

## AGENDA

### GUELPH CITY COUNCIL

**December 18, 2006 - 6:30 p.m.**

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

The Guelph Youth Singers will be performing a medley of seasonal songs at 6:15 p.m.

- O Canada – Guelph Youth Singers
- Silent Prayer
- Disclosure of Pecuniary Interest
- Confirmation of Minutes – November 20 and December 4, 2006 (Councillor Kovach)  
*“THAT the minutes of the Council meeting held November 20 and December 4, 2006 and the minutes of the Council meeting held in Committee of the Whole on November 20 , 2006 be confirmed as recorded and without being read.”*

#### REGULAR MEETING

#### DELEGATIONS

Resolution (Councillor Bell)

*“THAT persons desiring to address Council be permitted to do so at this time.”*

Delegations are limited to a maximum of five (5) minutes.

There have been on requests to appear as delegations at the time of printing.

#### COMMITTEE OF THE WHOLE

Resolution – Councillor Billings

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

#### REPORTS FROM COMMITTEES OF COUNCIL AND OTHER COMMITTEES

- a) Striking Committee – 1<sup>st</sup> Report

***“THAT the FIRST REPORT of the Striking 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 Burcher)

***“THAT the Committee rise with leave to sit again.”***

Resolution:- proceedings in Committee of the Whole (Councillor Farrelly)

***“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 Findlay)

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 Hofland)

## **QUESTIONS**

## **MAYOR’S ANNOUNCEMENTS**

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

## **NOTICE OF MOTION**

## ADJOURNMENT

Council Committee Room B  
November 20, 2006 5:00 p.m.

**A meeting of Guelph City Council.**

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

Staff Present: Ms. P. Blais, Director of Human Resources;

1. Moved by Councillor Furfaro  
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) (e) of the  
Municipal Act, with respect to:

- personal matters about an identifiable individual

Carried

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

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Mayor

.....  
Clerk

Council Committee Room B  
November 20, 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: Ms. P. Blais, Director of Human Resources;

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF  
INTEREST ACT**

There were no declarations of pecuniary interest.

1. Moved by Councillor Birtwistle  
Seconded by Councillor Baily

THAT Connie Van Andel of Barcon Consulting be permitted to address Council in camera.

Carried

2. Moved by Councillor Birtwistle  
Seconded by Councillor Ferraro

Mayor Quarrie  
Ms. P. Blais

THAT direction be given to staff with respect to a personal matter about an identifiable individual.

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: None. (0)

The motion was declared Carried.

3. Moved by Councillor Birtwistle  
Seconded by Councillor Ferraro

Mayor Quarrie  
Ms. P. Blais

THAT direction be given to staff with respect to a personal matter about an identifiable individual.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Birtwistle, Downer, Ferraro, Furfaro, Hamtak, Kovach, Moziar, Schnurr and Mayor Quarrie. (11)

VOTING AGAINST: Councillors Burcher and Laidlaw. (2)

The motion was declared Carried.

4. Moved by Councillor Birtwistle  
Seconded by Councillor Ferraro

Mayor Quarrie  
Ms. P. Blais

THAT direction be given to staff with respect to a personal matter about an identifiable individual.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Birtwistle, Ferraro, Furfaro, Hamtak, Kovach, Moziar, Schnurr and Mayor Quarrie. (10)

VOTING AGAINST: Councillors Burcher, Downer and Laidlaw.  
(3)

The motion was declared Carried.

The meeting adjourned at 5:20 o'clock p.m.

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Mayor

.....  
Clerk

Council Chambers  
November 20, 2006

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

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

Absent: Councillor Furfaro

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. G. Stahlmann,  
Director of Community Services; Mrs. L.A. Giles,  
City Clerk/Manager of Council Administrative  
Services; and Ms. J. Sweeney, Council Committee  
Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF  
INTEREST ACT**

Councillor Baily declared a possible pecuniary interest with  
respect to Consent Report A-2, relating to a recount under the  
Municipal Elections Act because she is a candidate involved in the  
recount of Ward 1 ballots and did not discuss or vote on the matter.

Councillor Billings declared a possible pecuniary interest with respect to Consent Report A-2, relating to a recount under the Municipal Elections Act because she is a candidate involved in the recount of Ward 6 ballots and did not discuss or vote on the matter.

Councillor Hamtak declared a possible pecuniary interest with respect to Consent Report A-2, relating to a recount under the Municipal Elections Act because he is a candidate involved in the recount of Ward 6 ballots and did not discuss or vote on the matter.

1. Moved by Councillor Laidlaw  
Seconded by Councillor Bailly

THAT the minutes of the Council meetings held on October 10, 16 and 23, 2006 and the minutes of the Council meetings held in Committee of the Whole on October 16 and 23, 2006 be confirmed as recorded and without being read.

Carried

## **PRESENTATIONS**

Dawn Bennett on behalf of The Ontario Heritage Trust Fund was present and assisted the Mayor with the presentations to the following:

- Recognition Certificate to the Loretto Task Force, Alastair Summerlee accepted the Certificate on behalf of the Task Force and members of the Task Force present received commemorative pins
- Lifetime Achievement Award to Gil Stelter

## **REGULAR MEETING**

2. Moved by Councillor Schnurr  
Seconded by Councillor Billings

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

Carried

**Councillor Birtwistle presented the TWELFTH REPORT of the Planning, Environment & Transportation Committee.**

## **Amendments to Sewer Use By-law (1996)-15202**

3. Moved by Councillor Birtwistle  
Seconded by Councillor Bailly

THAT the following amendments to the Sewer Use By-law (1996)-15202 be approved:

1. Schedule "F" – the fee formula for fees to be paid during an Overstrength Surcharge Agreement or an Overstrength Surcharge Compliance Agreement; and

Dr. J.L. Laird  
Mr. D. Kennedy

2. Schedule “K” – the Overstrength Surcharge Agreement (OSA), as amended.

Carried

### **York Road Environmental Assessment**

Mr. J. Riddell

4. Moved by Councillor Birtwistle  
Seconded by Councillor Baily  
THAT the Report 06-95 regarding the Environmental Assessment for York Road between Wyndham Street and the east City limits from Planning and Development Services, dated October 23, 2006, be received;

AND THAT staff be authorized to proceed with the completion of the Environmental Assessment Report for York Road between Wyndham Street and the east City limits, based on the Class Environmental Assessment process, as outlined in this report dated October 23, 2006.

Carried

### **Dedication of City Open Space to Edward Johnson**

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

5. Moved by Councillor Birtwistle  
Seconded by Councillor Baily  
THAT Council support, in principle, dedicating the proposed City open space at 59 Carden St. in front of the future POA courthouse to Edward Johnson, subject to staff conferring with appropriate stakeholders, including the POA court;

AND THAT staff be directed to secure agreement on the dedication and a specific name for the site from potential partners and report back to Council in 2007.

Carried

### **CONSENT AGENDA**

The following item #A-2 was extracted from the Consent Agenda to be voted on separately.

6. Moved by Councillor Kovach  
Seconded by Councillor Birtwistle  
THAT the balance of the November 20, 2006 Consent Agenda as identified below, be adopted:

#### **a) 2007 Council Regular Meeting Schedule**

Mrs. L.A. Giles  
Senior Management Team

THAT the 2007 regular meeting schedule for City Council meetings be approved as follows:



January 8 and 22	July 16
February 5 and 19	August 13
March 5	September Tuesday 4 and 17
April 2 and 16	October 1 and 15
May 7 and Tuesday 22	November 5 and 19
June Tuesday 5 and 18	December 3 and 17

AND THAT the 2007 Council Planning meetings be held on the following dates:

January 15	June 11
February 12	September 10
March 26	October 9
April Tuesday 10	November 12
May 14	December 10.

Carried

### **Recount Under the Municipal Elections Act**

7. Moved by Councillor Kovach

Seconded by Councillor Burcher

Mrs. L.A. Giles

THAT the City Clerk and Returning Officer be directed to conduct a recount of the votes cast for the Offices of Councillor Ward One and Councillor Ward Six.

Carried

8. Moved by Councillor Baily

Seconded by Councillor Hamtak

THAT the Committee rise with leave to sit again.

Carried

9. Moved by Councillor Billings

Seconded by Councillor Schnurr

THAT the action taken in Committee of the Whole in considering reports and correspondence, be confirmed by this Council.

Carried

### **BY-LAWS**

10. Moved by Councillor Birtwistle

Seconded by Councillor Downer

THAT leave be now granted to introduce and read a first and second time By-laws Numbered (2006)-18180 to (2006)-18203, inclusive.

Carried

The By-laws were read a first and second time at 6:50 o'clock p.m.

Council went into Committee of the Whole on By-laws Numbers (2006)-18180 to (2006)-18203, inclusive.

Mayor Quarrie in the Chair.

At 6:53 o'clock p.m., the Committee rose and reported By-laws Numbered (2006)-18180 to (2006)-18203, inclusive, passed in Committee without amendment.

11. Moved by Councillor Burcher  
Seconded by Councillor Laidlaw  
THAT By-laws Numbered (2006)-18180 to (2006)-18203, inclusive, be read a third time and passed.

Carried

The By-laws were read a third time and passed at 6:54 o'clock p.m.

## **QUESTIONS**

Council had no questions.

## **MAYOR'S ANNOUNCEMENTS**

The Mayor thanked members of Council and Staff for their contribution to the City over the past three years.

Presentations were made to the following outgoing members of Council:

Councillor Laura Baily  
Councillor David Birtwistle  
Councillor Cathy Downer  
Councillor Ray Ferraro  
Councillor Furfaro, who was not able to attend  
Councillor Peter Hamtak  
Councillor Dan Moziar  
Councillor Dan Schnurr

Councillor Kovach thanked the Mayor for her commitment to the City over the past three years and a presentation was made to the Mayor.

Councillor Ferraro thanked the Staff for their work, and extended congratulations to the in coming Council.

The Mayor presented her closing address in which she thanked Councillors, staff and other citizens in the City.

**ADJOURNMENT**

The meeting adjourned at 7:10 o'clock p.m.

Minutes read and confirmed December 18, 2006.

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Mayor

.....  
Clerk

The Main Theatre, River Run Centre  
December 4, 2006

The inaugural meeting of Guelph City Council convened at 7:00 p.m.

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein.

Amy Nodwell lead the signing of O Canada.

Lois A. Giles, City Clerk opened the meeting with a short silent prayer.

Lois A. Giles, City Clerk administered the Declaration of Office to the Mayor and Members of Council.

Mayor Farbridge presented her inaugural address.

2. Moved by Councillor Billings  
Seconded by Councillor Burcher  
THAT the Mayor's Inaugural Address be incorporated into the minutes of this meeting.

Carried

Mayor Farbridge's Inaugural Address.

Welcome everyone and thank you for taking the time this evening to mark the inaugural meeting and swearing in of the 2006-2010 Guelph City Council.

I would like to begin by acknowledging the contributions of several people.

First, I would like to recognize the commitment and hard work of the previous term of Council under the leadership of Mayor Kate Quarrie.

There are always differences between any two terms of Council – new faces and new priorities. However, as our new members of Council will soon learn, no one escapes the significant time commitment and personal sacrifice that comes with serving your community in this way.

As elected officials, we all share one thing in common – a strong loyalty to our city and a dedication to seeing it prosper.

I would also like to pay tribute to the many men and women – the City's staff – who, day in and day out, keep our city running. Their dedication to public service is tremendous.

My objective is to distinguish the City of Guelph as an employer of choice in the municipal sector because of a commitment to equity, professional development, and excellence in public service.

And a final special note of thanks to one City staff member, Joyce Sweeney, who has made this evening so special tonight.

During this next term of Council, we must tackle our challenges with intelligence and innovation.

My leadership over the next four years will be distinguished by the principles of partnership, public involvement, trust and respect.

Partnerships allow us to harness the many talents and energies in our community. With effective partnerships, we can take advantage of all the opportunities that are open to us.

For example, the City has a role in facilitating partnerships between industry and our training and educational institutions – our schools, colleges and universities. Such a partnership can help develop a skilled workforce that is responsive to changes in the economy.

The University of Guelph provides us with a tremendous asset in terms of research and skills. By strengthening initiatives like the Guelph Partnership for Innovation, we can leverage this asset to foster new business development.

The Guelph Economic Development Advisory Committee has already indicated they want to move forward quickly and I have spoken with our Economic Development Department to arrange for these discussions to begin.

Another vital partnership is the one with our neighbour, the County of Wellington. We share in the delivery of many essential services. As we strengthen our collaboration around these services, we may find other ways to improve the quality of the delivery of services to all our residents.

Almost ten years ago, we developed the principles on which the civic administration would engage with the public, specifying the rights and responsibilities of both sides. I have already committed to reviewing these principles to ensure they continue to be relevant and responsive to the needs of the community.

I will ensure that all delegations to City Hall have a voice. More ward meetings are being planned and members of Council are

already exploring all the ways we can share information and receive input.

In our new Council we have people with experience in business, health and wellness, planning, urban design, construction, project management, housing, banking and finance, community development, environmental protection and intergovernmental affairs.

We must embrace this diversity of experience and draw strength from it.

We must build a decision-making environment that is based on trust and cooperation.

Members of Council have already participated in extensive orientation and training with senior staff. I will create further opportunities for dialogue and interaction between members of Council and staff. I will also encourage Councillors to take advantage of opportunities for professional development.

Working together in an atmosphere of trust and respect, we will achieve our common vision of the future for Guelph.

Members of Council, there are many issues that require your direction – issues of fiscal responsibility, industrial development, the new main library, infill development, recreation as well as how we will engage our young people and recognize the role newcomers will play in our future finding new ways to promote cultural inclusivity and services for new Canadians in our community.

Over the next few weeks, I will be making a number of recommendations to strengthen our ability to meet our fiscal responsibilities.

We will change the budget process to ensure staff receive clear direction on priorities and guidelines for budget development. A committee of Council will receive a mandate for reviewing all City services and functions over the four-year term.

Council committees will be realigned to ensure that economic development, strategic planning and intergovernmental liaison are a permanent feature of Council's agenda.

We will focus on building relationships with other orders of government. This is essential if we want to ensure that Guelph is not overlooked by federal and provincial funding programs.

We are fortunate to have Gloria Kovach, president of the Federation of Canadian Municipalities, on our Council. We must not squander the opportunity to form partnerships with other government bodies that her insight affords us.

The Economic Development Department will deliver a new marketing plan in the next few months to aggressively recruit new business to Guelph. They will be looking to develop new relationships regionally, provincially and nationally. There will also be a renewed focus on working with existing businesses on their expansion plans.

We will give industrial, infill and brownfield development approvals priority at City Hall. We need to move quickly and issue a request for proposal from the private sector to redevelop the IMICO lands.

We will change our reputation as a difficult place to do business and we will do it in time for the ground-breaking of the Hanlon Creek Business Park.

I want to be clear. This does not mean sacrificing community goals and objectives. It means removing unnecessary roadblocks and inefficiencies in our system that only frustrate good development.

We will do this by implementing a team-based approach for processing all approval requests. We will engage all our stakeholders – large and small - in a dialogue to ensure these changes meet with success.

This Council will open the new Civic Administration Centre. We should acknowledge the extensive work of the previous Council and City staff in bringing this project forward.

However, we also need to be aware of the impact the new Centre will have outside of City Hall.

The consolidation of several city departments into one new building will leave a significant amount of vacant commercial real estate in the downtown.

We need an investment incentive strategy that will encourage the type of redevelopment in these buildings that will be an asset to our city.

We need to maximize the redevelopment potential of the Baker Street Parking Lot. This, coupled with the recommendations of the Downtown Advisory Group, will go a long way towards increasing

the value of commercial real estate and will benefit the City's bottom line.

While a long-term Waste Management Master Plan has been initiated, we simply cannot wait two or more years to act. It is not acceptable to truck our green bags to New York to be burned.

I have asked the CAO and Director of Environmental Services to bring forward options for Council's consideration in January. This will allow us to bring our composting system back on track as soon as we can address all Ministry concerns regarding building safety and odour issues.

I am pleased to note that MPP Liz Sandals has already indicated to me her commitment to assist us with the Ministry approvals we will need to bring our composting facility back on line.

We must also move quickly to secure the City's water supply. I have two recommendations for Council.

First, receive the full fifty-year Water Management Master Plan – at the moment only the first four years have received approval. This is a comprehensive and well-prepared report that provides a menu of options that we can consider to meet our future water needs.

Second, I recommend we direct staff that they can work from that menu of options but with one exception - a pipeline has no place in Guelph's future.

Let's make it simple. Our residents deserve a clear statement of Council's intent and not the prospect of revisiting this debate in 2010.

Almost a hundred years ago, our city officials purchased 70 acres of farmland in Puslinch Township to establish the Arkell Spring Grounds. Over the years, additional public investments were made to protect the aquifer. Today, the Arkell Spring Grounds provide almost 60 percent of Guelph's water.

I never cease to marvel at the foresight of our city leaders in securing a water supply that would be meeting the needs of our community a century later.

What can we do today that will have a similar impact on our community - today and in a hundred years?

There are many opportunities. I will just mention four.



We are already working on a Community Energy Plan. If we get it right we can protect our residents from rising energy costs while enhancing the competitiveness of our industry.

The level of buy-in by stakeholders in this community initiative is impressive, often not achieved, and demonstrates the power of partnership. Guelph Hydro, Union Gas, the City of Guelph, the University of Guelph, the Upper Grand District and Wellington Catholic Separate School Boards, the Chamber of Commerce, the Guelph Development Association, Friends of Guelph and many individuals all are working hard to deliver their report to Council in January. We look forward to being part of its implementation.

Second, community health leaders have told me that we should be planning to meet the current and future social and community health needs of our community just as comprehensively as we plan the next road or waste water treatment expansion.

Will we have enough long-term care beds for an aging population? How will we address poverty issues? Will we be able to meet the mental health care needs of children, youth and adults?

I will create a Mayor's Community Health Advisory Council, to make strategic recommendations for the future. This is a complicated issue, involving many stakeholders. It will take time but we are committed to delivering a Community Health Strategy that meets our needs by the end of this term.

The success of our growth strategy will also depend upon our ability to meet the social infrastructure needs of our residents.

Together we can build a community in the future where everyone can live in dignity – regardless of age, health or personal circumstance.

Third, we are poised for a cultural awakening in Guelph.

Guelph is rich in culture and heritage but we are far behind other cities, both large and small, in recognizing the benefits of investing in our own cultural assets to enhance economic prosperity, quality of life and city identity.

By providing some assistance – with planning, funding and promotional support – we can ensure that culture and heritage plays a significant role in our future.

We will work with key stakeholders in the community to place Guelph at the forefront of culturally-recognized cities.

A commitment to culture will be part of achieving our economic and community development goals.

And finally, my mandate is to distinguish Guelph as a well-run, progressive and beautiful city with a reputation for tackling challenges with intelligence and innovation.

One of the most challenging and complex tasks will be to accommodate the province's Places to Grow strategy - and it will be done but with our own vision for Guelph firmly in mind. We need to provide a solution to growth that reflects our community's unique identity.

We need to maintain a rate of growth that is in line with our ability to pay for it. That is to say, we must have the resources to build a prosperous, well-maintained and vibrant community for everyone.

We have the vision. There is widespread agreement within our community on the principles of Smart Guelph. The last term of Council integrated them into the terms of reference for the future Growth Management Strategy. We know where we are going.

But it is in the the day-to-day decisions - on waste management, water supply, infrastructure development, community planning and urban design - that we bring that vision home.

Our job is to ensure that in another hundred years, the people of Guelph will look back at what we've done and say we did a good job.

I am so very excited about the opportunities before us as a community.

I have confidence in the men and women who are ready to lead this community over the next four years. Together we will make it happen.

Ladies and gentlemen, I give you your 2006-2010 Guelph City Council.

Thank you.

2. Moved by Councillor Kovach

Seconded by Councillor Laidlaw

THAT the Guelph City Council Inaugural meeting of December 4, 2006 be adjourned.

Carried

The meeting adjourned at 7:30 o'clock p.m.

Minutes read and confirmed December 18, 2006.

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Mayor

.....  
Clerk

# **REPORT OF THE STRIKING COMMITTEE**

December 18<sup>th</sup>, 2006

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

Your Striking Committee beg leave to present their FIRST REPORT as recommended at its meeting of December 11<sup>th</sup>, 2006.

## **CLAUSE 1. Act in Place of Mayor During Emergency**

THAT Councillors Kovach, Billings and Laidlaw be appointed to Act in Place of the Mayor during an emergency for a four year term expiring November 2010.

## **CLAUSE 2. Accessibility Advisory Committee**

THAT no Councillor appointments be made to the Accessibility Advisory Committee;

AND THAT the Accessibility Advisory Committee report through the appropriate Standing Committee to Council on an annual basis;

AND THAT the following citizens, Cory A. Chisholm, Thomas Goettler, Mary Grad, Laurie Lanthier, Jolyne Neil, Janice Pearce-Faubert, Jennifer Popkey Bergen, and Sharon G. Van Manen, be appointed to the Accessibility Advisory Committee for a four year term expiring November 2010.

## **CLAUSE 3. Board of Directors of Family and Children's Services**

THAT Councillor Piper be appointed to the Board of Directors of Family and Children's Services for a four year term expiring November 2010.

## **CLAUSE 4. Board of Commissioners of Guelph General Hospital**

THAT Councillor Billings, as the Mayor's designate, be appointed to the Board of Commissioners of Guelph General Hospital for a four year term expiring November 2010.

## **CLAUSE 5. Board of Directors of Guelph Hydro Inc.**

THAT Mayor Farbridge be appointed to the Board of Directors of Guelph Hydro Inc. for a four year term expiring November 2010.

## **CLAUSE 6. Board of Directors of St. Joseph's Hospital**

THAT Councillor Farrelly be appointed to the Board of Directors of St. Joseph's Hospital for a four year term expiring November 2010.

## **CLAUSE 7. Board of Trustees of The Elliott Community**

THAT Councillor Findlay, as the Mayor's designate, be appointed to the Board of

Trustees of The Elliott for a four year term expiring November 2010.

**CLAUSE 8. Downtown Board of Management**

THAT the number of Councillor appointments to the Downtown Board of Management be increased from one to two with preference being given to one Councillor representing Ward 1;

AND THAT Councillors Burcher and Bell be appointed to the Downtown Board of Management for a four year term expiring November 2010.

**CLAUSE 9. Eastview Public Liaison Committee**

THAT Councillors Beard and Bell be appointed to the Eastview Public Liaison Committee for a four year term expiring November 2010.

**CLAUSE 10. Environmental Advisory Committee**

THAT the following citizens, Scott Robertson and Paul Smith, be appointed to the Environmental Advisory Committee for a four year term expiring November 2010;

AND THAT the following citizen, Steve Barnhart, be appointed to the Environmental Advisory Committee for a one year term expiring November 2007;

**CLAUSE 11. Grand River Conservation Authority**

THAT Councillors Beard and Salisbury be appointed to the Grand River Conservation Authority for a four year term to expire November 2010.

**CLAUSE 12. Green Plan Steering Committee**

THAT the following citizens, Khaleed Khalfan, Jennifer Lynes, David McAuley, and Regg Struyk, be appointed to the Green Plan Steering Committee for a four year term expiring November 2010.

**CLAUSE 13. Guelph Growth Strategy Advisory Committee**

THAT Councillors Burcher and Laidlaw be appointed to the Guelph Growth Advisory Committee.

**CLAUSE 14. Guelph Junction Railway Company Board of Directors**

THAT the number of Councillor appointments to the Guelph Junction Railway Board of Directors be decreased from four to three;

AND THAT Councillors Billings, Farrelly, Wettstein and Mayor Farbridge be appointed to the Guelph Junction Railway Company Directors for a four year term to expire November 2010;

AND THAT two additional citizen appointments be advertised and filled;

AND THAT the Councillor appointments and the Shareholders Agreement be reviewed in two years.

**CLAUSE 15. Guelph Museums Board of Management**

THAT Councillor Hofland be appointed to the Guelph Museums Board of Management for a four year term expiring November 2010;

AND THAT the following citizens, Ann Guthrie, James Hall, Anne Holman and Rodger Tschanz, be appointed to the Guelph Museums Board of Management for a four year term expiring November 2010;

AND THAT the following citizen, Larry J. Kelly, be appointed to the Guelph Museums Board of Management for a two year term expiring November 2008;

AND THAT the following citizens, Robert Cassolato, Kevin Joseph James and Susan Watson, be appointed to the Guelph Museums Board of Management for a one year term expiring November 2007.

**CLAUSE 16. Guelph Non-Profit Housing Corporation Board of Directors**

THAT the number of Councillor appointments to the Guelph Non-Profit Housing Corporation Board of Directors be decreased from two to one;

AND THAT Councillor Bell be appointed to the Guelph Non-Profit Housing Corporation Board of Directors for a four year term expiring November 2010;

AND THAT the following citizens, David Birtwistle and Timothy McGurrian be appointed to the Guelph Non-Profit Housing Corporation Board of Directors for a four year term expiring November 2010.

**CLAUSE 17. Guelph Police Services Board**

THAT Councillor Kovach and Mayor Farbridge be appointed to the Guelph Police Services Board for a four year term expiring November 2010;

AND THAT the following citizen, David C. Clark, be appointed to the Guelph Police Services Board for a four year term expiring November 2010.

**CLAUSE 18. Guelph Public Library Board**

THAT Councillor Burcher be appointed to the Guelph Public Library Board for a four year term expiring November 2010;

AND THAT the following citizens, Doug Gruber, Eileen A. Hammill, Alan Pickersgill, and Bruce Weaver, be appointed to the Guelph Public Library Board for a four year term expiring November 2010;

AND THAT Randall Wilson representing the Wellington Catholic District School Board be confirmed in the appointment to the Guelph Public Library Board for a four year term expiring November 2010.

**CLAUSE 19. Guelph Sports Hall of Fame Board of Directors**

THAT the following citizens, Andy Behnan, Alan Ferris and John Lovelock, be appointed to the Guelph Sports Hall of Fame Board of Directors for a four year term expiring November 2010.

**CLAUSE 20. Municipal Heritage Committee: Heritage Guelph**

THAT Councillor Piper be appointed to Heritage Guelph for a four year term expiring November 2010;

AND THAT the following citizens, Doug Haines and Norman Harrison, be appointed to Heritage Guelph for a four year term expiring November 2010;

AND THAT the following citizens, Lori Gaiardo and Mary Tivy be appointed to Heritage Guelph for a one year term expiring November 2007.

**CLAUSE 21. Locomotive 6167 Restoration Committee**

THAT the following citizens, Wm. Bruce Lowe and George Renninger, be appointed to the Locomotive 6167 Restoration Committee for a four year term expiring November 2010.

**CLAUSE 22. MacDonald Stewart Art Centre Board of Trustees**

THAT Councillor Salisbury be appointed to the Board of Trustees of the MacDonald Stewart Art Centre for a four year term expiring November 2010;

AND THAT the following citizen, Tanya Lonsdale, be appointed to the MacDonald Stewart Art Centre Board of Trustees for a one year term expiring November 2007.

**CLAUSE 23. Neighbourhood Relations Advisory Committee**

THAT Councillor Burcher be appointed to the Neighbourhood Relations Advisory Committee for a four year term expiring November 2010.

**CLAUSE 24. Physician Recruitment and Retention Committee**

THAT Councillor Billings be appointed to the Physician Recruitment and Retention Committee for a four year term expiring November 2010.

**CLAUSE 25. River Run Centre Board of Directors**

THAT Councillor Wettstein be appointed to the River Run Centre Board of Directors for a four year term expiring November 2010;

AND THAT the following citizens, Christopher Clark, Margaret Guthrie, William MacTaggart, and Murray Short, be appointed to the River Run Centre Board of Directors for a four year term expiring November 2010;

AND THAT the following citizens, Lynn Broughton, Irene Matthews and Joanne McAuley be appointed to the River Run Centre Board of Directors for a one year term expiring November 2007.

**CLAUSE 26. River Systems Advisory Committee**

THAT the following citizen, Jeremy Shute, be appointed to the River Systems Advisory Committee for a four year term expiring November 2010;

AND THAT the following citizen, Karen Landman, be appointed to the River Systems Advisory Committee for a one year term expiring November 2007.

**CLAUSE 27. Site Selection Committee for the Headquarters Branch Library**

THAT Councillors Burcher and Findlay be appointed to the Site Selection Committee for the Headquarters Branch Library.

**CLAUSE 28. Wellington-Dufferin-Guelph Health Unit**

THAT Councillor Laidlaw and Mayor Farbridge be appointed to the Wellington-Dufferin-Guelph Health Unit Board of Directors for a four year term expiring November 2010.

**CLAUSE 29. Well Interference Committee**

THAT Councillors Billings, Beard and Hofland be appointed to the Well Interference Committee for a four year term expiring November 2010.

All of which is respectfully submitted.

Councillor Gloria Kovach



# CONSENT AGENDA

December 18, 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**

<b>REPORT</b>	<b>DIRECTION</b>
<p>A-1) <b>REVISED BANKING RESOLUTIONS – RBC ROYAL BANK AND CANADIAN IMPERIAL BANK OF COMMERCE</b></p> <p>THAT David Kennedy (City Treasurer) of the Corporation of the City of Guelph (the "Corporation") be and is hereby authorized for and on behalf of the Corporation to negotiate with, deposit with, or transfer to Royal Bank of Canada and the Canadian Imperial Bank of Commerce ("the Bank"), for credit to the Corporation's account only all or any cheques and other orders for the payment of money, and for that purpose to endorse the same on behalf of the Corporation either in writing or by rubber stamp;</p> <p>AND THAT all cheques of the Corporation be drawn in the name of the Corporation and be signed on its behalf by David Kennedy (City Treasurer), or Greg Beal (Deputy City Treasurer) and signed/countersigned by Karen Farbridge (Mayor);</p> <p>AND THAT David Kennedy (City Treasurer), Karen Farbridge (Mayor), Greg Beal (Deputy City Treasurer), or Larry Kotseff (Chief Administrative Officer) be and is/are hereby authorized for and on behalf of the Corporation from time to time to receive from the said Banks a statement of the account of the Corporation together with all relative vouchers and all unpaid bills lodged for collection by the Corporation and all items returned unpaid and charged to the account of the Corporation and to sign and deliver to the Banks the Banks' form of verification, settlement of balance and release;</p> <p>AND THAT David Kennedy (City Treasurer), Karen Farbridge (Mayor), Greg Beal (Deputy City Treasurer), or Larry Kotseff (Chief Administrative Officer) be and is/are hereby authorized for and on behalf of the Corporation to obtain delivery from the Bank of all or any stocks, bonds and other securities held by the Bank in safekeeping or otherwise for the account of the Corporation and to give valid and binding receipts therefore;</p>	<p>Approve</p>

AND THAT this resolution be communicated to the Banks and remain in force until written notice to the contrary shall have been given to the Manager for the time being of the branch of the Banks at which the account of the Corporation is kept and receipt of such notice duly acknowledged in writing.

**A-2) PROPOSED DEMOLITION OF A DETACHED DWELLING KNOWN MUNICIPALLY AS 11 PARK AVENUE, WARD 3**

Approve

THAT the application to demolish the detached dwelling known municipally as 11 Park Avenue be approved and that the following condition apply:

1. That the structure be photographically recorded, prior and during demolition, to the satisfaction of Heritage Guelph and entered into the City of Guelph archives.

**A-3) PROPOSED DEMOLITION OF A DETACHED DWELLING KNOWN MUNICIPALLY AS 68 BEAUMONT CRESCENT, WARD 1**

Approve

THAT the application to demolish the detached dwelling known municipally as 68 Beaumont Crescent, be received.

**A-4) EMERGENCY SERVICES – SOUTH END FACILITY**

Approve

THAT staff be directed to report back to Council through committee with respect to:

1. A preliminary concept for a south end Emergency Services facility;
2. Site options for a training facility; and
3. The future of the Wyndham St. Fire Headquarters.

**A-5) PROPOSED DEMOLITION OF A DETACHED DWELLING KNOWN MUNICIPALLY AS 165 MCWILLIAMS ROAD, WARD 6**

Approve

THAT the application to demolish the detached dwelling known municipally as 165 McWilliams Road be approved;

AND THAT Guelph City Council directs Corporate Property Services to undertake the demolition of the property.

**B ITEMS FOR DIRECTION OF COUNCIL**

**C ITEMS FOR INFORMATION OF COUNCIL**

**C-1) AMO ALERT:- PRE-BUDGET CONSULTATIONS AT STANDING COMMITTEE OF THE ONTARIO LEGISLATURE**

THAT the AMO Alert with respect to Pre-Budget Consultations at Standing Committee of the Ontario Legislature be received for information.

attach.



# City of Guelph

## FINANCE

Report: A-1

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**TO:** Council

**DATE:** December 18, 2006

**SUBJECT: REVISED BANKING RESOLUTIONS – RBC ROYAL BANK AND  
CANADIAN IMPERIAL BANK OF COMMERCE**

---

**RECOMMENDATION:**

THAT David Kennedy (City Treasurer) of the Corporation of the City of Guelph (the "Corporation") be and is hereby authorized for and on behalf of the Corporation to negotiate with, deposit with, or transfer to Royal Bank of Canada and the Canadian Imperial Bank of Commerce (the "Bank"), for credit to the Corporation's account only all or any cheques and other orders for the payment of money, and for that purpose to endorse the same on behalf of the Corporation either in writing or by rubber stamp;

AND THAT all cheques of the Corporation be drawn in the name of the Corporation and be signed on its behalf by David Kennedy (City Treasurer), or Greg Beal (Deputy City Treasurer) and signed/countersigned by Karen Farbridge (Mayor);

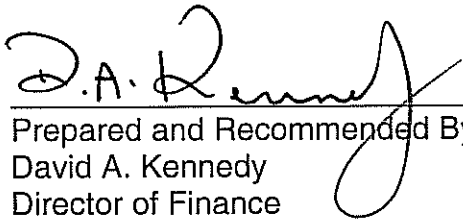
AND THAT David Kennedy (City Treasurer), Karen Farbridge (Mayor), Greg Beal (Deputy City Treasurer), or Larry Kotseff (Chief Administrative Officer) be and is/are hereby authorized for and on behalf of the Corporation from time to time to receive from the said Banks a statement of the account of the Corporation together with all relative vouchers and all unpaid bills lodged for collection by the Corporation and all items returned unpaid and charged to the account of the Corporation, and to sign and deliver to the Banks the Banks' form of verification, settlement of balance and release;

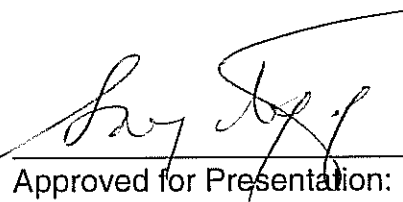
AND THAT David Kennedy (City Treasurer), Karen Farbridge (Mayor), Greg Beal (Deputy City Treasurer), or Larry Kotseff (Chief Administrative Officer) be and is/are hereby authorized for and on behalf of the Corporation to obtain delivery from the Bank of all or any stocks, bonds and other securities held by the Bank in safekeeping or otherwise for the account of the Corporation and to give valid and binding receipts therefore;

AND That this resolution be communicated to the Banks and remain in force until written notice to the contrary shall have been given to the Manager for the time being of the branch of the Banks at which the account of the corporation is kept and receipt of such notice duly acknowledged in writing.

**BACKGROUND:**

The Financial Services Agreements with the RBC Royal Bank and the Canadian Imperial Bank of Commerce are required to be updated to replace former Mayor Kate Quarrie with the incoming Mayor Karen Farbridge.

  
Prepared and Recommended By:  
David A. Kennedy  
Director of Finance  
837-5610 ext. 5606  
david.kennedy@guelph.ca

  
Approved for Presentation:  
Larry Kotseff  
Chief Administrative Officer



# City of Guelph

Report: A-2

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES (06-107)

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**TO:** Council

**DATE:** December 18, 2006

**SUBJECT:** PROPOSED DEMOLITION OF A DETACHED DWELLING KNOWN  
MUNICIPALLY AS 11 PARK AVENUE, WARD 3, GUELPH

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### RECOMMENDATION:

**THAT** the application to demolish the detached dwelling known municipally as 11 Park Avenue **BE APPROVED** and that the following condition apply:

1. That the structure be photographically recorded, prior and during demolition, to the satisfaction of Heritage Guelph and entered into the City of Guelph archives.

### BACKGROUND:

An application to demolish the existing detached dwelling at 11 Park Avenue has been received by Community Design and Development Services.

The house was recently damaged by fire and it is the intent of the owner to replace the existing footprint of the original section of the dwelling and redesign the back of the house (See Attachment 3). A Committee of Adjustment application is currently being made to obtain the variances required to permit the proposed reconstruction.

The house was on the City's Heritage Inventory. Heritage Guelph is aware of the fire-damaged condition of the house and will be consulted during the Committee of Adjustment process. A photographic record of the house has been requested. This condition is consistent with other recent Heritage Inventory demolitions undertaken in the City.

### 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.

The approval of the application is recommended, given the current condition of the structure, and that the process to replace the house with another detached dwelling is underway.

**CORPORATE STRATEGIC PLAN:**

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

**DEPARTMENTAL CONSULTATION/CONCURRENCE:**

N/A

**COMMUNICATIONS:**

N/A

**ATTACHMENTS:**

Attachment 1 – Location Map

Attachment 2 – Site Photograph

Attachment 3 -- Propose Replacement House (Draft)

  
\_\_\_\_\_  
Prepared By:

Ian Panabaker

Heritage & Urban Design Planner

837-5616 x2475

ian.panabaker@guelph.ca

  
\_\_\_\_\_  
Recommended By:

Craig Manley

Manager of Policy Planning

Community Design & Development Services

837-5616 x2426

craig.manley@guelph.ca

  
\_\_\_\_\_  
Recommended By:

James N. Riddell

Director

Community Design and Development Services

837-5616 x2361

jim.riddell@guelph.ca

  
\_\_\_\_\_  
Approved for Presentation:

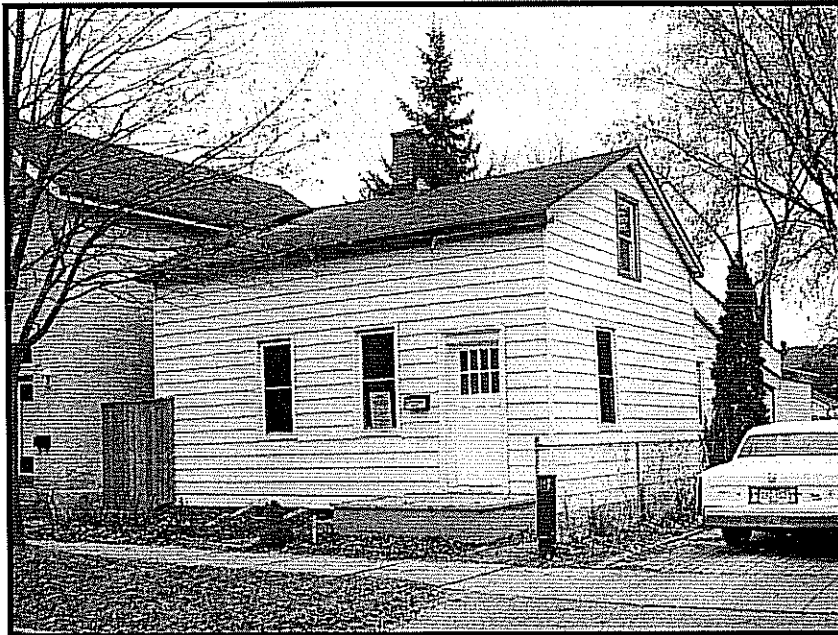
Larry Kotseff

Chief Administrative Officer

## ATTACHMENT 1 – LOCATION MAP

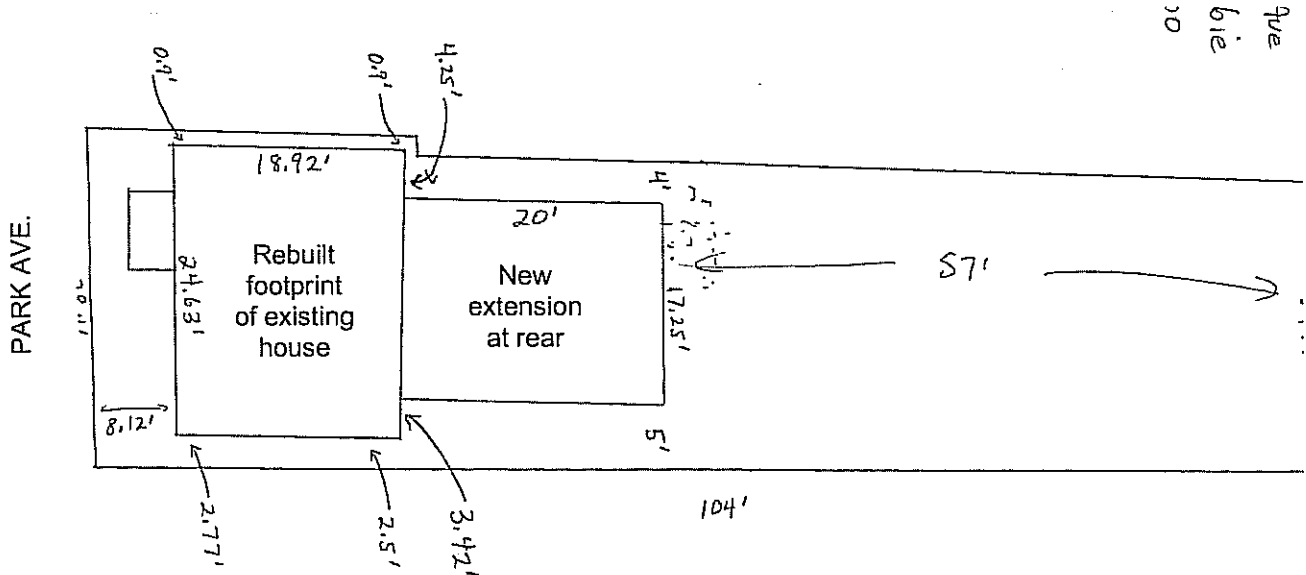


## ATTACHMENT 2 – SITE PHOTOGRAPH

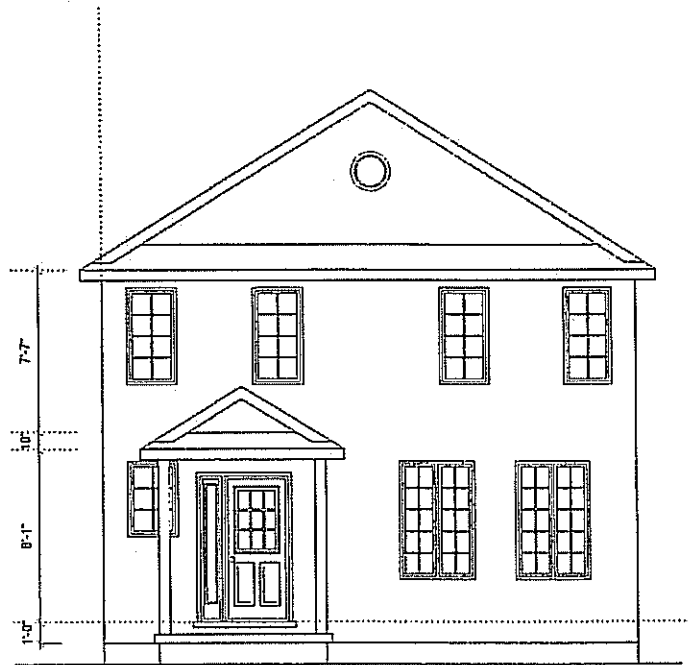


View of Existing House at 11 Park Avenue  
(note the fire fighting access hole on the roof)

# ATTACHMENT 3 – PRELIMINARY REPLACEMENT HOUSE PLANS (Subject to Committee of Adjustment decision)



Preliminary Site Plan



FRONT

Proposed Front Elevation of 11 Park





# City of Guelph

Report: A-3

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES (06-104)

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**TO:** Council

**DATE:** December 18, 2006

**SUBJECT:** PROPOSED DEMOLITION OF A DETACHED DWELLING KNOWN  
MUNICIPALLY AS 68 BEAUMONT CRESCENT, WARD 1, GUELPH

---

### RECOMMENDATION:

**THAT the application to demolish the detached dwelling known municipally as 68 Beaumont Crescent BE APPROVED.**

### BACKGROUND:

An application to demolish the existing detached dwelling at 68 Beaumont Crescent has been received by Community Design and Development Services.

The land where the house is situated is zoned B.4 (Industrial). The owner, Durose Manufacturing Ltd. has submitted an application for Site Plan Approval to expand its facilities and utilize this part of its site for its operations.

The house is not on the City's Heritage Inventory.

### 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.

The approval of the application is recommended since the new proposed use for the site is in keeping with the long-term employment lands strategy for the area.

### CORPORATE STRATEGIC PLAN:

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

*A Great Place to Call Home*

**DEPARTMENTAL CONSULTATION/CONCURRENCE:**

N/A

**COMMUNICATIONS:**

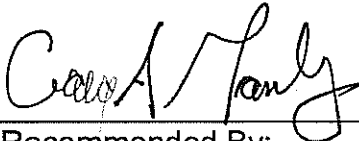
N/A

**ATTACHMENTS:**

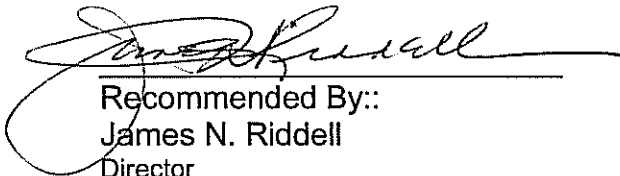
Schedule 1 – Location Map  
Schedule 2 – Site Photograph



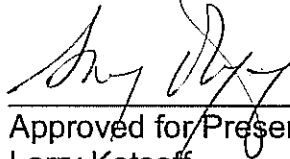
Prepared By:  
Ian Panabaker  
Heritage & Urban Design Planner  
837-5616 x2475  
ian.panabaker@guelph.ca



Recommended By:  
Craig Manley  
Manager of Policy Planning  
Community Design & Development Services  
837-5616 x2426  
craig.manley@guelph.ca



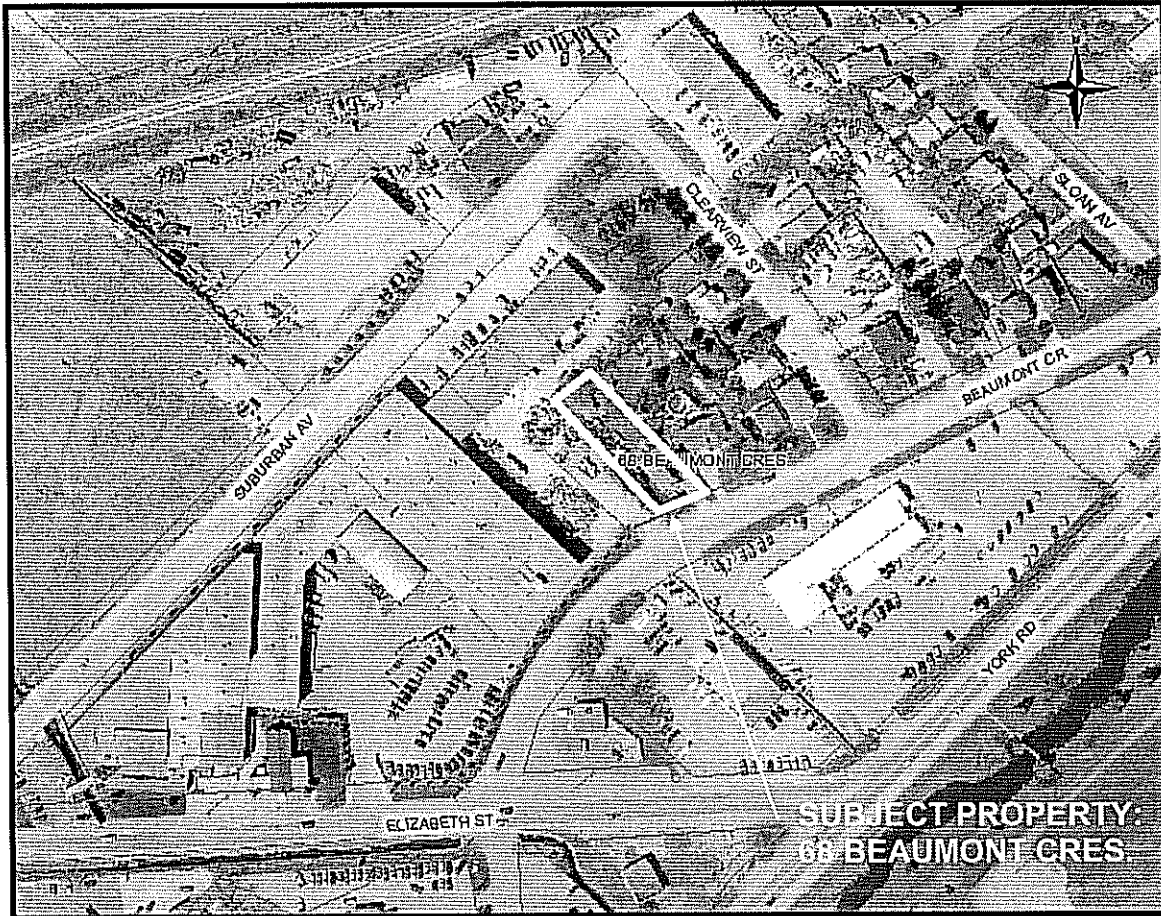
Recommended By::  
James N. Riddell  
Director  
Community Design and Development Services  
837-5616 x2361  
jim.riddell@guelph.ca



Approved for Presentation:  
Larry Kotseff  
Chief Administrative Officer

T:\Planning\DEMOLITION REPORTS\Beaumont, 68\06-104) DemolitionReport 68 Beaumont.doc

## SCHEDULE 1 – LOCATION MAP



## SCHEDULE 2 – SITE PHOTOGRAPH



View of Existing House at 68 Beaumont Crescent:  
Note that the house is already behind the previously constructed Durose fenceline.



# City of Guelph

## CORPORATE SERVICES

A-4

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**TO:** Council

**DATE:** 2006/12/18

**SUBJECT: EMERGENCY SERVICES - SOUTH END FACILITY**

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### **RECOMMENDATION:**

THAT staff be directed to report back to Council through committee with respect to:

1. A preliminary concept for a south end Emergency Services facility;
2. Site options for a training facility; and
3. The future of the Wyndham St. Fire Headquarters.

### **BACKGROUND:**

In 2002 Staff undertook a study of existing fire station locations and analyzed the future needs of additional fire stations. On July 14, 2003 Council passed the following resolution – THAT Scenario #1 be approved with respect to the City Wide Fire Services Study:

#### **Scenario # 1 – Five Fire Stations**

- Station # 1 Wyndham St. – future of station to be determined in conjunction with the addition of a south end fire facility.
- Station # 2 Speedvale Ave. – remain in the current location.
- Station # 3 Stone Rd. - remain in the current location.
- Station # 4 Imperial Rd. – remain in the current location.
- Addition of an east end station in 2004.
- Addition of a south end fire facility to comprise of a fire station, administration & communication centre and training complex.

The east end station was opened on October 30<sup>th</sup>, 2005. This completed the first part of the 2003 Fire Services Study, (see appendix #1 – 2003 Fire Services Study.) The South End Fire Station, Communications Centre and Training Complex would complete the intended outcomes of the 2003 City Wide Fire Study. This would fulfill scenario #1 as approved by Council at that time. In this regard staff commenced a site search for potential South End sites.

**On September 6, 2005 Council passed the following resolutions:**

THAT staff explores capital funding models and associated operating costs to advance the construction of the south end fire and emergency services facility to the fiscal year 2007;

AND THAT the matter be brought to Finance and Administration Committee prior to and in time for Council to consider as part of the upcoming 2006 budget process.

Subsequently, as part of the 2006 budget process, the Fire Station component of the overall facility was placed in the 2007-2008 capital budgets. The Training Grounds were placed in the 2009 capital forecast, to be phased in at a later date as per Councils direction on February 15, 2006.

**On September 19, 2005 Council passed the following resolution:**

THAT the Harvard Rd. Ambulance site be relocated within the first year of the Land Ambulance Service contract.

The above resolution was a result of complaints received from adjacent residents to the ambulance base. The intent of the resolution was to work with the Provider to locate a suitable location for a future ambulance base station. One possible alternative would be to locate this need in the south end in conjunction with the fire station.

**REPORT:**

**The Training Grounds**

The 2003 Fire Services Study Report identified the need for a new training ground to replace outdated existing training grounds located at Headquarters.

Upon review of other training grounds for these purposes it was determined that such a project would require an area of about 5-7 acres. Consideration was given in the 2003 City Wide Fire Services Study the possibility of locating the training grounds along with the fire station complex but the study did not consider future adjacent land uses at the time. Locating a training ground in this area is incompatible with nearby land uses. In this proximity there is a church and a

secondary school, residential occupancies. There are additional lands designated for future corporate business uses and area parks that will be problematic with this type of activity due to smoke, open burning which causes a nuisance to area occupancies.

### **Fire Station, Support Services, Communications, Ambulance**

Staff reported in February 2006 that approximately 3 acres were required to accommodate a fire station, support services, communications and ambulance base station. At the same time Police Services expressed interest in partnering at a south end location.

### **Police Services in South End**

In May 2006, staff had discussions with Police Services in regard to a joint facility in the South end following a Police Services Board resolution approved in September 2005 to pursue opportunities for shared facilities with other emergency service agencies. Further, in discussion with Police Services staff the proposal was to relocate approximately 30-40 staff (administrative and operational) from downtown to a south-end location. A building of approximately 16,000 sq. ft. was identified. This would require an additional 2 acres of land in the south end along with Fire and Ambulance needs. The Police component of the facility would relieve space inadequacies previously identified at Police Headquarters (15 Wyndham Street, South)

Emergency Services and Police Services Staff have indicated that a joint facility is expected to result in several efficiencies and benefits for the City as follows:

- Design fees reduced (one facility provides economy of scale)
- Building construction costs reduced (joint walls)
- Building system costs reduced (centralized HVAC, telephone, electrical systems, etc.)
- Site servicing and improvement costs reduced (landscaping, parking, service connections)
- Possibility of joint staff service and training areas.
- Wyndham St. Police station would be partially vacated and renovated to address current space inadequacies and allow for growth approximately 20-years into the future, as well as relieving parking pressures at Fountain Street
- Provides police presence in South end
- General efficiencies arising from having emergency services together at one location (training opportunities, communications, events, etc.)

On this basis, staff planned a site to provide for a joint-use facility expected to comprise of the following components:

Component	Approx. Bldg. Area (sq. ft.)
Fire	21,000
Ambulance	5,000
Police	15,000
<b>Total:</b>	<b>41,000</b>

### **50 Wyndham St. South**

In keeping with the 2003 Fire Services Study and the July 2003 Council resolution staff propose to review all options for the Downtown Station and report back to Council through committee with regard to the recommended future of the 50 Wyndham St. Station.

### **CORPORATE STRATEGIC PLAN:**

This initiative supports the following Corporate Strategic Directions:

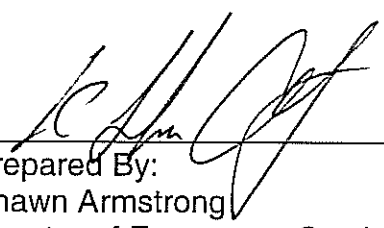
1. To manage growth in a balanced, sustainable manner.
4. To enhance community wellness.
6. To have exemplary management practices.

### **COMMUNICATIONS:**

To be reported through committee as options are developed.

### **ATTACHMENTS:**

**Appendix # 1 – 2003 Fire Services Study**

  
Prepared By:  
Shawn Armstrong  
Director of Emergency Services  
519-824-6590  
[Shawn.Armstrong@guelph.ca](mailto:Shawn.Armstrong@guelph.ca)

  
Approved for Presentation:  
Larry Kotseff  
Chief Administrative Officer

## APPENDIX 1





CITY OF GUELPH  
FIRE SERVICES STUDY REPORT  
to the Community Services Committee

June 2003

## 1.0 PURPOSE

This Study was initiated to develop recommendations for the future requirements of the City of Guelph's City-wide Fire Services. At a meeting of Guelph City Council held June 17, 2002, Council directed staff to review the existing fire stations response times within the City of Guelph and make recommendations on future needs.

A Project Team was assembled to provide overall direction to the Study, review all the relevant data and make recommendations to Council. The project team consisted of the following representatives:

- Councillor Gloria Kovach, Chair and Council Representative
- Hugh Cross, Deputy Fire Chief, Community Services Group
- Kim Hodgson, Assistant Chief Fire Prevention Officer, Community Services Group
- Wendy O'Donnell, Finance Department
- Scott Hannah, Planning and Building Services
- Andrew Goldie, Community Services Group
- Ian Haras, Community Services Group

## 2.0 BACKGROUND

In 1996 Council passed Resolution 1996-12-02-11 which stated *"That an Initial Response Standard be adopted to provide for an initial response crew on scene within four (4) minutes of being dispatched 90% of the time"*. This Standard has been the guiding principle for the Fire Services Project Team when making recommendations to meet the needs of today and planning the future needs for Fire and Emergency Services in the City of Guelph.

### 2.1 Current Fire Services Status

One of the first tasks completed by the Project team was to assess the service level of the existing fire stations throughout the city. Currently, the City of Guelph is serviced by 120 full-time fire department staff housed in four fire halls located throughout the city as follows:

- Fire Station #1 - 50 Wyndham Street South
- Fire Station #2 - 74 Speedvale Avenue East
- Fire Station #3 - 115 Stone Road West
- Fire Station #4 - 21 Imperial Road South

Fire station #1 also includes the City's Fire administration and communication centre with approximately 5,148 square feet of administration space for the Fire Chief, Deputy Fire Chiefs, Fire Prevention Officers and administration staff. In addition, this station also houses a mechanic bay for the servicing of fire response vehicles, an equipment repair area and a recharge and repair area for the Self Contained Breathing Apparatus (SCBA) equipment.

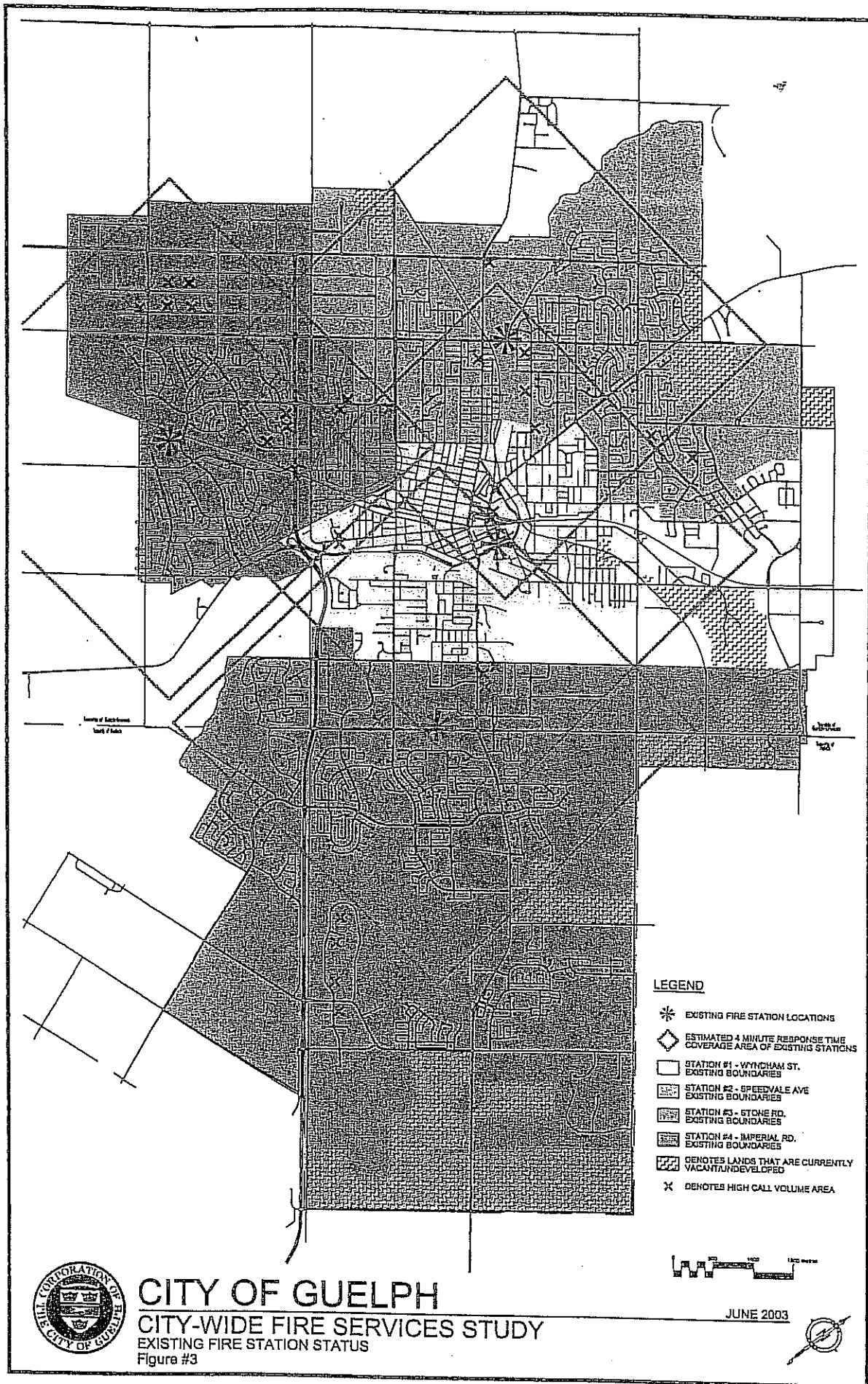
### 3.0 SUPPORTING DATA

Each of the existing four fire stations is responsible for covering a specified district within the City of Guelph and responding to a variety of emergency calls (see Figure #1).

**FIGURE #1**  
**FIRE DEPARTMENT CALL TYPE & QUANTITY BY STATION**  
August 1, 2001 - July 31, 2002

TYPE OF CALL	STATION #1 Wyndham St.	STATION #2 Speedvale Ave.	STATION #3 Stone Rd.	STATION #4 Imperial Rd.	TOTALS
Carbon Monoxide	42	50	64	30	<b>186</b>
Alarms	199	195	245	175	<b>814</b>
Fires	92	83	76	70	<b>321</b>
Hazardous Materials	29	18	16	23	<b>86</b>
Illegal Burns	32	13	19	15	<b>79</b>
Investigations	61	36	45	40	<b>182</b>
Medical Assist	646	647	444	481	<b>2218</b>
Motor Vehicle Collisions	85	125	72	130	<b>412</b>
Odours	14	5	24	7	<b>50</b>
Public Service Calls	70	56	18	21	<b>165</b>
Smoke	40	9	12	7	<b>68</b>
<b>TOTAL CALLS</b>	<b>1310</b>	<b>1237</b>	<b>1035</b>	<b>999</b>	<b>4581</b>
<b>PERCENT OF TOTAL</b>	<b>28.60%</b>	<b>27.00%</b>	<b>22.59%</b>	<b>21.81%</b>	

To determine if these four fire stations were meeting the 4-minute response time mandate as set out by Council, the stations were located on a city map and a 'diamond' pattern, that represented the estimated extents of a 4-minute response time area, (see Figure #2) were overlaid over each station's location. The four minute 'diamond' pattern was initially established by utilizing both a computer software program, input from the Ontario Fire Marshall's Office and an analysis of past City of Guelph Fire Department response records. Because of Guelph's street network the use of the diamond shape offered the most accurate representation of a typical 4-minute response area that can be realistically reached by an emergency vehicle.



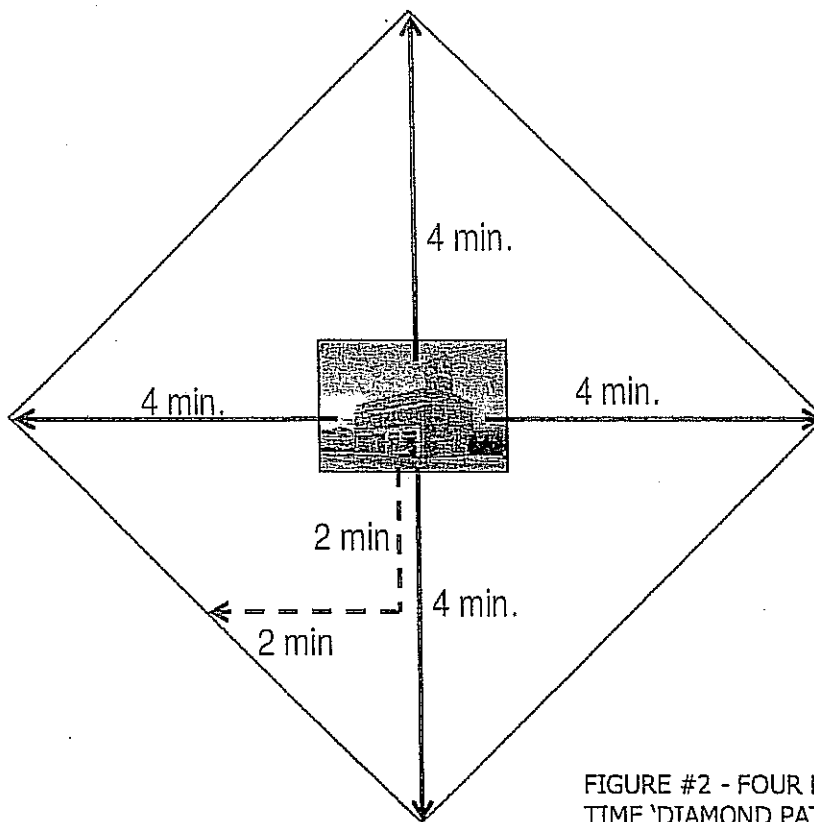


FIGURE #2 - FOUR MINUTE RESPONSE  
TIME 'DIAMOND PATTERN'

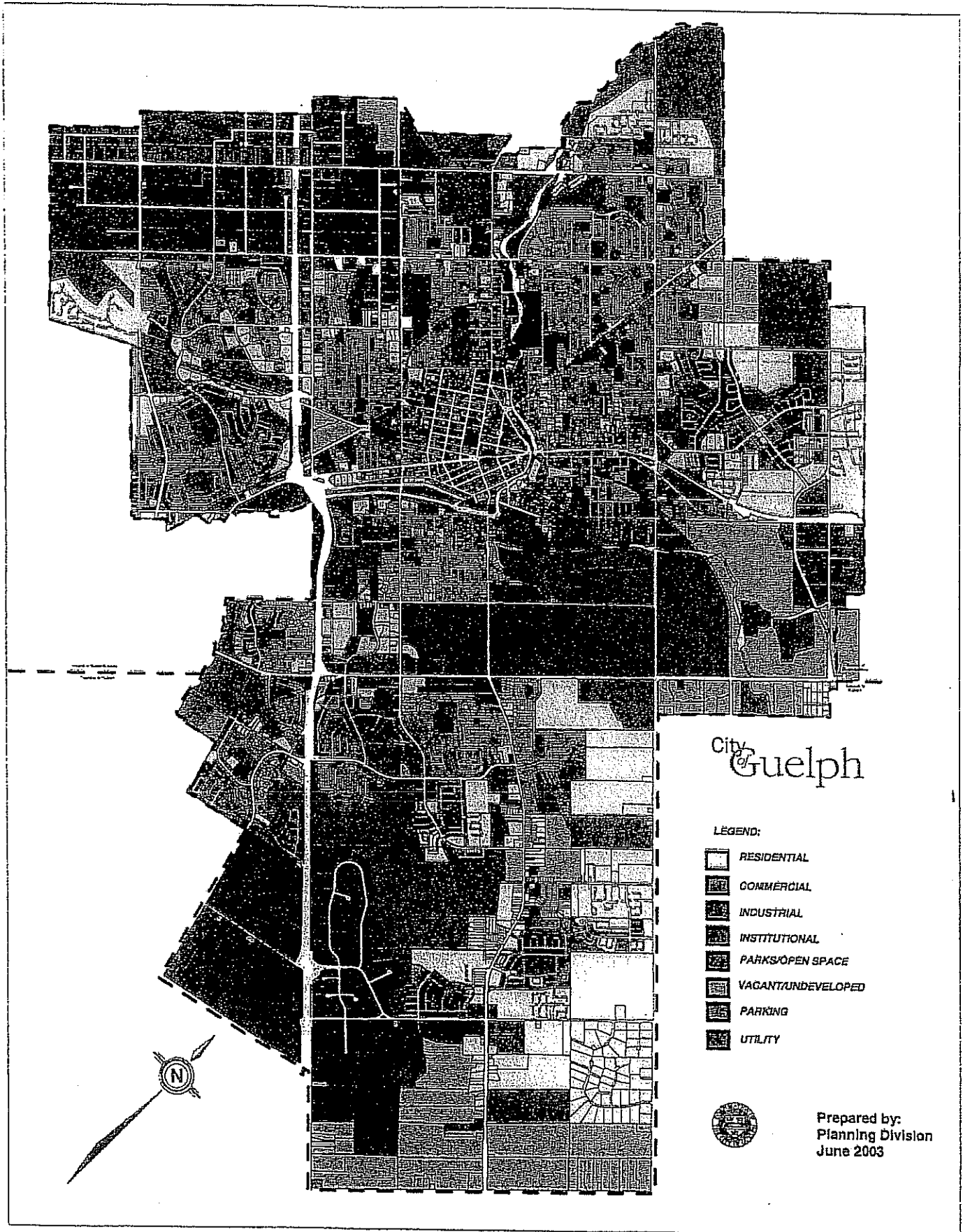
Furthermore, the '4-minute diamond' coverage area mapping was verified in the field by Fire Department staff. As part of the review the Project Team also determined high call out locations within the city and illustrated those on a map in conjunction with the existing coverage areas of each of the four existing fire stations (see Figure #3). The Project Team reviewed the highest call out locations for each station to ensure response times to these areas meet the four minute response time guidelines.

Using the data collected by the project team, it was agreed that the 4-minute diamonds were accurate enough to utilize them to determine the most appropriate locations for future fire stations while ensuring that any proposed future fire stations could still service the high call out areas. The City's Planning and Building Services department produced population projections for the City of Guelph by East, West and South sectors to the year 2021 (see Figure #4). These projections are based on the "reference" scenario recently endorsed by Guelph City Council (May 5, 2003), which projected the City to grow to approximately 150,000 by the year 2021. A map was also produced by the Planning and Building Services Department, which projected the future land use of the City in the year 2021 based on the projections and the current Official Plan (see Figure #5). The projections and mapping aided in determining the best, most effective future fire hall locations within the City.

Figure #4 Population Projections to 2021 for the City Of Guelph by Sectors					
North West					
	Total	Increase	South		
Year	Population	from 1996		Total	Increase
1996	41,769	0	Year	Population	from 1996
1998	42,627	858	1996	26,986	0
2001	44,100	2,370	1998	29,693	2,707
2011	50,300	6,200	2001	32,100	5,072
2021	51,400	7,300	2011	40,000	7,900
			2021	48,100	16,000
Increase from 2001 to 2021 =7,300					
			Increase from 2001 to 2021 = 16,000		
North East					
	Total	Increase	City Total		
Year	Population	from 1996			
1996	27,066	0	2001		106,200
1998	28,371	1,305	2011		128,900
2001	30,000	2,907	2021		144,500
2011	38,600	8,600			
2021	45,000	15,000			
Increase from 2001 to 2021 = 15,000					

The project team not only investigated possible new fire station locations, it also evaluated the existing fire station locations and determined if these locations were the most suitable when looking at the City as a whole. It is also important to note that the proposed locations of fire stations, as recommended by the Project Team, were optimally located within the City and specific sites were not selected. We feel that this would be the next logical step after Council has approved the recommendations of this Study.

FIGURE 5  
DEVELOPED AREAS 2021



## **4.0 RECOMMENDATIONS**

### **4.1 Proposed Scenarios**

The Project Team, after analyzing all the collected data, devised three Scenarios for the Committee and Council's consideration.

#### **Scenario #1 - Five Fire Stations** (see Figure #6)

- Station #1 Wyndham St. - Decommissioned & building & property sold.
- Station #2 Speedvale Ave. - Remain in current location.
- Station #3 Stone Rd. - Remain in current location.
- Station #4 Imperial Rd. - Remain in current location.
- Addition of an East End Station in 2004
- Addition of a South End Fire Facility to comprise of a Fire Station, Administration & Communication Centre and Training complex.

- An additional **20** full time fire department staff would be required in this scenario.

The Project team had S.W. Irvine & Associates complete a Market Value Appraisal of Station #1 which stated that the estimated current market value is \$938,000.00 ±5%. It is however recommended that in Scenario 1, Station #1 not be decommissioned until the proposed South End facility is in operation.

Also, in this scenario the East End Station would be similar in size to the current Station #4 with the exception of three vehicle bays instead of two. The proposed East End Station would require the additional bay to house the aerial fire vehicle from Station #1 once Station #1 is decommissioned. The aerial fire vehicle needs to stay in a more central location to effectively service all areas of the City.

#### **Scenario #2 Six Fire Stations** (see Figure #7)

- Station #1 Wyndham St. - Remain in current location.
  - Station #2 Speedvale Ave. - Remain in current location.
  - Station #3 Stone Rd. - Remain in current location.
  - Station #4 Imperial Rd. - Remain in current location.
  - Addition of an East End Station in 2004
  - Addition of a South End Fire Facility to comprise of a Fire Station and Training complex.
- An additional **40** full time fire department staff would be required in this scenario.



**Scenario #3 Five Fire Stations** (see Figure #8)

- Station #1 Wyndham St. - Decommissioned & building & property sold.
- Station #2 Speedvale Ave. - Remain in current location.
- Station #3 Stone Rd. - Relocated farther West.
- Station #4 Imperial Rd. - Remain in current location.
- Addition of an East End Station in 2004
- Addition of a South End Fire Facility to comprise of a Fire Station, Administration & Communication Centre and Training complex.

- An additional **20** full time fire department staff would be required in this scenario.

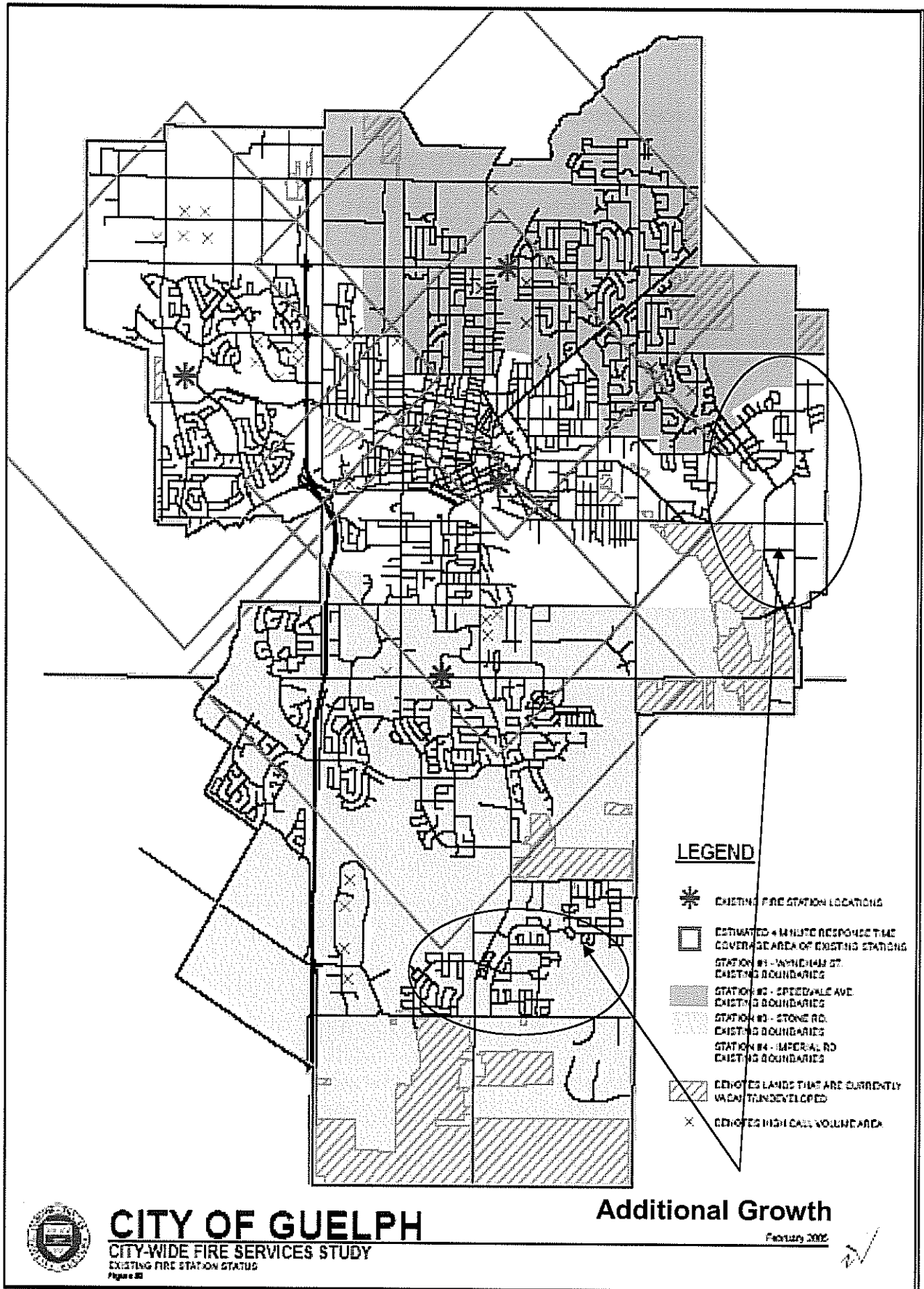
**FIGURE #9 - CALLS LOST OR GAINED BY SCENARIO  
FOR EXISTING & PROPOSED FIRE STATIONS**

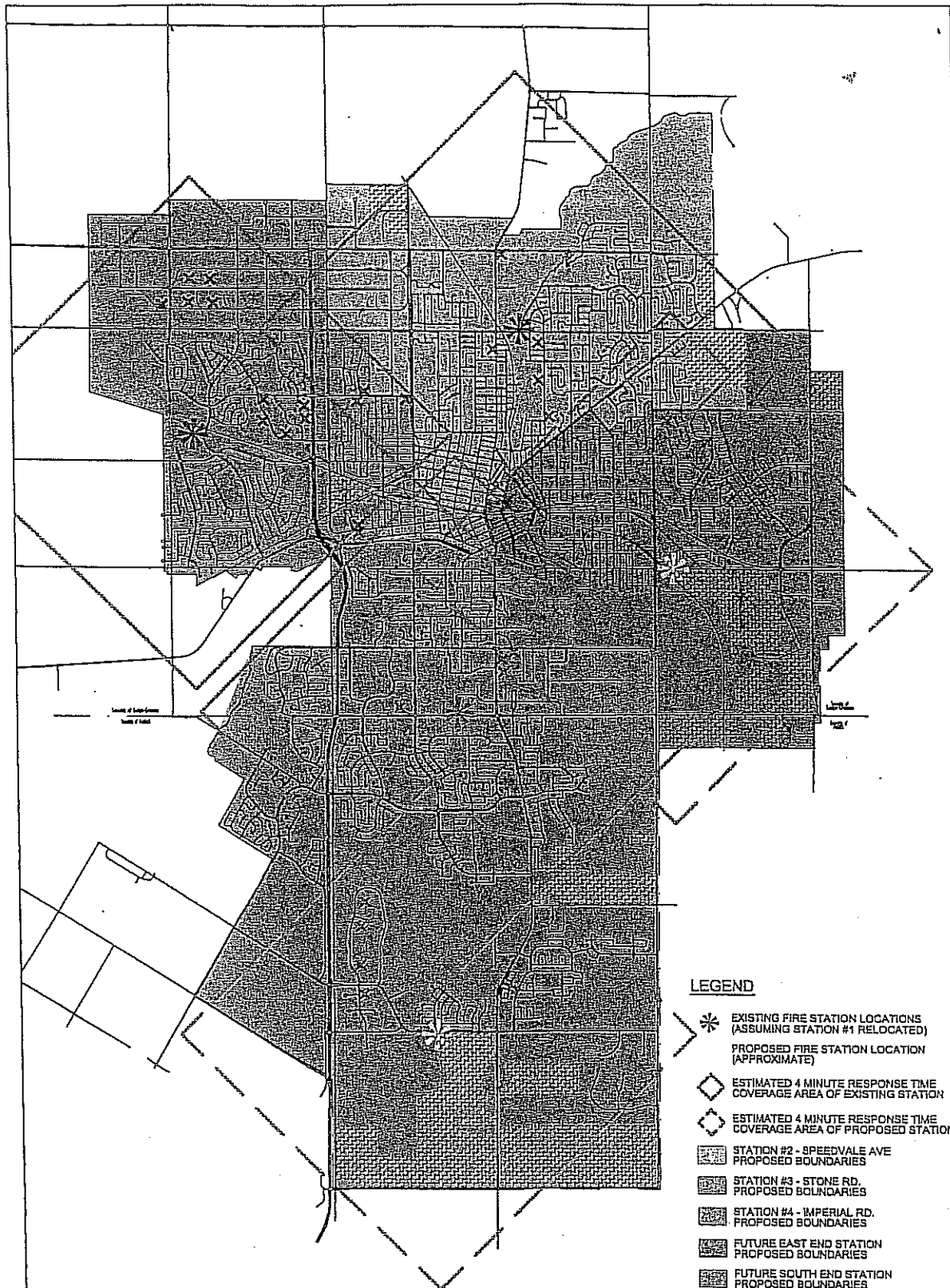
(Derived from data collected August 1, 2001 – July 31, 2002)

	Existing # of Calls	Scenario 1		Scenario 2		Scenario 3	
		Calls Gain/Lost	# of Calls	Calls Gain/Lost	# of Calls	Calls Gain/Lost	# of Calls
Station #1	1310	-1310	0	-430	880	-1310	0
Station #2	1237	-7	1230	-285	952	-47	1190
Station #3	1035	39	1074	-122	913	157	1192
Station #4	999	90	1089	0	999	5	1004
East End	0	943	943	592	592	1029	1029
South End	0	245	245	245	245	166	166
Total # of Calls	4581	0	4581	0	4581	0	4581

**4.1.2 Land Ambulance Service**

The Project Team reviewed sites, considered resources and retained options for future land ambulance should the need arise.





# LEGEND

- \* EXISTING FIRE STATION LOCATIONS (ASSUMING STATION #1 RELOCATED)
- \* PROPOSED FIRE STATION LOCATION (APPROXIMATE)
- ◇ ESTIMATED 4 MINUTE RESPONSE TIME COVERAGE AREA OF EXISTING STATION
- ◇ ESTIMATED 4 MINUTE RESPONSE TIME COVERAGE AREA OF PROPOSED STATION
- ▨ STATION #2 - SPEEDVALE AVE PROPOSED BOUNDARIES
- ▨ STATION #3 - STONE RD. PROPOSED BOUNDARIES
- ▨ STATION #4 - IMPERIAL RD. PROPOSED BOUNDARIES
- ▨ FUTURE EAST END STATION PROPOSED BOUNDARIES
- ▨ FUTURE SOUTH END STATION PROPOSED BOUNDARIES
- ▨ DENOTES LANDS THAT ARE CURRENTLY VACANT/UNDEVELOPED
- X DENOTES HIGH CALL VOLUME AREA

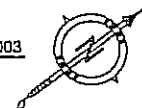


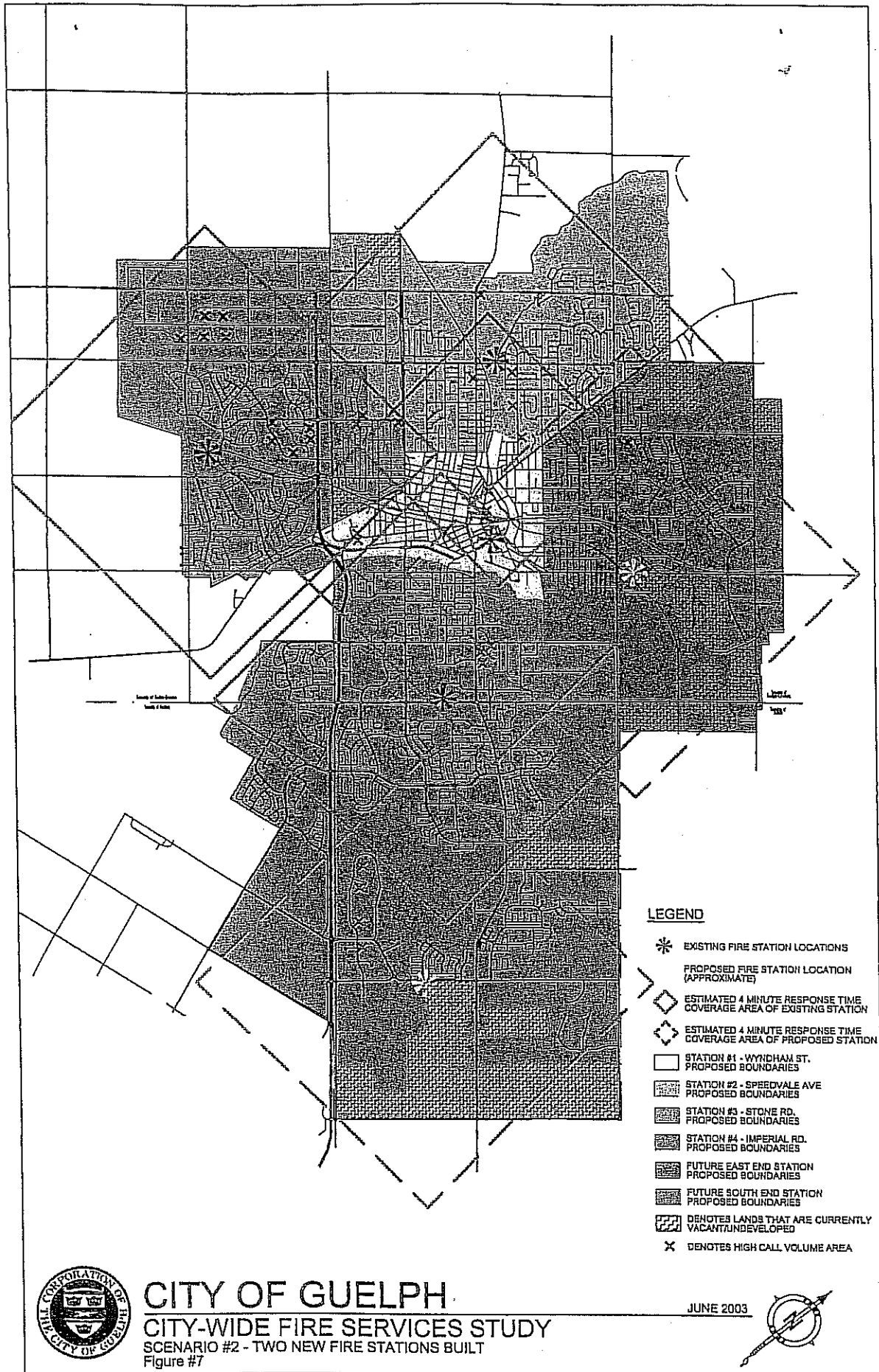
## CITY OF GUELPH

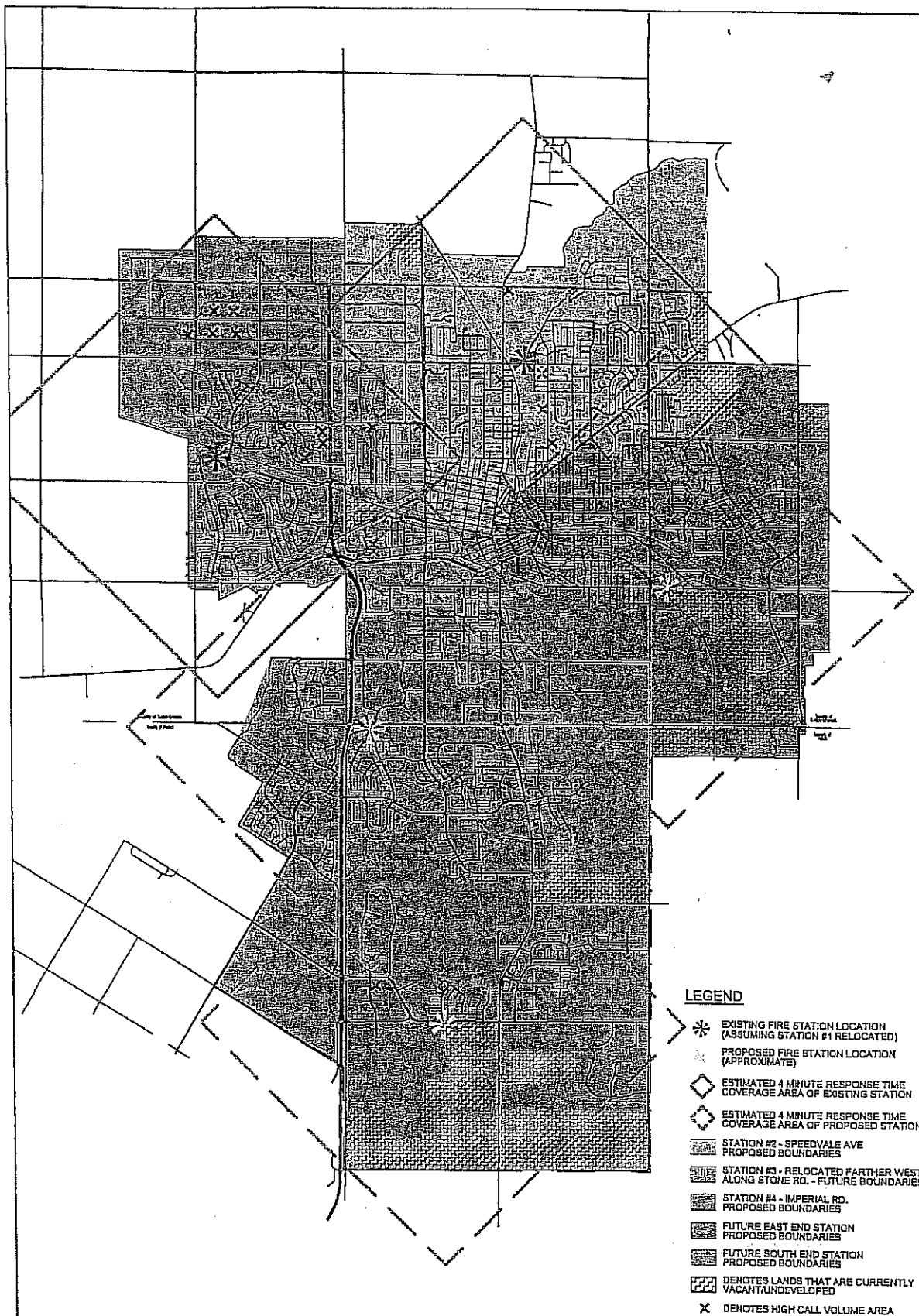
### CITY-WIDE FIRE SERVICES STUDY

SCENARIO #1 - STATION #1 REMOVED & TWO NEW FIRE STATIONS BUILT  
Figure #6

JUNE 2003







# CITY OF GUELPH

## CITY-WIDE FIRE SERVICES STUDY

SCENARIO #3 - STN. #1 REMOVED STN. #3 RELOCATED & TWO NEW FIRE STATIONS BUILT  
Figure #8

JUNE 2003



## **4.2 Proposed Resource Requirements**

The Project Team determined what proposed infrastructure would be required for Scenarios 1-3 as described above.

### **4.2.1 Fire Stations**

For a Sub-Station the requirements were based on the newest Station #4 on Imperial Rd. and are as follows:

- 1-1½ acre site
- Staff – 20 persons
- 3,730 ft<sup>2</sup> building (living, maintenance & storage)
- 2 bays @ 4,560 ft<sup>2</sup>
- 10-12 Parking Spaces
- 1 Truck

### **4.2.2 Administration and Communication Centre**

- 1-1½ acre site
- Staff – 13-20 persons
- 12,075 ft<sup>2</sup> building
- Mechanic's Bay to service emergency service vehicles.
- Equipment repair area.
- Self Contained Breathing Apparatus (SCBA) recharge and repair area.

### **4.2.3 Training Complex**

In August 2002 a report was prepared by staff from the Guelph Fire Department that outlined the requirements needed for a Fire Fighting Training Facility to service the City of Guelph's Fire and Emergency Services Department (see Appendix #1).

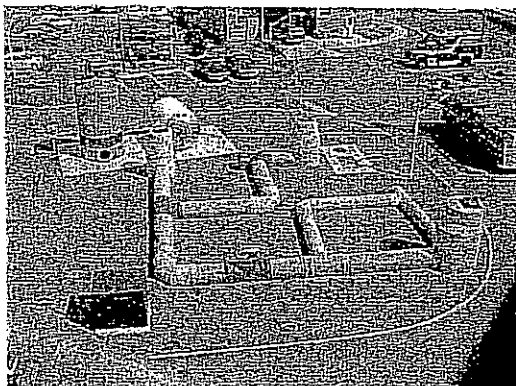
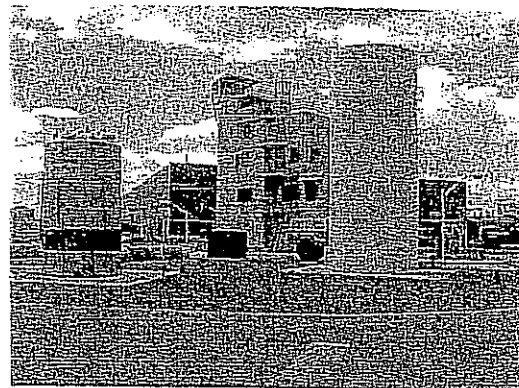
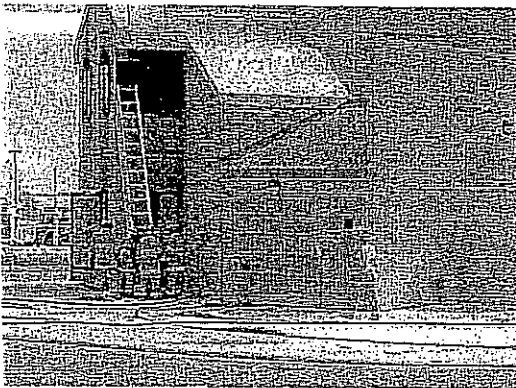
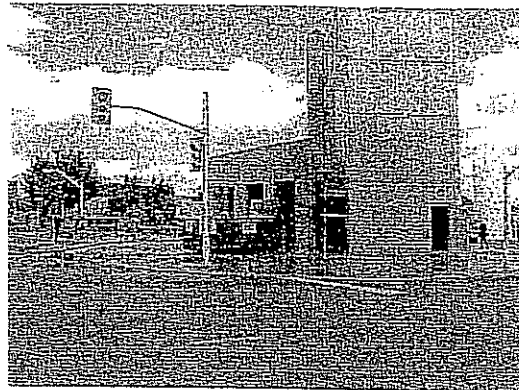
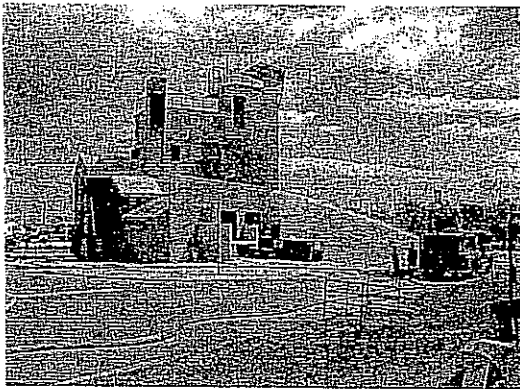
The existing fire training facility, located adjacent to Fire Station #1 was severely compromised when Wellington Street was extended through; greatly reducing the land area available for training purposes. Currently, when the smoke house is being used for training the neighbours in the area complain about smoke inside and outside of their homes. Clearly this is not the appropriate location for a fire training facility. Furthermore, the structural integrity of the building is declining which was confirmed by a building inspection by Gamsby and Mannerow Professional Engineers conducted in August 2002. In the report the consultant suggested *"to consider budgeting for the replacement of the existing structure due to the age, use and recurring cracking and maintenance issues related to the structure's use"*.



In planning for the possibility of a new training facility the Project Team visited the Town of Oakville whose Fire Department recently developed a comprehensive training facility. The Region of Waterloo has also recently developed a similar training facility; however this facility is substantially larger than the Oakville facility and was designed to service the multiple municipalities within Waterloo Region.

Figure #10 - Oakville Training Centre for Emergency Excellence

Photos taken on Fire Services Study Project Team visit September 2002



The Project Team has used Oakville's facility as the benchmark for a similar complex for Guelph; including capital cost estimates. It is anticipated that a 5-7 acre site would accommodate a training complex suitable for the Fire Department's needs. See Figure #10 and Appendix 2, which illustrates Oakville's training complex.

The Project Team is recommending that the future south end fire station be built in conjunction with a new fire training facility. A more detailed design, cost estimate and site selection procedure for the facility should be undertaken as part of the process of developing the new fire stations.

## 5.0 BUDGETING

Figure #11 - Estimated Capital and Operating Costs for the 5th Fire Station

### Capital Expenditures

#### Construction Costs

8400 sq.ft	1,344,000
Additional bay (required only if HQ moves per scenario 1 (2200 sq. ft.)	352,000
Land	150,000
Equipment	30,000
Vehicles	650,000

#### Estimated Capital Costs @ today's dollars

\$2,526,000

Note: Development charge funding will apply to the building costs, equipment and vehicles as outlined in the 2004 and 2005 Capital Budget

### Operating Expenditure

Staffing	1,476,000
Building Maintenance	33,000
Vehicle Maintenance	34,000
Administration/General Expenses (insurance, training, telephone/cell etc)	53,000

#### Estimated Annual Operating Costs @ today's dollar

\$1,596,000



## APPENDIX 2

**Fire Fighter Training Facility**

**Prepared for**

**Deputy Fire Chief**

**Hugh Cross**

**By**

**Training Officer David Hosker**

**August 2002**

# City of Guelph Fire Department

## Introduction

The purpose of this report is to request the members of the committee studying the site selection for future fire station relocation and expansion for the City of Guelph consider including a training area in their needs analysis.

The potential for a regional training facility that could include the co-operation of other neighbouring fire departments as well as other emergency agencies could be explored.

This report addresses the following issues:

1. Why a training facility is needed,
2. What the training needs are,
3. Training Facility Design Criteria.

Other considerations to review at some later date:

- Spatial Requirements
- Ministry of the Environments and Energy Considerations
- Why a Joint or Co-operative Venture is Worth Considering
- Revenue Generating Potential
- Other Potential Uses of a Facility

## Background

In 1972, the Guelph Fire Department relocated its Headquarters into a refurbished grocery store. The store had a large parking lot running alongside it that the fire department used for its training purposes. A training tower was also constructed in the rear of the parcel of land for live fire training evolutions.

As you are aware a few short years after the headquarters station relocated to the new location, Wellington Street was extended through the "parking lot", thereby consuming a very large portion of our training grounds. This obviously had a negative impact on our department's ability to train.

To further impact our ability to train in a negative way were complaints from neighbours about smoke from our training sessions affecting them both in and out of their homes.

Therefore, with concerns for the environment in terms of air and water, the Ministry of the Environment and Energy has been required to enforce their guidelines relating to potential airborne releases and potential water contamination.

Secondly, the Fire Marshal's Office provincial training facility at Gravenhurst has reduced the course frequency for recruit training, providing two courses per year. Currently our training tower must be used to train recruits and conduct live fire training for all department personnel while we run the risk of neighbourhood complaints.

Also, as a result of increasing demands on municipalities to meet their own training objectives, a training facility must be more comprehensive in its scope than might have been considered adequate in the past.

## 1. Why a Training Facility is Needed.

Opportunities for fire fighters to develop their fire fighting skills using actual structure fires have declined due to quick response, advances in fire fighting equipment and techniques, and reduced number of fires because of adoption of fire protection and safety measures in Building Codes. Due to this decline in "on the job" training a training center is required to help develop and retain the skills so that the fire fighters can complete their duties safely and competently under safe and well-supervised conditions.

As outlined in the Occupational Health and Safety Act, it is the responsibility of Fire Departments to provide information, instruction and supervision to worker to protect the health and safety of the worker. With a reduction in the recruit training courses being conducted at the Ontario Fire College in Gravenhurst individual fire departments must step forward and provide quality training to their recruit personnel before the recruits are assigned to station duty.

The public expects fire departments to respond quickly and handle any emergency situation properly and safely. It is becoming more and more prevalent in Canada for citizens to bring civil liability suits against the fire department. Fire fighters themselves expect to be trained properly and safely in order to carry out the various dangerous tasks required of them. If they are not trained properly they too can hold the fire department accountable.

Investigations of capital fire loss and accountability for environmental damage and cleanup exercises during and after fire fighting operations are being initiated by the insurance industry. These are also a threat to fire departments. With an effective training facility, fire department personnel at all levels, including incident commanders, will be trained properly so that they are more skilled and prepared to defend their fire attack and command decisions when the questions arise.

## 2. Training Needs of the Guelph Fire Department

An Ontario fire department approximately twice the size of the Guelph department has developed a listing of the training props and structures required by a municipality of that size. I will include this list for your consideration. I personally believe that our department should include most items on this list. The listing includes, in no particular order of importance, a burn building, high smoke tower, drafting pond, driver training track, auto extrication pad, underground electrical vault, hydro pole, HAZMAT pad and ditch, pyrophoric metals pad, gas training area, railway tanker, a rectangular concrete pit, classroom(s), apparatus and equipment area, dispatch room, SCBA apparatus refill area, hydrants, fuel storage, lighting area, general storage space, parking and water runoff collection and treatment area. This listing is based on a National survey of fire departments undertaken by the writers of that department's research and represents those props and structures considered to be most important for an effective training facility. Please refer to Table 1.

Training Prop/Structure	Utility
Burn Building	Fire attack and suppression, ventilation, search and rescue, fire behaviour, forcible entry, fire investigation, salvage and overhaul, air monitoring, thermal imaging camera usage, SCBA.
High Smoke Tower	High rise fire attack, suppression and rescue techniques, aerial ladder operations, high angle rescue, ventilation, fire behaviours, ladder evolutions, alarm and communications, SCBA. Police tactical training.
Drafting Pond	Drafting with pumper and tanker, water rescue, portable pump training, water supply training, relay pumping, annual pumper testing. (water runoff –Aerial training)
Driver Training Track	Collision avoidance, defensive driver training, driver operator training, hose, nozzles, appliance training, relay pumping.(Fire , Police, Ambulance)
Auto Extrication Pad	Vehicular extrication, vehicle fires (Fire, Ambulance)
Underground Electrical Vault	Confined space training, electrical fires, low angle rescue.
Hydro Pole	Electrical fires, high angle rescue.
HAZMAT Pad	Hazardous materials training, chemical stability testing.
Pyrophoric Metals Pad	Pyrophoric metals fire training
Gas Training Area	Flammable gases – liquefied petroleum gas, propane, natural gas
Railway Tanker	Liquefied gas, HAZMAT scenario training.
Concrete Rectangular Pit	Fuel spills.
Classroom Building	Space for recruit training program, knowledge-based training, training critique, teaching aide storage, first responder training, debriefing area for critical incident stress team, showers, washroom facilities, locker room, medical library, lunch room, laboratories.
Apparatus and Equipment Maintenance	Repair vehicles, equipment, general maintenance.
Dispatch Room	Joint dispatch area. (Fire , Police, Ambulance)
SCBA Refill Area	Refill air cylinders.(secondary city refill station)
Hydrants	Water supply, hydrant training.
Fuel Storage	Storage area for fuels – liquid and solid.
General Storage Area	Equipment storage.
Parking	For students, instructors, fire department vehicles, other staff.
Water Runoff Collection and Treatment	For collection, treatment, recycling and storage of water used in training exercise. (Water Quality Objectives)

Table 1: Training Requirements as identified by an Ontario Department.

### 3. Training Facility Design Criteria

Four issues must be addressed when setting up a design for an effective and acceptable fire fighter training facility. These issues are: Safety of the trainees and other personnel, the realism of the training experience, the environmental impact of the facility, and the reliability and durability of the facility.

#### 1. Safety of Personnel:

Safety of all personnel during live fire training is a major consideration. Live fire scenarios developed in a properly designed structure can be inherently more predictable and controlled than, for instance, an abandoned structure. Realistic levels of heat, smoke, and steam in the ambient air can be achieved in a properly designed facility.

#### 2. Realism of the Training Experience:

Live fire training is the last stage of training in the basic fire fighting skills, as well as a method for maintaining and improving these skills on a routine, on going basis or for testing new fire attack methodologies. Combined with the decreasing number of actual fires, it is necessary to ensure the realism in the burn building fire evolutions.

#### 3. Environmental Impact:

A well designed training facility should incorporate measures to minimize the impact of live fires on the cleanliness of the surrounding air and water and be compatible with societal and municipal objectives.

#### 4. Durability:

Existing training facilities have not emphasized the design aspect from the point of view of material reliability and maintenance. Consequently there have been substantial repair and replacement costs for components which are not able to survive the large and sudden temperature differences brought about by cyclical fire growth and extinguishments or the high water pressures and quantities of cold water spray to which they are subjected during training exercises. By using specialty materials and rugged instrumentation it is possible to design a facility that will permit varied and continual live-fire training without appreciable deterioration of the building structure and instrumentation, over an extended period of time.

### 3.1 Other Building and Training Prop Space Considerations

These are other training props and infrastructure requirements which will consume space on the site but have not yet been considered because their size and location will depend on other functions of the training facility and requirements not yet quantified. These include the following:

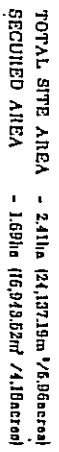
- Indoor Apparatus and Equipment Training
- Classrooms
- Laboratories (IC simulation, sprinkler lab, detector demo lab, dangerous goods lab, extinguisher lab, alarm systems lab....)
- Showers/Washrooms
- Dressing/Locker Rooms
- Lunch Room
- Library/Multimedia Room
- Medical Area
- Storage (office and fire fighter equipment)
- SCBA Recharge Room
- Fuel Storage
- Office Space (instructors, administrators)
- Outdoor teaching/briefing/de-briefing area
- Laundry facilities
- Parking for trainees, instructors, visitors
- Water discharge apron for large volume water flows (Aerial Training)

#### Summary

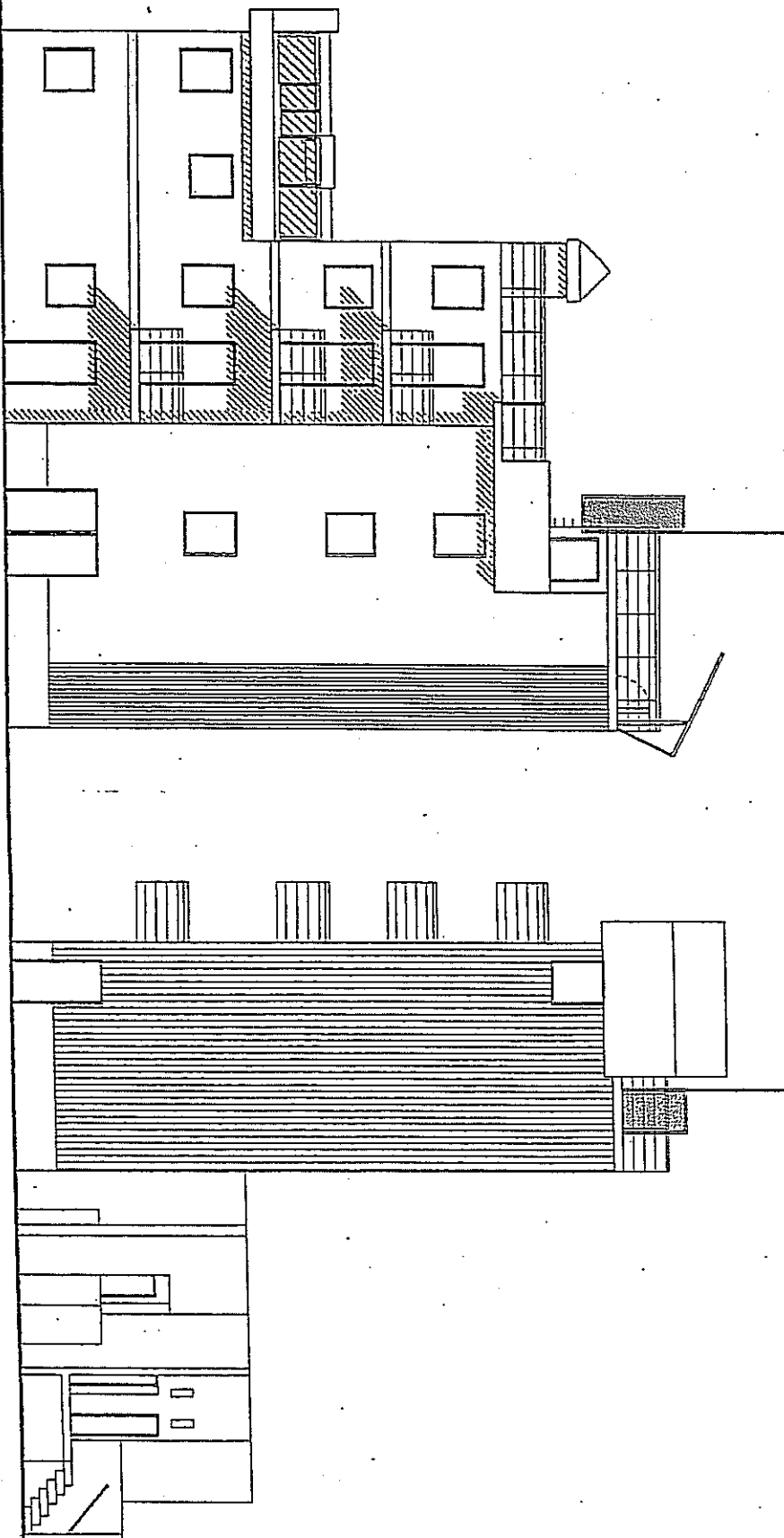
A fire fighter training facility is an investment in the future. Decisions made at this stage in choosing the site will have a direct impact on the effectiveness of the Guelph Fire Department for many years to come.



**TOWN OF OAKVILLE  
FIRE DEPARTMENT  
15400  
MAY 1998  
SVEDAS ROYANAOI ARCHITECTS INC.**







TOWER HIGH RISE ELEVATION

TOWER ELEVATION

OAKVILLE TRAINING CENTRE FOR EMERGENCY EXCELLENCE

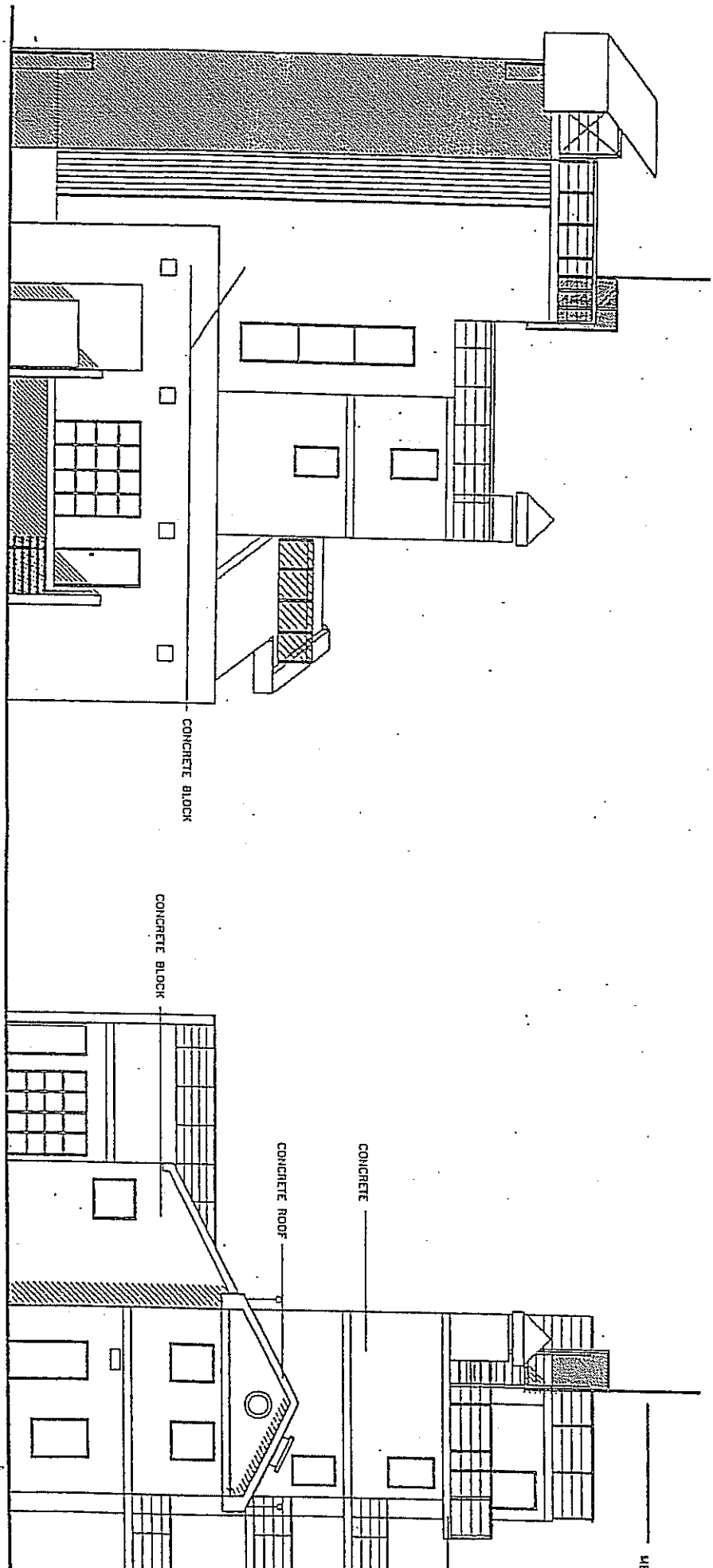
SVEDAS KOYANAGI ARCHITECT

SCALE 1:100  
FRIDAY JULY 9, 1999

INDUSTRIAL ELEVATION

OAKVILLE TRAINING CENTRE FOR EMERGENCY EXCELLENCE

SVEDAS KOYANAGI ARCHITECT



SCALE 1:100  
FRIDAY JULY 9, 1999

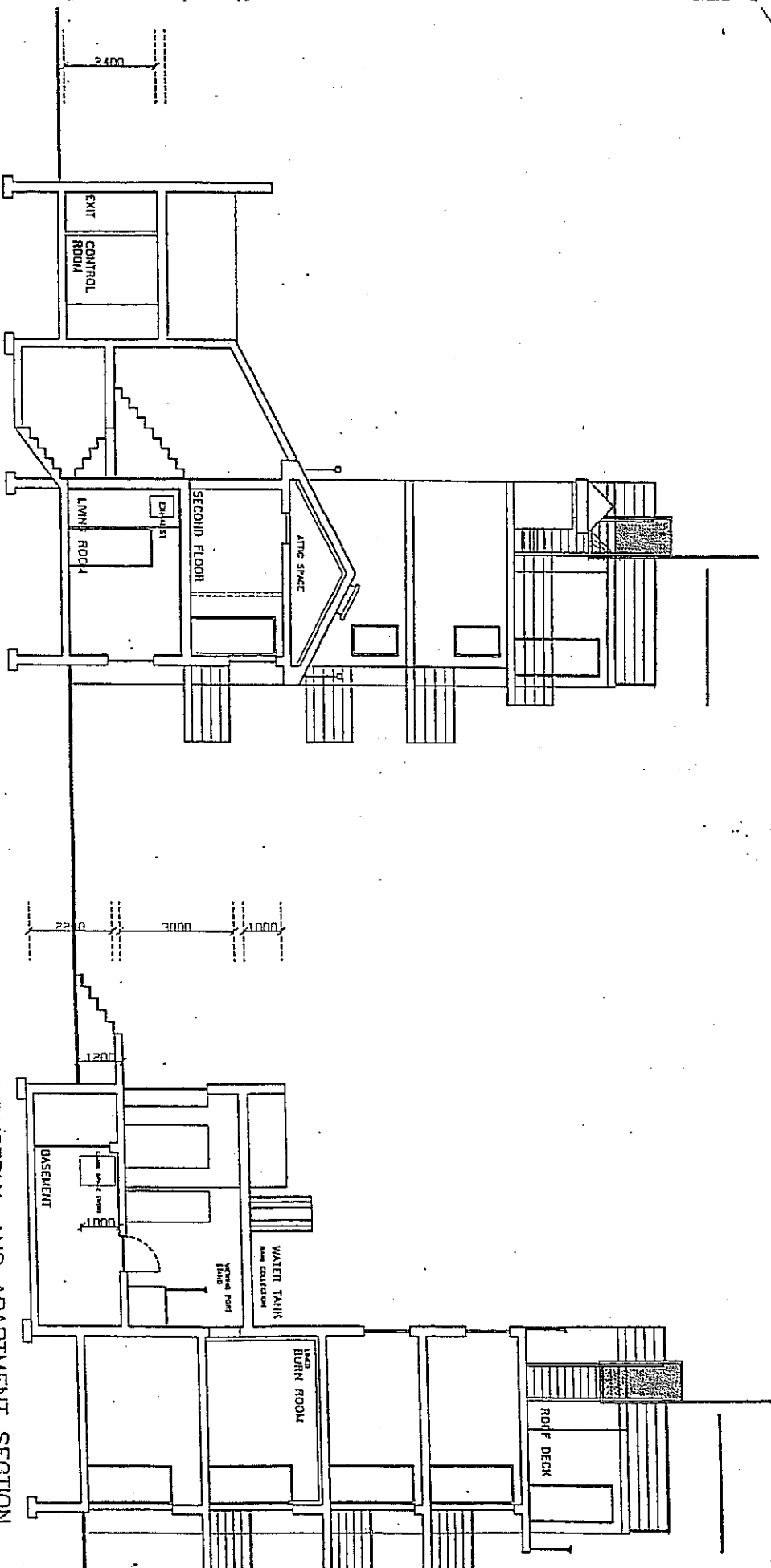
# HOUSE SECTION

## OAKVILLE TRAINING CENTRE FOR EMERGENCY EXCELLENCE

SVEDAS KOYANAGI ARCHITECT

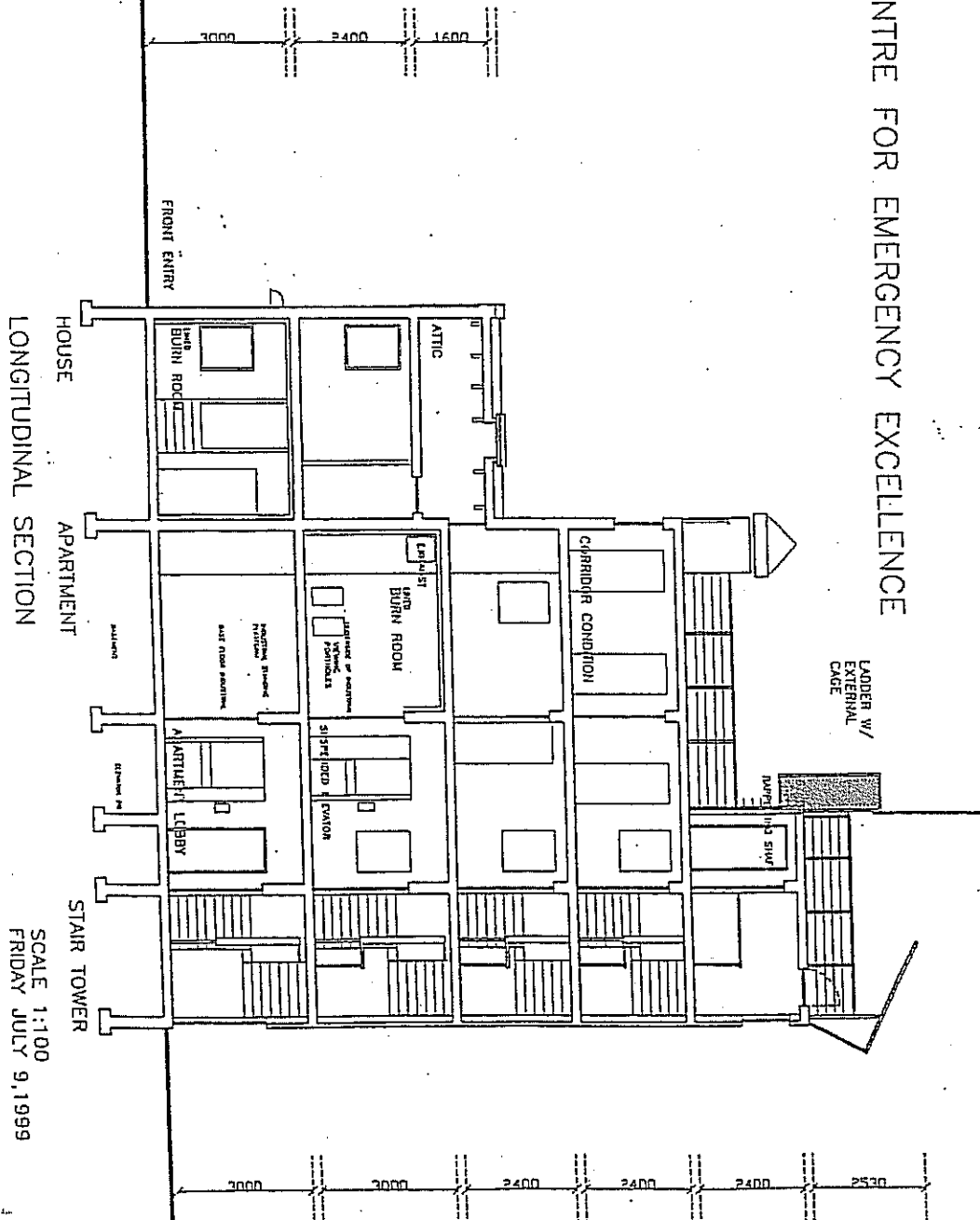
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# INDUSTRIAL AND APARTMENT SECTION



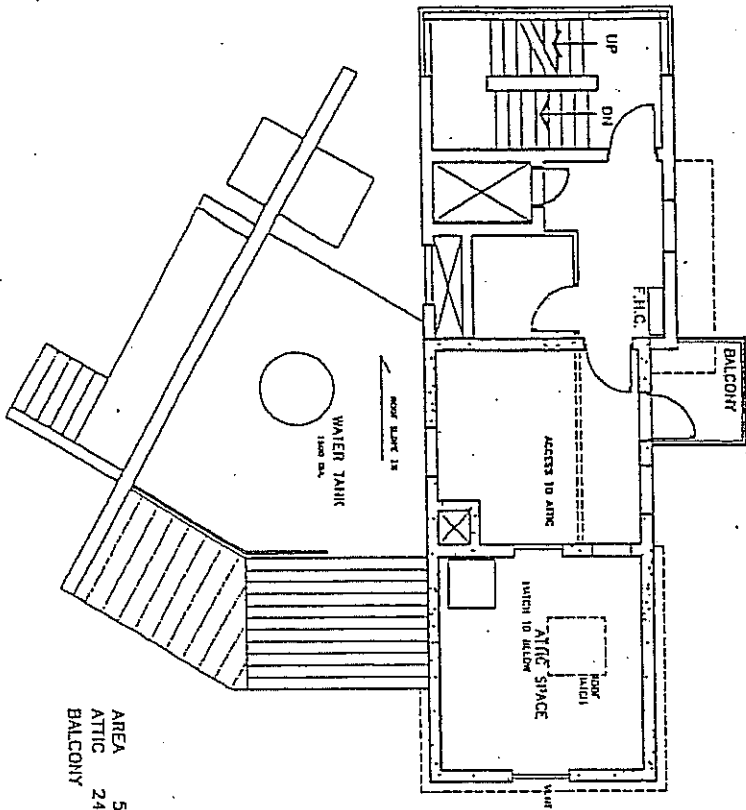
# OAKVILLE TRAINING CENTRE FOR EMERGENCY EXCELLENCE

SVEDAS KOYANAGI ARCHITECT.



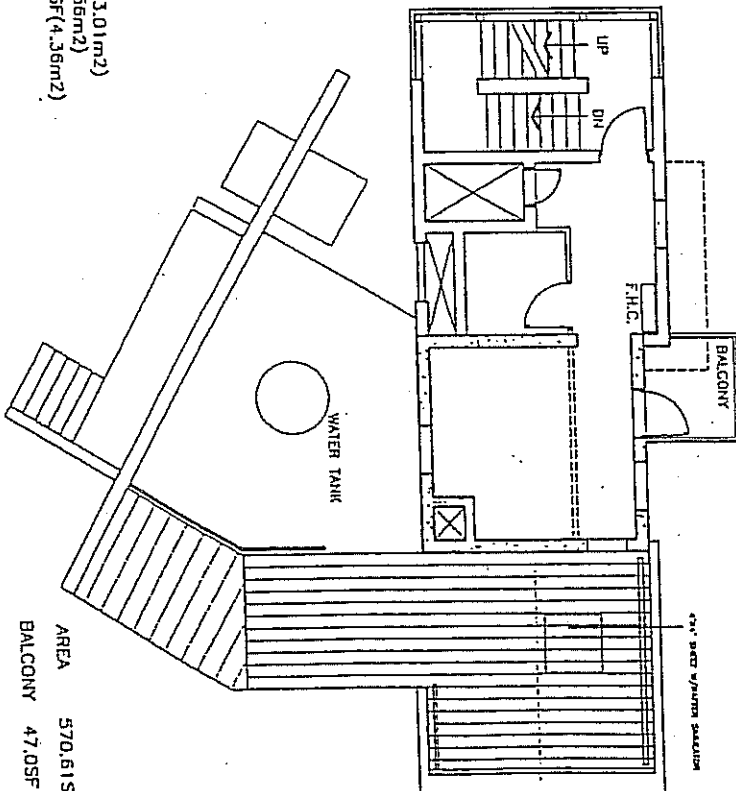
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FRIDAY JULY 9, 1999

3RD FLOOR PLAN



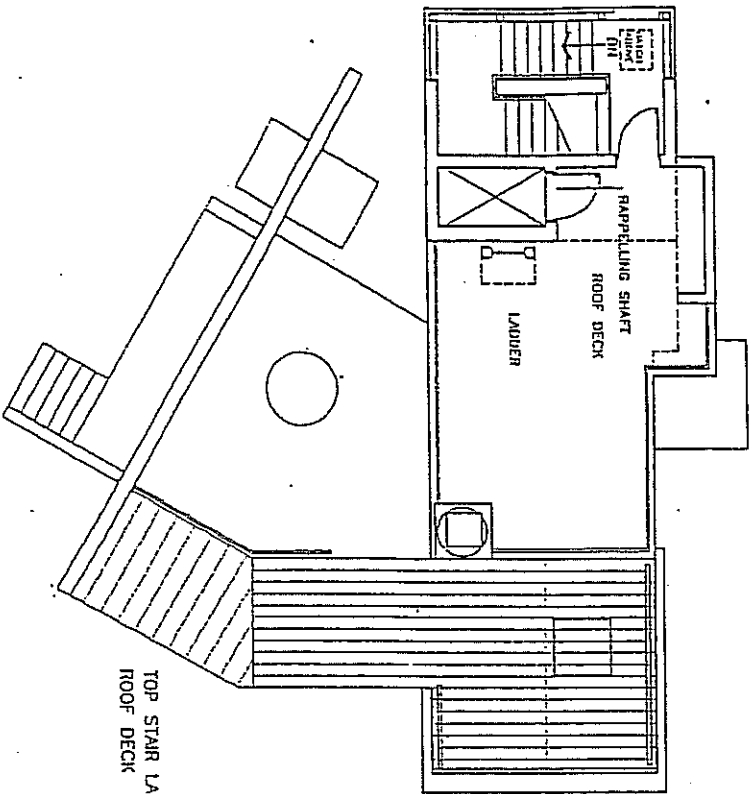
AREA 570.61SF (53.01m<sup>2</sup>)  
 ATTIC 242.8SF (22.56m<sup>2</sup>)  
 BALCONY 47.0SF (4.36m<sup>2</sup>)

4TH FLOOR PLAN

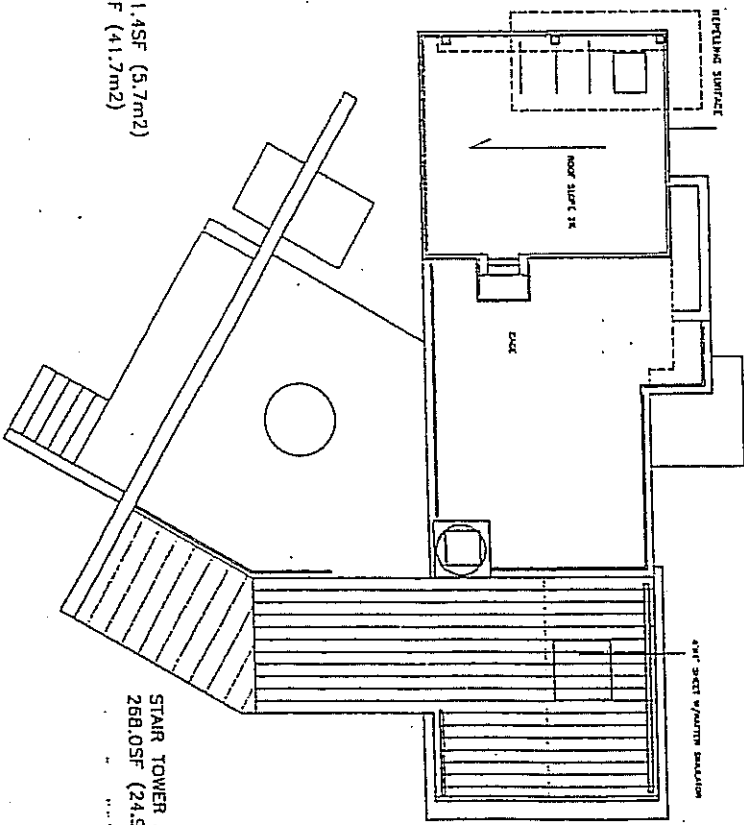


AREA 570.61SF (53.01m<sup>2</sup>)  
 BALCONY 47.0SF (4.36m<sup>2</sup>)

ROOF PLAN



STAIR TOWER ROOF



TOP STAIR LANDING 61.4SF (5.7m<sup>2</sup>)  
 ROOF DECK 448.7SF (41.7m<sup>2</sup>)

STAIR TOWER AREA  
 266.0SF (24.9m<sup>2</sup>)

OAKVILLE TRAINING CENTRE FOR EMERGENCY EXCELLENCE: BURN BUILDING

SVEDAS KOYANAGI ARCHITECTS INC.

JULY 09/99





# City of Guelph

Report: A-5

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES (06-105)

---

**TO:** Council

**DATE:** December 18, 2006

**SUBJECT:** PROPOSED DEMOLITION OF A DETACHED DWELLING KNOWN  
MUNICIPALLY AS 165 MCWILLIAMS ROAD, WARD 6, GUELPH

---

### RECOMMENDATION:

**THAT** the application to demolish the detached dwelling known municipally as 165 McWilliams Road **BE APPROVED**;

**AND THAT** Guelph City Council directs Corporate Property Services to undertake the demolition of the property.

### BACKGROUND:

The City has recently acquired the property at 165 McWilliams Road as part of the Hanlon Creek Business Park land assembly.

The property is now designated Corporate Business Park in the Official Plan. The lands where the house sits will become part of the park buffer between the existing residential lands to the north and the business park lands to the south. The zoning overlay recognizing the incorporation of this property into the business part was recognized in the Ontario Municipal Board ordered planning decision.

Options for the retention/adaptation of the house were explored by Economic Development and Tourism Services, however the anticipated grades for this section of the first phase of the project mean that the house would be cut off by berms from the rest of the development and if retained would permanently reduce the developable land area.

The house is not on the City's Heritage Inventory.

**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.

The approval of the application is recommended since the removal of the house supports the maximum development of the employment lands capacity for the area.

**CORPORATE STRATEGIC PLAN:**

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

**FINANCIAL IMPLICATIONS:**

Economic Development and Tourism Services will undertake the decommissioning and demolition work in 2007. (The monies are already budgeted in Capital Account # SS0002.6900.0604)

Estimated cost to demolish is \$15,000.00 + GST. Corporate Property Services will undertake a bid process to obtain competitive prices from qualified contractors.

**DEPARTMENTAL CONSULTATION/CONCURRENCE:**

Economic Development and Tourism Services  
Corporate Property Services

**COMMUNICATIONS:**

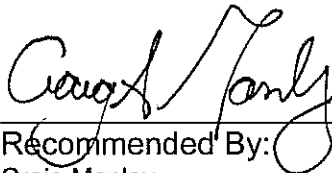
N/A

**ATTACHMENTS:**

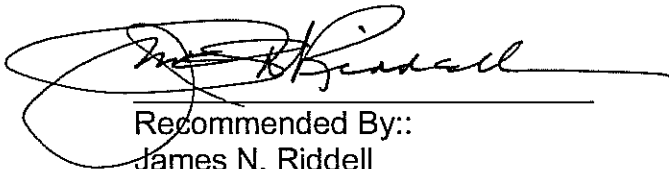
Schedule 1 – Location Map  
Schedule 2 – Site Photograph



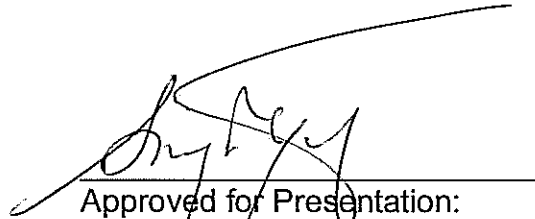
Prepared By:  
Ian Panabaker  
Heritage & Urban Design Planner  
837-5616 x2475  
ian.panabaker@guelph.ca



Recommended By:  
Craig Manley  
Manager of Policy Planning and Urban Design  
Community Design and Development Services  
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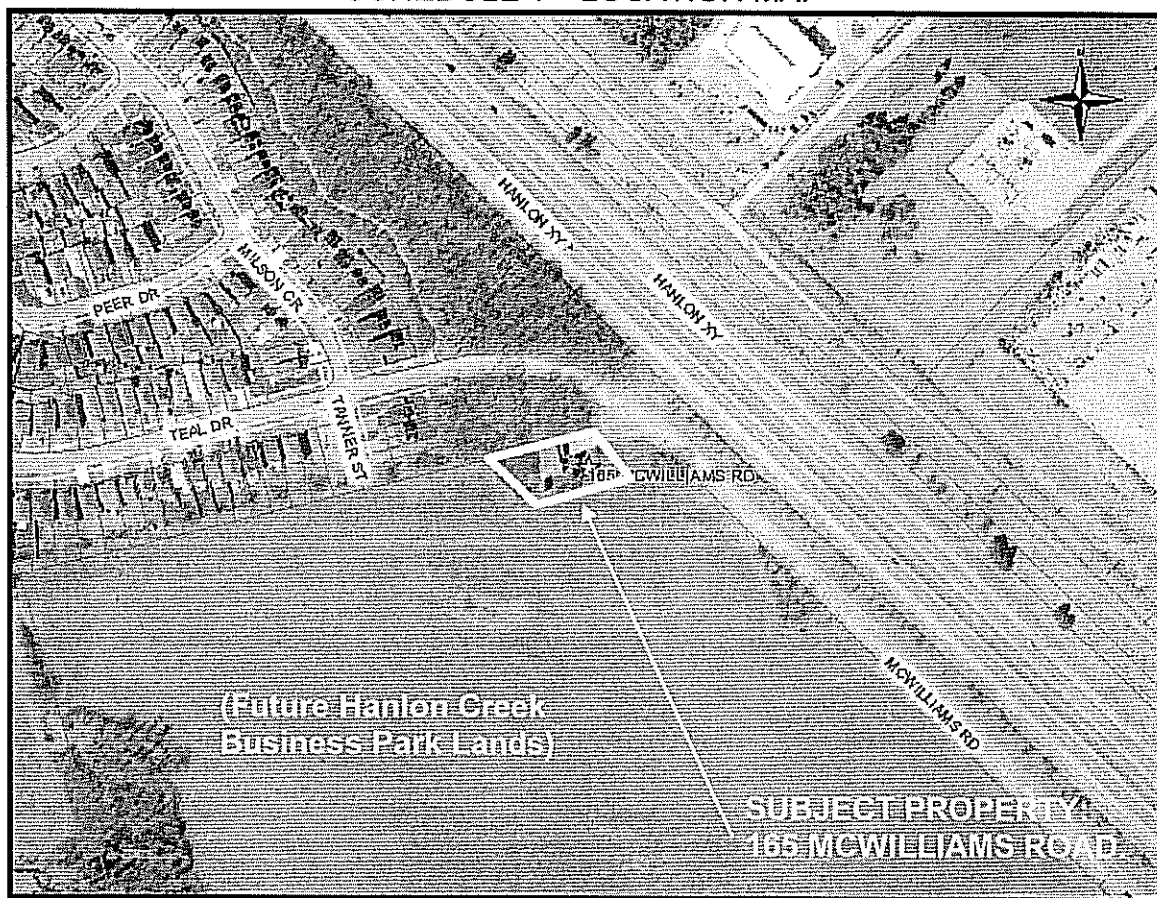
Recommended By::  
James N. Riddell  
Director  
Community Design and Development Services  
837-5616 x2361  
jim.riddell@guelph.ca



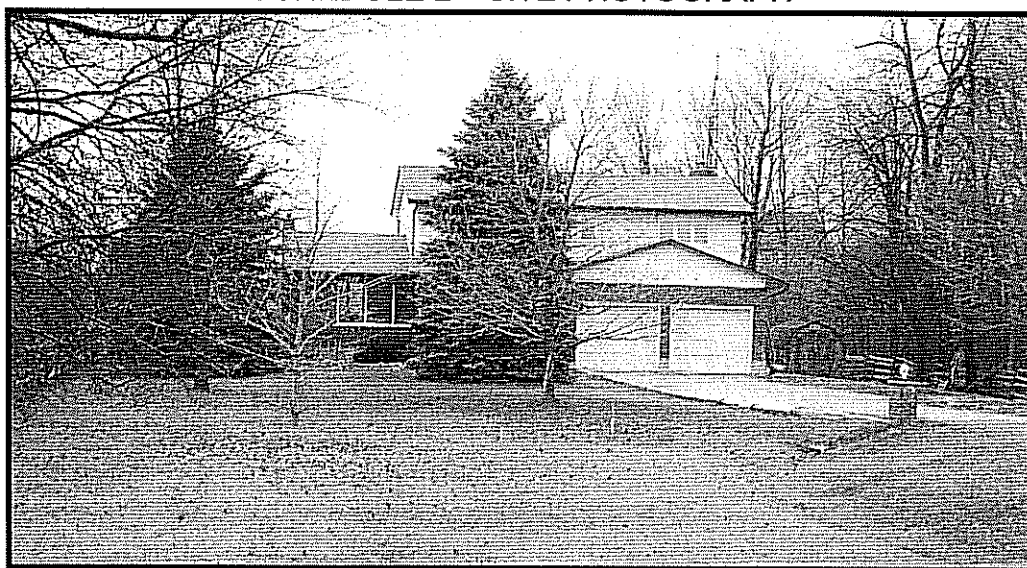
Approved for Presentation:  
Larry Kotseff  
Chief Administrative Officer

T:\Planning\DEMOLITION REPORTS\McWilliams, 165\06-105) DemolitionReport 165 McWilliams (3).doc

## SCHEDULE 1 – LOCATION MAP



## SCHEDULE 2 – SITE PHOTOGRAPH



View of Existing House at 165 McWilliams Road

Consent C-1  
December 18, 2006



Association of Municipalities of Ontario

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## MEMBER COMMUNICATION

ALERT N°: 06/064

*To the attention of the Clerk and Council*  
**November 20, 2006**

FOR MORE INFORMATION CONTACT:  
Patricia Swerhone, AMO Senior Policy Advisor  
416-971-9856 ext 323

### **Pre-Budget Consultations at Standing Committee of the Ontario Legislature**

#### **Issue:**

The Standing Committee on Finance and Economic Affairs will meet to conduct Pre-Budget Consultations. The Committee intends to hold a series of public hearings across the Province.

#### **Background:**

The Standing Committee on Finance and Economic Affairs intends to hold public hearings to conduct Pre-Budget Consultations on the following schedule:

- Toronto – December 7 & 14, 2006;
- Kenora, North Bay, Ottawa and Windsor – Week of January 22, 2007; and,
- Barrie, Belleville, Hamilton and Toronto – Week of January 29, 2007.

#### **Analysis:**

AMO will apply to make an oral presentation and will also be providing a written submission to the Standing Committee.

#### **Action:**

All interested parties who wish to be considered to make an oral presentation should contact the Clerk of the Committee, Douglas Arnott, by 5:00 p.m. on **Tuesday November 28, 2006**. He can be reached by email at [Douglas\\_arnott@ontla.ola.org](mailto:Douglas_arnott@ontla.ola.org), by calling 416-325-3506 (collect calls are accepted), or by fax 416-325-3505 / TTY 416-325-3538.

Those who do not wish to make an oral presentation but who are interested in commenting on the issue may send a written submission to the Clerk by 5:00 p.m. on **Monday January 29, 2007**, at the address:

Room 1405, Whitney Block,  
Queen's Park  
Toronto, Ontario  
M7A 1A2

*This information is available in the Policy Issues section of the AMO website at [www.amo.on.ca](http://www.amo.on.ca).*



- **BYLAWS** -

- <b>December 18, 2006</b> -	
By-law Number (2006)-18205 A by-law to remove land from Part Lot Control. (Lot 112, Plan 61M125, designated as Parts 13 and 14, Reference Plan 61R10364)	A by-law to remove land from part lot control.
By-law Number (2006)-18206 A By-law to amend By-law Number (2002) – 17017 and adopt Municipal Code Amendment #415 (removing Arkell Rd. and adding Clair Rd. E. in the Permissive Truck Route Schedule XIII; amending Essex St. in the No Parking Schedule XV; and amending Imperial Rd. S. Wellington St. W N in the No Stopping Schedule XVI;) (amending Schedules of Chapter 301 of the Corporation of the City of Guelph's Municipal Code)	A by-law to amend the Traffic By-law.
By-law Number (2006)-18207 A By-law to amend By-law Number (2003)-17082, being a By-law to designate private roadways as a fire route, and to adopt Municipal Code Amendment #416. (165 Terraview Cres.)	A by-law to designate private roadway as a fire route.
By-law Number (2006)-18208 A by-law to remove land from Part Lot Control. (Lot 5, Plan 61M-98 designated as Parts 3 and 4, Reference Plan 61R-9811; Lot 7, Plan 61M-98 designated as Parts 7 and 8, Reference Plan 61R-9811 and Lot 9, Plan 61M-98 designated as Parts 11 and 12, Reference Plan 61R-9811) (Northview Estates (Guelph) Ltd., Phase 1)	A by-law to remove land from part lot control.
By-law Number (2006)-18209 A by-law to designate the property municipally known as 21 Nottingham Street and legally described as Part Lot 199, Plan 8 (as described in Instrument No. RO789955) as being a property of cultural heritage value and interest and to repeal By-law Number (2006)-18200.	A by-law to designate property known municipally as 21 Nottingham Street as being of cultural and heritage value and interest and to repeal By-law Number (2006)-18200 which contained an incorrect legal description.
By-law Number (2006)-18210 A by-law to designate the property municipally	A by-law to designate property known municipally as 1453 Gordon Street as being of

known as 1453 Gordon Street and legally described as Part Lot 7, Concession 7 (formerly Puslinch Township), designated as Parts 7 and 10, Reference Plan 61R10371, as being a property of cultural heritage value and interest and to repeal By-law Number (2006)-18201.	cultural and heritage value and interest and to repeal By-law (2006)-18201 which contained an incorrect legal description.
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