COMMITTEE AGENDA



TO Planning & Building, Engineering and Environment Committee

DATE November 5, 2013

LOCATION Council Chambers, Guelph City Hall, 1 Carden Street

TIME 2:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

CONFIRMATION OF MINUTES – October 9, 2013 Open Meeting Minutes

PRESENTATIONS (Items with no accompanying report)

a) None

CONSENT AGENDA

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

ITEM	CITY PRESENTATION	DELEGATIONS	TO BE EXTRACTED
PBEE-2013.36			
Municipal Property and			
Building Commemorative			
Naming Annual Report			
PBEE-2013.37			
Budget Allocations for			
Implementing the Cycling			
Master Plan			
PBEE-2013-38			
Establishment of a			
Stakeholder Advisory Group			
for the Stormwater Funding			
Study			

PBEE-2013.39		
Properties at 24 Downey		
Road and 297 Woodlawn		
Road		

Resolution to adopt the balance of the Planning & Building, Engineering and Environment Committee Consent Agenda.

ITEMS EXTRACTED FROM CONSENT AGENDA

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.

CLOSED MEETING

THAT the Planning & Building, Engineering and Environment Committee now hold a meeting that is closed to the public with respect to:

S. 239 (2) (a) the security of the property of the municipality

S. 239 (2) (b) personal matters about an identifiable individual

STAFF UPDATES AND ANNOUNCEMENTS

ADJOURNMENT

NEXT MEETING - December 9, 2013



Planning & Building, Engineering and Environment Committee Held in the Council Chambers, Guelph City Hall, Tuesday, October 9, 2013 at 2:00 p.m.

Attendance

Members:	Chair Piper Mayor Farbridge Councillor Bell	Councillor Burcher <i>(arrived at 2:04 p.m.)</i> Councillor Guthrie
Councillors:	Councillor Furfaro	
Staff:	Mr. T. Salter, General Manager, Planning Services Mr. A. Horsman, Executive Director of Finance & Enterprise/City Treasure Ms. T. Agnello, Deputy City Clerk Ms. D. Black, Council Committee Coordinator	

Call to Order (2:00 p.m.)

Chair Piper called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Confirmation of Minutes

1. Moved by Councillor Bell Seconded by Mayor Farbridge

That the open and closed meeting minutes of the Planning & Building, Engineering and Environment Committee held on September 10, 2013 be confirmed.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Guthrie and Piper (4) VOTING AGAINST: (0)

CARRIED

Consent Agenda

The following item was extracted from the October 9, 2013 Consent Agenda to be voted on separately:

PBEE-2013.34 Brownfield CIP Program Applications – 35 & 40 Silvercreek Parkway South

2. Moved by Councillor Guthrie Seconded by Councillor Bell

That the balance of the October 9, 2013 Consent Agenda of the Planning & Building, Engineering and Environment Committee as identified below, be adopted:

PBEE-2013.32 Outside Water Use By-law Review – Findings and Recommended Revisions

- 1. That the report of the Executive Director of Planning, Building, Engineering and Environment dated October 9, 2013, regarding the Outside Water Use By-law Review, be received.
- 2. That the revisions to the Outside Water Use Program and By-law as outlined in the report of the Executive Director of Planning, Building, Engineering and Environment, dated October 9, 2013 be approved.
- 3. That the General Manager of Water Services be authorized to complete housekeepingbased amendments to the Schedules of the Outside Water Use By-law, subject to the satisfaction of the Executive Director of Planning, Building, Engineering and Environment and the City Solicitor.

PBEE-2013.33 Brownfield Tax Increment Based Grant Application – 139 Morris Street

- 1. That the application, on behalf of the owners of 139 Morris Street, for a Tax Increment-Based Grant, pursuant to the Brownfield Redevelopment Community Improvement Plan and applying to 139 Morris Street, be approved to an upset limit of \$1,151,879, provided that an agreement to implement the grant is executed within six months of Council approval, and that the property be redeveloped and reassessed at a higher value prior to October 28, 2018.
- 2. That staff be directed to finalize a Tax Increment-Based Grant agreement between the City and 139 Morris St. Ltd, or any subsequent owner, to the satisfaction of the General Manager of Planning Services, the General Manager of Legal and Realty Services/City Solicitor, and the City Treasurer.
- 3. That the Mayor and Clerk be authorized to execute the agreement for the 139 Morris Street Brownfield Tax Increment-Based Grant Application.

PBEE-2013.35 Brownfield Tax Increment Based Grant Application – 84 and 86 Wyndham Street South, and 68A, 68B and 72 York Road

- 1. That the application by Terra View Riverside Ltd. for a Tax Increment-Based Grant pursuant to the Brownfield Redevelopment Community Improvement Plan and applying to 84 and 86 Wyndham Street South and 68A, 68B and 72 York Road, be approved in the form of a grant of \$411,000 in addition to the \$138,000 grant approved by Council on July 27, 2009, for a combined upset limit of \$549,000, provided that an agreement to implement the grant is executed within six months of Council approval, and that the property be redeveloped and reassessed at a higher value prior to October 28, 2018.
- 2. That staff be directed to finalize a Tax Increment-Based Grant agreement between the City and Terra View Riverside Ltd., or any subsequent owner, to the satisfaction of the General Manager of Planning Services, the General Manager of Legal and Realty Services/City Solicitor, and the City Treasurer.

3. That the Mayor and Clerk be authorized to execute the agreement for the 84 ad 86 Wyndham Street South and 68A, 68B and 72 York Road Brownfield Tax Increment-Based Grant Application.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Guthrie and Piper (4) VOTING AGAINST: (0)

CARRIED

Councillor Burcher arrived at the meeting (2:04 p.m.)

Extracted Consent Items

PBEE-2013.34 Brownfield CIP Program Applications – 35 & 40 Silvercreek Parkway South

Discussion ensued regarding the need for financial details and a priority listing of all City owned brownfield properties in order to establish plans to address liability and financial obligations.

- 3. Moved by Councillor Bell Seconded by Mayor Farbridge
 - 1. That the applications by Silvercreek Guelph Developments Limited for the Tax Assistance and Environmental Study Grant programs and applying to 35 & 40 Silvercreek Parkway South, be refused.
 - 2. That the application by Silvercreek Guelph Developments Limited for a Tax Increment-Based Grant pursuant to the Brownfield Redevelopment Community Improvement Plan and applying to 35 & 40 Silvercreek Parkway South be approved to an upset limit of \$241,154, provided that an agreement to implement the grant is executed within six months of Council approval, and that the property be redeveloped and reassessed at a higher value prior to October 28, 2018.
 - 3. That staff be directed to finalize a Tax Increment-Based Grant agreement between the City and Silvercreek Guelph Developments Limited, or any subsequent owner, to the satisfaction of the General Manager of Planning Services, the General Manager of Legal and Realty Services/City Solicitor, and the City Treasurer.
 - 4. That the Mayor and Clerk be authorized to execute the agreement for the 35 & 40 Silvercreek Parkway South Tax Increment-Based Grant application.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Burcher, Guthrie and Piper (5) VOTING AGAINST: (0)

CARRIED

Committee deliberated the need to establish a firm understanding of the City's brownfield sites and stranded assets.

Staff said they anticipate an inventory of brownfield sites will be completed in the first quarter of 2014 with a subsequent report to the Audit Committee. A Planning report is also forthcoming in November regarding remedial action plans for the IMICO and Fountain Street properties, and a report is also forthcoming to the Corporate Administration, Finance and Enterprise Committee in November regarding incentive requests impacts on financial plans.

Staff further advised that the Community Improvement Plan does include prioritization and requests are managed in the order received by the City and they are not aware of any pending applications.

4. Moved by Mayor Farbridge Seconded by Councillor Guthrie

That the Chair of Planning & Building, Engineering and Environment Committee be directed to bring the concerns related to coordinating work regarding stranded assets, brownfield field liabilities and the implementation of the Brownfield Redevelopment Community Improvement Plan to the CAO to discuss with the Executive Team.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Burcher, Guthrie and Piper (5) VOTING AGAINST: (0)

CARRIED

Staff Updates & Announcements

Mr. Todd Salter, General Manager, Planning Services, advised that the downtown streetscape manual and built form standards program is underway and they will be hosting a public workshop later this month to present the design concept work that has been developed for St. George's Square.

Adjournment (2:32 p.m.)

5. Moved by Councillor Guthrie Seconded by Mayor Farbridge

That the meeting be adjourned.

CARRIED

Deputy Clerk

PLANNING & BUILDING, ENGINEERING and ENVIRONMENT COMMITTEE CONSENT AGENDA

November 5, 2013

Members of the Planning & Building, Engineering and Environment Committee.

SUMMARY OF REPORTS:

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

A Reports from Administrative Staff

REPORT	DIRECTION
PBEE-2013.36 MUNICIPAL PROPERTY AND BUILDING COMMEMORATIVE NAMING ANNUAL REPORT	Approve
 That Report 13-60, dated November 5, 2013 from Planning, Building, Engineering and Environment, regarding the Commemorative Naming Policy Committee's (Naming Committee) recommendations on naming City assets be received. 	
 That the names and recommendations proposed by the Naming Committee for assets listed in Attachment 1 to Report 13-60 be approved. 	
PBEE-2013.37 BUDGET ALLOCATIONS FOR IMPLEMENTING THE CYCLING MASTER PLAN	Receive
1. That the Report entitled <i>Budget Allocations for Implementing the Cycling Master Plan</i> be received.	
PBEE-2013.38 ESTABLISHMENT OF A STAKEHOLDER ADVISORY GROUP FOR THE STORMWATER FUNDING STUDY	Approve
1. That the establishment of a Stakeholder Advisory Group for the Stormwater Funding Study be approved.	

PBEE-2013.39 PROPERTIES AT 24 DOWNEY ROAD AND 297 WOODLAWN ROAD

- 1. That report CHR-2013-50, entitled "Properties at 24 Downey Road and 297 Woodlawn Road, be received.
- 2. That staff be directed to proceed to take the steps necessary to demolish the building at 24 Downey Road and allow the property to naturalize for the period leading up to the development of the partial interchange at the Hanlon Expressway and Downey Road and that Council authorizes the issuance of a demolition permit in respect of 24 Downey Rd., pursuant to By-law (1988)-12922 and Section 33 of the *Planning Act*.
- 3. That staff be authorized to negotiate an early termination of the lease for 297 Woodlawn Road with the MTO and, if required by the MTO, that staff be permitted to negotiate a cost sharing agreement with the MTO, whereby the lease would be terminated early and the City would share in the costs of demolishing the building, provided that the City's contribution to the demolition costs would be less than the City's estimated cost savings associated with the early termination of the lease.

attach.



TO Planning & Building, Engineering and Environment Committee

SERVICE AREA Planning, Building, Engineering and Environment

DATE November 5, 2013

SUBJECT Municipal Property and Building Commemorative Naming Annual Report

REPORT NUMBER 13-60

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide a report from the Commemorative Naming Policy Committee (Naming Committee) recommending names for new City owned assets.

KEY FINDINGS

The members of the Naming Committee are unanimous in their naming recommendations to Council.

FINANCIAL IMPLICATIONS

Financial implications (e.g. signage) associated with the naming of Grange Road Phase 7, a new asset for 2013, will be accounted under the applicable future capital budget yet to be approved.

Financial implications (e.g. signage) associated with the naming of the Paisley/Edinburgh park, an existing asset, will be accounted under an applicable future park operating budget yet to be approved.

Financial implications (e.g. signage) associated with the naming of the wetland in the Hanlon Creek Business Park are yet to be determined and are currently under discussions between the City and the Developer (Cooper Construction). There are no financial implications associated with the renaming of the Water Street Park.

ACTION REQUIRED

Council is being asked to approve the report recommendations.

RECOMMENDATION

 That Report 13-60, dated November 5, 2013 from Planning, Building, Engineering and Environment, regarding the Commemorative Naming Policy Committee's (Naming Committee) recommendations on naming City assets be received;



2. That the names and recommendations proposed by the Naming Committee for assets listed in Attachment 1 be approved.

BACKGROUND

This report provides recommendations from the Naming Committee on naming and/or renaming particular City owned assets, as per the Council approved Municipal Property and Building Commemorative Naming Policy. As an annual report, all procedures, financial implications and operating support have been established through interdepartmental consultation.

REPORT

For 2013, the Naming Committee has prepared an Asset Naming List of recommended names for four City owned assets (Attachment 1).

- 1. An existing open space in Ward 3
- 2. An existing park recommended by staff to be renamed in Ward 5
- 3. A new future park as part of the Grangehill Ph. 7 Subdivision in Ward 2
- 4. A wetland(PSW) within the Hanlon Creek Business Park in Ward 6

Along with the Proposed Asset Naming List, the Naming Committee has a Name Reserve List (Attachment 2) for submitted names that qualify but were not recommended for one of the 2013 assets to be named. The Reserve List is for the use of the Naming Committee in instances where assets to be named in any given year receive no submissions or any appropriate submissions from the public. If a name is not chosen by the Committee from the Reserve List, the Committee will recommend a proposed name based on their own research.

Public Process: In June 2013, the Committee made public three assets to be named/renamed, via the City of Guelph website, Tribune City News Pages, Mercury Newspaper, and circulation letters to local residents (120m radius minimum), as well as radio announcements on local radio stations (Attachment 3). The public were invited to make formal submissions to name two assets and give support for or against a renaming of an existing asset. At this time the public could also submit names for any other City owned asset yet to be named, as per the Naming Policy Submission requirements.

The Committee received thirty (30) submissions. All naming submissions have been listed (Attachment 5).

Reserve List Additions

The Naming Committee will be adding the following names to the Reserve List in 2013:

• **Frederick Metcalf** – Co-founder of the first Cable TV system in Canada, based out of Guelph in 1952 called *Neighbourhood TV*. He was also the co-founder of Guelph's first radio station called *CJOY* in 1948.



Hammill Family - (Eileen Hammill) With nearly 30 years as a member of the Guelph Public Library Board until her retirement in 2011, she was and continues to be a tireless champion of a free, accessible public library system in Guelph, helping to bring five new locations to fruition. She also served as President on the Guelph Historical Society in the 1960's, establishing the Guelph Museum and the preservation of many of Guelph's most significant heritage buildings. (Ken Hammill) Known in the business community for his demand for excellence from his tenure at Oregon Chain, and then later, Blount Canada, from which he retired in 1994 as Vice President General Manager. As a member of City Council for 29 years, he played a significant role in the shaping of development in our city and was known for his fiscal management as the Chair of Finance for many years. Most recently, Mr. Hammill has established the Guelph Community Foundation, an organization with expertise to help donors fulfill their charitable goals and meet important needs in the community. In addition, he has played an extremely influential role in many of the City's 175th events, always willing to take on a leadership role.

Police Officers Naming Dedication Update:

On July 18, 2013, the Guelph Police Services Board approved in principal the naming of bridges and/or underpasses in the City of Guelph to recognize officers who have courageously and unselfishly given their lives in the line of duty. Any future requests by the public to the Commemorative Naming Committee regarding the recognition of fallen police officers will be referred to the Police Services Board Decision and to contact The Guelph Police Services for further information.

Conclusion:

The following names are recommended by the Naming Committee for approval (Attachment 1):

Asset 1# - Paisley and Edinburgh Park – Blossom Junction

Asset 2# - Water Street Park Renaming – **Silvercreek Park** (to be amalgamated into the existing Silvercreek Park boundary)

Asset 3# - Grangehill Phase 7 Subdivision Park - Starwood Park

Asset 4# - Hanlon Creek Business Park Wetland (abutting Cooper Drive and Laird Road) -

Phelan Wetland Conservation Area



Approved names shall be implemented immediately on official documents, construction and permanent signage. Planning for the appropriate protocols (e.g. dedication ceremony) will also be implemented.

CORPORATE STRATEGIC PLAN

Strategic Direction 2.3: Ensure Accountability, Transparency and Engagement.

Strategic Direction 3.3: Strengthen Citizen and Stakeholder Engagement and Communications.

DEPARTMENTAL CONSULTATION

Corporate and Human Resources - Corporate Communications Community and Social Services – Parks and Recreation Finance and Enterprise Services - Economic Development Police Services

FINANCIAL IMPLICATIONS

Financial implications (e.g. signage) associated with the naming of Grange Road Phase 7, a new asset for 2013, will be accounted under the applicable future capital budget yet to be approved.

Financial implications (e.g. signage) associated with the naming of the Paisley/Edinburgh park, an existing asset, will be accounted under an applicable future park operating budget yet to be approved.

Financial implications (e.g. signage) associated with the naming of the wetland in the Hanlon Creek Business Park are yet to be determined and are currently under discussions between the City and the Developer (Cooper Construction).

There are no financial implications associated with the renaming of the Water Street Park.

COMMUNICATIONS

Individuals who have made formal naming submissions that are being recommended by the Naming Committee have been notified of the date when this report will be considered by the Planning & Building, Engineering and Environment Committee.

ATTACHMENTS

Attachment 1 – Proposed Asset Names List by the Naming Committee

- Attachment 2 Name Reserve List
- Attachment 3 Public Process (Website and Tribune Advertisement)
- Attachment 4 Public Process (Survey) (Water Street community, Paisley & Edinburgh Street community, and Grangehill Ph. 7 Subdivision area)

Attachment 5 – Naming Submissions List

Attachment 6 – Phelan Family Farm



Report Author

Rory Barr Templeton Landscape Planner

Original Signed by:

Approved By Sylvia Kirkwood Manager of Development Planning

Original Signed by:

Approved By

Todd Salter General Manager Planning Services 519-822-1260 ext. 2359 todd.salter@guelph.ca

Recommended By

Janet L. Laird, Ph.D. Executive Director Planning, Building, Engineering and Environment 519-822-1260, ext 2237 janet.laird@guelph.ca



Attachment 1 – Proposed Asset Names List by the Naming Committee

ASSET NAMING LIST



Asset 1# Paisley and Edinburgh Park – 253 Paisley Street

PROPOSED NAME: Blossom Junction (submitted by the Naming Committee)

- RECOMMENDED

RATIONALE: Many of the suggested names used words associated with either the Blossom Train (the seasonal horticultural display in the form of a train called - the Blossom Express), or the physical significance of this being the crossing of railway and streets – a junction. The Committee thought that combining these words would best represent the public's suggestions.

Asset 2#

Water Street Park Renaming - 301 Water Street

PROPOSED NAME: **Silvercreek Park** (to be amalgamated into the existing Silvercreek Park boundary)(submitted by City of Guelph staff)

RECOMMENDED

RATIONALE: Water Street Park is bordered by Silvercreek Park, the Speed River and a private development. It is 0.61 hectares in size and is zoned FL (Floodway) in the City Zoning Bylaw. City staff have not been able to conclude any reasoning or history associated with the current name. The Park has only a very narrow street frontage, the only connection to the street is via a walkway. The re-naming would amalgamate this area of the park system making for simplified asset management and operational record keeping. Through the Municipal Property and Building Commemorative Naming Public Consultation Process the results from the public supported the renaming (327 letters were sent to surrounding residents. Staff received 10 responses. 8 supported the renaming, while 2 did not support the renaming).

Asset 3#

Grangehill Phase 7 Subdivision Park - 510 Starwood Drive

PROPOSED NAME: Starwood Park (submitted by the public)

- RECOMMENDED

RATIONALE: The proposed park fronts onto Starwood Drive at its most westerly limit. The park will act as a 'gateway feature' into the public off-road trail network of the east end for those living in the Grangehill Ph.7 subdivision, as well as those along Starwood and surrounding streets. This is also the only currently planned park along the entire length Starwood Drive.



Attachment 1 – Proposed Asset Names List by the Naming Committee

Asset 4#

Hanlon Creek Business Park Wetland (abutting Cooper Drive and Laird Road)

PROPOSED NAME: **Phelan Wetland Conservation Area** (submitted by the Naming Committee)

RECOMMENDED

RATIONALE: The Phelan Family began farming the area shortly after James Phelan purchased the land from The Crown in the early 1830's (Attachment 6). For over 180 years they operated a successful grain farm up until the lands were purchased for development. In addition to their contribution as founding members of the farming community, the Phelan Family were also building members of The Church of Our Lady (great grandfather Patrick Phelan's name is adorned in the stain glass near the front entrance to the church), and also great contributors and supporters of the Catholic School Board (Mary Phelan was recognized in 1975 by the Catholic School Board for her dedication and contribution – the only lay person to have a school named after her). The original farmstead was close to the wetland (PSW) in question - now protected and part of the Hanlon Creek Business Park Open Space System. The protected area is dominated by mineral marsh, a successional stand of tree species and provides habitat to common amphibians and birds such as the Green Frog and Red-winged Blackbird.

Asset 5#

Hanlon Creek Business Park Heritage Maple Grove (abutting Forestell Road)

PROPOSED NAME: Phelan Heritage Grove (submitted by the public)

NOT RECOMMENDED

RATIONALE: Known as The Heritage Maple Grove within the Hanlon Creek Business Park Environmental Implementation Report, the grove fronts onto Forestell Road and fell within the original Phelan Family property. However, the Naming Committee could not support the naming request for a number of reasons:

- 1. No background or history was given in the formal submission or in conversation with the Phelan's of the significance of the stand of old growth sugar maple to the Family.
- 2. It is the suggestion of the Naming Committee to recognize the Phelan Family's contribution to the city by naming the PSW (Asset #4) adjacent to the original homestead sited within the former property boundary.
- 3. The Phelan name has already been recognized at other locations around the City The Church of Our Lady, Mary Phelan Catholic School; and a request to rename an existing street within the Hanlon Creek Business Park Phelan Court, will be coming forward in the near future by Planning Services. The Naming Committee believe the acknowledgement and appreciation of the Phelan Family's contribution to the community is well documented and that the naming of one asset on the former property is more in keeping with the intentions of the Naming Policy and prior Naming Committee practices.

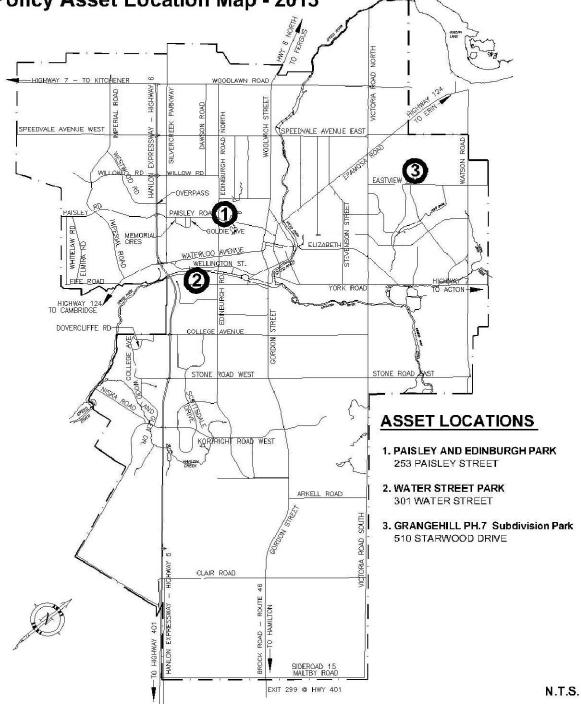


- त	Clifford Ian Chappel	2010	Miscellaneous
S	Tiger Dunlop Park	2010	Eastview Landfill
9	Admiral Kingsmill Park	2010	Eastview Landfill
	John Smith Park	2010	Eastview Landfill
~	Callander Family Park	2010	Eastview Landfill
6	John Sanvido H20 Park	2010	City Hall/POA
	Sister Christine Leyser Square	2010	City Hall/POA
11	Robert Munsch Story Time Park	2010	Miscellaneous
	Anne-Marie Zajdik Park	2010	Miscellaneous
	Jim Garrow Park	2010	Miscellaneous
14	Larry Kelly Hall	2010	Hall in the New Museum
disease.	Gil Stelter Park	2010	Miscellaneous
	Edward Johnson	2010	59 Carden St. Entrance Plaza
19	Edward Johnson	2012	Miscellaneous
	John Lammer	2012	Miscellaneous
21	Frederick Metcalf	2013	Miscellaneous
	Hammill Family	2013	Miscellaneous



Attachment 3 – Public Process (Website and Tribune Advertisement)

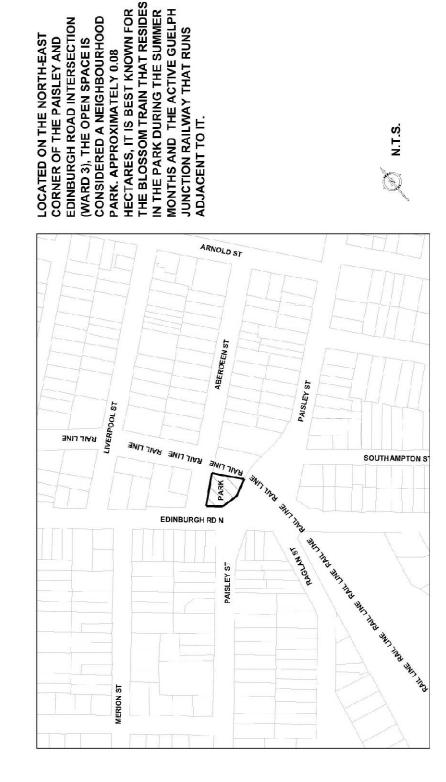
Municipal Property and Building Commemorative Naming Policy Asset Location Map - 2013





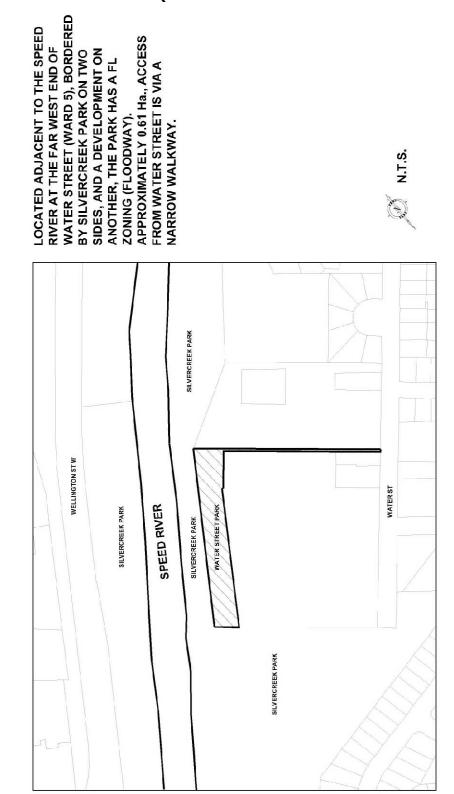
Attachment 3 – Public Process (Website and Tribune Advertisement)

PAISLEY ROAD AND EDINBURGH ROAD N. PARK **253 PAISLEY ROAD**





Attachment 3 - Public Process (Website and Tribune Advertisement)



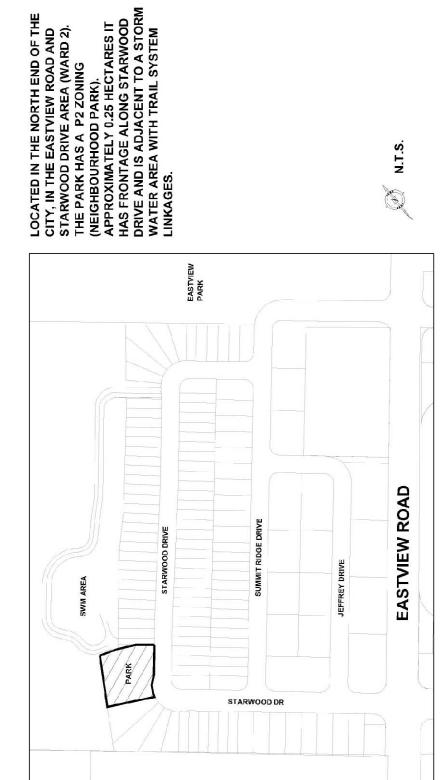
WATER STREET PARK 301 WATER STREET

GRANGEHILL PH.7 SUBDIVISION PARK

510 STARWOOD DRIVE



Attachment 3 – Public Process (Website and Tribune Advertisement)





Attachment 3 – Public Process (Website and Tribune Advertisement)

CITY OF GUELPH

Call for submissions

Don't miss your chance to suggest names for some of Guelph's new and existing facilities.

As part of the City's Municipal Property and Building Commemorative Naming Policy, residents are invited to suggest names for new and existing assets.

Submissions are due by Friday, July 12.

This year, the Naming Committee will consider new names for two facilities:

- Grangehill Phase 7 Subdivision Park (510 Starwood Drive)
- Paisley Road and Edinburgh Road North Park (253 Paisley Road)

This year, the Naming Committee will consider the renaming of one facility:

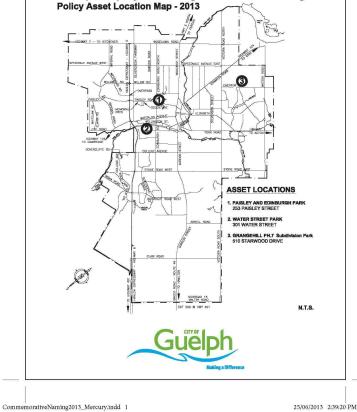
Water Street Park (310 Water Street)
For naming requirements, submission guidelines and form,
please visit guelph.ca/city-hall/council-and-committees/.

For more information

Rory Barr Templeton, Landscape Planner Development Planning, Planning, Building, Engineering and Environment T 519-822-1260 x 2436

E rory.templeton@guelph.ca

Municipal Property and Building Commemorative Naming





Attachment 4 – Public Process (Survey)



June 19, 2013

Dear Resident,

The Municipal Property and Building Commemorative Naming Committee is seeking public input for the naming of 253 Paisley Road - a park located at the Paisley and Edinburgh Road intersection. The purpose of this request is to engage residents and get them involved with the naming of their local public facilities.

253 Paisley Road, is 0.08 hectares in size and is zoned P.2 (neighbourhood park) in the City Zoning Bylaw. Attached is a location map of the park.

Known only as the Paisley and Edinburgh Park by City staff, it is home to the Blossom Train in the summer; and the unique feature of an active railway running adjacent to it - Guelph Junction Railway.

Suggested names should be in keeping with the Naming Considerations outlined in The Municipal Property and Building Commemorative Naming Policy, found at http://guelph.ca/city-hall/council-and-committees/advisory-committees/municipalproperty-and-building-commemorative-naming-committee/. Here you will also find the Submission Form which must accompany each suggested name submitted. Please ensure to provide all historic or background details with your name submission to inform the Naming Committee and help them in the decision making process.

The Naming Committee will be sending a report to a Planning Committee in the Fall with their naming recommendations. If you wish to be kept informed of when the report will come forward, please provide an email address and/or contact information with your submission. Space is provided on the submission form.

Thank you for your interest in the 2013 asset naming process and please do not hesitate to contact me should you have any questions.

Please submit your naming ideas by Friday July 12, 2013

Mail:	Planning & Building, Engineering and Environment, Planning Services, 1 Carden St., Guelph, ON, N1H 3A1 Attention: Rory Templeton	
Drop b		
Email:	rory.templeton@guelph.ca	City Hall 1 Carden St Guelph, ON Canada
	Karen Sabzali, Manager of Parks and Open Spaces Sylvia Kirkwood, Manager of Development Planning	N1H 3A1 T 519-822-1260 TTY 519-826-9771

Page 1 of 1

guelph.ca



Attachment 4 – Public Process (Survey)



June 19, 2013

Dear Resident,

The Municipal Property and Building Commemorative Naming Committee is seeking public input for the re-naming of Water Street Park - an existing park in your neighbourhood. The purpose of this request is to engage residents and get feedback on the re-naming of this local public facility as per the Municipal Property and Building Commemorative Naming Policy, found at

http://guelph.ca/city-hall/council-and-committees/advisory-committees/municipalproperty-and-building-commemorative-naming-committee/

Water Street Park is bordered by Silvercreek Park, the Speed River and a private development. It is 0.61 hectares in size and is zoned FL (Floodway) in the City Zoning Bylaw. Attached is a location map of the park.

City staff would like to re-name Water Street Park to Silvercreek Park - and allow it to become part of the larger park that surrounds it. Staff have not been able to conclude any reasoning or history associated with the current name. Water Street Park has only a very narrow street frontage; the only connection to the street is via a walkway. The zoning is the same as the adjacent Silvercreek Park and there are no identifying features that make it unique to the adjacent open space. The re-naming would amalgamate this area of the park system making for simplified asset management and operational record keeping. Support for or against this re-naming can be sent to Rory Barr Templeton.

The Naming Committee will be sending a report to a Planning Committee in the Fall with their naming recommendations. If you wish to be kept informed of when the report will come forward, please provide an email address and/or contact information with your support for or against this renaming.

Thank you for your interest in the 2013 asset naming process and please do not hesitate to contact me should you have any questions.

Please submit your feedback by Friday July 12, 2013

Mail:	Planning & Building, Engineering and Environment,			
	Planning Services, 1 Carden St., Guelph, ON, N1H 3A1			
	Attention: Rory Templeton			
Drop	y Planning & Building, Engineering and Environment, Planning			
-	Services, 3rd Floor, 1 Carden St., Guelph, ON, N1H 3A1	City Hall 1 Carden St		
Email	rory.templeton@guelph.ca	Guelph, ON Canada		
CC.	Karen Sabzali, Manager of Parks and Open Spaces Sylvia Kirkwood, Manager of Development Planning	N1H 3A1		
	Synta Nitwood, Hanager of Development Hanning	T 519-822-1260		

T 519-822-1260 TTY 519-826-9771

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guelph.ca



Attachment 4 – Public Process (Survey)



June 19, 2013

Dear Resident,

RE: Municipal Property and Building Commemorative Naming process

The Municipal Property and Building Commemorative Naming Committee is seeking public input for the **naming** of Grangehill Phase 7 Subdivision Park - a future park in your neighbourhood! The purpose of this request is to engage residents and get them involved with the naming of their local public facilities.

Grangehill Phase 7 Park fronts Starwood Drive, is 0.25 hectares in size and is zoned P.2 (Neighbourhood Park) in the City Zoning Bylaw. Attached is a location map of the park.

In the future you will receive a survey regarding what type of facilities you'd like within the park, but first we'd like to ask you to help name the park.

Suggested names should be in keeping with the Naming Considerations outlined in The Municipal Property and Building Commemorative Naming Policy, found at <u>http://guelph.ca/city-hall/council-and-committees/advisory-committees/municipalproperty-and-building-commemorative-naming-committee/</u>. Here you will also find the Submission Form which must accompany each suggested name submitted. Please ensure to provide all historic or background details with your name submission to inform the Naming Committee and help them in the decision making

The Naming Committee will be sending a report to a Planning Committee in the Fall with their naming recommendations. If you wish to be kept informed of when the report will come forward, please provide an email address and/or contact information with your submission. Space is provided on the Submission Form.

Thank you for your interest in the 2013 asset naming process and please do not hesitate to contact me should you have any questions. Please submit your naming ideas by Friday July 12, 2013

Mail: Planning & Building, Engineering and Environment,		
	Planning Services, 1 Carden St., Guelph, ON, N1H 3A1	
	Attention: Rory Templeton	
Drop by Planning & Building, Engineering and Environment, Planning		
Services, 3rd Floor, 1 Carden St., Guelph, ON, N1H 3A1		
Email: rory.templeton@guelph.ca		
	aren Sabzali, Manager of Parks and Open Spaces ylvia Kirkwood, Manager of Development Planning	

City Hall 1 Carden St Guelph, ON Canada N1H 3A1

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process.

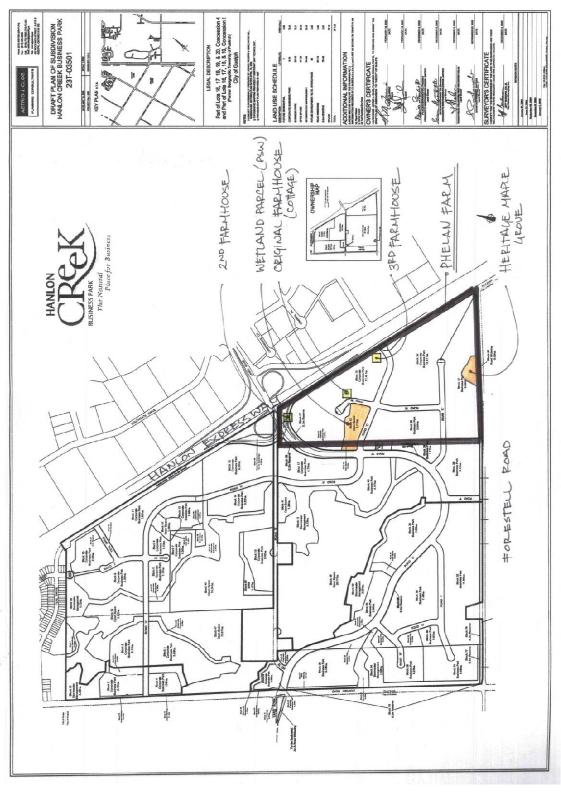


Asset #	#	Suggested Name	Location
1	1	Three Points	Paisley and Edinburgh
	2	Eric MacAuley Park	Paisley and Edinburgh
	3	Nick Dicarlo Park	Paisley and Edinburgh
	4	Blossom Express Station - Park	Paisley and Edinburgh
	5	Gus Stahlman Park	Paisley and Edinburgh
	6	Sister Christine Park	Paisley and Edinburgh
	7	Guelph Junction	Paisley and Edinburgh
	8	Great Western	Paisley and Edinburgh
	9	Christie Park	Paisley and Edinburgh
	10	Junction Park	Paisley and Edinburgh
	11	Blossom Park	Paisley and Edinburgh
	12	Sparky Park	Paisley and Edinburgh
	13	Knight Park	Paisley and Edinburgh
	14	Spur Line Park	Paisley and Edinburgh
	15	Junction Park	Paisley and Edinburgh
	16	Short Line Park	Paisley and Edinburgh
	17	Doug Cummings Park	Paisley and Edinburgh
	18	Schuett Park	Paisley and Edinburgh
	19	Kenneth O. Hammill Park	Paisley and Edinburgh
2	20	Silvercreek Park (Renaming from City staff)	Water Street Park
3	21	Starwood Park	Grangehill Phase 7 Subdivision
	22	Albert Einstein Park	Grangehill Phase 7 Subdivision
	23	Kenneth and Eileen Hammill Park	Grangehill Phase 7 Subdivision
	24	David Bernon Park	Grangehill Phase 7 Subdivision
	25	Richard Peverley Park	Grangehill Phase 7 Subdivision
4	26	Phelan Wetland Conservation Area	Hanlon Creek Business Park Wetland (abutting Cooper Drive and Laird
	27	Phelan Heritage Grove	Road) Hanlon Creek Business Park Heritage Maple Grove (abutting Forestell Road)
Misc	28	Robert Munsch Park	N/A
Misc	29	Victor Davis Park	N/A
Misc	30	Frederick T. Metcalf Park	N/A

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Attachment 6 - Phelan Family Farm (former property boundary and existing asset location map)





TO Planning & Building, Engineering and Environment Committee

SERVICE AREA Planning, Building, Engineering and Environment

DATE November 5, 2013

SUBJECT Establishment of a Stakeholder Advisory Group for the Stormwater Funding Study

REPORT NUMBER

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To establish the membership of a Stakeholder Advisory Group to provide input for the Stormwater Funding Study, as previously approved by Council.

KEY FINDINGS

N/A

FINANCIAL IMPLICATIONS

N/A

ACTION REQUIRED

To approve the establishment of a Stakeholder Advisory Group for the Stormwater Funding Study.

RECOMMENDATION

1. That Council approve the establishment of a Stakeholder Advisory Group for the Stormwater Funding Study.

BACKGROUND

In March 2013, the Planning & Building, Engineering and Environment Committee directed staff to proceed with a Stormwater Funding Study by issuing the terms of reference for the consultant engineering assignment. Staff proceeded to issue the terms of reference and hired the engineering consultants AECOM to carry out the study.

The Stormwater Funding Study was initiated in August 2013. The purpose of this study is to:

• Evaluate the existing stormwater program costs and determine future costs to provide an appropriate level of service that meets the City's objectives



for flood and environmental protection and regulatory requirements, and satisfies public service expectations.

- Identify and consider a dedicated and sustainable funding mechanism that allocates stormwater costs fairly and equitably for all properties.
- Develop an implementation strategy for Council approval.

As part of this study, a Stormwater Funding Study Stakeholder Advisory Group will be formed to provide a forum for key stakeholders to be involved early and throughout the process.

REPORT

Staff are recommending the establishment of a Stormwater Funding Study Stakeholder Advisory Group.

The Stakeholder Advisory Group's goal is to provide advice to the Project Team on all aspects of the study, and in particular assist with developing recommendations related to:

- Quantifying the appropriate level of service and corresponding costs to address the City's stormwater management needs; and
- Identify an equitable, self-supporting and dedicated funding source, along with an implementation plan that is most appropriate for the City of Guelph.

The Stakeholder Advisory Group will work with the Project Team to accomplish the following objectives:

- Establish the overall goals and priorities of the stormwater management program.
- Identify the problems, issues corresponding with current and future needs of the program.
- Act as a sounding board for materials to be presented at the public open houses, as well as the feedback received from the general public.
- Determine a desirable level of service and corresponding costs to meet these needs.
- Recommend the financing mechanism that fairly distributes the program investment throughout the City.

City staff believe that Stakeholder Advisory Group members should represent the interests of the majority of community stakeholders, enabling a full exploration of views on key issues. Representatives of a cross-section of community interests will be invited to participate, including but not limited to:

 Businesses and for-profit organizations such as the Chamber of Commerce, industry, manufacturing and commercial enterprises, developers, and general contractors;



- Institutional and other tax-exempt entities such as places of worship, charitable organizations, school boards, higher education and health care facilities, neighborhood associations; and
- Environmental organizations.

In addition to the Stakeholder Advisory Committee, there will be a Project Team consisting of Engineering, Public Works, Corporate Communications, Community Engagement staff and external consultants.

Upon approval of Council for the formation of a Stakeholder Advisory Group, staff will work with the City Clerk's Department to invite representation on the Stakeholder Advisory Group. Once applications from interested individuals have been received by the City Clerk's Department, individuals will be appointed to the advisory group by Council, in accordance with the City's Policies and Procedures governing citizen appointments to Committees.

CORPORATE STRATEGIC PLAN

2 Innovation in Local Government

2.1 Build an adaptive environment for government innovation to ensure fiscal and service sustainability

- 2.3 Ensure accountability, transparency and engagement
- 3 City Building
 - 3.1 Ensure a well designed, safe, inclusive, appealing and sustainable City
 - 3.2 Strengthen citizen and stakeholder engagement and communications

DEPARTMENTAL CONSULTATION

The terms of reference for the Stormwater Funding Study Stakeholder Advisory Committee will include Engineering, Community Engagement and Corporate Communications staff in the development of the document prior to release.

COMMUNICATIONS

N/A

FINANCIAL IMPLICATIONS

N/A

ATTACHMENTS

- Stormwater Funding Study Stakeholder Advisory Group Terms of Reference
- Planning & Building, Engineering and Environment Committee March 18, 2013 Staff Report: Stormwater Funding Study – Terms of Reference



Report Author

Arun Hindupur, M.Sc., P.Eng. Infrastructure Planning Engineer

- Kub

Approved By Don Kudo, P.Eng. Interim General Manager/City Engineer Engineering Services 519.822.1260 ext 2490 don.kudo@guelph.ca

Recommended By Janet L. Laird, Ph.D. Executive Director Planning Building, Engineering and Environment 519.822.1260, ext 2237 janet.laird@guelph.ca

Stormwater Funding Study Stakeholder Advisory Group Terms of Reference

Background

The City of Guelph is committed to involving their citizens in projects and processes that contribute to and enhance their quality of life.

The City's stormwater management system contains valuable infrastructure assets that include storm sewers, catchbasins, inlets and outlets, oil-grit separators, bridges and culverts, watercourses and ponds. The management of these assets includes the design and construction of capital projects such as stormwater management ponds, stream rehabilitation and flood mitigation works, operations, maintenance and rehabilitation of existing infrastructure, environmental compliance, emergency response and clean-up, street sweeping and the enforcement of by-laws. By controlling the quality and quantity of stormwater reaching our streams and rivers, the City's stormwater management systems protect the health and safety of the public and the environment.

The City has consistently invested in its stormwater infrastructure, however it is aging and will require additional operation, maintenance and capital improvement costs over time to sustain sufficient levels of service. Additional improvements are also needed to achieve compliance with new and emerging environmental regulatory requirements. The effects of more frequent, more severe precipitation events are also taxing stormwater infrastructure across the province. It's expected that these, and other additional pressures in the future, will leave the storm management program competing for limited public funds. All of the above considerations will help determine an appropriate level of service for the City's future stormwater program.

To support the City's future stormwater management program, alternative funding options beyond property taxes and development charges need to be explored. The City of Guelph has initiated a Stormwater Funding Study to investigate an equitable, self-supporting, and dedicated funding source for stormwater management. As part of this study, a Stormwater Funding Study Stakeholder Advisory Group will be formed to provide a forum for key stakeholders to be involved early and throughout the process.

Other interested and affected residents will also be invited to provide feedback at key times during the study at public open houses and via the City website.

Mandate

The mandate for the Stakeholder Advisory Group is to provide feedback and advice to the Project Team, comprised of City staff and its consultant, on all aspects of the City's current and future stormwater management needs. To further this mandate, participants will be

asked to represent the views of their respective constituencies, members or organization as best as they can and to assist the Project Team in its understanding of opportunities and issues through participation in a process of open dialogue and discussions.

Stakeholder Advisory Group goal

The Stakeholder Advisory Group's goal is to provide advice to the Project Team on all aspects of the study, and in particular assist with developing recommendations related to:

- Quantifying the appropriate level of service and corresponding costs to address the City's stormwater management needs; and
- Identify an equitable, self-supporting and dedicated funding source, along with an implementation plan, that is most appropriate for the City of Guelph.

Stakeholder Advisory Group objectives

The Stakeholder Advisory Group will work with the Project Team to accomplish the following objectives:

- Establish the overall goals and priorities of the stormwater management program.
- Identify the problems, issues, and corresponding current and future needs of the program.
- Act as a sounding board for materials to be presented at the public open houses, as well as the feedback received from the general public.
- Determine a desirable level of service and corresponding costs to meet these needs.
- Recommend the financing mechanism that fairly distributes the program investment throughout the City.

Project Team goal

Throughout the process, the project team will engage in discussion and exchange of information with Stakeholder Advisory Group members, and reflect stakeholder views, and preferences in the development of recommendations.

Project Team objectives

The Project Team has the following objectives:

- Foster stakeholder understanding of the City's current and anticipated stormwater management program needs and costs.
- Ensure stakeholder concerns and views are identified, understood, and considered in the decision-making process.
- Address the key issues and concerns raised by Stakeholder Advisory Group members.
- Achieve agreement, wherever possible, on the relevant issues, policies, and recommendations to be presented to City Council.

Membership

The City of Guelph believes that Stakeholder Advisory Group members should represent the interests of the majority of community stakeholders, enabling a full exploration of views on key issues. Representatives of a cross-section of community interests have been invited to participate, including:

- Businesses and for-profit organizations such as the Chamber of Commerce, industry, manufacturing and commercial enterprises, developers, and general contractors;
- Institutional and other tax-exempt entities such as places of worship, charitable organizations, school boards, higher education and health care facilities; and
- Environmental organizations.

Two meetings are anticipated at this time. If additional meetings are scheduled, the City may consider including new members to the Stakeholder Advisory Group who represent residents from neighborhoods or homeowners associations throughout Guelph.

Alternate members

It is the City's intention that the same stakeholder representatives be actively involved throughout the study. This continuity will aid in the effectiveness of the process. In the event a participant is unable to attend one or more meetings, a designated alternate may be assigned to take his/her place. In the event that a participant and alternate are both unable to attend a meeting, the Project Team should be notified prior to the meeting.

Roles and responsibilities

The overall roles and responsibilities of those involved in this project include:

Project Team

- · Provide adequate information to enable participation;
- · Provide overviews/presentations on key issues;
- Facilitate and act as a resource for the main discussion and breakout sessions; and
- Identify ways in which stakeholder consultation has influenced the decision-making process.

Note: The Project Team will receive and consider all feedback received from stakeholders. However, decision-making authority ultimately rests with City Council.

Stakeholder Advisory Group Members

- · Participate in all meetings and review materials presented;
- · Identify concerns and issues with the City's stormwater management program;
- Provide and present input, advice and feedback on relevant issues;
- Explore potential areas of agreement around key issues; and
- Provide advice on effective ways to involve the public at key points in the project.

Meetings

Stakeholder Advisory Group meetings are to be convened at least twice during the project, which will run from fall 2013 to spring 2014. The first meeting will focus on current and anticipated stormwater management needs and an introduction of possible funding mechanisms, and the second meeting will focus on developing a recommended funding approach, including consideration of incentives. Additional meetings may be scheduled if needed. All meetings will be held at a consistent location and time, agreeable to all participants, as determined at the first meeting.

Consultation process support

The Project Team will be responsible for preparing meeting materials, providing technical assistance, facilitation and reporting of the meetings. Assistance in identifying issues where discussion will be of benefit, exploring stakeholder views, and identifying any common ground are key parts of the facilitation role. The Project Team will draft meeting notes and reports that document discussions and written stakeholder input received during this process, as well as any areas of agreement that are reached. This information will form part of the Project Team report to City Council.

Volunteer time

Although the City cannot offer payment for participation on the Stakeholder Advisory Group, support services such as any related photocopying can be provided. Refreshments will be provided during meetings and parking fees will be reimbursed where appropriate.

Accountability

Responsibility for the Stakeholder Advisory Group and public engagement program rests with the Project Team. All participants are to be governed according to the policies/procedures of their respective organizations. In the event that agreements are reached during the consultation process, they must be consistent with relevant policies of the respective organizations.

Duration of the consultation period

It is expected that the Stormwater Funding Study will be completed by late spring 2014.

Additional consultation opportunities

Individuals who are not available to attend or cannot be accommodated in the Stakeholder Advisory Group sessions are invited to follow the consultation process and submit comments through the City's website and attend the two public open houses.

Contact information

Should you have any questions about the Stakeholder Advisory Group or the City of Guelph's Stormwater Funding Study, please contact the following:

Mike Gregory, M.Sc., P.Eng.
Senior Project Manager, AECOM
T: 519-650-8697
E: mike.gregory@aecom.com



TO Planning & Building, Engineering and Environment Committee

SERVICE AREA Planning, Building, Engineering and Environment

DATE March 18, 2013

SUBJECT Stormwater Funding Study – Terms of Reference

REPORT NUMBER

EXECUTIVE SUMMARY

PURPOSE OF REPORT

The purpose of the report is to provide background and details on the proposed consultant engineering assignment terms of reference for the Stormwater Funding Study.

KEY FINDINGS

Some key findings of the report:

- The Sustainable Infrastructure Report and Infrastructure Scorecard indicated an "F" grade for stormwater infrastructure assets and the current City spending is only 41% of the estimated equivalent annual cost to sustain stormwater infrastructure assets.
- The report lists general criteria to be included in the proposed consultant engineering assignment terms of reference for the Stormwater Funding Study.

FINANCIAL IMPLICATIONS

The Stormwater Funding Study will be funded from SW0060 that was approved in the amount of \$200,000.00 and is funded by Development Charges (62.25%) and City Reserves (37.75%).

ACTION REQUIRED

The Planning, Building, Engineering and Environment Committee approve the Stormwater Funding Study - Terms of Reference report recommendation.

RECOMMENDATION

1. That staff be directed to proceed with the Stormwater Funding Study by issuing the terms of reference for the consultant engineering assignment.



BACKGROUND

The need for increased funding for stormwater system infrastructure was recently highlighted in the Sustainable Infrastructure Report that was received for information by Council in Fall, 2012. The consultant report detailed the City's stormwater assets being valued at \$506,400,000, with an approximate infrastructure improvement backlog of \$25,000,000 and an annual sustainable cost requirement of \$6,400,000. The infrastructure scorecard developed as part of the study resulted in an "F" scorecard grade for stormwater system assets with current funding being only at 41% of the estimated annual need.

As a result of the consultant report findings, the Planning & Building, Engineering and Environment Committee report entitled, Sustainable Infrastructure Report, dated October 15, 2012 included the following action item:

• Initiate a Storm Water Funding review to address the sustainable funding level for storm water assets

Further detailed review of the City's stormwater management infrastructure was undertaken with the completion of the Stormwater Management Master Plan in Summer, 2011. The June 20, 2011 Planning & Building, Engineering and Environment Committee report detailing the Stormwater Management Master Plan findings and recommendations was approved by Council and included the following recommendation:

 AND THAT staff be authorized to prepare draft Terms of Reference to undertake a "Stormwater User Pay Feasibility Study" as a potential future funding source for stormwater infrastructure in Guelph, as recommended in the Master Plan and outlined in this report, and that the draft Terms of Reference be considered by Council for approval at a future meeting, prior to release.

In addition to the two engineering study reports, the approved 2013-2016 Corporate Strategic Plan (CSP) Work Plan dated November 12, 2012, included a "storm water funding review" as one of the CSP initiatives for 2013 in the Cost Avoidance and System Optimization category.

REPORT

As part of Engineering Services 2013 work plan and CSP initiatives, staff is prepared to move forward with the initiation of a stormwater funding study. In order to proceed with a feasibility study, a terms of reference for consultant engineering services is required to hire a qualified firm. The consulting team will be tasked to identify, review and evaluate alternative funding mechanisms to support the City's stormwater management program and to recommend a preferred funding



approach. In general, the terms of reference for the consultant assignment would include the following steps to be undertaken by the project team:

- Compile and quantify the cost of the City's existing stormwater management program including operations and maintenance, asset management, planning and monitoring activities and capital plans;
- Develop and evaluate various stormwater management program options based on varying levels of service and recommend a program that will meet the desired levels of service, targets for compliance with regulations and other future pressures;
- Review available stormwater financing options;
- Recommend the preferred option that offers a fair and equitable method for allocating the costs of the stormwater management program;
- Develop a strategy to implement the recommendations.

It is expected that a key to the success of the Stormwater Funding Study will be consultation with stakeholders and public. Parallel to the above activities, the study terms of reference will include the following in order to seek input and support the above tasks:

- Develop a Consultation Plan to identify and outline a framework and schedule for consultation with City staff, stakeholders and the general public;
- Assist in the formation of a Stormwater Advisory Committee with key stakeholders to solicit feedback on the study components and related issues;
- Conduct education sessions with the Leadership Team, the Mayor and Members of Council;
- Conduct 'focus group' sessions to seek additional public feedback with representatives from residential, non-residential and tax exempt property owners as well as host public Open Houses.

The above list of items will form part of the Stormwater Funding Study terms of reference document. Consultant submissions will be evaluated based on their proposed methodology, experience, project management and cost with respect to the study terms of reference.

CORPORATE STRATEGIC PLAN

2 Innovation in Local Government

2.1 Build an adaptive environment for government innovation to ensure fiscal and service sustainability

- 2.3 Ensure accountability, transparency and engagement
- 3 City Building
 - 3.1 Ensure a well designed, safe, inclusive, appealing and sustainable City
 - 3.2 Strengthen citizen and stakeholder engagement and communications



DEPARTMENTAL CONSULTATION

The terms of reference for the Stormwater Funding Study will include Finance, Public Works and Community Engagement and Social Services staff in the development of the document prior to release.

COMMUNICATIONS

The terms of reference for the Stormwater Funding Study will be posted on the City's website for interested firms to receive the detailed document.

ATTACHMENTS

October 15, 2012 Planning, Building, Engineering and Environment Committee Report - Sustainable Infrastructure Report <u>http://guelph.ca/living.cfm?smocid=2963</u>

June 20, 2011 Planning, Building, Engineering and Environment Committee Report - Stormwater Management Master Plan Study and Recommendations http://guelph.ca/uploads/062011 Baker SWM Master Plan FINAL.pdf

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Report Author Don Kudo, P.Eng. Manager of Infrastructure Planning Design & Construction Engineering Services 519-822-1260 ext 2490 don.kudo@guelph.ca

K ude

Approved By for: Richard Henry, P.Eng. General Manager/City Engineer Engineering Services 519-822-1260 ext 2248 richard.henry@guelph.ca

Recommended By for: Janet L. Laird, Ph.D. Executive Director Planning, Building, Engineering and Environment 519-822-1260 ext 2237 janet.laird@guelph.ca



SUBJECT	Budget Allocations for Implementing the Cycling Master Plan
DATE	November 5, 2013
SERVICE AREA	Planning, Building, Engineering and Environment
то	Planning & Building, Engineering and Environment Committee

REPORT NUMBER

EXECUTIVE SUMMARY

PURPOSE OF REPORT

The purpose of this report is to recommend funding to implement the Cycling Master Plan, as included in the proposed 2014 Capital Budget and Forecast for Council's consideration and approval.

KEY FINDINGS

- The proposed ten year capital budget provides funding for the addition of about 36 lane-kilometres of new on-road bicycle lanes through road construction projects as identified in the Cycling Master Plan. The average cost of road widening for bicycle lanes is about 20% of the total construction costs. In total, about \$10 million is allocated over ten years, with \$1.7 million allocated in the proposed 2014 Capital Budget.
- Separately, another 78 lane-kilometres of on-road bicycle lanes will be added over the next ten years through striping and pavement marking without road widening. The cost of including bicycle lanes without road widening is estimated at \$450,000 over 10 years.
- A new capital budget account (RD0321 Active Transportation) has been created for implementing "Active Transportation Infrastructure", that will provide for (a) the construction of off-road active transportation facilities (to accommodate both cycling and walking) within the road right-of-way; and (b) for the paving of sections of the City's primary trail system to accommodate both cycling and walking, and to create a continuous on/off-road bicycle network for commuting purposes. A total of \$3 million over ten years has been allocated in the new account.
- A separate new capital account (RD0322 Active Transportation Study) has also been created, allocating \$150,000 in 2014. The purpose of this account is to undertake a feasibility study to (a) identify the sections of the primary trail system suitable for paving; (b) develop a functional plan of the trail alignments; (c) and estimate the cost of construction and annual maintenance for Council consideration and approval prior to implementation.



FINANCIAL IMPLICATIONS

There are no financial implications directly resulting from this report; however, the report provides a summary of the financial allocations in the proposed 2014 Capital Budget and Forecast for implementing the Cycling Master Plan recommendations.

ACTION REQUIRED

That Planning, Building, Engineering and Environment Committee receive the Information Report entitled *Budget Allocations for Implementing the Cycling Master Plan.*

RECOMMENDATION

1. That Planning & Building, Engineering and Environment Committee receive the Report entitled *Budget Allocations for Implementing the Cycling Master Plan.*

BACKGROUND

The Cycling Master Plan and its recommendations were approved by Council in February 2013. The Council resolution included the following direction to staff:

"THAT a summary of capital financing to implement the Guelph Cycling Master Plan be brought back in advance of the capital prioritization process."

The purpose of this report is to summarize the allocation of funds in the proposed 2014 Capital Budget and Forecast, based on input received from Councillors and cycling stakeholders, for implementing the Cycling Master Plan's proposed cycling network.

REPORT

Cycling Master Plan Components:

The Cycling Master Plan (CMP) approved by Council includes the following cycling infrastructure facilities:

- > On-road Bicycle Lanes (separated and dedicated lanes on road pavement);
- Off-road Multi-use Boulevard Trails within the right-of-way (paved trails to accommodate both walking and cycling, similar to what has been built in the Hanlon Creek Business Park);
- Off-Street Cycling Network (paving and maintaining about 30 kilometres of the City's primary trail system to create a continuous on/off-street commuting cycling network, subject to undertaking a feasibility study for Council approval prior to implementation).



Attachment 1 illustrates the on-road cycling network, recommended in the Cycling Master Plan (CMP), including dedicated bicycle lanes, shared lanes and separate lanes, as well as multi-use boulevard trails within the road right-of-way.

In addition, the Cycling Master Plan includes the paving of 30 kilometres of the City's primary trail system as an off-road cycling facility to create a continuous on/off-road cycling network for commuting purposes. It should be noted that the proposed paving will not include major portions of the City's extensive (primary and secondary) trail system, which continue to be used primarily for recreation purposes.

Cycling and walking are "active modes of transportation" distinct from the motorized modes of transportation including automobiles, transit and trucks.

Both active and motorized modes are accommodated within the road right-of-way, where cyclist share the pavement with the motorized modes and walking is accommodated on sidewalks outside the road pavement. Multi-use boulevard trails located within the road right-of-way and the paved off-street trail system will accommodate both cycling and walking in the same paved surface. In addition to walking and cycling, the active transportation facilities will also accommodate jogging, running, in-line skating, skateboarding as well as persons in wheelchairs or with strollers.

The City has already implemented a multi-use boulevard trail in the Hanlon Creek Business Park. The CMP has identified sections of Woodlawn Road, Stone Road and Edinburgh Road for implementing new multi-use boulevard trails.

Capital Financing for Implementation:

a) On-road Bicycle Lanes:

The addition of on-road bicycle lanes will be implemented as part of road widening and through re-striping and re-marking of existing pavements. Attachment 2 summarizes the capital road projects included in the ten year forecast that will provide for adding new on-road new bicycle lanes.

About 36 lane-kilometres of new on-road bicycle lanes will be added through road widening as identified in the Cycling Master Plan. The average cost of adding bicycle lanes through widening is about 20% of the total construction costs. In total, about \$10 million is allocated over ten years, with \$1.7 million allocated for in the proposed 2014 Capital Budget.

Separately, another 78 lane-kilometres of on-road bicycle lanes will be added over the next ten years through striping and pavement marking without road widening. The cost of including bicycle lanes without road widening is estimated at \$450,000 over ten years.



b) Active Transportation Infrastructure

As noted earlier, the CMP has identified two active transportation facilities that can be shared by cycling as well as walking and other active modes: multi-use boulevard trails and paved off-road trails.

Two new capital projects (RD0321–Active Transportation and RD0322–Active Transportation Study) have been created to implement the proposed active transportation facilities. Both projects are being included in the new DC By-Law that is under preparation.

The purpose of Capital Project RD0321-Active Transportation, for \$3.0 million over ten years, is for the physical implementation of active transportation facilities including multi-use boulevard trails and the paving of the off-street primary trails to facilitate commuter cycling. In addition, the funding will be used to complete missing sidewalk sections where they are not undertaken as part of normal road construction.

The purpose of the Active Transportation Study (RD0322 for \$150,000) is to address the feasibility and implementation of the paving of 30 kilometres of the primary trail system. The feasibility study will (a) identify the sections of the primary trail system suitable for paving; (b) develop a functional plan of the trail alignments; (c) and estimate the cost of construction and annual maintenance for Council approval prior to implementation.

The paving of the selected primary trails will commence after the completion of the Active Transportation Study (RD0322) and Council approval. This is consistent with the February 2013 Council Resolution authorizing staff "to investigate the feasibility, including costs, of paving and maintaining approximately 30 km of the City's existing primary trail system to provide a continuous system of on-street and off-street cycling network for commuter use." This will involve only the off-street cycling network.

Of the three corridors identified in the CMP for a multi-use boulevard trail in the road right-of-way, Woodlawn Road boulevard trail is the most ready to go in terms of design preparation, and will be of immediate benefit to cyclists and transit users. The Stone Road section is located between Scottsdale and the Hanlon, and cannot go ahead without coordinating with MTO's design for the Stone Road interchange. No design preparation has been done for the Edinburgh Road section.

At the proposed annual allocation rate of \$300,000, it will take about four years to complete the Woodlawn Road trail. However, it can be completed in two years (the time needed to address drainage and property issues) if \$600,000 is allocated in each 2014 and 2015.



CORPORATE STRATEGIC PLAN

2.2 Deliver public services better

2.3 Ensure accountability, transparency and engagement

DEPARTMENTAL CONSULTATION

Finance Department

FINANCIAL IMPLICATIONS

There are no financial implications directly resulting from this report; however, the report summarizes the financial allocation in the proposed 2014 Capital Budget and Forecast for implementing the Cycling Master Plan.

COMMUNICATIONS

N/A

ATTACHMENTS

Attachment 1Proposed Cycling NetworkAttachment 2List of Road Projects Involving Bicycle Lanes

Report Author

Jennifer Juste, M.Sc. TDM Coordinator

Approved By:

Rajan Philips, P.Eng. Manager of Transportation Planning and Development Engineering

Original Signed by:

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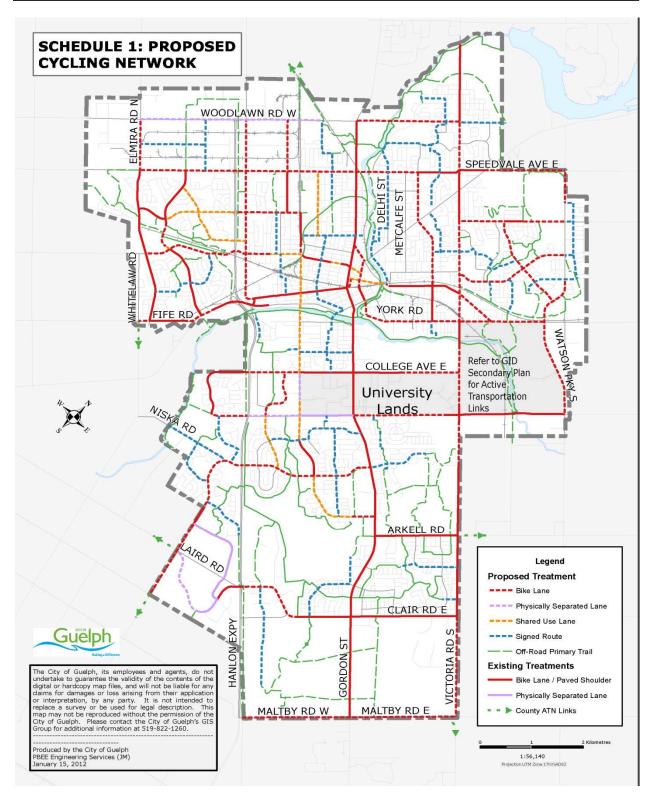
Approved By

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Recommended By Janet L. Laird, Ph.D.

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Attachment 2 – List of Road Projects Involving Bicycle Lanes

A) Projects Involving Road Widening

Total Project Cost Over 10 Years:	\$47 Million
Total Cost of Cycling Lanes @ 20%:	\$9.7 Million
Total Project Cost for 2014:	\$8.5 Million
Cycling Component for 2014:	\$1.7 Million

Projects include (36 lane-kilometres):

- Eastview Road (Summit Ridge to Watson)
- Gordon Street (Clair to Maltby)
- Laird Road (east and west of the Hanlon; Clair to Southgate – in progress)
- Niska Road (Downey to City limits)
- Silvercreek Parkway (Waterloo to Willow)
- Stone Road (Gordon to Victoria)

- Speedvale Avenue (Woolwich to Stevenson)
- Victoria Road (Stone to MacAlister; York to Stone)
- York Road (Victoria to Watson Pkwy)
- Downey Road (Hanlon Creek Blvd to City Limits)
- Kortright Road (Edinburgh to Gordon)
- Speedvale Avenue (Edinburgh to Woolwich)
- Victoria (Woodlawn to Speedvale)

B) On-Street Bike Lanes Without Road Widening

Total cost of restriping, pavement markings and signage: \$450,000 over 10 years

On-street bike lanes without widening (78 lane-kilometres):

- College (Hanlon to Edinburgh; Dundas Lane to Victoria)
- Dawson (Woodlawn to Speedvale)
- Downey (Teal to Hanlon)
- Edinburgh (Stone to Kortright;
- Carrington to Gordon)Elizabeth (Victoria to York)
- Elizabeth (Victoria to York)
 Elizing (Cheeduale to Weed)
- Elmira (Speedvale to Woodlawn)
- Grange (Victoria to Watson Pkwy)
- Imperial (Willow to Zehrs E Driveway)
- Maltby (West city limits to East city limits)

- Paisley Road (Edinburgh to Alma; Imperial to Elmira)
- Scottsdale (College to Stone)
- Silvercreek Pkwy (Willow to Paisley)
- Stone Road (Woodland Glen to College Rd W)
- Stevenson (Speedvale to Elizabeth)
- Wyndham (Carden Street/tracks to Woolwich)
- Willow (Hanlon to Edinburgh)
- Wilson Street (Gordon St to Macdonell)
- Woodlawn (Woolwich to Victoria)
- York (Wyndham to Victoria)

C) Cycling Master Plan and Active Transportation Projects

Total Project Cost Over 10 Years: Total Project Cost for 2014: \$3.15 Million \$450,000

Active Transportation Projects for 2014-2023 (40 kilometres):

- Active Transportation Feasibility Study (2014)
- Implementation of Active Transportation Infrastructure: Woodlawn, Stone, Edinburgh and off-road paved trails (2014-2023)

Guelph Making a Difference

TOPlanning & Building, Engineering and Environment
CommitteeSERVICE AREACorporate and Human Resources – Legal and Realty ServicesDATENovember 5, 2013SUBJECTProperties at 24 Downey Road and 297 Woodlawn Road

REPORT NUMBER CHR-2013-50

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To advise Council that the City's lease with Matrix Affordable Homes for the Disadvantaged Inc. (Matrix) for 24 Downey Road has been terminated and to request that Council approve the demolition of the building currently located on the property.

To advise Council that the City's sublease with Matrix for 297 Woodlawn Road has been terminated and to request that Council instruct staff to negotiate an early termination of the City's lease with the Ministry of Transportation (MTO) for the property and, if required by the MTO, that staff be permitted to negotiate a cost sharing agreement with the MTO with respect to demolition costs of the building currently located on the property.

KEY FINDINGS

The current plans for the partial interchange at the Hanlon Expressway and Downey Road will require the building at 24 Downey Road to be demolished. Furthermore, once the interchange is built, there would be no feasible opportunity for the property to access any adjoining roads, as such, the land will be landlocked once the interchange is built. Construction of this partial interchange is projected to commence in ten years. Staff have identified 3 potential options for the property during this 10 year interim period prior to construction of the partial interchange.

Due to the poor condition of the building currently located at 297 Woodlawn Road, the City has no financial viable uses for the property. If the MTO is amenable to an early termination of the lease with the City for this property, the City could save ongoing maintenance costs and avoid any potential liability under the lease for events that may occur at the vacant property.

FINANCIAL IMPLICATIONS

Staff estimate that the ongoing maintenance, utility and insurance costs



incurred by the City for 24 Downey Road are between \$5,000 and \$7,000 per year. The financial implications of the 3 potential options for 24 Downey Road are outlined further in the report.

Staff estimate that the ongoing maintenance, utility and insurance costs incurred by the City for 297 Woodlawn Road are estimated to be between \$5,000 and \$7,000 per year. Over the remaining term of the lease with MTO, this would amount to be between \$15,000 and \$21,500 of costs.

ACTION REQUIRED

- 1. That report CHR-2013-50 entitled Properties at 24 Downey Road and 297 Woodlawn Road be received;
- 2. That staff be directed to proceed to take the steps necessary to demolish the building at 24 Downey Road and allow the property to naturalize for the period leading up to the development of the partial interchange at the Hanlon Expressway and Downey Road and that Council authorizes the issuance of a demolition permit in respect of 24 Downey Rd., pursuant to By-law (1988)-12922 and Section 33 of the *Planning Act*.

That staff be authorized to negotiate an early termination of the lease for 297 Woodlawn Road with the MTO and, if required by the MTO, that staff be permitted to negotiate a cost sharing agreement with the MTO, whereby the lease would be terminated early and the City would share in the costs of demolishing the building, provided that the City's contribution to the demolition costs would be less than the City's estimated cost savings associated with the early termination of the lease.

RECOMMENDATION

- 1. That Council receive report CHR-2013-50;
- 2. That staff be directed to proceed to take the steps necessary to demolish the building at 24 Downey Road and allow the property to naturalize for the period leading up to the development of the partial interchange at the Hanlon Expressway and Downey Road and that Council authorizes the issuance of a demolition permit in respect of 24 Downey Rd., pursuant to By-law (1988)-12922 and Section 33 of the *Planning Act*.
- 3. That staff be authorized to negotiate an early termination of the lease for 297 Woodlawn Road with the MTO and, if required by the MTO, that staff be permitted to negotiate a cost sharing agreement with the MTO, whereby the lease would be terminated early and the City would share in the costs of demolishing the building, provided that the City's contribution to the demolition costs would be less than the City's estimated cost savings associated with the early termination of the lease.



BACKGROUND

24 Downey Road

24 Downey Road consists of 2 adjacent parcels, the undeveloped westerly portion was acquired by the City in 1974 and the larger easterly portion was acquired by the City in 1998. These acquisitions were completed by the City to facilitate a future partial interchange at the Hanlon Expressway and Downey Road. When the easterly portion of the property was purchased in 1998, the existing home on the property was tenanted. That tenant remained in the property until 2003. A report was brought to Council in October 2003 proposing the provision of an affordable housing opportunity to a non-profit group at no cost to the City. A lease was entered into between the City and Matrix Affordable Homes for the Disadvantaged Inc. (Matrix) on June 21, 2005 for a five year term to be automatically extended on a month-to-month basis after May 31, 2010. As was reported to Council on April 29, 2013, Matrix exercised its right to terminate the lease effective as of May 31, 2013. Since the lease was terminated, Matrix has found alternative housing for the previous residents of the property.

In 2009 the Ministry of Transportation (MTO) obtained an approval under the *Environmental Assessment Act* (Ontario) (EA approval) for certain improvements to the Hanlon Expressway including a partial interchange at Downey Road. The current plans for this partial interchange would require the building at 24 Downey Road to be demolished. Furthermore, once the interchange is built, there would be no feasible opportunity for property to access any adjoining roads, as such, the land will be landlocked once the interchange is built. Construction of this partial interchange is projected to commence in ten years.

297 Woodlawn Road

The MTO owns this property and since December 1, 2002, has leased it to the City of Guelph for a nominal rental fee of \$1.00. The City's lease with the MTO for this property extends to November 31, 2016 although the MTO has the right to terminate the lease at any point upon 60 days notice. Since the commencement of this lease with MTO, the City of Guelph had subleased the property to Matrix who in turn used the property to provide housing to its clients. In February 2013, Matrix requested that the City accept an early termination of the sublease of the property. Council approved this early termination on April 29, 2013. Since Council's passed this resolution, the sublease with Matrix was terminated and Matrix has found alternative housing for the previous residents of the property.



REPORT

24 Downey Road

As mentioned above, the lease with Matrix has been terminated and Matrix has found alternative housing for the previous residents of the property. The property is now vacant and has been secured by building maintenance staff. The City monitors the property monthly and continues to carry insurance for the property.

Upon the property becoming vacant, staff began exploring potential options for the property. The details on the property that were circulated are as follows:

- The property consists of approximately 2.78 acres (see Attachment #1) at the south east corner of the Hanlon Expressway and Downey Road (across from the YMCA).
- The building is a 1.5 story home with 3 bedrooms and 1 bathroom consisting of approximately 1,400 sq. ft.
- the building is vacant but is otherwise in fair condition (see attached exterior photo at Attachment #1).
- Property will need to be vacant with all buildings removed once construction of the partial interchange commences in approximately 10 years.

All departments in the City were consulted as well as Wellington County (as Consolidated Municipal Service Manager over social housing). From this circulation, 3 options have been identified for the property:

- **Option 1 Demolition:** the City demolishes the building on the property and allow the property to naturalize until it is required for the future partial interchange.
- **Option 2 Police Services Use:** Police Services has indicated that they would like to use the building located on the property for weekly training sessions on an interim basis until construction of the partial interchange commences or until another use is proposed. Police Services has indicated that they would not be contributing to any maintenance or insurance costs of the City in relation to the building. If the building were demolished, Police Services has indicated that they would have little interest in using the property.
- Option 3 Lease to Abbeyfield: On October 2, 2013, staff was contacted by Abbeyfield Houses Society of Guelph Inc. (Abbeyfield) with a proposal to rent the building from the City for \$800 a month (inclusive of property taxes) with Abbeyfield paying all utilities and being responsible for all maintenance. Abbeyfield would use the building to provide affordable housing to its clients. Abbeyfield is an incorporated non-profit with charitable status that has been



operating exclusively in Guelph for 25 years. They own and operate the building at 40 Baker Street which provides a variety of programs and support to those in need.

Please see the below table which summaries the cost implication and pros and cons of each of these three options:

Option	Estimated Cost Implications	Pros	Cons
1 - Demolition	 Building could be demolished for approximately \$25,000. Once demolished, City would save \$5,000-\$7,000 a year in maintenance costs. After deducting the demolition costs, this would amount to a total savings of approx. \$25,000 to \$45,000 over the 10 year period prior to construction of the interchange. 	 Total Cost savings of approx. \$25,000-\$45,000 over a ten year period. Eliminates the City's potential liability that may arise from vandalism, arson or illegal occupation of the building. 	• Building would not be available if a suitable community or City use were to emerge.
2 – Police Services Use	• \$5,000-\$7,000 a year in maintenance costs to be borne by the City	 Police Services is able to use the property for training purposes on a weekly basis. Weekly police presence partially mitigates the City's potential liability that may arise from vandalism, arson or illegal occupation of the building. Building would be available to repurpose if another suitable community or City use were to emerge. 	 \$5,000-\$7,000 a year in maintenance costs to be borne by the City This option only partially mitigates the City's potential liability that may arise from vandalism, arson or illegal occupation of the building.
3 – Lease to Abbeyfield	• City would save \$5,000-\$7,000 a year in maintenance cost in addition to	 City would save \$5,000-\$7,000 a year in maintenance cost in addition to receiving 	 City does not currently own any other buildings used for affordable housing. This proposal



Option	Estimated Cost Implications	Pros	Cons
	receiving \$9,600 a year in rental income (inclusive of property taxes).	•	would be outside of the City's typical scope of work.
		• Provides Abbeyfield with an opportunity to provide housing service to those in need.	• Although the City would not have a contractual relationship with Abbeyfield's clients, there is a risk that having residential tenants in the building may cause delays and additional costs for the City in vacating the property when needed for the partial interchange

Based on the considerations outlined above, staff recommends that option 1 be pursued as staff considers it to be the most prudent in terms of risk management and financial obligations.

24 Downey Road: Demolition Control By-law Analysis

The City's Demolition Control By-law was passed under the authority of Section 33 of the *Planning Act*. The By-law is intended to help the City "...retain the existing stock of residential units and former residential buildings in the City of Guelph."

The subject property is not designated under the *Ontario Heritage Act* and is not listed in the City of Guelph's *Municipal Register of Cultural Heritage Properties* under Section 27 of the *Ontario Heritage Act*. The subject property has not been identified as a built heritage resource in the City's Couling Building Inventory. Therefore, Heritage Planning staff has no objection to the proposed demolition.

As the City would be managing the demolition process, the City's environmental planners and/or arborists would be engaged in determining if any protective hoarding around nearby trees would be required.

As the building would need to be demolished upon commencement of construction of the partial interchange, demolishing the building in advance of such construction does not represent a significant impact on the stock of residential units in the City of Guelph.

Staff would be contacting General Manager of Solid Waste Resources, within Planning, Building, Engineering and Environment regarding options for the salvage or recycling of all demolition materials.



Based on the foregoing, staff recommend that Council authorizes the issuance of a demolition permit in respect of 24 Downey Rd., pursuant to By-law (1988)-12922 and Section 33 of the *Planning Act*.

297 Woodlawn Road

As mentioned above, the sublease with Matrix has been terminated and Matrix has found alternative housing for the previous residents of the property. The property is now vacant and has been secured by building maintenance staff. The City monitors the property monthly and continues to carry contents insurance for the property as required by the lease.

Upon the property becoming vacant, staff began exploring potential options for the property. Inspections of the property by building maintenance staff revealed that the property is in extremely poor shape. Staff estimate that around \$80,000 would be needed to renovate the property to an acceptable standard for a residential use and \$150,000 would be needed to repurpose the building for a public use. Given these costs and the limited remaining term of the City's lease (3 years and 1 month), staff is of the opinion that there are no financially viable uses for the property.

The ongoing maintenance, utility and insurance costs incurred by the City for the property are estimated to be between \$5,000 and \$7,000 per year. Given these ongoing costs, the City's potential liability under the lease for events that may occur at the vacant property and the fact that the City currently has no use for the property, staff have enquired as to whether MTO would be willing to terminate the lease early and demolish the property. The MTO is looking into this request and estimate that they will a response to staff by early November. If acceptable to the MTO, staff is recommending that Council approve the early termination of the lease and that staff be permitted to enter into a cost sharing agreement between the City and the MTO, whereby the lease would be terminated early and City would share in the costs of demolishing the building, provided that the City's contribution to the demolition would be less than our estimated costs savings for the early termination of the lease (between \$15,000 and \$21,500).

297 Woodlawn Road: Demolition Control By-law Analysis

As mentioned above, the City's Demolition Control By-law was passed under the authority of Section 33 of the *Planning Act*. The By-law is intended to help the City "...retain the existing stock of residential units and former residential buildings in the City of Guelph."

In this report, Staff are seeking Council's authorization to negotiate a cost sharing agreement with the MTO, whereby the City's lease with MTO would be terminated early and the City would share in the costs of demolishing the building. As such, if



staff's negotiations with the MTO are successful, MTO would likely be bringing an application to demolish 297 Woodlawn in the near future. A further staff report would be brought forward upon MTO making such an application, but staff would at that time recommend such application given that: (i) there are no heritage considerations associated with the property; and (ii) the limited impact that such

demolition would have on the stock of residential units in Guelph is warranted as the property is required in connection with the MTO's future improvements to interchange at the Hanlon Expressway and Highway 7.



CORPORATE STRATEGIC PLAN

2.1 Ensure accountability, transparency and engagement.3.1 Ensure a well designed, safe, inclusive, appealing and sustainable City.

DEPARTMENTAL CONSULTATION

Community and Social Services Planning Services Procurement & Risk Management Engineering Services Police Services

COMMUNICATIONS

None at this time

ATTACHMENTS

ATTACHMENT 1 – 24 Downey Road Property Overview and External Photo

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Datum: NAD83 Projection: UTM Zone 17

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