

# CITY COUNCIL AGENDA



**DATE January 25, 2010 – 7:30 p.m. (approximate)**

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**

## PRESENTATION

- a) Tara Sprigg, Manager of Corporate Communications:- Guelph Re-mastered

## CONFIRMATION OF MINUTES (Councillor Hofland)

*"THAT the minutes of the Council Meetings held December 14, 15 and 21, 2009 and the minutes of the Council meetings held in Committee of the Whole on December 15 and 21, 2009 be confirmed as recorded and without being read."*

## CONSENT REPORTS/AGENDA – ITEMS TO BE EXTRACTED

*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 Reports/Agenda, please identify the item. The item will be extracted and dealt with separately. The balance of the Consent Reports/Agenda will be approved in one resolution.*

### Consent Reports/Agenda from:

Community Development & Environmental Services Committee			
Item	City Presentation	Delegations	To be Extracted
CDES-1 2010 Development Priorities Plan			

Adoption of balance of Community Development & Environmental Services Committee First Consent Report - **Councillor Lise Burcher, Chair**

Council as Committee of the Whole			
Item	City Presentation	Delegations	To be Extracted
COW-1 Citizen Appointments to Various Boards, Committees & Commissions			

Adoption of balance of the Council as Committee of the Whole First  
Consent Report –

<b>Council Consent Agenda</b>			
<b>Item</b>	<b>City Presentation</b>	<b>Delegations</b>	<b>To be Extracted</b>
A-1) 2010 Grant Recommendations		Members from the Sector Review Groups will be present to answer any questions.	
A-2) Mobility Device and Services Agreement			
A-3) Contract No. 7-026 - Purchase of Four (4) Low Floor Buses			
A-4) Haiti Fundraiser: River Run Centre			
A-5) 2009-Canada-Ontario Affordable Housing Programme Proposed Transitional Housing Project at the City's Property at 65 Delhi Street		Raechelle Devereaux, Wellington Guelph Drug Strategy Committee Coordinator	✓

Adoption of balance of the Council Consent Agenda – Councillor

<b>Other</b>			
<b>Item</b>	<b>City Presentation</b>	<b>Delegations</b>	<b>To be Extracted</b>
(e.g. notices of motion for which notice was given)			

**ITEMS EXTRACTED FROM COMMITTEES OF COUNCIL REPORTS AND COUNCIL CONSENT AGENDA** (Chairs to present the extracted items)

*Once extracted items are identified, they will be dealt with in the following order:*

- 1) *delegations (may include presentations)*
- 2) *staff presentations only*
- 3) *all others.*

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Reports from:

- Community Development & Environmental Services – Councillor Burcher
- Council as Committee of the Whole – Councillor Kovach
- Council Consent – Mayor Farbridge

## **SPECIAL RESOLUTIONS**

### **BY-LAWS**

Resolution – Adoption of By-laws (Councillor Kovach)

### **QUESTIONS**

### **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**

Council Chambers  
December 14, 2009

**Council convened in session at 7:00 p.m.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein (arrived at 7:13 p.m.)

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Dr. J. Laird, Director of Environmental Services; Mr. D. McCaughan, Director of Operations; Mr. R. Hagey, Supervisor of Budget Services; Mr. J. Riddell, Director of Community Design and Development Services; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Council Committee Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There was no declaration of pecuniary interest.

**Proposed 2010 Water and Wastewater Operating and Capital Budgets**

Dr. J. Laird, the Director of Environmental Services outlined three major budget impacts on the Water and Wastewater Operating and Capital Budgets which include:

- consumption decline;
- capital cost increases; and
- water conservation program expansion.

She outlined the ten year capital plan and the recommended phase-in of approved Water Conservation and Efficiency Strategy Update. She advised that a Provincial Water Conservation Strategy will be implemented by the end of 2010 which will be more stringent than current regulations. She then reviewed the risks of expansion deferral. Dr. Laird outlined details regarding sewershed management and their comprehensive water conservation plan in order to meet the needs of growth within the City.

Mr. Ryan Hagey provided information regarding the status of the water and wastewater reserves. He summarized the impact of the rate change. He then outlined the 2009 volume rates four year forecast. He reviewed the water

and wastewater recommendations.

Dr. J. Laird  
Ms. M. Neubauer

1. Moved by Councillor Burcher  
Seconded by Councillor Hofland  
THAT Council approves:

1. the proposed expansion packages in the net amounts of \$406,300 for Water and \$406,300 for Wastewater;
2. the 2010 Water and Wastewater Operating Budgets in the amounts of \$19,046,900 and \$20,587,900 respectively, inclusive of expansions;
3. the 2010 Water and Wastewater Capital Budgets in the amounts of \$11,701,000 and \$15,990,000 respectively;
4. the City of Guelph water volume charge of \$1.07 cents per cubic metre effective March 1, 2010 and the wastewater volume charge of \$1.15 cents per cubic metre, effective March 1, 2010;
5. the City of Guelph water and wastewater basic service charges and various fees and charges, be increased as per attached schedule "A" effective March 1, 2010; and
6. the Waterworks Fees and Services By-law be passed."

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge. (13)

VOTING AGAINST: (0)

Carried

#### **BY-LAWS**

2. Moved by Councillor Farrelly  
Seconded by Councillor Beard  
THAT By-law Number (2009)-18915 is hereby passed.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge. (13)

VOTING AGAINST: (0)

Carried

#### **ADJOURNMENT**

The meeting adjourned at 8:15 o'clock p.m.

Minutes read and confirmed January 25, 2010.

.....  
Mayor

.....  
Deputy Clerk

Council Caucus Room  
December 15, 2009 5:00 p.m.

**A meeting of Guelph City Council.**

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

Absent: Councillor Burcher and Salisbury

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Director of Human Resources; Chief S. Armstrong, Director of Emergency Services; Dr. J. Laird, Director of Environmental Services; Mr. D. McCaughan, Director of Operations; Ms. M. Neubauer, Director of Finance; Ms. A. Pappert, Director of Community Services; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mrs. L.A. Giles, Director of Information Services/City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

1. Moved by Councillor Hofland  
Seconded by Councillor Beard  
THAT the Council of the City of Guelph now hold a meeting that is closed to the public with respect to:

- 1. **Labour Relations**  
S. 239 (2) (d) labour relations or employee negotiations
- 2. **Labour Relations**  
S. 239 (2) (d) labour relations or employee negotiations

Carried

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

.....  
Mayor

.....  
Clerk

Council Caucus Room  
December 15, 2009 5:02 p.m.

**A meeting of Guelph City Council closed to the public.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury (arrived at 5:10 p.m.) and Wettstein

Absent: Councillor Burcher

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Director of Human Resources; Chief S. Armstrong, Director of Emergency Services; Dr. J. Laird, Director of Environmental Services; Mr. D. McCaughan, Director of Operations; Ms. M. Neubauer, Director of Finance; Ms. A. Pappert, Director of Community Services; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mrs. L.A. Giles, Director of Information Services/City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There were no declarations.

**Labour Relations**

1. Moved by Councillor Hofland  
Seconded by Councillor Beard  
Mr. M. Amorosi  
Mr. P. Cartwright  
THAT the information with respect to a labour relations matter be received for information.

Carried

**Labour Relations**

The Director of Emergency Services and the Assistant Director of Human Resources, Manager of Labour Relations, Health, Safety and Wellness provided the Committee with information.

2. Moved by Councillor Kovach  
Seconded by Councillor Bell  
THAT staff be given direction with respect to a labour relations matter.



A recorded vote was requested which resulted as follows:

VOTING IN FAVOUR: Councillors Bell, Billings and Kovach (3)

VOTING AGAINST: Councillors Beard, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (9)

The motion was defeated.

- 3. Moved by Councillor Bell  
 Seconded by Councillor Kovach  
 THAT staff be given direction with respect to a labour relations matter.

A recorded vote was requested which resulted as follows:

VOTING IN FAVOUR: Councillors Bell, Billings and Kovach (3)

VOTING AGAINST: Councillors Beard, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (9)

The motion was defeated.

The meeting adjourned at 5:50 o'clock p.m.

.....  
Mayor

.....  
Clerk

Council Chambers  
December 15, 2009

**Council reconvened in formal session at 7:00 p.m.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland,

Kovach, Laidlaw, Piper, Salisbury and  
Wettstein

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Director of Human Resources; Chief S. Armstrong, Director of Emergency Services; Dr.

J. Laird, Director of Environmental Services; Mr. D. McCaughan, Director of Operations; Ms. M. Neubauer, Director of Finance; Ms. A. Pappert, Director of Community Services; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mrs. L.A. Giles, Director of Information Services/City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

### **DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

Councillor Findlay declared a possible pecuniary interest with regards to the Baker Street Parking Lot capital budget item relating to security cameras because he owns a business on Baker Street and did not discuss or vote on the matter.

The Mayor advised that the purpose of the meeting was to deliberate and approve the 2010 operating and capital budgets for the City of Guelph.

Shelagh Morris, Director of Corporate Services for the Guelph Police Services was present and advised that the Board reviewed the budget following the request of Council November 30<sup>th</sup> and were able to find an additional \$490,900 savings. She further advised that this reduction is equivalent to one weekly payroll.

Shawn Armstrong, Director of Emergency Services advised that emergency services reviewed the proposed budget and were able to find \$200,000 savings. He advised that such savings will not affect the services to the community.

1. Moved by Councillor Hofland  
Seconded by Councillor Findlay  
THAT Community Services Report #CD-AD-0924 entitled "Positioning the Central Library and South End Community Centre", be received;

AND THAT staff are authorized to continue their current efforts to position the new Central Library and the South End Community Center project to become project ready in

order to respond to future funding opportunities and partnerships;

AND THAT staff are directed to present a phased, detailed plan for each project no later than the end of February 2010 while ensuring that neither project plan will result in additional funding requests that would impact negatively on the 2010 budget.

It was requested that the clauses be voted on separately.

Ms. A. Pappert  
Ms. M. Neubauer

2. Moved by Councillor Hofland  
Seconded by Councillor Findlay  
THAT Community Services Report #CD-AD-0924 entitled "Positioning the Central Library and South End Community Centre", be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

Ms. A. Pappert  
Ms. M. Neubauer

3. Moved by Councillor Hofland  
Seconded by Councillor Findlay  
THAT staff are authorized to continue their current efforts to position the new Central Library and the South End Community Center project to become project ready in order to respond to future funding opportunities and partnerships;

AND THAT staff are directed to present a phased, detailed plan for each project no later than the end of February 2010 while ensuring that neither project plan will result in additional funding requests that would impact negatively on the 2010 budget.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: Councillor Kovach (1)

Carried

4. Moved by Councillor Findlay  
Seconded by Councilor Burcher  
THAT the 2010 tax supported operating budget net levy

of \$163,240,374 (4.48% increase), which includes the Base Budget and the Department Reduction Proposals be approved;

AND THAT the proposed changes to user fees and transfers to/from reserve funds incorporated in the 2010 budget be approved.

5. Moved in Amendment by Councillor Billings  
Seconded by Councillor Burcher  
THAT the Guelph Police Services 2010 budget be reduced by \$490,900.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

Counc. J. Hofland  
Mr. D. McCaughan  
Ms. M. Neubauer

6. Moved in Amendment by Councillor Hofland  
Seconded by Councillor Laidlaw  
THAT the Emergency Services, Community Services & Operations Committee be directed to identify a further \$100,000 expenditure reductions or revenue generation within the Operations 2010 operating budget to fund the continuation of sidewalk winter control on residential sidewalks.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Hofland, Laidlaw, Salisbury and Wettstein (9)

VOTING AGAINST: Councillors Findlay, Kovach, Piper and Mayor Farbridge (4)

Carried

Ms. M. Neubauer  
Mr. D. McCaughan

7. Moved in Amendment by Councillor Laidlaw  
Seconded by Councillor Beard  
THAT tree planting in the amount of \$30,400 be funded in the 2010 operating budget.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Hofland, Laidlaw, Piper and Salisbury (9)

VOTING AGAINST: Councillors Findlay, Kovach, Wettstein and Mayor Farbridge (4)



Ms. A. Pappert  
Ms. M. Neubauer

8. Moved in Amendment by Councillor Kovach  
Seconded by Councillor Beard  
THAT the City operate summer day camps, on an  
minimum of, a revenue neutral basis.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings,  
Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper,  
Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

9. Moved in Amendment by Councillor Burcher  
Seconded by Councillor Billings  
THAT Council direct staff to:

- 1) Implement a 5% fare increase on February 1, 2010  
for adult and senior fares (tickets and passes) only  
and increase the cash fare by \$0.25; and
- 2) Continue discussions with the University of Guelph  
Central Students Association and school  
administration regarding the U-Pass Program with  
the goal of developing a revised agreement that  
fairly reflects the cost of service incurred by Guelph  
Transit to support the program. Included will be an  
implementation strategy for any required price  
increase; and,
- 3) Hold the current general student fares and the  
subsidized fares at current levels in 2010 and  
investigate further possible models of providing  
more affordable transit to this group of riders; and,
- 4) Proceed with these three (3) initiatives to secure a  
net Guelph Transit revenue increase of \$775,000 in  
the 2010 fiscal year.

It was requested that the clauses be voted on separately.

Ms. A. Pappert  
Ms. M. Neubauer

10. Moved in Amendment by Councillor Burcher  
Seconded by Councillor Billings  
THAT staff be directed to implement a 5% fare increase  
on February 1, 2010 for adult and senior fares (tickets  
and passes) only and increase the cash fare by \$0.25.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings,  
Burcher, Farrelly, Findlay, Hofland, Kovach, Piper,  
Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillors Laidlaw and Salisbury (2)

Carried

- Ms. A. Pappert  
Ms. M. Neubauer
11. Moved in Amendment by Councillor Burcher  
Seconded by Councilor Billings  
THAT staff be directed to continue discussions with the University of Guelph Central Students Association and school administration regarding the U-Pass Program with the goal of developing a revised agreement that fairly reflects the cost of service incurred by Guelph Transit to support the program. Included will be an implementation strategy for any required price increase.
- VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)
- VOTING AGAINST: (0)
- Carried
- Ms. A. Pappert  
Ms. M. Neubauer
12. Moved in Amendment by Councillor Burcher  
Seconded by Councillor Billings  
THAT staff be directed to hold the current general student fares and the subsidized fares at current levels in 2010 and investigate further possible models of providing more affordable transit to this group of riders.
- VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)
- VOTING AGAINST: (0)
- Carried
- Ms. A. Pappert  
Ms. M. Neubauer
13. Moved in Amendment by Councillor Burcher  
Seconded by Councillor Billings  
THAT staff be directed to proceed with these three (3) initiatives to secure a net Guelph Transit revenue increase of \$775,000 in the 2010 fiscal year.
- VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (12)
- VOTING AGAINST: Councillor Laidlaw (1)
- Carried
- Ms. M. Neubauer
14. Moved in Amendment by Councillor Piper  
Seconded by Councillor Laidlaw  
THAT the Youth Rental Rates be maintained at the 2009

level.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: Councillor Kovach (1)

Carried

15. Moved in Amendment by Councillor Piper  
Seconded by Councillor Laidlaw

Ms. L.E. Payne  
Ms. M. Neubauer  
Ms. A. Pappert

THAT staff be directed to achieve an additional \$150,000 in energy savings and efficiencies to offset funding the youth subsidy rates.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

16. Moved in Amendment by Councillor Salisbury  
Seconded by Councillor Laidlaw

THAT the statutory holiday transit service in the amount of \$134,349 be maintained in the 2010 operating budget.

VOTING IN FAVOUR: Councillors Bell, Laidlaw, Piper and Salisbury (4)

VOTING AGAINST: Councillors Beard, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Wettstein and Mayor Farbridge (9)

Defeated

17. Moved in Amendment by Councillor Salisbury  
Seconded by Councillor Laidlaw

Ms. A. Pappert  
Ms. M. Neubauer

THAT staff seek savings in the amount of \$135,000 from the proposed transit route adjustments.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Salisbury, Wettstein and Mayor Farbridge (10)

VOTING AGAINST: Councillors Burcher, Laidlaw and Piper (3)

Carried



18. Moved in Amendment by Councillor Salisbury  
Seconded by Councillor Findlay  
Mr. M. Amorosi  
Ms. M. Neubauer  
THAT the Mayor and Councillors be included in the 5 days off without pay.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

19. Moved in Amendment by Councillor Beard  
Seconded by Councillor Kovach  
Mr. D. McCaughan  
Ms. M. Neubauer  
THAT the Operations Department assume the responsibility for the Christmas Tree pickup at a cost of \$26,000.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

20. Moved in Amendment by Councillor Kovach  
Seconded by Councillor Bell  
THAT the 2010 operating budget be reduced by \$9,489 which represents maintaining the funding for the Macdonald Stewart Art Centre at the 2009 level.

VOTING IN FAVOUR: Councillors Bell, Billings, Findlay, Kovach and Laidlaw (5)

VOTING AGAINST: Councillors Beard, Burcher, Farrelly, Hofland, Piper, Salisbury, Wettstein and Mayor Farbridge (8)

Defeated

21. Moved by in Amendment by Councillor Kovach  
Seconded by Councillor Billings  
THAT \$667,000 be deleted from the budget which represents the removal of the two hour free parking in the downtown.

VOTING IN FAVOUR: Councillors Bell, Billings, Farrelly and Kovach (4)

VOTING AGAINST: Councillors Beard, Burcher, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (9)

Defeated

Ms. A. Pappert  
Ms. M. Neubauer

22. Moved in Amendment by Councillor Findlay  
Seconded by Councillor Burcher

THAT staff be directed to achieve full cost recovery for the provision of the dining room operation at the Evergreen Seniors Centre for 2010;

AND THAT staff report back to Council with a framework which would address full cost recovery for the operation of the Evergreen Dining Room prior to consideration of the 2011 operating budget.

VOTING IN FAVOUR: Councillors Beard, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: Councillor Bell (1)

Carried

Ms. A. Pappert  
Ms. M. Neubauer

23. Moved in Amendment by Councillor Salisbury  
Seconded by Councillor Kovach

THAT staff be directed to seek further efficiency savings in the amount of \$40,000 to Guelph Transit through transit route adjustments for a total reduction of \$175,000. (includes \$135,000 referenced in Resolution #17)

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: Councillor Laidlaw (1)

Carried

Ms. M. Neubauer

24. Moved in Amendment by Councillor Billings  
Seconded by Councillor Kovach

THAT staff be directed to find additional savings of \$150,000 in investment revenue with respect to monetizing the hydro note.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings,

Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

25. Moved in Amendment by Councillor Billings  
Seconded by Councillor Wettstein

WHEREAS the City underwent an arbitration process regarding the social services cost distribution;

AND WHEREAS we expect to have a ruling on this matter early in 2010;

THEREFORE BE IT RESOLVED THAT all savings to the City be applied to reduce the tax rate for 2010.

VOTING IN FAVOUR: Councillors Bell, Billings, Kovach and Wettstein (4)

VOTING IN AGAINST: Councillors Beard, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury and Mayor Farbridge (9)

Defeated

26. Moved in Amendment by Councillor Billings  
Seconded by Councillor Wettstein

Ms. M. Neubauer  
Mr. H. Loewig

THAT once the results of the arbitration hearing between the City of Guelph and the County of Wellington are known, staff report back with recommendations with respect to how to manage the financial outcome of the arbitration hearing decision.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

27. Moved in Amendment by Councillor Billings  
Seconded by Councillor Kovach

Mr. D. McCaughan  
Ms. M. Neubauer

THAT item PG0050 Baker Street Lot cameras contained in the proposed 2010 capital budget in the amount of \$200,000 be eliminated from the capital budget and the funding be reallocated to the 2010 operating budget.

VOTING IN FAVOUR: Councillors Bell, Billings, Burcher, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and

Mayor Farbridge (10)

VOTING AGAINST: Councillors Beard and Farrelly (2)

Councillor Findlay did not vote on this matter due to his declared possible pecuniary interest.

Carried

28. Moved in Amendment by Councillor Billings  
Seconded by Councillor Kovach

THAT item RP0451, Sleeman Centre for the installation of security glass in the restaurant contained in the 2010 proposed capital budget in the amount of \$50,000 be eliminated from the capital budget and the funding be reallocated to the 2010 operating budget.

VOTING IN FAVOUR: Councillors Bell, Billings, Kovach and Wettstein (4)

VOTING AGAINST: Councillors Beard, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury and Mayor Farbridge (9)

Defeated

29. Moved by in Amendment by Councillor Wettstein  
Seconded by Councillor Burcher

THAT \$500,000 from the Rate Stabilization Reserve be allocated to the 2010 operating budget.

VOTING IN FAVOUR: Councillors Billings, Salisbury and Wettstein (3)

VOTING AGAINST: Councillors Beard, Bell, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper and Mayor Farbridge (10)

Defeated

30. Moved by Councillor Findlay  
Seconded by Councillor Burcher

THAT the 2010 tax supported operating budget net levy of \$161,955,308 (3.66% increase), which includes the Base Budget and the Department Reduction Proposals be approved.

VOTING IN FAVOUR: Councillors Beard, Bell, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: Councillor Billings (1)

Ms. M. Neubauer  
Senior Mgt. Team

Carried

Ms. M. Neubauer  
Senior Mgt. Team

31. Moved by Councillor Findlay  
Seconded by Councillor Burcher  
THAT the proposed changes to user fees and transfers to/from reserve funds incorporated in the 2010 budget be approved.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: Councillor Laidlaw (1)

Carried

Ms. A. Pappert  
Ms. M. Neubauer

32. Moved by Councillor Piper  
Seconded by Councillor Burcher  
THAT staff be directed to review the efficiency of the delivery mechanism for providing a subsidy to youth rental rates prior to the 2011 budget.

VOTING IN FAVOUR: Councillors Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Councillor Beard was not present in the Council Chambers during the vote.

Carried

Ms. A. Pappert  
Ms. M. Neubauer

33. Moved by Councillor Piper  
Seconded by Councillor Kovach  
THAT staff be directed to explore the potential for a renewed partnership with the Guelph Marlin Swim Club and the Upper Grand District School Board with respect to the operation and management of Centennial Pool prior to the 2011 budget.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

Dr. J. Laird  
Ms. M. Neubauer

34. Moved by Councillor Findlay  
Seconded by Councillor Burcher  
THAT staff be directed to investigate opportunities in 2010  
of cost recovery for household hazardous waste.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings,  
Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper,  
Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

Mr. D. McCaughan  
Ms. M. Neubauer

35. Moved by Councillor Burcher  
Seconded by Councillor Salisbury  
THAT the staff of Operations look at the implications of all  
year over-night parking , with respect to mostly winter  
control, and the link to consideration of moving forward  
with our growth strategy and the implication for the  
opportunities for additional supply of parking on a 12  
month basis.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings,  
Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper,  
Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillor Billings and Piper (2)

Carried

Ms. L.E. Payne

36. Moved by Councillor Laidlaw  
Seconded by Councillor Piper  
THAT staff review a mechanism for report to Council on a  
regular basis with respect to energy efficiencies.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings,  
Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper,  
Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

Ms. M. Neubauer

37. Moved by Councillor Billings  
Seconded by Councillor Kovach  
THAT the matter of the funding shortfall for Guelph Non-  
Profit Housing Corporation's property located at 747  
Paisley Road be referred to Finance.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings,  
Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper,

Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

Ms. M. Neubauer 38. Moved by Councillor Wettstein  
Seconded by Councillor Burcher  
THAT staff be directed to review the 2010 dividend allocation from Guelph Hydro with the expectation of increasing the current allocation for 2010 only, to assist with the 2010 tax levy.

VOTING IN FAVOUR: Councillors Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Salisbury and Wettstein (9)

VOTING AGAINST: Councillors Beard, Bell, Piper and Mayor Farbridge (4)

Carried

Dr. J. Laird 39. Moved by Councillor Beard  
Mr. D. McCaughan Seconded by Councillor Burcher  
THAT staff be directed to work with the Healthy Landscape Technician to explore an education program to reduce the cost of both leaf pick up and yard waste put out to the curb;

AND THAT staff be directed to work with the appropriate staff in Operations and Environmental Services to explore alternative models for yard waste and leaf collection including user pay.

VOTING IN FAVOUR: Councillors Beard, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillors Bell and Billings (2)

Carried

Ms. A. Pappert 40. Moved by Councillor Hofland  
Ms. M. Neubauer Seconded by Councillor Burcher  
THAT the John Galt Day event be held in 2010;  
AND THAT staff be directed to seek an external group who would undertake the event in 2011 through a purchase of service agreement or a sponsored event, subject to budget deliberations.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillors Laidlaw and Piper (2)

Carried

Ms. M. Neubauer  
41. Moved by Councillor Burcher  
Seconded by Councillor Piper  
THAT staff be directed to review the potential of including and "envelope" in the capital budget for green infrastructure and the implications.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

Ms. M. Neubauer  
Ms. H. Loewig  
42. Moved by Councillor Wettstein  
Seconded by Councillor Burcher  
THAT Council accept the offers made by the Guelph Chamber of Commerce and the Downtown Guelph Business Association to assist with the implementation of priority capital projects;

AND THAT staff explore new partnership opportunities and model with both organizations and report back to Council.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

43. Moved by Councillor Findlay  
Seconded by Councillor Piper  
THAT the 2010 tax supported capital budget in the amount of \$34,675M be approved;

AND THAT the 2011-2014 tax supported capital forecast be received for information.

44. Moved in Amendment by Councillor Bell  
Seconded by Councillor Kovach  
THAT Capital Project RD0168 Downtown Public Realm in the amount of \$4.7 million be deferred for three years to 2013.



VOTING IN FAVOUR: Councillors Bell, Billings and Kovach (3)

VOTING AGAINST: Councillors Beard, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (10)

Defeated

Ms. M. Neubauer  
Senior Mgt. Team

45. Moved by Councillor Findlay  
Seconded by Councillor Piper  
THAT the 2010 tax supported capital budget in the amount of \$34,675M be approved.

VOTING IN FAVOUR: Councillors Beard, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: Councillors Bell, Billings and Kovach (3)

Carried

Ms. M. Neubauer  
Senior Mgt. Team

46. Moved by Councillor Findlay  
Seconded by Councillor Piper  
THAT the 2011-2014 tax supported capital forecast be received for information.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**ADJOURNMENT**

The meeting adjourned at 10:40 o'clock p.m.

Minutes read and confirmed January 25, 2009.

.....  
Mayor

.....  
Clerk

Council Caucus Room  
December 21, 2009 5:30 p.m.

**A meeting of Guelph City Council.**

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

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Director of Human Resources; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Ms. S. Aram, Deputy Treasurer; Mr. P. Cartwright, General Manager of Economic Development & Tourism; Mrs. L.A. Giles, Director of Information Services/City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

1. Moved by Councillor Burcher  
Seconded by Councillor Beard

THAT the Council of the City of Guelph now hold a meeting that is closed to the public with respect to:

1. **Hanlon Creek Business Park**  
S. 239 (2) (e) litigation or potential litigation, including matters before administrative tribunals
2. **Litigation v. The city of Guelph**  
S. 239 (2) (e) litigation or potential litigation, including matters before administrative tribunals
3. **Wyndham Street Land Acquisition**  
S. 239 (c) proposed or pending acquisition or disposition of land
4. **Citizen Appointments to: Committee of Adjustment; Environmental Advisory Committee; Property Standards/Fence Viewers; River Systems Advisory Committee; and Water Conservation Public Advisory Committee**  
S. 239 (b) personal matters about an identifiable individual
5. **Citizen Appointments to: Accessibility Advisory Committee; Guelph Cemetery Commission; Guelph Public Library Board; Guelph Museum Board of Management; and River Run Centre Board of Directors**

S. 239 (b) personal matters about an identifiable individual

**6. Citizen Appointments to the Economic Development Advisory Committee**

S. 239 (b) personal matters about an identifiable individual

**7. Citizen Appointments to: Council Remuneration Advisory Committee**

S. 239 (b) personal matters about an identifiable individual

**8. POA Court Agreement**

S. 239 (2) (e) litigation or potential litigation, including matters before administrative tribunals

Carried

The meeting adjourned at 5:31 o'clock p.m.

.....  
Mayor

.....  
Clerk

Council Caucus Room  
December 21, 2009 5:32 p.m.

**A meeting of Guelph City Council closed to the public.**

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

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Director of Human Resources; Chief S. Armstrong, Director of Emergency Services; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Ms. S. Aram, Deputy Treasurer; Mr. P. Cartwright, General Manager of Economic Development & Tourism; Mrs. L.A. Giles, Director of Information Services/City

Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There were no declarations.

**Litigation or Potential Litigation**

The Associate Solicitor and the General Manager of Economic Development & Tourism provided the committee with an update on a litigation matter.

- 1. Moved by Councillor Salisbury  
Seconded by Councillor Laidlaw

THAT staff be given direction with respect to a litigation matter.

A recorded vote was requested which resulted as follows:

VOTING IN FAVOUR: Councillors Bell, Findlay, Laidlaw and Salisbury (4)

VOTING AGAINST: Councillors Beard, Billings, Burcher, Farrelly, Hofland, Kovach, Piper, Wettstein and Mayor Farbridge (9)

The motion was defeated.

**Litigation or Potential Litigation**

The Associate Solicitor provided the committee with an update on a litigation matter.

**Proposed or Pending Acquisition of Land**

- 2. Moved by Councillor Wettstein  
Seconded by Councillor Beard

THAT the report of the Manager of Realty Services in regard to Baker Street Redevelopment land acquisition dated December 21, 2009, be received.

Carried

**Personal Matters About Identifiable Individuals**

- 3. Moved by Councillor Burcher  
Seconded by Councillor Piper

a) THAT Antoine Diamond be appointed to the Committee of Adjustment for a term ending November, 2010;

Ms. L.E. Payne

REPORT TO COUNCIL  
IN COMMITTEE OF  
THE WHOLE

- b) THAT Lesley McDonell be reappointed to the Environmental Advisory Committee for a term ending November, 2010;

AND THAT Michelle Gillen, Jennifer Suke and Jessica Tivy be appointed to the Environmental Advisory Committee for a term ending November, 2010.

- c) THAT Doug Smith be reappointed to the Property Standards/Fence Viewers Committee for a term ending November, 2010;

AND THAT Michael Newark be appointed to the Property Standards/Fence Viewers Committee for a term ending November, 2010.

- d) THAT Karen Chisholme and Dan McDonell be reappointed to the River Systems Advisory Committee for a term ending November, 2010.

- e) THAT Rob Case, Lynn Chidwick, Mike Darmon, Peter Lambe, Anastasia Lintner, Paul McLennan, Travis Pawlick and Patricia Quackenbush be appointed to the Water Conservation Public Advisory Committee for a term ending November, 2010.

Carried

**Personal Matters About Identifiable Individuals**

REPORT TO COUNCIL  
IN COMMITTEE OF  
THE WHOLE

- 4. Moved by Councillor Hofland  
Seconded by Councillor Laidlaw
- a) THAT Terry Petrie be reappointed to the Guelph Cemetery Commission for a term ending November, 2010.
- b) THAT Jennifer Mackie be reappointed to the Guelph Public Library Board for a term ending November, 2010.
- a) THAT JoAnn Hayter be reappointed to the Guelph Museums Board of Management for a term ending November, 2010.
- b) THAT Alan Boivin and Jordan Willcox be reappointed to the River Run Centre Board of Directors for a term ending November, 2010;

AND THAT Jean McLelland, Greg Pinks and Elsa Stolfi be appointed to the River Run Centre Board of Directors for a term ending November, 2010.

- c) THAT Cathy McCormack be reappointed to the Accessibility Advisory Committee for a term ending November, 2010;

AND THAT Carin Headrick be appointed to the Accessibility Advisory Committee for a term ending November, 2010.

Carried

**Personal Matters About Identifiable Individuals**

REPORT TO COUNCIL  
IN COMMITTEE OF  
THE WHOLE

- 5. Moved by Councillor Beard  
Seconded by councillor Kovach  
THAT Tom Matulis, Michele L. Poisson, Carol L. Tyler and Amadeo Ventura be appointed to the Economic Development Advisory Committee for a term ending November 2010.

Carried

**Personal Matters About Identifiable Individuals**

REPORT TO COUNCIL  
IN COMMITTEE OF  
THE WHOLE

- 6. Moved by Councillor Kovach  
Seconded by Councillor Billings  
THAT George J. Arndt, Moragh Lippert, Lloyd Longfield, Janet M. Roy and Mireille Valliere be appointed to the ` Council Remuneration Committee for a term for the mandate of the Committee.

Carried

**Litigation or Potential Litigation**

PASSED IN COUNCIL  
BY SPECIAL  
RESOLUTION

- 7. Moved by Councillor Kovach  
Seconded by Councillor Piper  
THAT staff be given direction with respect to a potential litigation matter.

Carried

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

.....  
Mayor

.....  
Clerk

Council Chambers  
December 21, 2009

**Council reconvened in formal session at 7:00 p.m.**

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

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Director of Human Resources; Chief S. Armstrong, Director of Emergency Services; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Ms. S. Aram, Deputy Treasurer; Mr. R. Henry, City Engineer; Mr. S. Mattina, Manager Roads/Right of Ways; Mr. C. Walsh, Manager of Wastewater Services; Mrs. L.A. Giles, Director of Information Services/City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There was no declaration of pecuniary interest.

**PRESENTATIONS**

Denise Elizuk was present on behalf of Guelph Girls Minor Softball and presented the City a plaque in recognition and appreciation of Council and staff's support of the various Canadian and Provincial Championship tournaments the Association has hosted.

- 1. Moved by Councillor Farrelly  
Seconded by Councillor Bell  
THAT the minutes of the Council meetings held on November 19, 23, 20, December 7 and 8, 2009 and the minutes of the Council meetings held in Committee of the Whole on November 23 and 30, 2009 be confirmed as recorded and without being read.

Carried

**CONSENT REPORTS AND AGENDAS**

The following items were extracted from the Community Development & Environmental Services Committee Ninth Consent Report to be voted on separately:

- CDES-3 Norfolk/Woolwich/Norwich Five Points

Intersection

**Councillor Burcher presented the balance of the Community Development & Environmental Services Committee Ninth Consent Report.**

- 2. Moved by Councillor Burcher  
Seconded by Councillor Piper

THAT the balance of the December 21, 2009 Community Development & Environmental Services Committee Ninth Consent Report as identified below, be adopted:

- a) **68-76 Wyndham Street South Environmental Study Grant Request**

Mr. J. Riddell  
Ms. M. Neubauer

THAT community Design and Development Services Report 09-101, dated December 14, 2009 regarding a request for financial assistance pursuant to the City of Guelph Brownfield Redevelopment Community Improvement Plan for the property known municipally as 68-76 Wyndham Street South, be received;

AND THAT the request for financial assistance made by the property owner under the Environmental Study Grant Program pursuant to the Brownfield Redevelopment Community Improvement Plan for the property known municipally as 68-76 Wyndham Street South be approved to an upset total of \$10,000 upon the completion of a Phase 2 Environmental Site Assessment and, if required, an additional grant to an upset total of \$10,000 upon the completion of a Remedial Work Plan;

AND THAT staff be directed to proceed with finalizing an Environmental Study Grant and Information Sharing Agreement with the owner of 68-76 Wyndham Street South;

AND THAT the Mayor and Clerk be authorized to sign the Environmental Study Grant and Information Sharing Agreements.

- b) **Proposed Renaming of Wellington Street to John Galt Parkway**

Mr. J. Riddell  
Ms. B. Boisvert

THAT Report 09-103 dated December 14, 2009 regarding the renaming of Wellington Street from Community Design and Development Services be received;

AND THAT the proposed renaming of Wellington Street be referred to the 2010-2011 Priority Setting process.



VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

The following items were extracted from the Emergency Services, Community Services & Operations Committee Eighth Consent Report to be voted on separately:

- ECO- 3 Update on Community Gardens Proposal

**Councillor Hofland presented the balance of the Emergency Services, Community Services & Operations Committee Eighth Consent Report.**

- 3. Moved by Councillor Hofland  
Seconded by Councillor Farrelly

THAT the balance of the December 21, 2009 Emergency Services, Community Services & Operations Committee Eighth Consent Report as identified below, be adopted:

**a) Provincial Cuts to the Community Development Worker Program**

Mayor Farbridge  
Ms. A. Pappert

THAT the Mayor be directed to write to Minister Laurel Broten, and copy MPP Liz Sandals, to support the campaign to reinstate funding for Family & Children Services Community Development Workers;

AND THAT the matter of the loss of Community Development workers and the request for bridge financing be referred to the operational review of how the City engages partners and structures our relationship with Guelph Neighbourhood groups and the Neighbourhood Support Coalition.

**b) Fire Department Strategic Plan**

Mr. S. Armstrong  
Ms. B. Boisvert

THAT the Emergency Services – Fire Department Strategic Plan (2009 – 2014, There for You) document be approved;

AND THAT Staff provide a report on the details relating to the planning, implementation and costing of each Goal and related Objectives listed within the Fire Department Strategic Plan.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper,

Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**Councillor Beard presented the Finance, Administration & Corporate Services Committee Seventh Consent Report.**

4. Moved by Councillor Beard

Seconded by Councillor Wettstein

THAT the balance of the December 21, 2009 Finance, Administration & Corporate Services Committee Seventh Consent Report as identified below, be adopted:

a) **Committee Mandate and Charter**

Mrs. L.A. Giles

THAT the Finance, Administration & Corporate Services Committee Mandate and Charter, be approved as attached.

b) **2009 Capital Project Activity**

Ms. M. Neubauer  
Senior Mgt. Team

THAT the Finance Report 09-40 dated December 7, 2009 entitled "2009 Capital Project Activity", be received;

AND THAT Council approve the proposed project closures and adjustments to 2009 or prior approved capital budgets as of November 15, 2009.

c) **Accessible Customer Service Policy**

Ms. L.E. Payne

THAT the report dated December 7, 2009 of the Director of Corporate Services/City Solicitor with respect to Accessible Customer Service Policy, be received by Council;

AND THAT the Council approves the attached Accessible Customer Service Policy;

AND THAT Council authorizes the Administrator of Disability Services to update this policy to respond to community and corporate needs and to reflect the requirements of new and/or amended Accessibility for Ontarians with Disabilities Act regulations as they pertain to customer service and the Accessible Customer Service Standard, Ontario Regulation 429/07;

AND THAT Council authorizes the Director of Corporate Services to certify on behalf of the City reports prepared by Administrator of Disability Services under the

Accessibility for Ontarians with Disabilities Act.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

The following items were extracted from the Governance Committee Seventh Consent Report to be voted on separately:

- GOV-2 Delegation of Authority

**Councillor Burcher presented the balance of the Governance Committee Seventh Consent Report.**

5. Moved by Councillor Burcher  
Seconded by Councillor Beard

THAT the balance of the December 21, 2009 Governance Committee Seventh Consent Report as identified below, be adopted:

a) **Sustainable Guelph – Our Commitment**

Ms. H. Loewig  
Ms. B. Boisvert

THAT Council endorse the sustainability statement "Sustainable Guelph – Our Commitment" developed by community partners and designed to foster city-wide economic, social, and environmental sustainability at all levels in the community.

b) **Comparator Municipalities**

Mrs. L.A. Giles  
Mr. M. Amorosi  
Senior Mgt. Team

THAT when producing comparative statistics, only municipalities from the attached Schedule "2" be used, and that when only selected municipalities from this list are to be used, a full explanation be provided as to why others have been excluded.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**Councillor Kovach presented the balance of the Council as Committee of the Whole Eighth Consent Report.**

6. Moved by Councillor Kovach  
 Seconded by Councillor Laidlaw  
 THAT the balance of the December 21, 2009 Council as  
 Committee of the Whole Eighth Consent Report as  
 identified below, be adopted:

**a) Citizen Appointments to the Transit Growth  
 Strategy and Plan Advisory Committee**

Ms. A. Pappert

THAT the following citizens be appointed to the Transit  
 Growth Strategy and Plan Advisory Committee for a term  
 for the mandate of the committee:

- Carol Dauda as the representative for Ward 1;
- Stefan Larasse as the representative for Ward 2;
- Unto Kihlanki as the representative for Ward 5;
- John Marchese as the representative for Ward 6.

AND THAT staff continue efforts to fill the vacancies in the  
 remaining two wards.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings,  
 Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper,  
 Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**Consent Agenda**

The following items were extracted from the December  
 21, 2009 Consent Agenda to be voted on separately:

- A-1 Royal Bank Credit Facility
- C-1 City of St. Catharines re: Support for Private  
 Members Bill regarding Royal Canadian Legion and  
 Red Lapel Poppies

**DELEGATIONS**

**Norfolk/Woolwich/Norwich Five Points**

**Intersection**

Graham Giddy was present and expressed concern with a  
 roundabout being constructed at this five points  
 intersection. He advised that in Europe the use of  
 roundabouts is to slow traffic entering a town, but this  
 intersection has a number of traffic lights which control  
 the traffic satisfactory. He also expressed concern that if  
 a roundabout is constructed that residents will use the  
 side streets to avoid the roundabout, and that traffic

congestion will increase.

Jean McClelland, Chair of the Guelph Barrier Free Committee expressed concern with pedestrians crossing the roundabout and suggested that vehicular/pedestrian collisions will increase. She advised that service dogs are not trained on crossing roundabouts. She urged Council to approve the staff recommendation to not construction a roundabout at this location.

Albert Willis was present in support of the construction of a roundabout at the five points intersection. He suggested that there are plenty of opportunities for pedestrians to cross in this vicinity. He also suggested that the savings in traffic light repairs/installation and energy would cover the cost of the construction of the roundabout.

**Councillor Burcher presented Clause 3 that was extracted from the Community Development & Environmental Services Committee Ninth Consent Report.**

Mr. J. Riddell

7. Moved by Councillor Burcher  
Seconded by Councillor Piper

THAT Report 09-102, dated December 14, 2009 regarding a roundabout design at Norfolk/Woolwich/Norwich Five Points Intersection from Community Design and Development Services be received;

AND THAT a roundabout design option not be implemented at the Norfolk/Woolwich/Norwich Five Point Intersection;

AND THAT staff review, design and implement pedestrian, cyclist and vehicular traffic improvements, where possible, as part of the Norfolk Street reconstruction project in 2010;

AND THAT staff continue to review possible future locations for roundabout designs to be implemented when intersections are proposed or reconstructed.

VOTING IN FAVOUR: Councillors Beard, Bell, Burcher, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (10)

VOTING AGAINST: Councillors Billings, Farrelly and Laidlaw (3)

Carried

**Councillor Hofland presented Clause 3 that was extracted from the Emergency Services, Community Services & Operations Committee Eighth Consent Report.**

**Update on Community Gardens Proposal**

Ms. A. Pappert  
Ms. M. Neubauer

8. Moved by Councillor Hofland  
Seconded by Councillor Farrelly

THAT staff be directed to work with the community on the development of a maximum of three (3) pilot garden locations in 2010, subject to the conditions and resources as outlined in section of the report of the Director of Community Services dated December 14, 2009, and budget approval.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**Councillor Burcher presented Clause 2 that was extracted from the Governance Committee Seventh Consent Report.**

Mrs. L.A. Giles

9. Moved by Councillor Burcher  
Seconded by Councillor Beard

THAT pursuant to Section 23(1) of the Municipal Act, Council delegate by by-law its authority for approval of the following matters, as set out in Schedules "A" to "M" attached to the report of the Director of Information Services/Clerk, dated December 7<sup>th</sup>, 2009:

- the execution of various types of routine administrative agreements;
- community festivals and special occasion permits;
- special events.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**Consent Agenda Extracted Items**

**Royal Bank Credit Facility**

Ms. M. Neubauer

10. Moved by Councillor Billings  
Seconded by Councillor Hofland

THAT Council authorize the Mayor, City Clerk and Treasurer to execute an agreement with the Royal Bank of Canada to provide a \$10 million one year interest only loan to be drawn prior to December 31, 2009 and to be

repaid in full on or before December 31, 2010 to finance

unfunded capital expenditures related to the Hanlon Creek Business Park development.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**City of St. Catharines re: support for Private Members Bill regarding Royal Canadian Legion and red lapel poppies**

Mayor Farbridge

11. Moved by Councillor Piper  
Seconded by Councillor Kovach

THAT the Mayor write a letter to the Prime Minister in support of the Private Members Bill introduced by Welland MP Malcolm Allen asking that the Royal Canadian Legion be exempt from GST on purchases of red lapel poppies.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**SPECIAL RESOLUTIONS**

**Baker Street Redevelopment Land Acquisition – 160-164 Wyndham Street North**

Ms. L.E. Payne

12. Moved by Councillor Wettstein  
Seconded by Councillor Beard

THAT the Mayor and Clerk be authorized to execute an Agreement between Green Forest Investments Limited and the City for acquisition of the property known as 160-164 Wyndham Street North;

AND THAT staff be directed to bring a report forward to Council through Committee regarding options and recommendations regarding uses of the property at 160-164 Wyndham Street North during the interim between property purchase and the commencement of the new central library project.

VOTING IN FAVOUR: Councillors Beard, Bell, Burcher,



Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillor Billings and Kovach (2)

Carried

**Provincial Offences Court Agreement with the County of Wellington**

Ms. L.E. Payne  
Ms. M. Neubauer

13. Moved by Councillor Kovach  
Seconded by Councillor Laidlaw

THAT the Mayor and Clerk be authorized to execute an agreement between the Corporation of the County of Wellington and the Corporation of the City of Guelph with respect to cost-sharing of the renovation costs of the Provincial Offences Court building.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**BY-LAWS**

It was requested that By-law Number (2009)-18923 be voted on separately.

14. Moved by Councillor Findlay  
Seconded by Councillor Piper

THAT By-law Number (2009)-18923 is hereby passed.

VOTING IN FAVOUR: Councillors Beard, Bell, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillors Billings and Kovach (2)

Carried

15. Moved by Councillor Findlay  
Seconded by Councillor Piper

THAT By-laws Numbered (2009)-18916 to (2009)-18922 and By-laws Numbered (2009)-18924 to (2009)-18928 , inclusive, are hereby passed.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**MAYOR'S ANNOUNCEMENTS**

The Mayor extended holiday greetings.

**ADJOURNMENT**

The meeting adjourned at 7:50 o'clock p.m.

Minutes read and confirmed January 25, 2009.

.....  
Mayor

.....  
Clerk

## **Committee Mandate and Charter**

Finance, Administration & Corporate Services

### **A. Mandate for the Finance, Administration & Corporate Services Committee**

#### **1 Mandate**

The Committee's Mandate defines its core areas of management and responsibility.

Established by Procedural Bylaw (1996)-15200 for Standing Committees, it is the mandate of the Finance, Administration & Corporate Services Committee to ensure that appropriate policies, principles, procedures and roles are established to guide and enhance for the following functional areas:

- I. Corporate Services;
- II. Finance;
- III. Human Resources;
- IV. Information Services;
- V. Economic Development & Tourism

#### **2. Composition of the Committee**

- I. The Committee is comprised of four members of Guelph City Council and the Mayor.
- II. The Chair is elected by the Committee at their first meeting of each year.
- III. Additional staff members or specialists may be called upon to conduct research, communications or any other Committee identified requirements.

### **B. Committee Charter**

The Committee's Charter outlines how the Committee will satisfy the requirements set forth by Council in its Mandate. This Charter comprises:

- Operating principles
- Responsibilities and duties
- Operating procedures

#### **I. Operating Principles**

All Committee work will be carried out in accordance with provisions of the Municipal Act and other governing legislation and the Committee shall fulfill its responsibilities within the context of the following principles:

##### **i. Committee Values**

The Council Code of Conduct, transparency and accountability guide Committee efforts and promote interaction with the highest ethical standards and professionalism while ensuring that the best interests of the community are met. The Council endorsed corporate values of wellness, integrity and excellence will also be observed.

ii. Communications

The Committee Chair will act as the primary spokesperson for any inquiries.

iii. Meeting Agenda

Committee meeting agendas shall be the responsibility of the Chair of the Committee in consultation with the Mayor, CAO and other senior staff.

iv. Notice of Meetings

Public notice of all committee meetings will be provided on the City's electronic general calendar at least 72 hours prior to a meeting: by posting a notice in City Hall at least 72 hours prior to the meeting; and by publication in a local paper at least 72 hours prior to the meeting.

It is recognized that some items consistent with Section 239 in the Municipal Act may require a meeting to be closed to the public. The holding of any closed meetings and the general nature of the matter to be considered will be made public to ensure full transparency.

v. Committee Expectations and Information Needs

Meeting minutes will be recorded and distributed to Committee members with each meeting agenda.

All decisions that lead to the formulation of recommendations for Council consideration will take place at the Committee meetings only and not through electronic or other outside exchanges.

All pertinent information will be shared with all Committee members in advance of meetings. This can include but not be limited to meeting minutes, any supplemental information, public input, media requests etc.

vi. Reporting to Council

The Committee will report to Council with recommendations for approval.

**II. Responsibilities and Duties**

Specific roles and responsibilities for the Committee as a whole, Chair and Committee members include:

- To make recommendations and offer advice for the consideration of Guelph City Council with respect to Corporate Services, Finance, Human Resources, Information Services and Economic Development & Tourism matters.

Chair

- To maintain order and decorum during meetings, decide questions of procedure, and generally ensure that the committee work proceeds smoothly according to the committee's mandate.

- To ensure that adequate and appropriate opportunities are provided for input by the public and other key stakeholders at meetings;
- To engage all members in the decision making process.

Committee members:

- To read all agenda material, and seek clarification on any matters prior to meetings in order to make the most effective use of the committee's time;
- To attend meetings and participate fully in all committee work;
- To debate the issues in an open, honest and informed manner to assist the decision-making process;
- To actively contribute to reaching committee recommendations and directions;
- To represent and advocate on behalf of constituents, keeping in mind the entire municipality when considering and addressing issues.

**III. Operating Procedures**

- i. The Committee shall meet on the second Monday of each month
- ii. A quorum shall be a majority of the whole committee (3).
- iii. Meeting minutes will be provided to each member of the committee as part of the agenda for meetings.
- iv. The Chair of the Committee shall establish regular meeting dates and be responsible for calling the meetings.
- v. Any rule not stated herein is deemed to be provided in Bylaw 1996-15200 Consolidated Procedural By-law.
- vi. The Chair shall vote on any motion.

POLICY	Accessible Standards for Customer Service
CATEGORY	Corporate
AUTHORITY	All Departments
RELATED POLICES	Animal Control Bylaw, Stoop and Scoop Bylaw, Exotic and Non-Domestic Animal Bylaw, Guide Dogs on Board Transit Vehicles, Service Animals on Board Transit Vehicles
APPROVED BY	City of Guelph Council
EFFECTIVE DATE	January 1, 2010
REVISION DATE	

## **POLICY STATEMENT**

The City of Guelph is committed to providing its goods and services in an accessible manner. The City recognizes the diverse needs of all residents and strives to provide goods, services and facilities that are accessible to all.

The City of Guelph promotes accessibility through policies, procedures and practices governing the provision of its services to people with disabilities. To do this we must use reasonable efforts to ensure that the policies, procedures and practices address integration, independence, dignity and equal opportunity.

## **Purpose**

The City of Guelph is committed to being responsive to the needs of all its residents. To do this, we must recognize the diverse needs of our residents and respond by striving to provide services and facilities that are accessible to all. As a provider of goods and services, the City of Guelph is committed to ensuring its goods and services are provided in an accessible manner.

## **Definitions**

**Disability:** The City of Guelph uses the Ontario Human Rights Code's definition of "disability." This definition includes but is not limited to physical, mental health, developmental and learning disabilities. A disability may be visible or not visible.

**The "City":** In this policy the "City" refers to the City of Guelph and its service areas but does not include local boards. Local Boards may adopt this policy at their discretion.

## **POLICY**

Reasonable efforts will be made to ensure the following:

- (i) That goods and services be provided in a manner that respects the dignity and independence of people with disabilities.
- (ii) The provision of goods and services to people with disabilities, and others, will be integrated unless an alternate measure is necessary, whether temporarily or on a permanent basis, to enable a person with a disability to obtain, use or benefit from the goods and services.
- (iii) People with disabilities will be given an opportunity equal to that given to others to obtain, use and benefit from the goods and services.

Note: Equal opportunity may require an individual accommodation in addition to this policy.

## **Procedures**

City departments will implement the following procedures and practices:

- (i) When communicating with a person with a disability it will be done in a manner that takes into consideration a person's disability;
- (ii) Staff members receive appropriate training on providing accessible customer service, policies, procedures and practice related to Accessibility Standards for Customer Service, Ontario Regulation 429/07;
- (iii) Persons with disabilities accompanied by a guide dog or service animal are permitted in those areas of the premises owned or operated by the City of Guelph;
- (iv) Persons with disabilities accompanied by a support person are permitted to be accompanied by that support person on City premises;
- (v) Prior notice is provided by the City for admission fees applicable to support person who accompany persons with disabilities;
- (vi) Notice is provided when it is known that facilities or services that people with disabilities rely on to access City of Guelph services are temporarily disrupted;
- (vii) A feedback process is established which allows people to provide feedback on how the City of Guelph provides services to persons with disabilities;
- (viii) Persons with disabilities are allowed to use their own personal assistive devices to obtain, use, or benefit from the services offered by the City of Guelph; and
- (ix) City of Guelph policies, practices and procedures related to providing accessible customer service will be available to the public.

## **Training**

The City of Guelph shall require that the following people receive training about the provision of its goods or services to people with disabilities:

- (a) Every person who deals with members of the public or other third parties on behalf of the City, whether the person does so as an employee, agent, volunteer or otherwise.
- (b) Every person who participates in developing the City's policies,

practices and procedures governing the provision of goods or services to members of the public or other third parties.

The City of Guelph shall provide training to its employees and volunteers and will log and maintain records which will record the details of the training provided, as well as the name of the person, location, and date the training was completed. Reporting statistics will be managed by the Administrator of Disability Services.

The City of Guelph will provide training to each person as soon as practicable after he or she is assigned the applicable duties. Training will also be provided on an ongoing basis in connection with changes to applicable legislation, and/or City policies, procedures and practices governing the provision of goods or services to person with disabilities.

Third party contractors who deal with the public or other third parties on behalf of the City shall ensure that their employees, agents, subcontractors, etc. receive training in accordance with this policy and the Accessible Standards for Customer Service, Ontario Regulation 429/07 and upon request provide the training records to the City of Guelph.

City of Guelph employee/volunteer and third party contractor training will include a review of the purposes of the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c11 and the Accessible Standards for Customer Service Ontario Regulation 429/07, the requirements of this policy, and any other City policies, practices and procedures regarding the provision of goods and services to persons with disabilities and instruction about the following matters:

- (a) How to interact and communicate with people with various types of disability;
- (b) How to interact with people with disabilities who use an assistive device or require the assistance of a guide dog or other service animal or the assistance of a support person;
- (c) How to use equipment or devices available on the provider's premises or otherwise provided by the provider that may help with the provision of goods or services to a person with a disability; and
- (d) What to do if a person with a particular type of disability is having difficulty accessing the provider's goods or services.

## **Service Animals**

For the purpose of this policy, a 'service animal' is defined as either:

- a) A "guide dog," as defined in section 1 of the *Blind Persons' Rights Act*; or
- b) A "service animal" for a person with a disability:



- (a) if it is readily apparent that the animal is used by the person for reasons relating to his or her disability; or
- (b) if the person provides a letter from a physician or nurse confirming that the person requires the animal for reasons relating to the disability.

The City of Guelph will allow the person that is accompanied by a service animal to enter all City of Guelph premises, and to keep the animal with him or her unless the animal is otherwise excluded by law.

If a service animal is excluded by law from the premises which could include, but is not limited to, City policy, bylaw, Federal and/or Provincial Public Health laws, policies and guidelines the provider of goods or services shall upon request use reasonable efforts to ensure that other measures are available to enable the person with a disability to obtain, use or benefit from the City program, service, or facility. The "other measures" described above will be addressed on a case by case basis.

The concept of service animals may be new for some customers; as a result there is the potential for misunderstandings between customers. People who use service animals often find themselves providing education about the use of service animals to those they meet; at times they report that they have difficulty with some individuals. If a customer accessing City services experiences difficulty from another person regarding the treatment of the service animal or themselves the following could take place. The person with the service animal could;

1. mention to the other person that their animal is a service animal, and /or
2. request assistance from City staff. City staff will upon request assist in a professional manner within their capacity.

Persons with a disability with a service animal are responsible for the control of that animal at all times as well they must comply to all applicable legislation which includes but is not limited to the Provincial Dog Owner's Liability Act and City by-laws (such as the Dog Control By-law, Stoop 'n Scoop By-law and City of Guelph Exotic and Non-Domestic Animal Bylaw).

If the guide dog or service animal is not kept under control City staff may use their discretion to request that the guide dog or service animal, accompanied by a person, leave the premises until the guide dog or service animal is under control. If the guide dog or service animal has bitten another person or animal or is a menace to the safety of other persons or animals, the guide dog or service animal, accompanied by a person, may be required to leave the premises. If this occurs, the person would be permitted to continue to access the City goods or services without the service animal. In addition, City

staff will, upon request, consider alternate accommodations for the person in such circumstances. The service animal may not be permitted to accompany the person until such time as the person has demonstrated to the City that the issue has been resolved and steps taken to correct the situation. The person could present the City with a letter from a veterinarian and physician or nurse that explains how the issue has been resolved and the steps taken to correct the situation. If the person plans on using City facilities, programs or services with the guide dog or service animal it is expected that the person would make every effort to ensure the issue would be resolved within a reasonable period of time as alternate accommodations provided by the City may be discontinued after a limited amount of time. City staff may take further action as described in the laws noted above.

If a conflict should arise concerning a service animal, staff will attempt to balance the needs of all persons involved by following conflict resolution strategies. These strategies will include collecting appropriate information from all persons involved and observing the rights of all individuals involved according to the Ontario Human Rights Code and the Canadian Human Rights Act.

## **Support Persons**

For the purpose of this policy a 'support person' is defined as, in relation to a person with a disability, another person who accompanies him or her in order to help with communication, mobility, personal care or medical needs or with access to goods or services.

The City of Guelph will allow people with disabilities to be accompanied by a support person in all City premises. The City of Guelph reserves the right to request the person with a disability be accompanied by a support person, in the event that it is considered necessary to protect the health or safety of the person with a disability or the health and safety of others on the premises.

If an amount is payable by a person for admission to the premises or in connection with a person's presence at the premises the provider of the services will ensure that notice is given in advance about the amount, if any, payable in respect of the support person.

## **Service Disruption**

For the purposes of this policy, a 'facility or service disruption' is defined as planned and unplanned unavailability of goods, facilities or services operated by or on behalf of the City of Guelph, including but not limited to closed washroom facilities, elevators that are inoperable due to maintenance and websites that are temporarily unavailable.

If, in order to obtain, use or benefit from the City's goods or services, persons with disabilities usually use particular facilities or services of the City of Guelph and if there is a temporary disruption in those facilities or services in whole or in part, the City of Guelph shall give notice of the disruption to the public. Those responsible for posting the notice include facility and service managers or their designate.

Notice of the disruption will include information about the reason for the disruption, its anticipated duration and a description of alternative facilities or services, if any, that are available.

Notice of the disruption will be given by posting the information in a conspicuous place on the relevant City premises and, whenever possible by posting it on the City of Guelph website and in the media as appropriate.

If the City of Guelph Website should expect a planned temporary service disruption, advance notice where possible, keeping with the conditions of the service disruption section of this policy, shall be provided on the website.

## **Feedback Process**

The City of Guelph has established a process for receiving and responding to feedback on the manner in which the City provides goods and services to person with disabilities. Information about this process is available to any person.

Should a member of the public wish to provide feedback they can do so:

- 1) In person to a City Manager, Supervisor, Director or the Administrator of Disability Services;
- 2) By telephone, via the City's General Inquires telephone line: 519-822-1260 or TTY: (519) 826-9771;
- 3) In writing to the attention of the Administrator of Disability Services, 1 Carden St, Guelph, ON, N1H 3A1;
- 4) By using the form included in Appendix B: or
- 5) Electronically:
  - a. By email: [info@guelph.ca](mailto:info@guelph.ca); or
  - b. By diskette or otherwise

Once the feedback has been received the following process will be implemented:

- a) If the feedback is received by a City staff person other than a manager, supervisor, director or disability services the staff person will forward the form to their supervisor.
- b) The feedback will be forwarded to the Administrator of Disability Services.
- c) The Supervisor will forward the form to the relevant Service Area or staff person.
- d) The relevant staff person will take appropriate action in a timely manner with the assistance of the Administrator of Disability Services and members of other departments if needed.
- e) Whether the feedback is intended to be a helpful suggestion or a complaint, the staff person along with the Administrator of Disability Services will assess current policies, practices, and procedures to determine if any changes are required.
- f) Staff will follow up with the person who submitted the feedback if more clarification is needed or if the person has requested that follow up take place.
- g) Staff will keep records of all steps including any discussions with the person submitting the feedback and any actions taken.

## **Format of Documents**

The City of Guelph shall give a person with a disability a City of Guelph public document, or the information contained in the document, in a format that takes into account the person's disability upon their request. These alternate formats could include but are not limited to providing a document with color contrast between the font and the background, a plain language version or an audio version of a text document.

City material printed in-house or publications produced on behalf of the City of Guelph for the public should contain a note indicating, "Alternate formats are available upon request" and include relevant contact information.

The City of Guelph and the person with a disability requesting the document shall agree upon the format to be used for the City document or information.

The timeframe attached to the process to convert the City document to an alternate format may vary depending on the media, the size, complexity, quality of the source documents and number of documents to be converted.

## **Assistive Devices**

The City of Guelph will allow people with disabilities to use their own personal assistive devices to obtain, use or benefit from the services offered by the City of Guelph.

Should a person with a disability be unable to access the City's services through the use of their own personal assistive device, the City of Guelph will assess service delivery and potential service options to meet the needs of the individual.

## **Contact Information**

For more information about this policy, or questions related to accessibility at the City of Guelph, please contact us:

Accessibility Administrator  
City of Guelph  
1 Carden St  
Guelph, ON N1H 3A1  
Phone: 519-822-1260 ext. 2670  
TTY: 519-837-5688  
Fax: 519-837-5661  
Email: [leanne.warren@guelph.ca](mailto:leanne.warren@guelph.ca)

## **Links**

Customer Service Standard, Ontario Regulation 429/07:

[http://www.e-laws.gov.on.ca/html/source/regs/english/2007/elaws\\_src\\_regs\\_r07429\\_e.htm](http://www.e-laws.gov.on.ca/html/source/regs/english/2007/elaws_src_regs_r07429_e.htm)

Accessibility for Ontarians with Disabilities Act, 2005:

[http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_05a11\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_05a11_e.htm)

Ministry of Community and Social Services:

<http://www.mcscs.gov.on.ca/mcss/english/pillars/accessibilityOntario>

AccessON: [www.accesson.ca](http://www.accesson.ca)

Ontario Human Rights Commission: <http://www.ohrc.on.ca/en>

Dog Owners Liability Act (Provincial Act): [http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_90d16\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90d16_e.htm)

Blind Persons' Rights Act (Provincial Act): [http://www.e-laws.gov.on.ca/html/regs/english/elaws\\_regs\\_900058\\_e.htm](http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_900058_e.htm)

City of Guelph documents related to Service Animals and Guide Dogs:

- Animal Control By-law: [http://guelph.ca/uploads/PDF/By-laws/animal\\_control.pdf](http://guelph.ca/uploads/PDF/By-laws/animal_control.pdf)

- Stoop and Scoop By-law: <http://guelph.ca/uploads/PDF/By-laws/stoop%20and%20scoop.pdf>
- Exotic and Non-Domestic Animals: [http://guelph.ca/uploads/PDF/By-laws/exotic\\_animals.pdf](http://guelph.ca/uploads/PDF/By-laws/exotic_animals.pdf)

### **City of Guelph Resource Documents**

Available on the Internet and/or Intranet under Accessibility:

- Service Disruption Notice
- Feedback Form

**Schedule "2"**

Niagara Falls  
Wellington County  
Pickering  
Ajax  
Brantford  
Waterloo  
Chatham-Kent  
Thunder Bay  
Whitby  
Guelph  
Kingston  
Cambridge  
Barrie  
St. Catharines  
Oshawa  
Greater Sudbury  
Richmond Hill  
Burlington  
Oakville  
Kitchener  
Windsor  
Vaughan  
Markham  
London  
Brampton  
Halton Region  
Waterloo Region  
Hamilton  
Mississauga  
Ottawa  
Peel Region

**CONSENT REPORT OF THE  
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES COMMITTEE**

January 25, 2010

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

Your Community Development and Environmental Services Committee beg leave to present their FIRST CONSENT REPORT as recommended at its meeting of January 18, 2010.

*If Council wishes to address a specific report in isolation please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Report of the Community Development & Environmental Services Committee will be approved in one resolution.*

**1) 2010 Development Priorities Plan**

THAT the Community Design and Development Services Report 10-01 regarding the 2010 DPP, dated January 18, 2010, be received;

AND THAT Guelph City Council approve the tenth annual Development Priorities Plan 2010 attached to Community Design and Development Services Report 10-01 dated January 18, 2010;

AND THAT staff be directed to use the Development Priorities Plan to manage the timing of development within the City for the year 2010;

AND THAT amendments to the timing of development, as outlined by Schedules 2, 3 and 4 of the plan, be permitted only by Council approval, unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2010 are not exceeded.

All of which is respectfully submitted.

Councillor Burcher, Chair  
Community Development & Environmental  
Services Committee

**PLEASE BRING THE MATERIAL THAT WAS DISTRIBUTED WITH THE  
AGENDA FOR THE JANUARY 18, 2010 MEETING.**



# **2010 Development Priorities Plan (DPP)**



**January 18, 2010**

**Making a Difference**

## **Overview**

- Summary of Development Activity
- Recommendations for 2010 Approvals
- Future of the DPP

## **Background**

The DPP:

- manages the rate, timing and location of development activity
- is revised and to be approved by City Council on an annual basis.



## 2009 Development Activity

- All development activity in 2009 lower than anticipated
  - 443 potential dwelling units registered in 2 plans of subdivision (Schedule 1)
    - 1160 units were anticipated to be registered in the 2009 DPP
  - 6 plans of subdivision received draft plan approval, with the potential for 673 new residential units



## 2009 Activity - continued

- Residential building permit activity lower than average (Schedules 5 & 6)
  - 581 permits issued by Oct 31<sup>st</sup>, including accessory apartments (826 by year end)
  - Good mix of housing units (47% multiple residential – towns and apartments)
  - 37% of permits within the Built Boundary (2007-2009 average is 40%)



## Approach to 2010 DPP

- For 2010, staff have taken a conservation approach to recommended approvals, considering:
  - Need to balance growth in Greenfield and Built Areas of the City
  - Provide opportunities for infill project approvals
  - Allow time to develop additional planned and firm water capacity



## Recommendations for 2010

- 858 potential dwelling units from registrations in 2010 (Schedule 2)
  - Through 11 plans of subdivision (or phases of)
  - 50% carried over from 2009 DPP
- 3 plans (phases) of subdivision to be considered for draft plan approval
  - 604 potential dwelling units from draft plan approvals
  - All in Greenfield areas, allows room for infill



# Future of the DPP

- Implementation tool for Growth Management Strategy and City's obligations under Places to Grow
  - Long-term, detailed monitoring of all residential development approvals
  - Balancing Greenfield and Built Boundary supply
  - Meeting density requirements in Built and Greenfield areas

**Thank you. Questions?**



TO **Community Development and Environmental Services Committee**

SERVICE AREA Community Design and Development Services  
DATE January 18, 2010

**SUBJECT 2010 Development Priorities Plan**  
REPORT 10-01  
NUMBER

---

### **RECOMMENDATION**

**“That the Community Design and Development Services Report 10-01 regarding the 2010 DPP, dated January 18, 2010, be received; and**

**That Guelph City Council approve the tenth annual Development Priorities Plan 2010 attached to Community Design and Development Services Report 10-01 dated January 18, 2010; and**

**That Staff be directed to use the Development Priorities Plan to manage the timing of development within the City for the year 2010; and**

That amendments to the timing of development, as outlined by Schedules 2, 3 and 4 of the plan, be permitted only by Council approval, unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2010 are not exceeded.”

### **BACKGROUND**

The attached document is the 2010 Development Priorities Plan (DPP). This plan provides a multi-year forecast of development activity. Through the review of the 2010 DPP, Council will approve a limit on potential dwelling units to be created from the registration of plans of subdivision and also identify plans of subdivision that could be considered for Draft Plan Approval during the next year. The staff recommendations contained in the DPP consider the Council approved population forecasts and the desire to balance development in both the Greenfield and Built up areas of the City, in keeping with the Provincial Growth Plan, and the City’s Growth Management Strategy.

The DPP also provides an annual report on residential development activity (e.g. building permits, approved infill projects) and available supply in both the Greenfield area and within the Built boundary. This report recommends approval of the 2010 DPP to assist staff in setting priorities for the review of new plans of subdivision and the registration of currently approved plans.



## REPORT

### Summary of 2009 Development Activity

The following summarizes recent development activity as set out in the DPP:

- The two (2) plans of subdivision that were registered in 2009 will result in the potential creation of 443 dwelling units. Within this total, 398 potential units were created in the Greenfield area and 45 potential units were created in the Built Boundary. This amount is much less than the 1160 dwelling units that were supported for registration by City Council last year (see **Schedule 1**).
- As of October 31, 2009, no additional residential units were created via zone changes and condominiums outside of plans of subdivision (see **Schedule 1, Part B**).
- As of the end of October 2009 a total of 581 building permits have been issued for new dwelling units in the entire City (see **Schedule 5**) which is much lower than past years, but expected given economic conditions.
- Recent permit activity has continued to see a fairly balanced supply of housing forms, with 47% of permits issued for multiple residential units, but these were primarily townhouses, with no apartments were built as of the end of October, 2009. In 2008, 619 permits (59%) were issued for multiple residential forms. In the short term supply of available units, the majority of units available are for apartments, which tend to be built later as a subdivision develops.
- Six (6) plans of subdivision sought and were granted draft plan approval in 2009. These plans created a total of 673 units, with 188 in the built boundary and 485 in the Greenfield area. Of these units, 28% were single and semi-detached units and 72% were multiples (townhouses and apartments). These units are added to the medium term supply of potential dwelling units in the City until the subdivision is registered (see **Schedule 3**).

### Recommendations for 2010

The staff recommendations contained in the 2010 DPP are conservative and consider the Council approved population forecasts and the desire to balance development in both the Greenfield and Built areas of the City. For 2010, the population forecast indicates that the City should grow by approximately 1000 dwelling units per year (this will increase to 1100 dwelling units starting in 2011) and according to the Provincial Growth Plan, that at least 40% (approximately 400 potential units) of this growth should occur in the Built up area, by 2015.

Since the majority of subdivision activity takes place in the Greenfield areas, it is expected that the DPP will continue to reduce the number of potential units anticipated from plans of subdivision to leave room for units to be

created from infill applications occurring in the Built up areas on a move forward basis. The lower number of potential units to be created by Draft Plan approval also reflects the need to take a more cautious approach and allow time for the City to achieve approval of ongoing Environmental Assessments (EAs) which are needed to provide future planning capacity for water.

City staff recommend that the 2010 Development Priorities Plan (DPP) be approved (Schedules 2, 3 and 4) and used as a guide to manage the rate and timing of development for the next year. The 2010 DPP recommends that Council support the creation of up to 858 potential dwelling units from the registration of plans in 2010 (See **Schedule 2**). Within this number, 642 potential units are located in the Greenfield area and 216 are within the Built Boundary. This recommendation reflects:

1. The need to balance new growth within the Built Boundary and Greenfield areas.
2. The need to provide opportunities for Council to consider and approve infill projects.
3. A more cautious approach to allow time for additional water capacity to be constructed.

The breakdown by type of the 858 dwelling units anticipated for registration in 2010 is 298 detached, 128 semi-detached, 382 townhouses and 50 apartment units. If these registrations are endorsed, the City will continue to have a sufficient supply of lots and blocks in registered plans to respond to market needs and trends and maintain a competitive market place in terms of pricing.

This year's DPP also recommends three phases of plans of subdivision for consideration of draft plan approval in 2010 (see **Schedule 3**). Included in the plans are approximately 604 future dwelling units which are all found in the Greenfield area. This recommendation takes into account the need to be cautious to allow time for the City to obtain the necessary EA approvals for water supply to achieve additional planning capacity. This number is also aligned with the Growth Management Strategy, assuming that 600 dwelling units are needed per year to maintain a 60 percent supply of units in the Greenfield areas of the City.

Staff continue to recommend this conservative approach to the Development Priorities Plan. It will further reduce the medium term supply of residential units and better reflect the need to shift development focus from Greenfield subdivisions and to leave room for infill projects to be approved in the Built up area. This balance between Greenfield and development within the Built Boundary is required by the Provincial Growth Plan and reinforced by Guelph's Growth Management Strategy.

## **CORPORATE STRATEGIC PLAN**

Goal 1 – An attractive, well-functioning and sustainable City.

### **FINANCIAL IMPLICATIONS**

All capital works required for the plans of subdivision recommended by Staff for registration in 2010 have been previously approved by Council in the capital budget.

### **DEPARTMENTAL CONSULTATION**

The 2010 Development Priorities Plan team consists of staff from Community Design and Development Services (Development and Parks Planning and Engineering) and Finance.

### **ATTACHMENTS**

2010 Development Priorities Plan

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# DEVELOPMENT PRIORITIES PLAN 2010



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# 1 INTRODUCTION

The Development Priorities Plan (DPP) is prepared annually by Community Design and Development Services with the assistance of the Finance Department. The first annual DPP was prepared in 2001 as a recommendation from a study of the Development Services function of the City undertaken by Arthur Anderson in 1999.

The DPP is intended to manage the rate and timing of development in the City. The DPP provides a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision. The DPP has evolved over time and is now also used to track available residential infill opportunities and the number of potential new units created by zone changes and condominiums outside of plans of subdivision. The preparation and approval of the DPP is in keeping with one of the goals of the 'City of Guelph Strategic Plan 07 and beyond – The city that makes a difference' being "An attractive, well-functioning and sustainable city". Through the recommendations in the DPP, City Council establishes priorities for the planning and development of future growth areas.

Other objectives of the Plan, as amended in July 2007, include:

1. To manage the rate and timing of development in the City through a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision.
2. To outline the municipal intentions with respect to the review, processing and servicing of plans of subdivision (residential and industrial).
3. To provide a tool to assist with integrating the financial planning of growth related capital costs (10-Year Capital Budget Forecast) with land use planning and the timing of development in new growth areas.
4. To address how growth will proceed over the long term in conjunction with the long term fiscal growth model and to maintain control over the City's exposure to the underlying costs of growth.
5. To ensure an adequate supply and mix of housing units consistent with the goals and objectives of the Official Plan and to ensure a minimum three year supply of residential units in draft approved and registered plans to satisfy the housing policies of the Provincial Policy Statement.
6. To monitor the rate and timing of growth in keeping with Places to Grow densities for the Greenfield area and in meeting the intensification target.
7. To ensure that the proposed rate and timing of growth is consistent with current Council endorsed population projections.
8. To assist the development industry and Boards and agencies involved in development (School Boards, Guelph Hydro) by providing growth and staging information for the City.

The DPP provides information to the development industry, individual landowners and the general public about the priorities for current and future residential and industrial development.

The DPP is also prepared in accordance with the policies of the City of Guelph Official Plan, in particular Section 4.2.3, which states:

*“The City will undertake a strategic review of its growth management objectives and policies. As an interim step, a development priorities plan will be prepared that will assist in defining the rate, timing and location of development and redevelopment that should occur in the Municipality. This plan prepared and updated on an annual basis, will provide a multi-year forecast of growth.”*

By approving the 2010 DPP, City Council will set a limit for the creation of potential dwelling units from Registered Plans from October 31, 2009 to October 31, 2010 (see **Schedule 2**). Staff will manage the registration of the various subdivisions identified for 2010 in keeping with the approved dwelling unit target. Further, Council will also identify those Draft Plans of Subdivision (or phases) that are anticipated to be considered for Draft Plan Approval (DPA) in 2010 (see **Schedule 3**). Staff will allocate time and resources to resolving issues associated with these draft plans so that they may be considered for DPA by Council in 2010.

The sections that follow explain the criteria used by Staff for determining the priority of subdivisions and provide an explanation for the DPP schedules. This document also outlines the flexibility clause and the process to advance the registration of a subdivision (or a particular phase) into the current year.

## **2 CRITERIA FOR DETERMINING THE PRIORITY OF SUBDIVISIONS**

The DPP annually approves the subdivisions (or phases), already Draft Approved, that may be registered. The plan also identifies the preliminary plans of subdivision that staff intend to present to City Council for consideration of Draft Plan Approval in the short term. A number of factors have been considered in determining the priority for Registration and Draft Plan approval.

The factors influencing the support for a Registration include:

- Location of plan within the ‘Built Boundary’ or ‘Greenfield’ areas of the City as per the Growth Plan for the Greater Golden Horseshoe;
- Any required Capital works have been approved in the 10 year Capital Forecast;
- Appropriate Phasing Conditions have been fulfilled (e.g. approval of an EA);
- Proximity of servicing (e.g. end of pipe versus need for a service extension);
- Servicing capacity (water and waste water);
- The realization of the goals, objectives and policies of the Official Plan (e.g. design, layout etc.);



- The objective of balanced community growth in all three geographic areas (NW, NE and South);
- The provision of Community benefits (e.g. the addition of parks and school sites);
- Commitment by the Developer (e.g. signing of Engineering Services agreement, posting of Letters of Credit);
- Status and complexity of Draft Plan conditions and timing to fulfill (e.g. need for Environment Implementation Report);
- The variety and mix of housing units being provided;
- Consideration of the City's Growth Management objectives (an average annual growth rate of 1.5 %) and Population Projections; and
- Review of Staff resources.

The factors influencing the consideration of Draft Plan approval are:

- Conformity of the plan to the density targets of the Growth Plan for the Greater Golden Horseshoe;
- The status of relevant Community, Secondary Plans or Watershed Studies;
- Conformity with the Official Plan and any applicable Secondary or Community Plan;
- Community Energy Plan considerations;
- The need for growth to maintain a minimum 3-year supply of dwelling units in Draft Approved and Registered Plans;
- The need and status of required Capital works in the 10 year Capital Forecast;
- Servicing capacity (water and waste water);
- Council's approved "Phasing Policy for New Large-Scale Residential Plans of Subdivision";
- The objective of balanced community growth in all three geographic areas (Northwest, Northeast and South).
- Complexity of issues and the time necessary to resolve them (e.g. environmental impact, neighbourhood concerns); and
- Review of Staff resources.

### **3 EXPLANATION OF SCHEDULES IN THE DPP**

The Development Priorities Plan Report 2010 – Post 2011 is comprised of several schedules with development activity statistics for the City of Guelph. In most cases the tables are divided into three geographical areas of the City, “Northwest”, “Northeast” and “South”, that correspond with the geographical areas that were used for the Population Projections Report (“City of Guelph Household and Population Projections 2001-2027”). In 2008, new population projections were approved as part of the Growth Management Strategy which project a population of 175,000 in 2031 and a 1.5% growth rate til 2031. The Growth Management Strategy projects approximately 1000 new dwelling units per year until 2011, then approximately 1100 new units per year til 2031.

The Schedules are described in detail below:

#### **Schedule 1: Development Activity between October 31, 2007 and October 31, 2008.**

This Schedule contains four parts. Part A reports on subdivisions that were registered in the period October 31, 2008 to October 31, 2009. Part B shows approved zone changes and condominiums approved outside of plans of subdivision that are greater than 10 units in size. Both of these tables also identify whether developments were in the Built Boundary or Greenfield area.

Part C of **Schedule 1** also compares the potential dwelling unit totals against the approved DPP registration target for the same time period (in this case the 2009 DPP). Part D is a graphical comparison of the figures in Part C. When a plan of subdivision is registered, the number of potential dwelling units created by the registration of the plan is added to the short-term supply of dwelling units (see **Schedule 7**).

Registration activity will not exceed the approved DPP dwelling unit target unless authorized by Guelph City Council.

The plans that were registered between October 31, 2008 and October 31, 2009 are divided into three geographic areas of the City. The unit counts are potential dwelling units and are not indicative of building permit activity (this information is provided on **Schedule 5**). The table shows the number of dwelling units that could be created if the registered plans were fully built out in accordance with the maximum number of dwelling units permitted in the approved zoning.

Through Council’s approval of the 2009 DPP, 1160 potential units could have been registered in 2009. Schedule 1 shows that 2 plans of subdivision (or phases) achieved registration in 2009 or executed a subdivision agreement. These plans provide a total of 443 potential dwelling units; 29% of the units are detached and 71% are multi-residential units. In total, 90% of the registration activity occurred in the South and 10% in the Northeast area of the City. On average, 902 units have been registered each year since the inception of the DPP in 2001.

## Schedule 2: Summary of 2010 – Post 2011 Proposed Staging, Dwelling Unit Targets.

This Schedule summarizes the staging of development for plans of subdivision for the years 2010, 2011 and post 2011. This schedule also provides a breakdown of all of the dwelling units that could result from Draft Approved and Preliminary Plans of Subdivision as of October 31, 2009.

**The portion of the table entitled “2010 Proposed Registrations” is the recommended dwelling unit limit that City Staff are recommending City Council to approve for the year 2010.** The recommendation for the 2010 DPP is a total of 858 potential units in 10 plans of subdivision (or phases); two plans included are for industrial subdivisions located in the south end of the City (23T-06503 Southgate and 23T-03501 Hanlon Creek Business Park). In total 216 of the potential residential units would be registered within the Built Boundary and 642 units would be in Greenfield areas.

The portion of the table entitled “2011 Anticipated Registrations” is a summary of the likely registration activity in the year 2011, based on input received from the Development Community and staff’s assessment of the criteria for determining the priority for subdivision registration. **This portion of the table is not a commitment for registration during 2011 because the DPP is approved on an annual basis and provides a Council commitment for the next year only** (in this case 2010). It is however, staff’s best estimate of the plans that could be registered during 2011. **Schedule 2** shows that currently 683 potential units are anticipated to be registered in 2011.

The final portion of the table entitled “Post 2011 Anticipated Registrations” summarizes the potential dwelling units within all remaining plans for subdivision that have received Draft Plan approval or have been submitted on a preliminary basis to the City. There are approximately 4186 potential units in proposed plans of subdivision that are projected to be registered post 2011.

## Schedule 3: Draft Plan Approval Activity

This schedule provides information on current and future Draft Plan approval (DPA) activity in the City. **The table entitled “Plans Anticipated to be considered for Draft Plan Approval in 2010” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2010.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2010 nor does it commit Council to approving all, or any portion, of the plan. Staff will, however, allocate time and resources to evaluating the application and resolving issues associated with these draft plans so that they can be considered for DPA by Council in 2010. Three (3) phases of residential plans of subdivision are proposed in this table with a total of 604 potential units.

The table entitled “Plans that were Draft Approved during 2009” shows plans of subdivision (or phases) that received Draft Plan approval by Council during 2009. Six (6) plans of subdivision were draft approved in 2009 resulting in 673 units (27% detached and semi-detached and 73% townhouse and apartments). Through the 2009 DPP, Council supported a total of 1034 units to be brought forward for consideration of draft plan approval in 2009. This number (1034) accounted for a number of units that were carried over from the previous year.

#### **Schedule 4: Development Priorities Plan, Draft Approved and Preliminary Plans**

This schedule consists of three (3) components and provides the details that generated the Summary provided in **Schedule 2**. The three components include:

1. A table showing the total number of potential dwelling units in Draft Approved and Preliminary Plans of Subdivision by geographic area of the City. **(Please note the total number of dwelling units provided on this chart is the same as the total found on Schedule 2).**
2. Tables showing the detailed land use breakdown of the individual Draft Plans of Subdivision by geographic area of the City. The headings and information provided in these tables are described in more detail in **Section 4** of this report **“Explanation of Columns and Headings”**.
3. Map of the City providing a visual presentation of the recommended priority and timing for the plans of subdivision.

#### **Schedule 5: Building Permits for New Residential Units**

This table shows building permit activity for the last two years. The data for 2009 is reported until October 31st. Permit activity reached a record high of 1495 units in 2004 but has been lower in recent years with 930 new units in 2007 and 1054 in 2008. As of October 31, 2009, 581 permits have been issued within the entire City. It is anticipated that at year end there will be approximately 800 permits for new dwelling units. The bottom of this schedule tracks the percentage of units built in the Greenfield and Built Boundary areas of the City over the past three years. In 2009, approximately 37% of permits were in the Built Boundary and 63% in the Greenfield area of the City. The three year average of permits issued from 2007-2009 shows that approximately 40% of units were built within the Built Boundary and 60% were in the Greenfield areas of the City.

#### **Schedule 6: Residential Construction Activity**

This chart shows residential construction activity in the City of Guelph over the last 20 years (1989-2009). **Schedules 5 and 6** are used by City Staff to monitor the number of units constructed in the City by year. Registration activity is a measure of the supply of potential units. Construction activity is a measure of the demand or absorption of the units that were previously registered in plans of subdivision and/or available through other infill sites.

In 2008, new projections were approved as part of Guelph's Growth Management Strategy and a new background study for the Development Charges review. These projections use a constant growth rate of 1.5% per annum to a population of 175,000 by 2031 and approximately 1000 new dwelling units per year until 2011, then approximately 1100 units until 2031.

The average permit activity from 2001 to 2008 for the City is 976 units per year (not including accessory apartments) which is in line with current population forecasts.

The building permit activity for the first 10 months of 2009 (581 units) and a projected year end total of approximately 800 units (including accessory apartments) for the entire City is lower than average and a reflection of the global economic recession.

The twenty (20) year average (1989-2008) for building permit activity is 862 units per year (not including accessory apartments) or 900 units per year (including accessory apartments).

The ten (10) year average (1999-2008) is 985 units per year (not including accessory apartments) or 1062 units per year (including accessory apartments).

#### **Schedule 7 Table 1: Potential Development Summary – Short, Medium and Long Term**

This table displays the potential dwelling units in three time frames: Short, Medium and Long Term. The short term supply includes lots and blocks that are registered and where building permits are readily available. The medium term supply includes lots and blocks in Draft Approved Plans that have not been registered. Long term supply includes lands designated for development where staff is reviewing preliminary plans or unofficial proposals. The Provincial Government, in its Provincial Policy Statement (PPS), requires a municipality to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans (short and medium term). The current figures indicate that as of October 31, 2009, the City has approximately 5706 potential dwelling units in these draft approved and registered plan representing approximately a 5.7 year supply of growth, based on the growth projections.

A part of a commitment with the approval of the 2007 DPP, this table also provides a summary of infill townhouse and apartment sites in the City available for facilitate residential intensification and redevelopment as required by the PPS. These sites have approved zoning (in some cases with a holding zone) and are located outside of registered plans. These infill sites have been divided into the short and medium term supply based on whether constraints such as being identified as a potential brownfield site or if the site is currently has a building on it that is being used.

For the short term supply, these infill sites could provide an additional 692 residential units or additional 0.7 years of supply, bringing the total short term supply to 3.6 years.

In the medium term, there are an additional 806 potential infill units or 0.8 additional years of supply.

### **Schedule 7 Table 2: Building Permits and Vacant Lots by Registered Plan of Subdivision**

This table provides a listing of permit activity by Registered Plan of Subdivision together with information on the unconstructed units available to be built within each plan. This table is divided into subdivisions identified as being within the Built Boundary or Greenfield areas as defined by the Provincial Growth Plan. The table also provides information on the percentage of permits issued from registered plans within the built boundary and Greenfield areas and the percentage of unconstructed units within the two areas.

For 2009, approximately 14% of the building permits from new subdivisions were issued within the Built Boundary. However, approximately 48% of the unconstructed (vacant) units were located within the built boundary. Most of these unconstructed units are contained within vacant multiple residential sites (Townhouses and Apartments). The Provincial Growth Plan requires that 40% of new development occur within the Built Boundary by 2015 and for every subsequent year thereafter.

### **Schedule 7 Map 1: Remaining Units by Registered Plan of Subdivision**

This map presents a visual presentation of the location of unconstructed units by Registered Plan (61M Plans) presented in Schedule 7 Table 2.

### **Schedule 7 Map 2: Infill Townhouse and Apartment Sites**

This map presents a visual presentation of vacant infill townhouse and apartment sites not included in Registered Plans of subdivision. Sites that are zoned and vacant are considered to be part of the short term supply of unconstructed units. Sites that have significant constraints including an identified brownfield or a site that currently has a building that is in use have been identified on this map. These sites with significant constraints are included in the medium-term supply to reflect the likelihood that they will not be developed in the short term due to the added costs and complexity of development on such sites.

### **Schedule 8: Update on Water and Waste Water Flows**

The City of Guelph allocates physical water and wastewater capacity at the time of registration as per an agreement with the Ministry of the Environment (MOE). With respect to draft plan approvals, the City must ensure that the planning commitment for sewage treatment capacity does not exceed the assimilative limits of the Speed River approved in 1998 as part of the Wastewater Treatment Strategy Schedule "C" Class Environmental Assessment. Environmental Services is in the process of updating the 1998 Class EA to confirm the ability of the Speed River to receive a 9,000 m<sup>3</sup>/day expansion in flow from the existing wastewater treatment plant.

Similarly, the City must ensure that the long-range water supply commitments to draft plans are below the rated capacity. In 2007, Environmental Services completed and Council approved the Water Supply Master Plan in principle to the year 2010. Climatic conditions, well interference and water quality influences are impacting upon the yield of the existing municipal water supply. The goal of the Water Supply Master Plan is the provision of an adequate and sustainable supply of water to meet the current and future needs of all customers. In September, 2007, the City received approval from the MOE of an Environmental Assessment (EA) to increase the water taking at the Arkell Spring Grounds by approximately 9,200 m<sup>3</sup>/day. With the EA approval, it is expected that a portion of this increased water supply capacity will be commissioned by 2011. The EA also recommends implementation of conservation and efficiency strategies to ensure the best use of the City's existing water resources. In the past five years, conservation, efficiency and reduced sewer inflow/infiltration have allowed development to occur without significantly increasing annual water supply or wastewater treatment flows.

In addition to the water and wastewater capacity expansions proposed above, Environmental Services is in the process of developing a long term Wastewater Treatment Master Plan to address the needs of development in Guelph for the next 50 years. This master plan, in conjunction with the Water Supply Master Plan, will form part of the Local Growth Management Strategy which has been commenced by Community Design and Development Services.

The tables in **Schedule 8** provide the latest information on Water and Wastewater capacity. The tables are updated and included in the Development Priorities Plan on an annual basis. On an individual draft plan of subdivision application basis, staff will continue to confirm that the subdivision application is consistent with the approved Development Priorities Plan and therefore, the subdivision application would fall within the water and wastewater capacity criteria shown on the tables included in the approved Development Priorities Plan for the current year.

#### **Schedule 9: Total Draft and Registered Plan Analysis**

This schedule illustrates the relationship between the current supply of Draft Approved and Registered units in comparison to projected annual take up which is based on population projections. The first table shows the total supply by unit type. The second table shows how the overall supply has changed since the first DPP in 2001.

## **4 EXPLANATION OF COLUMNS AND HEADINGS IN SCHEDULE 4**

The following is an explanation of the columns and headings found in the tables featured in Schedule 4. Schedule 4 is broken out into geographic areas of the City; Northeast, Northwest and South.

### **FILE NUMBER (DESCRIPTION)**

The City file number and subdivision name are provided for each proposed plan of subdivision (e.g. Northeast Residential, 23T-98501, Watson East). (NB: the files are listed in chronological order from oldest to most recent).

## **STATUS**

The files/subdivisions are either:

1. Draft Approved (City Council has approved).
2. Preliminary (Formal applications have been received and are being reviewed by City Staff).
3. Future (Unofficial Proposals have been received by City Staff, but no formal application has been made).

**No development will be identified in the DPP until, at least, an Unofficial Proposal has been filed with the City.**

## **RESIDENTIAL**

The number of potential dwelling units from the residential portion of a subdivision, yet to be registered, is presented in four columns:

<b>D</b>	= detached dwellings
<b>SD</b>	= semi-detached dwellings
<b>TH</b>	= townhouse dwellings*
<b>APT</b>	= apartment dwellings*

\* The dwelling unit numbers for Townhouse and Apartment dwellings is based on the maximum densities permitted by the Zoning By-law. The actual number of dwelling units eventually built on individual properties may be less than the maximum densities allowed.

## **COMM, IND, INST,**

The land area (in hectares) within plans of subdivision zoned or proposed for Commercial (COMM), Industrial (IND) and Institutional (INST) land uses.

## **PARK**

This column includes the land area (in hectares) within plans of subdivision that is zoned for Parkland or is proposed to be dedicated to the City for Parkland. The phrase “Cash-in-lieu” is listed for those plans of subdivision where the City expects to receive a cash payment in lieu of a land dedication for parkland purposes.

## **DRAFT PLAN APPROVAL DATE**

For “Draft Approved” plans, the date listed is the actual date of Draft Plan approval. For “Preliminary” and “Future Plans” the date listed staff’s expectation of when that the plan of Subdivision may be presented to Council for



consideration of Draft Plan approval. **This year is not a commitment by Staff nor does it guarantee that City Council will support the plan in whole or in part. The year provided is an estimate by staff of when the subdivision will be ready to be reviewed by City Council after considering the factors influencing the consideration of Draft Plan approval. Schedule 3 provides a summary of the Draft Plans (or phases) that are anticipated to be considered for draft plan approval in 2010.**

#### **EXPECTED REVENUE (DC'S)**

This column lists the expected revenue to the City via Development Charges (DCs) to fully construct the residential component of the given plan of subdivision. Development charges are based on 2009 rates which are valid until March 1, 2010.

#### **EXPECTED DEVELOPMENT**

This column identifies the priority for registration given to the plan of subdivision or phases of the plan. The year in which the plan of subdivision (or phase) is likely to be registered and the potential number of dwelling units are shown. The individual plan will either be identified as 2010, 2011 or Post 2011. The information from this column is used to create the Summary Table in **Schedule 2**. The timing and phasing is also consistent with the map provided at the end of **Schedule 4**.

**The expected development is reviewed on an annual basis and adjusted accordingly.**

## **5 FLEXIBILITY**

Subdivisions that are scheduled and approved to be registered in 2010 may not necessarily proceed. In some cases, registration does not proceed as the developer/owner may decide that the market conditions do not dictate the risk to service a particular development. In other cases, the time to clear various conditions (e.g. preparation and approval of a necessary Environmental Implementation report) may have been underestimated. Under these circumstances the DPP flexibility clause allows for development not currently approved to be registered in 2010 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2011 to 2010) provided that the dwelling unit target will not be exceeded and any capital expense is already approved in the capital budget. The flexibility clause is applied using the following procedure:

1. Evaluation of the registration status of plans of subdivision that are included in Schedule 4 for registration in the current DPP by the City Engineer and the Manager of Development and Parks Planning on or before June 30;
2. Re-allocation of unit counts from developments that have not signed and registered a subdivision agreement and posted a letter of credit by July 31; and
3. Consultation with developers who have submitted Engineering drawings for review and are prepared to sign a subdivision agreement but not included in Schedule 4 of the

DPP for the current year to ascertain their ability to move forward on or before July 31.

Council approval is required if the requests for advancement will exceed the dwelling unit target or there is an impact on the capital budget. Under this scenario, Staff will review the request and prepare a report and recommendation to the Community Development and Environmental Services Committee of Council.

City staff meets regularly with the Guelph and Wellington Development Association and the Guelph and District Homebuilders to review the status of all development in the DPP and identify instances where the flexibility clause may be used.

## **6 SUMMARY OF DEVELOPMENT ACTIVITY IN 2009**

### **Permit Activity**

Building permit activity was lower than average for the year 2009 but fared better than anticipated. A historic high was set in 2004 when 1392 permits were issued, but permits decreased between 2005-2008 to an average of 840 permits per year (not including accessory apartments). As of the end of October 2009 a total of 492 permits (not including accessory apartments) have been issued for new dwelling units, which is lower than the past 3 years (see **Schedule 5**). However, the average permit activity from 2001 to 2008 for the entire City is 976 units per year (not including accessory apartments) which is very close to the previous population projection of 900 units per year and current projections of 1000 new dwelling units per year.

The building permit activity for the first 10 months of 2009 (492 units) with an estimated year end total of approximately 700 units (not including accessory apartments) for the entire City is lower than the 1000 units per year contemplated by the Growth Management Strategy but overall averages remain fairly consistent. (Current population projections estimate 1000 units until 2011 then an increase to approximately 1100 units until 2031).

The general reduction in permit activity over the last years is consistent with other area municipalities while the more significant decline in 2009 reflects the economic slowdown and higher unemployment and uncertainty in 2009. The Canadian Mortgage and Housing Corporation (CMHC) expects that a combination of factors including slowly improving employment, more spill-over from the resale market, and low mortgage rates will contribute to increasing housing starts over 2009 levels in 2010. Over the next few years, housing starts are expected to increase and become more in line with expected population growth forecasts. In terms of unit types, construction will continue to shift away from single detached homes to more high density forms, in keeping with the City's approved Growth Management Strategy. Despite a lack of apartment activity in 2009, some apartment construction is expected in Guelph in 2010.

Over the past few years, permit activity has continued to see a balanced supply of a full range of housing forms including townhouses and apartments. In 2006, 331 permits were issued for new townhouse and apartment dwellings representing approximately 40% of the total dwelling units; and in 2007, 448 permits (47%) were issued for multiple forms of residential accommodation. In 2008, 619 permits (59%) were issued for townhouses and apartments. The increase in percentage of multiple dwellings is consistent with the City's Growth Management Strategy that encourages new dwelling units to be multiple residential forms (includes townhouses, apartments and accessory apartments). To the end of October, 2009, no permits for larger scale apartment projects were issued, however, 48% of new residential building permits were issued for townhouses and accessory apartments (See **Schedule 5**). Included in this total is the Mountford affordable housing project which created 124 stacked townhouse units.

### **Subdivision Registration**

Registration activity was much lower than anticipated in the 2009 DPP. Of the 10 registrations proposed for 2009, only 1 plan fully registered and 1 plan signed subdivision agreements allowing the commencement of servicing (see **Schedule 1**). Eight (8) plans delayed registration and have been included in the allocation of units for registration in 2010. The two (2) plans of subdivision that were registered in 2009 will result in the potential creation of 443 dwelling units. This overall figure is much less than the 1160 dwelling units that were supported for registration by City Council (see **Schedule 1**). Registration activity in the south end consisted of the fourth phase of Westminster Woods (61M-160) which has a total of 398 potential units. Registration activity in the east end of the City consisted of the signed agreement for the 98 Cityview Drive plan which contains the potential for 45 residential units. There was no registration activity in the west end of Guelph in 2009.

### **Approval of Draft Plans of Subdivision**

The 2006 DPP was the first year that a schedule for plans of subdivision seeking Draft Plan approval (DPA) formed part of the DPP. This inclusion responded to a new policy supported by Council dealing with the phasing of new large-scale residential subdivisions. The policy requires that draft plan approval of residential subdivisions containing more than 200 potential dwelling units or greater than 10 hectares in area be brought forward for consideration in a logical phase or phases in keeping with the approved DPP.

In the 2009 DPP, 1034 units were proposed for Draft Plan Approval, including projects carried over from 2008. In reality, 6 plans of subdivision achieved Draft Plan Approval in 2009, creating a total of 673 potential units. In the northeast end of the City, 275 residential units were draft approved in 4 plans of subdivision. In the south end, Westminster Woods phase 4 received draft approval for 398 units (through the flexibility clause) and the Southgate industrial subdivision also received draft approval.

Two plans of subdivision were granted extension to draft plan approval in 2009 to allow time to complete their plan. Cedarvale (23T-99501), a small plan located in the northeast, received a 3 year extension to 2012. Pergola (23T-03507), a mixed commercial-residential plan in the south end of the City, received a 5 year extension to 2014.

## **Zoning By-law Amendments and Condominium Approvals**

In last year's 2009 DPP, staff began to better monitor other development applications that add to our dwelling unit supply, including Zoning By-law amendments and Plans of Condominium outside of Plans of Subdivision. The DPP now includes all applications that create more than 10 residential units. Approvals of these applications by year are shown in **Schedule 1** (Part B). However, to the end of October 2009, no new residential units were created via zone changes or plans of condominium outside of Plans of Subdivision. In 2008, 459 units were added to the inventory from this category. Staff note that several applications for residential zone changes have been in the process of being reviewed in 2009 and some of these applications are expected to come to Council for decision in late 2009 and the first half of 2010.

## **7 FORECAST OF SUBDIVISION AND PERMIT ACTIVITY FOR 2010**

Building permit activity in the residential sector remains relatively uncertain. Like other Ontario cities, Guelph has generally experienced a reduction in residential permit activity in the past couple of years from the record high level set in 2004. There was a significant reduction from 2004 to 2005 (-42%) and a slight reduction again from 2005 to 2006 (-3%). However, in 2007, building permits increased by 8% to 945 permits and they increased again in 2008 by almost 10% to 1044.

In Guelph, the permit activity for 2009 was forecast to be significantly lower than the activity experienced in 2008. Early in 2009, Canadian Mortgage and Housing Corporation (CMHC) forecast that in 2009 building permits would decrease significantly in Guelph by 49% or to approximately 550 in total. As shown in **Schedule 5**, building permits have been much lower in 2009 than 2008 levels, but not as low as predicted. By October 31<sup>st</sup>, 2009, 581 permits had been issued, and an additional 133 were anticipated for November, so a year end total of approximately 800 permits issued (including accessory apartments) is likely. Another key difference between 2008 and 2009 is the lack of permits for apartment units in 2009.

The range and expected number of new permits is lower than average, however, the overall average remains consistent with City population projections and the City's objective to provide a variety of housing options to meet the diverse housing needs within the community.

For 2010, residential permit activity is expected to increase, with CMHC forecasting a 16% increase in permits given current economic improvements. Interest in obtaining draft plan approval and registration of various subdivisions continues to remain strong. At the outset of the annual DPP review in August 2009, City staff received requests from the development community to register approximately 1350 potential dwelling units during 2010 as well as almost 2400 units requested for draft approval. The circulation of the draft 2010 DPP in November 2009 resulted in the development community's understanding of staff's proposed registration timing and there were few additional requests made to modify staff's recommendation for registrations in 2010. Staff's recommendation of a total of 858 potential units for registration in 2010 is based on the objectives of the DPP and the following:

1. The need to take a more conservative approach to approvals and registrations to ensure that expected capacity upgrades in the water and waste water systems are fully operational (see discussion in Section 3)
2. Council's approved growth rate of approximately 1000 units per year til 2011 (then 1100 units per year) as set out in the Growth Management Strategy population projections and the Background Development Charges Study.
3. The impact of the Provincial Places to Grow legislation and Growth Plan for the Greater Golden Horseshoe that places requirements on where future growth needs to occur (see discussion in Section 8).
4. Registrations in recent years have been lower than anticipated, so the 858 units for 2010 include carryover, or registrations that did not happen in previous years. Lower than anticipated registrations in recent years mean that only 2091 potential units have been created over the last three years, or an average of 697 units per year (see **Schedule 1**, Part C).

Requests to register all or parts of 10 subdivisions are contained within the recommended dwelling unit target of 858 dwellings contained on **Schedule 2** for the 2010 DPP (see Section 10 Conclusions and Recommendations). Seven (7) registrations are expected in the east, two (2) in the south and one (1) in the west. Included within this recommendation are six plans of subdivision that were expected to be registered in 2009; Mitchell Phase 2, Hanlon Creek Business Park Ph 1, 300 Grange Road, 312-316 Grange Road, Cityview, and Watson Creek/Walkover were all included in the 2009 potential registrations.

Staff expect that phases of three (3) preliminary plans of residential subdivision are likely to be ready to be presented to Council for consideration of Draft Plan approval in whole, or in part, during 2010 (see **Schedule 3**). The subdivisions (or parts thereof) that may be considered for Draft Plan approval in 2010 include a total of approximately 604 potential dwelling units within the Greenfield area. The recommended number reflects the need to balance approvals within the Greenfield area and Built Boundary to achieve a current population projection forecast of 1000 units per year. Within the 1000 units, it is assumed that only 60 percent of the potential new units (i.e. 600 units) would be created in Greenfield areas leaving room for 400 units to be created via infill projects in keeping with the City and Provincial Growth Plans. The lower number of potential units to be created by Draft Plan approval also reflects the need to take a more cautious approach to approvals to allow time for the City to achieve approval of Environmental Assessments (EAs) which are needed to provide future planning capacity for water.

Our recommendation considers the potential units that did not achieve draft approval in 2009 and well as the low number of draft approvals in 2008 (352 units) and 2007 (98 units). The 2009 DPP identified that 1034 potential units could brought forward for consideration in 2009 but only 673 potential units actually were approved by City Council. Therefore, 361 potential units were carried forward into 2010 and form part of the 604 units which could be considered for Draft Plan approval in 2010. The low number of plans that achieved Draft Plan approval and the 2009 permit activity has reduced the overall supply of potential units in the short and medium term (within plans of subdivision) to a 5.7 year supply, which is the same as 2009 and the lowest in the history of the DPP.

If all three of the plans were able to be presented to Council for consideration of Draft Plan approval and did, in fact, get approved, the three year average for draft plan approvals would be 543 units (1629 divided by 3). Since the majority of Draft Plan approvals occur in Greenfield areas this figure is in line with the current population forecast of 1000 units per year that assumes that 60 percent (600 units) will be created in the Greenfield areas. The recommended figure therefore allows ample room for Council to consider and approve infill projects via zoning amendments or plans of condominium.

The number of plans highlighted for consideration is considerably less than the requests received by the development community. The recommendation reflects the need to be cautious in light of uncertain servicing timing and to ensure that growth is consistent with Council's population projection target of 1000 units per year and considers the implications of the Growth Plan for the Greater Golden Horseshoe (see Section 8) and Guelph's Growth Management Strategy which are attempting to shift development focus to higher density opportunities within the Built Boundary.

## **8 GROWTH MANAGEMENT AND THE FUTURE OF THE DPP**

### **8.1 Provincial Growth Plan for the Greater Golden Horseshoe**

On June 16, 2006 the Province released the Growth Plan for the Greater Golden Horseshoe, 2006. This plan was prepared under the Places to Grow Act, 2005 as part of the Places to Grow initiative to plan for healthy and prosperous growth throughout Ontario. The new growth plan has significant implications for the future development of the City. Since the first DPP was prepared, it has been used effectively as a tool by City Council to manage the rate and timing of development from new plans of subdivision. As a result, City staff view the DPP as the logical tool to be modified to monitor the City's obligations under the Growth Plan for all development in the City. Of particular interest is that the Growth Plan establishes intensification and density targets for certain areas within municipalities. The Growth Plan also establishes population and employment projections for Guelph. The following discussion highlights some of the obligations under the Growth Plan and recommendations by City Staff on how the DPP could be modified to monitor these obligations.

#### **Intensification Target**

The Growth Plan establishes that single tier municipalities (like Guelph) will plan for a phased increase in the yearly percentage of residential intensification so that by the year 2015 generally a minimum of 40% of all new residential units occurring annually within each municipality will be within the defined built up area. The Minister of Energy and Infrastructure may review and permit an alternative minimum intensification target for a single-tier municipality located within the outer ring to ensure that the intensification target is appropriate, but it is expected that this requirement will impact the consideration of future development within the City.

Changes in the 2008 DPP included mapping that shows the approved Built Boundary, and building permits tracked by Built and Greenfield in Schedule 5. Also, schedules and mapping were modified to show all potential residential developments (both infill and subdivisions) by Built or Greenfield area.

Further changes were made in the 2009 DPP related to Guelph's intensification target include Schedule 1 tracking both subdivision registrations and approved zone changes and condominiums by Built Boundary or Greenfield area to get a more accurate count of newly created units. Potential subdivision activity is also tracked by built or greenfield area in Schedules 2 and 3, as are building permits in Schedule 5.

In 2009, the City approved a Growth Management Strategy in keeping the Provincial Growth Plan and the DPP will be used as a tool to assist in the implementation of the Strategy. This will include managing the approval of Draft Plans of subdivisions in Greenfield areas to ensure that the intensification targets are being achieved.

### **Density Targets**

The Growth Plan also specifies a set of density targets for the identified Urban Growth Centre (i.e., the downtown area) and the designated Greenfield area. The City of Guelph is one of the identified municipalities where a minimum density target (in this case 150 people and jobs per hectare) is to be achieved in the Urban Growth Centre. Similar to the establishment of the Built Boundary, the Ministry of Energy and Infrastructure has met with City Staff and recently established the boundary of the Urban Growth Centre in Downtown Guelph. Now that the boundary is in place, future DPPs can monitor development activity in this area.

The Growth Plan requires that the density target for the whole of the designated Greenfield area is to be not less than 50 residents and jobs combined per hectare. The density target is to be measured over the entire designated Greenfield area, not by individual project, and excludes provincially significant wetlands where development is prohibited. Census data, released every five years, will be used to monitor progress towards achieving the targets, although municipal data is expected to be used to supplement the census to obtain a count of jobs and residents that is as accurate as possible.

Starting in 2009, the DPP began to track density by including the current proposed densities of plans of subdivision anticipated for draft plan approval (see Schedule 3). Additional methods of tracking and determining appropriate densities will need to be included in the future DPPs once Growth Management Policies are finalized in the Official Plan.

### **Population Projections**

The population projections established by the Provincial Growth Plan are higher for the City of Guelph than the previous City projections prepared by CN Watson and approved by City Council in 2003. Further, the projections contained in the Growth Plan must be used for planning and managing growth in the Greater Golden Horseshoe area. The approved population projection for the City of Guelph is 175,000 by the year 2031. This projection was used in Guelph's Growth Management Strategy and the Development Charges Background Study which estimates the City should grow by approximately 1000 new dwelling units per year and starting in 2011 by 1100 units per year. This is an increase from the previous studies which forecast growth by 900 units per year until 2011, followed by reductions in annual growth until 2021.

## **8.2 Guelph's Growth Management Strategy and the DPP**

Guelph's Growth Management Strategy was developed in response to the challenges of managing growth and to meet the goals of the Provincial Growth Plan. Over the last few years

background studies and population forecasts were completed, along with the delineation of the Built Boundary and Urban Growth Centre in cooperation with the Provincial Ministry of Infrastructure and Renewal.

In 2009, staff developed the initial policies necessary to implement the Growth Management Strategy, including high-level policies for the built up areas, the urban growth centre and Greenfield areas. This initial conformity exercise was completed in 2009 as Official Plan Amendment 39. Further detail is anticipated shortly as staff complete the new Official Plan for adoption by Council in 2010.

Among the changes expected, higher densities of 60-70 persons per hectare for Greenfield development will be required (higher than 50 persons and jobs per hectare in Greenfield areas required by the Provincial Growth Plan) and a change to mix of housing types, with a greater percentage of multiple residential units (higher percentage of new units required to be townhouses and apartments, fewer single-detached dwelling units).

It is also likely that how new development in the City is monitored will change to ensure accurate information need to conform to the Growth Management Strategy policies and Provincial Growth Plan. The Development Priorities Plan is expected to continue to act as the primary tool for monitoring development activity, but additional changes are anticipated in future DPPs to accommodate new Growth Management Policies.

## **9 CIRCULATION OF DRAFT DPP TO THE DEVELOPMENT INDUSTRY**

Staff communicate regularly with representatives of the Guelph and Wellington Development Association (GAWDA) to monitor the approved “Development Priorities Plan”. Regular quarterly meetings were re-established during 2005 as part of the Development Application Review (DAR) initiative and the DPP was a regular agenda topic, among a number of issues associated with our development review process.

The Draft 2010 – Post 2011 DPP was circulated to the development community (owners/consultants and agencies) for comment on November 2, 2009. Following release of the draft, City staff met with the GAWDA representatives on November 20, 2009. At the meeting the GAWDA discussed several issues including:

- ◆ Implications of the lower than average subdivision registration and draft approval expectations in 2010, in order to ensure that the City will have time to complete the projects necessary to provide additional short (firm) and long term (planning) servicing capacity especially related to water.
- ◆ Proposed 2010 draft approvals limited to phases three plans despite other requests for draft approval in 2010;
- ◆ Discussion about 2009 economic downturn and 2010 market forecast for housing demand.

Individual responses received from the owners and consultants concerning the timing of a number of draft and preliminary plans and the DPP in general are included in **Schedule 10**.

A staff response to all of the comments and requests is provided on **Schedule 11**.



## **10 CONCLUSIONS AND RECOMMENDATIONS**

The DPP continues to be an implementation tool for the City's Strategic goal of managing growth in a balanced sustainable manner. During 2009, the DPP was also effective in assisting staff in establishing priorities for the review and approval of new development from residential plans of subdivision.

### **10.1 Registration Activity**

Registration activity in 2009 was lower than average and without any potential units from zone changes and condominiums did not meet the anticipated 1000 new potential units of the City population projections. The 2009 DPP supported the creation of up to 1160 potential dwellings units from new registered plans and 445 potential units were registered. From 2001 to 2009 an average of 902 units were registered per year. The average is in keeping with the previous Council approved population projection forecast which called for a growth of 1000 units per year from 2001-2006 and 900 units per year in 2007 and 2008. Current forecasts have returned to approximately 1000 units per year, with the focus shifted from Greenfield subdivision growth to balanced growth across the City in a variety of housing types and infill situations. Staff have recommended registration activity for 2010 that reflects the Council approved population projection forecasts, provides opportunities to approve infill projects with an adequate housing mix and ensures that servicing capacity is available.

### **10.2 Building Permit Activity**

Residential building permit activity was also lower in 2009, though not as low as anticipated. The residential permit activity for 2009, with a total of 492 units at the end of October is projected to remain lower than the 1054 permits issued for new units in 2008. Also of significance is the lower percentage of permits issued for multiples (38% were for townhouses) in 2009 than in 2008, which reflects the lack of any apartment building permits. The year end permits in 2009 are expected to achieve approximately 700 units (not including accessory apartments). The 20-year average is 862 dwelling units per year as noted on **Schedule 6**.

### **10.3 Phasing Policy**

The phasing policy (established in 2005) for large scale residential subdivisions is effective in introducing new potential dwelling units at a moderate rate into the medium term housing supply (plans with Draft Plan approval). During 2009, six draft plans of subdivision containing 673 potential units received Draft Plan approval (see **Schedule 3**). In support of Council's direction to reduce the inventory of units in draft approved and registered plans, the 2010 DPP highlights three phases of plans anticipated to be presented to Council for the consideration of Draft Plan approval in 2010 (see also **Schedule 3**). These are the subdivisions where staff time and resources will be allocated to resolving issues so that they can be considered by City Council. If supported these subdivisions would add a potential 604 dwelling units to the medium term supply. This is consistent with the amount of Draft Approval in 2009 and the trend in recent years of fewer potential units created via Draft Plan Approval. In order to ensure that new development will meet the goals and projections of

the Official Plan and Guelph's Growth Management Strategy, careful monitoring of draft subdivision plan approvals and new potential units created via zone changes and condominiums is necessary.

Overall, a lower than average number of building permits, subdivision registrations and draft plan approvals, the overall supply of units has remained relatively constant. There is a supply of short and medium term units of approximately 7.2 years of growth at 1000 units per year (see **Schedule 7**) which is slightly lower than last year (7.4) and the lowest inventory in the history of the DPP. Through careful management, the short and medium term supply of dwellings in plans of subdivision has been reduced from a high of 7600 units in 2003 to the current 5706 units.

The DPP also includes an inventory of zoned townhouse and apartment infill sites not included in Draft or Registered Plans. Staff have divided the inventory of zoned townhouse and apartment sites based on knowledge of potential constraints to development. Potential brownfields and sites that have buildings that are currently in use have been moved to the medium term supply. In 2009, no potential units were approved to add to the short term supply of units, though some were removed through the issuance of building permits. For 2010 there are 692 potential units in short term supply and 806 units in medium term supply for a total of 1498 potential units available through infill multiple residential sites.

#### **10.4 Water and Wastewater**

An examination of the information regarding water and wastewater treatment flows (see **Schedule 8**) indicates that the City still has capacity to handle the commitments for the future dwelling units currently registered and draft plan approved.

The data indicates that the current wastewater treatment plant has the capacity for the registration of an additional 4400 units of residential development, which equates to 6.2 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 3100 dwelling units, which equates to a 4.4 year supply. In addition, long range forecasting shows the City has sewage treatment capacity for approximately 8,600 additional residential units and water capacity for 5,100 units.

#### **10.5 Recommendations**

City staff recommend that the 2010 Development Priorities Plan (DPP) be approved (Schedules 2, 3 and 4) and used as a guide to manage the rate and timing of development for the next year. The 2010 DPP recommends that Council support the creation of up to 858 potential dwelling units from the registration of plans in 2010 (See **Schedule 2**). This figure is lower than last year's recommended total, recognizing the caution needed regarding water capacity and allowing opportunities for infill development to occur.

1. The DPP needs to respond to population projections in the Growth Management Strategy, which recommends the creation of approximately 1000 potential new units from each year til 2031.
2. The Growth Plan for the Greater Golden Horseshoe now generally requires that by the year 2015, 40% of new growth occur within the built up areas of Cities. Since most of the new subdivision activity identified by the DPP is expected to be identified beyond the built boundary (i.e. Greenfield area) there is the need to take a

more conservative approach to Greenfield approvals and commitments made to achieve the intensification target.

Included in the 858 potential units is a carryover of 462 units that were identified for registration in 2009. If these units are removed, only 396 new units are included in the recommendation.

The breakdown of the components of the 858 dwelling units is 298 detached, 128 semi-detached, 382 townhouses and 50 apartment units. If these registrations are endorsed, the City will continue to have a sufficient supply of lots and blocks in registered plans to respond to market needs and trends and maintain a competitive market place in terms of pricing. In terms of short-term supply, there are 2942 potential units (as of October 31, 2009) currently available for building permits in registered plans. This overall number is down from last year's DPP (3444 units). The addition of the 692 potential units in infill townhouse and apartment site pushes this total to 3634 potential units. The majority of potential units in the short term supply, approximately 2886 units (79%) are in potential multiple residential projects (**Schedule 7**).

This year's DPP also recommends three phases of plans for consideration of draft plan approval in 2010 (see **Schedule 3**). Included in the plans are approximately 604 future dwelling units. This number reflects staff's caution in allocating water supply and the encouragement of potential residential development infill opportunities within the Built Boundary.

City Staff have made a careful recommendation in this year's DPP in response to our current constraints while we continue to work towards our commitments under the Growth Plan for the Greater Golden Horseshoe and Guelph's Growth Management Strategy.

# SCHEDULE 1

## NUMBER, TYPE AND DISTRIBUTION OF POTENTIAL UNITS BETWEEN OCTOBER 31, 2008 AND OCTOBER 31, 2009

### A. IN REGISTERED PLANS OF SUBDIVISION

<i>Northwest</i>					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none					
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Northeast</i>					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
98 Cityview (Bolzon)	29	16	0	0	45
<b>SUBTOTAL</b>	<b>29</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>45</b>
<i>South</i>					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-160 Westminister Woods 4	85	0	190	123	398
<b>SUBTOTAL</b>	<b>85</b>	<b>0</b>	<b>190</b>	<b>123</b>	<b>398</b>
In Built Boundary	29	16	0	0	45
In Greenfield	85	0	190	123	398
<b>Total Units Registered in 2009</b>	<b>114</b>	<b>16</b>	<b>190</b>	<b>123</b>	<b>443</b>
<b>Units Approved in 2009 DPP</b>	<b>391</b>	<b>200</b>	<b>404</b>	<b>165</b>	<b>1160</b>

### B. THROUGH APPROVED ZONE CHANGES AND CONDOMINIUMS

<i>Northwest</i>					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none					
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Northeast</i>					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none					
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>South</i>					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none					
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
In Built Boundary	0	0	0	0	0
In Greenfield	0	0	0	0	0
<b>Total Additional Units in 2009</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### 2009 TOTALS (A+B)

In Built Boundary	29	16	0	0	45
In Greenfield	85	0	190	123	398
<b>Total New Units in 2009</b>	<b>114</b>	<b>16</b>	<b>190</b>	<b>123</b>	<b>443</b>

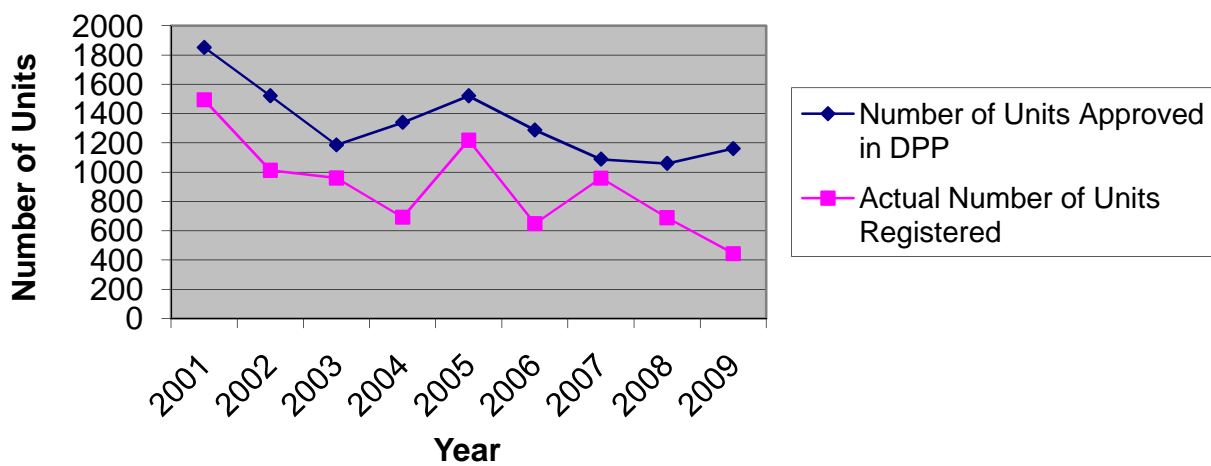
\* Semi-detached numbers are unit counts

\*Townhouses and apartments based on approved zoning

**C. COMPARISON OF ACTUAL AND APPROVED REGISTRATIONS BY YEAR**

	Detached	Semi-detached*	Townhouses*	Apartments*	Total
<b>ACTUAL OVERALL TOTAL (2009)</b>	138	42	283	123	443
<b>APPROVED 2009 DPP</b>	391	200	404	165	1160
<b>ACTUAL OVERALL TOTAL (2008)</b>	175	0	268	246	689
<b>APPROVED 2008 DPP</b>	392	32	300	335	1059
<b>ACTUAL OVERALL TOTAL (2007)</b>	590	114	255	0	959
<b>APPROVED 2007 DPP</b>	662	64	361	0	1087
<b>ACTUAL OVERALL TOTAL (2006)</b>	522	0	126	0	648
<b>APPROVED 2006 DPP</b>	855	106	326	0	1287
<b>ACTUAL OVERALL TOTAL (2005)</b>	759	128	331	0	1218
<b>APPROVED 2005 DPP</b>	1056	140	324	0	1520
<b>ACTUAL OVERALL TOTAL (2004)</b>	315	66	211	100	692
<b>APPROVED 2004 DPP</b>	805	85	349	100	1339
<b>ACTUAL OVERALL TOTAL (2003)</b>	774	60	126	123	960
<b>APPROVED 2003 DPP</b>	926	134	125	0	1185
<b>ACTUAL OVERALL TOTAL (2002)</b>	567	120	127	199	1013
<b>APPROVED 2002 DPP</b>	1002	152	168	199	1521
<b>ACTUAL OVERALL TOTAL (2001)</b>	575	84	410	425	1494
<b>APPROVED 2001 DPP</b>	790	166	449	446	1851

**D. Comparison of Approved and Registered Units by Year**



## SCHEDULE 2

### SUMMARY OF 2010-POST 2011 PROPOSED STAGING DWELLING UNIT TARGETS

Sector	Single	Semi-Detached	Townhouses	Apartments	Total
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#### 2010 Proposed Registrations

<b>Northeast</b>	200	96	329	50	<b>675</b>
<b>Northwest</b>	98	32	32	0	<b>162</b>
<b>South</b>	0	0	21	0	<b>21</b>
<b>Subtotal</b>	298	128	382	50	<b>858</b>
In Built Boundary	73	50	93	0	216
In Greenfield	225	78	289	50	642

#### 2011 Anticipated Registrations

<b>Northeast</b>	152	28	70	0	<b>250</b>
<b>Northwest</b>	0	0	0	0	<b>0</b>
<b>South</b>	83	58	62	230	<b>433</b>
<b>Subtotal</b>	235	86	132	230	<b>683</b>
In Built Boundary	23	0	0	0	23
In Greenfield	212	86	132	230	660

#### Post 2011 Anticipated Registrations

<b>Northeast</b>	606	116	516	337	<b>1575</b>
<b>Northwest</b>	117	0	50	877	<b>1044</b>
<b>South</b>	602	80	438	447	<b>1567</b>
<b>Subtotal</b>	1325	196	1004	1661	<b>4186</b>
In Built Boundary	20	0	0	356	376
In Greenfield	1305	196	1004	1305	3810

<b>2010 DPP OVERALL</b>	<b>1858</b>	<b>410</b>	<b>1518</b>	<b>1941</b>	<b>5727</b>
<b>2009 DPP OVERALL</b>	<b>2122</b>	<b>364</b>	<b>1684</b>	<b>1757</b>	<b>5927</b>
<b>2008 DPP OVERALL</b>	<b>2297</b>	<b>486</b>	<b>1841</b>	<b>2354</b>	<b>6978</b>
<b>2007 DPP OVERALL</b>	<b>2780</b>	<b>486</b>	<b>1739</b>	<b>2253</b>	<b>7258</b>
<b>2006 DPP OVERALL</b>	<b>3082</b>	<b>450</b>	<b>1848</b>	<b>1964</b>	<b>7344</b>
<b>2005 DPP OVERALL</b>	<b>3767</b>	<b>646</b>	<b>2198</b>	<b>2013</b>	<b>8624</b>
<b>2004 DPP OVERALL</b>	<b>3867</b>	<b>734</b>	<b>2012</b>	<b>2071</b>	<b>8684</b>
<b>2003 DPP OVERALL</b>	<b>4132</b>	<b>806</b>	<b>1752</b>	<b>1935</b>	<b>8625</b>
<b>2002 DPP OVERALL</b>	<b>4141</b>	<b>831</b>	<b>1628</b>	<b>2127</b>	<b>8727</b>

# SCHEDULE 3

## Draft Plan Approval Activity

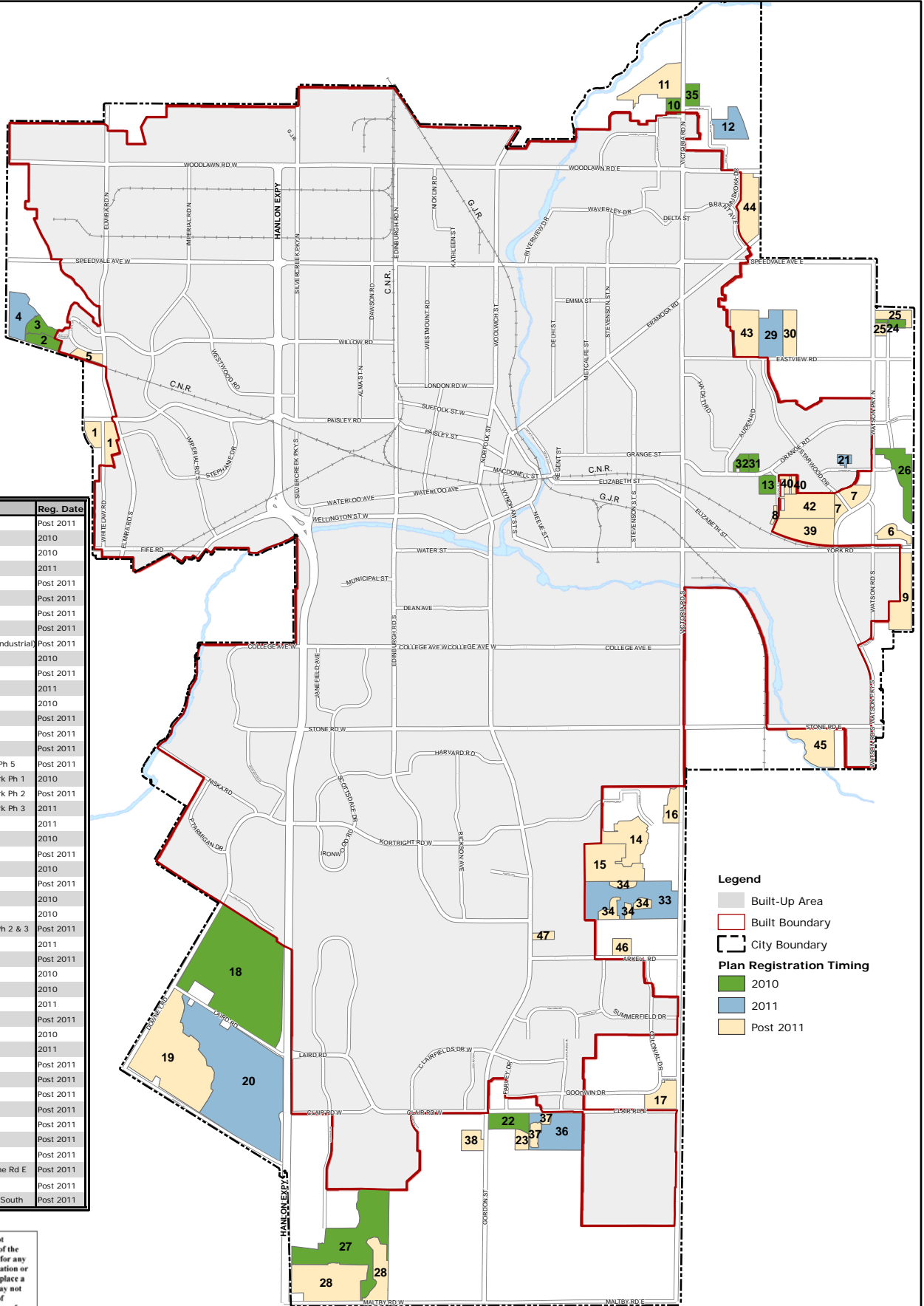
Plans Anticipated to be Considered for Draft Plan Approval in 2010						
	Single	Semi-Detached	Townhouses	Apartments	Total	Density p+j/ha
<b>Northeast</b>						
23T-07501 (*) Grangehill Ph 7(a)	73	28	70	0	171	tbd
<b>Total Northeast</b>	<b>73</b>	<b>28</b>	<b>70</b>	<b>0</b>	<b>171</b>	
<b>Northwest</b>						
none						
<b>South</b>						
23T-08503 (*) Dallan Ph 1	52	26	55	91	224	TBD
23T-07506 Vic Park West Ph 1	31	32	7	139	209	TBD
<b>Total South</b>	<b>83</b>	<b>58</b>	<b>62</b>	<b>230</b>	<b>433</b>	
<b>Overall Total</b>	<b>156</b>	<b>86</b>	<b>132</b>	<b>230</b>	<b>604</b>	
<b>Total in Built Boundary</b>						
<b>Total in Greenfield</b>	<b>156</b>	<b>86</b>	<b>132</b>	<b>230</b>	<b>604</b>	

(\*) - carried over from approved 2009 DPP

Plans that were Draft Approved during 2009						
	Single	Semi-Detached	Townhouses	Apartments	Total	Density p+i/ha
<b>Northeast</b>						
23T-07502 294-316 Grange Rd	13	26	17	0	56	80
23T-07505 300 Grange Rd	11	0	76	0	87	76
23T-08501 Cityview-Bolzon	29	16	0	0	45	67
23T-08502 Victoria North	0	0	87	0	87	83
<b>Total Northeast</b>	<b>53</b>	<b>42</b>	<b>180</b>	<b>0</b>	<b>275</b>	
<b>Northwest</b>						
none						
<b>South</b>						
23T-02502 Westminster Woods East Ph 4	85	0	190	123	398	TBD
23T-06503 Southgate Business Park	0	0	0	0	0	-
<b>Total South</b>	<b>85</b>	<b>0</b>	<b>190</b>	<b>123</b>	<b>398</b>	
<b>Overall Total</b>	<b>138</b>	<b>42</b>	<b>370</b>	<b>123</b>	<b>673</b>	
<b>In Built Boundary</b>	<b>53</b>	<b>42</b>	<b>93</b>	<b>0</b>	<b>188</b>	
<b>In Greenfield</b>	<b>85</b>	<b>0</b>	<b>277</b>	<b>123</b>	<b>485</b>	

Schedule 4

ID	Subdivision Number	Subdivision Name	Req. Date
1	23T86004	West Hills	Post 2011
2	23T88009/ 23TO4503	Mitchell Ph 2a	2010
3	23T88009/ 23TO4503	Mitchell Ph 2b	2010
4	23T88009/ 23TO4503	Mitchell Ph 3	2011
5	23T88009/ 23TO4503	Mitchell Ph 4	Post 2011
6	23T98501	Watson Creek	Post 2011
7	23T98506	Guelph Watson 5-3 Ph 2	Post 2011
8	23T99501 / 23T96501	Valleyhaven	Post 2011
9	23TO0501	Warner Custom Coating (Industrial)	Post 2011
10	23TO1501	Ingram Farm Ph 4	2010
11	23TO1501	Ingram Ph 5	Post 2011
12	23TO1502	Northview Estates Ph 3	2011
13	23TO1506	Cityview and Grange	2010
14	23TO1508	Kortright East Ph 3	Post 2011
15	23TO1508	Kortright East Ph 4	Post 2011
16	23TO1508	Kortright East Ph 5	Post 2011
17	23TO2502	Westminster Woods East Ph 5	Post 2011
18	23TO3501	Hanlon Creek Business Park Ph 1	2010
19	23TO3501	Hanlon Creek Business Park Ph 2	Post 2011
20	23TO3501	Hanlon Creek Business Park Ph 3	2011
21	23TO3502	58-78 Fleming	2011
22	23TO3507	Pergola Ph 1 Commercial	2010
23	23TO3507	Pergola Ph 2	Post 2011
24	23TO4501	Morningcrest Ph 2a	2010
25	23TO4501	Morningcrest Ph 2b	Post 2011
26	23T98501/ 23TO6501	Watson Creek / Walkover	2010
27	23TO6503	Southgate Business Park	2010
28	23TO6503	Southgate Business Park Ph 2 & 3	Post 2011
29	23TO7501	Grangehill Ph 7a	2011
30	23TO7501	Grangehill Ph 7b	Post 2011
31	23TO7502	294-316 Grange	2010
32	23TO7505	300 Grange	2010
33	23TO7506	Victoria Park West Ph 1	2011
34	23TO7506	Victoria Park West Ph 2	Post 2011
35	23TO8502	Victoria North	2010
36	23TO8503	Dallan Ph 1	2011
37	23TO8503	Dallan Ph 2	Post 2011
38	ZC0306	Thomasfield (Bird)	Post 2011
39	JP0408	Cityview and Watson	Post 2011
40	JP0601	Tivoli	Post 2011
42	JP0604	55 Cityview (Fierro)	Post 2011
43	JP0607	66-82 Eastview	Post 2011
44	JP0709	Woodlawn/Eramosa	Post 2011
45	JP0802	58 Glenholm Dr & 745 Stone Rd E	Post 2011
46	JP????	46 Arkell Rd	Post 2011
47	JP????	1274-1288 Gordon Street South	Post 2011



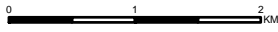
**Legend**

- Built-Up Area
- Built Boundary
- City Boundary

**Plan Registration Timing**

- 2010
- 2011
- Post 2011

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# 2010 Development Priorities Plan

## Proposed Registration Timing





# SCHEDULE 4

## Summary of Draft Approved and Preliminary Plans

File # (Description)	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)
	D	SD	TH	APT				
Northeast	954	248	922	387	2.73	2.884	0	5.955
Northwest	215	32	82	877	9.72	9.188	0	0.213
South	602	136	670	1144	6.253	167	2.131	5.228
<b>Total</b>	<b>1771</b>	<b>416</b>	<b>1674</b>	<b>2408</b>	<b>18.703</b>	<b>179.072</b>	<b>2.131</b>	<b>11.396</b>

Note:

D = Single Detached  
 SD = Semi-Detached  
 TH = Townhouse  
 APT = Apartment

Comm = Commercial  
 Ind = Industrial  
 Inst = Institutional  
 DC = Development Charge

**DRAFT SCHEDULE 4 Continued**  
**Development Priorities Plan Draft Approved and Preliminary Plans**

**Sector**

***Northwest Residential***

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-86004 West Hills	Draft Approved				521	3.52		TBD	23/12/1987	\$6,401,267	Post 2011	
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	Developer is reviewing final area of plan in conjunction with proposed realignment of Whitelaw Road. New draft plan expected which will include a park (size to be determined). Environmental Impact Study required because natural heritage feature (woodlot) is affected.											
23T-88009 23T-04503 Mitchell Farm	Draft Approved	215	32	82	356	4.688		0.213	01/06/1997 5/13/2005 5/13/2008 ext. to 5/13/2011	\$11,800,597	Phase 2a 2010 (21D, 32SD, 32 TH) Phase 2b 2010 (77D) Phase 2011 (117 D, 50 TH) Phase Post 2011 (356 A)	
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	Registration of next phase will allow construction of park that also serves the adjacent neighbourhood.											

**DRAFT SCHEDULE 4 Continued**  
**Development Priorities Plan Draft Approved and Preliminary Plans**

**Sector**

***Northeast Industrial***

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Development
		D	SD	TH	APT						
23T-00501 Warner Custom Coating	Preliminary Part Zoning Approved					13.91 4.887				Post 2010	Post 2011
Servicing Comments:	Extension of watermain on York Road and connection to watermain on Airpark Place. Storm water outlet for York Road via Airpark Place. Storm water outlet to Watson Road.										
Timing Comments:	To be determined.										

**DRAFT SCHEDULE 4 Continued**  
**Development Priorities Plan Draft Approved and Preliminary Plans**

Sector

**Northeast Residential**

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-98501 / 23T06501 Watson Creek/Walkover	Draft Approved	82		124		2.884			part cash in lieu	20/03/2001 (3 year extension to 2007/03/20) (3 year extension to 2010/03/20)	\$4,218,730	Phase - 2010 (82D, 124 TH) Last Phase (industrial) Post 2011
23T-98506 Guelph Watson 5-3 (Grangehill Phase 5)	Preliminary	61		69	54			0.428		Phase 1 - 2009 Phase 2 - Post 2010	\$3,380,708	Phase - Post 2011 (61 D, 39 TH, 54 APT)
23T-99501 / 23T-96501 Valeriotte and Martini	Draft Approved	20							cash in lieu	23/11/2000 ext. 11/21/2009 ext. to 11/21/2012	\$481,060	Post 2011
23T-01501 Ingram	Draft Approved	78		72	50			4.25		06/09/2002 3 year extension to 06/09/2008 3 year extension to 06/09/2011	\$3,794,811	Phase 4 2010 (44D, 50 APT) Phase 5 post 2011 (34D, 72T)

**DRAFT SCHEDULE 4 Continued**  
**Development Priorities Plan Draft Approved and Preliminary Plans**

Sector

**Northeast Residential**

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-01502 Northview Estates	Draft Approved	56							06/09/2002 3 year extension to 06/09/2008	\$1,346,968	Phase 3 - 2011 (56D)	
Servicing Comments:	Requires Victoria Road North upgrade and extension of existing services. Victoria Road North upgrade (RD0247).								3 year extension to 06/09/2011			
Timing Comments:	Victoria Road North construction scheduled for 2010 (ISF Project). Wastewater pumping station/forcemain construction completed in 2009.											
23T-01506 Cityview and Grange	Draft Approved	49	24					cash in lieu	04/03/2005 2 year extension to 04/03/2010	\$1,755,869	2010	
Servicing Comments:	Requires extension of existing services and requires services from Cityview Drive. Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022).											
Timing Comments:	A red line amendment is necessary											
23T-03502 58-78 Fleming Road	Draft Approved	23						cash in lieu	14/07/2006 ext. to 14/07/2011	\$553,219	2011	
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	N/A											
23T-04501 340 Eastview Rd Almondale Homes / Morning Crest	Draft Approved	68	94	25	165	1.49			02/09/2008	\$6,376,759	Phase 2 - 2010 (1D, 46 SD, 25 TH)  Phase 3 - 2011 (67D, 48 SD, 165 APT)	
Servicing Comments:	Requires extension of existing services and upgrades to Watson Pkwy.											
Timing Comments:												

**DRAFT SCHEDULE 4 Continued**  
**Development Priorities Plan Draft Approved and Preliminary Plans**

**Sector**

***Northeast Residential***

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-07501 Grangehill Ph 7	Preliminary	97	28	104	100				0.297	2010	\$6,119,339	Phase 1 - 2011 (73D, 28 SD, 70 TH)
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	Requires Draft Plan approval. A revised plan is expected which will require further public process.											
23T-07502 312-316 Grange Rd	Draft Approved	6	34	22					0.12	12/01/2009	\$1,360,672	2010
Servicing Comments:	Coordination with adjacent plan needed											
Timing Comments:												
23T-07505 300 Grange Rd	Draft Approved	14		78					0.1	12/01/2009	\$1,749,790	2010
Servicing Comments:	Coordination with adjacent plan needed											
Timing Comments:												
23T-08502 Victoria North	Draft Approved			87		1.24			cash in lieu	06/07/2009	\$1,576,092	2010
Servicing Comments:	Requires Victoria Road North upgrade and extension of watermain											
Timing Comments:	Watermain construction in 2010 - ISF Project											
UP0408 Cityview and Watson	Future	92		22					0.4	Post 2010	\$2,611,428	Post 2011
Servicing Comments:	Requires extension of existing services and upgrades to Cityview Drive.											
Timing Comments:	Requires submission of application for draft plan approval. Requires CN approval and an EIS & EIR.											

**DRAFT SCHEDULE 4 Continued**  
**Development Priorities Plan Draft Approved and Preliminary Plans**

Sector

***Northeast Residential***

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
UP0601 Tivoli/Stockford Rd	Future	12	26	26				TBD	Post 2010	\$1,385,030	Post 2011	
Servicing Comments:		Requires extension of existing services and upgrades to Cityview Drive.										
Timing Comments:		Requires submission of application for zoning amendment and draft plan of subdivision.										
UP0604 55 Cityview Drive	Future	153	42	62				0.36	Post 2010	\$5,813,527	Post 2011	
Servicing Comments:		Requires extension of existing services and upgrades to Cityview Drive.										
Timing Comments:		Requires submission of application for zoning amendment and draft plan of subdivision.										
UP0607 66-82 Eastview Road	Future	8		120				TBD	Post 2010	\$2,366,344	Post 2011	
Servicing Comments:		Requires extension of existing services.										
Timing Comments:		Requires submission of application for zoning amendment and possible draft plan approval. Environmental Impact Study required due to proximity to provincially significant wetland.										
UP0709 Woodlawn/Eramosa	Future	135		111	18			TBD	Post 2010	\$5,479,188	Post 2011	
Servicing Comments:		Requires extension of existing services and retrofit of existing SWM Pond #1.										
Timing Comments:		Requires submission of application for zoning amendment and draft plan of subdivision.										

**DRAFT SCHEDULE 4 Continued**  
**Development Priorities Plan Draft Approved and Preliminary Plans**

**Sector**

***South Industrial***

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Development
		D	SD	TH	APT						
23T-03501 (SP-0201) Hanlon Creek Business Park	Preliminary			21		167		Trails in lieu	09/11/2006	Phases 1&2 2010 (21 TH)  Phase Post 2011	
Servicing Comments:	Extension of existing services required. Watermain extension from east side of Hanlon via Clair Road and watermain and sanitary sewer extension from the Kortright IV subdivision. SS0002, SW0007, WW0036, WW0053, WW0040, WW0052, WS0029, RD0092, RD0093, RD00245, RD00249. MTO Development Cap applies prior to the construction of the Laird Road interchange.										
Timing Comments:	A portion of Phase 1 site servicing to commence in 2010 with remainder of Phase 1 servicing scheduled for 2011. Phase 2 servicing may commence in 2010. Extension of watermain through Phase 2 required to service Phase 1 lands. EIR required for Phase 3.										
23T-06503 Southgate Business Park	Draft Approved					50		Cash in lieu	22/12/2008	Phase 2 - 2010 Phases 3 & 4 Post 2011	
Servicing Comments:	Requires extension of existing services and a wastewater pumping station to service the southern portion of the subdivision. Maltby Rd reconstruction in 2010 (RD00248). ISF Project. MTO Development Cap applies prior to the construction of the Laird Road interchange.										
Timing Comments:	EIR needs to be completed.										



**DRAFT SCHEDULE 4 Continued**

**Development Priorities Plan: Draft Approved and Preliminary Plans**

**Sector**

**South**

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-01508 Kortright East (Pine Meadows)	Preliminary Preliminary Total	176 199 375	28 26 28	0 160 186	0 400 400	0.873		2.131	3.014	03/01/2006 post 2010	\$4,906,812	Phase Post 2011 (176 D, 28 SD) Phase Post 2011 (199 D, 26 TH) Phase Post 2011 (160 TH, 400 APT)
Servicing Comments:	Requires extension of existing services. Sanitary outlet via Victoria Road. Wastewater pumping station and forcemain construction complete.											
Timing Comments:	Kortright Road collector included in 2007 Capital Budget (RD0070).											
23T-02502 Westminister Woods East	Preliminary			132	144					post 2010	\$4,160,568	Phase Post 2011 (132 TH, 144 APT)
Servicing Comments:	Extension of existing services required.											
Timing Comments:	Draft plan approval required for next phase.											
23T-03507 Pergola	Draft Approved			91		5.38			0.446	26/05/2006 Ext. to 26/05/2012	\$1,648,556	Phase Post 2011
Servicing Comments:	Sanitary sewer outlet complete to Clair Road limit of property from Farley Drive. Developing part of lands will require water pressure booster system until Pressure Zone 3 is established.											
Timing Comments:	Gordon Street reconstruction, south of Clair, underway in 2009 and will continue to Maltby from 2011 to 2013 (RD0114).											
23T-08503 Dallan	Preliminary	74	26	100	213				0.868	part 2010	\$6,833,925	Phase 1 - 2011 (52D, 26SD, 55TH, 91A)  Phase 2 - post 2011 (22D, 45TH, 122APT)
Servicing Comments:	May require servicing through Pergola/adjacent lands or upgrades to existing infrastructure in Westminister Woods (north of Clair). Developing part of lands may require water pressure booster system until Pressure Zone 3 is established.											
Timing Comments:	Requires Draft Plan Approval.											

**DRAFT SCHEDULE 4 Continued**

**Development Priorities Plan: Draft Approved and Preliminary Plans**

**Sector**

**South**

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-07506 Victoria Park West	Preliminary	86	32	59	320				0.9	Part 2010	\$7,838,778	Phase 1 - 2011 (31D,32SD,7TH,139APT)
Servicing Comments:	Detailed servicing report required.										Phase 2 - post 2011 (55D,52TH, 181APT)	
Timing Comments:	Requires Draft Plan approval.											
ZC0306 1897 Gordon St	Preliminary	33		36	67				cash-in-lieu	post 2010	\$2,269,121	Post 2011
Servicing Comments:	Gordon St services and roadworks required. Development of a portion of the lands will require the construction of either a new water pressure zone or a water booster station.											
Timing Comments:	Requires approval of Zoning Amendment and Draft Plan of condominium. Gordon St reconstruction started in 2009 under Capital Budget (RD0114).											
UP0802 Glenholme Dr Ext	Preliminary	34		24	0				TBD	Post 2010	\$1,252,586	Post 2011
Servicing Comments:	TBD											
Timing Comments:	TBD											
UP09?? 246 Arkell Road	Preliminary		24	68					TBD	Post 2010	\$1,809,160	Post 2011
Servicing Comments:	TBD											
Timing Comments:	TBD											

## SCHEDULE 5

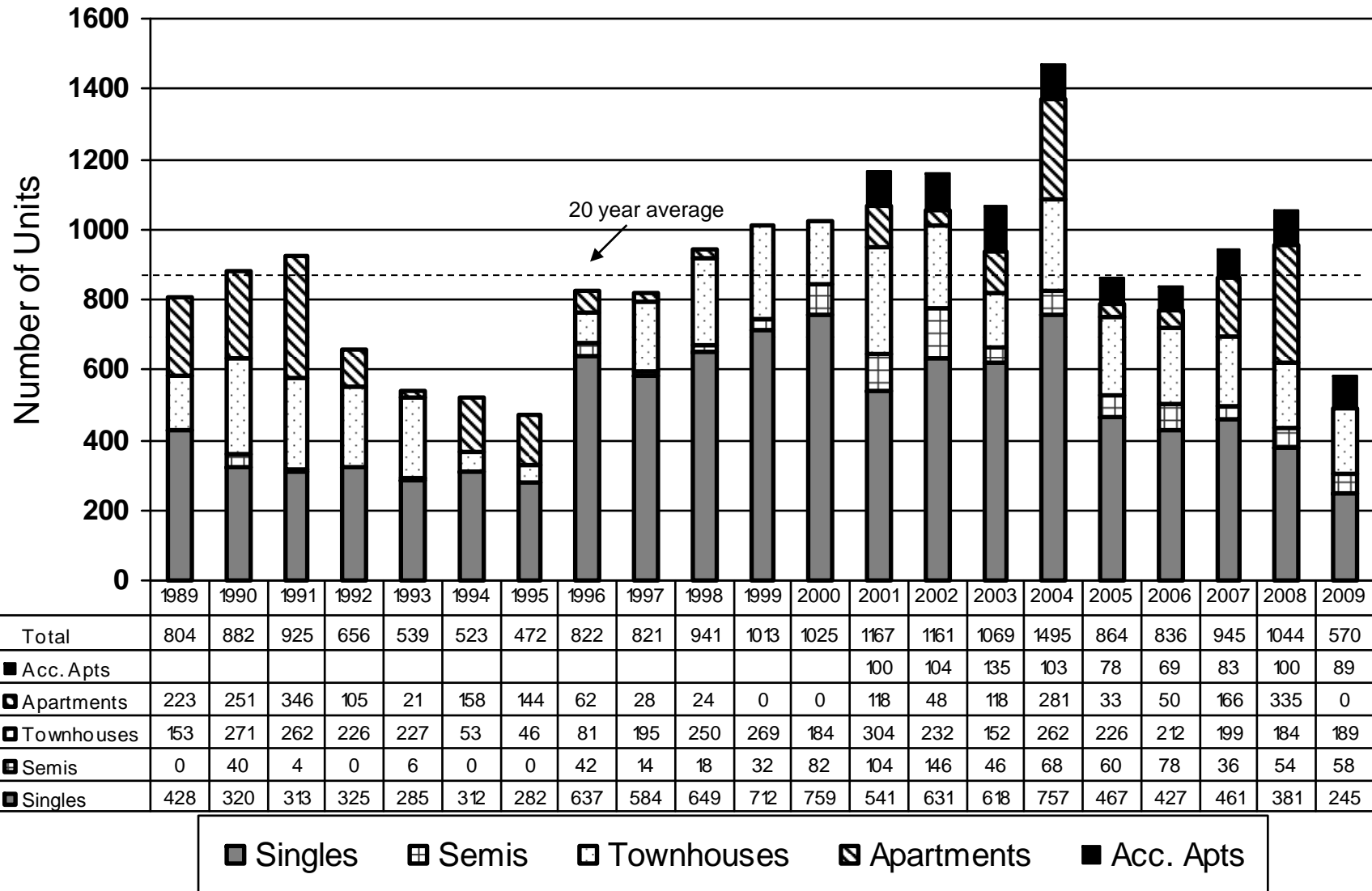
### Building Permits For New Residential Units by Dwelling Unit Types as of October 31, 2009

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Accessory Apts		Building Permit Totals		Demolitions		Net Totals	
	2009	2008	2009	2008	2009	2008	2009	2008	2009	2008	2009	2008	2009	2008	2009	2008
January	12	22	2	4	15	23	0	117	2	5	31	171	1	1	30	170
February	25	43	34	0	17	8	0	55	7	8	83	114	1	0	82	114
March	8	35	0	0	4	6	0	0	9	6	21	47	1	1	20	46
April	19	50	2	8	7	7	0	0	14	7	42	72	0	0	42	72
May	24	55	4	6	0	5	0	0	10	8	38	74	0	1	38	73
June	25	41	6	2	0	10	0	47	6	11	37	111	1	2	36	109
July	31	38	2	2	6	8	0	6	13	8	52	62	1	1	51	61
August	26	19	0	4	0	23	0	55	11	11	37	112	2	0	35	112
September	33	26	6	6	8	26	0	55	6	7	53	120	0	0	53	120
October	42	24	2	2	132	56	0	0	11	11	187	93	4	3	183	90
November		19		12		8		0		7		46		1		45
December		9		8		4		0		11		32		0		32
<b>Totals</b>	245	381	58	54	189	184	0	335	89	100	581	1,054	11	10	570	1,044

Source: Building Permit Summaries, Community Design and Development Services

Distribution of Permits Based on Places to Grow Areas (2009)	Units				Total	2009 % of Total Units	2008 % of Total Units	2007 % of Total Units	Averaged % (2007-2009)
	D	SD	TH	APT					
Permits within the Built Boundary:	30	4	150	0	184	37.40%	27.29%	55.04%	39.91%
Permits within the Greenfield Area:	215	54	39	0	308	62.60%	72.71%	44.96%	60.09%
Total Permits:					492	100.00%	100.00%	100.00%	100.00%

## Schedule 6 Residential Construction Activity by Unit Type City of Guelph 1989-2009



Source: City of Guelph Building Permit Summaries  
 Accessory apartments tracked beginning in 2001

20 Year Average (1989 – 2008): 862 without acc apts.  
 900 with acc apts.  
 \*2009 Permits to October 31, 2009

## Schedule 7 -Table 1

### Potential Development Summary - Short, Medium and Long Term October 31, 2009

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply*</u>
<b>Total Short Term</b>	700	48	1205	1681	3634	3.6
Registered Plans of Subdivision	700	48	1094	1100	2942	2.9
Infill Townhouse and Apartment Sites	0	0	111	581	692	0.7
<b>Total Medium Term</b>	787	236	746	1801	3570	3.6
Draft Plans of Subdivision	787	236	649	1092	2764	2.8
Infill Townhouse and Apartment Sites	0	0	97	709	806	0.8
<b>Total Long Term</b>	984	180	1025	1316	3505	3.5
Preliminary Plans & Unofficial Proposals	984	180	1025	1316	3505	3.5
<b>Overall Total</b>	<b>2471</b>	<b>464</b>	<b>2976</b>	<b>4798</b>	<b>10709</b>	<b>10.7</b>
<b>Total Draft and Registered Plans</b>	<b>1487</b>	<b>284</b>	<b>1743</b>	<b>2192</b>	<b>5706</b>	<b>5.7</b>
<b>Total Short and Medium Term</b>	<b>1487</b>	<b>284</b>	<b>1951</b>	<b>3482</b>	<b>7204</b>	<b>7.2</b>
<b>Previous DPP's - Total Draft and Registered Plans</b>						
<b>DPP 2009</b>	<b>1814</b>	<b>266</b>	<b>1297</b>	<b>2315</b>	<b>5692</b>	<b>5.7</b>
<b>DPP 2008</b>	<b>1796</b>	<b>180</b>	<b>1320</b>	<b>2379</b>	<b>5675</b>	<b>6.3*</b>
<b>DPP 2007</b>	<b>2145</b>	<b>266</b>	<b>1364</b>	<b>2511</b>	<b>6286</b>	<b>7*</b>
<b>DPP 2006</b>	<b>2123</b>	<b>310</b>	<b>1441</b>	<b>2440</b>	<b>6320</b>	<b>7</b>
<b>DPP 2005</b>	<b>2227</b>	<b>430</b>	<b>1544</b>	<b>2344</b>	<b>6545</b>	<b>7.3</b>
<b>DPP 2004</b>	<b>2481</b>	<b>425</b>	<b>1348</b>	<b>2330</b>	<b>6584</b>	<b>7.3</b>
<b>DPP 2003</b>	<b>2958</b>	<b>515</b>	<b>1660</b>	<b>2463</b>	<b>7596</b>	<b>8.4</b>
<b>DPP 2002</b>	<b>2851</b>	<b>518</b>	<b>1213</b>	<b>2059</b>	<b>6641</b>	<b>7.4</b>
<b>DPP 2001</b>	<b>3230</b>	<b>372</b>	<b>1144</b>	<b>2151</b>	<b>6897</b>	<b>7.7</b>

\*Years of Supply are based on Current Growth Projections of 1000 units per year, except in 2007-2008, when 900 units per year were used. Starting in 2011, population projections show an increase to 1100 units per year.

**Schedule 7 Table 2**  
**Building Permits and Vacant Lots by Registered Plan of Subdivision to October 31st, 2009**

**A. Building Permits and Vacant Lots by Registered Plan of Subdivision within the *Built-Up Area***

Registration Date	Subdivision Name		Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
			Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Permits 2009	Vacant Units
1996	856	Pine Ridge Ph 1	122		0	0		0	60		15	0		0	15	
1998	61M8	Paisley Village	118		0	16		0	118		0	236		159	159	
1998	61M18	Grangehill Ph 3	151		1	70		8	151		0	50		0	9	
1998	61M26	Paisley Village Ph 2	222		0	0		0	129		129	0		0	129	
2000	61M48	Stephanie Drive	41		0	60		0	21		0	80		80	80	
2000	61M53	Elmira Road Extension	0		0	0		0	0		0	347		347	347	
2000	61M54	Victoria Wood (Kortright 4)	88		0	0		0	30		30	0		0	30	
2002	61M67	Southcreek Ph. 9A	64		2	0		0	0		0	0		0	2	
2002	61M68	Chillico Heights	199		0	38		0	36		36	0		0	36	
2002	61M69	Cedarvale- Schroder West	0		0	0		0	91		7	99		99	106	
2002	61M70	Clairfields Ph 4	125		6	0		0	0		0	0		0	6	
2003	61M82	Southcreek Ph 9B	50		8	0		0	0		0	0		0	8	
2003	61M83	Westminster Woods Ph 4	177		0	44		2	38		0	0		0	2	
2003	61M84	Chillico Woods	96		7	16		0	58		14	0		0	21	
2004	61M90	Northern Heights Ph 1	145		4	0		0	12		0	0		0	4	
2004	61M91	Valleyhaven	72		3	0		0	0		0	0		0	3	
2004	61M103	Bathgate Drive	12		3	0		0	0		0	0		0	3	
2004	61M104	Southcreek Ph 9C	54		1	10		0	0		0	0		0	1	
2004		Village by Arboretum Ph 5	0			0		0	0		0	405		280	280	
2005	61M107	Valleyhaven Ph 3	66	1	6	22		0	0		0	0		0	6	
2005	61M108	Victoria Gardens Ph 2A	106		4	0		0	0		0	0		0	4	
2005	61M110	Pine Ridge East Ph 7	8		0	30		2	72	11	19	0		0	21	
2005	61M114	Arnell Springs Ph 1	55	3	0	2		0	0		0	0		0	3	
2005	61M119	Victoria Gardens Ph 2B	46		2	0		0	49		0	0		0	2	
2005	61M124	Fleming/ Pettitt	55		5	0		0	0		0	0		0	5	
2006	61M133	Conservation Estates	80	1	6	0		0	28	14	0	0		0	6	
2007	61M136	Joseph St.	15	2	12	0		0	0		0	0		0	12	
2007	61M139	Woodside Drive	12		5	0		0	0		0	0		0	5	
2008	61M148	973 Edinburgh Rd S	9	2	0	0		0	0		0	0		0	0	
2008	61M150	Arnell Springs Ph 2	50	7	36	0		0	77	7	63	0		0	99	
		<b>Total Built-Up Area</b>	<b>2238</b>	<b>16</b>	<b>111</b>	<b>308</b>	<b>0</b>	<b>12</b>	<b>970</b>	<b>32</b>	<b>313</b>	<b>1217</b>	<b>0</b>	<b>965</b>	<b>1,401</b>	

### B. Building Permits and Vacant Lots by Registered Plan of Subdivision in the Designated Greenfield Area

Registration Date	Subdivision Name		Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
			Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Permits 2009	Vacant Units
2003	61M88	Watson East Ph 1	91		3	0		0		0		0		0	3	
2004	61M92	Watson Creek Ph 1	30		0	32		0		8		0	12		12	
2004	61M99	Watson East Ph 2	32	1	1	2		0		0		0		0	1	
2005	61M111	Watson East Ph 3	67		9	0		0		79		12	0		21	
2005	61M113	Pine Meadows Ph 6	42		4	0		0		0		0		0	4	
2005	61M122	Northern Heights Ph 2	40		0	20		2		69		58	0		60	
2006	61M125	Grangehill Ph 4A	146	19	47	22		0		65		0	0		47	
2006	61M129	Watson Creek Ph 2	70	6	24	34	4	6		0		0	0		30	
2006	61M130	Westminster Woods East Ph 2	188	1	11	0		0		6		0	0		11	
2006	61M132	Watson East Ph 4	65	7	2	0		0		34		10	0		12	
2007	61M137	Victoriaview North	160	31	14	0		0		55		47	0		61	
2007	61M142	Watson East Ph 5	35	9	17	0		0		0		0	0		17	
2007	61M143	Westminster Woods East Ph 3	159	23	32	0		0		40	14	7	0		39	
2007	61M144	Almondale Linke Ph 1	93	17	57	32	4	0		33		6	0		63	
2007	61M146	Victoria Gardens Ph 3	86	27	23	18	6	6		97	15	39	0		68	
2007	61M147	Northern Heights Ph 3	43	16	19	0		0		0		0	0		19	
2008	61M149	Almondale Linke Ph 1B	12	1	10	0		0		0		0	0		10	
2008	61M151	Northview Estates Ph 2	54	9	45	0		0		53		53	0		98	
2008	61M152	Grangehill Ph 4B	117	30	87	64	40	22		49	4	45	0		154	
2009	61M156	Victoria Gardens Ph. 4	0		0	0		0		30		30	0		30	
2009	61M158	Kortright Ph. 2C	0		0	0		0		118		118	0		118	
2009	61M159	Watson East Ph. 6	15		15	0		0		6		6	0		21	
2009	61M160	Westminster Woods East Ph. 4	86	18	68	0		0		190		190	123		381	
2009	61M161	Kortright Ph. 2B	48		48	0		0		160		160	0		208	
2009	61M162	Kortright Ph. 2A	53		53	0		0		0		0	0		53	
<b>Total Greenfield</b>			<b>1732</b>	<b>215</b>	<b>589</b>	<b>224</b>	<b>54</b>	<b>36</b>	<b>1092</b>	<b>33</b>	<b>781</b>	<b>135</b>	<b>0</b>	<b>135</b>	<b>302</b>	<b>1541</b>

### City-Wide Building Permit Summary

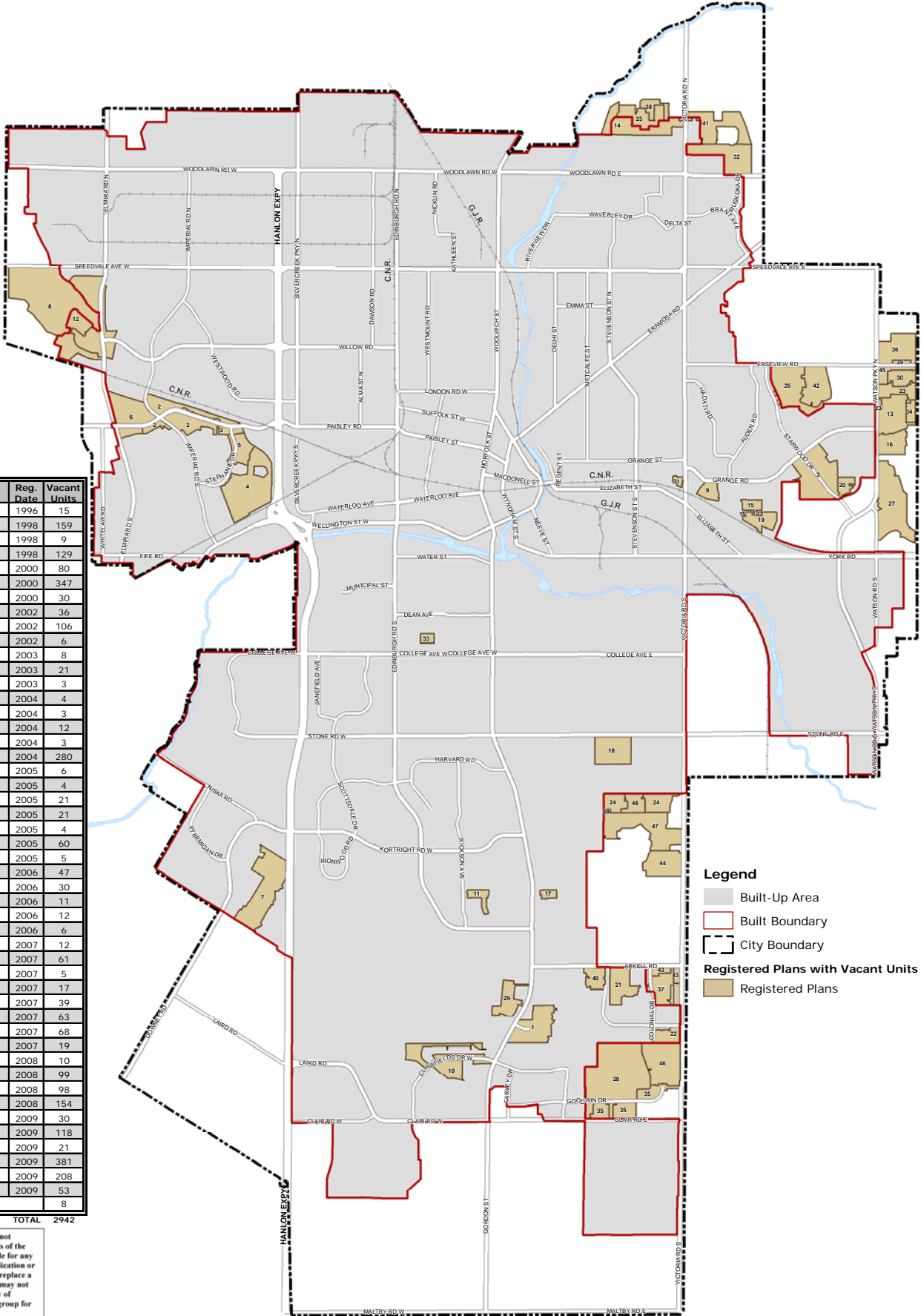
	Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Permits 2009	Vacant Units
<b>Total Built Boundary</b>	<b>2238</b>	<b>16</b>	<b>111</b>	<b>308</b>	<b>0</b>	<b>12</b>	<b>970</b>	<b>32</b>	<b>313</b>	<b>1217</b>	<b>0</b>	<b>965</b>	<b>48</b>	<b>1401</b>
<b>Total Greenfield</b>	<b>1732</b>	<b>215</b>	<b>589</b>	<b>224</b>	<b>54</b>	<b>36</b>	<b>1092</b>	<b>33</b>	<b>781</b>	<b>135</b>	<b>0</b>	<b>135</b>	<b>302</b>	<b>1541</b>
<b>Total</b>	<b>3970</b>	<b>231</b>	<b>700</b>	<b>532</b>	<b>54</b>	<b>48</b>	<b>2062</b>	<b>65</b>	<b>1094</b>	<b>1352</b>	<b>0</b>	<b>1100</b>	<b>350</b>	<b>2942</b>

\* Built = within the Built Boundary; Green = within the Greenfield area as defined by Places to Grow  
 Source: Building Permit Summaries, Community Design and Development Services

<b>% of Total within Built Boundary</b>	<b>13.71%</b>	<b>47.62%</b>
<b>% of Total within Greenfield</b>	<b>86.29%</b>	<b>52.38%</b>

Schedule 7 - Map 1

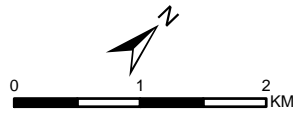
ID	Plan	Subdivision Name	Reg. Date	Vacant Units
1	856	Pine Ridge Ph. 1	1996	15
2	61M8	Paisley Village	1998	159
3	61M18	Grangehill Ph. 3	1998	9
4	61M26	Paisley Village Ph. 2	1998	129
5	61M48	Stephanie Drive	2000	80
6	61M53	Elmira Road Extension	2000	347
7	61M54	Victoria Wood (Kortright Ph. 4)	2000	30
8	61M68	Chillico Heights	2002	36
9	61M69	Cedarvale - Schroder West	2002	106
10	61M70	Clairfields Ph. 4	2002	6
11	61M82	Southcreek Ph. 9B	2003	8
12	61M84	Chillico Woods	2003	21
13	61M88	Watson East Ph. 1	2003	3
14	61M90	Northern Heights Ph. 1	2004	4
15	61M91	Valleyhaven	2004	3
16	61M92	Watson Creek Ph. 1	2004	12
17	61M103	Bathgate Drive	2004	3
18	VBA5	Village by Arboretum Ph. 5	2004	280
19	61M107	Valleyhaven Ph. 3	2005	6
20	61M108	Victoria Gardens Ph. 2A	2005	4
21	61M110	Pine Ridge East Ph. 7	2005	21
22	61M111	Watson East Ph. 3	2005	21
23	61M113	Pine Meadows Ph. 6	2005	4
24	61M122	Northern Heights Ph. 2	2005	60
25	61M124	Fleming / Pettitt	2005	5
26	61M125	Grangehill Ph. 4A	2006	47
27	61M129	Watson Creek Ph. 2	2006	30
28	61M130	Westminster Woods East Ph. 2	2006	11
29	61M132	Watson East Ph. 4	2006	12
30	61M133	Conservation Estates	2006	6
31	61M136	Joseph St.	2007	12
32	61M137	Victoriaview North	2007	61
33	61M139	Woodside Drive	2007	5
34	61M142	Watson East Ph. 5	2007	17
35	61M143	Westminster Woods East Ph. 3	2007	39
36	61M144	Almondale Linke Ph. 1	2007	63
37	61M146	Victoria Gardens Ph. 3	2007	68
38	61M147	Northern Heights Ph. 3	2007	19
39	61M149	Almondale Linke Ph. 1B	2008	10
40	61M150	Arkell Springs Ph. 2	2008	99
41	61M151	Northview Estates Ph. 2	2008	98
42	61M152	Grangehill Ph. 4B	2008	154
43	61M156	Victoria Gardens Ph. 4	2009	30
44	61M158	Kortright East Ph. 2C	2009	118
45	61M159	Watson East Ph. 6	2009	21
46	61M160	Westminster Woods East Ph. 4	2009	381
47	61M160	Kortright East Ph. 2B	2009	208
48	61M162	Kortright East Ph. 2A	2009	53
		Plans with less than 3 units remaining		8
<b>TOTAL</b>				<b>2942</b>



**Legend**

- Built-Up Area
- Built Boundary
- City Boundary
- Registered Plans with Vacant Units
- Registered Plans

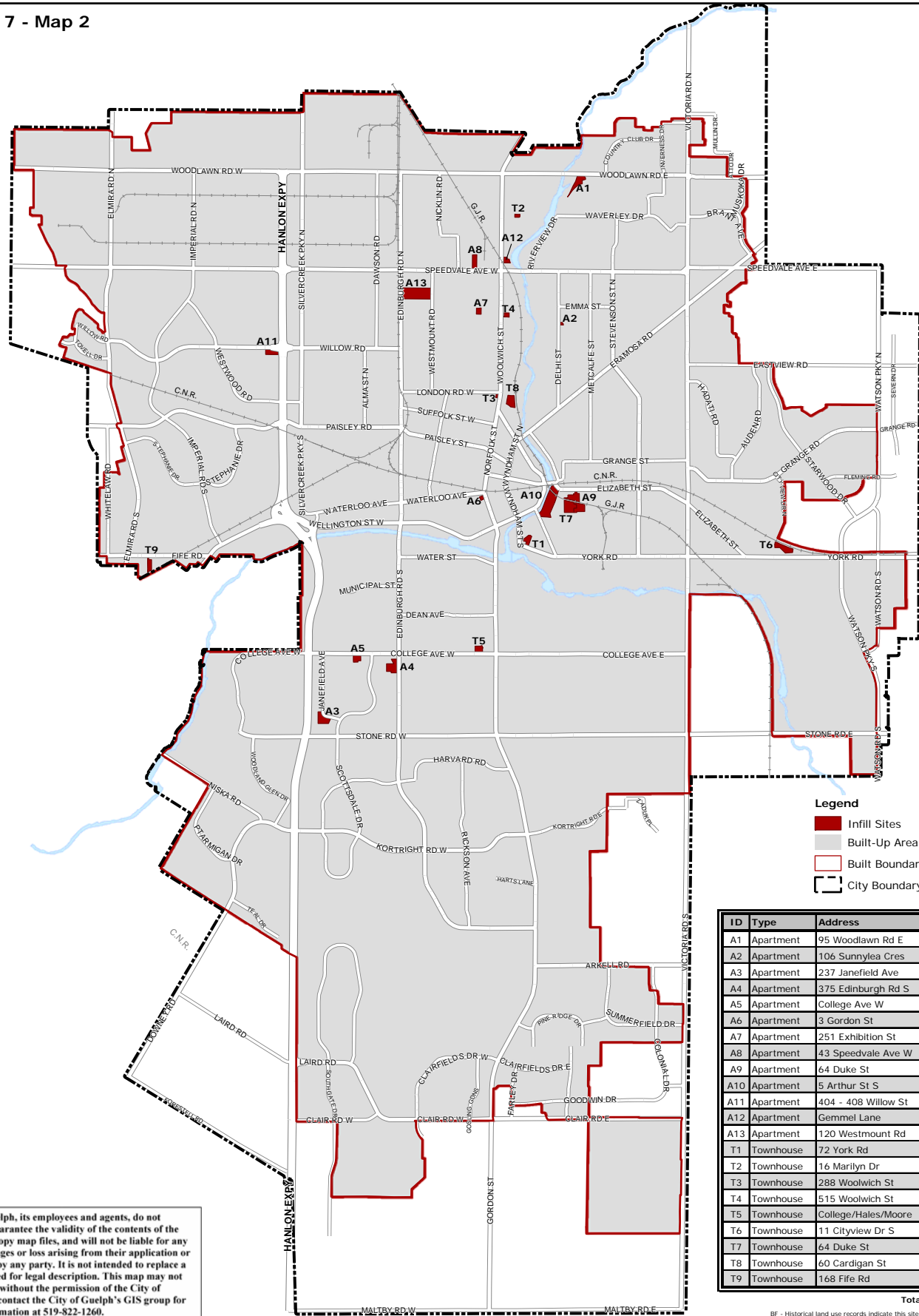
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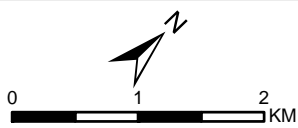
**2010**  
**Development Priorities Plan**  
 Remaining Units  
 by Registered Plan of Subdivision







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## 2010 Development Priorities Plan Infill Townhouse and Apartment Sites



## Schedule 8 2010 DPP Water/Wastewater Firm Capacity

**Explanation:** This table shows the determination of how many units can be serviced (line 4) after subtracting the actual daily flow used (line 2 a) and 2 b)) and the servicing commitments (line 3) from the total available firm capacity (line 1). Line 5 shows how many units are proposed to be registered in the 2010 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		<b>Water</b>	<b>Wastewater</b>
1	Firm Capacity	75,000 m <sup>3</sup> /day	64,000 m <sup>3</sup> /day
2 a)	Average Maximum Daily Flow (water)	64,361 m <sup>3</sup> /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	52,734 m <sup>3</sup> /day
3	Servicing Commitments	6,504 m <sup>3</sup> /day (4,984 units)	6,530 m <sup>3</sup> /day (4,984 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	3168 units	4428 units
5	Units to be Registered in 2010 based on the proposed Development Priorities Plan	715 units	715 units
6	Capacity Available	<b>YES</b> <b>(2,453 units)</b>	<b>YES</b> <b>(3,713 units)</b>

### Notes

1. **Total Available Firm Capacity:**  
**Water** - the physical capacity of the constructed water infrastructure to deliver an annual daily flow of 75,000 m<sup>3</sup>/day of water supply.  
  
**Wastewater** - the physical capacity of the constructed wastewater infrastructure to deliver an annual daily flow of 64,000 m<sup>3</sup>/day of wastewater treatment
2. a) **Maximum Daily Flow (water)** is a calculated value of the previous 3yr average to reflect conservation efforts and the effects of the recent recession. (As directed by Water Works)
3. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.
4. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The figure for servicing commitment for wastewater treatment also includes a total of 1260 m<sup>3</sup>/day committed to the Village of Rockwood.

## Schedule 8 2010 DPP Water/Wastewater Planning Capacity

**Explanation:** This table shows the determination of how many units can be serviced (line 5) after subtracting the actual daily flow used (line 2 a) and 2 b)), the servicing commitments (line 3) and the draft plan approval commitments (line 4) from the total available planning capacity (line 1). Line 6 how many units are proposed to be draft plan approved in the 2010 Development Priorities Plan and line 7 confirms whether there is capacity available for these units.

		<b>Water</b>	<b>Wastewater</b>
1	Planning Capacity	83,100 m <sup>3</sup> /day	73,000 m <sup>3</sup> /day
2 a)	Average Maximum Daily Flow (water)	64,361 m <sup>3</sup> /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	52,734 m <sup>3</sup> /day
3	Servicing Commitments	12,044 m <sup>3</sup> /day (9,229 units)	11,070 m <sup>3</sup> /day (9,229 units)
4	Draft Approval Commitments	788 m <sup>3</sup> /day (604 units)	646 m <sup>3</sup> /day (604 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	5,130 units	8,598 units
6	Units to be Draft Plan approved in 2010 based on the proposed Development Priorities Plan	604 units	604 units
7	Capacity Available	<b>YES</b> <b>(4,526 units)</b>	<b>YES</b> <b>(7,994 units)</b>

### Notes

**1. Planning Capacity:**

**Water** - includes the sum of the existing physical capacity of constructed water infrastructure plus additional water pumping certificates of approval, some of which are not currently available. Additional water supply capacity from the approved Arkell Springs Supply EA has been factored in the Planning Capacity shown on this chart.

**Wastewater** - based upon the approved assimilative capacity of the Speed River. Plant expansion to provide an additional 9,000 m<sup>3</sup>/day of treatment capacity in order to reach the approved assimilative capacity is planned for 2011.

2. a) **Maximum Daily Flow (water)** is a calculated value of the previous 3yr average to reflect conservation efforts and the effects of the recent recession. (As directed by Water Works)

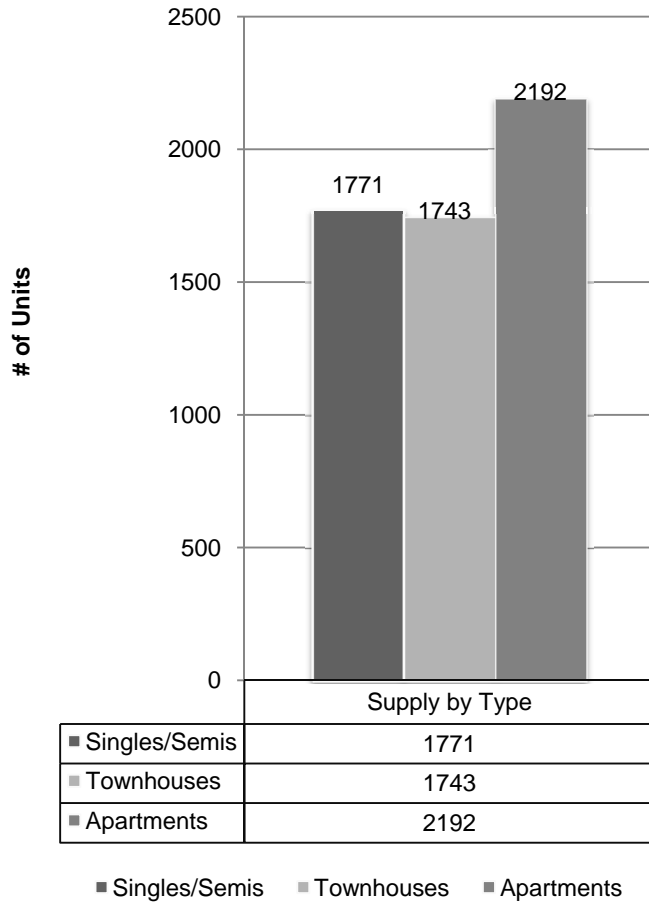
2. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.

3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The City provides servicing commitment at the time of lot/block registration in keeping with the agreement with the MOE. The figure for servicing commitment for wastewater treatment also includes a total of 1260 m<sup>3</sup>/day committed to the Village of Rockwood.

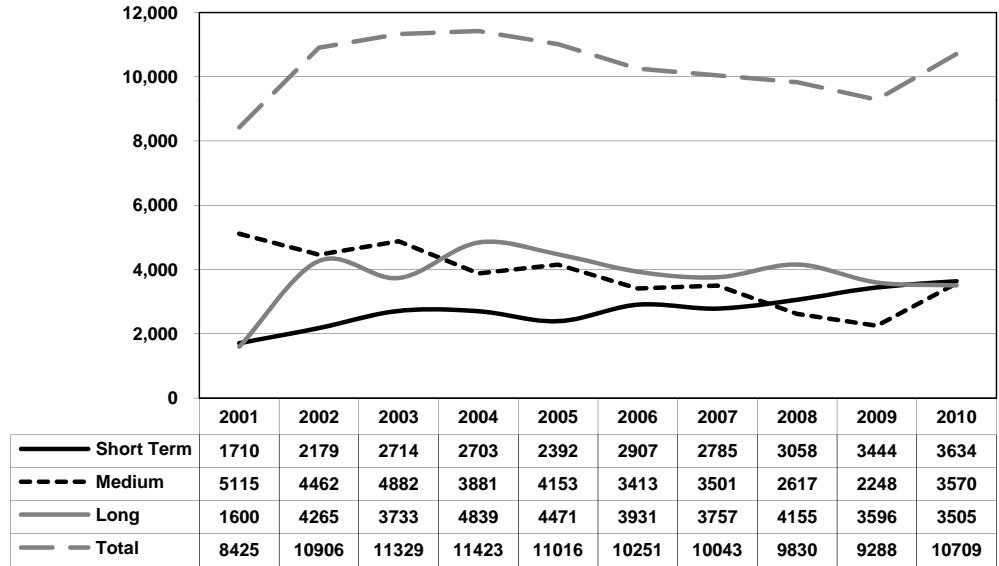
# Schedule 9

## Total Draft and Registered Plan Analysis

**Total Draft Approved and Registered Supply - 2009**



**DPP Overall Supply 2001-2010**



# SCHEDULE 10

## Responses to the Draft 2009 Development Priorities Plan

Katie, thank you for providing us with the opportunity to comment on Guelph's DPP 2010 Schedule and Mapping:

We have the following comments with respect to two of our projects:

**1. Guelph Watson 5-3 (Grangehill Phase V)**

- We have no objection to the proposed Draft Plan approval dates Phase I 2009 and Phase II sometime early in 2011
- In our opinion we are presently over dedicated in parkland by 1.19 ha., see attached letter. Therefore, we will be requesting Guelph's consideration to applying 0.428 ha. of the credit to Guelph Watson to satisfy our park land requirements. This would leave an estimated over dedication of 0.76 ha. of parkland compensation to be addressed.

**2. Guelph Grangehill Developments Inc. Phase VII**

- We have no objection to the proposed Draft Plan approval date of 2010, hopefully early 2010.
- We have no objection to registering the plan in two phases, see attached proposed phasing plan.
- Draft Schedule 4 indicates a 0.733 ha. park this should read 0.297 ha. (error may be in the conversion from acres to ha.)
- Grading tentatively scheduled for the summer of 2010
- Underground servicing and roads to base asphalt of entire plan spring / summer 2011 (watermain and road looping required)
- First Phase registration spring / summer 2010
- Second Phase registration post 2011

If you require any additional information or have any questions regarding our comments feel free to contact me directly at any one of the numbers indicated below.

---

Peter Murphy, P.Eng.  
Project Manager

**METRUS DEVELOPMENT INC**

Good Day Katie,

We have reviewed the draft 2010 DPP and have serious concerns with respect to Westminster Woods East (23T-02502). The draft report has these lands as post 2010 for draft plan approval and post 2011 for development.

By way of background these lands were originally part of the draft plan and zoning bylaw for Westminster Woods East phase 4 which is now registered as 61M-160 earlier this year. To date the single detached lots are virtually sold out and the sale of the multi product is also progressing well. Development of these remaining lands is required to provide continuity of product delivery to the market as well as the employment requirements of 100's of personnel.

Development concepts for this final phase of Westminster Woods have been in a preliminary review process with the City for some time now. Westminster Woods is making every effort to accommodate the range of issues from urban design guidelines to increased density to meet places to grow criteria while still addressing the needs and requirements of the housing market. We believe we have a strong track record with the City of Guelph and the market at meeting and exceeding those goals. To have Westminster Woods out of the marketplace for over two years is unacceptable.

We understand the City's desire to control and manage growth. The draft 2010 DPP has scheduled 604 units in the Greenfield development area. These 604 units essentially come out of three applications. If the City is unprepared to increase the allocation to accommodate the inclusion of the Westminster Woods East lands we would propose that the current proposed 604 units be allocated among additional lands to include Westminster Woods to allow more choice and competition in the housing market.

**Alfred Artinger, P. Eng.**

Vice-president, Acquisitions / Development  
Reid's Heritage Group

Katie,

Thank you for the notice dated November 2, 2009 requesting comments on the Draft Schedules and Mapping associated with the Development Priorities Plan 2010. I offer the following comments with respect to our two subdivisions on Cityview Drive in the City's Northeast sector.

- We currently anticipate that 23T-01506 (333 Grange Road and 134 Cityview Drive) will advance towards registration in 2010. The uncertainty of the market in 2009 delayed the registration of this plan this year.
- The subdivision agreement for 23T-08501 (98 Cityview Drive) is to be presented to Council on December 7<sup>th</sup> and we anticipate servicing this subdivision in the Spring of 2010.

I have been assured by planning staff that while 23T-08501 may not be registered until early 2010, the commitment to register via the executed subdivision agreement secures this plan's place within the DPP and no further action is required with respect to the timing of this plan. With respect to 23T-01506 the redline amendment to the draft plan was approved on December 1, 2008, and I am not aware of any further requirement for a redline amendment to the plan, as such can you please remove reference to this in your Draft Schedule 4.

Regards,

Jennifer Passy, BES, MCIP, RPP  
Director of Development

Cook Homes Ltd./2014707 Ontario Inc.

# **SCHEDULE 11**

## **Staff Response to Draft 2010 DPP Comments**

### **Grangehill Phase VII (23T-07501)**

Peter Murphy on behalf of Metrus Development commented on detailed timing, noted an inconsistency in park area and submitted a revised phasing plan.

Staff have no concern with proposed timing and have updated Schedule 4 with the correct park area. The phasing plan will be reviewed as part of the draft plan review process and finalized at draft plan approval.

### **Westminster Woods (Final Phase)**

Alfred Artinger on behalf of the Reid's Heritage Group has requested that final phase of the Westminster Woods East Subdivision consisting of approximately 300 dwelling units be draft approved in 2010.

Staff does not support this request. It is important that the City balance the supply of new development in the Greenfield areas and areas of the City with the Built Boundary. For 2010, the draft DPP already supports the creation of 604 potential dwelling units within the Greenfield area from three other draft plans of subdivision, which did not achieve DPA in 2009. To add another 300 dwelling units to this total would not support the need to balance the supply of new residential growth between the Built Boundary and Greenfield areas.

The subdivision could however take advantage of the Flexibility provisions of the DPP (see chapter 5). For example, Staff notes that only a small phase of the Westminster Woods East Plan of subdivision, consisting of 167 dwelling units, was anticipated for Draft Plan approval and registration in 2009. When other plans of subdivision, with allocated units, decided not to proceed in 2009, the Westminster Woods plan took advantage of the flexibility offered by the DPP to register 398 potential dwelling units.

The next phase of the plan is being reviewed by staff and we anticipate it will be brought forward to a public meeting during 2010, but it is not included in the draft DPP for Draft Plan approval or registration in 2010. Should other plans of subdivision with allocation choose not to proceed, the flexibility clause could again be used to advance the timing.

In addition, it is important for the City to take a more cautious approach to new Draft Plan approvals until the Environmental Assessment (EA) approvals are in place to allow additional planning capacity for water supply.



**98 Cityview (23T-08501) and Cityview and Grange (23T-01506)**

Jennifer Passy of Cook Homes confirmed the timing of Cityview and Grange and requested confirmation that 98 Cityview be counted in the 2009 DPP.

Staff have included 98 Cityview in Schedule 1 under 2009 subdivision registrations, as the subdivision agreement has been executed though no construction is anticipated to take place until Spring of 2010.

**CONSENT REPORT OF THE  
COUNCIL AS COMMITTEE OF THE WHOLE**

January 25, 2010

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

Your Council as Committee of the Whole beg leave to present their First  
CONSENT REPORT as recommended at its meeting of December 21, 2009.

*If Council wishes to address a specific report in isolation please identify  
the item. The item will be extracted and dealt with immediately. The  
balance of the Consent Report of the Council as Committee of the  
Whole will be approved in one resolution.*

**1) CITIZEN APPOINTMENTS TO VARIOUS BOARDS, COMMITTEES AND  
COMMISSIONS**

a) THAT Antoine Diamond be appointed to the Committee of Adjustment for a  
term ending November, 2010;

b) THAT Lesley McDonell be reappointed to the Environmental Advisory  
Committee for a term ending November, 2010;

AND THAT Michelle Gillen, Jennifer Suke and Jessica Tivy be appointed to the  
Environmental Advisory Committee for a term ending November, 2010.

c) THAT Doug Smith be reappointed to the Property Standards/Fence Viewers  
Committee for a term ending November, 2010;

AND THAT Michael Newark be appointed to the Property Standards/Fence  
Viewers Committee for a term ending November, 2010.

d) THAT Karen Chisholme and Dan McDonell be reappointed to the River Systems  
Advisory Committee for a term ending November, 2010.

e) THAT Rob Case, Lynn Chidwick, Mike Darmon, Peter Lambe, Anastasia Lintner,  
Paul McLennan, Travis Pawlick and Patricia Quackenbush be appointed to the  
Water Conservation Public Advisory Committee for a term ending November,  
2010.

f) THAT Terry Petrie be reappointed to the Guelph Cemetery Commission for a  
term ending November, 2010.

g) THAT Jennifer Mackie be reappointed to the Guelph Public Library Board for a  
term ending November, 2010.

h) THAT JoAnn Hayter be reappointed to the Guelph Museums Board of  
Management for a term ending November, 2010.

i) THAT Alan Boivin and Jordan Willcox be reappointed to the River Run Centre

Board of Directors for a term ending November, 2010;

Report of Council as Committee of the Whole  
January 25, 2010  
Page No. 2

AND THAT Jean McLelland, Greg Pinks and Elsa Stolfi be appointed to the River Run Centre Board of Directors for a term ending November, 2010.

- j) THAT Cathy McCormack be reappointed to the Accessibility Advisory Committee for a term ending November, 2010;

AND THAT Carin Headrick be appointed to the Accessibility Advisory Committee for a term ending November, 2010.

- k) THAT Tom Matulis, Michele L. Poisson, Carol L. Tyler and Amadeo Ventura be appointed to the Economic Development Advisory Committee for a term ending November 2010.
- l) THAT George J. Arndt, Moragh Lippert, Lloyd Longfield, Janet M. Roy and Mireille Valliere be appointed to the Council Remuneration Committee for a term for the mandate of the Committee.

All of which is respectfully submitted.

## CONSENT AGENDA

January 25, 2010

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>
A-1) <b>2010 GRANT RECOMMENDATIONS</b>  THAT the recommendations provided by the Sector Review Groups for receipt of a 2010 City of Guelph grant as outlined in Appendices 1, 2 and 3 of Report FIN-10-02 dated January 25, 2010 be approved.	Approve
A-2) <b>MOBILITY DEVICE AND SERVICE AGREEMENT</b>  THAT the Mayor and Clerk be authorized to execute the Bell Mobility Corporate Account Agreement MGS 02 2009 for the provision of mobility devices and services for the City of Guelph.	Approve
A-3) <b>CONTRACT NO. 07-026 – PURCHASE OF FOUR (4) LOW FLOOR BUSES</b>  THAT Finance issue a purchase order to Nova Bus, Saint-Eustache, Quebec for the amount of \$1,863,092 (excluding taxes), for four (4) 40 ft. transit buses.	Approve

A-4) **HAITI FUNDRAISER: RIVER RUN CENTRE**

Approve

THAT internal expenses to a maximum amount of \$5,000 related to hosting a benefit concert on February 7, 2010 at the River Run Centre to aid the victims of the Haiti earthquake be waived, representing the City of Guelph's contribution to fundraising community fundraising efforts;

AND THAT the Capital Reserve Fund (CRF) of an additional \$1.50 per ticket be waived for this performance;

AND THAT staff develop decision making criteria and guidelines for Council's consideration in reviewing requests for emergency aid.

A-5) **2009-CANADA-ONTARIO AFFORDABLE HOUSING PROGRAMME PROPOSED TRANSITIONAL HOUSING PROJECT AT THE CITY'S PROPERTY AT 65 DELHI STREET**

Approve

THAT, in respect of a proposal to secure funding under the 2009 Canada-Ontario Affordable Housing Programme Extension (the "Programme") for a transitional housing project in Guelph (the "Proposal"):

- (a) The Wellington Guelph Drug Strategy Committee and its partners Stonehenge Therapeutic Community and the Canadian Mental Health Association (collectively "WGDSC") be authorized to identify part of the City's property at 65 Delhi Street as being available to WGDSC for its Proposal by way of purchase or lease, subject to funding and rezoning approvals;
- (b) The Mayor and Clerk be authorized to execute an Indemnity Agreement with the County of Wellington in respect of the Proposal under the Programme subject to the form and content being satisfactory to the City's CAO and the City Solicitor;
- (c) In regard to municipal incentives for the Proposal, staff be authorized to offer a deferred payment plan for the required municipal fees and charges to coincide with the timing of the receipt of grant payments under the Programme, as well as the change to property tax class provisions as per By-law (1998)-15832) in regard to new multi-residential properties; and
- (d) WGDSC be permitted to make a Rezoning application in respect of part of the City's property at 65 Delhi Street for a transitional housing project.

AND THAT, in the event the Wellington Drug Strategy Committee is successful in obtaining funding in 2010 for a transitional housing project at 65 Delhi Street, staff be authorized to negotiate an agreement for sale or lease of part of the City's property at 65 Delhi Street and bring back the results of the negotiations for consideration by Council;

AND THAT, in regard to applications for funding under the 2009-Canada-Ontario Affordable Housing Programme, the City confirms that all 3 projects warrant support and the City does not wish to identify a ranking or priority to the projects currently proposed within the City of Guelph.

**B ITEMS FOR DIRECTION OF COUNCIL**

**C ITEMS FOR INFORMATION OF COUNCIL**

attach.

TO **Guelph City Council**

SERVICE AREA Finance Department  
DATE January 25, 2010

**SUBJECT 2010 Grant Recommendations**  
REPORT NUMBER FIN-10-02

## RECOMMENDATION

That the recommendations provided by the Sector Review Groups for receipt of a 2010 City of Guelph grant as outlined in Appendices 1, 2 and 3 of Report FIN-10-02 dated January 25, 2010 be approved.

## BACKGROUND

The deadline for applications for the 2010 City of Guelph Annual grant process was October 30<sup>th</sup>, 2009. All applications received by the Finance Department for consideration were forwarded to the Sector Review Groups. A total of approximately \$345,580 in funding has been requested. The following Sector Review Groups have reviewed the grant applications applicable to their respective areas:

- United Way of Guelph and Wellington – Ken Dardano, Executive Director
- Guelph Arts Council – Sally Wismer, Executive Director
- Tourism Services – Sue Trerise, Senior Development Specialist

These groups have submitted their recommendations for Council approval based on the 2010 approved grant budget as follows:

- Health / Social Services \$ 53,600
- Arts / Cultural \$ 70,000
- Community Events \$ 91,000
- \$214,600

All applicants were notified of the recommendations either approving their request or not on December 4, 2009 with time to appeal until January 4<sup>th</sup>, 2010. Appeals could not be made with respect to the amount allocated, only if there is evidence that the normal process was not followed (e.g. if some materials submitted were misplaced and were not considered).



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## **CORPORATE STRATEGIC PLAN**

4.2 Numerous opportunities for artistic appreciation, expression and development

5.4 Partnerships to achieve strategic goals and objectives

## **FINANCIAL IMPLICATIONS**

Funds to be provided from the approved 2010 operating budget.

## **ATTACHMENTS**

Appendix 1 – Health / Social Services Grant Recommendations

Appendix 2 – Arts / Cultural Grant Recommendations

Appendix 3 – Community Events Grant Recommendations

“original signed by Peggy Tollett”

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**Prepared By:**

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“original signed by Susan Aram”

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**Recommended By:**

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“original signed by Ken Dardano”

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**Recommended By:**

Ken Dardano  
Executive Director  
United Way of Guelph and Wellington

“original signed by Sally Wismer”

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**Recommended By:**

Sally Wismer  
Executive Director  
Guelph Arts Council

“original signed by Sue Trerise”

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**Recommended By:**

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**UNITED WAY  
RECOMMENDATIONS FOR 2010 CITY OF GUELPH HEALTH / SOCIAL SERVICES GRANTS**

(DNA – DID NOT APPLY)

<b>Name</b>	<b>Notes</b>	<b>2009 Amount Received</b>	<b>2010 Amount Requested</b>	<b>2010 Amount Recommended</b>
Action Read Community Literacy Centre	Financial need demonstrated. Have been responsible in responding to financial barriers by cutting costs	\$13,000	\$13,000	\$12,000
Big Brothers Big Sisters of Guelph	High need for service. Financial need demonstrated.		\$10,000	\$5,000
Chalmers Community Centre	Outreach program for Chalmers Society Services	\$0	\$5,000	\$5,000
Child Witness Centre	Financial need not demonstrated.	\$0	\$1,000	\$0
Children's Foundation of Guelph and Wellington	Need for service in community. Financial need for recreation subsidies demonstrated.		\$10,000	\$5,000
Community Torchlight Inc.	High need for service in community. Financial need demonstrated.	\$5,000	\$5,000	\$5,000
Guelph Community Health Centre	High need for service. Financial need demonstrated.	\$3,780	\$3,780	\$3,780
Guelph Neighbourhood Watch	Not a present community priority		\$1,000	\$0
Julien Project-Using Gardens to Enrich Learning	Program costs are very high compared to revenue expected. Unsure of program sustainability.		\$2,700	\$0
K9 Helpers Service Dogs Inc.	Need for service in community. Financial need demonstrated.		\$5,000	\$1,820
Michael House Pregnancy Centre	High need for service and current community priority. Financial need demonstrated.	\$7,820	\$10,000	\$7,500
St. John Ambulance	Relevant program. Financial need demonstrated.	\$5,000	\$6,000	\$6,000
Stop Abelism Inc.	Duplication of programs offered through the City of Guelph Barrier Free Committee.		\$3,000	\$0
Sunrise Therapeutic Riding & Learning Centre	Budget does not support amount requested. Program costs far outweigh the revenues. Increasing deficit.		\$5,000	\$0
Trellis Mental Health and Developmental Services	Financial need not demonstrated.		\$2,000	\$0
Volunteer Centre of Guelph/Wellington	No financial need identified for program. New program is not outside of the scope of current program mandates.	\$0	\$19,000	\$0
Wellington-Dufferin-Guelph Eating Disorder Coalition	Financial need identified. Program collaborates with several agencies and is able to accomplish a lot with a relatively small budget.	\$0	\$4,000	\$2,500
<b>DID NOT APPLY IN 2010</b>				
Abbeyfield Houses Society of Guelph	Meeting an identified and emerging need in food security	\$3,000	DNA	DNA
Guelph and District Multicultural Centre	Responds to an emerging need. Sustainable program beyond curse funding.	\$10,000	DNA	DNA
Norfolk Youth Food Program	Meeting an identified community need of youth at risk	\$6,000	DNA	DNA
<b>TOTAL</b>		<b>\$53,600</b>	<b>\$105,480</b>	<b>\$53,600</b>

**GUELPH ARTS COUNCIL  
RECOMMENDATIONS FOR 2010 CITY OF GUELPH ARTS / CULTURE GRANTS**

[DNA – did not apply]

No.	Name of Applicant Organization	Notes	2009 Actual	2010 Request	2010 Recommended
<b>FESTIVALS</b>					
1.	Guelph Contemporary Dance Festival	- continues to excel – asset to City	10 500	16 000	11 000
2.	Guelph Jazz Festival	- continues to excel – asset to City	12 000	15 000	12 000
3.	Guelph Festival of Moving Media	- important addition to City's festivals	2 500	3 500	3 000
4.	Hillside Community Festival of Guelph	- continues to excel – asset to City	10 000	10 000	10 000
<b>Sub-Total Festival</b>			<b>35,000</b>	<b>44 500</b>	<b>36 000</b>
<b>UMBRELLA-TYPE / EDUCATIONAL ORGANIZATIONS</b>					
5.	Ed Video Media Arts Centre Arts	- continues to excel – unique in City	3 500	4 000	4 000
6.	eyeGO to the Arts	- important youth focus to build future audiences	DNA	2 000	2 000
7.	Guelph Youth Music Centre	- continues to excel – unique in City	4 000	5 000	4 000
<b>Sub-Total Umbrella-Type / Educational Organizations</b>			<b>7,500</b>	<b>11 000</b>	<b>10 000</b>
<b>COMMUNITY ORGANIZATIONS</b>					
8.	Dancetheatre David Earle	- high-calibre dance company – credit to City	DNA	2 500	2 500
9.	First Light Theatre	- good youth programming	1 500	3 000	1 500
10.	Guelph Chamber Choir	- continues to excel – credit to City	2 500	2 500	2 500
11.	Guelph Concert Band	- community band with long history	1 500	2 000	2 000
12.	Guelph Creative Arts Association	- community visual arts group with long history	1 000	1 500	1 000
13.	Guelph Little Theatre	- community theatre with long history	2 000	3 000	2 000
14.	Guelph Symphony Orchestra	- continues to excel – credit to City	3 600	5 000	3 600
15.	Guelph Youth Singers	- continues to excel – credit to City	2 500	2 500	2 500
16.	Kiwanis Music Festival of Guelph	- important youth programming	2 500	3 000	3 000
17.	Rainbow Chorus	- fills need in community – credit to Guelph	1 400	1 400	1 400
18.	Royal City Musical Productions inc.	- only musical theatre in City	2 000	2 000	2 000

<b>Sub-Total Community Organizations</b>			<b>20,500</b>	<b>28 400</b>	<b>24 000</b>
<b>OTHER</b>					
19.	Edward Johnson Music Foundation (request to landscape gravesite of Edward Johnson at Woodlawn Cemetery)	- although project recognized as of symbolic value, funds should not come out of an arts funding envelop - also continuing concern over organization's ongoing annual operating deficiencies (over \$65 000 this past year) and virtual depletion of Edward Johnson Fund to cover deficiencies	0	1 500	0
	Kitchener-Waterloo Symphony		2 000	DNA	DNA
	Theatre Guelph		2 500	DNA	DNA
	Touchmark Theatre		2 500	DNA	DNA
<b>Sub-Total Other</b>			<b>7,000</b>	<b>1 500</b>	<b>0</b>
<b>TOTAL ALL CATEGORIES</b>			<b>70 000</b>	<b>85 400</b>	<b>70 000</b>

November 24, 2009

FIN-10-02 Appendix 2

**TOURISM SERVICES GRANT REVIEW COMMITTEE  
RECOMMENDATIONS FOR 2010 CITY OF GUELPH COMMUNITY EVENT GRANTS**

(DNA – Did Not Apply)

<b>No.</b>	<b>Name of Applicant Organization</b>	<b>Notes</b>	<b>2009 Received</b>	<b>2010 Request</b>	<b>2010 Recommendation</b>
1	Guelph Curling Club	National Grand Slam of Curling at the Sleeman Centre	DNA	\$16,000	\$5,000
2	Guelph Wrestling Club – Cda Cup	For two events one in Feb Ontario Cadet / Juvenile Tournament and in July for the Canada Cup	\$9,000	\$19,000	\$4,000 Cadet Event & \$8,000 for Cda Cup
3	Canadian Cross Country Running Championship 2010	4 <sup>th</sup> Annual National Championship Event	\$8,000 – 08 \$15,000 – 09	\$15,000	\$15,000
4	Hillside Inside (Community Festival of Guelph)	3 <sup>rd</sup> Annual indoor winter off-shoot of Hillside	\$11,000 waiver & \$3,5000	\$35,000	\$4000 & \$14000 waiver
5	Guelph Ringette – Annual Tournament	29 <sup>th</sup> Annual Tournament uses ice surfaces across the City	\$5,000	\$7,500	\$4,800 waiver
6	Girls Minor Softball	2010 Midget, Novice and Squirt Provincials	\$11,000	\$15,700	\$8,500 waiver
7	Guelph Water Polo Club	25 <sup>th</sup> Anniversary of Andrew Watson memorial tournament	DNA	\$5,000	\$3,700
8	Guelph & District Multicultural Festival	Community Event each year at Riverside Park	\$4,500 waiver \$2,750	\$10,000	\$4,500 waiver
9	Human Kinetics Student Association	Kin Games 2010 – Conference and games for Physical education students	DNA	\$5,000	\$1,000
10	Doors Open Guelph	Annual Heritage Event backed by Provincial Heritage product group	\$5,000	\$8,500	\$8,500
11	Ribfest	13 <sup>th</sup> Annual Fundraiser and Community Event	\$4,500 waiver	\$7,500	\$4,500 waiver
12	Faery Fest	Enchanted Ground admission will be free – niche entertainment 5 <sup>th</sup> year	\$0	\$2,300	\$1,200
13	Sunlight Music Festival	Fundraiser for Women’s Shelter	DNA	\$4,400	\$1,200
14	Guelph Chinese Canadian Cultural Association	Support local club	DNA	\$3,000	\$800

15	Guelph Horticultural Society	Annual request for Beautification	\$0	\$800	\$800
16	Guelph Storm	Guelph Storm Reunion Weekend	DNA	Unknown	\$1000
17	Ontario Engineering Competition	One time event	\$5,000	DNA	DNA
18	Sharp Cuts - Indie Film & Music Festival	3 <sup>rd</sup> Annual student film festival	\$1,000	DNA	DNA
19	Ed Video Comedy Fest	New Event - Uses River Run	\$3,000	DNA	DNA
20	Rotary Club District Conference	One off event, District conference of regional Rotary clubs	\$2,750	DNA	DNA
<b>TOTAL</b>			<b>\$91,000</b>	<b>\$154,700</b>	<b>\$91,000</b>

**TO** **Guelph City Council**

**SERVICE AREA** Information Technology Services – Information Services  
**DATE** January 25, 2010

**SUBJECT** **Mobility Device and Services Agreement**  
**REPORT NUMBER**

## **RECOMMENDATION**

That the Mayor and Clerk be authorized to execute the Bell Mobility Corporate Account Agreement MGS 02 2009 for the provision of mobility devices and services for the City of Guelph.

## **BACKGROUND**

The City currently obtains its mobile communication devices such as cell phones, network “Air Cards”, “Blackberry” devices and managed 2-way radios from TELUS mobility. The prescribed term for that service has not concluded and the City, in accordance with the purchasing by-law, issued a Request for Proposals (RFP).

## **REPORT**

The RFP called for the provisioning of mobile communication devices and services for a term of three years. A total of five companies responded and each proposal was subjected to a comprehensive review and analysis. A point structure was established based on network coverage, hardware service, technical support, billing support, pricing and hardware costs/replacement upgrades. Each proposal was awarded points for those categories and Bell Mobility was selected as the winning proponent.

The RFP was issued with the intention of lowering the costs and adding value and functionalities to the current services.

The benefits of moving our fleet to Bell Mobility include the following:

- The monthly rate plans from Bell are less expensive than what we are paying with our current provider. This would translate to an annual operational cost savings of approximately \$50,000 based on current usage.
- Bell Mobility will provide the City with devices that use the new High Speed Packet Access (HSPA) network. There are more towers in the City and the county for HSPA network compared to the current network offered by Telus. This would mean better voice coverage and faster data access.

## **CORPORATE STRATEGIC PLAN**

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- A healthy and safe community where life can be lived to the fullest
- A well-connected and accessible community that values diversity, multiculturalism, volunteerism and philanthropy
- A community-focused, responsive and accountable government
- Open, accountable and transparent conduct of municipal business

### **FINANCIAL IMPLICATIONS**

This will result in savings of approximately \$50,000 in annual operational costs.

### **DEPARTMENTAL CONSULTATION**

Procurement and Risk Management/Finance Department  
Legal Services/Corporate Services Department

### **COMMUNICATIONS**

n/a

“original signed by Chetan Hassarraajani”

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“original signed by Gilles Dupuis”

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**Recommended By:**

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**TO** **Guelph City Council**

**SERVICE AREA** Operations  
**DATE** January 25, 2010

**SUBJECT** **CONTRACT NO. 07-026 – PURCHASE OF FOUR (4) LOW FLOOR BUSES**

## **RECOMMENDATION**

That Finance issue a purchase order to Nova Bus, Saint-Eustache, Quebec for the amount of \$1,863,092 (excluding taxes), for four (4) 40 ft transit buses.

## **BACKGROUND**

Nova Bus, Saint-Eustache Quebec was the successful bidder for contract number 07-026. This contract is renewable to 2010. The Nova product has proven to be very reliable and is well received by Guelph Transit drivers, Transit maintenance staff and the Guelph Transit ridership community.

## **REPORT**

On December 15, 2009 Council approved the 2010 Budget which included the approval to purchase four (4) replacement transit buses. With the acquisition of these four buses, the City's transit fleet will be completely accessible once they are put into service, anticipated in August of this year. Therefore staff recommend that a purchase order be issued to Nova Bus of Saint-Eustache, Quebec for the amount of \$1,863,092 (excluding taxes) for four (4) ft transit buses.

## **CORPORATE STRATEGIC PLAN**

2.6 A well-connected and accessible community that values diversity, multiculturalism, volunteerism and philanthropy.

## **FINANCIAL IMPLICATIONS**

Funding for four (4) replacement buses will come from the Transit Vehicle Replacement Reserve TR0065 as depicted in the attached funding summary.

## **DEPARTMENTAL CONSULTATION**

Community Services – Guelph Transit  
Finance Department

## **COMMUNICATIONS**

Corporate Communications and Guelph Transit will promote the accessibility of the

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City's transit service once the new buses arrive and are commissioned.

## **ATTACHMENTS**

Funding Summary

"original signed by Bill Barr"

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"original signed by Derek McCaughan"

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**Recommended By:**

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Reserve Budget and Financial Schedule

Project Scope: Replace 4 Conventional Transit Buses  
 Contract #: 07-026  
 Capital Account: TR0065  
 Prepared by: Sarah Purton  
 Date: December 21, 2009

2010 Replacement	Individual Forecasted Amount	Total Number Approved	Total Forecasted Amount	Individual Price Quoted	Total Number Quoted	Total Amount Quoted	Forecasted Surplus / (Deficit)
2010 Conventional Transit Buses TR0065	500,400	4	2,001,600	465,773	4	1,863,092	
<i>Subtotal</i> PST (8%)						<i>1,863,092</i> 32,790	
TOTAL	500,400	4	2,001,600	465,773	4	1,895,882	105,718

Note: Subject to the proposed HST legislation, the City is eligible to recover 78% of any PST paid on purchases to be received after July 2010. GST remains 100% recoverable.

**TO** **Guelph City Council**

SERVICE AREA Community Services  
DATE January 25, 2010

**SUBJECT** **Haiti Fundraiser : River Run Centre**  
REPORT NUMBER CS-AD-1001

## RECOMMENDATION

That internal expenses to a maximum amount of \$5,000 related to hosting a benefit concert on February 7, 2010 at the River Run Centre to aid the victims of the Haiti earthquake be waived, representing the City of Guelph's contribution to fundraising community fundraising efforts; and

That the Capital Reserve Fund (CRF) of an additional \$1.50 per ticket be waived for this performance; and

That staff develop decision making criteria and guidelines for Council's consideration in reviewing requests for emergency aid;

## REPORT

A catastrophic earthquake has impacted the citizens of Haiti. The United Nations has declared this situation to be one of unprecedented need and time is of the essence, for an international response.

Guelph is a most caring community and our citizens are providing financial aid through both local and national charities.

Further, representatives of our community have come together to respond to this extra-ordinary crisis by organizing a benefit concert for Haiti. They have formally approached the River Run Centre asking that the City of Guelph host this concert on Sunday February 7.

Organizers are proposing an evening concert with all proceeds going to the Canadian Red Cross for Haiti relief. Ticket prices are tentatively set at \$30.00. Performers and organizers will all be donating their time.

The River Run has estimated that the internal costs incurred to present this concert would be approximately \$4,200 including box office services, front of house, technical and production and SOCAN fees. Staff have not included in this amount,

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the rental fee of \$1,500 as it is highly unlikely that the River Run Center will receive a booking would occur for this particular Sunday evening, within the next 3 weeks.

Staff proposes that the internal costs to mount this benefit concert be waived to support our community members organizing this event, to a maximum amount of \$5,000.

Alternatively, Council could make a straight donation of \$5,000 to a recognized charity for Haiti relief and Council could also challenge for matching funds.

## **CORPORATE STRATEGIC PLAN**

Goal 5: A community focused, responsive and accountable government.

## **FINANCIAL IMPLICATIONS**

While the details of the benefit concert are still being determined, the River Run Centre anticipates the following internal costs for mounting an evening concert:

Box Office Services:	\$ 900.00
Front of House Services:	\$ 400.00
Technical/Production Costs:	\$2,500.00
SOCAN (copyright fees):	\$ 500.00
Miscellaneous:	\$ 700.00

Council has a single annual contingency account (741-0350) of \$15,000 to be used for unforeseen requests or situations. Staff proposes that this account be used as an offset for the expenses of the River Run Centre.

## **DEPARTMENTAL CONSULTATION**

Finance

## **COMMUNICATIONS**

N/A

## **ATTACHMENTS**

None

“original signed by Ann Pappert”

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### **Recommended By:**

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“original signed by Margaret Neubauer”

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### **Recommended By:**

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**TO** Council

SERVICE AREA Corporate Services  
DATE January 25, 2010

**SUBJECT** **2009-Canada-Ontario Affordable Housing Programme  
Proposed Transitional Housing Project at the City's  
Property at 65 Delhi Street**

## RECOMMENDATION

THAT, in respect of a proposal to secure funding under the 2009 Canada-Ontario Affordable Housing Programme Extension (the "Programme") for a transitional housing project in Guelph (the "Proposal"):

- (a) The Wellington Guelph Drug Strategy Committee and its partners Stonehenge Therapeutic Community and the Canadian Mental Health Association (collectively "WGDSC") be authorized to identify part of the City's property at 65 Delhi Street as being available to WGDSC for its Proposal by way of purchase or lease, subject to funding and rezoning approvals;
- (b) The Mayor and Clerk be authorized to execute an Indemnity Agreement with the County of Wellington in respect of the Proposal under the Programme subject to the form and content being satisfactory to the City's CAO and the City Solicitor;
- (c) In regard to municipal incentives for the Proposal, staff be authorized to offer a deferred payment plan for the required municipal fees and charges to coincide with the timing of the receipt of grant payments under the Programme, as well as the change to property tax class provisions as per By-law (1998-15832) in regard to new multi-residential properties; and
- (d) WGDSC be permitted to make a Rezoning application in respect of part of the City's property at 65 Delhi Street for a transitional housing project.

AND THAT, in the event the Wellington Guelph Drug Strategy Committee is successful in obtaining funding in 2010 for a transitional housing project at 65 Delhi Street, staff be authorized to negotiate an agreement for sale or lease of part of the City's property at 65 Delhi Street and bring back the results of the negotiations for consideration by Council;

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AND THAT, in regard to applications for funding under the 2009-Canada-Ontario Affordable Housing Programme, the City confirms that all 3 project warrant support and the City does not wish to identify a ranking or priority to the projects currently proposed within the City of Guelph.

## **BACKGROUND**

At its meeting of September 21, 2009, Council adopted the following resolution:

*THAT staff be authorized to explore an agreement for the sale or lease of the City's property at 65 Delhi Street for the purpose of an affordable or transitional housing project in accordance with the Report of the Manager of Realty Services dated September 21, 2009.*

An opportunity has arisen that may lead to the sale or lease of this property.

## **REPORT**

### Opportunity

The 2009-Canada-Ontario Affordable Housing Programme is providing an opportunity for proponents of affordable housing projects to apply for Provincial funding of up to \$120,000 per unit. Applications are to be made through the County, as the Consolidated Municipal Service Manager ("CMSM") for the City and County and must be submitted by February 1, 2010.

### Proposal by The Wellington Guelph Drug Strategy Committee

The Wellington Guelph Drug Strategy Committee has developed a partnership with The Stonehenge Therapeutic Community and The Canadian Mental Health Association (collectively "WGDSC") with the intent of establishing a transitional housing facility in Guelph. The WGDSC has advised of its interest in submitting an application for the Provincial funding for a transitional housing project and has provided rationale for same in a report attached as Appendix 1.

The WGDSC has requested that it be allowed to identify part of the City's 65 Delhi Street property in its application for a transitional housing project. The proposal is to create 16 bachelor units, initially, and an additional 14 units in a future phase. Each unit will be designed for single occupancy and the building will be equipped with on-site laundry, tenant lounge, kitchen, communal dining area, and meeting space for service providers. WGDSC proposes to seek funding for the initial 16 units through the current Programme.

### Staff Response and Recommendations

Input was previously sought from all City departments in order to identify any possible municipal uses for this property, formerly known as the Delhi Community Centre property. Although no municipal uses were identified, some ideas such as

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arts/cultural space, affordable housing, out-patient accommodation, hospital visitor accommodation, hospice, or shelter were expressed. The proposal fits within this list of potential re-uses of the property.

Only part of the property is required for this project, shown as the "Subject Property" on Appendix 2, and the balance of the property can be retained for other purposes to be determined in the future.

Under the Policy for the Sale and Disposition of Real Property Interests, this property would be classified as being Generally Marketable. The Policy sets out a process for the sale of lands that are Generally Marketable that includes obtaining an appraisal, marketing of the property as per Council's directions, and providing public notice. In the event that Council endorses the recommendations of this report and the WGDSC is successful in its funding application, staff will proceed to obtain a current appraisal report, negotiate an agreement with the appropriate partners of WGDSC, provide public notice of the proposed sale, and report back to Council with recommendations.

#### CMSM Committee Resolution and Funding Application Requirements

At its meeting of January 13<sup>th</sup>, 2010, the Joint Social Services Committee ("JSSC") considered a report entitled "2009 New Affordable Housing Programme Extension – Update report". Recommendations were approved by the JSSC in support of an application by WGDSC for funding for the proposed transitional housing project at 65 Delhi Street. The JSSC recommendations are included in Appendix 3 and these will be considered by County Council on January 29<sup>th</sup>.

In brief, and in order to proceed with the application, WGDSC requires the following from the City by January 29<sup>th</sup>:

- (a) Authority to identify part of the City's property in its funding application;
- (b) An executed Indemnity Agreement between the City and the County of Wellington as CMSM in respect of the project; and
- (c) An estimate of municipal incentives available to the project. These are deferred charges as shown in Appendix 4.

WGDSC has also requested that:

- (a) WGDSC be authorized to proceed immediately with a Rezoning application to allow the transitional housing use; and
- (d) That the City commit to expediting any planning and permitting processes required. Staff are agreeable to expediting such processes to the best of their ability.



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WGDSC, if successful in receiving funding, will be required to enter into a Contribution Agreement, under the Programme, by December 31, 2010. Staff expect that the rezoning process and agreement in regard to the lease or sale of the property can be resolved by that time.

Request to Advise of Priority

The final recommendation by the JSSC, shown in Appendix 3, is a request for the City to advise the CMSM whether or not the City wishes to identify a priority among the three proposals for funding under the Programme, being (in no particular order):

- 80 units for seniors by St. Josephs located at 120 Westmount Road, Guelph
- 60 units for seniors by Lammer located at 71 Wyndham Street South, Guelph
- 16 units for transitional supportive housing by Wellington Guelph Drug Strategy Committee and partners located at 65 Delhi Street, Guelph

Staff are recommending that all of these projects have merit and no priority has been identified.

## **CORPORATE STRATEGIC PLAN**

This initiative supports the following Strategic Goals:

2. A healthy and safe community where life can be lived to the fullest.
4. A vibrant and valued arts, culture and heritage identity.
5. A community-focused, responsive and accountable government.

## **FINANCIAL IMPLICATIONS**

In the event that WGDSC is successful in obtaining funding, an appraisal report will be obtained and public notice will be given using funds from 609-0100.

## **ATTACHMENTS**

- Appendix 1 – Transitional Housing Proposal
- Appendix 2 – Plan
- Appendix 3 – Joint Social Services Committee Recommendations
- Appendix 4 – Proposed Municipal Incentives (Deferrals)

“original signed by Jim Stokes”

“original signed by Lois Payne”

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**Prepared By:**

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**Recommended By:**

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**THE WELLINGTON GUELPH DRUG STRATEGY COMMITTEE,  
CANADIAN MENTAL HEALTH ASSOCIATION,  
GRAND RIVER BRANCH  
&  
STONEHENGE THERAPEUTIC COMMUNITY'S  
TRANSITIONAL HOUSING PROJECT REPORT**

**City of Guelph Council Meeting  
January 25, 2010**

## TRANSITIONAL HOUSING PROGRAM

### THE NEED

Homelessness is a problem gripping the lives of many residents of Guelph and Wellington County; a problem which is often exacerbated by the existence of addiction or mental health issues. The problem is further perpetuated when those struggling with addiction and mental health problems obtain housing, but due to the absence of necessary supports are unable to maintain their residences.

*“In the last few years, the police are coming into contact with increasing numbers of people living on the streets. Even more tragic is when these people are addicted to alcohol and drugs, and as a result, face seemingly insurmountable barriers to improving their situation. Their homelessness problem is simply perpetuated further. With basic housing and supports, I believe these people will have the opportunity to see a light at the end of the tunnel.”*

Guelph Police Services Chief Rob Davis

### CURRENT SERVICE STATISTICS - THE CITY OF GUELPH

SERVICE	STATISTIC
Waitlist, subsidized, single apartment (January 2010)	541 Individuals, 3-8 Years
Waitlist, subsidized bachelor apartment (January 2010)	99 Individuals
Daily Cost to Support One Individual in ESS (2010 per diem)	\$42.50
Individuals Using Emergency Shelter (ESS)/Month (May 2010)	76 Individuals
Monthly Costs to Support Singles Using ESS (May 2009), families not included	\$29 454.90
Individuals Accessing Guelph General Hospital Emergency Room Services for Mental Health and Addictions Issues (November 2009) Not yet analyzed.	50 Patients Triageed and Discharged 46 Patients Admitted 1449 Hours of Service Provided

2

Transitional Housing Program – Affordable Housing Program

The economic burden of homelessness on the City of Guelph's emergency response systems including policing, criminal justice providers, emergency room services, and the emergency shelter system, is significant. Research out of the United States demonstrates that homeless individuals with addiction and mental health issues can account for over half of all public shelter stays and also consume costly acute care services. The latter includes services such as emergency medical care, substance use treatment and psychiatric care, often seeking out such services as a temporary respite from homelessness. According to a 2008 study completed at Simon Fraser University in British Columbia, the estimated annual cost that one homeless individual requires of the system is 55 thousand dollars. The estimated annual cost if the same individual was appropriately housed with the necessary supports is 37 thousand dollars. From both an economic and social justice perspective, providing supportive transitional housing options for vulnerable citizens in Guelph and Wellington County is a sound investment.

The 2008 Environmental Scan/Needs Assessment completed by the Wellington Guelph Drug Strategy indicated that there are currently no transitional housing options for individuals living with addictions in Guelph and Wellington County. In response to this assessment the Wellington Guelph Drug Strategy Committee has developed a responsive Housing Strategy. The proposed program acknowledges the need for transitional housing services for those most in need, when they need it- "Housing First." This model is a revolutionary approach with well-documented success rates. With a strong understanding of the most recent research studies, the proposed transitional housing plan will offer low-barrier housing options with integrated on-site services. This will provide residents with every opportunity to improve their life situation and to work towards community reintegration.

### **PHASE I: 16 TRANSITIONAL HOUSING UNITS (2010)**

<b>Estimated Capacity:</b>	16 bachelor units
<b>Length of Stay:</b>	364 days
<b>Services:</b>	On-site 24-hour supportive staffing; Partnerships with existing community service agencies, offering residents on-site access to addictions service providers, medical treatment, mental health, life skills, financial and housing supports.

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## **FUTURE DEVELOPMENT (2011-2013)**

### **PHASE II - CONSTRUCTION OF 14 ADDITIONAL UNITS**

It is expected that substance-free units will be required for some residents requiring transitional housing services. Therefore, the development of “dry” units will be required as a component of Phase II. Additionally, transitional housing units for individuals coming out of treatment facilities will also comprise part of Phase II. It will also be necessary for these units to be substance-free in order to support the continued sobriety attained by residents.

### **THE PROPONENTS:**

#### **STONEHENGE & CANADIAN MENTAL HEALTH ASSOCIATION**

In September 2009, the Wellington Guelph Drug Strategy Committee hosted an Expression of Interest process to secure viable proponents to operate the proposed transitional housing program and complex. Approximately 10 organizations were invited with Stonehenge Therapeutic Community (STC) and Canadian Mental Health Association (CMHA), in joint partnership, being the sole respondents. With CMHA’s strong reputation of providing housing options to marginalized populations, coupled with STC’s extensive history of providing addiction treatment and services in the community, these proponents bring a wealth of knowledge, expertise and experience to this project.

#### **SERVICE MODEL**

The proposed service model for the transitional housing program consists of a combination of onsite and in-reach staffing and services. The housing complex will require 24-hour staffing by individuals who are equipped to provide both structured and ad hoc support to residents. Additionally, it is proposed that a variety of community agencies will work in partnership with the transitional housing program, with their respective staff utilizing meeting space at the housing complex and providing specialized in-reach services to the residents.

#### **2009 CANADA ONTARIO AFFORDABLE HOUSING PROGRAMME EXTENSION**

In order to implement the developed transitional housing strategy, the Wellington Guelph Drug Strategy submitted a proposal in response to the CMSM’s RFP for affordable housing developments in Wellington and Guelph, which closed September 9, 2009. Since that time, discussions have taken place with City of Guelph staff in an effort to meet the proposal’s construction readiness and financial viability requirements. These requirements include municipal incentives, land as well as planning, zoning and building. However, the primary requirement must be to establish a site for the property.

#### **THE PROPOSED SITE: 65 DELHI STREET, GUELPH ONTARIO**

The 65 Delhi Street location provides an optimal location in terms of its accessibility to amenities, including shopping, as well as access to many of the services that will be required by the transitional housing tenants. It is also hoped that this proposed location, located in a service and treatment-oriented neighbourhood including the Homewood Health Centre and Trellis Mental Health

4

Transitional Housing Program – Affordable Housing Program

and Developmental Services, may aid in the reduction of potential Not in My Backyard (NIMBY) issues.

### **COMMUNITY CONSULTATION**

Recognizing the strong need to consult with and engage the community in plans to develop a transitional housing project, the proponents, with the support of the Wellington Guelph Drug Strategy Committee, will endeavour to engage in a proactive community consultation plan. Discussions with the Canadian Mortgage and Housing Corporation (CMHC), as well as with other community providers with experience in this area, have already commenced. The following are the preliminary details of the community consultation plan:

1. Formation of a NIMBY Committee;
2. Identification and minimization of potential neighbourhood objections to affordable housing;
3. Preparation of plans and studies for public meetings to encourage neighbourhood involvement;
4. Creating public awareness packages and inviting residents to become members of the project committee.

It is hoped that the City of Guelph will also assist in this process by streamlining the development and re-zoning approval process as much as possible.

### **ARCHITECTURAL, ENGINEERING, CONTRACTING & CONSULTANTS**

The proponents will engage in an Expression of Interest process to secure an architect for this project. It is anticipated that once established, the architect will recommend an engineer, contractor and other consultants with whom they have an established and successful history of completing similar projects.

### **BUILDING CONCEPT**

The Transitional Housing Program development will include 16 bachelor apartments. All units will be designed for single occupancy. The building will be equipped with on-site laundry services, a tenant lounge, a kitchen and communal eating space, as well as meeting space for service providers.

The Transitional Housing Program development will meet all requirements for program design, including energy and accessibility.

### **TIME SENSITIVITY**

A final deadline of February 1, 2010 has been identified for the Canada Ontario Affordable Housing Programme Extension. Therefore, the resolutions requested below require immediate attention and approval in order to allow the CMSM to recommend the transitional housing project to the province for approval.

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**THE FOLLOWING IS REQUESTED OF THE CITY OF GUELPH:**

1. Authority to identify part of the City's property in its funding application;
2. An executed Indemnity Agreement between the City and the County of Wellington as CMSM in respect of the project; and
3. A completed form 6 providing an estimate of municipal incentives available to the project.
4. Authority to proceed immediately with a Rezoning application to allow the transitional housing use; and
5. A commitment to expedite any planning and permitting processes required.



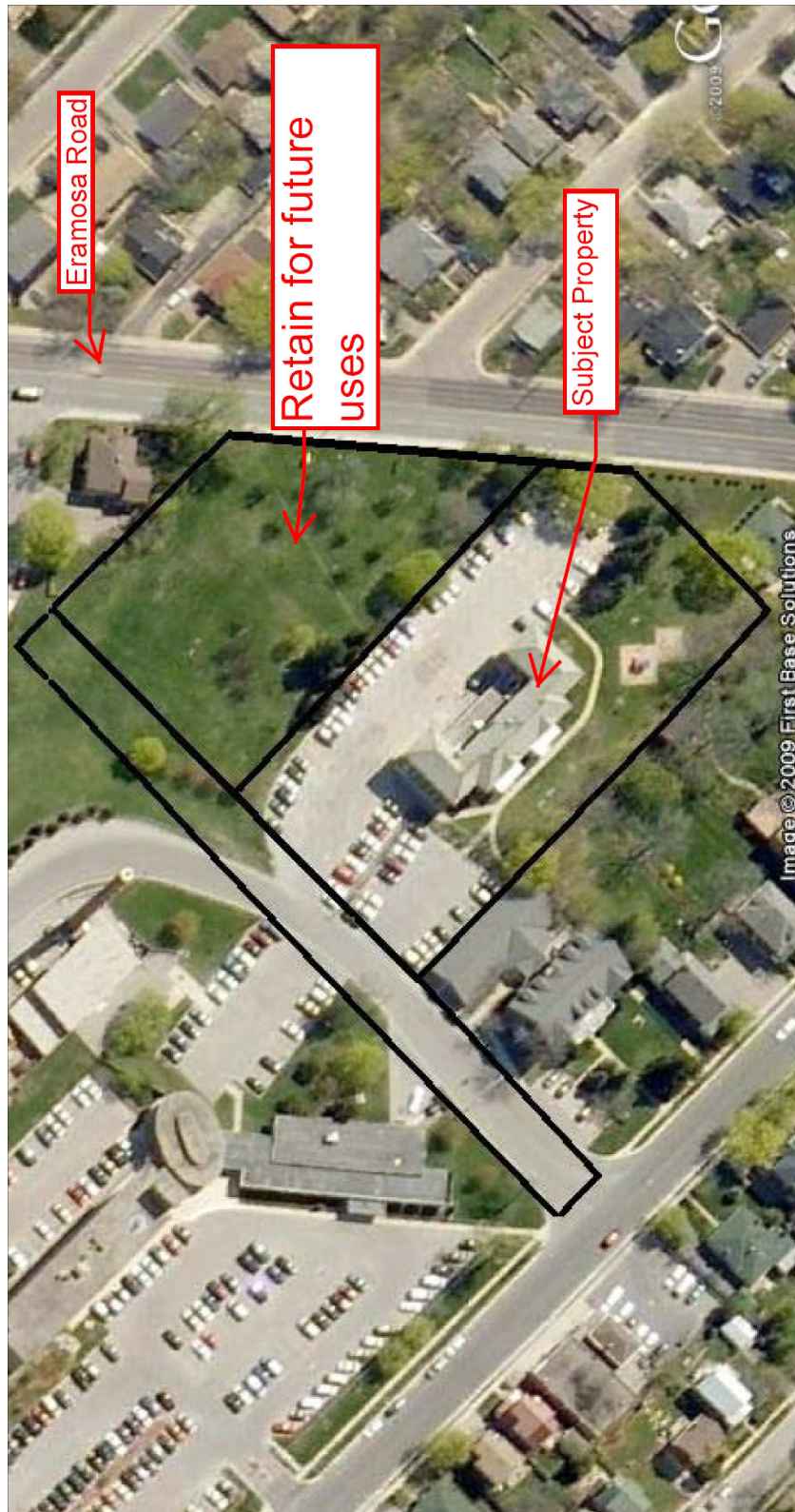
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## REFERENCES

Greenwood, R, Schaefer-McDaniel, N., Winkel, G., & Tsemberis, S., (2005). Decreasing psychiatric symptoms by increasing choice in services for adults with histories of homelessness. *American Journal of Community Psychology*, 16, 223-238.

Gulcur, L., Stefancic, A., Shinn, M., Tsemberis, S., & Fischer, S. N. (2003). Housing, hospitalization and cost outcomes for homeless individuals with psychiatric disabilities participating in Continuum of Care and Housing First programmes. *Journal of Community & Applied Social Psychology*, 13, 171-186.

Tsemberis, S., Gulcur, Leyla (2004). Housing First, consumer choice, and harm reduction for homeless individuals with a dual diagnosis. *American Journal of Public Health* 94 (4), 651-657.



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## Appendix 3 – Joint Social Services Committee Resolutions

“THAT the CMSM project selection submission by the deadline of February 1, 2010, under the 2009 Canada-Ontario Affordable Housing Programme Extension – new Rental Housing, for the 16 unit supportive transitional housing proposal by Stonehenge Therapeutic Community and the Canadian Mental Health Association, located at 65 Delhi Street, Guelph, and requiring \$1.92 Million in funding, be approved in principle subject to the following conditions:

1. A City of Guelph resolution and signed back agreement to enter into an indemnity agreement regarding future liabilities with the Wellington CMSM under the programme for this 16 unit proposal and to be received by the CMSM no later than January 29, 2010;
2. A City of Guelph resolution and completed form 6 outlining any municipal incentives and/or deferrals provided to the proposal and to be received by the CMSM no later than January 29, 2010;
3. Confirmation of land under the programme requirements and to be received by the CMSM no later than January 29, 2010;
4. Confirmation of zoning in place prior to entering into a Contribution Agreement with the proponent;
5. Confirmation of support service funding for the proposal prior to entering into a Contribution Agreement with the proponent;
6. Confirmation of final financial viability and construction readiness prior to entering into a Contribution Agreement with the proponent.

“THAT the CMSM response to the province by February 1, 2010 deadline for priority ranking of the four proposals approved for submission to the province, be forwarded to both Councils of Wellington and Guelph for their priority ranking response within each municipality, from the following options:

1. County of Wellington – 55 units for Phase 2 , located at 165 Gordon Street, Fergus
2. City of Guelph
  - a. 80 units for seniors located at 120 Westmount Road, Guelph.
  - b. 60 units for seniors located at 70 Wyndham Street South, Guelph
  - c. 16 units for supportive transitional housing located at 65 Delhi Street, Guelph

## Appendix 4 – Proposed Municipal Incentives (Deferrals)

**Form 6 - City of Guelph**

**Municipal Incentives for 65 Delhi Street, Phased Development for 30 unit transitional housing  
Phase I funding for 16 units, 2009 Canada-Ontario Affordable Housing Programme Extension**

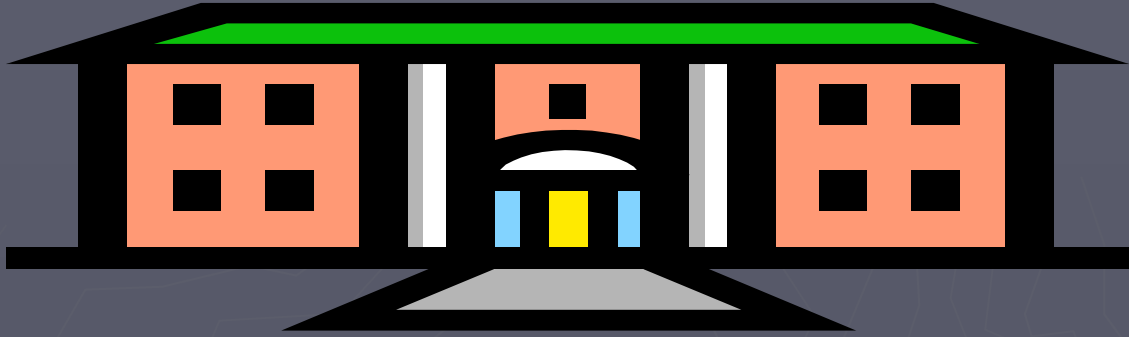
The following fees will be deferred until senior government grants are received by agreement between the proponent and the City of Guelph:

<b>Planning Application Fees</b>	
Zone Change Fee	\$ 3,882.25 (53% proportion of a overall zone change fee of \$7325)
Site Plan Fee	\$ 1,704.80 (\$106.55/unit * 16 units whole project)
Parkland Dedication Fee	\$ 10,600.00 (estimate only; requires adjustment at time of final appraisal) (assume 53% of overall parkland dedication fee for phase I)
Building Permit Fees	\$ 8,704.51 (\$0.95/sq ft * total building size 17,288 sq ft) (assume 53% of overall building permit fee for phase I)
Development Charges	\$178,704.00 (\$11,169/unit * 16 units, as of March 2nd 2009 DC rates)
Total	\$203,595.56
Incentive/unit	\$ 12,724.72 (average incentive per unit for Phase I of project)

The City will offer \$12,725 per unit as 'municipal incentives'. For the project with 16 units in the first phase, the total incentive will be \$203,600

The above estimate is based upon information at the time of application, and may vary in the final agreement between the proponent and the City.

Calculated Jan 18/2010



# Transitional Housing

Canadian Mental Health Association  
Stonehenge Therapeutic Community  
The Wellington Guelph Drug Strategy

The City of Guelph  
City Council Meeting  
January 25, 2010

# Transitional Housing: A Local Need

- ▶ In 2008, the Wellington Guelph Drug Strategy Committee completed a Needs Assessment/Environmental Scan, which identified a strong community need for supportive transitional housing for those struggling with addictions.
- ▶ Statistics indicate that in an average month, 76 individuals access the emergency shelter system (ESS) in the City of Guelph (May 2009). A large proportion of these people experience considerable addictions issues.  
(The County of Wellington Social Services)
- ▶ This does not account for the homeless individuals who are staying with friends or family or sleeping outdoors.

# THE PROPOSED TRANSITIONAL HOUSING PROGRAM



# The Proponents

- ▶ In September 2009, the Wellington Guelph Drug Strategy Committee hosted an Expression of Interest meeting, inviting agencies with expertise in working with those struggling with addictions and in housing;
- ▶ In this process, Canadian Mental Health Association and Stonehenge Therapeutic Community came forward, indicating their interest to in partnership, pursue to role of owners and operators of the proposed 16-Unit Transitional Housing Program;
- ▶ The Executive Directors of both agencies have obtained the endorsement of their respective Boards of Directors to pursue this opportunity.



# The Proposed Development

- ▶ **Estimated Capacity: 16 Units**
- ▶ **Length of Stay : 364 Days**
- ▶ **Services:**  
**On-site 24-hour supportive staffing;**  
**partnerships with existing agencies to**  
**provide on-site access to addictions service**  
**providers, medical treatment, mental**  
**health, life skills, financial and housing**  
**supports**

## Proposed Site – 65 Delhi Street

- ▶ Excellent location in a service-oriented neighbourhood;
- ▶ Close to shopping amenities for tenants;
- ▶ Square-footage allows for a 16 unit development, in addition to the necessary service space;

# Service Provision

- ▶ Service Partnerships have been proposed with Ontario Works, Guelph Housing Services, Homewood Health Centre, Stonehenge Therapeutic Community, Trellis, Probation and Parole, Public Health and Guelph CHC;
- ▶ The Wellington Guelph Drug Strategy Committee Housing Working Group has developed a recommended model detailing service complements;
- ▶ This model was presented today at an initial Transitional Housing Steering Committee Panel.

# Service Provision Continued

## ▶ On-Site Staffing Complement

- On-site 24-hour staff with addictions expertise and conflict-resolution/crisis-management skills;
  - ▶ Provide on-site counselling and support;
  - ▶ Program-development for tenants i.e.) journaling, laundry workshops, budget-management;
- Administrative and property management staff;
- Program manager.

# Community Reintegration

- ▶ Tenancy: 364 days;
- ▶ Community reintegration is a momentum-building objective that forms a pinnacle part of the developed service agreement, to be worked on throughout the year;
- ▶ Requires established connection to mainstream community supports, as well as continued support and monitoring for a period of time after leaving the program.

# Funding

## ▶ Capital Costs

- Affordable Housing Program, \$120 000/unit

## ▶ Operating Costs

- Minimal rental income to support building operations;
- WWLHIN's capacity to support the project.

# Community Consultation Plan

- ▶ Personally visit neighbourhood members to describe the proposed site use;
- ▶ Welcome neighbourhood members to a community meeting to share further information;
- ▶ Invite community members to participate in a Neighbourhood Advisory Board, with the opportunity to provide input into the project.

# What is Needed to Move Forward

- ▶ City Council Approvals;
- ▶ Developer partnerships;
- ▶ Funding security.



The background of the slide is a dark blue-grey color with a faint, light-colored topographic map overlay. The map shows contour lines and a compass rose in the lower-left quadrant. The compass rose has a central circle and four points labeled 'N', 'E', 'S', and 'W'.

► Questions?

► Remarks?

- **BYLAWS** -

<b>- January 25, 2010 -</b>	
By-law Number (2010)-18929 A by-law to provide for an interim tax levy and to provide for the payment of taxes.	To provide for an interim tax levy to be paid on February 26 and April 30, 2010.
By-law Number (2010)-18930 A By-law to impose user fees or charges for services or activities relating to Community Services, Corporate Services, Community Design & Development Services, Economic Development, Environmental Services, Finance, Operations and Information Services and to adopt Municipal Code Amendment #509 which amends Chapter# 303 to the City of Guelph Municipal Code.	By-law to impose user fees or charges as approved by Council December 15, 2009.
By-law Number (2010)-18931 A by-law to enact a Debt Management Policy.	To enact a Debt Management Policy as approved by Council October 26, 2009.
By-law Number (2010)-18932 A by-law to enact a General Reserve and Reserve Fund Policy.	To enact a General Reserve and Reserve Fund Policy as approved by Council October 26, 2009.
By-law Number (2010)-18933 A by-law to dedicate certain lands known as Blocks 182 and 183, 61M143, City of Guelph as part of Frederick Drive.	To dedicate land as part of Frederick Drive.
By-law Number (2010)-18934 A by-law to authorize the execution of a release and Agreement with respect to property Part of Lots 4 and 5, Concession 1, Division "C" (formerly Guelph Township), designated as Parts 1, 61R5574 and Parts 1, 2, 3, 4, 61R8805, City of Guelph. (Super Blue Box Recycling Corp. and Eastern Power Limited)	To execute release and agreement as per the Minutes of Settlement.

<p>By-law Number (2010)-18935 A by-law to delegate authority pursuant to the Municipal Act.</p>	<p>To delegate authority as approved by Council December 21, 2009.</p>
<p>By-law Number (2010)-18936 A by-law to authorize the execution of a Facility Use Agreement between The Corporation of the City of Guelph and the Regional Municipality of Waterloo. (use of the Region's emergency training &amp; research complex by the fire department for live fire training and flashover training)</p>	<p>Agreement with respect to the use of the Region's emergency training and research complex by the fire department for live fire training and flashover training.</p>
<p>By-law Number (2010)-18937 A by-law to authorize the execution of an agreement between Her Majesty the Queen in Right of Ontario as represented by the Minister of the Environment and The Corporation of the City of Guelph. (monitoring wells installed in the city's right-of-way, 535-537 Woolwich St.)</p>	<p>Agreement with respect to monitoring wells installed in the City's right-of-way, 535-537 Woolwich Street.</p>
<p>By-law Number (2010)-18938 A by-law to remove Part of Block 66, Plan 61M132 designated as Parts 10, 11 and 16, Reference Plan 61R10788 in the City of Guelph from Part Lot Control. (8, 16 &amp; 18 Penfold Dr.)</p>	<p>To extend the expiration of the lifting of Part Lot Control to January 25, 2012, on 3 on-street townhouse lots municipally known as 8, 16 &amp; 18 Penfold Drive.</p>
<p>By-law Number (2010)-18939 A by-law to remove Part of Block 152, Plan 61M152 designated as Parts 43 to 48 inclusive, Reference Plan 61R11254 in the City of Guelph from Part Lot Control. (106-112 Creighton Ave.)</p>	<p>To create 4 on-street townhouse lots to be known municipally as 106-112 Creighton Avenue.</p>
<p>By-law Number (2010)-18940 A by-law to remove Lots 72, 74 and 75, Plan 61M152 designated as Parts 1, 2, 7, 8, 11 and 12, Reference Plan 61R11253, in the City of Guelph from Part Lot Control. (36 &amp; 38, 44 &amp; 46 and 49 &amp; 51 Vipond St.)</p>	<p>To create 6 semi-detached lots to be known municipally as 36 &amp; 38, 44 &amp; 46 and 49 &amp; 51 Vipond Street.</p>