

**Council Chambers**

April 4, 2011

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

Present: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Piper, Van Hellemond and Wettstein

Staff Present: Dr. J. Laird, Executive Director of Planning & Building, Engineering & Environment; Mr. J. Riddell, General Manager of Planning & Building Services; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

Councillor Findlay declared a possible pecuniary interest with regard to 55 Yarmouth Street: Draft Plan of Condominium (Conversion) file 23CDM-11501 – Ward 1 because he has a commercial lease at an adjacent property and left the Chambers for this portion of the meeting and did not discuss or vote on the matter.

**CONSENT AGENDA**

1. Moved by Councillor Kovach  
Seconded by Councillor Furfaro  
THAT the April 4, 2011 Council Consent Agenda, as identified below, be adopted:

**A.3) Part Lot Control Exemption – Hanlon Creek Business Park (PLC1002)**

Dr. J. Laird  
Mr. J. Riddell  
Mr. P. Cartwright

THAT report (11-27) from the Planning & Building, Engineering and Environment dated April 4, 2011 regarding a proposed Part Lot Control Exemption request for portions of the Hanlon Creek Business Park from Guelph Land Holdings Inc. be received;

AND THAT City Council support the request to exempt Part of Lots 16, 17, 18 and 19, Concession 4, Geographic Township of Puslinch, now in the City of Guelph, more particularly described as Blocks 1,2,4,5,6,7,8, and 9 on the draft Registered Plan from Part Lot Control as identified on Schedule 1 and subject to the conditions set out in Schedule 3 of the Planning & Building, Engineering and Environment report (11-27) dated April 4, 2011.

**A-4) Maple Grove Co-Operative Development Corporation (35 Mountford Drive Affordable Housing – Development Charge Late Payment Agreement)**

Dr. J. Laird  
Mr. J. Riddell  
Ms. M. Neubauer

THAT the report on changes to the criteria for qualified purchasers under the Maple Grove Co-operative Development Corporation agreement (35 Mountford Drive Affordable Housing) as outlined in Report 11-39 from Planning & Building, Engineering and Environment, dated April 4, 2011, respecting an affordable ownership housing development at 35 Mountford Drive be received;

AND THAT the recommended changes to the eligibility criteria for purchasers as outlined in the accompanying report, attached hereto as Attachment 1, be approved;

AND THAT Schedule B to the agreement dated, February 22, 2008, between the City and Maple Grove Co-operative Development Corporation and Home Ownership Alternatives (HOA) Non-Profit Corporation be amended to insert the new criteria for qualified purchasers subject to the written approval of all of the original signing parties and that the agreement be amended to include the condition that at the closing of the second tranche that any remaining funds be repaid to the City.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Piper, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

**PLANNING PUBLIC MEETING**

Mayor Farbridge announced that in accordance with The Planning Act, Council was now in a public meeting for the purpose of informing the public of various planning matters.

**DELEGATIONS**

**32 Watson Parkway South – Proposed Zoning By-law Amendment (File ZC1103) – Ward 1**

Mr. C. DeVriendt, Senior Development Planner, provided a brief overview of the application. He advised the application is to rezone the property to allow an industrial mall with the uses permitted in the B.3 Zone. The

development will include two industrial mall buildings with one access driveway.

Ms. Astrid Clos, on behalf of the applicant, advised that they are requesting one type of industrial zone to another to allow them to have more than one unit on the property, thus enabling them to lease units to their subtrades.

Mr. Jason Fabbian, applicant was present to answer questions and Mr. Sims was not present.

Staff were directed to review the urban design of the property.

Dr. J. Laird  
Mr. J. Riddell

2. Moved by Councillor Kovach  
Seconded by Councillor Findlay

THAT Report 11-31 regarding a Zoning By-law Amendment application to allow an industrial mall with the uses permitted in the Industrial B.3 Zone for property municipally known as 32 Watson Parkway South, and legally described as Part 4, Plan 61R-10856, City of Guelph, from Planning & Building, Engineering and Environment dated April 4, 2011 be received.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Piper, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

**31-33 Farley Drive: Proposed Zoning By-law Amendment (File ZC1104) – Ward 6**

Mr. C. DeVriendt, Senior Development Planner, provided a brief overview of the application. He advised the application is to rezone the property to permit additional commercial uses.

Ms. Susan Frasson, applicant, advised the application is to simply expand the commercial uses of the property to realize the intended use.

Dr. J. Laird  
Mr. J. Riddell

3. Moved by Councillor Kovach  
Seconded by Councillor Piper

THAT Report 11-32 regarding a Zoning By-law Amendment application to rezone the property from the Specialized Institutional (I.1-13) Zone to the Community Commercial (CC) Zone to permit additional commercial uses for property municipally known as 31-33 Farley

Drive, and legally described as Block 70, 61M-65, City of Guelph, from Planning & Building, Engineering and Environment dated April 4, 2011 be received.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Piper, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

**55 Yarmouth Street: Draft Plan of Condominium (Conversion) (File 23CDM-11501) – Ward 1**

Councillor Findlay left the Chambers and did not discuss or vote on the matter.

Mr. Jason Ashdown, applicant, advised they have reviewed all the conditions for approval of their application and have no concerns regarding meeting them. He also pointed out the numerous methods Skyline uses to conserve energy on their properties.

- 4. Moved by Councillor Burcher  
Seconded by Councillor Wettstein

Ms. A. Clos  
 Dr. J. Laird  
 Mr. J. Riddell  
 Mr. D. McCaughan  
 Ms. M. Neubauer  
 Mr. M. Amorosi

THAT Report 11-21 regarding a proposed Draft Plan of Condominium, applying to property municipally known as 55 Yarmouth Street from Planning, Building, Engineering and Environment, dated April 4, 2011, be received.

AND THAT the application by Astrid J. Clos Planning Consultants, on behalf of Skyline Inc. for approval of a Proposed Draft Plan of Condominium, as shown on Schedule 3, applying to property municipally known as 55 Yarmouth Street and legally described as Lots 90, 91, 92 and 93, Registered Plan 8, City of Guelph, be approved, subject to conditions outlined in Schedule 2 of Planning, Building, Engineering and Environment Report 11-21, dated April 4, 2011, attached hereto as Attachment 2.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Piper, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

Councillor Findlay returned to the meeting.

**151, 205 and 251 Clair Road East (Dallan, Phase 1)  
– Proposed Draft Plan of Subdivision and Zoning By-law Amendment (23T-08503/ZC0803) – Ward 6**

Mr. Charles Cecile, on behalf of the Guelph Field Naturalists, requested a deferral of the application because they do not believe there have been sufficient studies to prove there will be no negative impact on the wildlife and natural heritage of the property. He does not believe the development will sustain the current population of amphibians. He also raised concerns regarding the EAC (Environmental Advisory Committee) approval process. They would like another environmental impact study completed to ensure the wildlife migration corridor gets surveyed correctly and that a study of movement of amphibians across the property is completed to ensure no negative impact occurs. Mr. Cecile advised that the location of the corridor is more important than width, but width is still important.

Councillor Van Hellemond arrived at the meeting.

Ms. Judy Martin, on behalf of the Sierra Club, also requested the matter be deferred. She raised concerns regarding:

- the amphibian corridor or linkage;
- the loss of 5 temporary wetlands;
- buffer requirements;
- Compliance of the Provincial Policy Statement, recommendations from the Hanlon Creek Watershed Plan and Grand River Conservation policies;
- environmental connectivity;
- destruction of trees;
- a need for a amphibian migration study;
- a need for a further Jefferson salamander study.

Ms. Laura Murr, raised the following concerns about the Hanlon Creek eco system:

- no one can predict the impacts on the overall health of Hanlon Creek ecosystem;
- monitoring has not been conducted properly since 2000 and over 314 hectares have been developed between 1995 and 2000;
- no updated overall ecosystem monitoring data.
- the natural features and areas need to be protected for the long term
- the maintenance, restoration and improvement of the biodiversity.

She stated approval is premature and more needs to be done to ensure a healthy eco system. She also raised the

issue of financial costs associated with not protecting the wetlands.

Ms. N. Shoemaker, on behalf of the applicant, advised the following:

- studies began in 2005 regarding environmental issues and servicing issues;
- the proposed design is the one preferred by city staff and the GRCA;
- the mixed uses meet intensification targets of the Official Plan and population targets and is transit-supported density;
- commercial services are within walking distance;
- over 48% of the property will be parks, open space, storm water management and linkages;
- they ensure the site will maintain the ability to maintain water discharge;
- although their application started before implementation of Official plan Amendment 42, the subdivision still complies with the Natural Heritage Study
- they believe the proposal does comply with existing policies.

Ms. Gwendolyn Weeks advised the linkage will be increased to at least 50 meters wide and 300 meters long. She stated there is little agreement on ratio but advised the corridor will provide cover, moisture and a stopover pond and provide wintering habitat for species and provide a wildlife underpass linkage.

Ms. Shoemaker advised the Environmental Impact Report (EIR) will address the quality of the linkage. She stated the developer does not currently have a specific plan, but will achieve the required density with a maximum of 8 storeys. She also advised that tree compensation will occur on a minimum ratio of 2 to 1, depending on the species.

Ms. Katie Nasswetter, Senior Development Planner, explained why they are presenting the current proposal rather than the original proposal.

Staff advised the following:

- that planning applications are forwarded to the Ministry of Municipal Affairs & Housing and they then forward to the ministries such as the Ministry of Natural Resources that they believe need to review the proposals;
- if the development is deferred the development could face major delays;

- consideration was given to whether a migration study should be done, but believe the EIR will be sufficient
- 10 meters of corridor will be added from the adjacent site;
- the initial GRCA recommendation was satisfied after they reviewed the Environmental Impact Study;
- the environmental planner advised the size of corridor depends upon the type of species and the movement that is trying to be achieved;

Ms. Weeks advised that if a migration study were requested, it would not be done until spring of 2012 because requests for studies need to be submitted in December, it would take weeks to set up and the migration may have already started for this year.

5. Moved by Councillor Burcher  
Seconded by Councillor Laidlaw

Dr. J. Laird  
Mr. J. Riddell

THAT the matter of the 151, 205 and 251 Clair Road East (Dallan, Phase 1) – Proposed Draft Plan of Subdivision and Zoning By-law Amendment be referred back to the Environmental Advisory Committee for their recommendations regarding the recommended width and location of the corridor and whether any studies are required to make their determinations;

AND THAT staff report back to Council as soon as possible with their recommendations.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Piper, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: Councillor Wettstein (1)

Carried

6. Moved by Councillor Piper  
Seconded by Councillor Dennis

Dr. J. Laird  
Mr. J. Riddell

THAT the issue of the width of the buffer along the property to the east of 151, 205 and 251 Clair Road East (Dallan, Phase 1) be referred to staff in conjunction with the migration (wildlife) corridor matter;

AND THAT staff report back to council as soon as possible.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Piper, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

**BY-LAWS**

6. Moved by Councillor Laidlaw  
Seconded by Councillor Hofland  
THAT By-laws Numbered (2011) - 19177 to (2011) - 19178, inclusive, are hereby passed.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Piper, Van Hellemond, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**ANNOUNCEMENTS**

The Mayor congratulated the Ward One councillors on their successful town hall meeting on March 29th.

The Mayor advised there will be Ward 2 town hall meetings on Wednesday, April 6<sup>th</sup> at 7:00 p.m. at the Elliott at 170 Metcalfe Street and on Thursday, April 7<sup>th</sup> at 7:00 p.m. at Guelph Lake Commons at 520 Victoria Road North.

**ADJOURNMENT**

The meeting adjourned at 8:52 o'clock p.m.

Minutes read and confirmed April 26, 2011.

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Mayor

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Deputy Clerk



# COUNCIL REPORT



**TO** Guelph City Council

**SERVICE AREA** Planning & Building, Engineering and Environment  
**DATE** April 04, 2011

**SUBJECT** **Maple Grove Co-operative Development Corporation (35 Mountford Drive Affordable Housing – Development Charge Late Payment Agreement)**

**REPORT NUMBER** 11-39

## SUMMARY

### **Purpose of Report:**

To recommend that the eligibility for a qualified purchaser for the Maple Grove Co-operative Development Corporation be amended to be:

- Unit purchase price to be less than or equal to \$216,300 and
- The combined annual income for the purchaser of his/her household to be less than or equal to \$68,000.

### **Council Action:**

Council is requested to decide whether to approve the report's recommendation.

## RECOMMENDATION

"THAT the report on changes to the criteria for qualified purchasers under the Maple Grove Co-operative Development Corporation agreement (35 Mountford Drive Affordable Housing) as outlined in Report 11-39 from Planning & Building, Engineering and Environment, dated April 4, 2011, respecting an affordable ownership housing development at 35 Mountford Drive be received;

AND THAT the recommended changes to the eligibility criteria for purchasers as outlined in the accompanying report be approved;

AND THAT Schedule B to the agreement dated, February 22, 2008, between the City and Maple Grove Co-operative Development Corporation and Home Ownership Alternatives (HOA) Non-Profit Corporation be amended to insert the new criteria for qualified purchasers subject to the written approval of all of the original signing parties and that the agreement be amended to include the condition that at the closing of the second tranche that any remaining funds be repaid to the city."

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## **BACKGROUND**

On February 22, 2008, the City entered into an agreement with Maple Grove Co-operative Development Corporation (a not-for-profit co-operative) and Home Ownership Alternatives Non-Profit Corporation (a not-for-profit corporation ) to defer the payment of development charges to be applied to the provision of new residential units to purchasers at costs which were less than typical market costs for similar accommodation. Essentially, the highlights of the agreement are:

- Maple Grove would assist qualified purchasers in need of financial assistance to attain home ownership by arranging second mortgages for qualified purchasers through HOA;
- Maple Grove and HOA requested from the City a deferral of development charges which would otherwise be due and payable at or prior to the issuance of building permits;
- The deferred development charges would be secured by HOA in second mortgages to be provided to qualified purchasers;
- HOA would bear the obligation of payment to the City of the deferred development charges relating to the development;
- By deferring the payment of development charges relating to the Maple Grove Development the City would assist qualified purchasers to own housing at costs below typical market costs for similar accommodation in keeping with the objectives of the Official Plan in regards to affordable housing;
- HOA would concentrate the allocation of the deferred charges so as to assist at least forty (40) qualified purchasers.
- The amount of the development charge deferral was \$1,169,568.

See Attachments 1 and 2 containing Report No's. 08-22 (February 25, 2008) and 07-112 (December 2007) respectively for a complete outline of the background to this affordable housing project and the eligibility of qualified purchasers.

## **REPORT**

For the affordable housing project involving Maple Grove Co-operative Development Corporation (35 Mountford Drive) the criteria used to define an eligible purchaser in the agreement for the deferral of development charges in early 2008, was as follows:

1. The unit to be purchased has a purchase price of less than \$196,000.
2. The combined annual income for the purchaser and his/her household is less than or equal to \$59,000 (being the 50th percentile of gross household income for the City of Guelph, 2001 Census, and adjusted forward to 2004).
3. The purchaser is on the co-ordinated housing waiting list with the County of Wellington, Wellington and Guelph Housing Services office.
4. The purchaser's debt service to total household income ratio shall not exceed 32% of gross household income after taking into account any allocation of the Deferred Charges to the purchaser, which allocation shall not exceed \$50,000. For clarification, the debt service ratio calculation is to include monthly costs of mortgage payments, taxes and fifty percent (50%) of the condominium fee for the unit.

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The data used to calculate the housing unit price and the household income was based on 2001 census data and adjusted accordingly. At the time of the agreement, data used to calculate eligibility was the most current available. As mentioned earlier in this report, the agreement referenced that the applicant would concentrate the allocation of the deferred development charges so as to assist at least forty (40) qualified purchasers of new residential units in the Maple Grove Development.

The development was delayed because of the economic downturn of 2008-2009. All building permits were issued on October 2, 2009 after the issuance of site plan approval on October 1, 2009 for 124 housing units composed of stacked townhouse and apartment units. A plan of condominium was registered for 76 units in February 2011 with another plan to register during the spring of this year.

This month, the City received notice that the first closing of units was to take place at the end of March 2011. Fifty eight units are involved in the program. Fifty six (56) purchasers have sought to be eligible under this program: the purchase and sale agreements date to late 2007 through to January 2011. Two of the eligible units have not been sold. As a result of the lag between the agreement and the actual construction and occupancy of the units the eligibility criteria is stale dated and should be up graded. Without this update approximately 10 potential purchasers will not be eligible because of either a slightly exceeded household income or sale price of the unit. As such, Options for Homes (Waterloo) has made a request on behalf of Maple Grove Co-operative to have the development fee deferral agreement amended to the following:

- Average Household Income level to \$68,000 and
- Affordable House price level to \$216,300

In the fall of 2008, staff presented a discussion paper on affordable housing for the City of Guelph. In that paper, calculations were undertaken to define an affordable unit and the average household income required to purchase such a unit. This information was not available at the time that the agreement involving Maple Grove was signed. In the report the refined amounts for 2008 at the 50% income level were as follows:

- Average Household income (2008) – income percentile - \$ 70,693
- Affordable House price - \$209,600

When indexed to 2011 figures (2% per year for each of 2009, 2010 and 2011), based on Statistics Canada, Canada Price Index (CPI) for Ontario the amounts increase to:

- Average Household income - \$75,019 and
- Affordable House price - \$222,429

Since both adjusted amounts to 2011 levels exceed the requested adjustments, it is therefore recommended that the adjusted amounts to be included in Schedule B of the amended agreement be as follows:

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- Average Household income to less than or equal to \$68,000
  - Average Affordable House price to be less than or equal to \$216,300

It should be noted that the requested adjusted amounts are well below the Canada-Ontario Home Ownership program for 2011 amounts equaling \$78,400 for income and \$277,000 unit pricing maximums for affordable housing.

The requested adjustment will enable all 58 units to be eligible under the program and will enable the current 56 purchasers to acquire an affordable ownership unit in this project. This number exceeds the original minimum of 40 eligible units included in the agreement.

It should be noted that there still is a balance of some funds left after the program allocation to the 56 purchasers. However, there still may be purchasers who will require more funding in the second tranche. (In structured finance, a tranche is one of a number of related securities offered as part of the same transaction.) If the remaining funds are not used, HOA will pay them back to the City after the closing of the second tranche. To ensure this action, it is recommended that the agreement be amended to include this condition.

## **CORPORATE STRATEGIC PLAN**

- Goal 2 – A healthy and safe community where life can be lived to the fullest;
  - Objective 2.2 – Diverse housing options and health care services to meet the needs of current and future generations
- Goal 3 – A diverse and prosperous local economy;
  - Objective 3.3 – A diverse and skilled local workforce
- Goal 5 – A community-focused, responsive and accountable government;
  - Objective 5.4 – Partnerships to achieve strategic goals and objectives

## **FINANCIAL IMPLICATIONS**

It should be noted that the Development Charge late payment agreement, dated February 22, 2008, was equal to \$1,169,568. While the eligibility criteria has been increased slightly there is no impact to the city as far as original amount of deferred development charges. No additional funding is being requested from the City.

## **DEPARTMENTAL CONSULTATION**

Legal Services  
Finance Department

## **COMMUNICATIONS**

Nil

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## **ATTACHMENTS**

Attachment 1: Corporate Report 08-22 (February 25, 2008)

Attachment 2: Corporate Report 07-112 (December 7, 2007)

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### **Prepared By:**

James N. Riddell  
General Manager  
Planning & Building Services  
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### **Recommended By:**

Janet L. Laird, Ph.D.  
Executive Director  
Planning & Building, Engineering  
and Environment  
519-822-1260, ext 2237  
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## **Conditions of Approval**

1. That this approval applies to the draft plan of condominium prepared by Van Harten Surveying, Project Number 19724-10, dated March 2, 2011, illustrating a total of 72 apartment units, 5 commercial or office units and 39 parking units.
2. The owner agrees to submit and receive approval from the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan indicating the location of buildings, landscaping, parking, circulation, access, lighting, grading and drainage and servicing to the satisfaction of the General Manager of Planning & Building and the City Engineer, prior to the registration of the Plan of Condominium.
3. That the owner develops the property in accordance with the site plan as approved by the City, prior to the registration of the Plan of Condominium. The owner acknowledges and agrees that the City shall make a detailed site inspection at 55 Yarmouth Street to ensure the site is completed according to the plans approved by the City in condition 2 above, prior to the registration of the Plan of Condominium.
4. That the owner pays any outstanding debts owed to the City, prior to the registration of Plan of Condominium.
5. That prior to the registration of the Plan of Condominium the owner shall provide the City with a drainage certificate from an Ontario Land Surveyor or a Professional Engineer stating that the building constructed and the grading of the property is in conformity with the drainage plan and that any variance from the plan has received the prior approval of the City Engineer.
6. Prior to the registration of the Plan of Condominium, the owner shall apply to the Committee of Adjustment and receive approval of a minor variance for the minimum parking space dimensions of 2.75-metres and 5.50-metres, and a variance for vehicles parking within the driveway sight line triangle.
7. That prior to the registration of the Plan of Condominium the owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers,

watermains, water distribution system, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, *are in good repair, free from defects and functioning properly.*

8. That a Professional Engineer and/or Ontario Land Surveyor identifies all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, watermains, water distribution system, serving the property and also identifies the locations where easements are required, prior to the registration of the Plan of Condominium.
9. That prior to the registration of the Plan of Condominium the owner retains an Ontario Land Surveyor at their own expense to prepare and deposit at the Registry Office an appropriate Reference Plan to facilitate Agreements between the Owner and the City, which said Reference Plan will show the nature and extent of the encroachments upon the adjacent road allowances.
10. Prior to the registration of the Plan of Condominium, the owner shall enter into an Encroachment Agreement with the City, satisfactory to the General Manager/City Engineer and the City Solicitor, for the use of the road allowance for parking purposes.
11. That prior to the registration of the Plan of Condominium the owner enters into an Encroachment Agreement with the City, satisfactory to the General Manager/City Engineer and the City Solicitor, for the necessary encroachments upon the road allowances (such as planters, vault and interlocking pavers) within the same.
12. That prior to the registration of the Plan of Condominium the owner enters into a Maintenance Agreement with the City, satisfactory to the General Manager/City Engineer and the City Solicitor, for the necessary maintenance requirements for any approved improvements (such as planters, vault and interlocking pavers) within the same.
13. That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the proposed condominium phase has easements for all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, watermains and water distribution system serving the condominium phase.

14. That prior to registration of the Plan of Condominium, a Professional Engineer and/or Ontario Land Surveyor shall identify all the rights-of-way required to provide access to the parking spaces on the site.
15. That prior to registration of the Plan of Condominium, an independent lawyer shall certify that easements for all the rights-of-way are in place to provide parking spaces and vehicular access to all the parking spaces required to be provided for the site, when the parking or vehicular access is on private lands other than the lands included in the phase being registered.
16. That prior to registration of the Plan of Condominium, that if any previously allowed reductions in parkland dedication occurred, current Parkland Dedication requirements will be met, as per the parkland By-law, to the satisfaction of the General Manager of Planning and Building.
17. That prior to registration of the Plan of Condominium, a written opinion be provided from a qualified professional engineer, stating the age and physical condition of the building and appurtenances.
18. That prior to registration of the Plan of Condominium, that the owner of 1 Douglas Street enter into an agreement with the City of Guelph, registered on title of the site known as 1 Douglas Street, requiring that 20 apartment dwelling units be made available as rental housing for a period of not less than 10 years.
19. That prior to registration of the Plan of Condominium, the owner shall pay to the City, the City's total cost of reproduction and distribution of Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
20. The developer agrees to provide the City's Planning Services with a digital file of the Plan of Condominium in either ARC/INFO export or ACAD2010 .dwg format containing parcel fabric, building footprints and the internal driveway network.
21. That this draft plan of condominium shall lapse on April 4, 2016.
22. Prior to the City's final approval of the plan of condominium, the City shall be advised in writing by the owner how conditions 1 through 21 have been satisfied.