

AGENDA

THE SEVENTH MEETING OF THE ONE HUNDRED AND TWENTY-SEVENTH COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS

COUNCIL CHAMBERS 6:00 P.M. CLOSED SESSION
CITY HALL 7:00 P.M. REGULAR SESSION JANUARY 15TH, 2007

ROUTINE PROCEEDINGS AND GENERAL ORDERS OF THE DAY

OPENING PRAYER

DISCLOSURES OF INTEREST

MINUTES

DEPUTATIONS

COMMITTEE OF THE WHOLE

REPORTS OF COMMITTEES

PETITIONS AND COMMUNICATIONS

UNFINISHED BUSINESS

NEW BUSINESS

BY-LAWS

PUBLIC NOTICE

NOTICES OF MOTION

ADJOURNMENT

CLOSING PRAYER

THE LORD'S PRAYER

Alderman T. Johnston

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meetings held on January 8, 2007.

DEPUTATIONS

Optimist Park Chestnut Street

Brian Clements, Secretary Optimist Club of St. Thomas, will be in attendance to discuss partnership with the City for enhancement of Optimist Park on Chestnut Street. **Pages** 7 to 9

St. Thomas Soccer Club

Janus deBekker, President, St. Thomas Soccer Club, will be in attendance to discuss proposed improvements to City soccer facilities. **Page** 10

COMMITTEE OF THE WHOLE

Council will resolve itself into Committee of the Whole to deal with the following business.

PLANNING AND DEVELOPMENT COMMITTEE - Chairman H. Chapman**UNFINISHED BUSINESS**Township of Southwold - CEPAC Agreement**NEW BUSINESS**Community Improvement Program

Report CC-03-2007 of the City Clerk. Pages 11 to 12

BUSINESS CONCLUDED**ENVIRONMENTAL SERVICES COMMITTEE** - Chairman T. Johnston**UNFINISHED BUSINESS**Intersection of First Avenue and Edward StreetIntersection of Edward Street and Burwell RoadRoad and Sidewalk Reserve FundProposed Playground Development - Feasibility Analysis of Proposed Public/Private Partnership between City of St. Thomas and Faith Baptist ChurchGreen Lane Landfill Purchase by the City of Toronto - Status Report - Possible Waste Management Contract ExtensionCommunity Access Improvement Concerns - Curb Cuts**NEW BUSINESS**Talbot Street Sanitary Sewer Extension from Manor Road Easterly

ES05-07 of the Manager of Engineering. Pages 13 to 18

Third Quarterly Installment Payment of 2006 Stewardship Ontario Funding - Blue Box Recycling Program

A letter has been received from Dennis Darby, Chair, Stewardship Ontario and Gemma Zecchini, Chair, Waste Diversion Ontario, regarding funding for the 2006 Blue Box Program. Page 19

BUSINESS CONCLUDED**PERSONNEL AND LABOUR RELATIONS COMMITTEE** - Chairman G. Campbell**UNFINISHED BUSINESS****NEW BUSINESS****BUSINESS CONCLUDED****FINANCE AND ADMINISTRATION COMMITTEE** - Chairman T. Shackelton**UNFINISHED BUSINESS**Cash Advances & Expenses Reimbursement ReportSt. Thomas Consolidated Courthouse Project - Police Facilities

Mayor and Council ExpensesSt. Thomas-Elgin Public Art Centre - Grant RequestSt. Thomas and District Minor Baseball Association - Grant Request2007 Capital Budget - Part 1 - City Park Partnerships2007 Capital Budget - Part 1 - Road Grader Needs Report2007 Capital Budget - Part 1 - Transit Station Options ReportSt. Thomas Police Services Space Needs**NEW BUSINESS****BUSINESS CONCLUDED****COMMUNITY SERVICES COMMITTEE** - Chairman B. Aarts**UNFINISHED BUSINESS**Parks Pavilion RenamingWalk of FameSt. Thomas Timken Community Centre - Cost Analysis for Events**NEW BUSINESS**Recreation, Leisure and Parks Master Plan - Selection of ConsultantReport TR 01-07 of the City Treasurer. **Pages** 20 + 21Knights of Columbus Property - 265 Wellington StreetA letter has been received from Roy Esbaugh, President, Columbus Club of St. Thomas regarding an agreement between the Columbus Club and the City of St. Thomas. **Page** 22**BUSINESS CONCLUDED****PROTECTIVE SERVICES AND TRANSPORTATION COMMITTEE** - Chairman D. Warden**UNFINISHED BUSINESS**Intersection of Manor Road and Chestnut StreetLeash Free Dog ParkIntersection of Chant Street and Lawrence AvenueBus Services to 1063 Talbot Street and Shopping Complex near Elm Street and Wilson AvenueRequest for Four-way Stop Signs - Intersection of White Street and Elizabeth StreetTransit System and CASO StationMondamin Street and Curtis StreetTransit Facility Improvement OptionsUpdate - School Area Review Procedures For Elementary School Children - Adult Crossing Guard Warrant Policy and Procedure

By-Law for Loitering

Termination of Fire Dispatch Services

New Year's Eve Transit Service

NEW BUSINESS

BUSINESS CONCLUDED

SOCIAL SERVICES COMMITTEE - Chairman L. Baldwin-Sands

UNFINISHED BUSINESS

NEW BUSINESS

Affordable Housing Program Recommended Projects

Report OW-01-2007 of the Housing Administrator. Pages 23 to 29

BUSINESS CONCLUDED

REPORTS PENDING

ROAD RESURFACING PROGRAM - BUDGET FORECASTS - J. Dewancker

COUNCIL

Council will reconvene into regular session.

REPORT OF COMMITTEE OF THE WHOLE

Planning and Development Committee - Chairman H. Chapman

Environmental Services Committee - Chairman T. Johnston

Personnel and Labour Relations Committee - Chairman G. Campbell

Finance and Administration Committee - Chairman T. Shackelton

Community Services Committee - Chairman B. Aarts

Protective Services and Transportation Committee - Chairman D. Warden

Social Services Committee - Chairman L. Baldwin-Sands

A resolution stating that the recommendations, directions and actions of Council in Committee of the Whole as recorded in the minutes of this date be confirmed, ratified and adopted will be presented.

REPORTS OF COMMITTEES

PETITIONS AND COMMUNICATONS

Request for a Letter of Tolerance - 78 St. George Street and Cora Street

A letter has been received from James W. Scott, Solicitor, requesting a letter of tolerance for the property at 78 St. George Street. Pages 30 + 31

Girl Guide Thinking Day for WAGGS (World Association for Girl Guides and Girl Scouts)
- Proclamation and Flag Raising - February 19th to 25th, 2007

A letter was received from Darlene Morphy, Treasurer, North St. Thomas Girl Scouts of Canada, requesting that Council proclaim the week of February 19th to 25th, 2007 as "Thinking Day Week" in the City of St. Thomas and that the WAGGS flag be flown at City Hall.

The flag raising ceremony is proposed for February 19, 2007 at 3:45 p.m. and the Mayor is invited to attend. **Page** 32

Tag Day - St. Thomas Jumbo Jets Swim Team

A letter has been received from Pam Helmer, Fundraiser, St. Thomas Jumbo Jets Swim Team, requesting a Tag Day for April 20th and 21st, 2007. **Page** 33

The Citizens Panel on Increasing Organ Donations - Survey

A letter has been received from Dr. Ted Boadway, Chair, The Citizens Panel on Increasing Organ Donations, regarding an organ donation survey. Completed surveys to be returned by mid-February. **Page** 34

HealthForceOntario Recruitment Centre- Health Care Professional Recruitment

A letter has been received from Brad Sinclair, Transition Lead, HealthForceOntario Recruitment Centre regarding a health care professional recruitment program. **Page** 35

Ontario Harness Horse Association

A letter has been received from Jim Whelan, President, Ontario Harness Horse Association regarding horse racing in rural Ontario. **Pages** 36 + 37

Rogers Cable Box Removal - 100 Myrtle Street

A letter has been received from Ms. Yvonne Demeester, 100 Myrtle Street, requesting the removal of a Rogers Cable box from her property. **Page** 38

UNFINISHED BUSINESS

NEW BUSINESS

BY-LAWS

First, Second and Third Reading

1. A by-law to confirm the proceedings of the Council meeting held on the 15th day of January, 2007.
2. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas and 657761 Ontario Inc. (Property Taxes).
3. A by-law to amend By-Law 50-88, being the Zoning By-Law for the City of St. Thomas. (Permit a day nursery Part of Block 56, 11M-112 - Shawside Development Limited)
4. A by-law to amend By-Law 50-88, being the Zoning By-Law for the City of St. Thomas. (Implement further additional alternative development standards - Certain lots within Plan of Subdivision File #34T-06501 - Inn Services Inc.)

PUBLIC NOTICE

NOTICES OF MOTION

CLOSED SESSION

A resolution to close the meeting will be presented to deal with a personal matter about an identifiable individual.

OPEN SESSION**ADJOURNMENT****CLOSING PRAYER**



OPTIMIST CLUB OF ST. THOMAS

P. O. Box 20014, ST. THOMAS, ONTARIO, CANADA, N5P 4H4
www.stthomasoptimists.org

OPTIMIST PARK PHASE 11

History:

- 1970's - park developed in conjunction with City of St. Thomas - one ball diamond, playground equipment and a hill to be used for tobogganing
- 1980's - basketball court installed by Railway City Optimist Club
- late 1990's - playground equipment replaced to conform to CSA standards

Reasons to Change:

- make park more user friendly
- update equipment
- install new equipment
- make park more aesthetically appealing to public

Suggestions for Upgrades:

- replace existing swings with ones that are more user friendly, especially for the very young and handicapped
- investigate possibility of introducing more challenging equipment such as ropes and rock climbers

P

- add seating for those waiting for children or those who just wish to enjoy the park
- make park more accessible to seniors, handicapped and those with young children in buggies by installing walkways
- replace pressure treated borders around equipment
- improve the aesthetic appeal of park by replacing sign and adding artwork such as is found in Pinafore Park

Proposal:

That the Optimist Club of St. Thomas form a partnership with the City of St. Thomas to undertake the upgrading of Optimist Park on Chestnut Street. This partnership would be on a dollar for dollar basis and could be completed over a five year period. The Optimist Club would work with the parks department in establishing priorities, planning exactly what would be done and the feasibility of all improvements within set budgets.



OPTIMIST CLUB OF ST. THOMAS

P. O. Box 20014, ST. THOMAS, ONTARIO, CANADA, N5P 4H4
www.stthomasoptimists.org

City of St. Thomas
 Received

DEC 21 2006

December 20, 2006

Mr. W. Graves
 Clerk, City of St. Thomas
 545 Talbot St.
 St. Thomas, ON

Dear Mr. Graves,

In the late 1970's the Optimist Club of St. Thomas, in partnership with the City of St. Thomas, developed Optimist Park on Chestnut Street. At this time, there was a baseball diamond and playground equipment installed. Later members of the Railway City Optimist Club had a basketball court constructed and in the late 1990's we replaced the playground equipment to conform to current CSA standards.

Recently, members of the club have discussed how we might improve our park. To this end we would like to make a deputation to the City Council, at their earliest convenience. At this time we would discuss another possible partnership that would benefit the community, enhance Optimist Park and make it more user friendly and attractive to the citizens of St. Thomas.

If you have any further questions or require other information, I may be reached at (519) 631-3092 or by mail at 10301 Lynhurst Pk. Dr., St. Thomas, N5P 2E5.

Looking forward to your anticipated response.

Yours Sincerely,

Brian Clements
 Secretary, Optimist Club of St. Thomas

REFERRED TO	
W. DAY	
T. JOHNSON	
FOR	
DIRECTION	<input type="checkbox"/>
REPORT OR COMMENT	<input type="checkbox"/>
INFORMATION	<input checked="" type="checkbox"/>
FROM MARIA KONEFAL	



Attention; Clerks office City of St Thomas.

Jan 8/07

Dear Mr Graves.

City of St. Thomas
Bureau

JAN 0 7 07

City Clerk's Dept

The soccer club of St Thomas would like to make a presentation to City council.

In the last year we at the soccer club have been working in cooperation with City staff, on improvements to City soccer facilities.

The soccer club would like to present those improvements to City council for there consideration.

We hope that we can have a deputation in the next few weeks before the 2007 soccer registration will begin.

Yours truly Janus de Bekker, President St Thomas soccer club.

Home phone # 519 631 2624.

Al (Janus) deBelike



Corporation of the

City of St. Thomas

Report No.
CC-03-2007

File No.

Directed to: Chairman H. Chapman and Members of the Planning and Development Committee

Date
January 8, 2007

Department: City Clerks Department

Prepared By: Wendell Graves, City Clerk

Attachment
CIP Application Summary

Subject: Community Improvement Program

Recommendation:

THAT Report CC-03-07 relating to the City's Community Improvement Program be received for information.

Background

The purpose of this report is provide the members with an update of the activity relating to the CIP program.

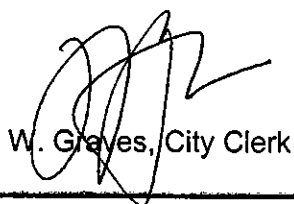
As you may be aware, the CIP Program was launched in 2004. Initially, the Program formed part of the Capital Budget however in 2005 it was included within the operational budget.

The following statistics will provide an overview of the project. An important consideration to keep in mind is the fact that at any given time various projects are in different phases of development and while grant funding is approved at the front end of a project, the funds are not actually released until the project is complete. The allocation of the loan portion of projects is based on the issuance of a building permit.

Total Number of Projects Approved since inception:	20
Total CIP Grant Funds Approved:	\$ 204,048
Total CIP Loans Approved:	\$ 356,000
Total Investment with CIP program	\$5,954,875
Number of Façade Projects:	12
Number of Residential Unit Rehabilitation/Additions:	27

In addition to the statistics mentioned above, staff are working with a number of applicants in the development of their projects.

Respectfully,


W. Graves, City Clerk

Reviewed By:

Treasury

Env Services

Planning

City Clerk

Comm Services

Other

CIP Applications

Application Number	Applicant	Property Address	Roll Number	Project	Total Project	CIP Grant	CIP Loan
2003-001	Jan Van Der Veen	384-390 Talbot St.	3421-030-250-13000	Residential (4)	130,000	20,000	40,000
2003-002	914204 Ontario Ltd.	574-584 Talbot St.	3421-030-280-16700	Residential (3)	100,000	15,868	30,000
2003-009	914204 Ontario Ltd.	574-584 Talbot St.	3421-030-280-16700	Façade	20,851	10,000	20,000
2003-010	1001512 Ontario Ltd.	568 Talbot St.	3421-030-280-16400	Façade	19,800	7,500	10,000
2003-011	1001512 Ontario Ltd.	570-572 Talbot St.	3421-030-280-16500	Façade	29,056	7,500	10,000
2003-012	Andy Sheridan	527 Talbot St.	3421-010-050-14600	Façade	20,049	7,500	10,000
2004-013	YWCA	16 Mary St.	3421-010-050-05300	Façade	21,262	10,000	
2004-014	Jan Van Der Veen	390 Talbot St.	3421-030-250-13000	Façade	16,548	5,000	
2004-016-F	Steve Jackson	767 Talbot St.	3421-020-120-10800	Façade	40,000		20,000
2004-016	Steve Jackson	767 Talbot St.	3421-020-120-10800	Residential (3)	108,340		30,000
2004-017-F	Steve Jackson	763-765 Talbot St	3421-020-120-10700	Façade	48,300		20,000
2004-017	Steve Jackson	763-765 Talbot St	3421-020-120-10700	Residential (2)	40,000		20,000
2005-028-F	Holy Angels Church (Rev. David Boutette)	502 Talbot St.	3421-030-280-15300	Façade	4,871,341	10,000	
2005-030	Lindmar Holdings Inc. (Mark Hindley)	349 Talbot St.	3421-010-050-10400	Residential (4)	41,681	18,000	18,000
2005-030-F	Lindmar Holdings Inc. (Mark Hindley)	349 Talbot St.	3421-010-050-10400	Façade	26,416	10,000	9,500
2005-031-F	1301314 Ontario Inc. (Al Goulding)	168 Curtis St.	3421-010-080-01100	Façade	18,433	7,500	4,250
2005-033-F	Gillian Martin (Ansells Trophy)	648 Talbot St.	3421-010-090-14100	Façade	57,537	7,500	20,000
2005-034-F	Nathan Patry	286 Talbot St.	3241-030-240-13600	Façade	23,500	10,000	6,750
2005-034	Nathan Patry	286 Talbot St.	3241-030-240-13600	Residential (11)	242,709	40,000	80,000
2005-035-F	James and Jane Daminoff	23 East St.	3421-010-040-00100	Façade	79,052	17,680	7,500
					5,954,875	204,048	356,000



Corporation of the

City of St. Thomas

13

Report No.

ES05-07

File No.

08-337

Directed to:

Chairman Tom Johnston and Members of the Environmental Services Committee

Date

January 9, 2007

Department:

Environmental Services

Attachments

Petition by Property Owners,
Report No. ES135-06,
Key Plan of Phase One
Talbot Street Project

Prepared By:

Brian Clement, Manager of Engineering

Subject:

Talbot Street Sanitary Sewer Extension from Manor Road Easterly

Recommendation:

That: Report ES05-07 be received for information.

That: Sources of funding for the Phase One Talbot Street project (from Manor Road easterly) be as outlined in the 2007 Part One Capital Budget as approved by City Council.

That: The installation of a sanitary sewage system (pipe and maintenance holes) and sanitary private drain connections to the property line on Talbot Street as part of the Phase One project be approved, and that the property owner's share of the capital cost for these sanitary sewage works be recovered under Part XII, Section 391 of the Ontario Municipal Act 2001 for both immediate and deferred benefit.

Origin:

Currently property owners on both sides of Talbot Street east of Manor Road have private sewage disposal systems (septic tanks and tile beds) and municipal water connections. Some of these residents have approached Council Members and staff in the past requesting a municipal sewage system due to problems with their existing private systems. A petition by some of the affected property owners (copy attached) was received on December 11, 2006 requesting the installation of a sanitary sewer on Talbot Street east of Manor Road towards Centennial Avenue, and that they were prepared to contribute financially towards the cost of such sewer work.

On December 11, 2006, Council approved Report ES135-06 (copy attached) outlining the policy "That where City Council has determined that the capital cost of a water or sewage project should be borne by the benefiting property owners, such project be initiated under Section 391 or Section 400 (O. Reg. 244/02) of the Municipal Act".

On January 8, 2007, Council approved Item 79 incorporated into the 2007 Part One Capital Budget submission with total cost of \$994,000 for the installation of a new sanitary sewer, the replacement of the existing watermain and the existing storm sewer system, and associated road restoration works for Phase One of the Talbot Street project from Manor Road easterly (key plan attached).

Analysis:

Four design alternatives were considered for the installation of a gravity sanitary sewer extension on Talbot Street from Manor Road easterly to service as many properties as possible on both sides of the roadway.

Design criteria was set as follows:

Mainline sanitary sewer was 250mm diameter at 0.45% grade to meet capacity required for East Side Development Area (ESDA) forcemain outlet from pumping station, and also met standard minimum self-cleansing velocity and cover requirements.

Minimum depth of cover of 1.2m to top of pipe of sanitary private drain connections (pdc) at front of building for frost depth and expected existing outlet elevation to septic tank.

Minimum grade of 1% for 150mm sanitary pdc, although 2% is desirable.

Twin sanitary pdc across Talbot Street in common trench whenever possible.

A Public Information Centre (PIC) is being scheduled for the Phase One project on Thursday February 8, 2007 from 7 to 9 pm, booked at City Hall in Room 204.

A notice will be formally published in the St. Thomas Times-Journal on Wednesday January 17, 2007, and also notices will be hand delivered that day to each of the subject property owners.

The property serviceability and estimated costs for all four sanitary sewer design alternatives will be presented at the PIC. The rationale for the preferred location of the sanitary sewage system (installation in the boulevard on south side of Talbot Street) will also be presented at the PIC. The main advantage of this option is that the proposed mainline sanitary sewer is located within the same servicing corridor as the proposed watermain and the proposed storm sewer, and then the surface restoration costs can be borne jointly by those infrastructure works. Therefore mainline sanitary costs include pipe and structure supply costs, excavation, bedding and backfill. The majority of mainline sanitary sewer

14
installation is proposed to be open-cut work, however, installation across Manor Road is proposed by bore and jack method to avoid significant intersection restoration costs and traffic disruption. The installation of sanitary pdc across Talbot Street to the north side is proposed by directional drilling method, again to avoid significant road crossing restoration costs, but any drilling pit restoration will still be required. We are awaiting confirmation from the geotechnical investigation that the proposed methods of installation are suitable, and that extra dewatering requirement, and hence cost, are not necessary.

The estimated cost per property (as identified on the assessment roll), to those not currently serviced by municipal sanitary sewer, is \$18,500 based on the preferred servicing option. This calculation was based on twenty (20) benefiting properties and an estimated total cost of \$370,000, including a contingency allowance, to construct the sanitary sewer extension and associated appurtenances and pdc to property line.

A second public meeting will be held upon completion of the sanitary sewer extension works, before the City passes a by-law to impose the charge of the sewage system. The final cost (based on actual construction costs for items previously tendered) of the sanitary sewer extension works and the individual charge to property owners will then be presented. There will be a deferred benefit cost which the City will need to pay initially and which entails the oversizing cost of the mainline sanitary sewer from the minimum 200mm diameter to the 250 mm diameter size, required to accommodate the future forcemain outlet and flows from the future pumping station serving the ESDA. The associated amount of this reduction in servicing cost for each property will be available at this meeting. Options for payment by the property owners will also be presented at that time, including but not limited to, borrowing from the City through a ten (10) year municipal debenture.

Financial Considerations:

The funding for the Phase One project was approved in Part One of the 2007 Capital Budget with a total allocation of \$994,000. The breakdown was:

Water \$374,000

Storm Sewer \$250,000

Sanitary Sewer \$370,000 (including Immediate and Deferred Benefit Recoveries)

Respectfully Submitted,



Brian Clement, P. Eng., Manager of Engineering
Environmental Services

Reviewed By:

Treasury

Env Services

Planning

City Clerk

HR

Other

December 11th, 2006

545 Talbot Street. P.O. Box 520. City Hall.
St. Thomas, Ontario N5P 3V7

Attention: Mr. Wendell Graves, City Clerk.

Re: Sanitary Sewers for Talbot St. East - Petition By Property Owners

We, owners of property on Talbot St., between Manor Road and Centennial Avenue herewith petition the City of St. Thomas for the installation of a Sanitary Sewer along Talbot St. East. We are prepared to contribute financially towards the cost of this sewer work and ask that the cost of installing the new sewer with Service connections to our properties be confirmed by the City of St. Thomas.

NAME	ADDRESS	SIGNATURE
Michele Watson	1214 Talbot St.	Michele Watson
Murray Watson	1212 Talbot St.	Murray Watson
JACIL FERRIMAN	1218 - 1222 TALBOT ST	Jacil Ferriman
DON Ferguson	1249 Talbot St.	Don Ferguson
IRIS BROWN (YARMOUTH MUTUAL)	1229 TALBOT ST	Iris Brown
George Vanderkooi	1221 Talbot St.	George Vanderkooi
Nimish Patel (Green Heaven Motel)	1210 Talbot St.	Nimish Patel
Embrose Pbbg & Hg Ltd.	1227 TALBOT ST	Embrose Pbbg & Hg Ltd.
Heritage Lanes	1213 TALBOT ST.	Heritage Lanes
A + E Road	1231A TALBOT	A + E Road
BRIDGEVIEW MOTORS	1207 TALBOT	BRIDGEVIEW MOTORS



16
Corporation of the
City of St. Thomas

Report No.

ES135-06

File No.

04-108

Directed to:

Alderman Tom Johnston and
Members of the Environmental
Services Committee of Council

Date

December 5, 2006

Department:

Environmental Services

Prepared by:

John Dewancker, Director

- Section 391 of the Municipal Act
- Regulation 244/02 under Section 400 of the Municipal Act
- Report PW 18-94

Subject:

Water and Sewer Works Construction under Sections 391 and 400 of the Municipal Act

Recommendation:

- That report ES135-06 be received as information.
- That, where City Council has determined that the capital cost of a water or a sewage project should be borne by the benefiting property owners, such project be initiated under Section 391 or Section 400 (OR 244/02) of the Municipal Act.

Origin:

A number of capital sewer works will need to be initiated to provide a sewage service along existing streets or within existing development areas that currently do not have access to municipal sewage services. In order that a uniform and consistent approach may be maintained by the City of St. Thomas in the assessment of the capital costs that are associated with these works, a policy should be adopted for the recovery of these cost from the benefiting property owners.

Analysis:

Up until 1995, the City of St. Thomas undertook most sanitary sewer works, including the reconstruction of existing sewers and the installation of any new sewers in unserviced areas, under Section 8 of the Local Improvement Act. A copy of the report that (re-) established the City's Local Improvement Policy during 94 is attached herewith for the information of the Members. During 1995, one of the City's sanitary sewer works that had been initiated under the Local Improvement Act was appealed and was heard by the Ontario Municipal Board. The Board at that time ruled that the City could not initiate works under the Local Improvement Act, when a portion of these same works had previously been constructed, 85 years earlier (1910), also as a Local Improvement Project. Since then the City of St. Thomas has not initiated any further works under the Local Improvement Act.

Currently, the revenues generated by the Sewage Service Rate provide for the financial means by which the cost of the operation and maintenance as well as the reconstruction/rehabilitation of existing sewage works is being paid for.

However, where sewage (or water) works are proposed to be constructed within areas that currently do not have municipal sewage (or water) services, the capital cost of the construction of such services should be funded by the benefiting property owners.

The provisions of the former Local Improvement Act are currently incorporated in an Ontario Regulation O.R.119/03 which was passed by the Ontario legislature under Section 23 of the Municipal Act. As noted above, the use of the Local Improvement Act provisions has been very difficult at times, leading to the virtual abandonment of its use by the City of St. Thomas for a period in excess of 10 years.

In order to achieve a more effective way to initiate and complete various capital works that should receive a financial contribution by benefiting property owners, staff recommends that, in the future, such works be initiated under Section 391 of the Municipal Act or under Ontario Regulation 244/02 (section 12). Both pieces of legislation provide for a more effective way to proceed with a capital project once City Council has determined that the subject work is needed either through the receipt of a petition for the work by area property owners or through a City driven needs assessment.

In either option, the following process must be adhered to before a municipality passes a by-law to impose a fee or a charge for the use of a sewage system or water system:

1. Hold at least one Public meeting at which any person who attends has an opportunity to make representation in respect to the proposed project.
2. Ensure that a 21-day notice of the Public meeting is given, including to any person who has previously confirmed an interest in the project with the City Clerk.
3. The notice must be in accordance with a prescribed format.

4. The municipality must make available to the public information that describes the project for which a fee or charge will be imposed including a cost estimate of the proposed work, the proposed fee or charge and the rationale for imposing the fee or charge.

17

This process has been used successfully by other municipalities including the Municipality of Central Elgin which has undertaken various watermain extension works under the provisions of the above referenced sections of the Municipal Act.

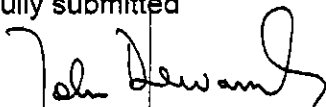
Projects which the City of St. Thomas will be requested to undertake in the near or mid term future mainly involve sewage works which are likely to include the following:

- Talbot Street sanitary sewer extension, Manor Road easterly.
- Talbot East sanitary sewer pumping station, forcemain and sanitary sewer installation, as required.
- Elm Street sanitary sewer, Neal Avenue easterly to City limit.
- Inkerman Street, Woodworth Avenue to Hwy 3 by-pass
- Hill/Barwick Street area Sanitary Sewer Servicing.

All of the above locations involve the construction of sanitary sewers where currently none exist. One of the first projects which will require consideration is the Talbot Street east sanitary sewer project. Upon receipt by the City of St. Thomas of a request for a sanitary sewer along Talbot Street, east of Manor Road, the City of St. Thomas would proceed with the initiation of this project in compliance with the above noted policy and procedures.

Staff will be available to answer any questions by the Members in respect to this policy at the meeting of December 11, 2006.

Respectfully submitted



John Dewarcker, P.Eng Director
Environmental Services

Reviewed By:

Treasury

Env Services

Planning

City Clerk

HR

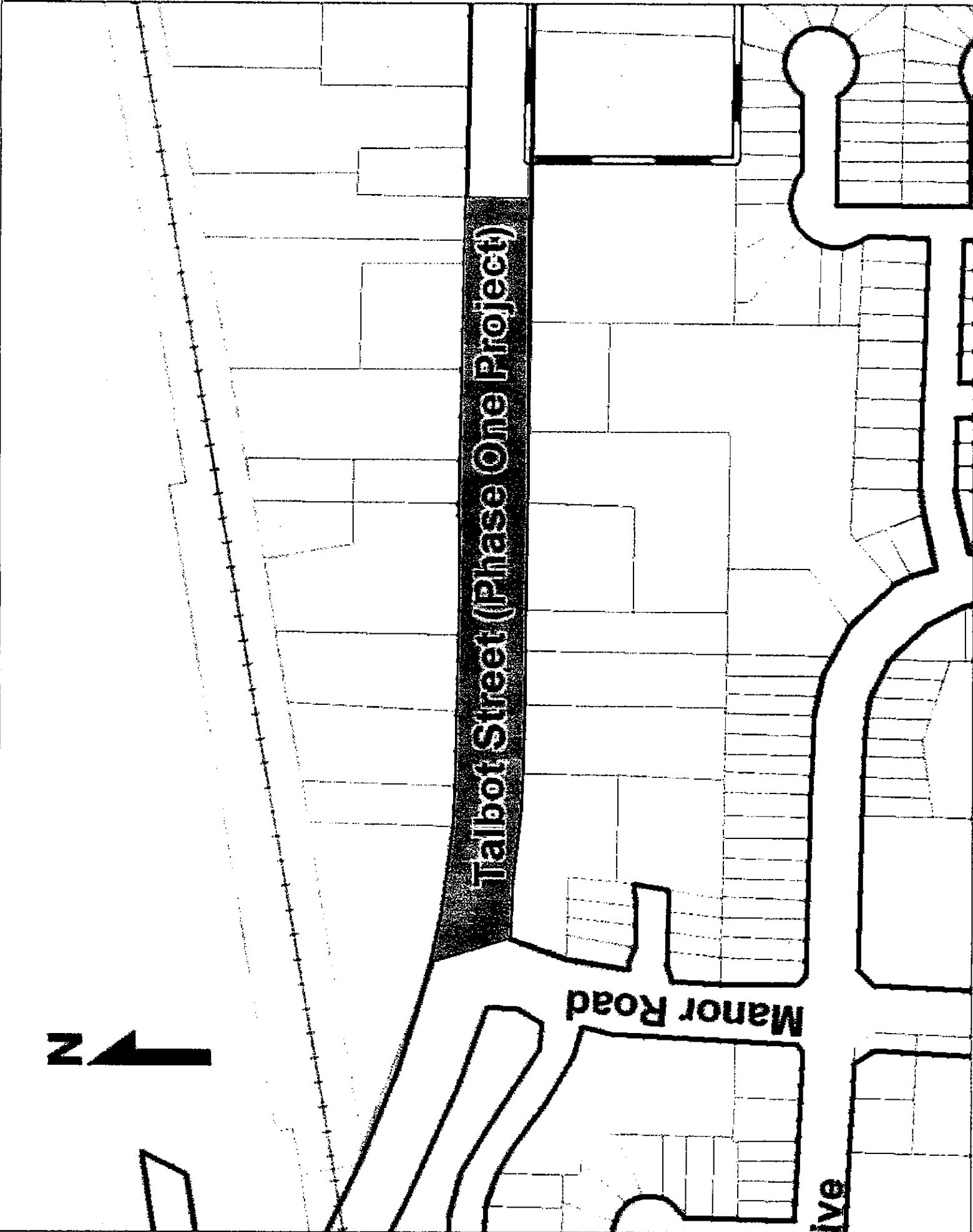
Other



Talbot Street (Phase One Project)

Manor Road

ive



December 31, 2006

Mayor and Members of Council
ST. THOMAS, CITY OF
545 Talbot Street
PO Box 520
St. Thomas, ON N5P 3V7

RE: Third Quarterly Installment Payment of 2006 Stewardship Ontario Funding to help pay for your municipal Blue Box Recycling Program

Dear Mayor and Members of Council:

Stewardship Ontario and Waste Diversion Ontario (WDO) are pleased to enclose the **third** quarterly payment for 2006 from industry to help pay for your residential Blue Box recycling program.

The payment is provided under the auspices of the Blue Box Program Plan (BBPP) which provides funding directly from the companies, called "stewards," who do business in Ontario and produce packaging and printed materials that are managed through the municipal waste management system. Under the *Waste Diversion Act, 2002*, these companies report the amount of packaging and printed paper they put into the Ontario residential marketplace and pay fees to Stewardship Ontario.

Stewardship Ontario is the industry funding organization that distributes the funds from industry to municipalities.

This payment will be followed by one more payment for 2006; it will be sent to you at the end of March, 2007. In total, Stewardship Ontario will distribute \$48.6 million to Ontario municipalities that operate residential recycling programs for the 2006 program year. This brings the total amount of industry's share of Blue Box programs in Ontario over the past four years to nearly \$130 million.

In addition to the direct cash payments, a further \$5.4 million has been made available this year (for a total of \$14.4 million to date) through the Effectiveness and Efficiency (E&E) Fund. Each year, 10% of the stewards' financial obligation to municipalities is placed in the E&E Fund to provide competitive grants to municipalities to increase the effectiveness and minimize the cost of municipal recycling programs. So far, a total of 66 municipal projects valued at \$12.4 million in support have been awarded.

The provincial total net system cost is approved by the WDO which calculates the amount each municipality receives based on information your municipality provides through the annual waste management data call. Funding for the 2006 year is based on:


- quantity of each type of packaging and printed material recovered and sold to commodity markets by each municipality,
- population density of each municipality, and
- size of operation of each program.

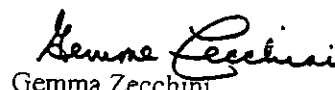
In addition to the above factors, funding for 2006 also was based on the cost-effectiveness of a program relative to other municipal programs in its municipal group.

The funding allocated to each municipality is published on the WDO website, www.wdo.ca. Questions concerning the Blue Box Program and the calculation of funding can be directed to Glenda Gies at wdo@wdo.ca.

For information about the E&E Fund and how to apply, please visit the Stewardship Ontario website, www.stewardshipontario.ca. Questions concerning the Fund can be directed to Guy Perry at info@stewardshipontario.ca.

Sincerely


Dennis Darby
Chair
Stewardship Ontario


Gemma Zecchini
Chair
Waste Diversion Ontario



Corporation of the

City of St. Thomas

20

Report No.

TR 01-07

File No.

Directed to: Chairman Bill Aarts and Members of the
Community Services Committee

Date

January 9, 2007

Department: Treasury

Attachment:

Prepared By: William J. Day, City Treasurer

Subject: Recreation, Leisure and Parks Master Plan – Selection of Consultant

Recommendation:

In connection with Report TR 01-07 it is recommended that:

1. Council authorize Administration to retain the services of Monteith-Brown, Planning Consultants at a cost not to exceed the approved budget allocation of \$40,000, for the purpose of preparing the City of St. Thomas' Recreation, Leisure and Parks Master Plan
2. Council appoint two members to serve on the Recreation, Leisure and Parks Master Plan Steering Committee

Report:

Background

In the 2005 Capital Budget, Council approved the development of a Recreation, Leisure and Parks Master Plan. Staff proceeded to develop a request for proposal and circulated such to interested proponents. Two proposals were received, both of which proposed study costs in excess of our approved budget allocation. In the 2007 Capital Budget recently approved by Council, funding for the study work was increased to \$40,000.

Comments

Proposals were received from the following qualified consultants:

- IBI Group and F.J. Galloway Associates, Inc.
- Monteith-Brown Planning Consultants

A staff team comprised of the Manager of Culture and Recreation, Manager of Community Centres and Property, Purchasing Agent, Parks Supervisor and City Treasurer interviewed both proponents and evaluated proposals based on the following seven criteria:

- ✓ Resources and experience of the firm in similar work
- ✓ Experience, qualifications and availability of the team members
- ✓ Understanding of the objectives and the community's needs
- ✓ Quality of the approach and methodology of the study
- ✓ Proposed work plan and schedule
- ✓ Cost, budget and hourly rates
- ✓ Interviews

Staff were extremely impressed with both written proposals as well as presentations provided during interview sessions. Based on the evaluation criteria, Monteith-Brown Planning Consultants were deemed to be best suited for this assignment. In fact, the Monteith-Brown proposal scored as high or higher on all seven of the evaluation criteria.

Monteith-Brown Planning Consultants, located in London, have prepared over 140 leisure studies, including 44 recreation, leisure and parks master plans. They have a good understanding and working knowledge of St. Thomas by virtue of their involvement in the development of our Trails & Parks Master Plan. Past projects undertaken include the development of master plans for the City of London, Municipality of Central Elgin, Town of Aylmer, City of Brantford and the City of Owen Sound. Staff have followed up with several of the listed municipalities and all report favourably on their experience with Monteith-Brown.

21

Should Council accept our recommendation, the project will be initiated this month and culminate with the completion of the final Recreation, Leisure & Parks Master Plan in the summer in accordance with the following three-phase work plan.

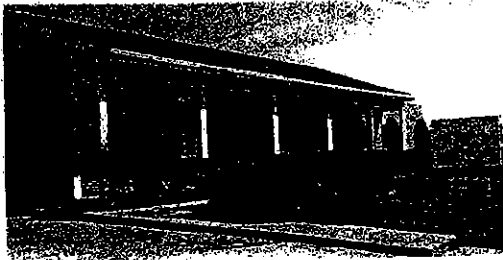
Work Plan Phases	Activities
Phase 1 Research and Consultation	-Initial Meeting – Steering Committee #1 -Background Review -Demographic Profile & Community Service Trends Analysis -Recreation, Leisure & Parks Inventory Review -Stakeholder Group Questionnaire -Key Informant Interviews -Community Focus Groups -Steering Committee Meeting #2
Phase 2 Master Plan Preparation	-Recreation, Leisure & Parks Facility/Program Assessment -Service Audit & Operation Analysis -Draft Recreation, Leisure & Parks Master Plan -Steering Committee Meeting #3
Phase 3 Master Plan Finalization	-Public Meeting -Steering Committee Meeting #4 -Presentation to Council -Final Recreation, Leisure & Parks Master Plan

We suggest that the Steering Committee include at least two members of Council. The Manager of Culture and Recreation, Manager of Community Centres and Property, Parks Supervisor and City Treasurer would represent staff.

Respectfully submitted,



W. J. Day,
Director of Finance and City Treasurer



Home of the Knights of Columbus

Columbus Club of St. Thomas
265 Wellington Street
St. Thomas, Ontario
N5R-2S6
(519) 631-2166

CONFIDENTIAL

*Conrad Property Information
CC - Town DEPARTMENT*

Mayor Cliff Barwick,

As you are aware of, the Columbus Club of St. Thomas and the City of St. Thomas has reached an agreement through our lawyers. Since this was with the last City Council is it prudent for us to further discuss this issue and bring this to our members or should we wait for direction from your office on this matter.

This agreement was with: Jeff Kohler (Mayor) Wendell Graves (City Clerk) and the Columbus Club. The last document was finalized 10/24/06. Please forward direction as soon as possible because we have a scheduled meeting to discuss this package on Jan. 22, 2007.

Yours Truly

Roy Esbaugh

Roy Esbaugh
President



23

**The Corporation of the
City of St. Thomas**

Report No. OW-01-2007

File No.

Directed to: Chairman Lori Baldwin-Sands and
Members of the Committee of the
Whole (Social Services)

Date: January 8, 2007

Subject: AHP Recommended projects

**Attachment 1
(Project details)**

Department: St. Thomas – Elgin Ontario Works

Prepared By: Elizabeth Sebestyen, Housing Administrator

Recommendation:

THAT Council receives Report OW-01-2007 related to the Selection Committee's recommended projects under the Canada-Ontario Affordable Housing Program, Rental & Supportive component, and;

THAT Council approves the following projects for total funding of \$3,500,000 toward the construction of 51 new units of affordable housing in St. Thomas and Elgin County under the Canada-Ontario Affordable Housing Program (AHP), Rental & Supportive component:

1. AHP funding in the amount of \$1,504,108 toward the construction of a new 23-unit apartment building at 25 Scott Street in St. Thomas to be developed by Novi Construction Limited,
2. AHP funding in the amount of \$828,000 toward the construction of a new 12-unit apartment building at 78 Steele Street in St. Thomas to be developed by Walter Ostojic & Sons Ltd., and
3. AHP funding in the amount of \$1,167,892 toward the construction of a new 16-unit seniors' apartment building in West Lorne in accordance with a proposal submitted by West Lorne Heritage Homes,

AND THAT Council instructs staff to forward these recommended project proposals to the Ministry of Municipal Affairs and Housing for Ministerial approval,

AND THAT Council grants permission to staff to reallocate the level of AHP funding among these projects, as required, in the event that Council approves additional financial concessions for any project in the City of St. Thomas,

AND FURTHER THAT Council approves a request to the Ministry of Municipal Affairs and Housing for an additional AHP Rental & Supportive allocation of 30 units or \$2,100,000 in funding toward the construction of a new 30-unit seniors' apartment building in Dutton in accordance with a proposal submitted by Dutton & District Lions Non-Profit Housing,

AND FURTHER that Council approves a request to the Ministry of Municipal Affairs and Housing to consider the West Lorne Heritage Homes proposal for funding under the AHP Brownfields Initiative.

Background:

In the fall of 2005, the St. Thomas – Elgin Service Manager Area received an allocation of 50 units (\$3,500,000) in funding under the Canada-Ontario Affordable Housing Program, Rental & Supportive component. This funding is designated for the construction of new affordable housing or renovations to convert existing buildings into affordable housing.

In January and February 2006, staff held three information meetings in St. Thomas, Aylmer, and West Lorne to solicit Expressions of Interest (EOI) from the public for the development of new affordable housing. Twelve project proposals for a total of 276 units of housing were received by the March 3, 2006 deadline.

In October 2006, Council approved entering into an Administration Agreement with the Ministry of Municipal Affairs and Housing for the local delivery of the AHP Rental and

Shortly thereafter, staff issued a Request for Proposals (RFP) for the \$3,500,000 in AHP funding. Five of the twelve EOI proponents were invited to submit proposals under the RFP. These five proponents had the best-developed plans in place, met the criteria under the EOI, and most closely fit the affordable housing needs for the area as identified in the 2004 St. Thomas and Elgin County Housing Demand and Supply Analysis and Housing Strategy.

Subsequent to the RFP closing date of December 5, 2006, the Selection Committee met twice, on December 14 and 21, to review and score the proposals. The Selection Committee consisted of Sandra Datars Bere (representing the Ontario Works Department), Tracy Johnson (representing the Treasury Department), Jennifer Kirkness (representing the Planning Department), and Melissa Hardy-Trevenna (representing the London & St. Thomas Association of Realtors). In attendance and acting as resources during the Selection Committee meetings were Matt Ferguson (Ministry of Municipal Affairs and Housing), Neil Watson (Development Consultant), Sarah Pittao (Mr. Watson's associate), Mike Hoogstra (Purchasing Agent), and Elizabeth Sebestyen (Social Housing Administrator).

Recommendations of the Selection Committee:

In order of scoring from highest to lowest, the Committee recommended AHP funding be awarded for the following project proposals:

1. Scott Street Apartments in the amount of \$65,396 per unit (total \$1,504,108) for 23 units (1 one-bedroom and 22 two-bedrooms) at rents of \$436 and \$560 respectively including heat and water. This proposal is for a 3-storey building located at 25 Scott Street, the former Memorial Hospital property. The proponent is Novi Construction Limited. Total capital budget is \$2,124,078.
2. Heritage House Affordable Housing in the amount of \$72,993 per unit (total \$1,167,892) for 16 units (12 one-bedroom and 4 two-bedrooms) at rents of \$496 and \$620 respectively including heat and water. This proposal is for a one-storey building on Munroe Street in West Lorne adjacent to the West Elgin Community Health Centre. The proponent is West Lorne Heritage Homes Not For Profit Corporation, which represents a broad base of community service clubs and organizations. Total capital budget is \$2,264,796.
3. 78 Steele Street in the amount of \$69,000 per unit (\$828,000) for 12 two-bedroom units at rents of \$560, not including heat or hydro. This proposal is for a 3-storey apartment building on Steele Street in St. Thomas adjacent to the YMCA Day Care Centre. The proponent is Walter Ostojic & Sons Ltd. Total capital budget is \$1,081,016.

Total AHP funding provided will be \$3,500,000 for a total of 51 units. The AHP allocation for St. Thomas and Elgin County was a minimum of 50 units for total funding of \$3,500,000.

There was insufficient AHP allocation and funding available to permit the inclusion of the Selection Committee's fourth choice, a proposal submitted by Dutton & District Lions Non-Profit Housing for the construction of a 30-unit one-storey seniors' building, Caledonia Two, adjacent to Bobier Villa Long-Term Care Facility in Dutton. The Lions group currently operates an existing 25-unit seniors' non-profit housing facility, Caledonia Gardens. Total capital budget for Caledonia Two is \$4,029,118.

Therefore, the Committee seeks Council's support for a request for additional funding from the Province of \$2,100,000 (30 units at an average of \$70,000 per unit) to assist the Dutton Lions with construction of the Caledonia Two project.

More details on these four proposals are provided in Attachment 1 of this report.

Ranked fifth by the Selection Committee was a proposal submitted by the Elgin Association for Community Living for a three-storey 31-unit supportive apartment complex on Kain Street in St. Thomas. Committee members did not feel prepared to recommend this project for funding at this time. Staff will continue to work with the proponent to further develop the proposal, and it is hoped that additional funding may become available under the Canada-Ontario Affordable Housing Program in future to support this worthy project idea.

Brownfields Initiative:

35
On December 20, 2006, the Ministry of Municipal Affairs and Housing invited housing staff from Southwest Ontario to an information session in London to outline the Province's Affordable Housing Program Brownfields Initiative. Under this initiative, at least 300 units under the AHP will be designated for projects built on cleaned-up brownfield sites. Of the five proposals received in the RFP for St. Thomas and Elgin, two sites are identified as potential brownfields sites, including the West Lorne proposal on former railway lands and the Kain Street proposal on a former industrial site.

As a result, one of the recommendations in this report calls for Council's approval of a request to the Ministry to consider the West Lorne proposal a "brownfields site". Those 16 units would be funded under the separate brownfields initiative, thereby freeing up 16 units from the 50-unit Wave I allocation.

Municipal concessions:

Most project proponents have individually negotiated municipal concessions with their respective local governments.

Of the four recommended proposals, municipal financial concessions were identified in the project proposals as follows:

1. Scott Street Apartments - \$135,027 in City of St. Thomas Community Improvement Program funding is anticipated
2. Heritage House Affordable Housing - the Municipality of West Elgin has committed to contribute a total of \$622,221 in financial concessions including donation of land, waiving of certain fees, and a grant of \$450,000
3. 78 Steele Street - no municipal concessions were identified in the proposal, although the proponent has indicated he intends to submit a request to Council for assistance
4. Caledonia Two - the County of Elgin and the Municipality of Dutton-Dunwich have jointly contributed \$279,264 including donation of land, site servicing, and waiving of certain fees.

In the event that City Council grants additional financial concessions to any recommended AHP proponent in St. Thomas before the City enters into an AHP Service Manager Contribution Agreement with the proponent, the level of AHP funding for that proponent will be reduced by an equal amount. However, timing of any further financial concessions is of the essence, as levels of funding for each project will be firmly established once the Province has issued Conditional Letters of Commitment.

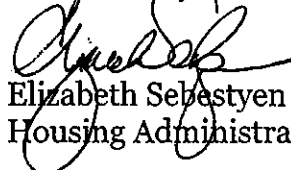
Next steps:

Once Council has approved the Selection Committee's recommended projects for funding under the AHP, the list of projects will be forwarded to the Ministry of Municipal Affairs and Housing for final approval and issuing of Conditional Letters of Commitment, a process which could take four to six weeks.

Conclusions:

Staff is pleased with the excellent quality of the project proposals received in this RFP, fully supports the Selection Committee's recommendations for AHP funding, and respectfully requests Council's endorsement of the recommendations in this report.

Submitted by


Elizabeth Sebastyen
Housing Administrator

Reviewed By:

Treasury

Env Services

Planning

City Clerk

HR


Other

ATTACHMENT 1

Canada Ontario Affordable Housing Program - St. Thomas & Elgin

Project Name: Scott Street Apartments
 Project Location: 25 Scott Street, St. Thomas
 Site: approximately 1 acre
 Proponent: Novi Construction Limited (Nick Ostojic)
 Sector: Private
 Zoning: Site Plan and Zoning have been approved
 Building Permit: March 2007
 Completion Date: December 2007
 Environmental: N/A
 Building Type: 3 storey building, 23 units, brick, cottage roof, elevator
 Energy Efficiency: 2x6 construction to achieve an R25 Insulation factor, double pane argon filled gas windows
 Target Group: Seniors, disabled & victims of domestic violence
 Non-Residential: N/A
 General Contractor: Novi Construction
 Property Mgm: Nick Ostojic

 Total Project Cost: \$2,124,078
 F/P Per Unit: \$65,396
 F/P Total: \$1,504,108
 Municipal Funding: \$135,027
 Owner Equity: \$484,943
 Mortgage: Provincial Funding Only
 Year 1 Surplus: \$61,680

Unit Type	Number	Unit Size	Rent	Utilities	Supportive Units
1 bedroom	1	55m ² (592sf)	\$436*	Heat / Water Hydro credit	Victims of Domestic Violence
2 bedroom	22	79m ² (850sf)	\$560*	Heat /Water Hydro credit	Victims of Domestic Violence

* Proponent has given each tenant a \$60 credit for hydro, rent has been reduced by this amount (affordable rent 1 bedroom \$496; 2 bedroom \$620)

Comments:

Downtown location within walking distance to bus routes, grocery shopping & drug store;

Boiler system for heat;

The Proponent can start construction in early spring;

Proponent has agreed to provide 4 supportive units.

Canada Ontario Affordable Housing Program - St. Thomas & Elgin

Project Name: Heritage House Affordable Housing
 Project Location: West Lorne on vacant land, Munroe Street adjacent to the WECHC
 Site: 1.14 acres
 Proponent: West Lorne Heritage Homes
 Sector: Non-Profit
 Zoning: Zoning amendment expected by March 30, 2007
 Building Permit: April 15, 2007
 Completion Date: January 15, 2008
 Environmental: Brownfeild Site, Phase 1 & 2 complete (see comments below)
 Building Type: One storey, 16 unit, concrete slab foundation, wood frame
 Energy Efficiency: Low E glass windows, appliances, gas water heating
 Target Group: Seniors
 Non-Residential: No
 General Contractor: Tender
 Property Mgm: Property Management Company not confirmed

Total Project Cost: \$2,264,796
 F/P Per Unit: \$72,993
 F/P Total: \$1,167,892
 Municipal Funding: \$622,221
 Owner Equity: \$70,000
 Mortgage: \$404,683
 Year 1 Surplus: \$4,217

Unit Type	Number	Unit Size	Rent	Utilities	Supportive Units
1 bedroom	12	60.3m ² (650sf)	\$496	Heat & water	Confirm
2 bedroom	4	78.9 (850sf)	\$620	Heat & water	Confirm

Note: To conserve energy all units have been individually metered for hydro and each household will pay their own hydro.

Comments:

The Municipality of West Elgin is in the process of extending Munroe St. east of Graham St. The proposed property would be located on the Munroe St. extension adjacent to the West Elgin Community Health Centre (WECHC);

Community meetings were held with a broad cross section of various seniors and organizations that resulted in the design of the building;

Municipality is donating the land to the project;

Environmental Assessments show top meter of soil will need to be removed (This cost will be covered by the Municipality);

Board Members are representatives from service clubs, WECHC, Municipality of West Elgin, Legion, Farm Community, Women's Institute, Area Seniors & Portuguese Community;

Proponent has agreed to provide 3 supportive units.

Canada Ontario Affordable Housing Program - St. Thomas & Elgin

Project Name:
 Project Location: 78 Steele Street
 Site: 1.1 acres
 Proponent: Walter Ostojic & Sons (Joe & Peter)
 Sector: Private
 Zoning: Zoned R4-43, site plan approved, architectural plans completed
 Building Permit: March 2007
 Completion Date: August 31, 2007 (estimated)
 Environmental: N/A
 Building Type: Apartment block/concrete
 Energy Efficiency: In floor heating, appliances, low e-glass windows
 Target Group: Singles and seniors
 Non-Residential: N/A
 General Contractor: Walter Ostojic & Sons
 Property Mgm: Walter Ostojic & Sons

Total Project Cost: \$1,081,016
 F/P Per Unit: \$69,000
 F/P Total: \$828,000
 Municipal Funding: N/A
 Owner Equity: \$253,016
 Mortgage: Provincial Funding Only
 Year 1 Surplus: \$28,920

Unit Type	Number	Unit Size	Rent	Utilities	Supportive Units
2 bedroom	12	74.32 m ² (800sf)	\$560*	Plus hydro & heat	Yes

* The Proponent has given each unit a \$60 credit for hydro & heat, rent has been reduced by this amount (affordable rent 2 bedroom \$620)

Comments:

Each unit has an individual gas boiler for the floor heating system with thermostat control in each unit. This is a high efficiency energy saving system that should cost approximately \$35-\$40 per month for each unit;

Five appliances will be included in each unit (fridge, stove, dishwasher, and washer/dryer). Having a washer/dryer in each unit could benefit people with limited mobility, single parent families and vulnerable individuals. (The Selection Committee has given the proponent the option to exclude the dishwasher in each unit as per other affordable housing projects.);

Next door to a day care facility operated by the YMCA;

The project is located close to all amenities and bus routes;

Proponent has agreed to 3 supportive units.

Request for additional 30 unit allocation from the Province of Ontario:

Project Name: Caledonia Two Affordable Housing
 Project Location: County Road 2, next to Caledonia Gardens (linked to Bobier Villa LTC Home)
 Site: 3.83 acres
 Proponent: Dutton & District Lions Non Profit Housing Inc.
 Sector: Non-Profit
 Zoning: Currently Village Residential 1. A severance and zoning amendment to VR2 is required
 Building Permit: April 15, 2007
 Completion Date: January, 2008
 Environmental: N/A
 Building Type: One storey, 30 unit, concrete slab foundation, wood frame
 Energy Efficiency: Low E glass windows, appliances, gas hot water heater
 Target Group: Seniors
 Non-Residential: No
 General Contractor: Tender
 Property Mgn: Engage Company that currently administers Caledonia Gardens

Total Project Cost: \$4,029,118
 F/P Per Unit: \$70,000
 F/P Total: \$2,100,000
 Municipal Funding: \$279,264
 Owner Equity: \$250,000
 PST Rebate: \$98,245
 Mortgage: \$1,301,609
 Year 1 Surplus: \$1,613

Unit Type	Number	Unit Size	Rent	Utilities	Supportive Units
1 bedroom	24	60.3m ² (650sf)	\$496	Heat, water	Confirm
2 bedroom	6	78.9m ² (850sf)	\$620	Heat, water	Confirm

Comments:

The proposed site is currently owned by Elgin County; the County is transferring ownership of the land to the Municipality, who will then donate the land to the Dutton & District Lions Non Profit Housing Inc.;

Zoning amendment expected by March 30, 2007;

The Proponent has experience with construction and operating Caledonia Gardens. This is a 25 unit non-profit seniors building that was constructed through the Provincial Housing Program in 1993;

Caledonia Gardens is connected to the Bobier Villa which offers a meal program and access to other services and programs for seniors;

Caledonia Two will be located to the northwest of Bobier Villa and will have access through an existing service road.

Burns, Vasam & Associates LLP
Barristers & Solicitors

A. DOUGLAS BURNS, B.A., LL.B.
 R. SRINI VASAN, M.A., B.L.
 JAMES W. SCOTT, LL.B.
 CHRIS ARGIROPOULOS, B.A., LL.B.
 COLLEEN YAMASHITA, B.A., (Hons), J.D.
 ROBERT A. FERNANDES, B.A., (Hons), LL.B.
 SARA AHMADI, B.A., (Hons), LL.B.

COUNSEL:
 MILTON J. LEWIS, Q.C.

COUNSEL IN CRIMINAL MATTERS:
 DEAN D. PAQUETTE B.A., LL.B.

File No

January 2, 2007

City of St. Thomas
 City Clerk's Office
 City Hall
 545 Talbot Street,
 St. Thomas, Ontario
 N5P 3V7

RECEIVED
 JAN 0 2007
 City Clerk's Office

Attention: Mr. Wendel Graves, City Clerk

Dear Mr. Graves:

Re: 78 St. Goerge Street, St. Thomas, and Cora Street.

I am a solicitor for the above mentioned firm and we act for the owners of the property municipally described as 78 St. George Street, in the City of St. Thomas. The registered owner is 1612542 Ontario Inc., a company owner by Nadine Fulham and George Fulham. This property was purchased by our clients in 2004.

Recently our clients learned that the building on the property encroaches onto a right of way believed to be part of Cora Street. This encroachment is of a minor nature, being approximately one foot as shown on part 3 of Reference Plan 11R-7904, a copy of which I have enclosed for your easy reference.

By this letter I am requesting, on behalf of our client's, that the City of St. Thomas provide to them a Letter of Tolerance allowing the encroachment to remain in its current position. I am advised that this building has been in the same location for a great number of years with no newer additions or alterations which would have given rise to this encroachment.

Please confirm that such a Letter of Tolerance may be granted in this instance and advise as to the time frame for preparing same.

BURNS, VASAM & ASSOCIATES LLP

Commerce Place
 21 King Street West, Suite 305, Box 38
 Hamilton, Ontario L8P 4W7
 Telephone (905) 522-1381
 Facsimile (905) 522-0855

Your assistance is greatly appreciated. If you require further information please do not hesitate to contact the writer at your convenience.

Yours very truly,
BURNS, VASAN & ASSOCIATES LLP

JAMES W. SCOTT
JWS
Encl.
cc. Mr. & Mrs. Fulham

REFERRED TO	
J. DEWANCKER	
I. ANDERSEN	
FOR	
DIRECTION	<input type="checkbox"/>
REPORT OR COMMENT	<input checked="" type="checkbox"/>
INFORMATION	<input type="checkbox"/>
FROM MARIA KONEFAL	

TO: Wendell Graves, City Clerk
FROM: Ivar Andersen, Manager of Operations and Compliance

It is recommended that the standard letter of tolerance be granted for the encroachment as outlined above.

Yours truly,



Ivar Andersen, P.Eng., Manager of Operations and Compliance
Environmental Services Department



Girl Guides
of Canada
Guides
du Canada

North St Thomas District

January 2, 2007

The City of St. Thomas
c/o Cliff Barwick
P.O. Box 520, 545 Talbot St.
St. Thomas, ON
N5P 3V7

Dear Mr. Barwick,

On February 22, 2007 we will once again mark Thinking Day for WAGGS (World Association for Girl Guides and Girl Scouts).

It has been a traditional event to fly the WAGGS flag at City Hall during Thinking Day week and we are inviting you to join us to raise the flag. The ceremony for this event will take place on Monday February 19, 2007 at 3:45 pm where we will have representation from the different levels of guiding.

If you have any questions on this matter, feel free to contact myself or Heather Chapman who currently sits on your council.

Yours in guiding,

Darlene Morphy
North St. Thomas District Treasurer
519-633-0999

January 9, 2007

Wendell Graves
Office of the Clerk
P.O. Box 520, City Hall
St. Thomas, on
N5P 3V7

Dear Mr. Graves,

On behalf of the St. Thomas Jumbo Jets Swim Team, I am requesting consideration for a Tag Day.

Either of the following weekends would work well for our team:

April 13 & 14, 2007

✕ April 20 & 21, 2007

We are interested in the development and fulfillment of our young swimmers and are affiliated with Swim Ontario. Throughout the year we attend swim meets across southern Ontario. Tag Days help pay for the costs of running the team.

Thank you in advance for your support.

Sincerely,



Pam Helmer
Fundraiser for the Jumbo Jets Swim Team
45883 Roberts Line
Sparta, On
N0L 2H0
519-775-2265

**THE CITIZENS PANEL ON
INCREASING ORGAN DONATIONS**

Seeking views and opinions on increasing organ donations in Ontario

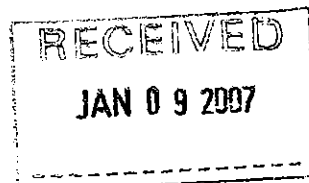


**COMITÉ DES CITOYENS POUR
L'AUGMENTATION DES DONS D'ORGANES**

*Connaître les points de vue et les opinions pour augmenter
les dons d'organes en Ontario*

Conrad Apol

Mayor
City of St. Thomas
545 Talbot Street
P.O. Box 520
St. Thomas ON N5P 3V7



January 2, 2007

Dear Mr. Cliff Barwick,

Please take just 10 minutes to help make a difference!!

On November 24, 2006, the Honourable George Smitherman, Minister of Health and Long-Term Care, announced the establishment of The Citizens Panel on Increasing Organ Donations.

The need for increased organ donations in Ontario is urgent. Every three days, someone in this province dies unnecessarily while waiting for an organ transplant that never takes place. Right now, there are 1,760 people in Ontario – men, women and children – who are waiting for a life-saving organ transplant, and the sad reality is that many of them will die before a matching organ ever becomes available.

Over the next few months, the Citizens Panel will hold public consultations across the province to hear Ontarians views about:

- Ways to increase awareness about the importance of organ donation
- How to remove barriers to organ donation
- How the government can support and encourage more living organ donations
- The best ways for people to make their donation preference known, registered and recorded.

In addition to these consultations, and in order to hear from as many people as possible, we are sending the enclosed survey to charitable and not-for-profit organizations throughout the province.

We are asking you to please distribute the enclosed surveys to organizations within your municipality. As our final report is due to the Minister by mid-March, we very much hope that you will be able to return the completed surveys in the enclosed envelope by mid-February at the latest.

It is very important that we are able to gather the comments and suggestions of people from all across Ontario in order to make recommendations to Minister Smitherman that truly represent the viewpoints and opinions of all of us.

On behalf of The Citizens Panel on Increasing Organ Donations, I thank you and your Board members for your assistance.

Sincerely,


Ted Boadway MD
Chair

Dr. Ted Boadway
Chair / Chef de comité

Alvin Curling

Peter Desbarats

Rev. Brent Hawkes

Gisèle Lalonde

Hon. Joan Neiman

Secretariat / Secrétariat

Janet Napper

Doreen Thibert

Coun. L. Alton

December 28, 2006

Cliff Barwick
Mayor
City of St. Thomas
Box 520, City Hall, 545 Talbot St.
St. Thomas, ON N5P 3V7

Dear Mayor,

Teamwork. Collaboration. Shared vision. As the newly elected Mayor of your community, you know first hand these core values win elections. And, no doubt, you are calling upon these values daily as you build your new office into an efficient and effective civic operation.

One that will deliver results to your constituents.

Imagine bringing a new doctor or health care professional to your community as one of your first achievements. Communities tell us time and again, that attracting top calibre health care professionals is the top priority of their decision-makers. And this is where we want to be part of your team.

HealthForceOntario (HFO) is a new health human resources strategy launched by the Ministry of Health and Long-Term Care. HFO personnel will work with you and your health human resources team to execute a truly co-ordinated recruitment program on your behalf. We offer a nationwide and even international outreach approach that encompasses a network of leading job search options. HFOJobs, for example, is a critical online tool that matches communities and health care professionals, according to personal lifestyle and career preferences. Once identified, HFO will plan an individual liaison experience that will see the potential candidate tour your town, meet resident health professionals and visit the local health care facility.

HFO will also work with you to ensure any family or other personal relocation issues are addressed and resolved. We will research employment opportunities for a spouse or partner, schools for children, housing choices etc. And we will personally follow-up with candidates three or four months after relocation to ensure the recruitment exercise has been successful.

As you move forward in your role as Mayor, we invite you to learn more about HealthForceOntario. Put the strength of our broad-based recruitment resources to work for your community.

I look forward to speaking with you; I can be reached at (416) 212-4252.

Best Regards,



Brad Sinclair, Transition Lead
HealthForceOntario Recruitment Centre

415 Yonge Street, Suite 702
Toronto, Ontario
M5B 2E7



36
ONTARIO HARNESS HORSE ASSOCIATION

P.O. BOX 429, 44 CRAWFORD CRESCENT, CAMPBELLVILLE, ONTARIO L0P 1B0

Telephone (905) 854-OHHA (6442) • Toll Free: 1-866-774-OHHA (6442) • Fax (905) 854-6103

E-mail: info@ohha.ca • Website: www.ohha.ca

January 3, 2007

*Conven
Agenda*

Mayor Cliff Barwick
Mayor of the City of St. Thomas
P.O. Box 520
545 Talbot Street
St. Thomas ON N5P 3V7

Dear Mayor Barwick,

I am the President of the Ontario Harness Horse Association. With over 5,500 members we are among the largest association of horse owners, trainers, drivers and caretakers in the world. With the New Year upon us I regret to inform you that we, the people who own and care for race horses in Ontario, find ourselves once again in a situation where our ability to make a living is under stress. We do not have racing contracts with Georgian Downs, Dresden Raceway or Woodstock Raceway. As a result, no horse racing activity is occurring at these three tracks. The issues are familiar.

At Georgian Downs, the racetrack in Innisfil, Ontario, operated by Great Canadian Gaming Corporation, track management, with the approval of the Ontario Racing Commission, has reduced live race days to 104 from 120. Horsepeople, through OHHA, opposed this reduction on the grounds that there was no financial or market-based case presented to support the reduction from the number of live race days operated since 2004. We included material that showed the reduction would cost the horse sector of the industry about \$10 Million, due to surplus race horses. As well, we presented an academic study that concluded revenue from slots and betting on horse races would likely be reduced when live race days are reduced. You may have heard that horsepeople have set up information lines at the facility to inform the public of our concerns.

At Dresden and Woodstock Raceways, operated by Winrac Developments, a subsidiary of Windsor Raceway Inc., track management has not increased the number of live race days despite there being more than enough money available to pay the purses for the extra races. This money is derived from the slots at the two tracks as well as from the horsepeople's share from betting on horse races – it is horsepeople's money. We can only access it, though, by racing. By not adding race days our ability to access this money and invest it back into rural Ontario is compromised.

Because of the impact this type of live race day manipulation has on our horse operations, horsepeople at Georgian Downs, Dresden Raceway and Woodstock Raceway decided that the number of race days should be in the racing contract. This would provide us with some confidence and security for the maintenance of our horses. Track management at the facilities does not want the contract to specify the number of live race days. They prefer leaving the number of live race days up to the approval of the Ontario Racing Commission, a process that we believe has not served the industry well.

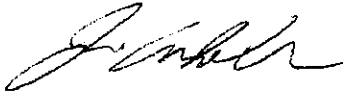
The slot machines continue to operate at the three racetracks. Great Canadian Gaming Corporation and Winrac Developments continue to profit from them, despite the fact that the situation is diametrically opposed to the public policy goals behind placing slot machines at racetracks - enhancing live racing and creating economic benefit to rural and agricultural Ontario.

We need your support to help us ensure that horse racing continues to be a key economic engine in rural Ontario. Please write to Minister Caplan and the agency in his ministry that operates gaming, the OLG, and ask that the slot machines at Georgian Downs, Dresden Raceway and Woodstock Raceway be closed until horse racing resumes in a manner that supports the public policy goals of the slots-at-racetracks program. Their addresses are shown below.

If you feel you would like to hear and see more regarding this issue I would be happy to meet with you to present more information on the horse racing industry and our concerns. There is some urgency to the situation - horsepeople and their families do not have the income-generating opportunities normally available due to the cessation of racing. I am available to talk with you at 519 770-5184. If you wish to meet, please contact my office (see letterhead), to set a time and place.

Thank you for your attention to this matter. I look forward to hearing from you in the near future.

Yours truly,



Jim Whelan
President

JW/ys
cc.:

Hon. David Caplan, MPP
Minister of Public Infrastructure Renewal
777 Bay Street, 4th Floor
Toronto ON M5G 2E5

Mr. Duncan Brown
Chief Executive Officer
Ontario Lottery and Gaming
Suite 420, 4120 Yonge Street
Toronto ON M2P 2B8

January 7, 2007

City of St. Thomas
 City Hall
 545 Talbot St.
 St. Thomas, Ont.

Re: Rogers Cable Box
 100 Myrtle Street
 St. Thomas, Ontario 633-1338

Attention: Wendall Graves, Clerk's Office

Dear Sir

I am writing to request that the Rogers' Cable box located in the middle of the front lawn at the above noted address be removed. I do not subscribe to Rogers and never will and I am quite certain the neighbour at 98 Myrtle doesn't either.

I am trying to improve the appearance of my front lawn but it is difficult to do because the property is very small. I have on the front lawn the (1) fire hydrant, the telephone box as well as the "STOP SIGN" and telephone at the corner. I don't think this is fair. And as a tax payer, I shouldn't have to accommodate the neighbourhood with all of these services.

I would appreciate something being done about this. Thank you.

Quonse De-meester

REFERRED TO	
J. DEWANCKER	Adm
FOR	
DIRECTION	<input type="checkbox"/>
REPORT OR COMMENT	<input checked="" type="checkbox"/>
INFORMATION	<input type="checkbox"/>
FROM MARIA KONEFAL	