

CITY COUNCIL AGENDA



Consolidated as of September 4, 2014

Council Chambers, Guelph City Hall, 1 Carden Street

DATE September 8, 2014 – 7:00 p.m.

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

**O Canada
Silent Prayer
Disclosure of Pecuniary Interest and General Nature Thereof**

PRESENTATION

- a) Dean Post, Scouts Canada - The Bronze Duke of Edinburgh's Award presented to Holly Ivany
- b) Brittney Dudar, Alumni Advancement Manager, Telefundraising, University of Guelph and Lindsay Sytsma, Development Director, Lakeside HOPE House - GivingTuesday
- c) Dean Wyman, General Manager, Solid Waste Resources – SWANA Gold Award of Excellence – Communication for the Waste Cart Rollout, 2014, presented by Shelley Lorenz, Waste Management Policy Analyst
- d) Sean Finlay, United Way Campaign – City of Guelph's United Way Campaign Launch

CONFIRMATION OF MINUTES (Councillor Wettstein)

"THAT the minutes of the Council Meetings held August 13, and August 25, 2014, and the minutes of the Closed Meetings of Council held August 13, and 25, 2014 be confirmed as recorded and without being read."

PUBLIC MEETING TO HEAR APPLICATIONS UNDER SECTIONS 17, 34 AND 51 OF THE PLANNING ACT

Application	Staff Presentation	Applicant or Designate	Delegations (maximum of 10 minutes)	Staff Summary
95 Couling Crescent: Proposed Zoning By-law Amendment (File: ZC1409) – Ward 2	• Michael Witmer, Development & Urban Design Planner	Jamie Laws, Van Harten Surveying		

170 to 178 Elizabeth Street – Proposed Zoning By-law Amendment (File: ZC1410) Ward 1	<ul style="list-style-type: none"> Lindsay Sulatycki, Development Planner II 	<ul style="list-style-type: none"> Jeff Buisman, Van Harten Surveying 		
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CONSENT AGENDA

"The attached 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 can be approved in one resolution."

Council Consent Agenda			
Item	City Presentation	Delegations (maximum of 5 minutes)	To be Extracted
CON-2014.49 Open Government Action Plan	<ul style="list-style-type: none"> Mark Amorosi, Executive Director of Corporate & Human Resources Blair Labelle, General Manager, Technology Innovation 	<ul style="list-style-type: none"> Brad Van Horne <p><u>Correspondence:</u></p> <ul style="list-style-type: none"> Brad Van Horne Bob Webb 	√
CON-2014.50 Restricted Acts by Council During an Election Year ("Lame Duck" Council) and Delegated Authority to CAO			
CON-2014.51 595 Watson Parkway North (formerly 21 Couling Crescent) - Proposed Zoning By-law Amendment (File ZC1405) – Ward 2			
CON-2014.52 Brooklyn and College Hill Heritage Conservation District – Designation of District and Adoption of Plan and Guidelines (memo from staff)	<ul style="list-style-type: none"> Melissa Aldunate, Manager, Policy Planning & Urban Design 	<ul style="list-style-type: none"> Allan Dyer Susan Watson Susan Ratcliffe Mike Lackowicz Daphne Wainman-Wood Karen Balcom Scott Butler Colin Oaks 	√

		Correspondence: <ul style="list-style-type: none"> • Lisa Mactaggart • D'Arcy McGee • Larry Favero • Mark Lough • John Gruzleski, OUNRA • Kevin Thompson for Paramvir Grewal • Kevin Thompson for Carere Bridge Enterprises • Owen Scott, for CHC Limited 	
CON-2014.53 312-316 Grange Road - Creekside Subdivision (23T-07502): Request for an Extension of Draft Plan Approval - Ward 1			
CON-2014.54 Proposed Demolition of 30 Laurine Avenue – Ward 1			
CON-2014.55 2014 Q2 Capital Budget Monitoring			
CON-2014.56 Q2 2014 Operating Variance			
CON-2014.57 Golds Court – Proposed Permanent Road Closure			
CON-2014.58 Standard and Poor's Credit Rating			

SPECIAL RESOLUTIONS

a) Councillor Kovach's motion for which notice was given August 25, 2014:

That the following motion be referred to the Governance Committee:

That to ensure public accountability and transparency, itemized expenses of all members of Council be reported publically at least annually and that the matter of where it is published and how often be referred to the Governance Committee.

BY-LAWS

Resolution – Adoption of By-laws (Councillor Bell)

"THAT By-law Numbers (2014)-19803 to (2014)-19820, inclusive, are hereby passed."

<p>By-law Number (2014) – 19811 A by-law to change the name of Elsegood Court to Phelan Court.</p>	<p>To change the name of Elsegood Court to Phelan Court.</p>
<p>By-law Number (2014) – 19812 A by-law to designate the Brooklyn and College Hill Heritage Conservation District under Section 41 of the Ontario Heritage Act.</p>	<p>To designate the Brooklyn and College Hill Heritage Conservation District.</p>
<p>By-law Number (2014) – 19813 A by-law to remove: Lot 3, Plan 61M193 designated as Parts 7 and 8, Reference Plan 61R20414 in the City of Guelph from Part Lot Control. (112 and 114 Dawes Avenue)</p>	<p>To remove lands from Part Lot Control to create semi-detached units at 112 and 114 Dawes Avenue.</p>
<p>By-law Number (2014) – 19814 A By-law to authorize the execution of release of a Subdivision Agreement with respect to property described as: Lots 25 and 26, Registered Plan 630, City of Guelph; and Widening, Registered Plan 630, City of Guelph. (Silvercreek Pkwy N. & Curtis Drive)</p>	<p>To execute a release of a Subdivision Agreement. (Silvercreek Pkwy. N. & Curtis Drive)</p>
<p>By-law Number (2014) – 19815 A By-law to authorize the execution of release of a Preliminary Agreement with respect to property described as: Lots 25 and 26, Registered Plan 630, City of Guelph; and Widening, Registered Plan 630, City of Guelph. (Silvercreek Pkwy. N. & Curtis Drive)</p>	<p>To execute a release of a Preliminary Agreement and Widening. (Silvercreek Pkwy N. & Curtis Drive)</p>
<p>By-law Number (2014) – 19816 A By-law to authorize the execution of release of a Subdivision Agreement with respect to property described as: Part of Block 81, Plan 61M133, designated as Part 20, Reference Plan 61R10965, City of Guelph. (41 Revell Drive)</p>	<p>To execute a release of a Subdivision Agreement. (41 Revell Drive)</p>

<p>By-law Number (2014) – 19817 A By-law to authorize the execution of release of a Front- Ending Agreement with respect to property described as: Part of Block 158, Plan 61M39, designated as Part 4, Reference Plan 61R8630, City of Guelph. (117 Gosling Gardens)</p>	<p>To execute a release of a Front-Ending Agreement. (117 Gosling Gardens)</p>
<p>By-law Number (2014) – 19818 A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 595 Watson Parkway North and legally described as Block 14, Registered Plan 61M-170, City of Guelph, to permit a public elementary school (ZC1405).</p>	<p>To amend the City’s zoning By-law. (595 Watson Parkway North)</p>
<p>By-law Number (2014) – 19819 A by-law to remove: Lot 10, Plan 61M193 designated as Parts 7 and 8, Reference Plan 61R20440 in the City of Guelph from Part Lot Control. (84 and 86 Dawes Avenue)</p>	<p>To remove lands from Part Lot Control to create semi-detached units at 84 and 86 Dawes Avenue.</p>
<p>By-law Number (2014) – 19820 A by-law to confirm the proceedings of a meeting of Guelph City Council held September 8, 2014.</p>	<p>To confirm the proceedings of a Council meeting held September 8, 2014.</p>

MAYOR’S ANNOUNCEMENTS

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

NOTICE OF MOTION

ADJOURNMENT

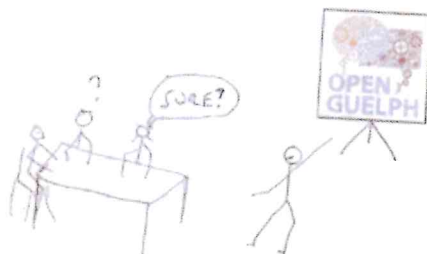
Open Government ACTION PLAN

Presentation to Guelph City Council
Brad Van Horne
September 8, 2014

Introduction

- ▶ Brad Van Horne – How did I end up here?
 - Client of Innovation Guelph
 - Business advisor Kevin Boon
 - April 17 –Open Guelph Business Innovation Roundtable Discussion
 - Found the “Open Guelph” initiative fascinating

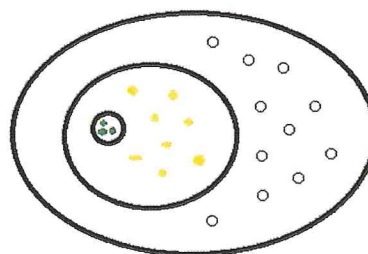
Business Innovation Roundtable



- ▶ Skepticism
- ▶ Have heard this before
- ▶ How is this different?

Impressions of that first meeting

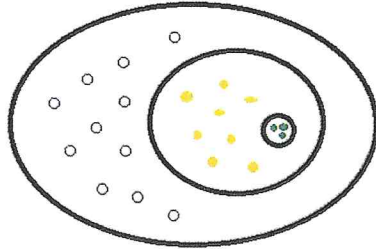
City Staff & Council



- ▶ Nucleus of support
- ▶ Facing a Challenge
 - Within the Government
 - Within the Community

May 22 meeting

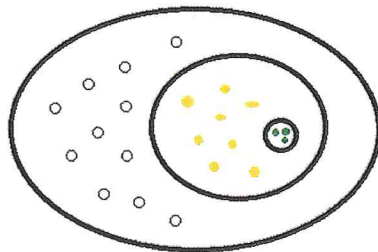
Citizens - Business - Associations



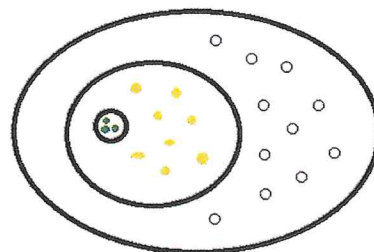
- ▶ Met with Blair Labelle
 - Discussed the same diagram
 - Drawn from City Staff perspective

This seems very hard... why do it?

Citizens - Business - Associations



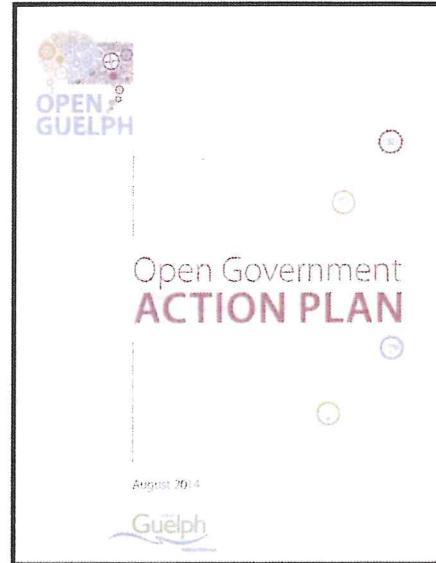
City Staff & Council



Revolutionary Positive Change

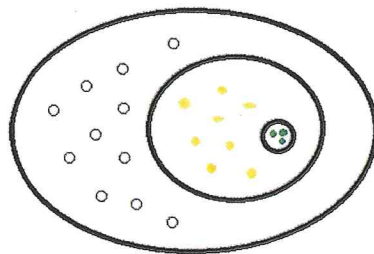
How can it be done?

- ▶ **SHARE**
 - What do you need?
 - How can I help?
- ▶ **WORK TOGETHER**

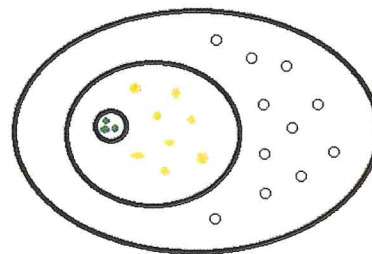


What is needed?

Citizens - Business - Associations



City Staff & Council



- ▶ **Plan**
 - People – Public & City Staff & Council
 - Technology as an enabler
- ▶ **Funding**

Future Roundtables.....



- › Optimism & Excitement
- › What an amazing initiative
- › How can we participate?

From: Bob Webb
Sent: September 4, 2014 3:30 PM
To: June Hofland; Maggie Laidlaw
Cc: Rodrigo Goller; Barbara Swartzentruber
Subject: Guelph City Open Government Action Plan - Council meeting agenda 9th September

Good morning:

I am contacting you as my Ward 3 Councillors ahead of the 8th September Council meeting. The City's Open Government Action Plan will be discussed at this Council meeting and I'd like to advocate for its acceptance.

I have shared in the recent Open Government debate and planning: most recently at a breakfast meeting at City Hall to review the Action plan with those of us who volunteered as "champions". The review meeting saw some lively discussion about ways, means, challenges and scope but there was little disagreement about the vision. There is undoubtedly a felt need for greater transparency, access and sharing of data and information among the diverse Guelph Community.

As a resident and a business owner in Guelph I would like to see this action plan accepted so the City can move Guelph forward to adopt the vision. In general, technological progress and social pressure for wider sharing of data and information among diverse stakeholders is quickening worldwide. This movement goes beyond solely the relationship between local governments and their citizens.

As the leader of a Guelph research and development firm specialising in Human System Integration, I am well aware of similar opportunities and pressures elsewhere in the world to improve collaborative decision making. There are many areas looking to improve how they share data and create and use information more effectively. Recognition of the mutual benefits for all stakeholders that comes from doing this is growing. To mention just a few areas where such sharing is critical: multinational peacekeeping, emergency response agencies, and economic innovation centres.

Over the past couple of decades, the volume and variety of research being conducted internationally on related topics has grown enormously. Perspectives and models are changing as lessons are learned. Limiting our own review of preexisting research solely to that involving "municipal governments" will risk missing important lessons learned in other areas addressing related issues. Thus, for this Action plan, I would like to see a far wider net cast for its background research. But one step at a time – first please accept this action plan and let's move forward.

Thank you.

Yours sincerely
Bob Webb

INTERNAL MEMO



DATE September 5, 2014

TO **City Council**

FROM Melissa Aldunate, Manager of Policy Planning and Urban Design

DIVISION Planning Services

DEPARTMENT Planning, Building, Engineering and Environment

SUBJECT Report Number 14-46 Brooklyn and College Hill Heritage Conservation District – Designation of District and Adoption of Plan and Guidelines

Planning staff are recommending two minor revisions to the Heritage Conservation District Plan and Guidelines attached to Report 14-46 to further address comments and concerns raised by Owen Scott on behalf of land owners adjacent to the HCD boundary. Discussions with Mr. Scott on September 4, 2014 resulted in the proposed revisions outlined in this memo which Mr. Scott has indicated resolve the outstanding concerns of the adjacent land owners that he represents.

Council Report 14-46 includes a letter from Owen Scott on behalf of adjacent land owners outlining their concerns with the HCD Plan and Guidelines as presented to Council at the Public Meeting in June. Planning staff met with Mr. Scott and the landowners in July to review their concerns and addressed these in the Report 14-46 and with revisions to the section on adjacency in the HCD Plan and Guidelines (Attachment 1 to Report 14-46). Mr. Scott has now reviewed the Council Report 14-46 and has asked for additional changes to Section 7 of the HCD Plan and Guidelines. Mr. Scott has asked that examples of the type of negative impacts that development on adjacent properties could have on heritage properties be included within Section 7 of the HCD Plan. He has also asked that the wording of the final sentence in Section 7.3 be revised to provide greater certainty that the City and Heritage Guelph would review and have regard for the University of Guelph Campus Master Plan as part of any development application process on University lands which are adjacent to the HCD.

Staff have reviewed Mr. Scott's request and recommend the following changes to the HCD Plan and Guidelines to address his concerns:

- 1) Staff recommend the addition of the following statement to the end of Section 7.1 to provide examples from the Ontario Heritage Toolkit of potential negative impacts:

"In determining the negative impacts that may result from a proposed development on adjacent lands, the City and Heritage Guelph will use the guidance of the Ontario Heritage Toolkit. Examples of possible negative impacts provided in the Ontario Heritage Toolkit include, but are not limited to, the following:

- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features."

- 2) Staff recommend that the final statement in Section 7.3 be revised as follows (struck out text to be deleted, underlined text to be added) to address the review of the Campus Master Plan:

Click to insert recipient's name

Click to insert date

RE: Report 14-46 Brooklyn and College Hill Heritage Conservation District

Page 2 of 2

“The City, in determining the scope for Scoped Cultural Heritage Resource Impact Assessment for development of the lands owned by the University of Guelph at the intersection of University Ave East and Gordon Street, will have ~~consideration~~ regard for the development scenario included within the University of Guelph Campus Master Plan (approved on January 30th, 2013 by the University Board of Governors).

Therefore, Staff recommend that the Council Recommendation in Report#14-46 be amended as follows:

2. That the Brooklyn and College Hill Heritage Conservation District Plan and Guidelines contained in Report 14-46 as Attachment 1 be approved with the following amendments:

a) Addition of the following statement to the end of Part A, Section 7.1:

“In determining the negative impacts that may result from a proposed development on adjacent lands, the City and Heritage Guelph will use the guidance of the Ontario Heritage Toolkit. Examples of possible negative impacts provided in the Ontario Heritage Toolkit include, but are not limited to, the following:

- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.”

b) Modification to the concluding sentence in Part A, Section 7.3 to delete the word “consideration” and replace it with the word “regard”.

Melissa Aldunate

Manager of Policy Planning and Urban Design

Planning Services

Planning, Building, Engineering and Environment

T 519-822-1260 x 2361

E Melissa.aldunate@guelph.ca

C Janet Laird

Todd Salter

From: Lisa Mactaggart
Sent: September 4, 2014 12:09 PM
To: Clerks
Subject: Heritage Conservation District

Madame Mayor, and members of Council

I urge you to support adoption of the Heritage Conservation District. I am disappointed that it has taken so long to put some restrictions in place to guide new development. There have been a couple of really unfortunate construction projects that could have benefitted greatly from the measures proposed in the heritage conservation district development guidelines. Many community members have provided a great deal of input and generally support these control measures. I wish that the district captured my street as well and some others nearby. We need to find a way to protect the character that has drawn us to live in the neighbourhood in the first place. HCD is a great start and implementation should not be delayed any longer.

Regards,
Lisa Mactaggart

From: D'Arcy McGee
Sent: September 4, 2014 12:39 PM
To: Clerks
Subject: Proposed Designation of Heritage Conservation District

I wish to submit this written comment to Members of Guelph City Council to urge them to support the designation of the Brooklyn and College Hill Heritage Conservation District and to adopt the associated HCD plan and guidelines at the Council Meeting on September 8.

The long and positive process of consultation has provided a document that represents a balanced approach to strengthening the protection of this heritage character of this important area of our city.

Yours sincerely,
T. D'Arcy McGee



SUTHERLAND INSURANCE since 1870

240 VICTORIA RD. N., P.O. BOX 510, GUELPH, ON N1H 6K9

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September 4, 2014

Larry & Dianne Favero

Insurer : Economical Mutual Ins Company
Policy # :
Effective :
Re : Student Rental property at 335 Gordon St

Dear Larry & Diane:

Further to our discussions regarding the above noted property being designated as part of a heritage conservation district within the city of Guelph, your insurer, Economical Mutual has reviewed the brochure from the city and has agreed that we can keep the property in their student housing program with a few stipulations.

They would like you to have a Professional Insurance Appraisal including By-law coverage done, at your own expense. We do have companies that we can refer you to for this appraisal. Please note the minimum cost would be approximately \$650 plus HST, but can increase depending on the final appraised value of your property. If you have this completed we would have to amend the building limit to match the appraised value. If it is higher than the current value insured this would result in an increase in premium charged.

Upon receipt of the appraisal, Economical is prepared to leave replacement cost on the policy and by-law coverage will remain in force as it is now. However, if you choose not to have the appraisal done they will remove the replacement cost and amend coverage to actual cash value and exclude by-law coverage. This will possibly leave you in a precarious situation if you have a claim. Your current replacement cost coverage would allow for the property to be restored in the event of a claim, and as well cover any additional expenses related to having the property restored based on current city by-laws. However, with Actual Cash Value, the company will determine what the actual dollar value of the claim would be and pay you for it. They will not repair the damage. You will be responsible for any shortfall and repairing the damage yourself. Any costs incurred to comply with current city by-laws would be your expense.

As your insurance broker, we are here to assist you in the selection of the most appropriate limits and deductibles that best suit your individual needs. Please feel free to contact our office at anytime.

If you need assistance and I am not available, please ask for: Evelyn Campbell

Yours sincerely,

JOHN SUTHERLAND AND SONS LIMITED

*Sent to Council
for further Review
9/14/14*



An Independent Insurance Broker
Covers You Best

Larry Favero
Guelph, Ontario

BY EMAIL TO MR ROBINSON Stephen.Robinson@guelph.ca
AND COPY TO clerks@guelph.ca

April 23, 2012

City of Guelph
City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor of Guelph
Guelph City Council
Stephen Robinson, Senior Heritage Planner

RE: PROPOSED Brooklyn and College Hill HERITAGE DISTRICT

I am the owner of, **335 Gordon Street, Guelph**. I see from a Guelph Mercury story that it is supposedly too late for me to object to this heritage proposal. This is nonsense and I object.

I also have discovered that the University of Guelph applied for and was granted demolish permits for four (4) red brick houses on Gordon Street that seem far more significant than the lodging house I own.

In addition, there are much more significant areas of the City that could be a heritage district before the one proposed. If my memory serves me correctly, the Brooklyn and the College Hill were not even incorporated into the City of Guelph until the 1950's. Surely, the downtown, property near the Guelph Public Library, St. George's Park, and the Ward etc are far more significant then the area that includes the rental property we own on Gordon Street.

I have looked on line and discovered the guidelines or rules from another municipality, that if this district is approved, would most likely

1 of 1

apply to us. The following are a few examples of typical alterations that require a Heritage Permit in Hamilton (attached):

Additions to the portions and elevations of individually designated heritage buildings as described in the designated by-law;

New construction within a Heritage Conservation District;

Demolition of all or part of individually designated heritage buildings;

Demolition of buildings and structures within a Heritage Conservation District;

Masonry cleaning and repointing;

Replacement or installation of new windows, doors, cladding material (vinyl, aluminium, stucco, masonry veneers, etc.), roofing materials, soffits, eaves troughs, and down spouts;

Porch/verandah or chimney reconstruction or construction;

Installation of dormers, skylights, awnings or shutters;

Installation of signage to a designated façade or on property in a Heritage Conservation District;

Installation of temporary/removable storm windows or doors

Installation of vents, satellite dishes, meters, utility boxes, Air Conditioning units, etc.;

Painting of previously unpainted masonry or wood cladding;

Removal of architectural decorative details defined in the Reasons for Designation/Heritage Attributes;

Major landscaping alterations, including the erection of fences, grading and the installation of a swimming pool, on Part IV designated properties where they affect the Reasons for Designation/Heritage Attributes and within a Heritage Conservation District;

Removal of materials for testing or testing of new materials and repair methods for any of the above; and,

Installation of scaffolding and railings attached to a building or structure.

2010

As a general rule, alterations to heritage properties should repair rather than replace original features, and should not permanently damage heritage materials and construction methods. Where replacement of materials or new construction is necessary, these should match or be compatible with the original. Reversible alterations that allow for the future restoration or reinstatement of heritage features are also preferred.

MY CONCLUSIONS:

FROM WHAT I CAN SEE THESE LOOK LIKE STANDARD RULES used by other municipalities. The rules cover things that need to be done in our neighbourhood everyday. **These rules and therefore the district are not practical, will add additional cost and will take 3 to 5 months to make any simple change to any property in the district. Stop this madness. When people wake up to this the uproar will be unbelievable.**

If you wish to **preserve a specific building for heritage purposes** and the owner agrees, designate it. **We don't need a Heritage district or at least not one of the size proposed.**

I am also concerned that if my property is designated or made part of a Heritage District **my insurance will go** up because the insurance company will be required to rebuild to heritage standards in the event of a fire or loss. This is a cost most residents are probably not aware of but that will have another adverse consequence if people cut back on their insurance because it is too expensive.

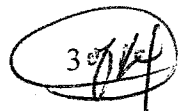
Please confirm receipt of this letter and make sure it is give to City Council prior to tonight's meeting.

I look forward to seeing the College Hill removed from the study boundaries.

Yours very truly,

Larry Favero

9/4/04

30 

September 4, 2014

The City of Guelph,
Clerk's Office
1 Carden Street, Guelph, Ontario,
N1H 3A1

**RE: Proposed Designation of Heritage Conservation District and Adoption of Plan and Guidelines, City Council Decision Meeting, September 8, 2014
76 Water Street, Guelph, Ontario**

I am writing to formally object to the proposed designation of the Brooklyn and College Hill Heritage Conservation District Plan until such time as I receive satisfactory clarification of the situation related to my pursuit of a Demolition Permit and Building Permit for 76 Water Street and the design submitted for permit review.

In an email dated, August 15th, 2014, Mr. Jeremy Laur, Program Manager of Permit Services, provided comment in support on my pursuit of the above permits. However, subsequent clarification has yet to be received despite multiple requests. My specific questions follow:

- 1) Clarification of a typo in the email that includes a question mark leaving ambiguity;
- 2) 6 months - referred to in the email, as of when?
- 3) Is a time constraint appropriate at all, given I have submitted my application long in advance of the potential Heritage District?
- 4) If time is limited, I request an extension to at least 12 months to submit a utility sign-off sheet;
- 5) Given that the Heritage Conservation District does not yet, and did not exist when my application was made, did Heritage Guelph indeed have the authority to require me to replace a proposed garage with a less desirable carport which has negatively impacted marketability of my development?
- 6) In the event that I sell the lot and/or project plans, does the demolition and building permit transfer to the new owner(s)?

I have requested clarity on this matter for more than a year; working cooperatively with neighbours, Heritage Guelph and City of Guelph staff. Still, I find the issue inappropriately unresolved. The delay has forced me to forgo business opportunities and has hindered the advance of my career and company.

Your prompt attention to this matter of great importance to my family and company is requested.

Sincerely,

Mark Lough

cc. Jeremy Laur, Program Manager of Permit Services

Gow's Bridge



Linking the Old University Neighbourhood to the City of Guelph since 1897

Old University Neighbourhood Residents' Association Inc.

16 Lynwood Avenue

Guelph, ON, N1G 1P9

September 4, 2014

sent by email to clerks@guelph.ca

Mayor and City Council
City Hall
Guelph, Ontario

Re: Brooklyn and College Hill Heritage Conservation District

Madame Mayor and City Councillors,

The Old University Neighbourhood Residents' Association continues in its support for the creation of the Brooklyn and College Hill Heritage Conservation District. The OUNRA urges Council to approve this initiative and to enact a bylaw to designate the Heritage Conservation District under part V of the Ontario Heritage Act, with the adoption of the Plan and Guidelines prepared for the City of Guelph by the consultants MHBC and George Robb Architects.

The OUNRA executive committee is satisfied that a sound process has been undertaken by the consultants and by city staff to answer questions and concerns raised by residents regarding this proposal. The Plan and Guidelines put before you on September 8 will result in the conservation of an important heritage neighbourhood, while providing a framework for the appropriate management of the changes that will inevitably occur over time. Designation of Guelph's first heritage conservation district will be a significant legacy of the current City Council and will help to guide the city's ongoing stewardship of our heritage.

Yours truly,

John Gruzleski

President OUNRA

September 4, 2014

Delivered via email: clerks@guelph.ca

Guelph City Clerk
1 Carden Street
Guelph, ON N1H 3A1
ATTN: Mayor Farbridge and Members of Council

Dear Ms. Farbridge:

Re: Proposed Designation of Brooklyn and College Hill Heritage Conservation District

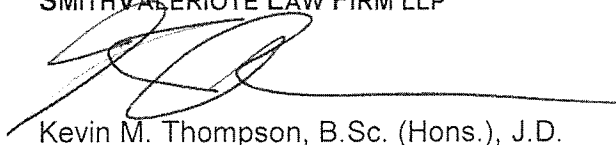
SmithValeriotte Law Firm LLP represents Mr. Paramvir (Gary) Grewal, the owner of 60 Martin Avenue. Mr. Grewal's property is within the proposed heritage conservation district and is proposed to be designated a Heritage Property as per Schedule A to the Brooklyn and College Hill Heritage Conservation District Plan prepared by MHBC.

Mr. Grewal's property is three (3) storeys in height, but is currently zoned for up to eight (8) storeys (in accordance with Table 5.4.2 of By-law (1995) - 14864). MHBC Planning and City Staff recognized this potential conflict, and note in Planning, Building and Engineering report 14-46 that "this issue is best to be addressed through the comprehensive Zoning by-law update". Our client has been aware of the potential designation of his property for some time, but until now was unaware that the Plan could result in a downzoning of his lands in terms of height. While not explicitly indicated in the staff report, the reasonable conclusion reached is that the implementing by-law will also amend the comprehensive zoning by-law to cap all buildings within the Heritage Conservation District to their current heights.

This potential downzoning has not been adequately presented to the few property owners affected. Section 2.3 of the MHBC Plan and Guidelines highlights only five properties within the plan, and to our knowledge, these property owners have not been specifically notified of the proposed height restrictions. Further, it appears as if no analysis has been conducted within either the MHBC plan or PBEE report 14-46, as to how restricting building heights (and therefore limiting intensification), will conform with the Growth Plan for the Greater Golden Horseshoe. Specifically, it is unclear whether the downzoning of these lands will affect the City's ability to meet its minimum 40% target for residential development within the built-up area

On behalf of our client, we respectfully request that the City address these issues prior to adoption of the Heritage Conservation District Plan.

Yours very truly
SMITH VALERIOTE LAW FIRM LLP



Kevin M. Thompson, B.Sc. (Hons.), J.D.
KT
telephone: 519-837-2100 ext. 315
email: kthompson@smithvaleriotte.com

CC: Client

Reply to:

MAILING ADDRESS

P.O. Box 1240, Guelph, ON N1H 6N6

ADDRESS

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P.O. Box 128, Fergus, ON N1M 2W7

ADDRESS

265 Bridge St., Fergus, ON N1M 1T7

T 519 843 1960 F 519 843 6888

September 4, 2014

Delivered via email: clerks@guelph.ca

Guelph City Clerk
1 Carden Street
Guelph, ON N1H 3A1
ATTN: Mayor Farbridge and Members of Council

Dear Ms. Farbridge:

Re: Proposed Designation of Brooklyn and College Hill Heritage Conservation District

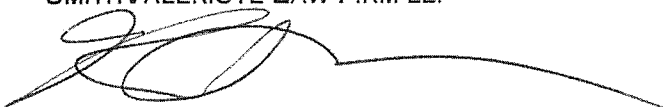
SmithValeriotte Law Firm LLP represents Chester Carere and Douglas Bridge (c.o.b. Carere Bridge Enterprises), the owners of 16 James St. West (the "subject property"). The subject property is within the proposed heritage conservation district and is proposed to be designated a Heritage Property as per Schedule A to the Brooklyn and College Hill Heritage Conservation District Plan prepared by MHBC.

The subject property is three (3) storeys in height, but is currently zoned for up to eight (8) storeys (in accordance with Table 5.4.2 of By-law (1995) - 14864). MHBC Planning and City Staff recognized this potential conflict, and note in Planning, Building and Engineering report 14-46 that "this issue is best to be addressed through the comprehensive Zoning by-law update". Our clients have been aware of the potential designation of his property for some time, but until now was unaware that the Plan could result in a downzoning of his lands in terms of height. While not explicitly indicated in the staff report, the reasonable conclusion reached is that the implementing by-law will also amend the comprehensive zoning by-law to cap all buildings within the Heritage Conservation District to their current heights.

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On behalf of our client, we respectfully request that the City address these issues prior to adoption of the Heritage Conservation District Plan.

Yours very truly
SMITHVALERIOTE LAW FIRM LLP



Kevin M. Thompson, B.Sc. (Hons.), J.D.
KT

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MAILING ADDRESS

P.O. Box 128, Fergus, ON N1M 2W7

ADDRESS

265 Bridge St., Fergus, ON N1M 1T7
T 519 843 1960 F 519 843 6888

CC: Client



MEMO

September 4, 2014

TO:

The City of Guelph,
Clerk's Office
1 Carden Street,
Guelph, Ontario,
N1H 3A1

via email: clerks@guelph.ca

COPY:

Rick Jamieson, James Street East
Daniel C. MacLachlan, Director of Design, Engineering, Construction, University of Guelph
Robert Mason, Nosam Properties Limited
Craig Moore, Chief Operating Officer, Cutten Fields
Jennifer Passy, Manager of Planning, Upper Grand District School Board
Jill Vigers, Manager, Architectural Services, University of Guelph
Philip Wong, Director of Real Estate, University of Guelph
Janice Wright, Upper Grand District School Board
Melissa Aldunate, Senior Policy Planner, City of Guelph
Stephen Robinson, Senior Heritage Planner, City of Guelph

FROM:

Owen R. Scott, President, CHC Limited

**RE: Proposed Designation of Heritage Conservation District and Adoption of Plan and Guidelines
Brooklyn and College Hill Heritage Conservation District - City Council Decision Meeting, Sept. 8/14**

We made a submission to the City, July 24th and met with City staff and the consultant July 31st to voice and discuss our concerns with the City's *Brooklyn and College Hill Heritage Conservation District Study Plan and Guidelines* (HCD Plan). Subsequently, we are in receipt of the revised document (August 2014) which addressed a number of our concerns; however, a few remained unresolved. Today (September 4th) we met with City staff to discuss those remaining concerns. We believe that these have now been resolved to our satisfaction and this memorandum is being provided to confirm our understanding.

Concern

The HCD Plan states: *"It is recommended that when the designating by-law and heritage conservation district plan are adopted and approved by Council that the designating by-law shall state that the maximum building height within the Brooklyn and College Hill Heritage Conservation District shall be the existing height as of that date or only as later allowed through a Council approved heritage permit under Part V of the Ontario Heritage Act for such height increase but not to exceed 3 storeys or 9 metres."* p. B-3

We have been informed that Part B of the Plan, where this recommendation is found, does not form part of the Plan that is being proposed for approval. Zone changes, if any, will be dealt with in a future Comprehensive Zoning Bylaw review. For clarity, it should be made clear to all that Part B is not part of the Plan that will be the basis of the Heritage Conservation District bylaw.

Concern

For a protected heritage property (i.e. the HCD), the designation by-law or heritage conservation easement agreement should identify the cultural heritage value or interest and describe the heritage attributes of the cultural heritage or archaeological resource. The municipality should ensure that heritage attributes of a protected heritage property are effectively identified and described in the designation by-law or heritage conservation easement agreement. The level of detail should be sufficient to guide the approval, modification, or denial of a proposed development or site alteration that affects a protected heritage property.¹

We had requested that an understanding of what might constitute a negative impact by adjacent development be provided in the Plan, and a reference to the Ministry's *Ontario Heritage Toolkit* could provide examples of that level of information.

In an email from Melissa Aldunate, September 4th, the following was provided:

"We have put together some wording to add to section 7.1 (it would be added at the end of section 7.1) – below for your review. Basically it is a copy and paste from the Ontario Heritage Toolkit."

Section 7.1

In determining the negative impacts that may result from a proposed development on adjacent lands, the City and Heritage Guelph will use the guidance of the Ontario Heritage Toolkit. The Ontario Heritage Toolkit provides the following examples of possible negative impacts:

- *Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings;*
- *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;*
- *Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.*

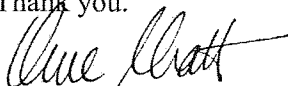
Concern

The University of Guelph Master Plan, shared with the City and approved prior to the initiation of the HCD study, calls for the future demolition of 346 Gordon Street and 5 and 7 University Avenue East and the construction of an academic or performance centre. The City provided a clause in the revised Plan: *The City, in determining the scope for Scoped Cultural Heritage Resource Impact Assessment for development of the lands owned by the University of Guelph at the intersection of University Ave East and Gordon Street, will have consideration for the development scenario included within the University of Guelph Campus Master Plan (approved on January 30th, 2013 by the University Board of Governors).*

We requested that the wording be changed from "have consideration for" to "have regard to" which would require the City to carefully and earnestly consider the University's Master Plan in the context of the matter at hand. This was agreed to in the aforementioned email, namely: "I have also considered the request to change "have consideration for" to "have regard for" – I have no concerns with the proposed change and will have this change made to the plan for Monday night."

Should our understanding as provided in this memorandum be accurate, we have no further objection to the *Brooklyn and College Hill Heritage Conservation District Study Plan and Guidelines*.

Thank you.



CHC Limited

¹ *Provincial Policy Statement 2014*

STAFF REPORT



TO City Council

SERVICE AREA Finance & Enterprise Services

DATE September 8, 2014

SUBJECT Standard and Poor's Credit Rating

REPORT NUMBER FIN-14-44

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide an overview of the credit rating process undertaken by Standard & Poor's and highlight the final findings resulting from the review.

KEY FINDINGS

Standard and Poor's reaffirmed the City's credit rating of AA+ with a stable outlook due to:

- A diversified economy with a well performing manufacturing sector and a sizeable public sector
- Exceptional liquidity
- Strong budgetary flexibility in revenue
- Good Financial management and robust financial policies
- Detailed operating and capital budgets
- Low debt burden

FINANCIAL IMPLICATIONS

An "AA+" rating assists the City in securing lower interest rates when issuing debt to finance large capital expenditures, resulting in savings to the organization.

ACTION REQUIRED

That Council receive the report for information purposes only.

RECOMMENDATION

That Finance Report titled "FIN-14-44 Standard & Poor's Credit Rating 2014" be received for information.

STAFF REPORT

BACKGROUND

Standard and Poor's rates local and regional governments in Canada and internationally to determine the risk to credit profiles arising from liquidity, financial management and contingent liabilities. Standard and Poor's is a recognized leader of financial market intelligence and known by investors worldwide.

The purpose of establishing a good credit rating is to ensure that the municipality demonstrates and maintains a sound financial position in order to meet its long-term planning, financial and management objectives. When rating local and regional governmental organizations, Standard and Poor's uses a combined qualitative and quantitative framework of eight main factors to establish the ratings. These main rating factors consist of:

- Institutional framework
- Economy
- Financial management
- Budgetary flexibility
- Budgetary performance
- Liquidity
- Debt burden
- Contingent liabilities

REPORT

On August 29, 2014 Standard and Poor's reaffirmed the City's 'AA+' long-term credit and debt rating with a stable outlook. The rating reflects Guelph's solid and diverse economic base, strong liquidity levels and budgetary flexibility resulting from overall excellent financial management.

The City's overall rating is attributable to key characteristics that affect the score in each of the Standard and Poor's criteria identified below:

Institutional Framework:

- Standard and Poor's views the Canadian Provincial-Municipal system as "well balanced and predictable" because of its maturity and stability as well as its moderate levels of transparency and accountability.

Economy:

- The City's economy is well diversified, with a solid manufacturing base that has performed well relative to other municipalities in Ontario.
- Guelph has a stable employment level resulting from a thriving manufacturing sector, a sizable public sector, a large university and the presence of local boards, schools and hospitals.
- There have been no major closures or layoffs among the largest employers and there have been several new entrants and significant expansions.

STAFF REPORT

- The City's focus to bring more serviced employment land online and encourage downtown redevelopment has contributed favorably to the credit rating score.

Strong Financial Management:

- The City's robust and transparent financial policies, statements and detailed budgets contribute to the outstanding results in liquidity, debt management and budget flexibility.

Budgetary Flexibility & Performance

- Historically, Guelph's operating performance has been strong, resulting in average operating surpluses of 10% of operating revenue. In 2013 however, exceptionally high expenditures in transportation materials, legal expenses and employee related expenses have reduced the operating surplus to 4.9% of operating revenue.
- The City ran a modest deficit "*after capital*" of 1.9%, which is expected given the required investment in City infrastructure. The capital budget forecast identifies large investments in infrastructure renewal in the short term which may cause concern because in order to maintain the current AA+ credit score and stable outlook, the after capital deficit cannot exceed 10% of total revenues and in order to improve the rating, the after capital balance must be positive.
- Financial flexibility of all Canadian municipalities is considered moderately constrained on the expense side due to the high degree of provincially mandated or legislated services and proportionately high compensation expenses that account for 55% of all operating expenditures (net of amortization) that are often subject to collective agreements. Standard and poor's commended the City for successfully matching revenues (property tax, water/wastewater rates and user fees) with growing expenditures.

Liquidity, Debt Financing & Contingent Liabilities

- Guelph continues to maintain an exceptionally strong liquidity position that has a very positive impact on the credit rating profile. Adjusted cash and liquid assets at the end of 2013 equal more than 730% of estimated debt service for 2014.
- Guelph's debt load is considered low and in line with similarly rated domestic peers. Tax-supported debt at the end of 2013 was 29.9% of operating revenues which is 4% lower than 2012 and 10% lower than 2011. Forecasted debt issuance in 2014 and 2015 of \$26M and \$14M respectively will increase the debt ratio to 34% which is slightly higher than the recommended 30% required to improve the credit rating from AA+ to AAA.
- The City's contingent liabilities are healthy at 5.3% of 2013 operating revenues and consist mainly of employee benefits, vacation pay, and landfill post closure costs. The potential impact of the outstanding legal proceedings are unknown but are not expected to materially affect the City, given its exceptional liquidity position.

STAFF REPORT

CORPORATE STRATEGIC PLAN

2.3 Ensure accountability, transparency and engagement

3.3 Strengthen citizen and stakeholder engagement and communications

DEPARTMENTAL CONSULTATION

Finance & Enterprise Services, Planning and Building Services were consulted with respect to information requested as part of Standard and Poor's review.

COMMUNICATIONS

Communications regarding the City's credit and long-term debt position to City Council and members of the public was coordinated with Standard and Poor's media release.

ATTACHMENTS

Standard and Poor's Supplementary Analysis

Report Author

Christel Gregson

Sr. Corporate Analyst, Financial Planning & Budgets



Approved By

Sarah Purton

Manager, Financial Planning & Budgets



Recommended By

Al Horsman

Executive Director,

Finance & Enterprise/CFO

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RatingsDirect®

Research Update:

City of Guelph 'AA+' Ratings Affirmed On Very Strong And Diversifying Economy

Primary Credit Analyst:

Adam J Gillespie, Toronto 416-507-2565; adam.gillespie@standardandpoors.com

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Table Of Contents

Overview

Rating Action

Rationale

Outlook

Ratings Score Snapshot

Key Statistics

Key Sovereign Statistics

Related Criteria And Research

Ratings List

Research Update:

City of Guelph 'AA+' Ratings Affirmed On Very Strong And Diversifying Economy

Overview

- We are affirming our 'AA+' long-term issuer credit and senior unsecured debt ratings on the City of Guelph.
- The ratings reflect our view of the city's exceptional liquidity, very strong economy (which continues to diversify away from its industrial roots), and low debt burden.
- The stable outlook reflects our expectations that Guelph will maintain an exceptional liquidity position while continuing to generate strong operating surpluses, and that tax-supported debt will remain less than 60% of consolidated operating revenues in the next two years.

Rating Action

On Aug. 29, 2014 Standard & Poor's Ratings Services affirmed its 'AA+' long-term issuer credit and senior unsecured debt ratings on the City of Guelph, in the Province of Ontario. The outlook is stable.

Rationale

The ratings on Guelph reflect Standard & Poor's assessment of the city's very strong economic fundamentals, strong budgetary flexibility, exceptional liquidity position, and low debt burden. The ratings also reflect our view of the "very predictable and well-balanced" institutional framework for Canadian municipalities, our assessment of the positive impact Guelph's strong financial management has on its credit profile, the city's average budgetary performance, and its very low level of contingent liabilities.

In our opinion, Guelph demonstrates strong financial management, which has a positive impact on its credit profile. The city has a robust set of financial policies and annual financial statements are audited and unqualified. Guelph provides transparent, easy-to-access disclosure to pertinent information and prepares detailed operating and capital budgets.

We believe the city's economy is very strong, given its relative diversification for a city of its size, and that GDP per capita is in line with the provincial average of about US\$50,000 in 2011-2013. Manufacturing accounts for a large portion of the labor base and the sector has performed well in recent years. A sizable public sector, with a large university, schools, hospitals, and municipal, county, and provincial government offices, helps to stabilize local employment, in our opinion.

Research Update: City of Guelph 'AA+' Ratings Affirmed On Very Strong And Diversifying Economy

Partially constraining the ratings is what we view as strong but limited budgetary flexibility on the expenditure side. Guelph, like other Canadian municipalities, is constrained in its ability to meaningfully cut operating expenditures due to several factors, including provincially mandated service levels, labor contracts, inflation, and political pressures. The ability to set property taxes, utility rates, and user fees give municipalities significant revenue-raising tools (modifiable revenues account for about 88% of the city's operating revenue) and limits revenue volatility. We expect Guelph's capital expenditures to account for close to 20% of total expenditures in the next several years, suggesting some flexibility to defer growth-related capital expenditures. However, because most capital spending is slated for infrastructure renewal and replacement, this flexibility is also limited.

Historically, Guelph's operating performance has been fairly robust, although its operating balance was lower in 2013. It was 4.9% of operating revenue, down from 13.1% in 2012, on higher-than-expected operating expenses. We expect that this ratio will rebound slightly and remain above 5% throughout our two-year outlook horizon. With the city's capital plan calling for elevated spending in the next several years, under our base-case scenario we forecast that after-capital deficits will increase moderately but will not exceed 10% of total revenues through 2016 resulting in average budgetary performance overall.

Guelph's debt load is what we view as low and in line with those of similarly rated domestic peers. At the end of 2013, the city had about C\$102 million of tax-supported debt outstanding. This equaled about 30% of consolidated operating revenues during the year, down from almost 40% in 2011. Interest costs were very low, at 1.2% of operating revenue, and we expect that modest debt borrowing that repayments and operating revenue growth will mitigate will result in both ratios remaining fairly stable during the outlook horizon.

We view contingent liabilities, stemming largely from standard employee benefits and landfill postclosure liabilities, as very low. They represent about 5.3% of consolidated operating revenues at year-end 2013 and do not have a significant impact on the city's credit profile. We believe that in the event of financial stress at either one of the government-related enterprises Guelph owns, its support would be limited to less than 2% of its operating revenues.

We believe Canadian municipalities benefit from a very predictable and well-balanced local and regional government framework that has demonstrated a high degree of institutional stability. Although provincial governments mandate a significant proportion of municipal spending, they also provide operating fund transfers and impose fiscal restraint through legislative requirements to pass balanced operating budgets. Municipalities generally have the ability to match expenditures well with revenues, except for capital spending, which can be intensive. Any operating surpluses typically fund capital expenditures and future liabilities (such as postemployment

obligations and landfill closure costs) through reserve contributions.

Liquidity

Guelph has maintained what we view as exceptional liquidity, with free cash and liquid assets well exceeding debt service requirements. Under our conservative base-case scenario, which forecasts significant use of liquidity to internally fund capital expenditures, we believe that free cash and liquid assets will be sufficient to cover all debt service requirements throughout our two-year outlook horizon.

In our view, the city has satisfactory access to external liquidity given its proven ability to issue into public debt markets and the presence of a secondary market for Canadian municipal debt instruments.

Outlook

The stable outlook reflects Standard & Poor's expectation that, throughout the two-year outlook horizon, Guelph will maintain exceptional liquidity levels, adjusted operating balances will not fall below 5% of operating revenues, after-capital deficits will not exceed 10% of total adjusted revenues, and the city will borrow according to its current plan such that tax-supported debt will not surpass 60% of consolidated operating revenue. Although we view it as unlikely in the next two years, we could revise the outlook to negative or lower the ratings if revenue or expenditure management faltered, leading to operating balances eroding to less than 5% of operating revenue; full spending under the capital plan resulted in significant after-capital deficits greater than 10% of total revenue; and increased borrowing pushed tax-supported debt to more than 60% of operating revenue. Conversely, we could revise the outlook to positive or raise the ratings if budgetary performance were to improve materially, particularly through the generation of after-capital surpluses, and tax-supported debt fell below 30% of consolidated operating revenues.

Ratings Score Snapshot

Table 1

City of Guelph -- Ratings Score Snapshot	
Key Rating Factors	Assessment
Institutional Framework	Very predictable and well balanced
Economy	Very strong
Financial Management	Strong
Budgetary Flexibility	Strong
Budgetary Performance	Average
Liquidity	Exceptional
Debt Burden	Low
Contingent Liabilities	Very low

Table 1

City of Guelph -- Ratings Score Snapshot (cont.)

*Standard & Poor's ratings on local and regional governments are based on eight main rating factors listed in the table above. Section A of Standard & Poor's "Methodology For Rating Non-U.S. Local And Regional Governments," published on June 30, 2014, summarizes how the eight factors are combined to derive the foreign currency rating on the government.

Key Statistics

Table 2

City of Guelph -- Economic Statistics

	--Fiscal year ended Dec. 31--				
	2009	2010	2011	2012	2013
Population	118,944	120,308	121,688	123,087	124,503
Population growth (%)	1.15	1.15	1.15	1.15	1.15
National GDP (nominal) per capita (US\$)	40,764	47,465	51,791	52,409	51,911
Unemployment rate (%)	8.30	7.90	5.60	5.50	7.10

Note: The data and ratios above result in part from Standard & Poor's own calculations, drawing on national as well as international sources, reflecting Standard & Poor's independent view on the timeliness, coverage, accuracy, credibility, and usability of available information. Sources typically include Statistics Canada.

Table 3

City of Guelph -- Financial Statistics

(Mil. C\$)	--Fiscal year ended Dec. 31--				
	2012	2013	2014bc	2015bc	2016bc
Operating revenues	324	342	353	367	381
Operating expenditures	281	325	333	345	359
Operating balance	42	17	20	22	22
Operating balance (% of operating revenues)	13.12	4.90	5.58	5.97	5.80
Capital revenues	19	12	25	25	25
Capital expenditures (capex)	50	41	81	81	79
Balance after capital accounts	11	(13)	(36)	(34)	(33)
Balance after capital accounts (% of total revenues)	3.30	(3.62)	(9.54)	(8.71)	(8.11)
Debt repaid	20	10	11	13	15
Balance after debt repayment and onlending	(8)	(23)	(47)	(47)	(47)
Balance after debt repayment and onlending (% of total revenues)	(2.41)	(6.43)	(12.33)	(12.00)	(11.72)
Gross borrowings	10	0	26	14	0
Balance after borrowings	2	(23)	(21)	(33)	(47)
Operating revenue growth (%)	5.25	5.54	3.32	4.02	3.68
Operating expenditure growth (%)	5.09	15.54	2.58	3.58	3.87
Modifiable revenues (% of operating revenues)	88.14	88.17	88.55	88.99	89.38
Capital expenditures (% of total expenditures)	15.04	11.31	19.48	19.03	18.15
Direct debt (outstanding at year-end)	112	102	119	120	105
Direct debt (% of operating revenues)	34.65	29.92	33.72	32.67	27.66
Tax-supported debt (% of consolidated operating revenues)	34.65	29.92	33.72	32.67	27.66

Table 3

City of Guelph -- Financial Statistics (cont.)					
Interest (% of operating revenues)	1.41	1.22	1.17	1.08	1.21
Debt service (% of operating revenues)	7.45	4.13	4.15	4.59	5.06

Note: The data and ratios above result in part from Standard & Poor's own calculations, drawing on national as well as international sources, reflecting Standard & Poor's independent view on the timeliness, coverage, accuracy, credibility, and usability of available information. The main sources are the financial statements and budgets, as provided by the issuer. Base case reflects Standard & Poor's expectations of the most likely scenario. bc--Base case.

Key Sovereign Statistics

Sovereign Risk Indicators, June 9, 2014. Interactive version available at <http://www.spratings.com/sri>

Related Criteria And Research

Related Criteria

- Methodology For Rating Non-U.S. Local And Regional Governments, June 30, 2014

Related Research

- Institutional Framework Assessments For Non-U.S. Local And Regional Governments, June 30, 2014
- International Local And Regional Governments Default And Transition Study: 2012 Saw Defaults Spike, March 28, 2013

In accordance with our relevant policies and procedures, the Rating Committee was composed of analysts that are qualified to vote in the committee, with sufficient experience to convey the appropriate level of knowledge and understanding of the methodology applicable (see 'Related Criteria And Research'). At the onset of the committee, the chair confirmed that the information provided to the Rating Committee by the primary analyst had been distributed in a timely manner and was sufficient for Committee members to make an informed decision.

After the primary analyst gave opening remarks and explained the recommendation, the Committee discussed key rating factors and critical issues in accordance with the relevant criteria. Qualitative and quantitative risk factors were considered and discussed, looking at track-record and forecasts. The chair ensured every voting member was given the opportunity to articulate his/her opinion. The chair or designee reviewed the draft report to ensure consistency with the Committee decision. The views and the decision of the rating committee are summarized in the above rationale and outlook.

Ratings List

Ratings Affirmed

Research Update: City of Guelph 'AA+' Ratings Affirmed On Very Strong And Diversifying Economy

Guelph (City of)

Issuer credit rating

AA+/Stable/--

Senior unsecured debt

AA+

Complete ratings information is available to subscribers of RatingsDirect at www.globalcreditportal.com and at www.spcapitaliq.com. All ratings affected by this rating action can be found on Standard & Poor's public Web site at www.standardandpoors.com. Use the Ratings search box located in the left column.

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