

Committee of the Whole Meeting Agenda

Consolidated as of May 3, 2019

**Monday, May 6, 2019 – 1:30 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street**

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on
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guelph.ca/live.

Changes to the original agenda have been highlighted.

Call to Order – Mayor

Disclosure of Pecuniary Interest and General Nature Thereof

Authority to move into Closed Meeting

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to The Municipal Act, to consider:

Clair-Maltby Secondary Plan – Staff Meeting Update

Section 239(b) and (f) of the Municipal Act relating to personal matters about an identifiable individual, including municipal or local board employees; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Open Meeting - 2:00 p.m.

Mayor in the Chair

Closed Meeting Summary

Staff Recognitions:

1. Silver Level Recognition for the Wastewater Treatment Plant for 2017 Performance
Jared Karr, Supervisor, Wastewater Services
Tim Robertson, Divisional Manager, Wastewater Services

Ten-Minute Break for Service Area Change

Consent Agenda – Infrastructure, Development and Enterprise

Chair – Councillor Gibson

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

IDE-2019-21 Sign By-Law Variances - 950 Paisley Road

Recommendation:

1. That the request for variances from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit three (3) interchangeable building signs, each with an area of 1.99m², to be located 1m from the ground at 950 Paisley Road, be approved.
2. That the request for variances from Table 2, Row 12 of Sign By-law Number (1996)-15245, as amended, to permit 2 menu boards; one with a height of 3.64m above the adjacent roadway and a distance of 3m from the nearest road allowance; and one with a height of 3.96m above the adjacent roadway, a sign face area of 3.6m² and a distance of 3.5m from the nearest road allowance at 950 Paisley Road, be approved.

IDE-2019-48 Sign By-law Variances - 630 Scottsdale Drive

Recommendation:

That the request for variances from Sign By-law Number (1996)-15245, as amended, to permit an illuminated building sign with an area of 3.07m² to be a height of .61m above the ground surface at 630 Scottsdale Drive, be approved.

IDE-2019-45 New Outdoor Swimming Pool and Hot Tub By-Law

Correspondence:

Ron Ferraro

Recommendation:

That Council approve the recommended Outdoor Swimming Pool and Hot Tub By-law included as Attachment-1 to Report Number IDE-2019-45 titled "New Outdoor Swimming Pool and Hot Tub By-law".

IDE-2019-43**2018 Building Permit Revenue and Expenditures,
Building Services OBC Stabilization Reserve Fund
and Annual Setting of Building Permit Fees****Recommendation:**

1. That Council approve the recommended building permit fees, included as Attachment 2, report IDE-2019-43 titled "2018 Building Permit Revenue and Expenditures, Building Services OBC Stabilization Reserve Fund and Annual Setting of Building Permit Fees" dated May 6, 2019, effective June 1, 2019.
2. That Council approve adjusting the Building Services OBC Stabilization Reserve Fund target to be within the range of 100 to 150 per cent of prior year budget operating expenditures and that Appendix A of the General Reserve and Reserve Fund Policy be updated accordingly.
3. That Council approve the recommended automatic fee indexing methodology for 2020 and subsequent years, as described in report IDE-2019-43.

IDE-2019-52**Solid Waste Management Master Plan Advisory
Committee****Recommendation:**

That the terms of reference for the Solid Waste Management Master Plan Public Advisory Committee included as Attachment 1 to IDE-2019-52, dated May 6, 2019, be approved.

Items for Discussion – Infrastructure, Development and Enterprise

The following items have been extracted from Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

IDE-2019-47**Community Energy Initiative Update: Pathway to
Net Zero Carbon****Presentation:**

Antti Vilkkö, General Manager, Facilities Management

Alex Chapman, Manager, Climate Change Office

Jonathan Knowles, Our Energy Guelph Co-Chair (presentation)

Kirby Calvert, Our Energy Guelph Co-Chair

Recommendation:

That staff pursue a service agreement with Our Energy Guelph (OEG) to act as the City's Community Energy Initiative (CEI) delivery partner.

Presentation:

Bryan Ho-Yan, Program Manager, Corporate Energy

Correspondence:

Jonathan Knowles, Our Energy Guelph Co-Chair

Kirby Calvert, Our Energy Guelph Co-Chair

Recommendation:

1. That the Corporate 100% Renewable Energy Target (100RE Target) definition be received and adopted.
2. That staff be directed to develop a capital reserve fund strategy to support the Corporate energy optimization projects through the 2020 capital budget process.
3. That the capital and operating costs to enable progress towards the 100RE Target be referred to the 2020 budget process.
4. That staff provide a Corporate Energy Progress Report on an annual basis.

Reducing Plastics and Waste

Mayor Guthrie has requested that this item be removed from the Consolidated Agenda.

Service Area Chair and Staff Announcements

Please provide any announcements to the Chair in writing, by 12 noon on the day of the Committee meeting.

Ten-Minute Break for Service Area Change

Consent Agenda – Corporate Services**Chair – Councillor MacKinnon**

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

CS-2019-11**2018 Year-end Operating Variance Report and Surplus Allocation****Correspondence:**

Don Drone, Chair, Guelph Police Services Board

Recommendation:

1. That the tax supported surplus of \$3,255,971 be allocated to the reserves and reserve funds as follows:

Tax Rate Operating Contingency Reserve (180)	\$816,000
Environment and Utility Contingency Reserve (198)	\$400,000
Police Operating Contingency Reserve (115)	\$39,000
Infrastructure Renewal Reserve Fund (150)	\$2,000,971
Total	\$3,255,971

2. That the Water Services surplus of \$578,081 be allocated to the Water Capital Reserve Fund (152).
3. That the Wastewater Services surplus of \$2,787,381 be allocated to the Wastewater Capital Reserve Fund (153).
4. That the Stormwater Services surplus of \$313,835 be allocated to the Stormwater Capital Reserve Fund (165).
5. That the Ontario Building Code (OBC) deficit of \$608,582 be funded from the Building Services OBC Stabilization Reserve Fund (188).
6. That the Court Services surplus of \$88,950 be allocated to the Court Contingency Reserve (211).

CS-2019-12 2018 Year-end Capital Variance Report**Recommendation:**

That report CS-2019-12, 2018 Year-end Capital Variance Report, dated May 6, 2019, be received.

CS-2019-13 2018 General Reserve and Reserve Fund Report**Recommendation:**

That the City's General Reserve and Reserve Fund Policy be amended to reflect the addition of the Ontario Municipal Commuter Cycling Reserve Fund (350) as at December 31, 2018.

CS-2019-56 Dividend Allocation Policy**Recommendation:**

1. That the one-time special dividend to be declared by Guelph Municipal Holdings Inc. (GMHI) be allocated as follows:
 - a. 45 per cent, to a maximum of \$6 million, be directed to the City Building Reserve Fund; and

- b. 10 per cent, to a maximum of \$1.3 million, be directed to the Community Investment Program; and
 - c. \$700 thousand be directed to support the Community Energy Initiative; and
 - d. The remaining funds be directed to the Infrastructure Renewal Reserve Fund.
2. That any net new ongoing dividend revenues from the City's municipal services corporations be directed to the City's Infrastructure Renewal Reserve Fund and be approved until such time that sustainable tax supported capital funding levels are achieved.
3. That a strategy, to redirect the base operating dividend revenue (\$1.9 million in 2019) from the City's municipal services corporations into the Infrastructure Renewal Reserve Fund, be approved.

Service Area Chair and Staff Announcements

Please provide any announcements to the Chair in writing, by 12 noon on the day of the Committee meeting.

Notice of Motion

Notice of Motion for Reconsideration provided by Councillor Gordon.

Adjournment

Community Energy Initiative Update Part 2



The background is a solid dark purple color. It features several large, light purple circles of varying sizes. Some of these circles are connected by thin, light purple lines, forming a network-like structure. Additionally, there are several dashed, light purple circles scattered across the background, some of which are partially cut off by the edges of the frame.

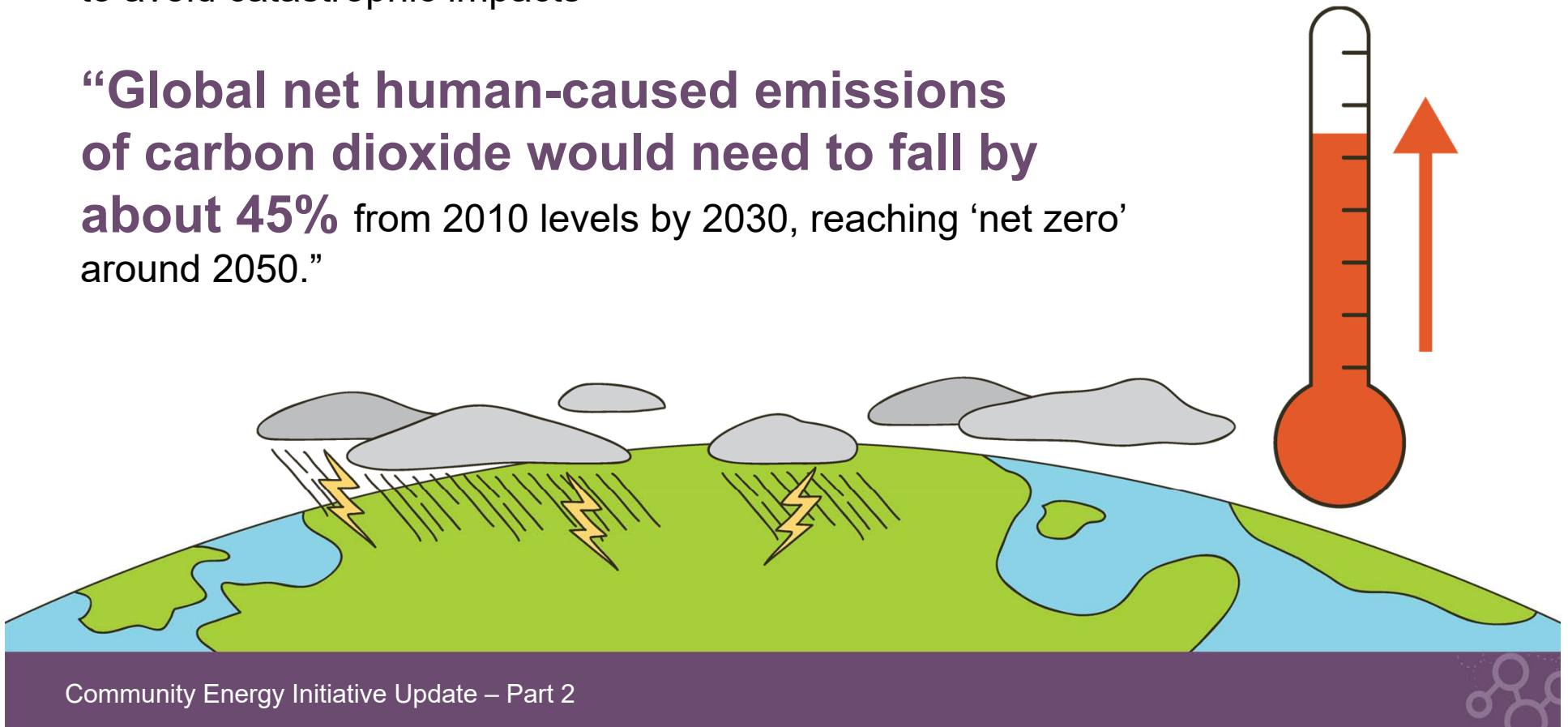
Background

Intergovernmental Panel on Climate Change (IPCC)

2018 IPCC special report emphasized urgency to:

Limit global warming to 1.5°C
to avoid catastrophic impacts

“Global net human-caused emissions of carbon dioxide would need to fall by about 45% from 2010 levels by 2030, reaching ‘net zero’ around 2050.”



Community Energy Initiative

Community Energy Initiative (CEI) proposed an ambitious new target in 2018:

Guelph will be a

NET ZERO CARBON COMMUNITY

by 2050

City of Guelph Council
has accepted the target.



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Pathway

to Net Zero Carbon

High Level Benefits

The suggested low-carbon pathway* will yield these benefits:

1,300 full-time-equivalent jobs
(over the plan's 30-year duration)



Reduced energy consumption and spending
for homes and businesses



More energy spending is local
instead of exported

Near-complete
elimination of GHG emissions



* Sustainability Solutions Group prepared the low-carbon pathway report



High Level Financials

The pathway is a

significant investment opportunity

8.5% Internal rate of return for entire program

Over the plan's 30-year duration

\$3.2 billion total investment

\$4.9 billion total savings and revenues

\$1.7 billion net benefit



Figures in 2019 dollars



A Significant Opportunity

The pathway can be accomplished without imposing any net cost to taxpayers.

The pathway is a significant opportunity
for energy consumers, taxpayers and investors.

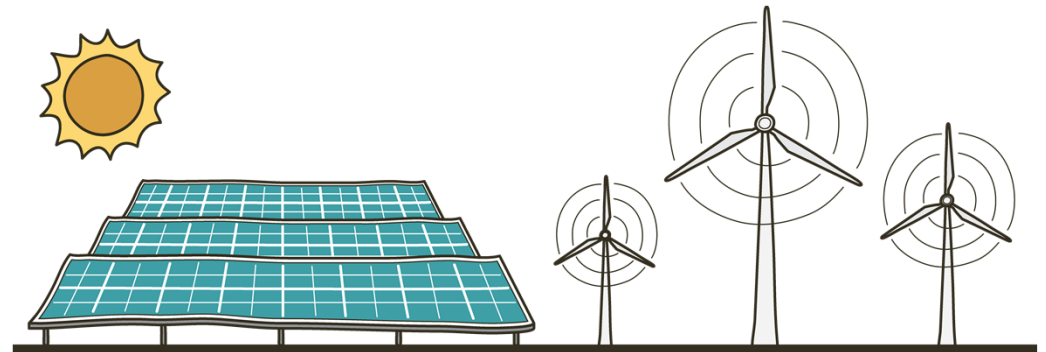
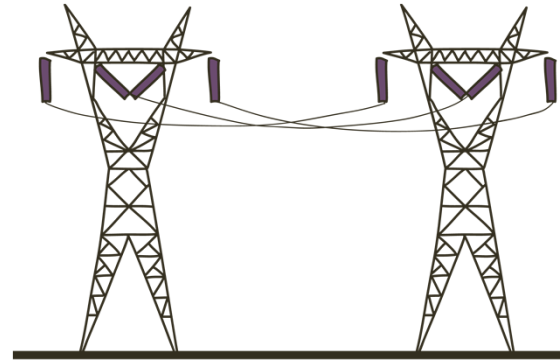


Closing the Gap

Continued natural gas electricity generation is responsible for the final GHG emissions* in 2050.

Possible ways to address this are:

- **New technology** that we haven't anticipated.
- Buying **green electricity** generated outside of the city.
- Buying **carbon credits** (also called carbon offsets).



* 8 kilotonnes of carbon dioxide equivalent



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Actions

To Get us Rolling

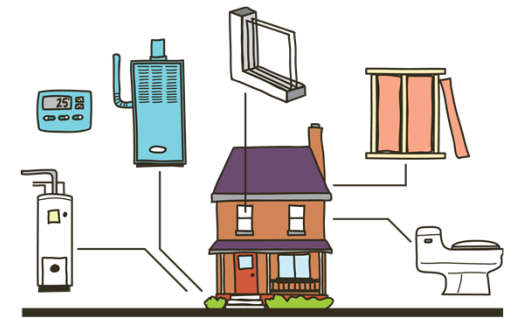
Actions

There are **25 actions** in the pathway plan.

Some actions are more immediate

because they will take a long time to implement:

1. retrofitting residential buildings
2. retrofitting industrial, commercial, institutional buildings



3 actions will contribute most to GHG reductions:

1. Installing heat pumps (air and ground source)
2. Replacing internal combustion engine personal vehicles with EVs
3. Producing as much renewable natural gas as possible

We will look at opportunities to initiate all actions.



Action Alignment

2018 CEI top-priority actions map onto the pathway actions.

CEI Top-priority Actions

Pathway Actions

Retrofit homes pre-1980

Action 3: Retro 98% of pre-1980 dwellings by 2050

Retrofit industrial, commercial and institutional (ICI) buildings

Action 5: Retrofit 98% of pre-2017 industrial, commercial and institutional buildings by 2050

Stricter codes on new builds

Action 1: Incrementally increase the number of net zero new homes to 100% by 2030.

Action 2: Incrementally increase the number of non-residential buildings that achieve Passive House levels of performance to 100% by 2030.



Action Alignment

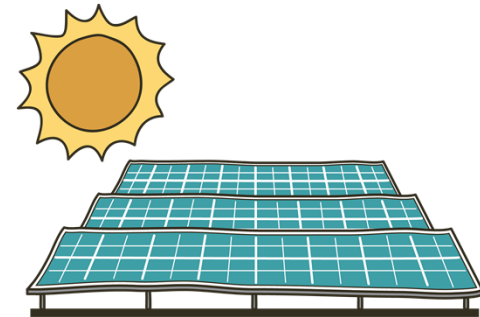
2018 CEI top-priority actions map onto the pathway actions.

CEI Top-priority Actions

Pathway Actions

Photovoltaic (PV)
net metering

Action 8: Solar PV
systems are installed
on 80% of all
buildings by 2050



Electrify transit

Action 17: Transit fleet is fully
electrified by 2050



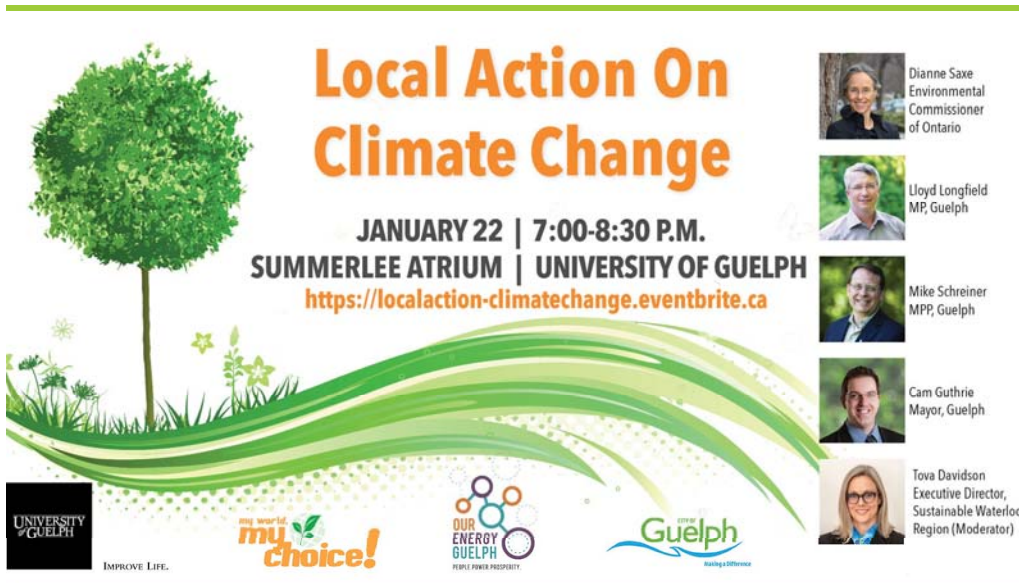
The background is a solid green color. It features several overlapping circles of varying shades of green. Some circles are solid, while others are dashed. The circles are arranged in a way that suggests a network or a process. The text "Progress and Ongoing Work" is centered in the middle of the image in a white, sans-serif font.

Progress and Ongoing Work

Education, Communication, Outreach and Awareness (ECO) Activities

Local Action on Climate Change Event January 2019

- keynote by Diane Saxe, former Environmental Commissioner of Ontario
- panel discussion including Ms. Saxe, Mayor Cam Guthrie, MPP Mike Schreiner and MP Lloyd Longfield
- trade show featuring exhibits by The City of Guelph, Alectra Utilities, OEG, My World, My Choice, etc.



Local Action On Climate Change

JANUARY 22 | 7:00-8:30 P.M.
SUMMERLEE ATRIUM | UNIVERSITY OF GUELPH
<https://localaction-climatechange.eventbrite.ca>

Speakers:

- Dianne Saxe, Environmental Commissioner of Ontario
- Lloyd Longfield, MP, Guelph
- Mike Schreiner, MPP, Guelph
- Cam Guthrie, Mayor, Guelph
- Tova Davidson, Executive Director, Sustainable Waterloo Region (Moderator)

Logos: UNIVERSITY OF GUELPH, my world my choice!, OUR ENERGY GUELPH, Guelph



Progress

Education, Communication, Outreach and Awareness (ECO) Activities

Creation of Guelph Energy Managers (GEMS)

A community of energy management practice with representation from eight of Guelph's top 10 employers.



My World, My Choice.

University of Guelph students mentoring local high school and middle school students on sustainability.



Sustainable Citizen

Mobile device app that encourages individuals to earn rewards by becoming more sustainable.

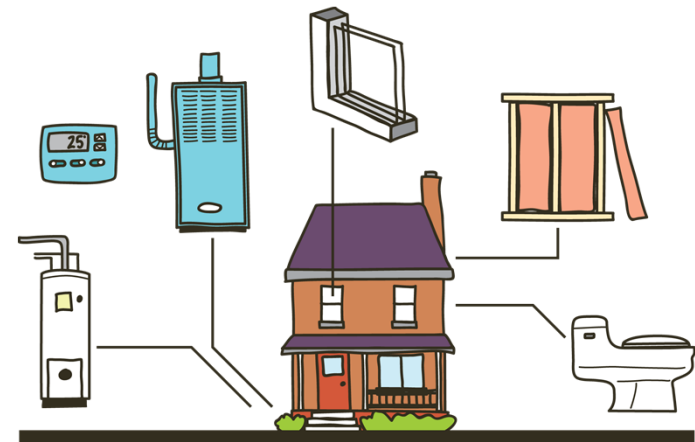


Guelph Energy Efficiency Retrofit Strategy (GEERS)

Climate Change Office convened the GEERS Advisory Group February 2019

Representation from:

- electric and gas utilities
- three City departments (Finance, Building Services, Climate Change Office)
- real estate
- renovation contracting
- energy efficiency product suppliers
- energy auditing
- social housing



Goal

Make specific recommendations around GEERS including identifying the ideal initial target market and how to integrate with other programs such as utility incentives.

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Next Steps

Next Steps




Our Energy Guelph

In May 2018, it was decided that there should be an agreement between OEG and City to define how OEG would be the City's implementation partner.



OEG should be “community led, and municipally resourced.”

Next Steps

- Establish an Executive Director (ED) for OEG
- Service agreement for funding the OEG ED
- Develop the work plan for the ED
- Supplement support from other major organizations and businesses
 - 2020 City funds 100% 
 - 2022 City funds 80% 
 - 2024 City funds 50% 



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Conclusion

Conclusion

We are making significant progress

OEG is **establishing a brand, reputation, profile** in the community.

The proposed low carbon pathway is an **excellent investment opportunity** offering jobs, reduced energy costs, and near-elimination of carbon emissions.

With an initial boost from the City of Guelph,
we can turn this opportunity into reality.



Our Energy Guelph Interim Board

Kirby Calvert, University of Guelph (Co-Chair)

Jonathan Knowles, Tradeforce Tech (Co-Chair)

Alex Chapman, City of Guelph

David Estill, Siemens Wind Energy

Amanda Hardcastle, Shell Energy North America (Canada) Inc.



High Level Financials

The pathway suggested by Sustainability Solutions Group (SSG) is more than just a carbon reduction plan, it is an exciting,

significant investment opportunity.

	2016	2050	
	Baseline	Business as Usual	CEI
Energy use (petajoules)	24.3	24.6	12.1
Annual energy spending	\$499M	\$677M	\$405M
GHG emissions (kilotonnes of carbon dioxide equivalent)	1,104	1,032	92





RE: Corporate 100% Renewable Energy Target by 2050 Report # IDE-2019-44 (referred to as ‘the 100RE report’ hereafter).

Thank you in advance for the opportunity to comment on the 100RE report; we apologize that we cannot be available to communicate our thoughts in person.

We are encouraged by this report. It signals to us that our Municipality is taking its role seriously in our collective vision to develop a prosperous, resilient and clean energy system that works for everyone. We need immediate action from the City and staff have done an excellent job laying out some options. In particular, we are excited to see retrofit and efficiency options listed alongside renewable energy options, as they are consistent with the NetZero by 2050 target set by the community.

We have a few thoughts that we hope you will consider moving forward:

1. **The proposed energy management system (EnMS) represents the very least the City can do, and should be implemented regardless of the target or timeline against which it operates.** The proposed Corporate Energy Management System is consistent with best-practices in corporate energy management. In fact, we were under the impression that the City was already doing all of this under its Corporate Energy Management Plan (more on that later).
2. **Metrics are needed in order to evaluate and compare the envisioned projects.** The list of suggested investments in Table 3 seem reasonable. They may in fact be the right projects to start with. But we don’t have enough information upon which to make that judgement. There are no metrics provided – what is the net present value of these investments after accounting for total cost of ownership/operation? What is the expected cost per greenhouse gas emissions reduced? In other words, what cost savings and carbon footprint savings are we getting for these assets? There is reference to “average 5 year financial payback” in the paragraph prior to the table, but it is not clear if that pertains to the envisioned projects listed.
3. **A wider range of options under the control of the Municipality need to be considered.** We are concerned that the list of options considered is too narrow. For example, electrification of transit remains one of 5 technical priorities for Our Energy Guelph and would immediately displace fossil fuels. Perhaps it does not stack up financially against the options envisioned in the 100RE report. But we can’t make that determination, because it hasn’t been included.

All of this raises a more important question for us around governance: Is this report, and the 100RE target, replacing the Corporate Energy Management Plan? Or is it a subset of that plan? The relationship between this report (and continued reporting against the 100RE target) with the Corporate Energy Management Plan needs to be clarified. **We advise the City to situate any further reporting on the 100RE target within the Corporate Energy Management Plan, in which a wider range of options would be compared across relevant metrics. Furthermore, we advise the City to update the Corporate Energy Management Plan and to align it with the Community Energy Initiative.**

On the question of alignment with the Community Energy Initiative we also want to address the *Notice of Motion For Reconsideration*, which aims to change the timelines against which the Net Zero and

100RE target have been established. In short, we advise the City to avoid these actions. The current timelines are already hugely ambitious and require immediate action with all hands on deck. We do not want to spend time and energy re-running analyses and writing new reports against new timelines. Our Energy Guelph has committed to a regular reporting schedule and a regular update of the community energy plan. We can discuss timelines then. For now, let's get to work on implementation.

With respect,

Kirby Calvert, Our Energy Guelph Co-Chair

Jonathan Knowles, Our Energy Guelph Co-Chair

www.ourenergyguelph.ca