessive, taking away the potential to include additional residential lots within the proposed plan of subdivision.

In an effort to respond to these issues raised, a brief background and description regarding the development of the road network affecting the subject lands will first be provided. Within this context, further justification for the provision and design of the pedestrian walkway included through the review of the applicant's proposed draft plan of subdivision will then be provided.

Eastview Community Road Network Background

The subject lands form part of the overall Eastview Secondary Plan, approved in 1991 to direct future development in this area (see Schedule 4). The road network developed within this overall plan was based on a modified grid pattern to reinforce public connections. **Schedule 5A** illustrates the conceptual street pattern from the Eastview Secondary Plan affecting the subject lands and surrounding area. This original concept included the connection of Swift Crescent and Clythe Creek Drive south to Fleming Road, which would create complete and identifiable blocks within this area.

Previous phases of approved residential development surrounding the subject lands have resulted in the implementation of a revised street pattern from the initial concept developed within the Eastview Community Plan (see **Schedule 6**). **Schedule 5B** illustrates the current road network, showing the alternative east-west connection of Law Drive from Fleming Road to Starwood Drive that has been implemented. This connection is accommodated through the proposed draft plan of subdivision and eventual connection of Law Drive through the adjacent land to the west (48-50 Fleming Road). While the current road network no longer includes the southern extensions of Swift Crescent and Clythe Creek Drive to Fleming Road, street stubs were created through the approved residential development to the north (Registered Plan 61M59) to provide future connections to Law Drive. The connection of Clythe Creek Drive to Law Drive was completed through the approved residential development directly east of the subject lands (see RP 61M85 in **Schedule 5**). The remaining connection of Swift Crescent to Law Drive would need to be provided through the design of the current draft plan of subdivision proposal. The subject lands represent the last remaining undeveloped parcel in this area and would complete the road pattern.

Chronology of Application and Justification for including Pedestrian Walkway

The applicant's original draft plan of subdivision did not include the extension of Swift Crescent to connect with Law Drive, or any other public access to O'Connor Lane Park to the north. As a result, a significantly sized block between Clythe Creek Drive and O'Connor Lane was created through this original application. Following the review of this initial proposal, staff recommended that the applicant revise their application to include the connection of Swift Crescent with Law Drive to ensure the appropriate neighbourhood connectivity was provided. While the owner did not wish to incur the full costs associated with providing this full road connection, a compromise was reached during proceeding negotiations to provide a 9 metre wide pedestrian walkway to connect the terminus of Swift Crescent with Law Drive. This alternative was based on a determination that a full road connection would not be required

solely from a traffic perspective. However, staff continued to identify the importance of providing a pedestrian connection from the proposed subdivision to the adjacent park and school sites. Consequently the applicant's plan proposal was revised to include the 9 metre wide walkway. The revised plan was circulated December 21, 2005.

Additional benefits identified with providing the pedestrian walkway in this location include providing unrestricted access between the proposed subdivision and the adjacent park and school sites and creating smaller blocks within this area to reinforce overall pedestrian connectivity and social interaction. The walkway will provide an alternative pedestrian access point for convenient and safe access to the adjacent open space area.

Design of Walkway

The proposed design of the pedestrian walkway with a width of 9 metres is generally wider than other pedestrian walkways that have been developed within the City. However, planning staff did identify a number of benefits with implementing a wider walkway in this particular location during the review of the application. The 9 metre width will help create an open walkway design that will contribute to a more visible and safe pedestrian connection from the proposed development to the adjacent park and school sites. The extra width of the walkway will also serve to increase the exposure of O'Connor Lane Park.

The northern portion of the proposed walkway that is outside the limits of the draft plan would be assembled with the remaining 9 metre portion of the Swift Crescent unopened road allowance. This will further improve the visibility of this pedestrian connection, increase exposure to the park, and enhance public safety. The development of an additional residential lot on this portion of the Swift Crescent unopened road allowance would therefore not be supported.

Conditions of Draft Plan Approval in Schedule 2

Three minor modifications to the original draft plan approval conditions included within **Schedule 2** of the planning report presented at the May 8, 2006 Public Meeting are proposed. The first change is the addition of **Condition #12**, which has been included to clarify the Developer's responsibility for developing the portion of the pedestrian walkway within the proposed plan of subdivision. The new condition simply states:

1. That the Developer is responsible for the cost of the design and construction of Block 24 (Pedestrian Walkway) in conformance with City Standards. (Planning)

The second modification proposed in **Schedule 2** has been made to address a recent issue raised by the owner following the Public Meeting with respect to a requirement to install fencing along the common boundary of the proposed subdivision and adjacent property at 48 and 50 Fleming Road. This condition (**Condition #43**) was included in the May 8th report, stating:

43. That prior to the registration of the plan, the developer shall install a 1.8 metre high chain link fence along the common boundary line of the subject property and 50 Fleming Road, to the satisfaction of the Director of Planning and Development Services. (Planning)

Condition 43 has been removed from **Schedule 2** following consultations with the owners of the subject lands and adjacent property. The owner of 48 and 50 Fleming Road originally

requested fencing along the common boundary line based on the original draft plan of subdivision application that proposed all 23 lots within one phase. The fencing requirement was included to address the lots abutting the common property line proposed within the original plan. However, the current plan includes phasing requirements that would not allow the lots abutting 48 and 50 Fleming Road to be registered prior to the extension and full connection of Law Drive. These lots included within Phase 2 of the draft plan (Lots 9-15) are required to be developed comprehensively with the future development of the adjacent property at 48 and 50 Fleming Road. Therefore, the need to install new temporary fencing along the common boundary is no longer considered necessary.


The third and final change proposed to **Schedule 2** is to increase the subdivision lapsing date contained in **Condition #48** from 3 years to 5 years. The owner has requested this two year extension from the minimum 3 year lapsing date specified in the Planning Act. Under Section 51(32) of the Planning Act, the approval authority may specify the lapsing date in giving approval to a draft plan of subdivision, provided it is not less than 3 years. Staff are of the opinion that a 5 year lapsing date is appropriate to provide additional time for the possibility of assembling the adjacent lands at 48 and 50 Fleming Road. This would allow the full connection of Law Drive and both phases of the subdivision to be registered at the same time.

Planning staff support this application and offer the resolution on **Schedule 2** to City Council for approval.

ATTACHMENTS:

- Schedule 1** – Location Map
- Schedule 2** – Regulations and Conditions
- Schedule 3** – Proposed Plan of Subdivision and Details
- Schedule 4** – Eastview Secondary Plan Area
- Schedule 5A** – Eastview Community Road Network
- Schedule 5B** – Existing Road Network
- Schedule 6** – Surrounding Residential Development

Prepared By:
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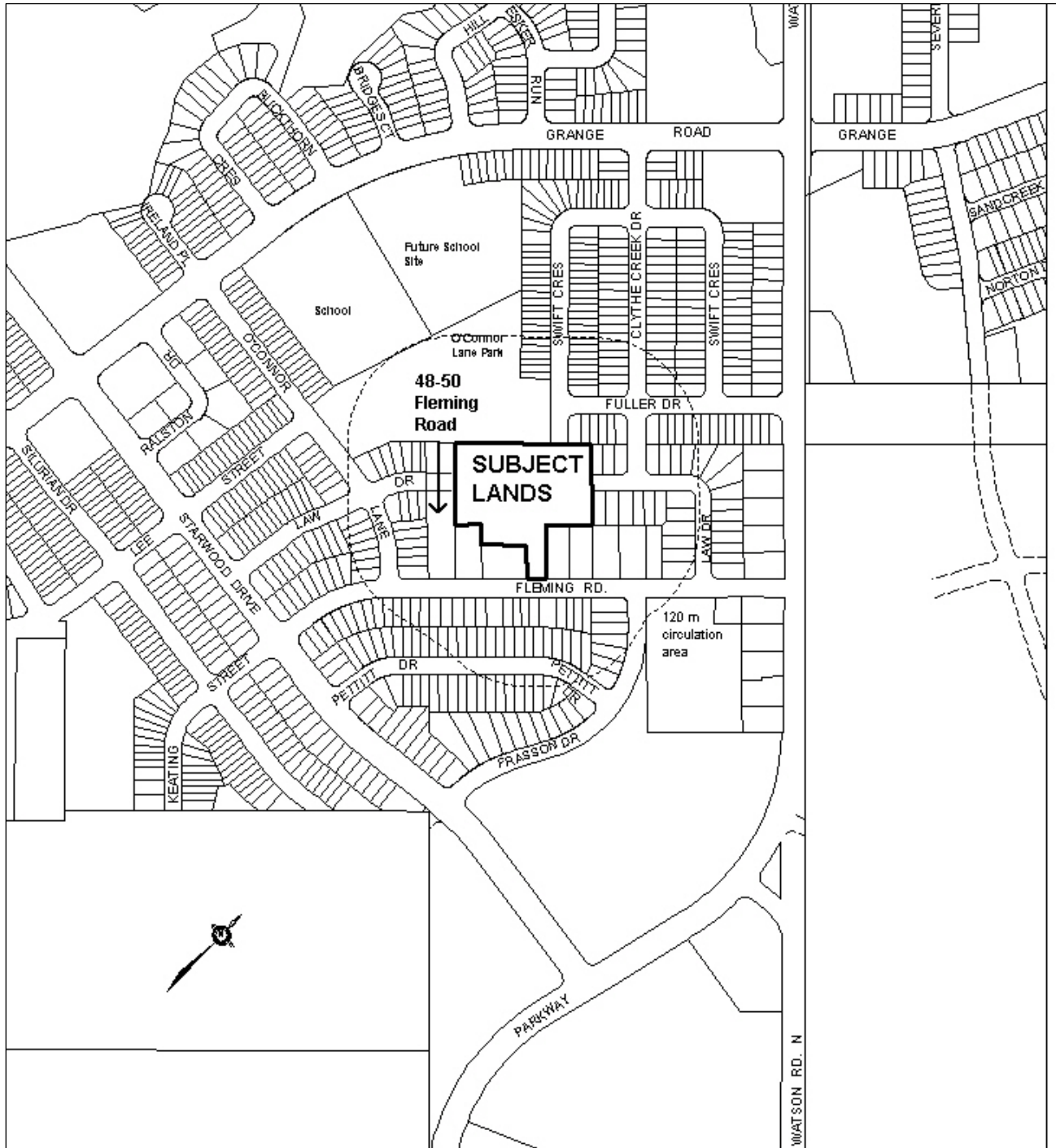
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Recommended By:
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Approved for Presentation
Larry Kotseff
Chief Administrative Officer

SCHEDULE 1

LOCATION MAP



SCHEDULE 2

REGULATIONS AND CONDITIONS

"THAT the application by Van Harten Surveying Inc. on behalf of Dunnink Homes Limited for approval of a Draft Plan of Subdivision (File 2303502) and associated Zoning By-law Amendment (ZC0304) on lands municipally known as 58 and 78 Fleming Road and described legally as Part of Lots 16, 17 and 18, Registered Plan 468, City of Guelph, **be approved**, subject to the conditions outlined in Schedule 2:

CITY CONDITIONS

1. That this approval applies only to the revised draft plan of subdivision prepared by Van Harten Surveying Inc. on behalf of Dunnink Homes Limited, Project No. 15169-02, dated December 6, 2005, to include the development of 23 single detached dwellings and a 9 metre wide pedestrian walkway block, as shown on **Schedule 4**, including reserves.
 - a. The Draft Plan shall be **redlined** to include a **0.3 metre reserve** at the terminus of Law Drive for Phase 1.

Conditions to be met prior to grading or site alteration

2. That the Developer shall complete a **tree inventory and conservation plan**, satisfactory to the Director of Planning and Development Services prior to any grading, tree removal or construction on the site. (Planning)
3. That the Developer shall **stabilize all disturbed soil** within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches) to the satisfaction of the City Engineer until the release of the subdivision agreement on the block/lot so disturbed. (Engineering)
4. That the Developer shall prepare and implement a **construction traffic access and control plan** for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer. Any damage or maintenance required to surrounding streets as a result of such traffic shall be at the Developers cost. (Engineering)
5. The Developer agrees that no work, including, but not limited to **tree removal, grading or construction**, will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a Subdivision Agreement with the City. (Engineering)
6. The Developer shall enter into an **Engineering Services Agreement** with the City, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise, to the satisfaction of the City. (Engineering)

7. The Developer shall prepare an overall **site drainage and grading plan**, satisfactory to the City Engineer, for the entire subdivision. Such a plan will be used as the basis for a detailed lot grading plan to be submitted prior to the issuance of any building permit within the subdivision. (Engineering)
8. That the Developer constructs, installs and maintains **erosion and sediment control** facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer. (Engineering)
9. That the Developer shall submit a **Storm Water Management Report** to the satisfaction of the City Engineer which shows how storm water will be controlled and conveyed to the receiving water body. The report and plan shall address the issue of water quantity and quality in accordance with recognized best management practices and Provincial Guidelines. Maintenance and operational requirements for any control and/or conveyance facilities must be provided. (Engineering)
10. That any **domestic wells located within the lands be properly abandoned** in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any **boreholes** drilled for hydrogeological or geotechnical investigations must also be properly abandoned. (Engineering)

Conditions to be met prior to execution of subdivision agreement

11. The Developer is responsible for the **cost of the design and construction** of all municipal services required to service the lands within and external to the limits of the plan of subdivision including roadworks, and sanitary, storm and water facilities unless otherwise funded under the provisions of the City's Development Charges Bylaw (2004)-17361, as amended, the Local service Bylaw (1994)-14553, as amended, or a legal and binding agreement with another party. In addition, the Developer will be required to pay the cost of the design, construction and removal of any works of a temporary nature including temporary cul-de-sacs, sewers, stormwater management facilities, watermain and emergency accesses. (Engineering)
12. That the Developer is responsible for the **cost of the design and construction** of Block 24 (Pedestrian Walkway) in conformance with City Standards. (Planning)
13. The Developer shall pay for the actual **cost of constructing and installing municipal services on Fleming Road** across the frontage of the Plan as determined by the City Engineer. (Engineering)
14. The Developer shall pay a share of the actual **cost of the existing downstream stormwater management facility** as determined by the City Engineer. (Engineering)

15. The Developer shall pay a share of the actual cost of all **existing municipal services** within and abutting the Plan as determined by the City Engineer. (Engineering)
16. The Developer shall pay the cost of supplying and erecting **street name and traffic control signs** in the subdivision, to the satisfaction of the City. (Engineering)
17. The Developer shall pay to the City the flat rate charge established by the City per metre of road frontage to be applied to **street tree planting** within the proposed subdivision. (Engineering)
18. The Developer shall pay to the City the cost of installing **bus stop pads and Canada Post mailbox pads** at locations to be determined by Guelph Transit and Canada Post. (Engineering)
19. The Developer shall have **engineering servicing drawings** and **final reports** prepared for the approval of the City Engineer. These drawings must reflect the recommendations of all approved reports and studies prepared in support of this application. Such recommendations will be implemented at the cost of the Developer. (Engineering)
20. The Developer shall submit a final **Geotechnical Report** to the satisfaction of the City Engineer which describes the potential impacts of groundwater and provides recommendations for pavement design and pipe bedding. (Engineering)
21. The Developer shall pay the cost related to the installation of 1 second order, second level **Geodetic Benchmark** in a location within the proposed subdivision to the satisfaction of the City Engineer. (Engineering)
22. The Developer shall pay to the City, the total cost of reproduction and distribution of the **Guelph Residents Environmental Handbook** to all future residents within the plan, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City. (Planning)
23. That the Developer agrees that, in the event that development of the property is to be phased, a **phasing plan** must be submitted prior to final approval of the first phase. The phasing plan shall indicate the sequence of development, the land areas in hectares, the number of lots and blocks in each phase, the proposed use of each block, the specific lots to be developed, site access to each phase, grading and the construction of public services, all to the satisfaction of the City of Guelph. Such phasing must be in conformance with the current Development Priorities Plan. (Planning)

Conditions to be met prior to registration of the plan

24. The Developer shall not proceed with the **Phase 2** works or registration until he can fully extend Law Drive to the existing terminus of Law Drive as established

by Plan 61M-18 to the satisfaction of the City Engineer and the Director of Planning and Development Services.

25. That prior to the registration of the Plan, or any part thereof, the approval of the City must be obtained with respect to the availability of **adequate water supply and sewage treatment capacity**. (Engineering)
26. That the Developer acknowledges that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a properly qualified consultant to prepare a **Phase 1 Environmental Site Assessment** (and any other subsequent phases required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, the consultant shall certify that all properties to be conveyed to the City are free of contamination. (Legal)
27. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all fill placed below proposed building locations has adequate **structural capacity** to support the proposed building. All fill placed within the allowable zoning bylaw envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line. (Building)
28. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of **soil gases (Radon and Methane)** in the Plan of Subdivision in accordance with applicable provisions contained in the Ontario Building Code. (Building)
29. The Developer shall enter into a **Subdivision Agreement**, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph. (Legal)
30. That all **easements, blocks and rights-of-way** required within or adjacent to the proposed subdivision be granted free and clear of encumbrance to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. (Legal)
31. The Developer shall pay any **outstanding debts** owed to the City. (Planning)
32. The Developer shall pay **development charges** to the City in accordance with By-law Number (2004) - 17361, as amended from time to time, or any successor thereof and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board as amended from time to time, or any successor by-laws thereto. (Finance)

33. The Developer shall provide an **on-street parking plan** indicating where on-street parking is to be made available and where appropriate signage is required to the satisfaction of the City Engineer. (Engineering)
34. The Developer agrees to place the following **notifications** in all offers of purchase and sale for all lots and/or dwelling units and in the City's subdivision agreement to be registered on title (Planning):
- "Purchasers and/or tenants of all lots are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer. Furthermore, all sump pumps must be discharged to the rear yard."
 - "Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Developers for the planting of trees on City boulevards in front of residential units does not obligate the City nor guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling."
 - "Purchasers and/or tenants of all lots or units are advised that a transit route may be installed on Law Drive within the subdivision at the discretion of the City. The location of such route and bus stops will be determined based on the policies and requirements of the City. Such bus stops may be located anywhere along the route, including lot frontages."
 - "Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris and construction traffic".
 - "Purchasers and/or tenants of lots or units are advised that the stub roads may be extended at some future date when the adjacent lands are developed"
 - "Purchasers and/or tenants of all lots are advised that the Park Block has been designed for active public use and will include a pedestrian walkway. Be advised that the City may carry out regular maintenance such as grass cutting. Other maintenance may occur from time to time".
 - "Purchasers and/or tenants are advised that the boundaries of the Park Block will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of living fences and property demarcation markers adjacent to lot numbers 3 and 4, and/or black vinyl chain link fence adjacent to lot numbers 3 and 4. The developer shall also send written notification of proposed demarcation types to any existing homeowners in lots adjacent to the Park Block".

35. That all **telephone service and cable TV service** in the Plan be underground and the Developer shall enter into a servicing agreement with Bell Canada providing for the installation of underground telephone service. (Planning)
36. That **street lighting** and underground wiring shall be provided throughout the Subdivision at the Developer's expense and in accordance with the policies of the City of Guelph and Guelph Hydro Electric Systems Inc. (Planning)
37. The Developer shall **locate and construct all driveways** accessing municipal streets to the satisfaction of the City Engineer. (Engineering)
38. Prior to registration of the Plan, the Developer shall be responsible for the cost of design and development of the **property demarcation** (living fence and/or chain link) of all lands conveyed to the City in accordance with the City Property Demarcation Policy. This shall include submitting drawings completed by an Ontario Association of Landscape Architect (OALA) full member for approval and to the satisfaction of the Director of Planning and Development Services. The Developer shall provide the City with financial security to cover an estimate approved by the City for the cost of the property demarcation works. (Planning)
39. The Developer shall erect and maintain **signage** at all entrances to the Subdivision prior to the sale of any lots and prior to commencement of subdivision construction which provides notification of the proposed landuse, zoning, road pattern, lotting, phasing and location of postal facilities within the subdivision. The signs shall be resistant to weathering and vandalism. (Planning)
40. That the developer shall **dedicate Block 24** for parks purposes (pedestrian walkway) in accordance with the provisions of City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof. (Legal and Planning)
41. That the developer shall pay **cash-in-lieu of parkland** for the balance of parkland dedication owing, in accordance with the City of Guelph By-law (1989)-13420, as amended by By-law (1990)-13545, or any successor thereof. (Planning)
42. That the developer shall be responsible for the cost of design and development of the "**Basic Park Development**" as per the City of Guelph Parks Department's "Specifications for Parkland Development", which includes clearing, grubbing, topsoiling, grading and sodding for any phase containing a Park block to the satisfaction of the Director of Community Services. The developer shall provide the City with cash or a letter of credit to cover the City's estimate for the cost of the "Basic Parkland" improvements and works for the Park Block to the satisfaction of the Director of Planning and Development Services (Planning)
43. That the developer agrees to provide Community Services with a digital file of the plan of subdivision in either AutoCad – DWG format or DXF Format containing the following information: parcel fabric, street network, and final approved grades/contours of the park, open space and storm blocks. (Planning)

Agency Conditions

44. The developer agrees to meet all requirements of **Guelph Hydro Electric Systems Inc.** including the relocation of existing hydro services and the installation of new hydro services and shall enter into any agreements required by Guelph Hydro Electric Systems Inc. in order to fully service the said lands with hydro facilities to the satisfaction of Guelph Hydro Electric Systems Inc., prior to the registration of the plan.
45. That the developer shall complete the following conditions to the satisfaction of the **Upper Grand District School Board**:
 - a) That adequate sidewalks, lighting and snow removal be provided in the proposed subdivision to allow children to walk safely to school.
 - b) That the developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export of DXF format containing the following information: parcel fabric and street network.
 - c) That the developer and the Upper Grand District School Board shall reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising perspective residents that students may be directed to schools outside the neighbourhood.
46. That the developer shall complete the following conditions to the satisfaction of the **Wellington Catholic District School Board**:
 - a) That the developer and the Wellington Catholic District School Board reach an agreement regarding the supply and erection of signage, at the developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should school in the area be at capacity.
 - b) Where walkways and sidewalks are planned, that they be maintained on a year-round basis, and kept free of snow during winter months. Further, vegetative plantings in these locations be appropriately designed to provide a safe walking environment for students.
 - c) Sidewalks are recommended along all streets in the subdivision to ensure a safe walking route for any future students to any school or bus pick-up/drop-off locations along existing and proposed public roads.
47. The developer shall satisfy all requirements and conditions of **Canada Post** including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer/subdivider/builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the

requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes. The concrete pads are to be poured at the time of curb installation within each phase of the subdivision.

48. Draft Plan Approval of the subdivision shall lapse at the expiration of **5 years** from the date of issuance of Draft Plan Approval.
49. That prior to the registration of all, or any portion of, the plan, **Guelph Hydro Electric Systems Inc.** shall advise the City in writing, how Conditions 30 and 44 have been satisfied.
50. That prior to the registration of all, or any portion of, the plan, **Bell Canada** shall advise the City in writing, how Condition 35 has been satisfied.
51. That prior to the registration of all, or any portion of, the plan, the **Upper Grand District School Board** shall advise the City in writing, how Conditions 45 has been satisfied.
52. That prior to the registration of all, or any portion of, the plan, the **Wellington Catholic District School Board** shall advise the City in writing, how Condition 46 has been satisfied.
53. That prior to the registration of all, or any portion of, the plan, the **Canada Post** shall advise the City in writing, how Condition 47 has been satisfied.

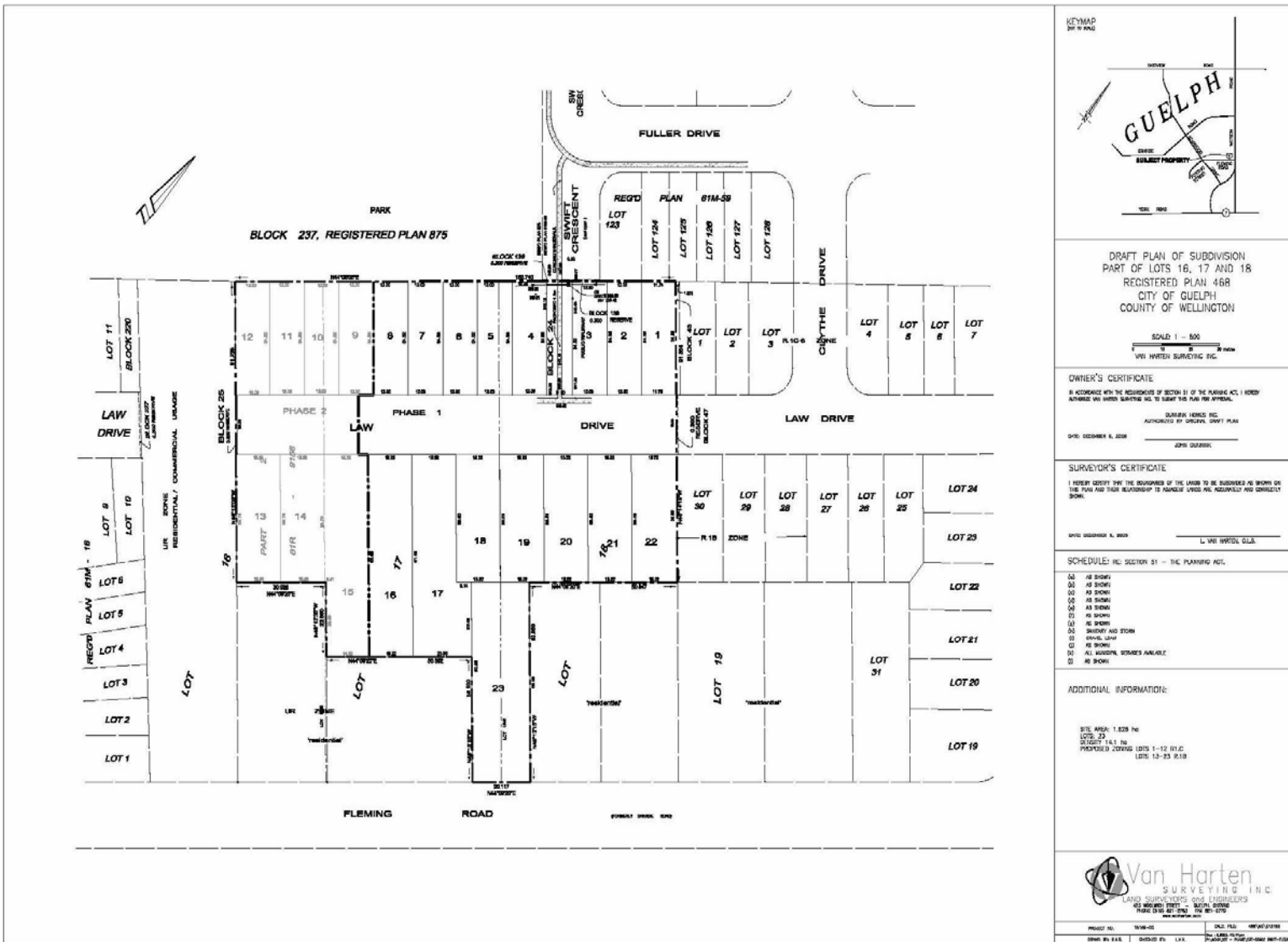
AND

“THAT the proposed rezoning of the lands be approved and City Staff be instructed to prepare the necessary amendment to Zoning By-law Number (1994)-14864, as amended, to rezone the subject lands as follows:

LOTS OR BLOCKS	LAND USE	PROPOSED ZONING
Lots 1-12	Single detached residential	R.1C
Lots 13-23	Single detached residential	R.1B
Block 24	Pedestrian Walkway	P.3

SCHEDULE 3

PROPOSED SUBDIVISION PLAN AND DETAILS



DRAFT PLAN OF SUBDIVISION
PART OF LOTS 16, 17 AND 18
REGISTERED PLAN 468
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE: 1" = 500'

VHI WRITTEN SURVEYING INC.

OWNER'S CERTIFICATE

I, QUINCY KENNEDY INC., AUTHORIZED BY GENERAL DRAFT PLAN

DATE: DECEMBER 6, 2008 JQS: QUINCY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LOTS IN THIS SUBDIVISION AS SHOWN ON THIS PLAN AND THIS SUBDIVISION TO BE MADE IN ACCORDANCE WITH THE CITY OF GUELPH ACT.

DATE: DECEMBER 6, 2008 L. VHI WRITTEN SURVEYING INC.

SCHEDULE: REG. SECTION 31 - THE PLANNING ACT.

- 01 AS SHOWN
- 02 AS SHOWN
- 03 AS SHOWN
- 04 AS SHOWN
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- 30 AS SHOWN
- 31 AS SHOWN

ADDITIONAL INFORMATION:

SITE AREA: 1,528 SQ. METERS
 LOTS: 31
 SUBDIVISION: 16.1 HA
 PROPOSED ZONING: LOTS 1-12 R1-C
 LOTS 13-31 R1-B

Van Harten SURVEYING INC.
 LAND SURVEYORS AND ENGINEERS
 400 WILSON STREET - SUITE 100
 GUELPH, ONTARIO N1H 6K7
 TEL: 519-837-1111 FAX: 519-837-1112
 WWW.VANHARTENINC.COM

PROJECT NO: 10-08-02 DATE PLOTTED: 08/24/2009
 SHEET NO. 5 OF 5 CHECKED BY: L.V.S. PLOTTED BY: T. GIBSON/08/24/2009

SCHEDULE 3

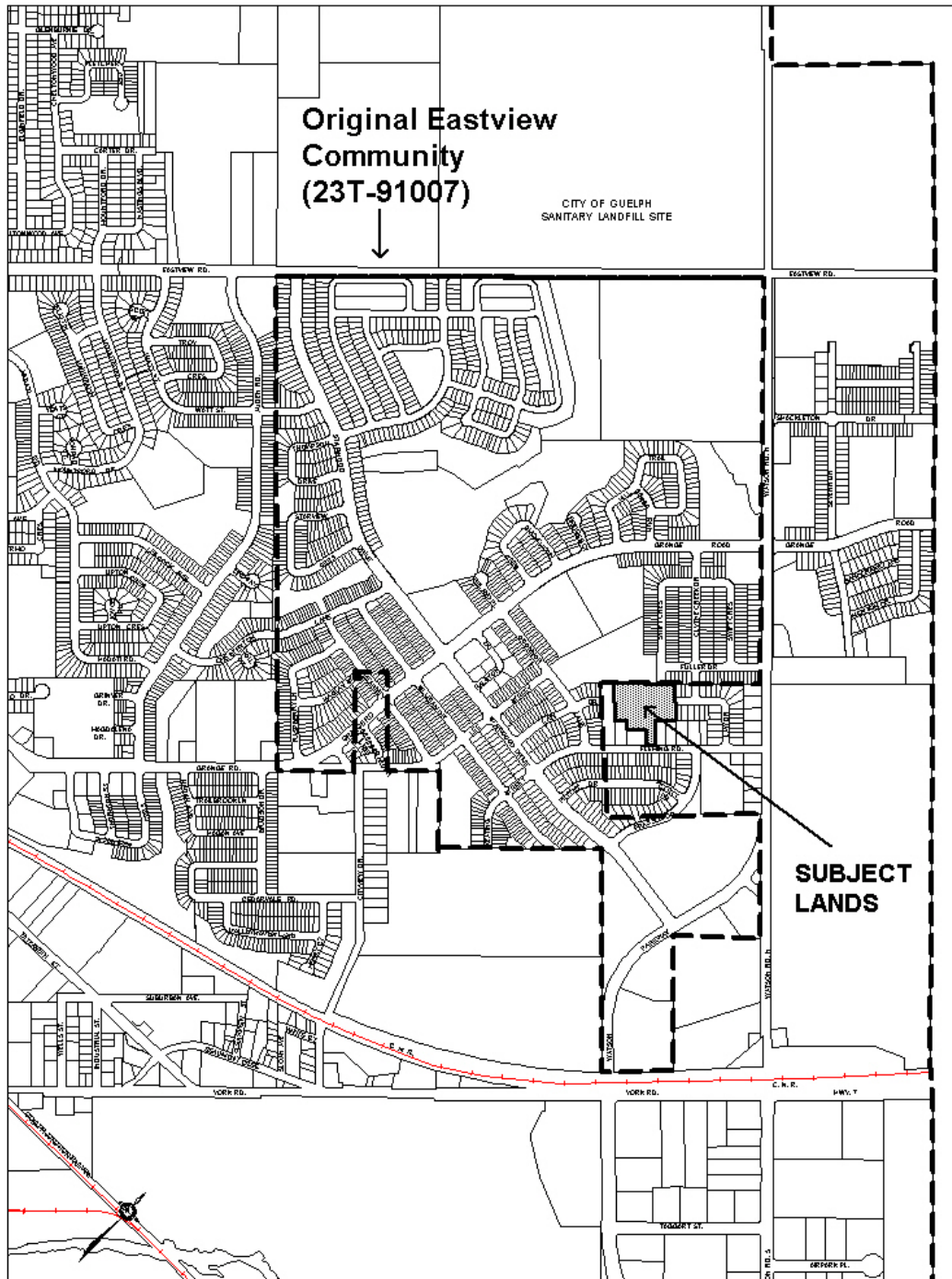
PROPOSED DRAFT PLAN OF SUBDIVISION AND DETAILS

LAND USE SCHEDULE

LOTS/BLOCKS	LAND USE
PHASE 1	
Lots 1-8 Lots 16-23	Single-Detached Residential
Block 24	Pedestrian Walkway
PHASE 2	
Lots 9-15	Single-Detached Residential
TOTAL AREA 1.625 hectares	

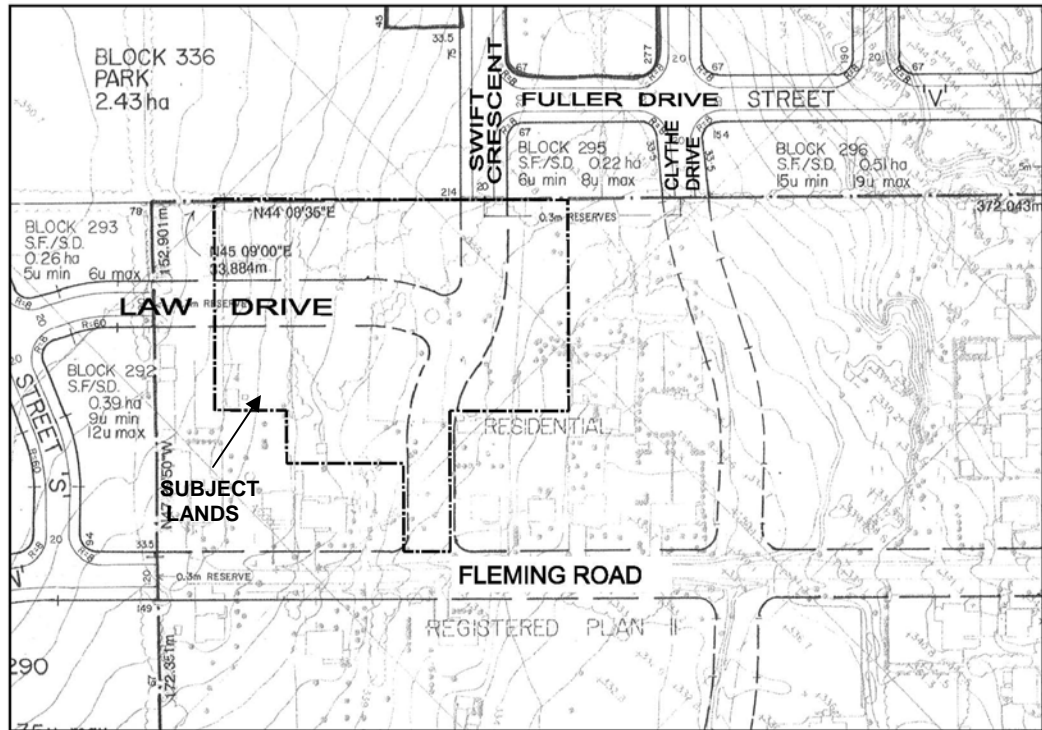
SCHEDULE 4

Eastview Community Secondary Plan Area



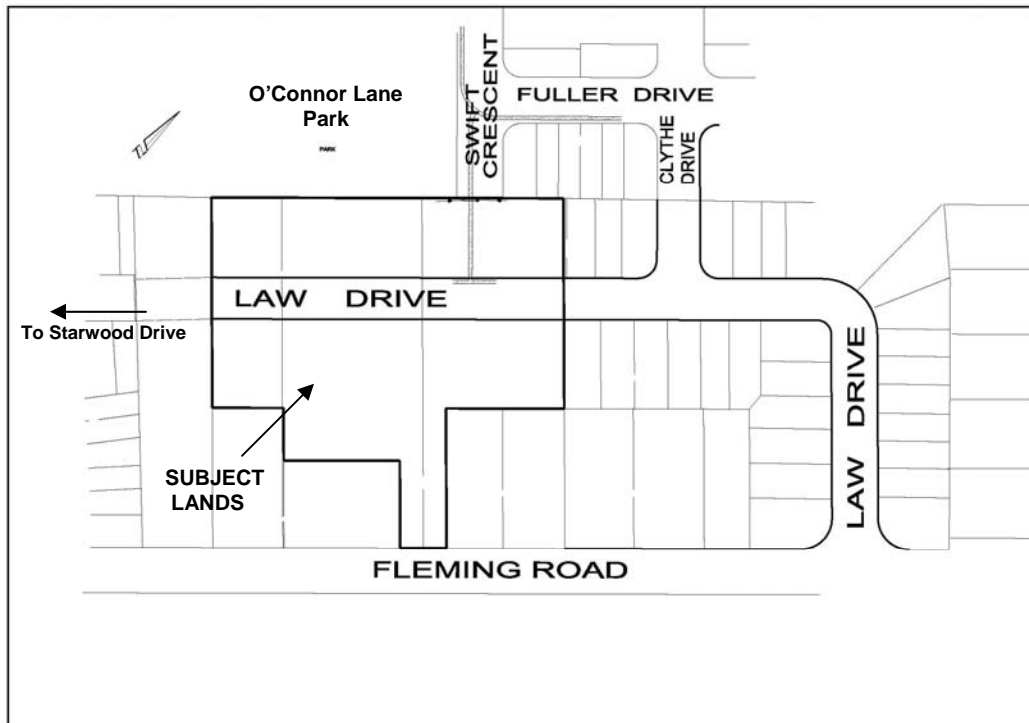
SCHEDULE 5A

Road Network Concept from Eastview Secondary Plan (1991)



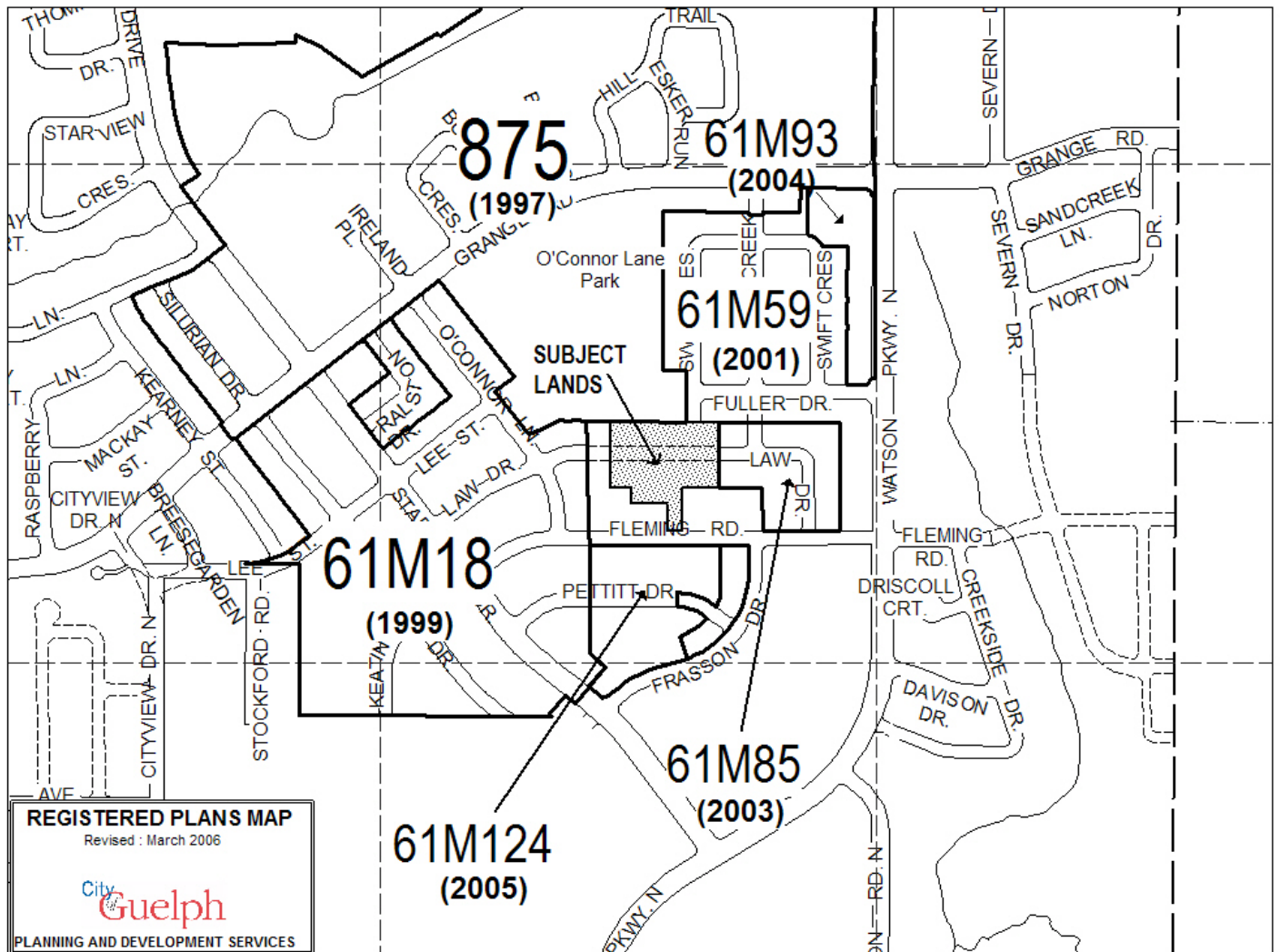
SCHEDULE 5B

Existing Road Network and Proposed Extension of Law Drive



SCHEDULE 6

SURROUNDING RESIDENTIAL DEVELOPMENT





Report: A-4

PLANNING AND DEVELOPMENT SERVICES

TO: COUNCIL

DATE: June 19, 2006

SUBJECT: ELMIRA ROAD / GODERICH EXETER RAILWAY GRADE SEPARATION
AND APPROACHES, CONTRACT NO. 2-0601

RECOMMENDATION:

“THAT the tender of McLean Taylor Construction Ltd. be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-0601 for the Elmira Road/Goderich Exeter Railway Grade Separation and Approaches for a total tendered price of \$3,685,994.15, with actual payment to be made in accordance with the terms of the contract.”

BACKGROUND:

The contract work entails the construction of a grade separation structure on the Goderich Exeter Railway (GEXR) line to allow Elmira Road to cross under the railway tracks, the extension of Elmira Road from 200m north of Paisley Road to Tovell Drive and the installation of watermains, sanitary sewer, storm sewer and sidewalks as indicated on the attached sketch. The need for the proposed extension of Elmira Road was identified as part of the development approvals in the area and confirmed in the Guelph Wellington Transportation Study.

The City completed an Environmental Assessment (EA) for the grade separation in November 2004. The EA recommended that the City construct a road underpass at the GEXR tracks.

Construction of the proposed grade separation structure will commence in June/July 2006 and will be completed in November 2006. Construction of the proposed extension of Elmira Road will commence after the grade separation structure has been constructed and will be completed by the end of May 2007. Construction traffic will access the project site from Speedvale Avenue via Elmira Road to the north during the bridge construction phase and from Paisley Road via Elmira Road to the south once access is established under the new bridge. Since the proposed extension of Elmira Road is not currently open to through traffic, construction is not expected to cause any significant disruptions to existing traffic patterns.

REPORT:

Tenders for the above mentioned project were received on Thursday, May 25, 2006, as follows (prices include 7% GST):

1) McLean Taylor Construction Ltd.,	\$3,685,994.15
2) Network Site Services Ltd., Cambridge	\$3,886,549.89
3) Looby Construction Ltd., Dublin	\$3,933,318.21
4) E&E Seegmiller Ltd., Kitchener	\$3,981,476.47

The tenders were checked for legal and mathematical accuracy and mathematical errors were found in both tenders. The totals listed above are the corrected numbers. The order of the tenders was not affected by the errors.

McLean Taylor Construction Ltd. has worked on grade separation projects in the past for area municipalities and they are qualified to perform the proposed construction work. We therefore recommend that the contract be awarded to this firm.

CORPORATE STRATEGIC PLAN:

This project supports:

- The City's Strategic Goal #1; "To manage growth in a balanced, sustainable manner", by ensuring the City's infrastructure is sufficient for current and anticipated growth;

FINANCIAL IMPLICATIONS:

Funding for this project will be from approved Capital Project Budgets and direct developer contributions, as set out in the attached Budget and Financing Schedule.

DEPARTMENTAL CONSULTATION/CONCURRENCE: N/A

COMMUNICATIONS:

A notice of construction will be forwarded to the residents and businesses in the area of the Elmira Road/GEXR grade separation prior to construction.

ATTACHMENTS:

Budget and Financing Schedule

Prepared By:
Andrew Janes, P.Eng.
Project Engineer
(519) 837-5604 ext. 2338
andrew.janes@guelph.ca



Recommended By:
Rick Tolkunow, P.Eng.
City Engineer
(519) 837-5604 ext. 2243
rick.tolkunow@guelph.ca

Recommended By:
James N. Riddell
Director of Planning &
Development Services
(519) 837-5616 ext. 2361
jim.riddell@guelph.ca

Approved for Presentation:
Larry Kotseff
Chief Administrative Officer

Budget and Financing Schedule

JDE Project number: RD0046
 Project name: ***Elmira: Paisley - 190M S. Willow***
 Prepared by: Ryan Hagey
 Date: June 8, 2006

	Total Cost	External Financing			Current Revenues
		Subsidy	Dev't Charges	Developer/ Other	
<u>A. Budget Approval</u>					
RD0046 Elmira: Paisley - 190M S. Willow	2,630,000	0	2,597,550	0	0
RD0046 Additional Unbudgeted Amount Required	1,117,695	0	1,078,300	0	0
Budget Approval	3,747,695	0	3,675,850	0	0
<u>B. Budget Requirement</u>					
Tender Price - Contract 2-0601	3,685,994				
less: Developer Share L/C # GTE MGA 2006024	(657,892)				
less: Developer Share L/C # GTE MGA 2006023	(723,708)				
City Share	2,304,395	0	2,260,218	0	0
less: GST Rebate	(150,755)	0	(147,865)	0	0
plus: Expenditures to Date - RD0046	1,310,275	0	1,285,157	0	0
plus: Committed Work on Existing POs - RD0046	283,780	0	278,340	0	0
	0	0	0	0	0
TOTAL BUDGET REQUIREMENT	3,747,695	0	3,675,850	0	0

C. Surplus / (Deficit)

D. Revised project budget

(0)	0	(0)	0	0
3,747,695	0	3,675,850	0	0



Report: A-5

**PLANNING & DEVELOPMENT SERVICES
(REPORT 06-45)**

TO: Council

DATE: June 19, 2006

SUBJECT: Noise Control By-law Exemption Request for the Festival Italiano at the Italian Canadian Club of Guelph.

RECOMMENDATION:

“THAT an exemption from Schedule A of Noise Control By-law (2000)-16366, as amended, to permit noise from the various activities associated with the Festival Italiano including the amplification of music and speech and the operation of midway rides and generators between the hours of 11:00 a.m. to 11:00 p.m. and crowd noise from 11:00 p.m. to 1:00 a.m., from July 7th to July 9th, 2006, be approved.”

BACKGROUND:

The Italian Canadian Club of Guelph will be holding the 13th annual Festival Italiano at their property located at 135 Ferguson Street in Guelph. The bulk of the activities will be taking place within their parking lot located directly to the north of the Club. The parking lot is bounded by Ferguson Street to the south, Elizabeth Street to the north and residential properties to the east and west. The Festival Italiano will commence at 4:00 p.m. on Friday, July 7th and conclude at 8:00 p.m. on Sunday, July 10th, 2006.

REPORT:

The Festival Italiano will feature a midway and an entertainment tent. The midway and entertainment tent will have amplified music and speech. There will also be a large generator in operation to provide power for the rides and musical equipment. The midway, generator and entertainment tent will be in operation from 4:00 p.m. to 11:00 p.m. on July 7th, from 12:00 p.m. to 11:00 p.m. on July 8th and from 11:00 a.m. to 8:00 p.m. on July 9th. The crowds will be dispersed not later than 1:00 a.m. on July 7th and 8th and by midnight on July 9th. There will be two Police Officers in attendance from 9:00 p.m. to 1:00 a.m. on July 7th and 8th and from 8:00 p.m. to midnight on July 9th.

Because the Festival Italiano is located in a “residential” area as defined in Schedule B of Noise Control By-law (2000)-16366, as amended, the noise associated with amplified music or speech is prohibited at all times. The noise associated with the operation of a

generator or other machinery is prohibited between 9:00 p.m. to 7:00 a.m. (9:00 a.m. on Saturdays, Sundays and holidays). The noise associated with yelling, shouting or the like (crowd noise) is prohibited between 11:00 p.m. to 7:00 a.m. (9:00 a.m. on Saturdays, Sundays and holidays).

Staff, some City Councillors, Guelph Police Services and the public have held previous meetings regarding last years Festival. The results are outlined in a Memo from Bruce Poole to the Mayor and City Council (see Schedule 2). Another meeting is currently being scheduled for this year before the Festival, however the date and time have not yet been finalized.

Public notice of this noise exemption request was advertised in the Guelph Tribune on June 9th, 2006 (see Schedule "A").

The applicant has been advised of our recommendation and of the date, time and location of this meeting.

CORPORATE STRATEGIC PLAN:

To enhance Community wellness

COMMUNICATIONS:

See Schedule 1 and 2

ATTACHMENTS:

Schedule 1- Public Notice
Schedule 2- Public Participation

Prepared By:
Patrick Sheehy
Zoning Inspector II
837-5615 ext. 2388
patrick.sheehy@guelph.ca

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

Recommended By:
Jim Riddell
Director of Planning and
Development Services 837-5616 ext. 2361
james.riddell@guelph.ca

Approved for Presentation:
Larry Kotseff
Chief Administrative Officer

SCHEDULE "A"

PUBLIC NOTICE

Noise Control By-law Exemption

Notice is hereby given that an application is being made to Guelph City Council for an exemption to the City of Guelph Noise Control By-law (2000)-16366, as amended which prohibits amplified sound and crowd noise between the hours of 11:00 p.m. to 9:00 a.m. The applicant, the Italian Canadian Club, 135 Ferguson Street, Guelph, is requesting an exemption as follows:

"An exemption from Schedule A of Noise Control By-law (2000)-16366, as amended, to permit noise from the various activities associated with the Festival Italiano including the amplification of music and speech and the operation of midway rides and generators between the hours of 11:00 a.m. to 11:00 p.m. and crowd noise from 11:00 p.m. to 1:00 a.m., from July 7th to July 9th, 2006."

The Italian Canadian Club of Guelph will be holding the 13th annual Festival Italiano at their property located at 135 Ferguson Street in Guelph. The bulk of the activities will be taking place within their parking lot located directly to the north of the Club. The parking lot is bounded by Ferguson Street to the south, Elizabeth Street to the north and residential properties to the east and west. The Festival Italiano will commence at 4:00 p.m. on Friday, July 7th and conclude at 8:00 p.m. on Sunday, July 10th.

The Festival Italiano will feature a midway and an entertainment tent. The midway and entertainment tent will have amplified music and speech. There will also be a large generator in operation to provide power for the rides and musical equipment. The midway, generator and entertainment tent will be in operation from 4:00 p.m. to 11:00 p.m. on July 7th, from 12:00 p.m. to 11:00 p.m. on July 8th and from 11:00 a.m. to 8:00 p.m. on July 9th. The crowds will be dispersed not later than 1:00 a.m. on July 7th and 8th and by midnight on July 9th. There will be two Police Officers in attendance from 9:00 p.m. to 1:00 a.m. on July 7th and 8th and from 8:00 p.m. to midnight on July 9th.

The application will be presented to Guelph City Council on June 19, 2006 in the Council Chambers, City Hall, 59 Carden Street, Guelph at 6:30 p.m. You are invited to attend this public meeting if you are interested in more details on the application or if you have any comments to offer which may aid City Council in making a decision on this matter.

If you wish to speak to Council on the application, you are encouraged to contact Joyce Sweeney, Council Committee Co-ordinator, City Hall, 837-5603, no later than June 13, 2006. If you are unable to attend the Council meeting and wish to comment, please feel free to send your comments to Joyce Sweeney, Council Committee Co-ordinator, in written form, no later than June 13, 2006.

Further information regarding this noise exemption request, including a copy of the Staff Report and recommendation, is available to you by visiting City Hall, 59 Carden Street or contacting Patrick Sheehy, Zoning Inspector or Bruce Poole, Chief Building Official, Planning and Development Services at (519) 837-5615.

SCHEDULE "B"

PUBLIC PARTICIPATION



M e m o

To: Mayor Quarrie and City Councillors
From: Bruce A. Poole, Chief Building Official
Department: Planning and Building Services
Division: Building Division
Date: August 22, 2005
Subject: Follow Up Neighbourhood Meeting regarding the Noise Control By-law Exemption for the 2005 Festival Italiano

As Council is aware, a neighbourhood meeting was held at 7:00 p.m. at the Italian Canadian Club on August 18, 2005 to discuss improvements and concerns associated with the 2005 Festival Italiano.

In attendance at the meeting were 3 neighbours, 1 representative from the Italian Canadian Club (General Manager), 2 members of Police Services, Councillor's Furfaro, Baily and Birtwistle and the undersigned.

All in attendance agreed that there was significant improvement in many areas such as a reduction of excessive noise from the midway, crowd control, clean up of adjacent areas, responding to neighbourhood complaints, etc. Police Services also advised that incidences that involved them were down from previous years. The neighbours did however express concern with the noise and activities, which occur late into the night, related to the set up and take down of the midway.

At the completion of the meeting the following were suggested:

1. A temporary fence with a gate (and two security personnel) be erected at the Elizabeth Street boundary of the festival
2. Increase the amount of uniformed Police Officers to 8.
3. Festival organizers to review set up and take down procedures with their midway operators.
4. A neighbourhood meeting be held well in advance (April/May) of the 2006 event.

Bruce A. Poole
Chief Building Official



To: Mayor Quarrie and City Councillors
From: Patrick Sheehy, Noise By-law Control Officer
Department: Planning and Development Services
Division: Building Services
Date: June 9, 2006
Subject: **Neighbourhood Meeting Regarding the Noise Control By-law Exemption Request for Festival Italiano**

A neighbourhood meeting was held at 7:00 p.m. on June 7, 2006 to discuss improvements and concerns associated with the 2006 Festival Italiano.

In attendance at the meeting were 4 neighbours, 2 representatives from the Italian Canadian Club (President and Vice President), 2 members of Police Services, Councillors Baily, Furfaro, Birtwistle and Moziar and 2 staff members.

All in attendance agreed that there has been significant improvement in many areas and all were given an opportunity to express their concerns and/or offer suggestions.

The following improvements were discussed:

1. Increase the amount of uniformed Police Officers from 4 to 8 and provide a police vehicle on stand-by to be readily available.
2. A temporary fence with a controlled opening (and two security personnel) be erected at the Elizabeth Street boundary of the festival.
3. Festival organizers have reviewed set up and take down procedures with their midway operators.
4. Increase City of Guelph Parking By-law enforcement around perimeter and surrounding areas.
5. Festival organizers to provide additional security personnel.
6. Member of Police Services has offered to provide training to Festival (volunteers) security personnel.
7. Napsacks and the like to be checked at entry and exit points by Festival security personnel.
8. Security to be provided off hours.
9. Taxi pick-up and drop-off to be co-ordinated at both ends of Ferguson Street.
10. Additional Port-A-Potti's to be made available.
11. Festival organizers will provide contact names, etc. in a letter to residents in the surrounding areas.

At the conclusion of the meeting (7:45 p.m.) the President and Vice President encouraged the neighbours to contact them before, during or after the event if the need arises.



**PLANNING & DEVELOPMENT SERVICES
(REPORT 06-44)**

TO: Council

DATE: June 19, 2006

SUBJECT: Noise Control By-law Exemption Request for the New Student Orientation Week at the University of Guelph.

RECOMMENDATION:

"THAT an exemption from Schedule A of Noise Control By-law (2000)-16366, as amended, to permit noise from the various activities associated with the New Student Orientation Week including the amplification of music and speech and crowd noise between the hours of 11:00 p.m. to 12:00 a.m. from September 3rd to September 9th, 2006, be approved."

BACKGROUND:

The University of Guelph will be holding its annual New Student Orientation Week throughout various areas on the campus. The University of Guelph received approval of the same Noise Exemption request in 2005 (see previous Report #05-95).

REPORT:

Orientation week is designed to introduce new students to the social, academic and cultural environment at the University of Guelph. There are over three hundred events planned throughout the week.

Orientation Week is an important tradition at the University of Guelph. It is their chance to introduce new students to the services, resources, and people at the University. Events organized range from music festivals to Ultimate Frisbee games, walks in the Arboretum to food fairs, a Guinness World Record Challenge, "meet and greets", mock lectures and a Pep Rally. The exemption to the Noise Control By-law (2000)-16366 is for one additional hour from 11:00 p.m. to 12:00 a.m., generally for crowd noise and amplified music. The exemption has been requested because some of the events may run past the 11:00 p.m. time restriction.

Staff has contacted both Guelph Police Services and the University of Guelph Police regarding complaints during last years Frosh Week. No complaints were processed as a result of Frosh Week activities.

Since the University of Guelph is located in an "other" area as defined in Schedule B of Noise Control By-law (2000)-16366, as amended, the noise associated with amplified music or speech and crowd noise is prohibited from 11:00 p.m. to 7:00 a.m. Monday to Friday and from 11:00 p.m. to 9:00 a.m. on Saturday and Sundays.

Public notice of this noise exemption request was advertised in the Guelph Tribune on June 9, 2006 (see Schedule "A").

The applicant has been advised of our recommendation and of the date, time and location of this meeting.

CORPORATE STRATEGIC PLAN:

To enhance Community wellness

COMMUNICATIONS:

See attachment 1.

ATTACHMENTS:

Attachment 1- Public Notice

Prepared By:
Patrick Sheehy
Zoning Inspector
837-5615 ext. 2388
patrick.sheehy@guelph.ca

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

Recommended By:
Jim Riddell
Director of Planning and
Building Services
837-5616 ext. 2361
james.riddell@guelph.ca

Approved for Presentation:
Larry Kotseff
Chief Administrative Officer

SCHEDULE "A"

PUBLIC NOTICE

Noise Control By-law Exemption

Notice is hereby given that an application is being made to Guelph City Council for an exemption to the City of Guelph Noise Control By-law (2000)-16366, as amended which prohibits amplified sound and crowd noise between the hours of 11:00 p.m. to 9:00 a.m. The applicant, the University of Guelph, 50 Stone Road East, Guelph, is requesting an exemption as follows:

"An exemption to permit noise from the various activities associated with the annual Frosh Week activities, including the amplification of music, speech and crowd noise between the hours of 11:00 p.m. to 12:00 a.m. for the period of September 3rd to September 9th, 2006."

The University of Guelph will be holding its annual New Student Orientation Week throughout various areas on the campus. Orientation week is designed to introduce new students to the social, academic and cultural environment at the University of Guelph. There are over three hundred events planned throughout the week.

Orientation Week is an important tradition at the University of Guelph. It is their chance to introduce new student to the services, resources, and people at the University. The exemption to the Noise Control By-law (2000)-16366 is for one additional hour from 11:00 p.m. to 12:00 a.m., generally for crowd noise and amplified music. The exemption has been requested because some of the events may run past the 11:00 p.m. time restriction.

The application will be presented to Guelph City Council on June 19, 2006 in the Council Chambers, City Hall, 59 Carden Street, Guelph at 6:30 p.m. You are invited to attend this public meeting if you are interested in more details on the application or if you have any comments to offer which may aid City Council in making a decision on this matter.

If you wish to speak to Council on the application, you are encouraged to contact Joyce Sweeney, Council Committee Co-ordinator, City Hall, 837-5603, no later than June 13, 2006. If you are unable to attend the Council meeting and wish to comment, please feel free to send your comments to Joyce Sweeney, Council Committee Co-ordinator, in written form, no later than June 13, 2006.

Further information regarding this noise exemption request, including a copy of the Staff Report and recommendation, is available to you by visiting City Hall, 59 Carden Street or contacting Patrick Sheehy, Zoning Inspector or Bruce Poole, Chief Building Official, Planning and Development Services at (519) 837-5615.



City of Guelph

PLANNING & DEVELOPMENT SERVICES

Report: A-7

TO: Council

DATE: 2006/06/19

SUBJECT: 1554646 ONTARIO INC. - 35 COWAN PLACE, HANLON
BUSINESS PARK

RECOMMENDATION:

"That as outlined in the report of the Director of Planning & Development Services dated June 19, 2006 regarding 1554646 Ontario Inc. and lands described as Part of Lot 1, Registered Plan 680 and designated as Parts 7, 8, 9, 10, 11 and 12, Reference Plan 61R 9344, the City Solicitor be directed to:

1. Prepare and register on title a Transfer Release and Abandonment of Easement in respect of the sanitary sewer over Parts 4, 8 and 11, Reference Plan 61R 9344 with all costs, including registration costs, to be borne by the City of Guelph.
2. Prepare and register on title a 6.0 metre wide easement along parts 7, 10, 12 Reference Plan 61R 9344 the southerly property line at a location to be determined by the City for sanitary sewer and open storm ditch purposes, subject to a confirming legal survey to be prepared by the City of Guelph, with all costs including survey and registration costs to be borne by the City of Guelph.
3. Prepare and register on title a 6.0 metre wide easement from the end of Cowan Place and to Hanlon Road at a location to be determined by the City for an emergency access route, subject to a confirming legal survey to be prepared by the City of Guelph at its cost, and with all other costs including registration costs to be borne by 1554646 Ontario Inc. and prepare and register any other related documentation."

SUMMARY:

N/A

BACKGROUND:

Council approved the sale of a 2.575 acre site in the Hanlon Business Park to 1554646 Ontario Inc. The Offer required, among other things, the Purchaser to register on title:

1. Transfer Easement in favour of the City over Part of Lot 1, Registered Plan 680, and designated as Parts 8 and 11, Reference Plan 61R 9344 for sanitary sewer purposes.
2. Transfer Easement for a 6.0 metre wide emergency access route across the property from the end of Cowan Place and the original Hanlon Road, the exact location to be confirmed by the City as part of the Site Plan approval process.

The Purchaser has also obtained Committee of Adjustment Approval for a minor variance to permit the hotel to have a height of 5 storeys, subject to certain conditions. These conditions include that prior to Site Plan approval the existing sanitary sewer easement over Parts 8 and 11, Reference Plan 61R 9344 be released and abandoned and new easements registered for both sanitary sewer and storm ditch purposes along parts 7, 10, 12, Reference Plan 61R 9344 the southerly property line and for an emergency access route across the property from the end of Cowan Place to the original Hanlon Road.

Also, Council has approved an Amending Agreement with the Purchaser that requires them to start construction on the site by July 31, 2006. As such, Site Plan approval is required at the earliest.

REPORT:

Construction of the sanitary sewer through Parts 4, 8 and 11, Plan 61R 9344 did not take place (Part 4 is located on the adjacent property which is owned under separate title, by 1554793 Ontario Inc.; however, the principal is the same person). Instead, the sanitary sewer and an open storm ditch were constructed within a 6.0 metre wide block along the southerly property line. Engineering Services are satisfied with the new location and width for the sanitary sewer and open storm ditch easement. As such, the existing registered easement over Parts 4, 8 and 11 needs to be released and abandoned and a new 6.0 metre wide easement registered along the parts 7, 10, 12, Reference Plan 61R 9344 the southerly property line for sanitary sewer and open storm ditch purposes (subject to a confirming legal survey).

The Purchaser is now applying for site plan approval for a new hotel project on the site and has identified the required 6.0 metre wide emergency access route. Engineering Services are satisfied with the proposed location and width for the emergency access route (subject to a confirming legal survey).

Since the relocation of the sanitary sewer easement through Parts 4, 8 and 11, Reference Plan 61R 9344 was not requested by the Purchaser and was a result of changes by the City, we recommend that the required confirming legal survey be prepared at the City's cost as well as all costs to release the existing easement and to register the new easement. The legal survey can also identify the required easement for the emergency access route. The Purchaser is responsible for all costs, including registration costs, to register the emergency access route easement.

CORPORATE STRATEGIC PLAN:

Operational and administrative in nature. To strengthen our economic base.

FINANCIAL IMPLICATIONS:

Preparation of new confirming legal survey and registration costs.

DEPARTMENTAL CONSULTATION/CONCURRENCE:

Legal Department provided input and concurrence with the report.

COMMUNICATIONS:

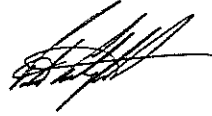
N/A

ATTACHMENTS:

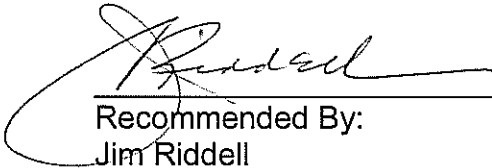
#1 - Site Map - Hanlon Business Park #2 – Survey Plan



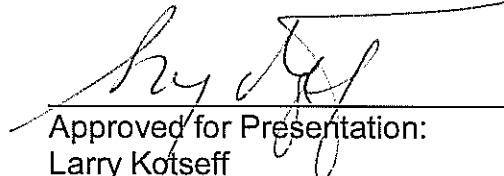
Prepared By:
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519-837-5600
jim.mairs@guelph.ca



Recommended By:
Peter Cartwright
Manager, Economic Dev.
519-837-5600
peter.cartwright@guelph.ca



Recommended By:
Jim Riddell
Director, Planning & Development Services
519-837-5616
jim.riddell@guelph.ca



Approved for Presentation:
Larry Kotseff
Chief Administrative Officer



City of Guelph

OPERATIONS

Report: A-8

TO: Council

DATE: 2006/06/19

SUBJECT: ERAMOSA RIVER PARK - PROPOSED VOLLEYBALL COURTS

RECOMMENDATION:

THAT a beach volleyball court be created in Eramosa River Park by June 30th, 2006;

AND THAT a second beach volleyball court be created at Eramosa River Park providing that Perpetual Motion Sports & Entertainment Inc. pay the cost for its construction in advance in exchange for the waiving of user-fees of an equal amount.

BACKGROUND:

At Council's meeting of June 5th, 2006, direction was given to staff to discontinue booking the beach volleyball court in Mayfield Park for competitive league play and to identify another City park that would be more appropriate for the creation of a new beach volleyball court.

REPORT:

As previously indicated, the City's Capital Forecast shows four beach volleyball courts being created in Eramosa River Park in 2009. To avoid the comprehensive public process normally associated with changing existing plans or introducing new park uses, it is recommended that the required court be created within this park where the use is anticipated and previously indicated.

Eramosa River Park is a P3 zoned, Regional Park complete with off-street parking for approximately 30 cars and a small shelter (see attachment). Should Council approve this recommendation, staff will ensure that a portable toilet is also provided to facilitate users of the park and area trails for the non-winter period.

In addition, Mr. Dave Kelly of Perpetual Motion Sports & Entertainment Inc. has requested the City create a second court at this location to somewhat address his league's need for additional court time. Mr. Kelly is prepared to pay the cost to construct the court on condition that an amount of user-fees, equal to the cost of construction, is waived and that the court is made available to their league exclusively Monday through Thursday evenings until this condition is satisfied. Staff have no objection to the request and recommend that Council approve the construction of a second court.

CORPORATE STRATEGIC PLAN:

4. To enhance community wellness

FINANCIAL IMPLICATIONS:

The anticipated cost associated with this proposal will be funded through the approved 2006 Operating Budget.

DEPARTMENTAL CONSULTATION/CONCURRENCE:

Planning & Development Services concur with and support this initiative.

COMMUNICATIONS:

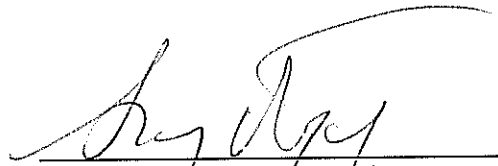
Property Owners/Tenants in the immediate area of the park were advised this matter would be presented to Council on this date.

ATTACHMENTS:

Eramosa River Park Plan.



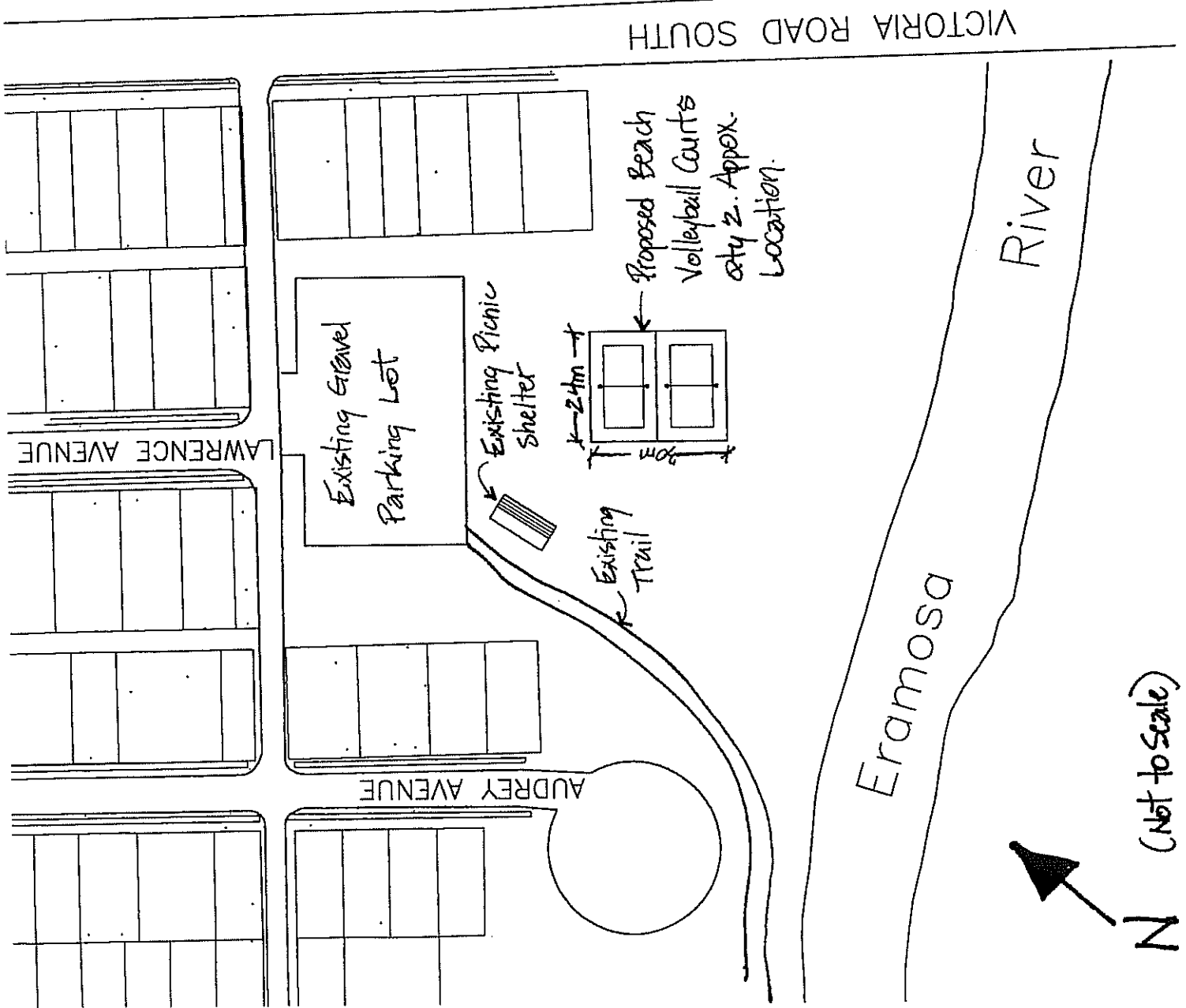
Prepared & Recommended By:
Derek J. McCaughan
Director of Operations
(519) 8376-5628 ext. 523
derek.mccaughan@guelph.ca



Approved for Presentation:
Larry Kotseff
Chief Administrative Officer

City of Guelph
Parks Department

Eramosa River Park
259 Victoria Rd. S.



VICTORIA ROAD SOUTH

LAWRENCE AVENUE

AUDREY AVENUE

River

Eramosa

N (Not to Scale)

Existing Gravel
Parking Lot

Existing Picnic
Shelter

Existing
Trail

Proposed Beach
Volleyball Courts
Approx.
Location.

24m
30m



PLANNING AND DEVELOPMENT SERVICES

TO: COUNCIL

DATE: June 19, 2006

SUBJECT: ANNUAL ASPHALT PAVING – VARIOUS LOCATIONS
CONTRACT NO. 2-0617

RECOMMENDATION:

“THAT the tender of Capital Paving Inc. be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-0617 for Annual Asphalt Paving – Various Locations for a total tendered price of \$3,278,515.94 with actual payment to be made in accordance with the terms of the contract.”

BACKGROUND:

The contract work entails rehabilitation of existing roads, hot mix asphalt paving and associated improvements, including minor curb and sidewalk repairs, at various locations within the City as part of our ongoing infrastructure sustainability initiatives. The improvements will not include work to underground sewer.

In addition, the contract also involves placement of hot mix surface asphalt paving on new subdivision streets in various locations within the City.

The project was tendered earlier this year as Contract 2-0604; however bid prices received were over budget. Staff adjusted the scope of work and re-issued the project as Contract 2-0617.

REPORT:

Tenders for the above mentioned project were received on Friday June 9, 2006 as follows (prices include 7% GST):

1) Capital Paving Inc., Guelph	\$3,278,515.94
2) Four Seasons Site Development Ltd., Mississauga	\$3,436,347.80
3) Cox Construction Ltd., Guelph	\$3,483,625.80
4) Steed and Evans Ltd., Kitchener	\$3,855,721.94
5) Lafarge Paving & Construction Ltd., Kitchener	\$4,051,783.57

The tenders were checked for conformance with the tendering requirements outlined in the Contract Documents, as well as for mathematical errors and no mathematical errors were found in the tenders received.

Capital Paving Inc., has worked on similar projects in the past for the City. We therefore recommend that the contract be awarded to this firm.

CORPORATE STRATEGIC PLAN:

This project supports:

- The City’s Strategic Goal #1; “To manage growth in a balanced, sustainable manner”, by ensuring the City’s infrastructure is sufficient for current and anticipated growth; and,
- The City’s Strategic Goal #5, “To be strong environmental stewards”, by implementing the City’s strategy to sustain its existing infrastructure.

FINANCIAL IMPLICATIONS:

Funding for this project will be from approved Capital and Operating Project Budgets and developers’ contributions as set out in the attached Budget and Financing Schedule.

DEPARTMENTAL CONSULTATION/CONCURRENCE: N/A

COMMUNICATIONS:

A notice of construction will be forwarded to residents and businesses in the project area prior to construction, and will also be published on the City Page in the Guelph Tribune and on Guelph.ca.

ATTACHMENTS:

- Budget and Financing Schedule

Prepared By:
Ike Umar, C.E.T.
Construction Engineering Technologist
(519) 837-5604 ext. 2242
ike.umar@guelph.ca



Recommended By:
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City Engineer
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Recommended By:
James N. Riddell
Director of Planning &
Development Services
(519) 837-5616 ext. 2361
jim.riddell@guelph.ca

Approved for Presentation:
Larry Kotseff
Chief Administrative Officer

Budget and Financing Schedule

JDE Project number: 720-2113 and RD0112
 Project name: **2006 Annual Asphalt Contract 2-0617**
 Prepared by: Ryan Hagey
 Date: June 9, 2006

	Total Cost	External Financing			Current Revenues
		Subsidy	Dev't Charges	Developer/ Other	
<u>A. Budget Approval</u>					
720-2113.6101 Asphalt Resurfacing - 2006 Budget	930,800	0	0	0	1,012,900
RD0112 Pavement Deficit	2,832,399	1,500,000	0	0	82,399
RD0112 Pavement Deficit: Additional Funding (Move Ontario Grant)	500,000	500,000	0	0	0
Budget Approval	4,263,199	2,000,000	0	0	1,095,299
<u>B. Budget Requirement</u>					
Tender Price - Contract 2-0617	3,278,516				
less: Developer Share	(603,032)				
City Share	2,675,484	1,255,153	0	0	687,384
less: GST Rebate	(175,032)	(82,113)	0	0	(44,969)
plus: Expenditures to Date - 720-2113	2,254	1,057	0	0	579
plus: Expenditures to Date - RD0112	1,293,139	606,652	0	0	332,233
plus: Committed Work on Existing POs - 720-2113	866	406	0	0	222
plus: Committed Work on Existing POs - RD0112	0	0	0	0	0
plus: Future Work RD0112 - Engineering Costs	100,000	46,913	0	0	25,692
plus: Future Work RD0112 - Geotech	10,000	4,691	0	0	2,569
plus: Future Work RD0112 - Construction	356,487	167,239	0	0	91,588
TOTAL BUDGET REQUIREMENT	4,263,199	2,000,000	0	0	1,095,299
<u>C. Surplus / (Deficit)</u>	0	0	0	0	0

D. Revised project budget

4,263,199	2,000,000	0	0	1,095,299



City of Guelph

Report *A-10*
Information Report

CORPORATE ADMINISTRATION

TO: Mayor and Members of Council

DATE: 2006/06/19

SUBJECT: REALIGNMENT PLAN UPDATE

RECOMMENDATION:

That Report ADMIN - 06 – 003 dated June 19th, 2006 be received for information.

REPORT:

This report provides the next in a series of updates by the administration regarding the implementation of the Realignment Plan presented to Council earlier this year. It builds on a number of administrative initiatives being worked on by the Senior Management Team which focus on providing the community with affordable, effective and responsive services. The realignment plan responds to Council's Strategic Plan regarding exemplary management practices.

1.0 Approach

In order to accomplish this objective, our approach has focused and is advancing on a number of goals which over time we feel will assist significantly in service delivery to the community.

In this regard, the Senior Management Team is dealing with a number of initiatives to:

- 1.1 Adopt best practice approaches in all areas
- 1.2 Gain further efficiencies to enhance deliverables in each service area
- 1.3 Improve customer service
- 1.4 Develop greater flexibility in the organization
- 1.5 Focus management competencies to build leadership capacity
- 1.6 Align all business plans with Council's strategic plan

This approach is strategic and performance focused. Appropriate measures have been put in place to assist in achieving the above. This includes the implementation of a Performance Development Plan process to clarify expectations and accountability. At the same time, management development plans are being created for all senior managers to foster focused learning and growth opportunities which will assist us in our succession planning efforts.

2.0 Overview of Plan

The Realignment Plan brought forward earlier in 2006 dealt with a number of aspects aimed to enhance the ability of the administration to:

- 2.1 Respond to inquiries and requests on a more timely basis
- 2.2 Provide high quality professional advice
- 2.3 Present comprehensive information on key strategic issues
- 2.4 Perform the right basic services well
- 2.5 Gain efficiencies where possible as we move forward
- 2.6 Link related functions performed and facilitate the integration of work
- 2.7 Provide for clear defined roles and working relationships
- 2.8 Match responsibility with authority and accountability
- 2.9 Ensure service continuity
- 2.10 Support quality customer service
- 2.11 Communicate well what each service area does
- 2.12 Develop flexible and best practices that help adapt to change
- 2.13 Advance opportunities to manage staff performance and development

As such, the plan realigned service areas, changed some job responsibilities, addressed a number of positions deemed to be redundant, provided for operating budget gains, and provides for the opportunity to address service area gaps and enhanced service levels during the next budget cycle.

3.0 Current Activities and Accomplishments

As of June 2006, the following activities and accomplishments have been taken place.

- 3.1 Realignment Plan unveiled January 2006
- 3.2 Plan identified new departmental structures and job responsibilities at the senior management level
- 3.3 New roles and responsibilities in effect as of February 1, 2006
- 3.4 All directories updated and reprinted
- 3.5 Job descriptions of senior management team being rewritten due to change in roles and responsibilities (scheduled for completion in the 3rd quarter 2006)
- 3.6 Settlements have been finalized for employees affected by realignment

- 3.7 Each Director has started a departmental review process to identify enhancements to services, review resources, realign functions, and identify and resolve service gaps
- 3.8 Regularly scheduled team meetings continuing to take place within departments
- 3.9 Senior Management Team gaining confidence and understanding of new roles and responsibilities
- 3.10 Office relocation plan identified to consolidate departments within City property (majority of the physical moves will be completed by summer 2006)
- 3.11 Senior managers setting sights on the future as services are reviewed in accordance with Council's priorities and commitments
- 3.12 Each department working towards aligning their Business Plans to the Strategic Plan (complete by 2007)

4.0 Next Steps

A number of key next steps to be undertaken by the administration over the next six to eighteen months are provided below.

- 4.1 Finalize recommendations as identified by each department regarding initiatives outlined in Section 2.0 above
- 4.2 Finalize departmental Business Plans
- 4.3 Implement recommendations based on Council's Strategic Plan, Business Plans and approved budget
- 4.4 Refine Performance Development Plans to develop resources, strengthen capabilities and competencies of staff, and strengthen service delivery
- 4.5 Focus management development plans on the City's core competencies and initiate next phase in leadership building process
- 4.6 Continue reporting process to Council every six months with supplemental reports as required

The implementation of the Realignment Plan will take place over time and on a continuous basis through the concerted efforts by all. As indicated previously, the initiatives outlined above will require approximately eighteen months to complete. However, the efforts of the administration to implement change will be ongoing beyond this timeframe.

CORPORATE STRATEGIC PLAN:

Council's Strategic Plan emphasizes a focus on exemplary management practices which provide the community with affordable, effective and responsive services. The efforts of the administration include the implementation of best practices, strengthening the competencies and capabilities of staff, and developing leadership capacity within the organization.

FINANCIAL IMPLICATIONS:

Previously, we reported on the financial implications of the Realignment Plan. The net annual savings in the City's operating budget were highlighted together with the one time costs to the City related to the positions affected.

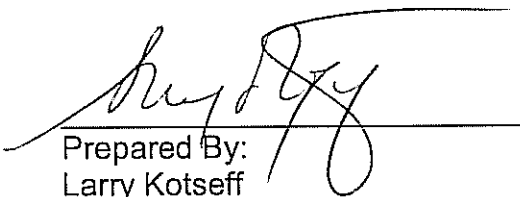
All settlements have been finalized related to these positions. As previously indicated to Council, negotiations and severance protection for departing employees have been provided on a best practices basis and in accordance with employment law.

The settlements reached are within the original projected costs of \$575,000 (2005 dollars). More specifically, the costs to date are \$573,068 (2005 dollars). This may be reduced as the employees affected find suitable work prior to the completion of their salary continuation period with the City. Costs to assist in negotiating the final settlements were \$28,536 and to assist with relocation counseling were \$54,500.

These costs would be applied to the net annual savings of approximately \$955,000 (2005 dollars) as previously reported. This is based on the savings being realized from the positions that were identified as being redundant in the Realignment Plan. Accordingly, there is no impact on the 2006 budget approved by Council as a result of the settlements negotiated. This analysis has been prepared by the Director of Human Resources in conjunction with the Director of Finance.

DEPARTMENTAL CONSULTATION/CONCURRENCE:

The Senior Management Team and their departments have been instrumental in moving many of the initiatives forward and have been involved in the provision of the information provided in this report. They will continue to play a key and pivotal role as we continue to build towards the attainment of our initiatives in a positive fashion.


Prepared By:
Larry Kotseff
Chief Administrative Officer
On behalf of the Senior Management Team



City of Guelph

Information Report A-11

CORPORATE ADMINISTRATION

TO: Council

DATE: 2006/06/05

SUBJECT: GUELPH'S STRATEGIC PLAN REPORT CARD

RECOMMENDATION:

That Report ADMIN 06-002 dated June 19, 2006 be received for information.

SUMMARY:

This report has been prepared to provide City Council with an overview of key accomplishments to date with respect to Guelph's Strategic Plan, along with focal areas of priority for 2006, as discussed at the Strategic Plan verification workshop earlier this year.

BACKGROUND:

A Council workshop held in January 2006 identified Council's progress thus far with respect to the six goals identified in the Strategic Plan. Also identified were areas of focus for 2006. The attachment to this report is a summary, or "Report Card" of sorts, that summarizes key accomplishments and next steps for a variety of key initiatives.

REPORT:

Significant work has been completed in support of the six goals identified in Guelph's Strategic Plan.

The process of verifying the strategic directions of Council will continue to occur on an annual basis as directed by Council. The format used to present Council's progress (refer to attachment) can be used for subsequent updates or, if Council wishes to present the outcome of the verification process in a different format, it can be adjusted.

The key accomplishments and next steps presented in this verification can be used to inform the community of Council's progress toward realizing our community vision and implementing our goals and strategic directions so that Guelph continues to be a leading place to live, work, learn and play... a great place to call home.

CORPORATE STRATEGIC PLAN:

To have exemplary management practices.

FINANCIAL IMPLICATIONS:

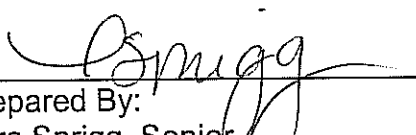
N/A.

DEPARTMENTAL CONSULTATION/CONCURRENCE:

The City's eight service areas are responsible for implementing the strategic directions identified in the Strategic Plan. Each service area provided input into the Strategic Plan Report Card. The Strategic Plan verification workshop facilitators - Lois Payne, Janet Laird, and Jim Riddell, have assisted in the preparation of this report.


ATTACHMENTS:

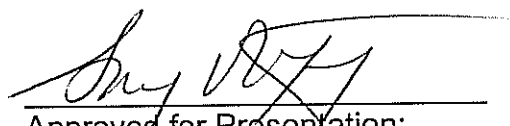
Guelph's Strategic Plan Report Card.


Prepared By:
Tara Sprigg, Senior
Communications Officer


Recommended By:
Lois Payne, Director of Corporate
Services/City Solicitor


Recommended By:
Janet Laird, Director of
Environmental Services


Recommended By:
Jim Riddell, Director of Planning
and Development Services


Approved for Presentation:
Larry Kotseff, Chief Administrative
Officer

STRATEGIC DIRECTIONS AND OUTCOMES

1 TO MANAGE GROWTH IN A BALANCED, SUSTAINABLE MANNER

Achieving growth that maintains and enhances the social, economic, cultural and environmental values of the community.

STRATEGIC DIRECTIONS

- Establish an ongoing assessment of the City's infrastructure to ensure it is appropriate for current and anticipated growth
- Work with neighbouring municipalities and all levels of government on policy and direction
- Determine and pursue infill and brownfields development
- Review greenfield development including form, rate, location and cost
- Develop and implement a local growth management strategy to achieve a healthy community
- Cooperate and partner with local agencies, service providers and clients on growth management issues

OUTCOMES

- Benchmarks for sustainable development
- Brownfield redevelopment occurs in Guelph
- Guelph is a well-planned City
- Development is balanced between greenfield and built-up areas of the City
- Implemented Infrastructure Sustainability Strategy
- Positive relationships with our neighbouring municipalities

2 TO STRENGTHEN OUR ECONOMIC BASE

Diversifying and building upon our competitive strengths to create a positive environment for business investment.

STRATEGIC DIRECTIONS

- Ensure a sufficient supply of serviced employment lands
- Build strong relationships with our existing industrial, commercial, institutional and educational bases
- Encourage and support commercialization opportunities within emerging innovation sectors
- Explore economic development opportunities
- Improve the availability and access to our development services
- Develop and implement a strategy for a healthy, viable downtown

OUTCOMES

- The downtown is alive with people and commercial activity
- Those involved with the City's development approval process feel well served
- Guelph is seen as a champion of new and emerging businesses
- The City and the University of Guelph work on joint initiatives
- High quality of life = high quality investment

3 TO SUPPORT OUR NATURAL, CULTURAL AND ARCHITECTURAL HERITAGE

Nurturing and celebrating our rich history and architecture, vibrant arts and culture, diverse multicultural community, open spaces and river systems.

STRATEGIC DIRECTIONS

- Develop the natural heritage inventory and protection policy for the City
- Protect our rivers as a principal natural heritage feature of our City
- Develop a policy that supports culture and the arts
- Support and promote the multicultural fabric of our city
- Strengthen and promote architectural heritage policy

OUTCOMES

- A plan to manage our urban forest
- A Culture Department that supports the mandate and objectives of each partner
- Group arts activity spaces and living/studio work spaces
- A naturalization policy
- Significant heritage properties are designated in accordance with the Heritage Act
- Significant natural and cultural heritage features are identified and preserved
- A thriving multi-cultural community

4 TO ENHANCE COMMUNITY WELLNESS

Creating a community where people feel safe and are supported by accessible, affordable, community facilities, services and programs.

STRATEGIC DIRECTIONS

- Partner with other levels of government and the private sector to provide affordable housing
- Enhance our emergency services
- Support the development of vibrant and safe neighbourhoods
- Ensure the accessibility and safety of facilities, services and programs in Guelph
- Strengthen our commitment to volunteerism and community partnerships
- Coordinate planning for long-term social needs
- Partner with other levels of government and community-based agencies to improve health and leisure services and health promotion

OUTCOMES

- Fully implemented Guelph Accessibility Plan
- Pedestrians, cyclists and drivers experience a safe and clean environment
- Safe, accessible, clean facilities, parks, trails and open spaces
- Provision of timely emergency responses
- Community Emergency Preparedness strategies are in place
- Adequate affordable housing is available
- Programs and services are neighbourhood based

5 TO BE STRONG ENVIRONMENTAL STEWARDS

Working with our community partners to set an exemplary standard for the protection and preservation of our natural resources, green space, water and air.

STRATEGIC DIRECTIONS

- Develop strategies to sustain our natural and built infrastructure
- Increase community awareness of the value of partnering on environmental stewardship
- Engage the residential, industrial, commercial and institutional communities in best practices for resource management and environmental protection
- Promote and implement environmentally sustainable initiatives
- Evaluate and implement proven and leading-edge environmental technologies and programs

OUTCOMES

- Strong community understanding and support of the City's environmental initiatives
- Sufficient resources to maintain our infrastructure to provide environmental benefits
- Increased use of public transit and alternative means of transportation to the automobile
- Successful partnerships are in operation
- Reduced use of pesticides and increased use of alternatives to pesticides

6 TO HAVE EXEMPLARY MANAGEMENT PRACTICES

Providing the community with affordable, effective and responsive services.

STRATEGIC DIRECTIONS

- Implement municipal best practices for Council, staff and service delivery
- Strengthen the competencies and capabilities of Council and staff
- Implement an effective strategic and business planning process
- Build on relationships and partnerships with stakeholders to enhance service provision
- Promote a positive, productive and healthy work environment
- Ensure that all City initiatives are based on sound financial, social and environmental principles

OUTCOMES

- The Strategic Plan and departmental business plans are the basis for decision-making and budget-setting
- Individuals and organizations consider the City of Guelph to be well-governed
- A corporate workforce that is recognized, skilled, motivated, productive and informed
- Leadership capacity is supported and developed within the corporation
- All municipal assets are supported by life-cycle financing strategies
- A people-friendly City Hall

KEY ACCOMPLISHMENTS AND NEXT STEPS

1 TO MANAGE GROWTH IN A BALANCED, SUSTAINABLE MANNER

Achieving growth that maintains and enhances the social, economic, cultural and environmental values of the community.

KEY ACCOMPLISHMENTS AND NEXT STEPS

- Obtained approval for Guelph's Commercial Policy Review: Policy appealed to OMB.
- Made significant progress on the development of Guelph's Local Growth Management Strategy, including initiation of advisory committee. Next steps: First report to Council with status report for consideration.
- Completed majority of the Water Supply Master Plan process. Next steps: Presentation of recommendations to Council this summer.
- Completed various stages of the Baker Street Parkade project including a feasibility study and site approval. Next steps: Proceed in accordance with Council's approval with a tender for a design/build contract. Tender to be considered by Council for award in September 2006.
- Initiated the Wastewater Supply Master Plan process. Next steps: Draft to be developed through a process of public consultation for presentation to Council late in 2006 or early 2007.
- Completed transportation planning initiatives, namely, the Guelph Wellington Area Transportation Study (GWATS). Next steps: Continue to implement recommendations approved by Council.
- Completed a number of significant road construction projects and the Downtown street lighting project.
- Completed the Trail Master Plan. Implemented improvements to the Riverside Park trail and new trails in several parks throughout the city in accordance with Council's approval. Next steps: Continue to implement recommendations approved by Council.
- Completed a number of significant regulatory upgrades to Guelph's water supply. Next steps: Complete construction of a new UV facility at Woods Pumping Station.
- Completed the planning study for former IMICO property; completed a request for expressions of interest for redevelopment; worked with MOE with regard to MOE Orders. Next steps: Solicit FCM grant funding and complete environmental site assessments; work with MOE to allow redevelopment; and request proposals for redevelopment.
- Identified sustainable funding levels for road, sewer and water infrastructure. Next steps: Technical tools and studies to further refine infrastructure asset condition. Performance is ongoing. Integrate technical and financial plans to deal with the identified funding gaps.

2 TO STRENGTHEN OUR ECONOMIC BASE

Diversifying and building upon our competitive strengths to create a positive environment for business investment.

KEY ACCOMPLISHMENTS AND NEXT STEPS

- Facilitated the development of an agri-food based innovation cluster program: successfully positioned Guelph as the premier location in Ontario for the agri-food industry. Next steps: Implement the Regional Innovation Business Plan.
- Preparing a draft of the Downtown Guelph Investment Plan & Management Structure Report for presentation to Council in September 2006.
- Developed and implemented employment strategies (taxable assessment has grown to over \$10 billion or 16% since 2004.) Next steps: Complete Terms of Reference and initiate Employment Land Development Strategy as part of the City's Growth Management Strategy.
- Initiated enhancements to the Development Application Review Process (DARP). (Established a new Site Plan Review Committee (SPRC); reestablished regular meetings with industry representatives; moved statutory public meetings to a separate date for Council; posted status updates on the Web; simplified public notices; created public education pamphlets on the development process. Next steps: Implement Phase 2 of the DARP initiatives.
- Developed and marketed municipal employment lands. (Obtained Council approvals for draft plans of subdivision zoning and Official Plan amendments for the Hanlon Creek Business Park. Matters raised by the appellants to the Hanlon Creek Business Park planning applications have been successfully resolved through the OMB mediation process.) Next steps: Address conditions for Hanlon Creek Business Park planning approvals; coordinate development activities with private sector development partners that will result in more than 400 acres of new market ready employment lands in south Guelph.

3 TO SUPPORT OUR NATURAL, CULTURAL AND ARCHITECTURAL HERITAGE

Nurturing and celebrating our rich history and architecture, vibrant arts and culture, diverse multicultural community, open spaces and river systems.

KEY ACCOMPLISHMENTS AND NEXT STEPS

- Completed Phase I of Guelph's Natural Heritage Strategy. Next steps: Present report to Council; move forward with subsequent phases of Strategy.
- Secured the preservation of an environmentally significant woodlot at 211 Kortright Road (Sanctuary Woods).
- Urban Forestry Plan approved as part of the 2006 budget. Next steps: Issue RFP and report to Council in fourth quarter of 2006.
- Reached significant milestones in the Civic Administrative Centre Complex project. Green innovations and healthy living spaces will be blended into the design. Next steps: Pursuing Leadership in Energy and Environmental Design (LEED) Silver status. State of the art strategies for sustainable site development will be incorporated, including energy efficiency, water savings, sustainable materials selection and indoor environmental quality.

4 TO ENHANCE COMMUNITY WELLNESS

Creating a community where people feel safe and are supported by accessible, affordable, community facilities, services and programs.

KEY ACCOMPLISHMENTS AND NEXT STEPS

- Initiated water and sewer distribution system master servicing study. Next steps: Proceed with the pursuit of three phases of deliverables throughout 2006 and into 2007.
- Achieved 'delivery agent' status for land ambulance service for Guelph and Wellington County. Next steps: Continue to deliver outstanding service and explore ways to enhance service.
- Achieved key strategic transit initiatives, including the establishment of a perimeter route; improvements to accessible taxi service; implementation of taxi script service; and the addition of more accessible bus routes. Next steps: Acquire scheduling software for mobility service; expand perimeter route service.
- Achieved key strategic traffic initiatives, including signal upgrades and implementation of signal corridors to improve traffic flow. Next steps: continue to install new traffic and Intersection Pedestrian Signals (IPS.)
- Upheld Guelph's long-standing involvement with Communities in Bloom; planted several thousand bulbs as part of community beautification; took part in the 2005 Kelowna Releaf Program, planted 500 trees. Next steps: Continue to support and drive volunteer plantings and garbage clean-ups.
- Enhanced Guelph's state of Emergency Preparedness. Next steps: Assist with pandemic planning; participate in audit of Emergency management partners; conduct annual emergency exercise in September 2006; complete audit of selected evacuation centres.
- Made progress with federal-provincial affordable housing program. Funding has been allocated and construction commenced for 84 units during 2005. Next steps: 55 units have been allocated to Guelph-Wellington as part of the second round of funding.

5 TO BE STRONG ENVIRONMENTAL STEWARDS

Working with our community partners to set an exemplary standard for the protection and preservation of our natural resources, green space, water and air.

KEY ACCOMPLISHMENTS AND NEXT STEPS

- Completed the Guelph/Puslinch Groundwater Study. Next steps: Present recommendations to Council for approval and implementation.
- Initiated work on the Community Energy Plan (CEP) in collaboration with consortium partners. A project consultant has been selected to develop the CEP process and finalize the plan by late 2006. Next steps: Provide update to Council by the end of the year.
- Established the City Lands Encroachment By-law.
- Secured Green Municipal Enabling Fund (GMEF) funding for the Solid Waste Management System Strategic Plan. Next steps: Explore proven technologies to ensure Guelph's waste management system is the most effective and efficient possible with particular attention on the management of organic waste and processing residues.
- Partnered with Guelph Hydro to secure funding for the collection of landfill gas and installation of a landfill gas recovery and cogeneration facility.

6 TO HAVE EXEMPLARY MANAGEMENT PRACTICES

Providing the community with affordable, effective and responsive services.

KEY ACCOMPLISHMENTS AND NEXT STEPS

- Streamlined the 2006 budget process. Next steps: Complete and fully implement process for the 2007 budget process.
- Approved conceptual design for the Civic Administration Centre Complex; demolition of Memorial Gardens is underway; green innovations and healthy living spaces will be blended into the design; detailed design is complete. Next steps: Report to Council by end of June 2006 with recommendations regarding tender award. Tender to be considered by Council by end of June.
- Established a corporate communications team. Next steps: Revisit existing communications plan; establish a revitalized corporate program to foster community participation in and support for City programs, and to enhance delivery of information to the community.
- Continued to align Departmental Business Plans with Council Strategic Plan.
- Completed Strategic Plan verification to ensure alignment of areas of focus and the achievement of corporate goals and objectives.
- Completed and began implementation of the corporate realignment plan to facilitate efficiencies and enhancements in service delivery. Next steps: Provide periodic updates to Council on progress.
- Updated ward boundaries, implemented new voting equipment, and procured a new electronic poll tabulator system for Election 2006. This system has enhanced accessibility features including audible voting for the visually impaired.
- Undertook the implementation of a new Geographical Information System. Next steps: Apply to City-wide Intranet; business development application; provide Internet access to GIS application.
- Began the implementation of the electronic document management project. Next steps: Prepare the organization; procure the systems and implement the policies, procedures and software over the next three years.
- Initiated an efficiency/effectiveness audit of solid waste management operations. Next steps: Recommendations for improvement to be presented to Council for approval during late 2006.
- Initiated US-EPA best management practices (endorsed by MOE) at the wastewater treatment facility.

- BYLAWS -

- June 19, 2006 -	
<p>By-law Number (2006)-18058 A by-law to remove land from Part Lot Control. (Block 49, Plan 61M119, designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Reference Plan 61R10303)</p>	<p>A by-law to remove land from Part Lot Control.</p>
<p>By-law Number (2006)-18059 A by-law to authorize the execution of an Agreement between Golder Associates and The Corporation of the City of Guelph. (Guelph Groundwater Monitoring Project 06-034)</p>	<p>A by-law to authorize the execution of an agreement with respect to the Guelph Groundwater Monitoring Project 06-034.</p>
<p>By-law Number (2006)-18060 A by-law to amend By-law (1996)-15200, as amended, being a by-law to provide rules for governing the order and procedures of the Council of the City of Guelph, and to adopt Municipal Code Amendment #398</p>	<p>A by-law to amend the Procedural By-law as approved by Council June 5, 2006.</p>
<p>By-law Number (2006)-18061 A by-law to authorize the execution of a Subdivision Agreement between Nathan Reid Holdings Ltd., The Corporation of the City of Guelph and Reidco (86) Ltd. (Dawn Avenue Subdivision, Phase 2)</p>	<p>A by-law to authorize the execution of the Subdivision Agreement for the Dawn Avenue Subdivision, Phase 2.</p>
<p>By-law Number (2006)-18062 A by-law to authorize the execution of an Agreement between Her Majesty The Queen in Right of Ontario as represented by the Minister of Transportation and The Corporation of the City of Guelph. (authorized requester agreement with respect to driver's licence abstracts)</p>	<p>A by-law to authorize the execution an Agreement with respect to driver's license abstracts.</p>
<p>By-law Number (2006)-18063 A by-law to authorize the execution of an agreement between AquaResources Inc. and The Corporation of the City of Guelph. (Guelph Source Protection Project – 06-041)</p>	<p>A by-law to authorize the execution of an agreement with respect to the Guelph Source Protection Project 06-041.</p>