

- ADDENDUM -
- GUELPH CITY COUNCIL MEETING -
-May 25, 2010 -

PRESENTATIONS

- d) Presentation of City of Guelph medals to members of the Guelph Ringette Petite Double A team in recognition of winning the Provincial Championships:- Nicole Shaw; Lorraine Vandermyden; Jordyn Farquharson; Hannah Male; Neely Jarvis; Gillian Marrow; Stacey Warner; Katrina Hart; Selina Case; Christina Nadalin; Madison Seabrooke; Madison Jarvis; Samantha Gorgi; Coaching Staff – Todd Marrow; Gary Shaw; Arlene Warner; Art Vandermyden.

DELEGATIONS

CDES-4 Shared Rental Housing 2010-2011 Work Plan:

- Elizabeth Meiering
- Angie Morrison
- Oxanna Adams
- Bill Hamilton
- John Campbell
- Richard Chaloner
- Colleen Hopkins

**REPORTS FROM COMMITTEES OF
COUNCIL AND OTHER COMMITTEES**

- a) Community Development and Environmental Services – Clause 8 Memorandum from the Director of Community Design & Development Services re 180 Gordon Street – Post Redevelopment Assessment Potential

"THAT By-law Numbers (2010)-19000 to (2010)-19017, inclusive, are hereby passed."

BY-LAWS

<p>By-law Number (2010)-19012 A by-law to amend By-law Number (2010)-18930 and By-law Number (2010)-18985 being a by-law to impose user fees or charges for services or activities relating to Community Services, Guelph Civic Museum & McCrae House, Corporate Services, community Design & Development Services, Economic Development & Tourism, Environmental Services, Finance, Fire, Operations and Information Services, and to repeal Schedule A of By-law Number (2010)-18985 and to adopt Municipal Code Amendment #518 which amends Chapter 303 to the City of Guelph Municipal Code. (user fee by-law)</p>	<p>To amend the City of Guelph's User Fee By-law.</p>
<p>By-law Number (2010)-19013 A by-law to remove Part Lot B, Concession 2, Division E (formerly Guelph Township), designated as Parts 3 and 4, Reference Plan 61R11165 in the City of Guelph from Part Lot Control.</p>	<p>To remove land from part lot control to create separate parcels for semi detached dwellings.</p>
<p>By-law Number (2010)-19014 A by-law to authorize the execution of an agreement between Capital Paving Inc. and The Corporation of the City of Guelph for the Hanlon Creek Business Park – Phase 1, Stage 2 (Part `A'). (Contract 2-1014)</p>	<p>To execute Contract 2-2014 for the Hanlon Creek Business Park – Phase 1, Stage 2 (Part `A') as per Consent Report A-2.</p>
<p>By-law Number (2010)-19015 A by-law to authorize the execution of a Subdivision Agreement between Armel Corporation, The Corporation of the City of Guelph. (Chillico Glen Subdivision, Part A)</p>	<p>To execute a subdivision agreement for the Chillico Glen Subdivision, Part A.</p>

<p>By-law Number (2010)-19016 A by-law to authorize the execution of a Subdivision Agreement between FCHT Holdings (Ontario) Corporation and The Corporation of the City of Guelph. (Pergola Subdivision, Phase 1)</p>	<p>To execute a subdivision agreement for the Pergola Subdivision, Phase 1.</p>
<p>By-law Number (2010)-19017 A by-law to confirm proceedings of meetings of Guelph City Council. (May 3, May 20 and May 25, 2010)</p>	<p>To confirm the proceedings of meetings of City Council held May 3, 20 and 25th, 2010.</p>

INTERNAL MEMO



DATE May 25, 2010
TO **Mayor and Councillors**
FROM Jim Riddell
DEPARTMENT Community Design and Development Services
SUBJECT 180 Gordon Street – Post Redevelopment Assessment Potential

Planning and Finance staff have prepared the following estimate of potential assessment value for 180 Gordon Street as follow-up from the May 17, 2010 Community Development and Environmental Services Committee meeting. This memo relates to CDDS Report No. 10-51.

Summary

Clean up and redevelopment of the former auto service station at 180 Gordon Street (Subject Site) could potentially result in an assessment increase of \$3,449,500, which represents an increase as high as \$36,304.43 in annual municipal taxes.

Current Assessment

The Subject Site is currently taxed as Commercial Vacant Land (CXN). The current value of the 0.16 (0.41 acre) site is \$310,500 and the municipal tax levy for 2009 was \$4,040.57.

Potential Assessment

The Subject Site is zoned C1-19 (Specialized Convenience Commercial), which only permits a Vehicle Service Station. This limited zoning is historical in nature and inappropriate to base future assessment value on. In the absence of a development proposal (i.e. the owner intends to clean up the site and sell it), staff has looked to the Official Plan designation, which is 'General Residential' for guidance. A maximum of 16 dwelling units may be permitted under the General Residential policies. Accordingly, this was used to estimate the maximum potential assessment value of the Subject Site. Dwelling units were assumed to be condominium ownership and an average size of 93 square metres (1000 square feet).

Low Projection:	\$195,000 (assessment/unit) x 16 units = \$3,120,000 x 1.073016% (city portion) = \$33,478 tax/yr
Medium Projection:	\$210,000 (assessment/unit) x 16 units = \$3,360,000 x 1.073016% (city portion) = \$36,053 tax/yr
High Projection:	\$235,000 (assessment/unit) x 16 units = \$3,760,000 x 1.073016% (city portion) = \$40,345 tax/yr

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