

COMMITTEE AGENDA



TO **Planning & Building, Engineering and Environment
Committee**

DATE October 15, 2012

LOCATION Council Chambers

TIME 12:30 p.m.

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

CONFIRMATION OF MINUTES – September 17, 2012 Open meeting minutes

PRESENTATIONS (Items with no accompanying report): None

CONSENT AGENDA

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

ITEM	CITY PRESENTATION	DELEGATIONS	TO BE EXTRACTED
PBEE.41) Urban Forest Management Plan	<ul style="list-style-type: none"> Rory Templeton, Landscape Planner Margot Ursic, Consultant, Beacon Environmental 	<ul style="list-style-type: none"> Ken Marchant 	√
PBEE.42) Guelph Innovation District: Release of Draft Secondary Plan	<ul style="list-style-type: none"> Joan Jylanne, Senior Policy Planner Jason Petrunia, Consultant, Planning Alliance 	<ul style="list-style-type: none"> Alex Drolc Jamie Miller 	√
PBEE.43) Sustainable Infrastructure Report	<ul style="list-style-type: none"> Janet Laird, Executive Director, Planning, Building Engineering & Environment Don Kudo, Manager, Infrastructure Planning, Design and Construction <p><u>Available to answer questions:</u></p> <ul style="list-style-type: none"> Devan Thomas, Consultant, AECOM 		√

PBEE.44) Municipal Property & Building Commemorative Naming Annual Report			
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Resolution to adopt the balance of the Planning & Building, Engineering & Environment Committee Consent Agenda.

ITEMS EXTRACTED FROM CONSENT AGENDA

Once extracted items are identified, they will be dealt with in the following order:

- 1) delegations (may include presentations)
- 2) staff presentations only
- 3) all others.

NEXT MEETING – November 14, 2012

**The Corporation of the City of Guelph
Planning & Building, Engineering and Environment Committee
Monday, September 17, 2012 at 12:30 p.m.**

A meeting of the Planning & Building, Engineering and Environment Committee was held on Monday, September 17, 2012 in Council Chambers at 12:30 p.m.

Present: Councillors Bell, Burcher (arrived at 12:35 p.m.), Guthrie, Piper and Mayor Farbridge

Also Present: Councillors Furfaro, Hofland and Van Hellemond

Staff in Attendance: Dr. J. Laird, Executive Director of Planning & Building, Engineering and Environment; Mr. M. Amorosi, Executive Director, Corporate & Human Resources; Ms. A. Pappert, Chief Administrative Officer; Mr. D. McCaughan, Executive Director, Operations, Transit & Emergency Services; Mr. A. Horsman, Executive Director, Finance & Enterprise Services; Mr. T. Salter, General Manager, Planning Services; Ms. S. Kirkwood, Manager of Development Planning; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Council Committee Coordinator.

Declaration of Pecuniary Interest and General Nature Thereof

Immediately prior to the discussion regarding the Habitat for Humanity Funding Request for 26 and 28 Huron Street and 439 York Road Projects Report (PBEE.36), Councillor Burcher disclosed a pecuniary interest because she is on their Board of Directors. She did not discuss or vote on the matter.

1. Moved by Councillor Guthrie
Seconded by Mayor Farbridge

THAT the open meeting minutes and closed meeting minutes of the Planning & Building, Engineering and Environment Committee meeting held on July 16, 2012 be confirmed as recorded and without being read.

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

VOTING AGAINST: (0)

Carried

Consent Agenda

The following items were extracted from the September 17, 2012 Consent Agenda to be voted on separately:

PBEE 2012-A.32 Final Report of GGA Management Consultants:
Integrated Operational Review of Planning,
Building, Engineering and Enterprise Services and
the Development Review Process

- PBEE 2012.A.33 Mixed-Use Nodes Urban Design Concept Plans: Watson Parkway/Starwood and Paisley/Imperial Community Mixed Use Node
- PBEE 2012 A.34 Heritage Planning: Annual Activity Report and Four Year Work Plan Update
- PBEE 2012 A.36 Habitat for Humanity Funding Request for 26 and 28 Huron Street and 439 York Road Projects
- PBEE 2012 A.37 Site Plan Review Committee (SPRC) – 2011 Year End Annual Report
- PBEE 2012 A.38 Sign By-law Variance for 101 Clair Road East (Good Life Fitness)
- PBEE 2012 A.39 Sign By-law Variances for 1291 Gordon Street

- 2. Moved by Mayor Farbridge
Seconded by Councillor Guthrie

THAT the balance of the Consent Agenda of the Planning & Building, Engineering and Environment Committee of September 17, 2012 as identified below, be adopted:

a) **180 Gordon Street Brownfield Tax Increment-Based Grant Upset Limit Increase Request**

REPORT

THAT Planning, Building, Engineering and Environment Report #12-75 dated September 17, 2012 regarding 180 Gordon Street Brownfield Tax Increment-Based Grant Upset Limit Increase Request, be received;

AND THAT the request by 180 Gordon Street Ltd. for a Tax Increment-Based Grant pursuant to the Brownfield Redevelopment Community Improvement Plan be approved to a new upset limit of \$294,000 subject to criteria outlined in the Brownfield Redevelopment CIP, and provided that an agreement to implement the new upset limit is executed within six months of Council approval;

AND THAT staff be directed to finalize an amendment to the Tax Increment-Based Grant agreement between the City and 180 Gordon Street Ltd. dated January 6, 2012, to the satisfaction of the General Manager of Planning Services, the General Manager of Legal and Realty Services/City Solicitor, and the City Treasurer;

AND THAT the Mayor and Clerk be authorized to execute the amendment to the Tax Increment-Based Grant Agreement.

b) **Sign By-law Variance for 226 Speedvale Avenue West (Guelph Aromatherapy Studio)**

REPORT

THAT Planning, Building, Engineering and Environment report dated September 17, 2012 regarding a sign variance application for 226 Speedvale Avenue West be received;

AND THAT the request for a variance from the Sign By-law for 226 Speedvale Avenue West to allow six mobile sign permits per year in lieu of the permitted four per year for Guelph Aromatherapy Studio be refused.

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

VOTING AGAINST: (0)

Carried

Heritage Planning: Annual Activity Report and Four Year Work Plan Update

Mr. Stephen Robinson, Senior Heritage Planner, provided information regarding the composition and role of Heritage Guelph, the accomplishments of the committee in 2011 and their upcoming work activities.

Ms. Daphne Wainman-Wood, Chair, Heritage Guelph, stated they have reviewed approximately 100 of the over 900 properties identified on the heritage registry. She noted three areas of concern:

- i) the need to implement the Brooklyn and College Hill Heritage Conservation District designation to protect the aging properties within its boundaries;
- ii) the need for additional staffing to achieve the necessary level of stewardship; and
- iii) need for additional financial resources to enable them to cover their costs.

She noted a project Heritage Guelph would like to address is the review of the Couling register.

Ms. Mary Tivy, Vice-Chair, Heritage Guelph, stated that the first two pillars of the Ontario Heritage Act are addressed by the City, but the third pillar being funding is lacking. She said that the Ontario Heritage Act permits tax relief and grants/loans for the purposes of paying for the whole or any part of alterations of a heritage property, but the City is not utilizing these tools. She believes a climate of goodwill for heritage preservation would exist if financial assistance is

put in place. She said policy obligations cannot be fulfilled without the funding support. She requested the City to investigate financial support options and recommended the practice of holding an orientation for council regarding the Heritage Act be reinstated.

Mr. Rick Jamieson, property owner, expressed concern regarding Heritage Guelph procedures. He stated the timing of the notice of meetings was inadequate to allow for proper citizen engagement.

Staff advised that they have been working with the Clerk's office to standardize Heritage Guelph meeting procedures.

REPORT

3. Moved by Councillor Burcher

Seconded by Mayor Farbridge

THAT the Planning, Building, Engineering and Environment report 12-58, regarding the Heritage Planning: Annual Activity Report and Four Year Work Plan Update, dated September 17, 2012, be received;

AND THAT Heritage Guelph be requested to report to Council on financial mechanisms utilized in other communities best practices to support the maintenance and restoration of heritage properties;

AND THAT staff be directed to conduct an orientation session for Council in consultation with Heritage Guelph.

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

VOTING AGAINST: (0)

Carried

Sign By-law Variances for 1291 Gordon Street

Mr. Hugh Handy, GSP Group, and Mr. Scott Higgins, Vice-President, 227437 Ontario Inc. (HIP Developments), advised the signs are needed for their development. They said the signs have a Gordon Street frontage and do not believe they are out of scale and are temporary. They said approximately 60% of the enquiries regarding their development resulted from the signage and they are concerned about the viability of the project if the signs are removed. The applicant advised they would commit to removing the signs by the end of 2013. They also noted there are other signs in contravention of the sign by-law and feel they should not be singled out for enforcement.

Staff advised that construction signs do not require permits under the sign by-law which makes it difficult to capture all the contravening sites.

4. Moved by Councillor Guthrie
Seconded by Councillor Bell

THAT Planning, Building, Engineering and Environment report dated September 17, 2012 regarding a sign variance for 1291 Gordon Street be received;

AND THAT the request for variances from the Sign By-law for 1291 Gordon Street to permit four signs with a height of 7.8 metres and an area face of 18 m² per sign be approved;

AND THAT the signs be removed in twelve months from the date of approval.

5. Moved in amendment by Councillor Bell
Seconded by Councillor Burcher

THAT a variance from the Sign By-law for 1291 Gordon Street to permit two signs with a height of 7.8 metres and an area face of 18 m² per sign be approved;

AND THAT the signs be removed no later than twelve months from the date of approval.

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

VOTING AGAINST: (0)

Carried

REPORT

6. Moved by Councillor Guthrie
Seconded by Councillor Bell

THAT Planning, Building, Engineering and Environment report dated September 17, 2012 regarding sign variances for 1291 Gordon Street be received;

AND THAT variances from the Sign By-law for 1291 Gordon Street to permit two signs with a height of 7.8 metres and an area face of 18 m² per sign be approved

AND THAT the signs be removed no later than twelve months from the date of approval.

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

VOTING AGAINST: (0)

Carried

Final Report of GGA Management Consultants: Integrated Operational Review of Planning, Building, Engineering and Enterprise Services and the Development Review Process

Dr. Janet Laird, Executive Director, Planning, Building, Engineering and Environment, presented an overview of Phase 2 of the Integrated Operational Review of Planning, Building, Engineering and Enterprise Services and the Development Review Process as outlined within the report.

Mr. Gerry Grant, consultant, GGA Management Consultants, outlined the objectives, and the research and analysis conducted for the operational review. He addressed municipal benchmarking and best practices and provided highlights of their assessment. He explained their recommendations within the four categories:

- 1) build a more adaptive learning organization
- 2) improve management directions & communications
- 3) improve development review processes with better coordination, information management & communications with stakeholders
- 4) improve communications interdepartmentally & with stakeholders.

Dr. Laird outlined the improvements and initiatives taken by each department to date after the results of Phase 1 of the Review as noted in Schedule B of the report. She advised the next steps will be to analyze the consultant's recommendations and develop a strategic implementation framework. She noted that some recommendations are contained within their 2013 budget for adoption, some will utilize existing staff and some will need further examination.

6. Moved by Mayor Farbridge
Seconded by Councillor Burcher

Dr. J. Laird

THAT the staff report regarding the final report of GGA Management Consultants: Integrated Operational Review of Planning, Building, Engineering and Enterprise Services and the Development Review Process, dated September 17, 2012 be received;

AND THAT staff report back with key performance and implementation indicators, comparator benchmarks and scorecard targets to monitor the success of implementation of the recommendations of the final report of GGA Management Consultants.

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

VOTING AGAINST: (0)

Carried

Mixed-Use Nodes Urban Design Concept Plans: Watson Parkway/Starwood and Paisley/Imperial Community Mixed Use Node

Mr. David Degroot, Urban Designer, provided an overview of the five mixed-use nodes determined under Official Plan Amendment (OPA) 39. He said a lack of structure, inability to link together infrastructure with private property and the uptake of the market are factors that affect urban design control. He stated that a requirement for concept plans to be submitted under OPA 48 is now introduced which will enable issues to be addressed early in the process. He outlined the concept plans, principles and illustrations for the urban design concept plans for Watson Parkway/Starwood and Paisley/Imperial Community Mixed Use Nodes as shown in the accompanying report.

7. Moved by Councillor Burcher
Seconded by Councillor Bell

REPORT

THAT the Planning, Building, Engineering and Environment report 12-93, regarding Mixed-Use Nodes Urban Design Concept Plans dated September 17, 2012, be received;

AND THAT Council endorse the Urban Design Concept Plans, Principles and Illustrative Diagrams for the Watson Parkway/Starwood and Paisley/Imperial mixed use nodes, included as Attachments 1A, 1B, 1C and 2A, 2B, 2C to report 12-93;

AND THAT staff be directed to use the Urban Design Concept Plans, Principles and Illustrative Diagrams to guide the review of future development applications within these nodes.

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

VOTING AGAINST: (0)

Carried

Habitat for Humanity Funding Request for 26 and 28 Huron Street and 439 York Road Projects

Councillor Burcher declared a pecuniary interest on the Habitat for Humanity Funding Request for 26 and 28 Huron Street and 439 York Road Projects because she is a member of their Board of Directors. She did not discuss or vote on the matter.

September 17, 2012

REPORT

8. Moved by Mayor Farbridge
Seconded by Councillor Guthrie

THAT Planning, Building, Engineering and Environment Report #12-76 dated September 17, 2012 regarding a request for Funding by Habitat for Humanity for 26 & 28 Huron Street and 439 York Road projects be received;

AND THAT the request for funding by Habitat for Humanity Wellington County be approved in the form of grants totaling \$69,063;

AND THAT staff be directed to finalize agreements to implement the grants with Habitat for Humanity Wellington County to the satisfaction of the General Manager of Planning Services, the City Solicitor and the Chief Financial Officer;

AND THAT the Mayor and Clerk be authorized to sign the agreements.

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

VOTING AGAINST: (0)

Carried

Site Plan Review Committee (SPRC) – 2011 Year End Annual Report

It was suggested that staff review cost recovery measures such as a stabilization reserve to help stabilize revenues from year to year.

9. Moved by Mayor Farbridge
Seconded by Councillor Bell

Dr. J. Laird

THAT the Site Plan Review Committee (SPRC) 2011 Year End Annual Report from Planning, Building, Engineering and Environment, dated September 17, 2012, be received.

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

VOTING AGAINST: (0)

Carried

Sign By-law Variance for 101 Clair Road East (Good Life Fitness)

REPORT

10. Moved by Councillor Bell
Seconded by Councillor Guthrie
THAT Planning, Building, Engineering and Environment report dated September 17, 2012 regarding a sign variance for 101 Clair Road East be received;

AND THAT the request for a variance from the Sign By-law for 101 Clair Road East to permit building signage for Good Life Fitness on the second floor elevation be approved.

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

VOTING AGAINST: (0)

Carried

11. Moved by Mayor Farbridge
Seconded by Councillor Guthrie
THAT the Planning & Building, Engineering and Environment Committee meeting of September 17, 2012 be adjourned.

Carried

The meeting adjourned at 4:20 p.m.

.....
Chairperson

**PLANNING & BUILDING, ENGINEERING and ENVIRONMENT COMMITTEE
CONSENT AGENDA**

October 15, 2012

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

SUMMARY OF REPORTS:

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

A Reports from Administrative Staff

REPORT	DIRECTION
<p>PBEE-2012.41 URBAN FOREST MANAGEMENT PLAN</p> <p>THAT report 12-94 dated October 15, 2012, from Planning, Building, Engineering and Environment entitled “Urban Forest Management Plan” be received;</p> <p>AND THAT the Urban Forest Management Plan be approved in principle, subject to budgetary approval;</p> <p>AND THAT the Capital and Operating Budget resources required to implement the Plan be referred to the 2013 budget process and future budget years as appropriate.</p>	Approve
<p>PBEE-2012.42 GUELPH INNOVATION DISTRICT: RELEASE OF DRAFT SECONDARY PLAN</p> <p>THAT Committee Report No. 12-89, dated October 15, 2012 from Planning, Building, Engineering and Environment, regarding the Guelph Innovation District Draft Secondary Plan be received.</p>	Receive
<p>PBEE-2012.43 SUSTAINABLE INFRASTRUCTURE REPORT</p> <p>THAT the Sustainable Infrastructure Report dated October 15, 2012 from Planning, Building, Engineering and Environment be received for information.</p>	Receive

**PBEE-2012.44 MUNICIPAL PROPERTY AND BUILDING
COMMEMORATIVE NAMING ANNUAL REPORT**

Approve

THAT Report 12-90, dated October 15, 2012 from Planning, Building, Engineering and Environment, regarding the Commemorative Naming Policy Committee's (Naming Committee) recommendations on naming City assets be received;

AND THAT the names and recommendations proposed by the Naming Committee for assets listed in Appendix 1, be approved.

Attach.

CITY OF GUELPH

URBAN FOREST MANAGEMENT PLAN

2013 - 2032

Presentation to
Planning & Building, Engineering
and Environment Committee

October 15, 2012



A HEALTHY URBAN FOREST = A HEALTHY COMMUNITY

STUDIES HAVE FOUND ...

- Property crimes to be less frequent in residential areas with street trees and vegetation;
- A 5% to 20% decrease in car accidents on arterial roads with trees on the roadsides;
- Treed public spaces encourage more active living and outdoor recreation, resulting in better human health;

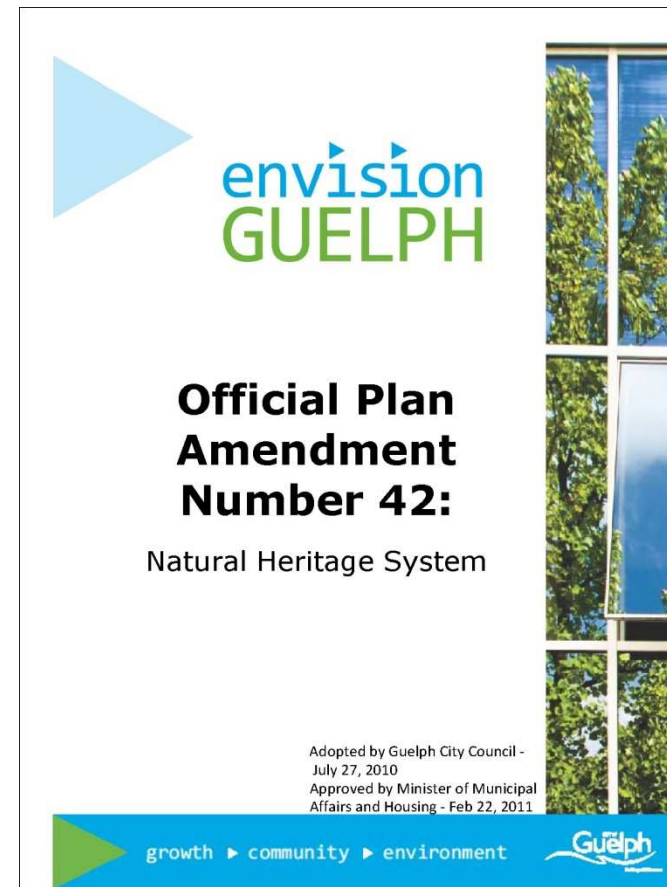


- Well treed areas in cities can reduce local air temperatures by up to 5°C on hot days;
- Patients with views of trees recovered more quickly after surgery;
- Exposure to treed and natural areas reduces stress and improves learning;
- Trees provide shade and reduce exposure to ultraviolet radiation.



BIG PICTURE DIRECTION FOR THIS PLAN

- 2007 **Strategic Plan** Objective 6.6:
“A biodiverse City with the highest tree canopy percentage among comparable municipalities”.
- **Official Plan Amendment 42** approved by Council in July 2010:
 - recognizes the importance of the urban forest
 - has policies that support protection of wooded natural areas and trees outside of natural areas
 - directs vegetation compensation to be addressed through an Urban Forest Management Plan.



RATIONALE FOR THIS PLAN

1. **The City's urban forest is a very valuable municipal asset**
2. **The urban forest is faced with many challenges to its growth and sustainability**

*E.g., Emerald Ash Borer,
greenfield development and
intensification, climate
change*

3. **In order to reap all the benefits that this asset can provide, ongoing and strategic management and investment is required**



PURPOSE OF THIS PLAN

To help the City of Guelph effectively address ongoing urban forest management challenges and maximize the extent and sustainability of its urban forest through:

- good planning;
- improved operational approaches and practices;
- increased awareness about the importance of tree protection, planting and care; and
- the integration of monitoring and adaptive management into ongoing planning.



2013 – 2032 URBAN FOREST MANAGEMENT PLAN STATUS & CONTENTS

STUDY PROCESS (2010 – 2012)

PLAN CONTENTS

1. **Local Context & Study Rationale**
2. **Setting the Direction**
Vision / Principles / Strategic Goals
3. **FOUR TOPIC AREAS**
 - a. **Management & Monitoring**
 - b. **Legislation, Policies & Guidelines**
 - c. **Protection, Establishment & Enhancement**
 - d. **Outreach, Stewardship & Partnerships**
4. **Implementation**
22 Recommendations in Total



KEY CHANGES SINCE THE DRAFT UFMP

1. **More emphasis on protecting and maintaining the existing tree cover**
2. **Revised the terminology to refer to the urban forest as an asset (not a resource)**
3. **Addition of a new recommendation to undertake a “plantable spaces” analysis**
 - Defining “potential plantable spaces” and clarifying the need to balance treed areas with open space
4. **Expanding the Emerald Ash Borer Strategy recommendation to include a broader Invasive Species and Pest Management Strategy**
5. **Revision to the Greening Strategy so that it builds on the “plantable spaces” analyses**



ADDRESSING FEBRUARY 2012 COUNCIL RESOLUTION

“ ... address the appropriate timing to address the recommendation of the 2011 Canopy Coverage Study to conduct further analysis of a target to achieve the 40% tree canopy coverage established in Official Plan Amendment 42”.

New recommendation #6: Undertake an Urban Tree Cover (UTC) Plantable Spaces Analysis

- current estimates: 20% canopy cover
- current target: 40% canopy cover

STEP 1: identify all *potential* plantable spaces

STEP 2: assess if 40% is feasible

STEP 3: assess *real* opportunities on public lands

STEP 4: assess *real* opportunities on private lands



courtesy City of Toronto



OTHER KEY & REVISED RECOMMENDATIONS

- #1 Create a Senior Urban Forester position
- #3 Increase capacity to complete an inventory of municipal trees
- #5 Expand the City's capacity for planting /maintaining its trees
- #7 Develop and implement an Invasive Species & Pest Management Strategy, starting with Emerald Ash Borer
- #8 Develop a tree risk management policy



OTHER KEY & REVISED RECOMMENDATIONS *CONT'D*

- #14 Implement the new Tree Technical Manual
- #16 Develop a Greening Strategy building on the Plantable Spaces Analysis
- #18 Expand the City's capacity to undertake tree-related plan review and site supervision
- #22 Continue to pursue targeted stewardship initiatives, partnerships and funding sources



conserve energy
help the environment
save money
plant a tree

Save up to **\$100**
ON NATIVE TREES AND SHRUBS FOR YOUR YARD AT A LOCAL NURSERY!

REBATE AVAILABLE AT LOCAL NURSERIES SEPT. 12 - 15, 18 - 20

cool communities
RESIDENTIAL SHADE TREE PLANTING PROGRAM

This promotion is offered in partnership with LEAF, an environmental non-profit organization dedicated to improving the urban forest, the Ontario Power Authority, your local municipality, and participating nurseries.

Participating nurseries: Meadowville Garden Centre Inc., Guelph • Native Plant Source, Breslau • Royal City Nursery, Guelph • Grand Valley Garden Village, Kitchener • Sheridan Nurseries Limited, Kitchener

LEAF every dollar counts
Guelph
Partnership with the Healthy Landscapes program



RESOURCE REQUIREMENTS

Current staffing and resources are inadequate to move the City forward in terms of sustaining and enhancing its urban forest.

Implementation of this Plan will require a sustained commitment of both additional financial resources, and the creation of several permanent full-time staff positions, as follows:

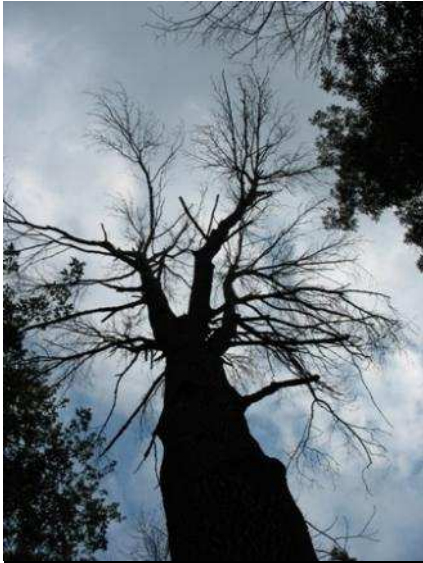
- 1 FT Urban Forester position
- 3 FT Forestry Technician positions
- A PT GIS Technician / IT position
- A PT Administrative position



CONCLUDING REMARKS

- This Plan was developed based on consideration for best practices that suit Guelph, and with extensive internal and external consultations
- Effective urban forest management requires an ongoing commitment to managing trees and strategic planning
- Implementation of this Plan will support a truly sustainable urban forest that will continue to provide a wide range of benefits to all those who live, work and play here





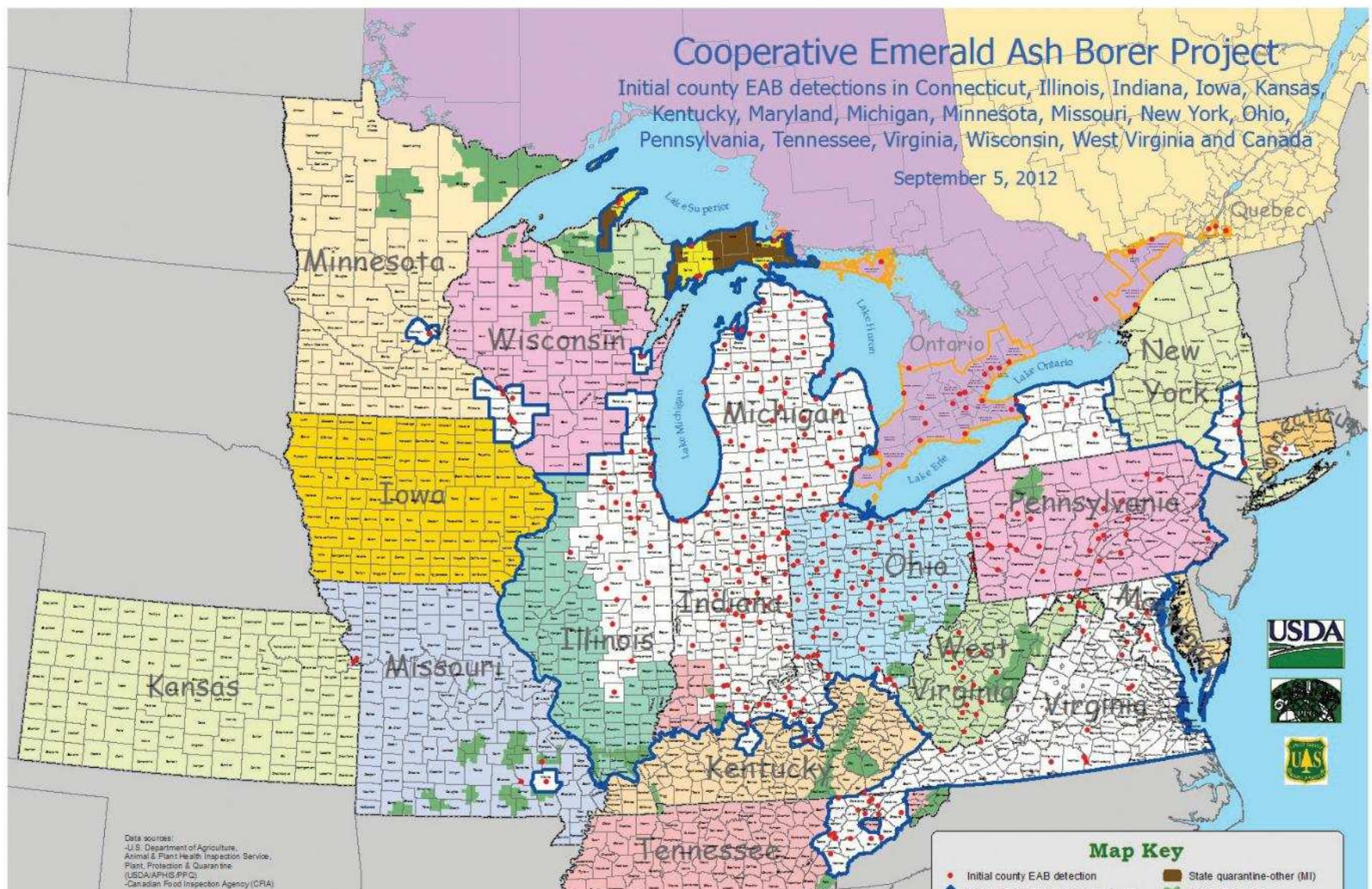
Managing the Emerald Ash Borer in Guelph: UFMP. October 15, 2012

Kenneth R. Marchant, Plant Health Consultant (EAB)
B.Sc. (Hon), MPM

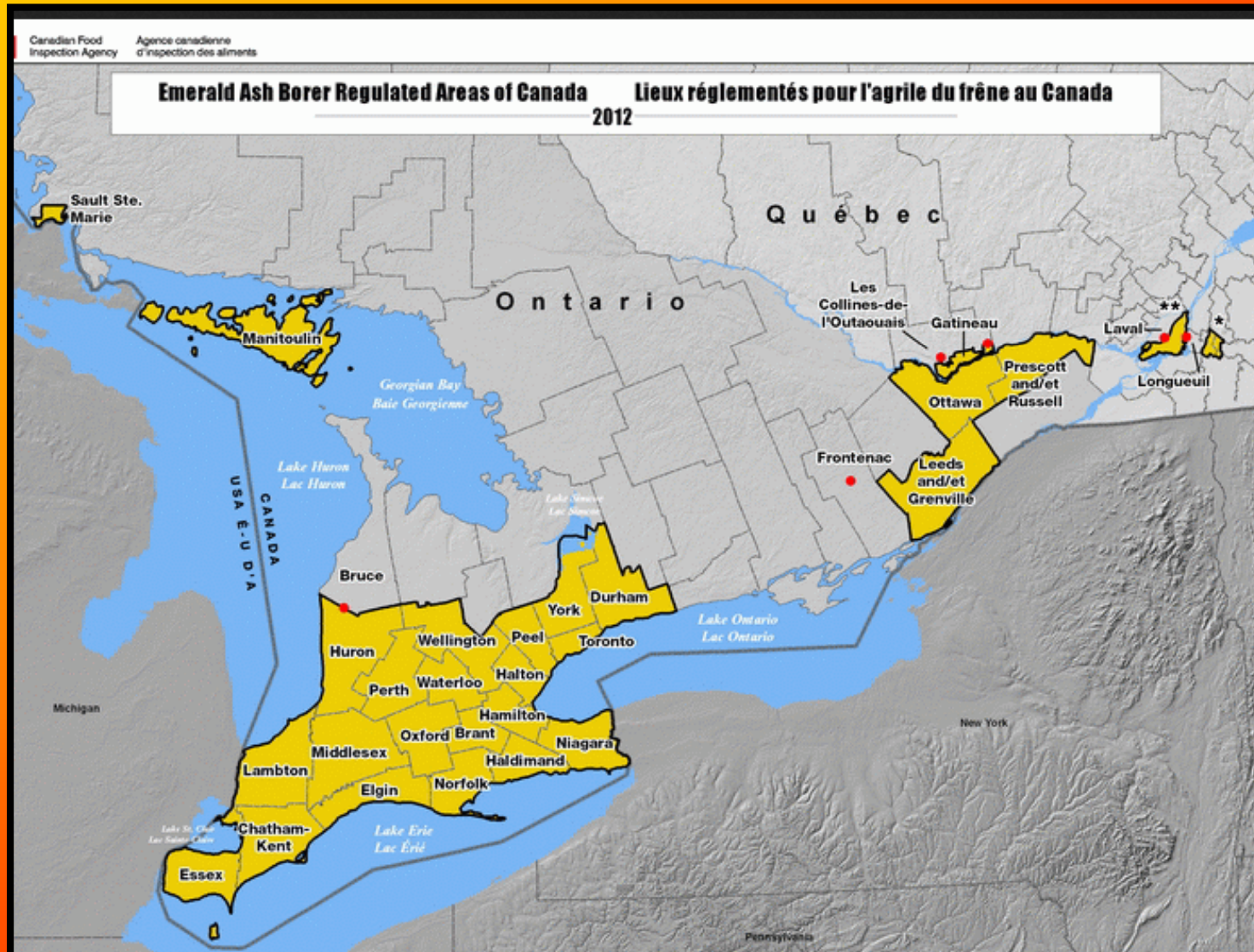


Emerald Ash
Borer
ADULT AND LARVA

EAB: North American Distribution



EAB Regulated Areas: Canada



Background

- First detected in North America in 2002
- Likely introduced from eastern Asia in early 1990^s on wooden packing crates
- ~70 million trees dead/9-10 billion ash at risk
- Most spread attributed to human activities and EAB now infests most eastern and central US states, Ontario and Québec

EAB: A Forest Killer...





EAB: A serious urban forest pest (Toronto)



Dead Ash Trees are a Hazard

Despite having a tough, durable wood, recently killed ash trees quickly succumb to basal wood rots and become an extreme hazard soon after death.

This tree is in the wild goose woods at the U of G arboretum



Ash is a valuable
Street and Park Tree in
Guelph

Cole Road;
Guelph. Ash
comprises the
majority of its
street trees.



Ash is a valuable
Street and Park Tree in
Guelph

11

Riverside Park.
These large red
ash are relatively
healthy but at
risk.

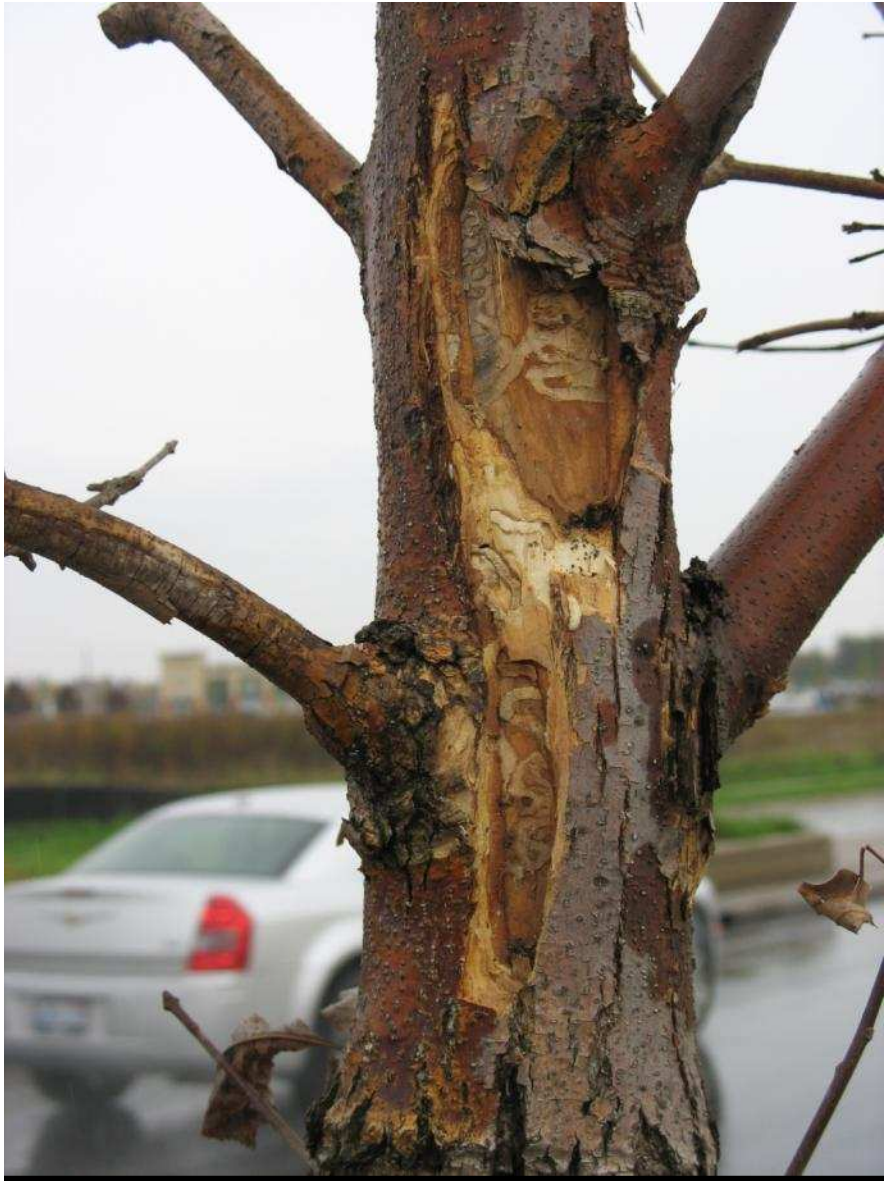


Ash is a valuable
Street and Park Tree in
Guelph

12

Red ash in
Riverside Park.





Guelph-2011: There are 10,000 ash park and street trees in Guelph with an equal number on private properties

Tools to Combat EAB

Tools:

- Regulatory (Import Regulations, Quarantines etc.)
- Survey (Detection and Delimitation)
- Proactive host (tree) removal
- Pest control products
- Biological control
- Public outreach, engagement, awareness + political support

Green Prism Traps



Managing EAB-The FACTs

- EAB cannot be eradicated or contained... most ash trees in this area will die over the next 10 years
- Early Detection is still an issue
- Pre-emptive tree removal has little effect on EAB populations
- Pest control products (TreeAzin™) can effectively protect street and park trees

Managing EAB (2)

- Bio-control organisms are starting to have an impact in both Canada and the US
- All management options are expensive
- Passive Management (doing nothing) is often the most expensive “response” and recent studies (CFS) conclude it is cheaper to treat for a period of up to 20 years
- Municipalities are on their own... little help from Feds or Province

TreeAzin™ (Azadirachtin)

18

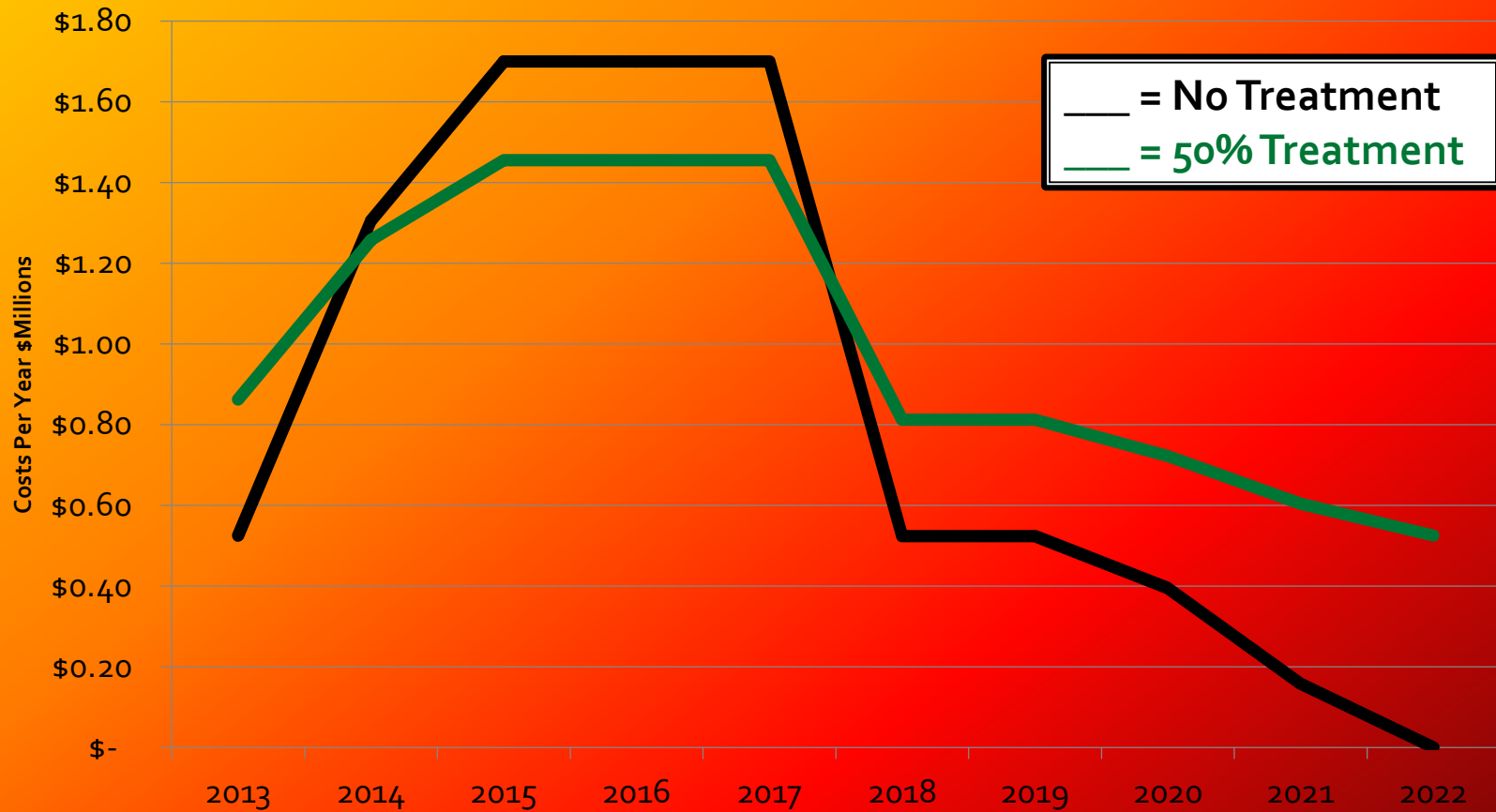
- ❖ A Natural Product Insecticide derived from the Neem tree
- ❖ Must be injected into the tree
- ❖ Current cost is ~ \$5-\$7/cm dbh every 2nd year
- ❖ Research has shown it to be effective at protecting at risk ash trees
- ❖ Cheaper than cutting (over a 15 year period (or longer))
- ❖ Little impact on non-target organisms
- ❖ A cost-effective alternative to pre-emptive cutting



Management Options for Municipalities

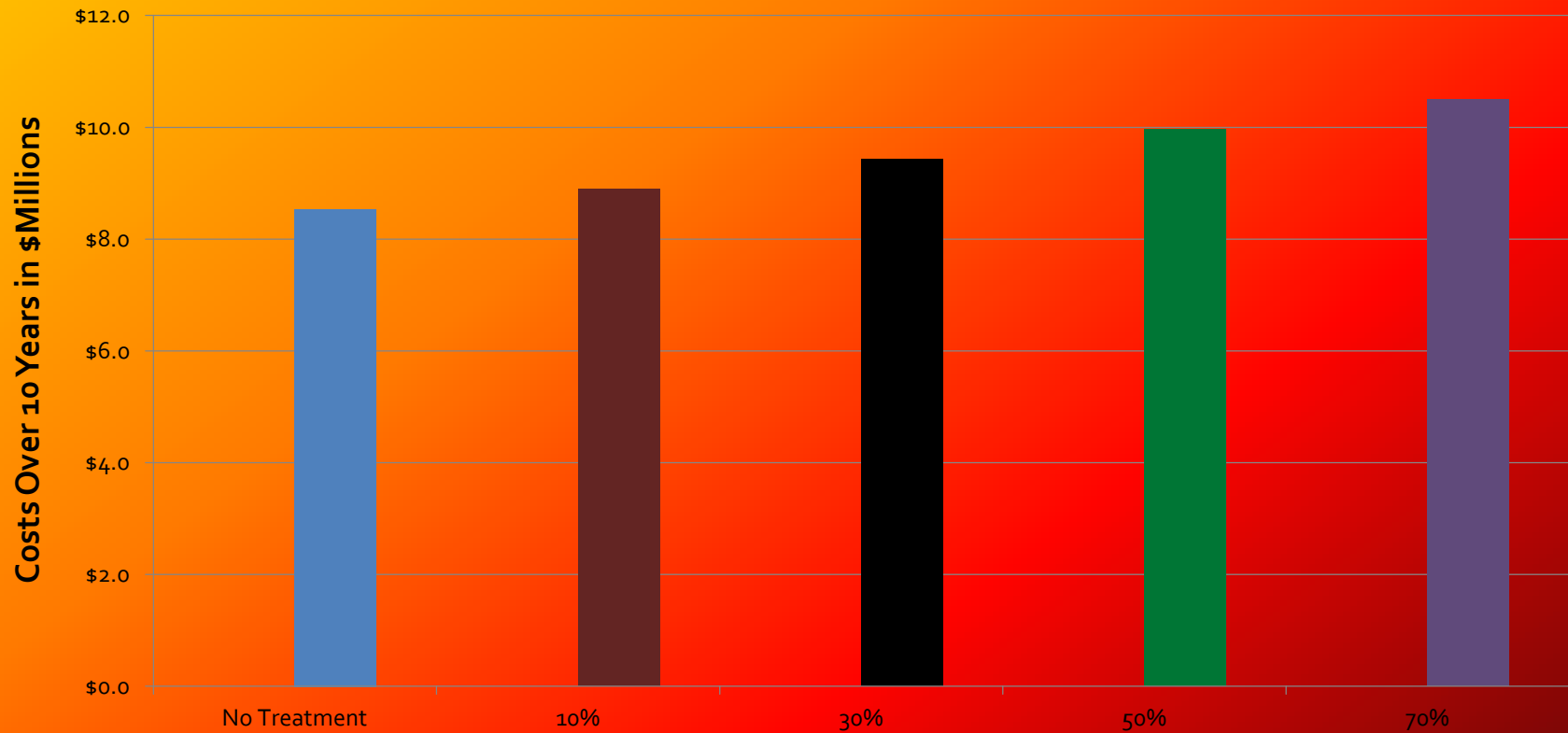
- Do Nothing/Passive Management
 - No survey
 - No control actions
 - Replace dead and dying trees with non-hosts
- “Active” Management
 - Trap and Branch Surveys
 - Inject some high value street and park trees
 - Plan for mass mortality
 - Replace dead and dying trees with non-hosts

Costs per year over a 10 year period for EAB Management where 50% of eligible trees are treated , compared to No Treatment



Estimated Costs for 5 Management Strategies

Estimated Costs for 5 Management Strategies over a 10 Year Period



Key Messages...

- **Recommendation 6 of the UFMP is to develop and implement an EAB Response Plan ASAP...**
 - EAB is likely established in Guelph, but there is still time to undertake effective management options
 - Ash is ~10% of urban canopy. Without intervention most ash will die over the next 5-10 years.
 - EAB cannot be eradicated but can be expected to come into balance at some time in the future

Key Messages...

- An effective plan will:
 - allow time for Bio-control organisms to have an impact
 - Preserve a portion of the ash component of the canopy
 - Preserve high value street and park trees
- Any delay in developing and implementing an EAB management plan will have serious and lasting repercussions for the City



Oobius agrili is a solitary, egg parasitoid. Shown here is a female laying her egg in an EAB egg.
Photo by USDA Forest Service



Atanycolis cappaerti

Biological Control



Tetrastichus planipennisi

Phasgoniphora sulcata

Photo credit David Kleiman



COMMITTEE REPORT



TO **Planning & Building, Engineering and Environment
Committee**

SERVICE AREA Planning, Building, Engineering and Environment
DATE October 15, 2012

SUBJECT Urban Forest Management Plan
REPORT NUMBER 12-94

SUMMARY

Guelph has experienced unprecedented growth in the past 25 years. The demand for more housing, essential services, open spaces and parks has placed enormous pressure on the urban forest. Along with emerging pests, pathogens and environmental stressors and changes in climate - maintaining and enhancing the urban forest is a growing challenge.

The creation of an Urban Forest Management Plan (UFMP) that takes a comprehensive and strategic approach to managing the City's canopy is needed to address these challenges. To begin the process, an Urban Forest Framework was completed by staff and a consulting team, in consultation with stakeholders, and adopted by Council in 2007. It identified a number of key gaps in the City's existing management of the urban forest, including the need for a long range 20 year UFMP. A draft UFMP that expanded on the Framework and began to analyze and answer the 'gaps' in the existing system was presented via Committee to Council in February 2012, prior to final community and stakeholder workshops and open houses.

Extensive research and best practice studies, as well as community and stakeholder input were all considered in the development of the Final UFMP attached. The Plan transforms how the City and its residents should envision the urban forest by proposing a fundamentally different approach which recognizes the urban forest as essential 'green infrastructure' that needs to be valued for the many social, environmental and economic benefits it provides to the community. With the investments outlined in the Plan, an enhanced urban forest will significantly contribute to the health and livability of the City. The Plan provides guiding principles, a vision and strategic goals for the City's tree canopy for a 20 year period, as well as 22 Recommendations designed to transition the City from reactive to proactive management of the urban forest. There is a considerable cost associated with implementing the UFMP in both the Capital and Operating budgets, but one that is appropriate for protecting the valued existing trees, and enhancing and expanding the urban forest in a jurisdiction the size of Guelph. The Plan is to be a working document, with its actions and their prioritization subject to changing conditions as new information and resources become available.

Purpose of Report:

To present the final recommended Urban Forest Management Plan and address the Resolution of PBEE dated February 21, 2012, regarding the City's long term canopy cover target.

Committee Action:

To receive and approve the Urban Forest Management Plan, in principle, subject to budgetary approval.

RECOMMENDATION

"THAT report 12-94 dated October 15, 2012, from Planning, Building, Engineering and Environment entitled Urban Forest Management Plan be received;

AND THAT the Urban Forest Management Plan be approved in principle, subject to budgetary approval;

AND THAT the Capital and Operating Budget resources required to implement the Plan be referred to the 2013 budget process and future budget years as appropriate."

BACKGROUND

Staff brought forward a Draft of the UFMP to Planning, Building, Engineering and Environment Committee on February 21, 2012 as part of Report 12-14. The Committee action was to receive Report 12-14 in advance of stakeholder and public consultation related to the Draft UFMP (Attachment 1). The report was received by Council and the following resolution was adopted:

"THAT report 12-14 dated February 21, 2012, from the Planning & Building, Engineering and Environment entitled Draft Urban Forestry Management Plan be received.

AND THAT when staff report back to the Planning, Building, Engineering and Environment Committee with the final recommended Urban Forest Management Plan, they also address the appropriate timing to address the recommendation of the 2011 Canopy Coverage Study to conduct further analysis of a target to achieve the 40% tree canopy coverage established in Official Plan Amendment 42."

REPORT**Community and Stakeholder Open House and Workshops:**

On April 17, 2012 staff and the consulting team of Beacon Environmental Ltd. and Urban Forest Innovations Inc. held both Community and Stakeholder Workshops to seek input on the Draft Urban Forest Management Plan. Both meetings were well attended and the feedback provided by the attendees was useful and informed the final UFMP.

The format for both workshops included a presentation of the UFMP, followed by a question and answer period, and round table input to Feedback Forms provided. The workshops requested comments on the Draft Vision, Strategic Goals, and Recommended Actions of the Plan.

All attendees were provided a Feedback Form and were broken into small working groups following the presentation. Feedback Forms consisted of a series of questions related to the Vision Statement, Strategic Objectives and Recommended Actions. The final questions requested further general comments or suggestions on the entire Plan and if there was interest assisting with the implementation of the UFMP. The entire presentation, poster boards and a copy of the Feedback Form can be found on the City of Guelph Website (www.guelph.ca/UFMP).

Working groups reported back to the rest of the attendees on their discussions for each of the questions and notes were taken by the consultants. The floor was then open to general questions and comments. At the end of each Workshop attendees were encouraged to complete a Feedback Form individually and submit them to Planning Services.

All questions from the Feedback Forms have been tabulated and staff responses provided, as part of the Community and Stakeholder Workshop Summary Spreadsheet (Attachment 2).

Urban Forest Management Plan:

Staff and the consulting team have taken the feedback gathered from the April 2012 Workshops and made changes to the UFMP where appropriate. In general, there was a lot of support for the direction and contents of the Plan, and the comments were related to general clarifications and a shifting of the emphasis of the Plan.

The UFMP Executive Summary is attached (Attachment 3). The UFMP (Attachment 4) includes the following highlighted revisions, including one new Recommendation (An Urban Tree Cover Potential Plantable Spaces Analysis) and some minor revisions/additions to others, resulting in the UFMP having 22 Recommendations in total:

- **Protecting and Managing:** Throughout the Plan more emphasis has been given to the protection and maintenance of our existing tree canopy, with special attention given to mature trees.
- **Increasing, not Maximizing:** Not every available space in the City can be treed. There are some areas where there is a need for untreed open spaces (e.g., for certain types of recreation). In addition, other ecosystems such as meadow habitat play an important role in providing a healthy and vibrant environment. The City will strive to increase its tree canopy through preservation, maintenance, and planting programs.
- **Assets, not Resources:** Our tree canopy is an important asset and should be managed as such. A "resource" implies to some that we may be managing our urban forest for timber products, rather than the multiple benefits it brings as a standing, living entity.
- **Added to Recommendation 7 -Invasive Species and Pest Management Strategy:** The Provincial Government recently released a Strategic Plan speaking to the issue of invasives. The City should take a proactive response and have a Plan in place that can respond effectively to any future/ existing

threats, and take advantage of any Government Invasive Management Programs/Grants.

- **Add New Recommendation - Undertake an Urban Tree Cover Potential Plantable Spaces Analysis:** Use of the most current and best available aerial imagery of the City combined with specialized software and related desktop analyses is needed to: (a) provide an accurate baseline for future canopy cover studies, (b) identify all potential plantable areas in the City (i.e., open vegetated areas large enough to accommodate a tree), and (c) assess if and when a 40% canopy cover target is feasible for the City of Guelph.
- **Add to Recommendation 16 – Develop a Greening Strategy building on the Potential Plantable Space Analysis:** Building on the Plantable Spaces Analysis, this strategy should work towards the identification of (a) areas suited to naturalization and reforestation, and (b) opportunities for individual tree establishment. Areas on City lands where no further development has been approved or is anticipated should be targeted first. Street and park tree planting opportunities can be informed by the municipal tree inventory. Opportunities on private lands should be pursued as well (e.g., particularly larger lots owned by industries), in consultation with landowners.

2011 Canopy Coverage Study Recommendation:

The 2011 Canopy Coverage Study (Attachment 5) recommended further analysis be completed to ensure an achievable canopy coverage target based on the analysis of:

- Anticipated growth;
- Actual and Anticipated plantable spaces;
- Potential contribution of new plantings;
- The City's commitment to the UFMP.

As part of the February 21 Council resolution of the Draft UFMP, staff were asked to address the recommendation of the 2011 Canopy Coverage Study:

"... AND THAT when staff report back to the Planning, Building, Engineering and Environment Committee with the final recommended Urban Forest Management Plan, they also address the appropriate timing to address the recommendation of the 2011 Canopy Coverage Study to conduct further analysis of a target to achieve the 40% tree canopy coverage established in Official Plan Amendment 42."

This is now addressed through a new UFMP Recommendation - Undertake an Urban Tree Cover Potential Plantable Spaces Analysis (UTC) – which has been set as a High Priority to begin in 2013. Staff will ascertain the existing tree canopy coverage with the latest and best available aerial photography. This type of analysis, taken when the leaves are on, allows for the most accurate understanding of canopy size and location, showing gaps or 'potential plantable spaces' over the entire city.

The previous tree canopy coverage analysis, used as part of the 2011 Canopy Coverage Study, was based on existing ortho-photography. Though this was an improvement over the framework methodology done in 2007, the technology did not lend itself to accuracies the City needs to establish an accurate baseline canopy cover, allow for easy data replication to access changes over time, or identify potential plantable spaces.

The corresponding specialized software of a UTC allows for the separation of trees out from other land use covers within an urban matrix, and also requires a fair bit of desktop digitizing and analysis, but can yield the most comprehensive mapping and data of any approach. Though this data alone cannot give a true understanding of what Guelph's canopy coverage will be at the end of the UFMP's 20 year Plan (2032), it will allow the City to set a target for an achievable canopy cover for the end of 2032 and assess if and when a 40% canopy cover target is feasible. Staff anticipate the timeframe for completing the UTC to be within the first 2 to 3 years of the Plan.

As other UFMP Recommendations are developed, they may or may not have an influence on the canopy cover target. Therefore staff have suggested as part of the State of the Urban Forest Report (Recommendation #9), the canopy cover be evaluated every five years to ensure the City is on track to achieving its goals.

Implementation Strategy

Section 6 of the UFMP speaks to the Implementation of the Plan. The intent of the Plan is for it to be implemented over a 20 year period in order of priority set out by the consultants. The Plan acknowledges the need to assess priorities after the first five years to ensure certain recommendations have been completed, which remain incomplete and if any new recommendations are justified by new developments within the City. It does not however speak to the reality of financial restraints and other priorities within the City's Budget that could affect the 20 year approach set out in the Plan. This Plan includes a set of integrated recommendations that are intended to be considered as a holistic package. Therefore the Plan is being presented by staff as a New Service Expansion Package to be considered through the 2013 budget process.

Notwithstanding the outcome of the Plan's consideration through the budgetary process, the development of the Plan has uncovered needs that the City should address in any event, in that they relate to risk management and safety of all Guelph residents. These risk management and public safety recommendations include:

- An Emerald Ash Borer Strategy;
- A Vegetation Assessment and Management of Trees in City Parks and Natural Areas;
- The Planting and Maintenance of Municipal Trees;
- A Tree Risk Management Policy and Risk Assessment.

Beyond all other recommendations in the Plan the City's aging tree canopy must be managed by an adequate number of well trained, educated and equipped staff, that can assess and deem when a tree(s) need special attention or when it(they)

become safety or liability issues to the general public and need to be removed. In light of an increasing body of legal precedents, establishing a Duty of Care for tree owners to maintain their trees in reasonably safe condition, municipalities are beginning to recognize the importance and necessity of tree risk assessment and proactive risk management. Guelph should revisit its current practice of addressing tree risk in response to service calls and complaints and should take a proactive role in mitigating these risks and lessen the possibility of legal action taken due to foreseeable tree management practices. Implementing Greening Strategies, expanding our ability to plant more trees, creation of steering committees and stewardship programs are important tools for building a healthy, strong and growing canopy. However, being in a position to respond to the imminent threat of pests, disease and aging trees along our streets, in our parks and along trails within woodlots should be considered essential.

An update to the Emerald Ash Borer in Guelph – an interim approach and timing for a full EAB Strategy – came forward as an Information Report to Council earlier this month.

CORPORATE DIRECTIONS

Organizational Excellence - Strategic Direction 1.2: Develop collaborative work teams and apply whole systems thinking to deliver creative solutions.

Organizational Excellence - Strategic Direction 2.2: Deliver Public Service better.

Innovation in Local Government - Strategic Direction 2.3: Ensure Accountability, Transparency and Engagement.

City Building - Strategic Direction 3.1: Ensure a well designed, safe, inclusive, appealing and sustainable City.

City Building - Strategic Direction 3.3: Strengthen Citizen and Stakeholder Engagement and Communication.

FINANCIAL IMPLICATIONS

The estimated total cost of the UFMP is approximately \$11.5 million including the work activities that may need to be carried out due to the Emerald Ash Borer over the ten year period. This amount represents both the operating and capital costs associated with executing this plan. Due to the phased nature of the program, staff have reviewed the cost estimates and prepared a summary table to demonstrate the potential impact of the UFMP on the City's tax supported operating budget.

In 2013, the UFMP would result in increased operating expenditures of \$683,000 which translates into a 0.39% impact on the City's tax levy requirement. This includes the cost of hiring 4.0 full time equivalents (FTEs) and approximately \$45,000 per year for studies, education and promotional expenditures. An additional FTE is scheduled to be added in 2016.

The chart below also reflects the capital funding requirements that are currently not included in the City's 10-year capital forecast. Capital funding required in all years would need to be accommodated within the City's 20% capital financing guideline

and, with the exception of 2013, will require the delay and/or deferral of projects currently included in the capital forecast (Note: the 10-year capital forecast currently includes a \$4.3 million estimate over the 2013 – 2022 period for activities related to Emerald Ash Borer costs). The 2013 costs identified in the table below will be brought forward as a New Service request in the 2013 Tax Supported Operating Budget.

Urban Forest Management Plan: Impact on Tax Supported Operating and Capital Budget

Urban Forest Management Plan: Impact on Tax Supported Operating and Capital Budgets

	2013	2014	2015	2016	2017	2018 - 2022	Total Impact
Compensation	\$500,000	-\$10,000	-\$100,000	\$84,000	\$0	\$0	\$474,000
Studies	\$25,000	-\$25,000	\$75,000	\$0	\$5,000	\$100,000	\$180,000
Promotion & Education	\$20,000						\$20,000
Forestry Equipment Costs	\$138,000	-\$138,000					\$0
Net Increase/(Decrease) to Operating	\$683,000	-\$173,000	-\$25,000	\$84,000	\$5,000	\$100,000	\$674,000
% Impact on Operating Budget*	0.39%	-0.10%	-0.01%	0.04%	0.00%	0.05%	
Capital Requirements (City Share)							
New Rooting Technologies		\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	\$900,000
Invasive Species & Pests (e.g EAB)**		100,000	\$100,000	\$100,000			\$300,000
Total Capital Requirements		\$200,000	\$200,000	\$200,000	\$100,000	\$500,000	\$1,200,000

*Assumes a 3% annual increase to the City’s net tax levy requirement.

** Costs reflect the incremental increase required to carry out this recommendation compared to what is currently included in the 10 Year Capital Forecast.

If the UFMP is ultimately approved as a long term management framework, the financial implications will be vetted through the Council budgetary process to ensure accommodation within the Council budgetary guidelines.

The implications of not proceeding with or delaying this Plan are difficult to quantify from an environmental and financial viewpoint at this time as further studies need to be completed to understand our existing canopy more thoroughly. Nevertheless, the comparable municipalities of Oakville and Ajax have estimated their trees provide millions of dollars in savings a year in environmental services such as air pollution removal and residential energy savings alone. Knowing this, it is reasonable to assume that Guelph has similar cost savings per year in environmental services from its existing tree canopy. Equally, the financial impacts associated with legal action taken against the City due to property damage or even personal injury associated with foreseeable tree management could potentially be significant. Without a UFMP in action the City stands to lose the opportunity to control this asset through the devastating effects of EAB and/or the deterioration of the tree canopy through poor management practices, and its leadership position in sustainable community living.

DEPARTMENTAL CONSULTATION

- Planning, Building, Engineering and Environment: Engineering Services, Water Services, Planning Services;
- Community and Social Services: Parks and Recreation, Culture and Tourism;
- Operations, Transit and Emergency Services: Public Works, Transit;
- Corporate and Human Resources: Corporate Communications;
- Financial and Enterprise Services: Finance, Downtown Renewal, Economic Development.

COMMUNICATIONS

As part of the final consultation process of the UFMP, stakeholder and public workshops/presentations occurred in the spring of 2012.

Stakeholders and the public who requested notification as to when the UFMP would be going back to Council have been contacted and made aware of this Report.

ATTACHMENTS

All attachments have been posted on the City's website for reference (www.guelph.ca/ufmp)

Attachment 1: Report 12-14 Draft Urban Forestry Management Plan (attached)

Attachment 2: Community and Stakeholder Workshop Summary Spreadsheet (refer to link)

Attachment 3: UFMP- Executive Summary (attached)

Attachment 4: Urban Forestry Management Plan (refer to link)

Attachment 5: 2011 Canopy Coverage Study (refer to link)

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February 29, 2012

Dr. J. Laird
Executive Director
Planning & Building, Engineering and Environment

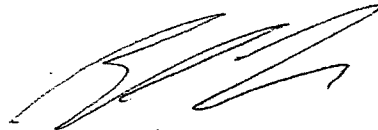
Dear Dr. Laird:

At the Planning & Building, Engineering and Environment Committee meeting held February 21, 2012, the following resolution was adopted:

"THAT report 12-14 dated February 21, 2012, from the Planning & Building, Engineering and Environment entitled Draft Urban Forestry Management Plan be received.

AND THAT when staff report back to the Planning, Building, Engineering and Environment Committee with the final recommended Urban Forest Management Plan, they also address the appropriate timing to address the recommendation of the 2011 Canopy Coverage Study to conduct further analysis of a target to achieve the 40% tree canopy coverage established in Official Plan Amendment 42."

Yours truly,



Blair Labelle
City Clerk

cc. Mr. T. Salter

BL:db

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COMMITTEE REPORT



TO Planning & Building, Engineering and Environment
Committee

SERVICE AREA Planning & Building, Engineering and Environment
DATE February 21, 2012

SUBJECT Draft Urban Forestry Management Plan
REPORT NUMBER 12-14

SUMMARY

Purpose of Report:

To present a Draft of the Urban Forestry Management Plan.

Committee Action:

To receive Report 12-14 in advance of stakeholder and public consultation related to a Draft of the Urban Forestry Management Plan.

RECOMMENDATION

"THAT report 12-14 dated February 21, 2012, from the Planning & Building, Engineering and Environment entitled Draft Urban Forestry Management Plan be received."

BACKGROUND

The consulting firms of Urban Forest Innovations Incorporated and Beacon Environmental were retained to work with staff to develop an Urban Forestry Management Plan.

A framework for the Urban Forestry Management Plan was completed and approved by Council in November 2007. The Framework provided planning and operational context for urban forest management in the City; laid out a structure for strategic planning; identified key areas that needed addressing such as public communication, tree inventory, sustainable management, connectivity; and put forth 25 recommendations addressing the above.

Following the adoption of the framework, staff and the consulting team began to address some of the recommendations and held stakeholder and community workshops in the spring of 2009. A Council Report entitled 'Strategic Urban Forestry Management Plan and Tree-By Law Update', dated July 20, 2009, gave an overview of the success and findings of the public and stakeholder meetings and recommended staff move forward with a draft Urban Forestry Management Plan (UFMP).

Background information on the City's Framework for the Urban Forestry Management Plan is available on the City's website at <http://www.guelph.ca/living.cfm?itemid=76780&smocid=1780>

REPORT

The need for an Urban Forest Management Plan has been recognized by the City and members of the community, and is supported by Council directives. The 2007 framework and recent Official Plan policy updates (OPA 42) which have both been approved by Council, strongly support the development and implementation of this Plan.

The UFMP (Attachment 1) outlines a vision, key principles and goals for the improvements of the City's Urban Forest. It also updates and builds on the 25 recommendations from the 2007 framework, taking into consideration stakeholder and public input from the 2009 workshops, current City resources and practices, best practices and precedents in other municipalities, and assembles 21 redefined UFMP Recommendations as deliverables.

The vision, principles and goals provided in the Plan are intended to guide the development and implementation of recommendations over a 20 year period. The 20 year Plan is broken into a framework of four, five-year periods that allow for flexibility and revisions in response to changing conditions, practices in forest management, and budgetary constraints.

Recommendations in this Plan have been assigned timing that are either within one of the Five Year Management Plans, or extend across several five year periods. This Plan also includes a summary of the recommendations specific to the first Five Year Management Plan (Attachment 1 – Appendix B).

Vision:

The vision, developed in partnership with stakeholders, is to build a strong and healthy tree canopy using a variety of growing and maintenance techniques best suited for Guelph and its residents, and is contained within the Plan as follows:

"The City of Guelph will foster the health and sustainability of its community by maximizing its urban forest cover. Continually pursuing and promoting the implementation of best practices for tree protection, tree establishment and tree maintenance will provide a range of environmental, social and economic benefits for residents, and habitat for a diversity of plant and animal species. By setting an example on its own lands and supporting expanded local stewardship, the City will enjoy and sustain its urban forest for the long term."

Plan Principles:

1. Develop and maintain a good understanding of the City's urban forest.
2. Assess and monitor the state of the City's urban forest management program at regular intervals.
3. Continually seek creative ways to leave space for and integrate existing trees into new and infill development.
4. Plant the right tree in the right place, for the right reasons.

-
5. Consider new technologies to integrate trees downtown and in other built-up settings.
 6. Improve resilience to climate change and other stressors by managing the urban forest for optimal species and structural diversity, and health.
 7. Strive to maintain City trees in a healthy and safe condition.
 8. Recognize the value of and invest in the City's green infrastructure on a long-term basis.
 9. Take an adaptive management approach to urban forest initiatives at all levels.

Goals:

1. Improve knowledge of the City's urban forest resources, particularly outside of natural areas, through a more comprehensive inventory program.
2. Monitor and review the status of the City's urban forest management every five to ten years using established criteria and indicators, and revise planning and practices as required to ensure ongoing progress towards realizing the vision.
3. Foster a "tree friendly" culture among City staff through interdepartmental coordination on tree issues and sharing of ideas and best practices.
4. Foster a "tree friendly" culture in the community through exemplary programs and activities on municipal lands, sharing best practices and techniques for application on private lands, and providing support and incentives for tree protection and planting.
5. Transition towards proactive tree establishment and replacement whereby all plantable spots in the City are utilized, including underplanting in areas dominated by mature trees.
6. Explore the use of new technologies in selected areas for integration of trees in hardscapes such as downtown and parking lots.
7. Move towards proactive tree risk assessment and Plant Health Care practices on municipal lands, and reduce the need for emergency response.
8. Improve the resilience of the urban forest to current and anticipated stressors by implementing policies and management practices that optimize the diversity of tree species, structure and age classes.
9. Expand and improve partnerships and funding related to urban forest initiatives on private lands, including building partnerships with local industries and businesses.
10. Recognize the urban forest as a critical municipal asset and infrastructure component through a long-term commitment to proactive management, adequate resource allocation and joint stewardship by the City and the community.

The Plan:

The Urban Forestry Management Plan is broken down into seven chapters:

1. The Context for Urban Forest Management in Guelph
2. Setting the Direction : Plan Principles, Vision and Goals
3. Getting Organized: Management and Monitoring
4. Planning for Trees: Legislation, Policies and Guidelines
5. Leading by Example: Protection, Establishment and Enhancement
6. Sharing the Responsibility: Outreach, Stewardship and Partnership

7. Moving Forward with the Plan: Implementation

Chapters 1 and 2 outline the Background/History, Rationale and the Plan Direction, while Chapters 3 through 6 look at the City's Current Forestry Practices, Best Practices and Innovative Ideas of other municipalities, the Gaps and Opportunities that should be considered, and then provides Recommendations. Chapter 7 discusses implementation of the Plan.

Recommendations:

The UFMP contains 21 recommendations (refer to Appendix B - First Five Year Management Plan). The recommendations are not in order of significance but have been prioritized within the context of the 20-year framework (e.g. all high priority recommendations are to be undertaken within the first five years).

A fundamental recommendation and prerequisite to initiating the Plan will be the creation of a Senior Urban Forester position- Recommendation #1. This individual will take ownership and champion the implementation of the Plan; coordinating, managing and ensuring key goals are achieved throughout the entire 20 year period.

Other critical recommendations that should be implemented early are as follows:

- The formation of an internal interdepartmental 'Tree Team' - Recommendation #2. Comprised of key staff from all departments involved with tree related issues, planning for and/or maintaining. This group, headed by the Urban Forester, will meet regularly to review plans and/or discuss issues and come up with solutions.
- Inventory of all municipal trees - Recommendation #3. This will be a crucial step in the Plan and will allow staff to have a complete and thorough understanding of the existing urban forest before assessing and implementing new strategies of management/maintenance and tree canopy cover growth. For example, it is impossible to know what the impact of Emerald Ash Borer will be on municipal lands without knowing how many ash trees there are, and where they are located.
- Expand the City's capacity for planting and maintenance of municipal trees - Recommendation #5. City forestry staff are currently primarily able to respond to service requests on an as needed basis and undertake a basic level of replacement tree planting. Additional staff are required to pursue proactive tree management on City lands and expand tree planting efforts, as well as better manage the risk presented by older trees in some of the City's parks and neighbourhoods.
- Develop and Implement an Emerald Ash Borer Strategy - Recommendation #6. This destructive pest has been confirmed within City limits and will quickly spread and kill the Ash tree population. Immediate action is required to help combat this inevitable situation.
- Implement and assess use of the new Tree Technical Manual - Recommendation #13. This document will provide the guidance required to help ensure trees are better protected and planted in all types of projects.

Five Year Management Plan:

The Management Plan is comprised of four, five-year periods that prioritize actions and resource requirements. The priorities are based on a logical and well developed sequence of events, designed by the consulting team and staff, composed of High, Medium or Low Priority/ Target Timing.

Recommendations and associated costs for the First Five Years (2013 -2017) are highlighted by year in a table format as Appendix B of the Plan. The second five years (2018 – 2022) are also indicated in this table under one column as many of the first five year recommendations carry over into the second period and beyond. Nevertheless, it is difficult to confirm the timing of actions beyond the first five year period so flexibility is built into the Plan to allow for operational or financial conditions and future Council decisions. It will be the responsibility of the Urban Forester, the newly formed Tree Team and arm's length Urban Forest Advisory Committee to recommend to Council when Recommendations and Actions should be initiated and report which have been completed, which are incomplete and if new recommendations need to be proposed.

OPA 42 and 2011 Tree Canopy Study:

OPA 42 speaks to the City working towards achieving a 40% tree canopy coverage, which is a very ambitious goal for an urban municipality. The recently released 2011 Canopy Coverage Study estimates the City's current canopy coverage at approximately 20% and has recommended that further analysis be completed to confirm an achievable canopy coverage target within the Plan period. The support of the City to implement the UFMP in its entirety, as well as the commitment and support of the private sector, residents and other stakeholders will be necessary to achieve significant increases in the City's canopy coverage over the next 20 years.

Emerald Ash Borer:

In recent months Emerald Ash Borer (EAB) has been detected within City limits by the City Public Works Department. An EAB specific report will be coming forward to Committee in April of 2012 with further details regarding immediate actions required and financial impacts.

Implementation:

The implementation of the UFMP will require coordination across many departments in the City and will require the updating of many policies and development standards. These standards include, but will not be limited to, Site Plan Guidelines and Street Tree Planting Guidelines, Storm Water Management Design Guidelines, Property Demarcation Policy, Naturalization Policy and the Engineering Alternative Design Standards.

The hiring of specialized staff and support staff, and the training of existing staff will also be part of the initial implementation. The Plan also recommends that much of the work be completed in-house provided necessary resources are established and that only time sensitive and/or intensive activities be outsourced.

Conclusion:

The UFMP is a comprehensive document that provides high-level strategies that are translated into on-the-ground deliverables - the end goal being the management of a sustainable urban forest within Guelph over the next twenty years.

With the threat of invasive insects that include Emerald Ash Borer, Asian Long-Horned Beetle, Gypsy Moth and other non-native species, the health and growing viability of our urban forest is under constant attack and pose serious danger to the canopy. This will be considered, along with other factors such as financial and development commitments, when evaluating the successes of the UFMP every five years of the twenty year plan and will be brought back to Council in the form of an Information Report.

Next Steps:

Following presentations to PBEE Committee and Council, a Stakeholder Meeting and a Public Open house will be scheduled in the coming months at City Hall. This will be an opportunity for all interested parties to review and discuss in more detail the Plan and to aid in its completion. Staff will report back to Council later in 2012 with the final recommended UFMP.

In addition to the UFMP, a Tree Technical Manual (TTM) has been drafted and is in the process of being reviewed by City staff. The TTM is under development in part to ensure the Recommendations within the UFMP can be implemented on all future projects by providing new or alternative details that work in conjunction with City policies, guidelines and engineering standards. Once an internal draft is completed, staff will begin discussions with stakeholder groups to gather feedback and plan to bring the TTM to Committee/ Council later in 2012.

CORPORATE STRATEGIC PLAN

Goal 5 – A community-focused, responsive and accountable government.

Objective 5.4 – Partnerships to achieve strategic goals and objectives.

Goal 6 – A leader in conservation and resource protection/enhancement.

Objective 6.6 - A biodiverse City with the highest tree canopy percentage among comparable municipalities.

FINANCIAL IMPLICATIONS

Based on the information currently available, staff have prepared the summary below to demonstrate the potential impact of the UFMP on the City's tax supported operating and capital budgets. If the UFMP is ultimately approved as a long term management framework, the financial implications will be vetted through the Council budgetary process to ensure accommodation within the Council budgetary guidelines.

In 2013, the UFMP would result in increased operating expenditures of \$520,000 which translates into a 0.30% impact on the City's tax levy requirement. This includes the cost of hiring 4.5 full time equivalents (FTEs) and approximately \$120,000 per year for studies, education and promotional expenditures. An additional FTE is scheduled to be added in 2016. The chart below also reflects the capital funding requirements that are currently not included in the City's 10-year capital budget. In 2013, the UFMP proposes \$138,000 in capital spending that will be funded from City reserves. This funding, plus funding in all subsequent years, would need to be accommodated within the City's 20% capital financing guideline and would require the delay and/or deferral of projects currently included in the capital forecast.

Urban Forest Management Plan: Impact on Tax Supported Operating and Capital Budgets

	2013	2014	2015	2016	2017	2018 - 2022	Total Impact
Operating Requirements							
New FTE Expansions	\$400,000	(\$20,000)	\$0	\$84,000	\$0	\$0	\$434,000
Studies	\$100,000	\$0	\$0	\$0	\$5,000	\$50,000	\$155,000
Education & Promotion Costs	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
Net Increase/(Decrease) to Operating Budget	\$520,000	(\$20,000)	\$0	\$84,000	\$5,000	\$50,000	\$639,000
% Impact on Operating Budget							
	0.30%	-0.01%	0.00%	0.04%	0.00%	0.02%	
Capital Requirements (City Share)							
New Rooting Technologies	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	\$1,000,000
EAB Tree Replacement**	\$0	\$0	\$100,000	\$100,000	\$0	\$500,000	\$700,000
Forestry Equipment	\$38,000	\$0	\$0	\$0	\$0	\$0	\$38,000
Total Capital Requirements	\$138,000	\$100,000	\$200,000	\$200,000	\$100,000	\$1,000,000	\$1,738,000

* assumes a 3% annual increase to the City's tax levy requirement

**reflects the incremental increase required to carry out this recommendation in comparison to what is currently included in the 10-year capital forecast

The financial implications of the recommended management plan will be more fully considered during the next phase.

DEPARTMENTAL CONSULTATION

Planning staff have consulted with a number of City departments that may be affected by the Urban Forestry Management Plan including:

- Planning & Building, Engineering and Environment:** Engineering Services, Water Services, Policy Planning and Urban Design, Development Planning
- Operations and Transit:** Park Maintenance and Development, Forestry Services, Community Connectivity and Transit
- Communications:** Corporate Services
- Corporate Administration:** Downtown Renewal, Economic Development and Tourism
- Financial Services:** Financial Planning

COMMUNICATIONS

As part of the consultation process to help inform the UFMP, stakeholder and public workshops/presentations occurred in the spring of 2009. An initial round of consultations was also undertaken in the fall of 2010 at the outset of this study with key stakeholders.

Following this Report being received by Council, notices will be advertised in the Tribune inviting interested parties to provide comment and/or attend an open house/workshop in the coming months. Individual notices will also be mailed to all those involved in the first round of discussions in 2009, requesting further comment and/or attendance to an open house/workshop in the coming months.

ATTACHMENTS

The attachments are available on the City's website at guelph.ca/ufmp. Click on the link for the February, 2012 Draft Urban Forestry Management Plan (with Appendices).

Attachment 1: Draft Urban Forestry Management Plan

Appendix A – Recommendations from the 2007 Framework for Guelph's Urban Forestry Management Plan: Current Status and Relationship to this Plan.

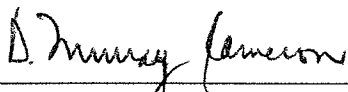
Appendix B – Recommendations for the First Five-Year Management Plan (2013-2017).

Appendix C – Selected online urban forestry resources.

Appendix D – Criteria and Indicators for Monitoring the State of Guelph's Urban Forest Management.

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EXECUTIVE SUMMARY

The City of Guelph is a single-tier municipality with an area of just over 86 km². The City contains a mix of industrial, commercial and institutional land uses, as well as more than 1,000 hectares of public parks and open spaces. The City's urban forest is comprised of the individual trees and all the treed areas that occur within its boundaries. These include treed natural areas, as well as individual or small groups of trees in parks, along roadways, and on residential, industrial, commercial and institutional properties.

All of these trees form part of the City's green infrastructure, which sustains the community by filtering air pollution, providing shade, contributing to flood control, reducing local energy use, sequestering carbon, and bringing nature to the City. These services are well documented, and trees are known to save municipalities millions of dollars in air pollution control and storm water management. Natural tree cover also provides a wide range of human health benefits that have yet to be fully valued. Contact with nature, and treed areas, has been shown to lower blood pressure, speed up recovery from surgery, enhance mental development and creativity, and reduce aggressive behaviour. The shade, cooling and air quality benefits provided by trees also helps reduce the risks of skin cancer, heat stroke and respiratory ailments.

Guelph has experienced unprecedented growth in the past 25 years. In 1986, the City's population was less than 80,000, and at the time of the last census in 2006, it was just under 115,000. It is currently estimated at about 125,000, and the City is expected to accommodate 50,000 more people by 2031. While new residents bring diversity, ideas and new opportunities, they also increase demand for housing and put more pressure on the City's municipal services, including roads, sewers, parks and natural areas. These pressures, combined with the already present and emerging threats of pests, pathogens, and environmental stresses associated with climate change, make maintaining and enhancing the City's urban forest very challenging. Addressing these challenges will require careful planning, active management, ongoing monitoring, and creative problem solving that make considerations related to trees a priority. This Urban Forest Management Plan (referred to as "the Plan") identifies specific strategies that will guide the planning, management and monitoring of Guelph's urban forest so that it continues to be a healthy, thriving entity.

In recognition of the need for a more comprehensive and strategic approach to urban forest management, the City provided direction for a Framework for an Urban Forest Management Plan in 2006. This Framework was completed and adopted by Council in the fall of 2007. The Framework provided the context for moving forward and identified a number of key gaps, including the need for a 20 Year Urban Forest Management Plan. This Plan fills that gap and is intended to be implemented over a 20 year period through a series of four Five-Year Management Plans (2013 – 2017: Five-Year Management Plan #1; 2018 – 2022: Five-Year Management Plan #2; 2023 – 2027: Five-Year Management Plan #3; 2028 – 2032: Five-Year Management Plan #4).

This Plan provides the guiding principles, vision and strategic goals for the entire 20 year period as well as a more detailed breakdown of the recommendations for the first Five-Year Management Plan. Implementation of these recommendations over time is intended to enable the City to transition from reactive to proactive urban forest management, thereby increasing operational efficiency and effectiveness, improving tree health and diversity, reducing risk to the public, and increasing the wide-ranging benefits provided by a healthy and sustainable urban forest.

The recommendations, which are laid out in more detail in the Plan, are as follows:

MANAGEMENT AND MONITORING

1. Create a Senior Urban Forester position
2. Create an interdepartmental “Tree Team” of City staff
3. Increase capacity to complete an inventory of municipal street and park trees
4. Undertake targeted vegetation assessment and management of City parks and natural areas
5. Expand the City’s capacity for planting and maintenance of municipal trees
6. Undertake an Urban Tree Cover (UTC) Potential Plantable Spaces Analysis
7. Develop and implement an Invasive Species and Pest Management Strategy, starting with an Emerald Ash Borer Strategy
8. Develop tree risk management policy and train City Arborists in risk assessment
9. Complete a State of the Urban Forest report every five years
10. Establish a green infrastructure asset valuation

PLANNING

11. Assess the effectiveness of current tree-related policies and legislation
12. Update City documents to be consistent with new tree-related policies, guidelines and legislation
13. Develop and implement a Public Tree By-law

PROTECTION, ENHANCEMENT, PLANTING

14. Implement and assess use of the new Tree Technical Manual
15. Implement and monitor success of new rooting technologies downtown
16. Develop a Greening Strategy building on the Potential Plantable Spaces Analysis
17. Track municipal tree removals and plantings
18. Expand the City’s capacity to undertake tree-related plan review and site supervision

COMMUNICATIONS

19. Create an Urban Forest Advisory Committee (UFAC)
20. Pursue targeted urban forest education and outreach
21. Increase municipal capacity for coordination of volunteers for stewardship activities
22. Pursue targeted stewardship initiatives, partnerships and funding sources

The current staffing and resources allocated for urban forestry in the City of Guelph are inadequate to move the City forward in terms of achieving its identified vision and objectives for the urban forest. Implementation of this Plan will require a sustained commitment of both additional financial resources, and the creation of several permanent full-time staff positions.

The recommended staffing and resource requirements have been developed in close consultation with City staff, and have also been developed with careful consideration for the fact that the City is continually working to limit its expenditures and maximize efficiencies. Opportunities for building on existing programs or systems, and for using existing positions to accommodate urban forestry requirements have been identified to the greatest extent possible. Opportunities for pursuing external funding and support have also been incorporated into this Plan. However, if the City is genuinely committed to maintaining and growing its urban forest, then it also needs to make a long-term commitment to increasing its profile in the community, as well as actively planting, maintaining and monitoring it.

Effective implementation of this Plan will require the following human resources over the course of the first Five Year Management Plan (i.e., between 2013 and 2017), in order of importance:

- 1 full-time Senior Urban Forester position
- 3 full-time Forestry Technician positions
- A half-time GIS Technician / Information Technologies position
- A half-time Administrative Assistant position

In terms of financial resources (from both capital and operational budgets), we have developed estimates for the first two Five Year Management Plans, but not the last two as it is much more difficult and speculative to estimate out beyond 10 years. Based on the recommendations in this Plan and consultations with City staff we estimate the following costs, including the above human resource requirements, over the first decade of this Plan:

- 2013: \$945,000
- 2014: \$1,110,000
- 2015: \$1,085,000
- 2016: \$1,169,000
- 2017: \$1,174,000
- 2018 – 2022: \$6,000,000

This is an estimate of \$5,483,000 for the first five years of the Plan, and \$6,000,000 for the second five years. Notably, almost half of this cost is attributed to the anticipated need to develop and implement a strategy for dealing with Emerald Ash Borer.

We have recommended a continued reliance on in-house staff versus external contractors with identification of needs for contracted services being limited to activities that are either very

intensive and time-sensitive, and/or activities that would benefit from specialized external expertise.

When considering the cost of this investment, the full value of the City's current and potential green infrastructure needs to be seriously considered. Beyond contributing to air and water quality improvements, Guelph's urban forest is of tremendous value to the people who live and work here. This value includes, but is not limited to, the cost savings relating to cooling buildings, the health benefits from shade in the summer, the higher property values in treed areas, and the fact that people are more inclined to engage in physical activities outdoors in treed areas..

Finally, this Plan should be considered both a strategic framework and a working document, with its actions and their prioritization subject to review and revision in response to changing conditions, new information, and resource availability as the champion for this document, the City's Senior Urban Forester, deems appropriate.

GUELPH INNOVATION DISTRICT Draft Secondary Plan

PRESENTATION TO COMMITTEE | CITY OF GUELPH, ONTARIO
October 15, 2012



PRESENTATION OVERVIEW

1. Background
2. Chapter 1: Vision and Planning and Development Principles
3. Chapter 2: Natural and Cultural Heritage
4. Chapter 3: Energy, Infrastructure and Sustainability
5. Chapter 4: Mobility
6. Chapter 5: The Public Realm
7. Chapter 6: Land Use and Built Form
8. Chapter 7: Interpretation and Implementation
9. Work Plan and Next Steps

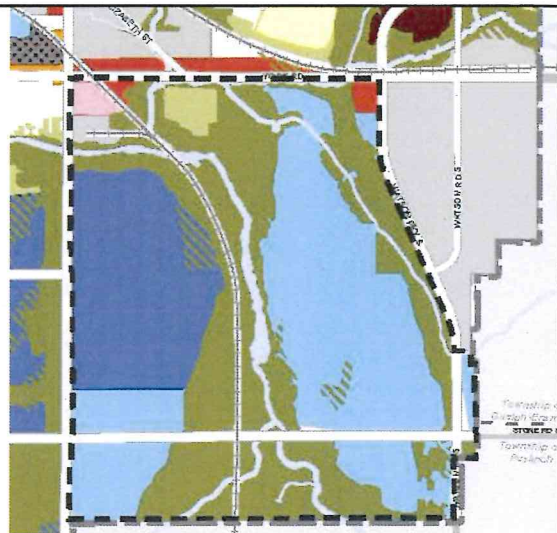
pA
planning & architecture

1. Background



BACKGROUND

- 436 ha site including a historic reformatory complex with significant natural and cultural heritage resources
- Majority of lands designated "Special Study Area" by the City's Official Plan
- Draft Secondary Plan builds on the:
 - Local Growth Management Strategy
 - Community Energy Initiative
 - Prosperity 2020
 - Agri-Innovation Cluster Strategy
- Based on Vision, Principles, Objectives and Preferred Design endorsed by Council Jan. 2012
- Support
 - 3,000 – 5,000 people
 - 5,000 – 10,000 jobs
- Extensive public consultation process and coordination with the Province of Ontario
- Build on OPA 42 and 48



City of Guelph, OPA48 Land Use Plan

2. Chapter 1: Vision and Planning and Development Principles



CH. 1: VISION + PLANNING + DEVELOPMENT PRINCIPLES

- Vision and principles focus on:
 - The creation of a compact, mixed use community providing meaningful places to live, work, shop, play and learn.
 - A knowledge-based innovation cluster that attracts employment and residential uses both anchored by a new mixed use urban village and main street
 - Building on natural and cultural heritage resources of the area
 - Working towards carbon neutrality through building performance standards, on and off-site renewable energy and potential district energy

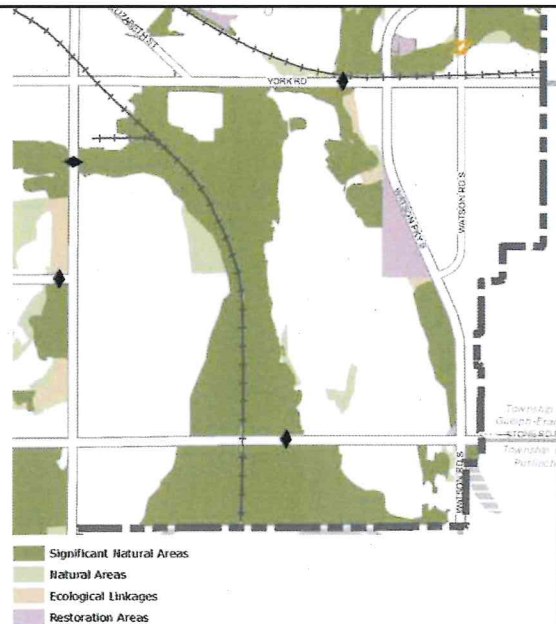


3. Chapter 2: Natural and Cultural Heritage

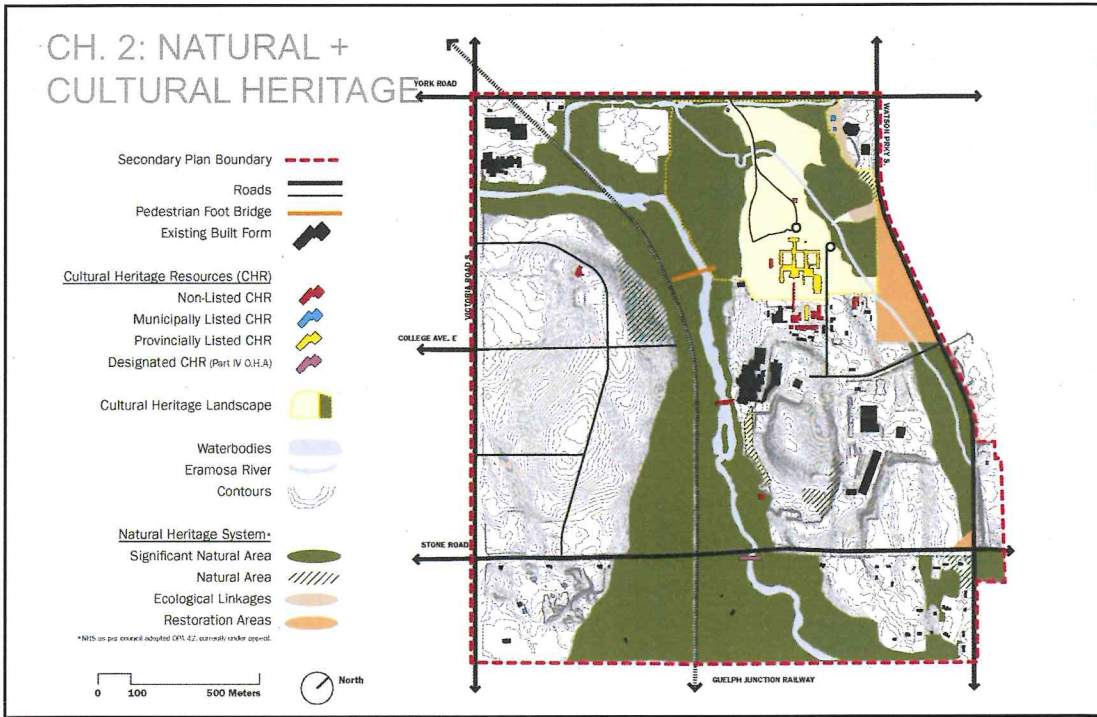


CH. 2: NATURAL + CULTURAL HERITAGE

- Natural Heritage System and cultural heritage policies build upon the policies and schedules of OPA 42 and OPA 48
- Reinforce that development and site alteration are not permitted within Significant natural Areas
- Significant support to historic Reformatory Complex and recognition of the Turfgrass Institute building
- Support adaptive reuse of the reformatory complex



City of Guelph, OPA42 Schedule 10: Natural Heritage System Strategy



4. Chapter 3: Energy, Servicing and Stormwater



CH. 3: ENERGY, SERVICING + STORMWATER

- Emphasis on achieving carbon neutrality through energy sustainability and in alternative servicing and stormwater design (ex. DE Ready capability, infiltration monitoring)
- No changes to Official Plan policies requiring development on full municipal services
- Recognize importance of low impact development measures and water conservation
- Connections made to the Community Energy Plan and at a minimum achieving CEP energy conservation targets
- Implementation Strategy to outline initiatives, targets, phasing and performance monitoring of carbon neutral strategy for building efficiency, renewable energy and District Energy



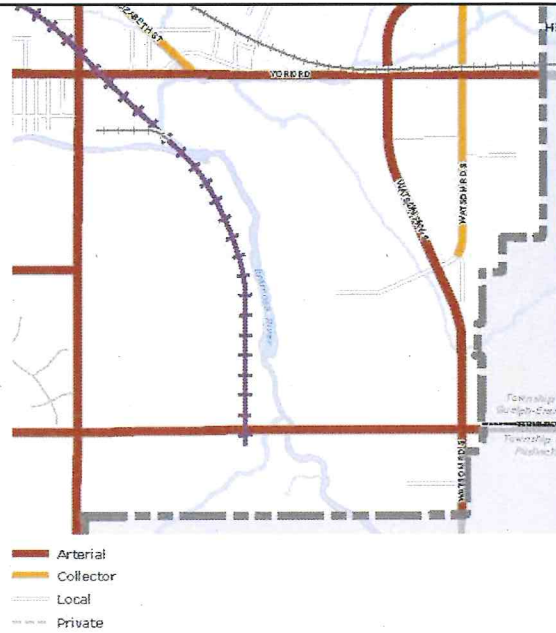
Low Impact Development measures

5. Chapter 4: Mobility



CH: 4: MOBILITY

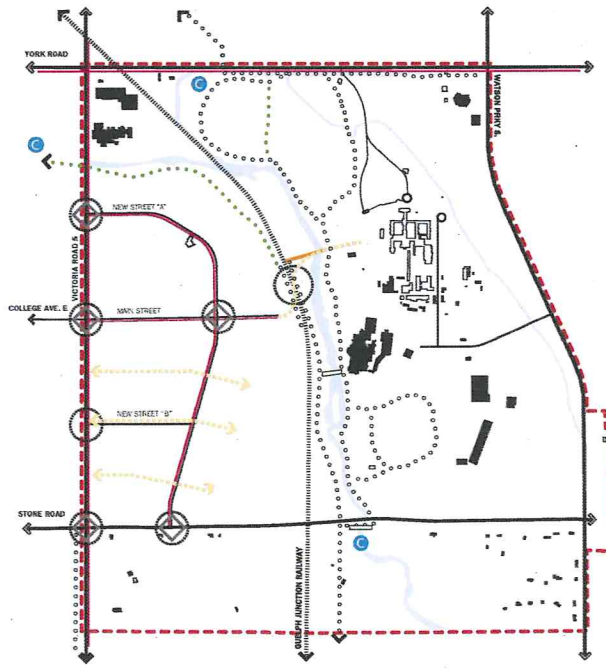
- Support movement of both goods and people with emphasis on active transportation and transportation demand management
- Major transit stops identified located at key nodes and along mixed use corridors – fully integrated with land use to ensure greatest opportunity for transit ridership
- Single loaded perimeter local road to maintain public access to open views of the river corridor and local river crossing
- Parking policies reinforce carbon neutral Vision – encouraging shared parking, car-shares, alternative energy vehicles, etc.
- Development of alternative development standards



City of Guelph, OPA48 Schedule 6: Road & Rail Network

CH. 4: MOBILITY

- Secondary Plan Boundary (dashed red line)
 - Existing Arterial Roads (thick black line)
 - Proposed Collector Roads (medium black line)
 - Proposed Local Roads (thin black line)
 - Proposed On-Street Bicycle Lanes (red line)
 - Existing City Trail Network (dotted green line)
 - Proposed City Trail Network (dotted black line)
 - Canoe Launch and Node (blue circle with 'C')
 - Pedestrian Crossings (orange line)
 - Proposed Major Transit Stops (circle with 'M')
 - Existing Rail (dotted black line)
 - Active Transportation Link (yellow dashed line)
 - Node (diamond shape)
 - Existing Built Form (black silhouette)
 - Cultural Heritage Resources (wavy line)
- 0 100 500 Meters
- North

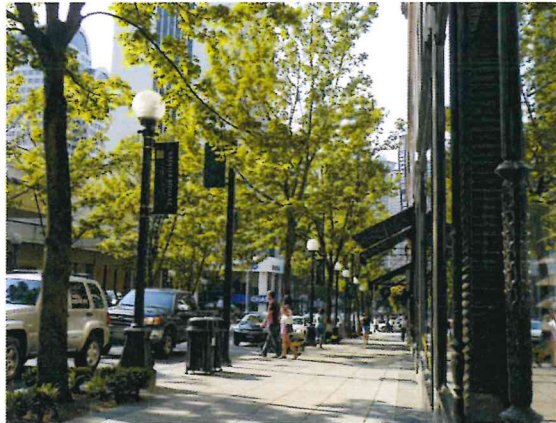


6. Chapter 5: The Public Realm



CH. 5: THE PUBLIC REALM

- Safe, accessible, functional and attractive pedestrian-oriented public streets supportive of active transportation
- Recognize the desire for mid-block pedestrian and bicyclist connections
- Parks and public open spaces key gathering places stitching together residential and employment populations
- Public art and other community engagement opportunities recognized



7. Chapter 6: Land Use and Built Form

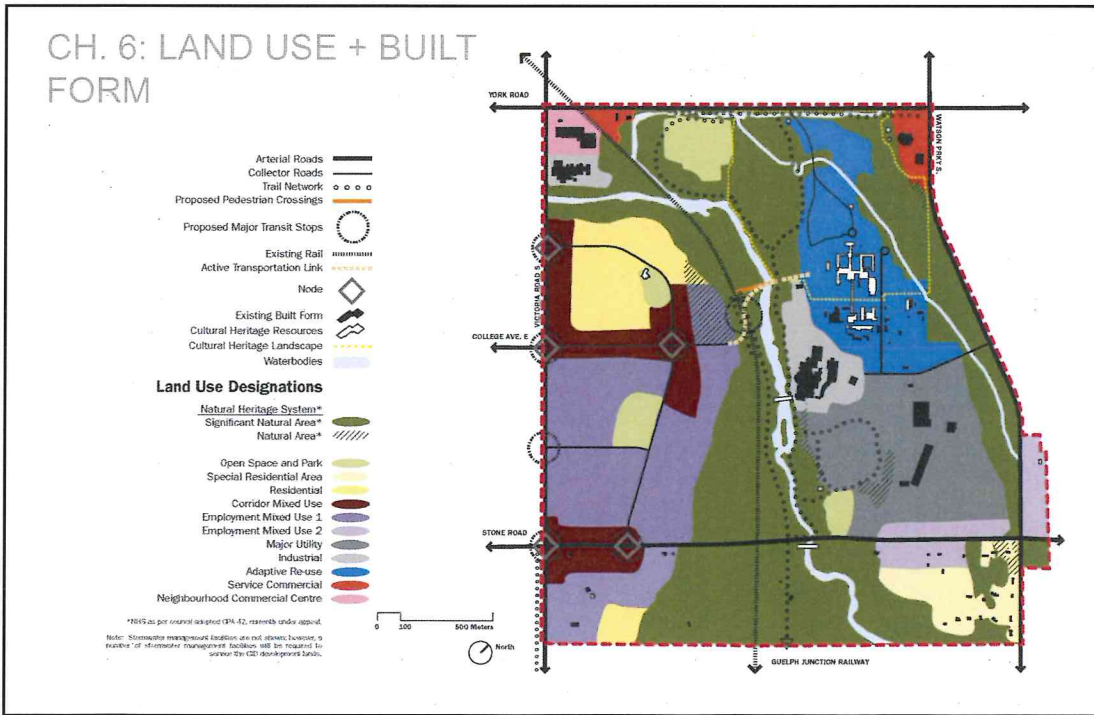


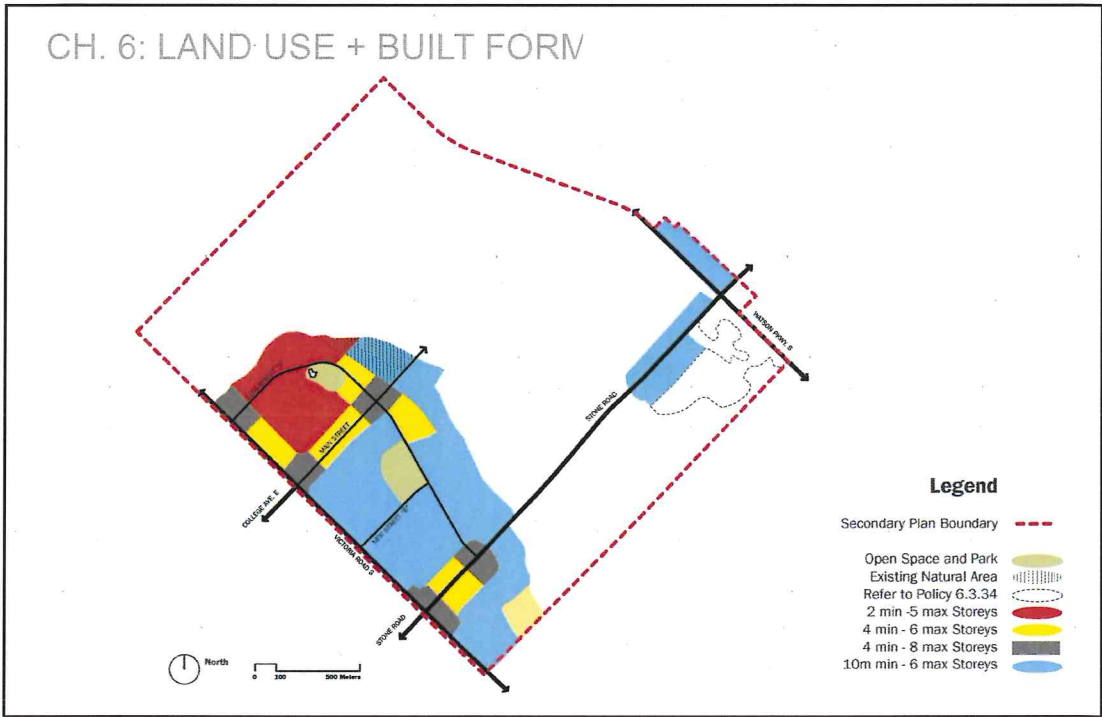
CH. 6: LAND USE + BUILT FORM

- Flexible land use categories support a mix of employment, residential and commercial uses
- Highest density and height provisions along corridors and at nodes
- Land use and built form facilitates a compact, transit-oriented community while offering optimal future potential for intensification within the site
- Corridor Mixed Use supports range of residential and commercial uses
- Employment Mixed Use categories include industrial, commercial, institutional and live-work uses
- Adaptive Reuse designation over the reformatory site will accommodate a wide range of potential uses

CH. 6: LAND USE + BUILT FORM

- Residential uses permit a range of residential types including high density residential and limited low density residential opportunities
- Special Residential Area located at the southeast corner
 - Allow limited additional infill residential development as a minor rounding out of the existing Glenholm Drive neighbourhood
- Conceptual location and size of future neighbourhood and community parks shown
- Height regulations respond to existing grades, protect viewsheds and support transit, recognizing transportation capacity





8. Chapter 7: Interpretation and Implementation



CH. 7: INTERPRETATION + IMPLEMENTATION

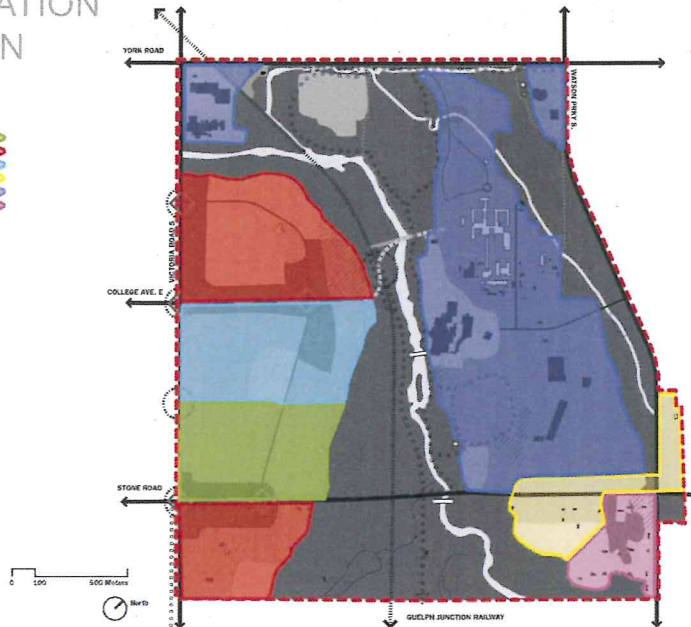
- Identifies key implementation tools
 - Density bonusing for carbon neutral development
 - Alternative development standards, servicing and SWM management, etc
- Partnerships key to implementation of the GID Secondary Plan
 - Business Case Assessment with Provincial counterparts
 - District Energy
- Implementation Strategy critical for achieving carbon neutral development.
 - Carbon neutrality targets
 - Mechanisms, tools and initiatives that can be utilized to achieve these targets
- Presents four development phases



CH. 7: INTERPRETATION + IMPLEMENTATION

Development Phases

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Existing Municipally Serviced Area
- Existing Privately Serviced Area



9. Chapter 7: Work Plan and Next Steps



WORK PLAN + NEXT STEPS

- The following sets out the City's next significant dates for the completion of the Guelph Innovation District Secondary Plan:
 - October 15, 2012 Release Draft Secondary Plan for Public Review
 - November 2012 Hold Public Open House
 - January 2013 Conduct Statutory Public Meeting at Council
 - March 2013 Council Adoption

COMMITTEE REPORT



TO **Planning & Building, Engineering and Environment Committee**

SERVICE AREA Planning, Building, Engineering and Environment
DATE October 15, 2012

SUBJECT **Guelph Innovation District: Release of Draft Secondary Plan**

REPORT NUMBER 12-89

SUMMARY

The draft Guelph Innovation District (GID) Secondary Plan embraces a vision, design and policy statements supporting a new kind of employment area that strives for carbon neutrality, employment opportunities within an innovation cluster, urban village with appealing places to live, work, play and learn, all within a rich natural and cultural heritage setting. The Plan covers a 436 ha area located south of York Road, east of Victoria Road South, west of Watson Parkway South, and includes lands south of Stone Road. The need for a new land use policy framework surfaced with the announced closure of the Guelph Correctional Centre and the Wellington Detention Facility.

The Plan builds on the Local Growth Management Strategy, Community Energy Initiative, and recent economic development strategies including Prosperity 2020 and the Agri-Innovation Cluster Strategy. The draft Secondary Plan largely follows the structure of the City's Official Plan Update (OPA 42 and 48). The policies presented enhance the policies included in the City's Official Plan and on occasion repeat policies and definitions, given the status of OPA 42 and 48 which still require final approval.

The GID Secondary Plan process has been underway since early 2005 and has involved extensive consultation with internal departments, external agencies, stakeholders and the public. The public release of the draft Secondary Plan is a major milestone following Council's support of the preferred vision, principles, objectives and design for the lands in January 2013. A final Secondary Plan will be developed based on comments received on the draft which will form the basis of an Official Plan Amendment, incorporating the Secondary Plan as part of the City of Guelph's Official Plan. An informal open house will be held before the end of 2012, followed by a statutory public meeting at the beginning of the 2013. Council adoption of the Official Plan Amendment is anticipated in March 2013.

This report presents the draft GID Secondary Plan for receipt.

Purpose of Report:

To present a draft Secondary Plan for the Guelph Innovation District and inform Committee of its public circulation.

Committee Action:

To receive the draft Secondary Plan for the Guelph Innovation District.

RECOMMENDATION

“THAT Committee Report No. 12-89, dated October 15, 2012 from Planning, Building, Engineering and Environment, regarding the Guelph Innovation District Draft Secondary Plan be received.”

BACKGROUND

The City of Guelph initiated the preparation of a Secondary Plan for the Guelph Innovation District (GID) in early 2005. The 436 ha area is located south of York Road, east of Victoria Road South, west of Watson Parkway South, and includes lands south of Stone Road.

The majority of the lands are currently designated as “Special Study Area” by the City’s Official Plan, requiring the completion of a planning study to “examine future land uses, servicing, phasing of development, transportation and impact assessment on natural heritage features and cultural heritage resources.”

The draft Secondary Plan is a response to the City’s Official Plan policies and builds on the Local Growth Management Strategy, Community Energy Initiative, and recent economic development strategies including Prosperity 2020 and the Agri-Innovation Cluster Strategy. The work has encompassed extensive public consultation and coordination efforts with the Province of Ontario who is the primary landowner within the District, owning roughly half of the lands. Key project milestones have been the subject of various Committee and Council reports and workshops with the latest Council Report No. 12-18 being presented on January 30, 2012. On January 30, 2012 Council supported the use of the preferred vision, principles, objectives, design and implementation approach set-out in PBEE Report No. 11-104, as amended by Council Report No. 12-18, as the basis for the completion of the Secondary Plan (See Attachment 1).

The preferred vision, principles, objectives and design developed for the Guelph Innovation District followed an intensive public consultation process and a design charrette. Building on the vision, principles and objectives developed for the District, the preferred design was based on an analysis of design precedents, public feedback on potential design elements, and a design charrette for city and consultant staff. Foundational pieces leading towards the preferred design are presented in the Guelph Innovation District Recommended Option Booklet which was included as an attachment to Committee Report No. 11-104 dated December 12, 2011(See Attachment 2).

REPORT

The draft Guelph Innovation District (GID) Secondary Plan, included as Attachment 3, builds on Council's support of the preferred vision, principles, objectives and design on January 30, 2012 presented in Council report No. 12-18.

The Draft Secondary Plan document contains a detailed set of land use and development policies that:

- guide all future development within the plan area;
- promote best practices for sustainable infrastructure and community design working towards carbon neutrality;
- establish protective buffers for environmental features;
- identify collector road alignments; and
- provide a high level urban design direction to guide the creation of a unique and memorable place.

The draft Secondary Plan largely follows the structure of the City's Official Plan Update (OPA 42 and 48). The policies presented enhance the policies included in the City's Official Plan and on occasion repeat policies and definitions, given the status of OPA 42 and 48 which still require final approval. Once the Secondary Plan is finalized, approved and in full force and effect, it will form part of the City of Guelph's Official Plan.

Overview of Draft Secondary Plan

Highlights from each section are reviewed below followed by revisions to Council's supported preferred vision, principles, objectives and design.

Chapter 1: Vision and Planning and Development Principles

Highlights:

The Secondary Plan begins with the vision, principles and objectives for the Guelph Innovation District. The statements focus on the creation of a compact, mixed use community providing meaningful places to live, work, shop, play and learn. The District will predominately support innovative, sustainable employment uses adjacent to an urban village connecting a full range of residential uses with compatible employment uses. The area builds on and supports the rich natural and cultural heritage resources of the area including the stunning Eramosa River Valley and historic Reformatory Complex. The mix of uses, prioritization of active transportation modes (pedestrian and cyclist), and protection of natural and cultural heritage features all help the District work towards carbon neutrality.

Revisions:

A few refinements have been made to the statements supported by Council in January 2012. The most significant change is the inclusion of Objective 4d) to specifically recognize the importance of an appropriate transition area between the southeast residential neighbourhood and the industrial and major utility uses to the north. Specific references to the development of an agri-innovation cluster have also been softened by focusing on a knowledge-based innovation cluster and treating agriculturally related industries as a subset of knowledge based business

along with environment, information technology, advanced manufacturing, health and related science sectors. Other changes are minor in nature and improve the clarity of the statements.

Chapter 2: Natural and Cultural Heritage

Highlights:

The Natural Heritage System policies included in the draft Secondary Plan build upon the policies and schedules of OPA 42. The policies reinforce that development and site alteration are not permitted within Significant Natural Areas, except as identified in the General Permitted Uses and Significant Natural Areas policies of OPA 42. Development and site alteration may be permitted within Natural Areas and on adjacent lands within the Natural Heritage System subject to other policies within OPA 42. The Natural Heritage policies also recognize official plan policies dealing with species at risk, the importance of surface water features and fish habitat, and urban forest protection, enhancement and restoration. Public access and protection of the Natural Heritage System is supported by the provision of a single loaded perimeter local road along the western edge of the Eramosa River and by a river crossing, prioritizing active transportation modes, connecting the two sides of the river valley. The importance of the Eramosa River and its associated natural heritage elements, including the topography of the site, are key policy drivers.

The Cultural Heritage policies included in the draft Secondary Plan build upon the cultural heritage policies of OPA 48. The policies cover cultural heritage resources (municipally listed, provincially listed and designated), cultural heritage landscapes and archaeological resources. Specific references are made to both the historic Reformatory Complex, which is a provincially listed cultural heritage resource, and the Turfgrass Institute Building, which is a municipally listed cultural heritage resource. The policies provide significant support to the historic Reformatory Complex by requesting the appropriate authority to hold heritage conservation easement(s). The protection of the Turfgrass Institute Building is simply supported, leaving the general policies contained within OPA 48 to determine the appropriate level of protection.

Schedule A specifically presents the Natural Area, Significant Natural Area, Ecological Linkages, and Restoration Areas within the District as per Council adopted OPA 42 and identifies cultural heritage resources and the cultural heritage landscape within the District. The Schedule also includes existing and proposed roads, the Eramosa River and other waterbodies, site contours, proposed river crossing and existing built forms as reference elements to provide context.

Revisions:

No revisions have been made to natural and cultural heritage elements identified in the preferred design supported by Council. Only minor edits were made to Vision, Principle and Objectives involving natural and cultural heritage resources.

Chapter 3: Energy, Servicing and Stormwater

Highlights:

A number of key design elements incorporated into the preferred design for the Guelph Innovation District reflect an emphasis on energy and sustainable servicing and stormwater design. In particular the mixing of uses, close proximity of residential land uses and compatible employment opportunities, density of development, prioritized active transportation network, and the layout of road networks supporting solar orientated lot creation, all provide a foundation for the use of renewable energy sources, reduced energy demand and support for district energy systems.

To a large extent the policies contained within the City's Official Plan, as amended by OPA 48, will govern this component of the Secondary Plan along with the key design elements discussed above. The Secondary Plan policies do expand upon stormwater management policies within the City's Official Plan recognizing the importance of encouraging low impact development measures and water conservation measures. The policies also provide connections to the Community Energy Plan and the preparation of an implementation strategy outlining initiatives, targets, phasing and performance monitoring of a carbon neutral strategy for the GID.

Revisions:

Only minor edits were made to Principle and Objectives involving energy, infrastructure and sustainability.

Chapter 4: Mobility

Highlights:

The mobility policies included within the draft Secondary Plan focus on the movement of both goods and people with an emphasis on active transportation modes (walking and cycling) and the use of transportation demand management in support of the carbon neutral vision for the District. A balanced mobility system that is continuous and connected is essential to link land uses and activities effectively. Schedule B: Mobility presents the existing perimeter arterial roads and rail line, a trail network on both sides of the Eramosa River, active transportation links (including a river crossing), proposed major transit stops at key nodes, and two new collector roads (extension of College Avenue East and a high road linking Victoria Road South with Stone Road East). Local roads are not shown on Schedule B: Mobility but are influenced by policy proposed by the draft Secondary Plan and will be managed through the development approval process. A key design element discussed with the community was a single loaded perimeter road located on the west side of the Eramosa River that would follow the Natural Heritage System and maintain public access to open views of the river corridor. In addition, the policies support the provision of an appropriate local road connection from York Road to Dunlop drive through the historic Reformatory Complex.

Parking policies reinforce the District's carbon neutral Vision by encouraging shared parking arrangements amongst uses, allowing on a site-by-site basis suitable on-

site parking reductions, and supporting priority parking for carpool vehicles, alternative energy vehicles, car-shares, scooters and motorcycles.

Revisions:

The most significant change to the preferred design supported by Council in January 2012 is the treatment of the high road, which connects Victoria Road South with Stone Road through the high points of the site, as a collector instead of as an arterial road, resulting in no new arterial roads proposed within the site. The mobility schedule also shows additional Active Transportation Links south of the College Avenue east extension, between Victoria Road South and the Eramosa River, to help stitch together the green edges within and outside of the District and support transportation demand management measures. Only minor edits were made to the Principle and Objectives involving mobility.

Chapter 5: The Public Realm

Highlights:

The public realm policies of the draft Secondary Plan rely upon the general urban design policies of the City's Official Plan as amended by OPA 48. The policies regulate the design and development of publicly owned spaces within the District (parks and open spaces, roads and sidewalks) and the relationship of the built environment to these important public spaces. Policies governing streets are supportive of the active transportation focus of the Secondary Plan's mobility chapter by requiring safe, accessible, functional and attractive pedestrian-orientated public streets and recognizing the desire to create mid-block pedestrian and bicyclist connections interconnecting all modal networks. Policies also reinforce the carbon neutral vision of the District by supporting a high degree of landscaping to increase the area's tree canopy and facilitate stormwater management facilities.

Parks and public open spaces serve as key public gathering places within the District helping to stitch together employment and residential populations along with commercial and other supportive uses to the District's key users. Schedule C: Land Use identifies two existing public park spaces and the creation of two new public park spaces, each with distinct roles and functions within the District. The importance of both active and passive activities, tree canopy, linkages between parks and open spaces with the trail network and stormwater management facilities, public art, and community engagement opportunities are all recognized by the policies. Proposed major transit stops and nodes are also recognized in both the policies and schedules of the draft Secondary Plan.

Revisions:

Only minor edits were made to Principle and Objectives involving the public realm.

Chapter 6: Land Use and Built Form

Highlights:

The land use and built form policies of the draft Secondary Plan along with Schedule C: Land Use, shape and regulate the general pattern of development including land uses and the structuring of these uses within the District's built form (e.g. building

type, density and height). This chapter embeds the preferred design for the District within the draft Secondary Plan which is informed by the Vision, Principles and Objectives of Chapter 1 and supported by the other chapters of the Plan. The preferred design works with the topography of the site and includes key collector roads, a proposed river crossing, nodes at key gateways, and flexible land use categories to support a mix of principally employment, residential and commercial uses. The natural heritage system, built heritage resources, and cultural heritage landscape are clearly denoted to ensure their protection. The City's current land holdings south of Dunlop Dr. are shown as major utility which supports the current Waste Resource Innovation Centre (WRIC) and the solar facility under development located south of Cargill and west of the WRIC.

The preferred design supports a modified grid and block pattern that best facilitates a compact, transit-oriented community while ensuring flexibility within the road network to accommodate a range of traffic volumes and types, providing greater efficiency with respect to the provision of municipal services. The design maximizes frontage along key arterials and supports a fine grained urban fabric along the eastern extension of College Avenue. The transit-oriented design locates density close to high frequency transit stops along Victoria Road and promotes live-work within the western portion of the development thereby reducing trip generation and parking requirements. Roads will optimize alternative transportation modes including dedicated bike lanes along internal collector roads. In addition, sustainable infrastructure considerations include maximizing southern exposure through the design of a long east-west development axis and ensuring minimum shadowing from high density developments.

The policies and land use schedule include specialized land use categories specific to the GID, Natural Heritage System categories from Council adopted OPA 42, and works with the land use categories included in adopted OPA 48. The adopted Official Plan Amendment 48 land use categories used include Open Space and Park, Major Utility, Industrial, Service Commercial, and Neighbourhood Commercial Centre.

The cultural heritage landscape and built heritage resources of the historic reformatory complex are shown as Adaptive Re-use in the northeast portion of the site. The majority of lands within the Residential category would support medium density residential housing forms.

A Special Residential Area (SRA) category is proposed for the majority of the existing estate rural residential development located at the southeast corner of the District. The SRA designation would allow limited additional infill residential development as a minor building out of the existing Glenholm Drive neighbourhood. The existing nineteen (19) residential properties are currently serviced by private wells and septic systems. As part of the GID Secondary Plan work, staff assessed the potential use of alternative servicing arrangements to accommodate the limited infill residential development. The assessment concluded that all new development should require full municipal services in keeping with current Official Plan policies. The rationale for this position is summarized below:

-
1. Current Official Plan municipal servicing policies prohibit development on private services to avoid sprawl, premature municipal servicing, and potential negative impacts on the City's water resources and natural heritage features.
 2. City allows a few existing residential properties to continue on private services, however redevelopment of these properties cannot proceed without municipal services.
 3. Provision of private communal services for new development is not preferred due to source water protection concerns, difficulty in maintaining consistent standards between City infrastructure and private communal systems, high operation, maintenance and decommissioning costs despite low initial construction costs, and implications for the City including the liability of having to assume the responsibility for the operation, maintenance and decommissioning of private communal services after they are built.

Water services are currently available on Stone Road. Sanitary servicing could be provided in conjunction with the development of abutting lands as part of the widening of Stone Road. Alternatively, sanitary servicing on Stone Road at Watson Parkway could be achieved with a pumping station and connection to internal servicing of other District lands. The details of sanitary servicing in this area will need to be addressed through future servicing studies for specific development sites. Currently no timeframe has been established for servicing the development of this portion of the District.

The Corridor Mixed Use category located at Nodes and along key Arterial and Collector Roads would permit high density residential development and other uses that would support the District's residential and employment population. The majority of employment land, outside of the Industrial and Major Utility categories, would occur within two Employment Mixed Use categories permitting a mix of industrial, commercial and institutional uses. The Employment Mixed Use 1 category also permits residential uses while the Employment Mixed Use 2 category, used near the Major Utility land use located at the southeast corner of the District, excludes new residential uses.

The open space and park locations present a neighbourhood sized park for the urban village located adjacent to the current Turfgrass Institute building and a larger park area located within the area shown as Employment Mixed Use 1 that would support larger active programmable activities such as soccer games. The two public park anchors connecting the residential and employment area, create an informal environment to play, share, learn and spark innovation. The neighbourhood park within the urban village is approximately 1.5 ha. and the larger park within the employment area is approximately 3 ha. Schedule C shows the conceptual location and size of future neighbourhood and community parks which will serve as a guide during the development approvals and park planning process and will be further refined with consideration to the City's recreational needs at the time of development. The conceptual design of future parks and the enhancement of existing parks will involve community consultation.

The neighbourhood park is envisioned as an internal park providing open space amenities to residents /workers living within the area bounded by College Avenue, the high road and Victoria Road South. The park will optimize community benefit of the park space to the core residential neighbourhood north of College. In addition the proposed neighbourhood park meets City parkland criteria such as proximity to residential area served, adequate street frontage and sufficient table land (less than 4% slope).

The larger park shown within the employment area is currently envisioned in the GID Draft Secondary Plan as year-round programmable space for employees and residents west of the Eramosa River. This type of recreational space could serve as a point of attraction for the hi-tech, R&D, creative work force that the District is attempting to attract. Moreover, it would provide for non-employment forms of activity within the site serving to bring activity to the area after typical business hours. It also serves as an effective terminus of the southern extension of Corridor Mixed Use along High Street from College Avenue. The placement of the park within the employment area makes use of a relatively flat area, thereby reducing grading requirements and takes advantage of off-peak parking within the employment area. The location shown provides an effective transition between mixed use and employment and serves as a companion public space with the neighbourhood park within the Residential area.

Discussions are continuing with the Province concerning their proposal for use of the cultural heritage landscape area fronting York Road on the east side of the Eramosa River as a park. City staff are continuing their assessment of the Province's request which may result in the establishment of park space within the cultural heritage landscape on the Guelph Correctional Centre lands in addition to the parkland shown on Schedule C. Policies regarding the Adaptive Re-use designation for the Guelph Correctional Centre lands, outside of the Natural Heritage System, permit park and open space uses.

Schedule D presents a separate height schedule in the draft Secondary Plan which works in concert with height and density policies contained within the Plan. Height regulations within the District are based on protecting viewsheds, making use of existing grades, supporting transit, and recognizing transportation capacity. Key viewsheds that are protected within the design include western views towards the downtown and northeastern views towards the historic reformatory complex and landscape. Views towards the Waste Resources Innovation Centre will be minimized.

Revisions:

Changes have been made to the preferred design supported by Council in January 2012 along with revisions to the principles and objectives.

The draft Secondary Plan changes the Open Space and Park linear area wedged between the Significant Natural Area on the west side of the Eramosa River and the Employment Mixed Use 1 area to Employment Mixed Use 1. In addition the Corridor Mixed Use area along the College Avenue East extension has been reduced and converted to Employment Mixed Use 1 to provide for a continuous corridor of

employment mixed use space adjacent to the Natural Heritage System. The amount of Employment Mixed Use 1 area north of the College Avenue East extension has been decreased in favour of additional Residential lands in response to feedback from the Province.

Chapter 7: Interpretation and Implementation

Highlights:

Chapter 7 reiterates that the Guelph Innovation District Secondary Plan is subject to the interpretation and implementation policies of the Official Plan with the Zoning By-law implementing the policies and schedules of the Secondary Plan. In addition, the policies recognize that implementation will be dependent upon the City's capital budget and other financial mechanisms.

The Secondary Plan policies will be further supported by a GID Implementation Strategy, alternative development standards and architectural technical guidelines, for low rise development. The GID Implementation Strategy will be critical to further articulate, coordinate and activate the implementation of the Secondary Plan, specifically components of the Plan related to achieving carbon neutral development. The implementation strategy will identify carbon neutrality targets and describe a range of mechanisms, tools and initiatives that may be utilized to achieve identified targets.

The draft Secondary Plan policies also make reference to the potential establishment of a design review committee and the use of height bonusing within the nodal areas located within Corridor Mixed Use designations, for priority community benefit, in particular benefits from carbon neutrality. The policies direct the City to take a partnership approach with the Province and other key stakeholders to work towards the effective and efficient development of the lands which encompasses assessing: site/servicing development models for priority areas including the extension of College Avenue East; development of research and development clusters with post-secondary institutions; redevelopment of the historic reformatory complex; and coordination of marketing and business development efforts targeting knowledge based innovation sector businesses.

Schedule E: Phasing presents four (4) development phases in recognition of servicing considerations, capital programming and land assembly. The development phases also present a mechanism for ensuring that each phase of the development contributes to achieving the overall GID residential and employment targets with the Zoning By-law establishing the required mix of uses within each phase. Lands would not be released for development purposes until it was demonstrated that the residential and employment targets are met with existing and approved development. The chapter ends with key definitions. The identified developments and development phasing can be accommodated by the existing and planned transportation system and servicing infrastructure. For the purposes of timing infrastructure upgrades it is assumed that development activity in the GID lands will mostly occur after 2016, although it is noted that the redevelopment of specific properties such as the former Wellington Detention Centre and the former

Correctional Centre may commence sooner with limited infrastructure improvements.

Revisions:

Not applicable. No direct connections to preferred vision, principles, objectives and design supported by Council on January 30, 2012.

Other Issues

Southeast Development:

As part of Council's support of the preferred vision, principles, objectives and design for the Guelph Innovation District Secondary Plan on January 30, 2012, Council directed staff to work with surrounding residents and other stakeholders where potential buffers would be required to minimize impacts to those identified areas and to establish areas to be addressed both for short term and for long term plans. In the short term the City will be extending the existing berm located north of Stone Road at the southern edge of the City's Waste Resources Innovation Centre. In addition, a second berm, just south of the former Subbor building, is being investigated which would be more effective in blocking views to the former Subbor building, especially for properties west of the City's access road to the former Subbor building. The berm(s) will serve as a visual barrier between the City's Waste Resources Innovation Centre and the residents south of Stone Road. A request was made by a resident to also include a berm north of Stone Road, west of the Subbor access road. These lands are intended for parks purposes which means clear sightlines from public streets are imperative for safety purposes so a berm could not be supported. The resident was informed that as part of the parks planning process, a public consultation strategy will be followed which includes both direct mailings to properties within the immediate area along with newspaper advertising for the general public. In the long term the Employment Mixed Use 2 area shown on both the north and south side of Stone Road should serve as an effective transitional use between the Waste Resources Innovation Centre and the residential uses within the proximity of Glenholm Drive. Further buffering can be accommodated through the zoning and development approvals processes.

Provincial and Interdepartmental Project Linkages

Progress on the Secondary Plan continues to be leveraged and coordinated with work being undertaken by the Province and other City Departments.

The Province remains supportive in the ongoing planning exercise and is currently undertaking an Optimal Use Study for the former Guelph Correctional Centre site that will help inform a suitable real estate strategy for the site that aligns with key policies and principles emerging out of the secondary plan process. A draft study has been completed and is currently being reviewed by City staff. In addition, the Province has retained a heritage consultant to complete an Adaptive Re-use Study for the twelve (12) heritage structures identified by the Province. Provincial staff will keep City staff and Heritage Guelph, the City's Municipal Heritage Committee, informed of the work underway. The Expression of Interests (EOI) released for the former Guelph Correctional Centre and Wellington Detention Centre sites remain active. Conestoga College has expressed an interest in the former Guelph

Correctional Centre site. To further advance the sale of the above two surplus properties and as a means of testing the current market on proposed design elements of the Guelph Innovation District, including carbon neutrality aspirations and tools, the Province is undertaking a market sounding exercise. The Province has agreed to work with the City on the market sounding work in light of our Memorandum of Understanding, similar to opportunities granted to the City in influencing the content of the Province's EOI releases.

The City's Economic Development Department is currently working on a business case in concert with the Province, Conestoga College and the University of Guelph regarding the establishment of a new campus on the former Guelph Correctional Centre site. This work has been identified as one of Council's six (6) key initiatives to begin implementation of the Corporate Strategic Plan. The draft Secondary Plan policies and proposed designations are supportive of this ongoing work. The establishment of a new campus within the GID would serve as an ideal catalyst to the vision for the Guelph Innovation District as a compact, mixed use community serving predominately as the home of innovative, sustainable employment uses and offering meaningful places to live, work, shop, play and learn.

The City's Community Energy Division continues to work towards defining and achieving energy-related carbon neutrality for the GID as a "scale-project" within the Community Energy Initiative. Carbon neutral development relies on minimizing energy demand so that low carbon and carbon neutral energy supply options, such as district energy and renewable energy sources (e.g. solar), become feasible.

The draft Secondary Plan contains some broad directional policies that refer to carbon neutrality as a GID goal. The Plan includes language that requires developments to connect to a district energy system, if available. The Plan also supports implementation of a solar photovoltaic farm by designating land south of Cargill, west of the City's Waste Resource Innovation Centre, as "Major Utility". Beyond the energy-related vision of carbon neutrality for the GID, the draft Secondary Plan includes language and broader initiatives relating to mobility, land use and built form, as covered by planning policies and schedules included within the draft Secondary Plan.

While the draft Secondary Plan contains some policies regarding energy-related carbon neutrality, most of the specific development-related requirements relating to carbon neutrality will be included within the GID Implementation Strategy. The City is continuing discussions with the Province on how the carbon neutral vision of the District can best be defined, measured and operationalized with the intent of developing appropriate strategies for inclusion within the GID Implementation Strategy.

Other initiatives, including district energy and solar projects, are being spearheaded by Community Energy outside of the Secondary Plan framework. For instance, the solar farm proposed for the site is awaiting further approval from the Province under the Feed-In-Tariff program. Implementation of a district energy system is being pursued through Envida, Guelph Hydro's unregulated arm, and will involve significant interface with existing and future GID tenants.

Work Plan and Next Steps

The following sets out the City's next significant dates for the completion of the Guelph Innovation District Secondary Plan:

Oct. 15, 2012	Release Draft Secondary Plan for Public Review
Nov. 2012	Hold Public Open House
Jan. 2013	Conduct Statutory Public Meeting at Council
March, 2013	Council Adoption

The ultimate goal is to incorporate the Secondary Plan within the City's Official Plan. A final Secondary Plan will be developed based on comments received on the draft which will form the basis of an Official Plan Amendment. An informal open house will be held before the end of 2012, followed by a statutory public meeting at the beginning of the 2013. Council adoption of the Official Plan Amendment is anticipated in March 2013.

3.0 CORPORATE STRATEGIC PLAN

Organizational Excellence - Strategic Direction 1.2: Develop collaborative work teams and apply whole systems thinking to deliver creative solutions.

Innovation in Local Government - Strategic Direction 2.1: Build an adaptive environment for government innovation to ensure fiscal and service sustainability.

Innovation in Local Government - Strategic Direction 2.2: Deliver public services better.

Innovation in Local Government - Strategic Direction 2.3: Ensure accountability, transparency and engagement.

City Building - Strategic Direction 3.1: Ensure a well designed, safe, inclusive, appealing and sustainable City.

City Building - Strategic Direction 3.2: Be economically viable, resilient, diverse and attractive for business.

4.0 FINANCIAL IMPLICATIONS

Capital Budget approval has been given by Council for completion of the Secondary Plan at \$340,000. An FCM Green Municipal Fund grant will contribute \$142,252 towards the budget. The first FCM installment of \$75,188.79 has been received.

5.0 DEPARTMENTAL CONSULTATION

The attached draft Secondary Plan reflects circulation comments received from the following Departments: Building Services, Engineering Services, Solid Waste Resources, Wastewater Services, Water Services, Community Energy, Economic Development, Culture and Tourism, Parks and Recreation, Guelph Transit, Public Works, Legal and Realty Services. In addition, Guelph Junction Railway and Infrastructure Ontario staff have been consulted on relevant sections.

6.0 COMMUNICATIONS

A comprehensive public consultation process has been followed throughout the development of the Secondary Plan including a public design workshop to explore design options and preferences for the lands. Infrastructure Ontario continues to be an active participant along with the Grand River Conservation Authority who have both agreed to provide in-kind support as part of the FCM Green Municipal Fund Grant. Heritage Guelph, the City's Municipal Heritage Committee, will continue to be consulted on heritage matters. The City's River Systems Advisory Committee and Environmental Advisory Committee will also be circulated for comment.

Public and stakeholder consultation will continue throughout the Secondary Plan process. Both an informal open house and a statutory public meeting regarding the Official Plan Amendment that will incorporate the Secondary Plan into the City's Official Plan will be scheduled later this year and early next year. Information on this project continues to be updated on the City's website, www.guelph.ca/innovationdistrict.

7.0 ATTACHMENTS

Attachments are available on the City's website at guelph.ca/innovationdistrict. Click on the link for the October 15, 2012 Committee Report (with attachments).

Attachment 1: Council supported Preferred Vision, Principles, Objectives and Design (January 30, 2012)

Attachment 2: Guelph Innovation District Recommended Option Booklet (Dec. 2011)

Attachment 3: Draft Guelph Innovation District Secondary Plan

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Sustainable Infrastructure Report

Water, Wastewater, Storm Water and Transportation Assets

Summary of Findings | Planning, Building, Engineering and Environment Committee Presentation

Don Kudo, P.Eng.

Manager, Infrastructure Planning, Design and Construction
City of Guelph

Making a Difference

October 15, 2012



Overview of Project

Background

- Project Team: AECOM , Engineering Services, Finance, Public Works, Water Services and Wastewater Services
- Previous Infrastructure Sustainability Gap:
 - 2004 - \$15.8 million
 - 2007 - \$18.2 million

Making a Difference

Overview of Project

Findings

- Asset Value: \$2.16 billion
- Lifecycle Backlog: \$136.6 million
- Infrastructure Gap: \$25.4 million
- Infrastructure Scorecard: “C” Grade-positive trend

Findings: Infrastructure Scorecard

Asset Group	2006 – 2010 Avg. Grade		2011 Grade		2012 Grade		6 Year Trend
	Grade	Percentage	Grade	Percentage	Grade	Percentage	
Water	D	66%	B	81%	A	90%	↑
Wastewater	D	63%	C	71%	C	79%	↑
Storm	F	32%	F	36%	F	41%	→
Transportation	D	60%	D	62%	F	57%	↓
Overall	D	61%	D	68%	C	72%	↑

What's Next?

- Financial plan to address infrastructure gap - 2014 budget process
- Storm Water funding review - sustainable funding level
- Gas Tax Funding for transportation assets
- Corporate Asset Management Plan
- Corporate Infrastructure Scorecard on a Council term basis

Thank You ... Questions?

CITY OF
Guelph

Making a Difference

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COMMITTEE REPORT



TO **Planning, Building, Engineering and Environment
Committee**

SERVICE AREA Planning, Building, Engineering and Environment
DATE October 15, 2012

SUBJECT **Sustainable Infrastructure Report**
REPORT NUMBER

SUMMARY

Engineering Services has completed a Sustainable Infrastructure Report covering the asset groups of water, wastewater, storm and transportation systems. The report highlights the full lifecycle costs of sustaining these components of the City's infrastructure in perpetuity. An annual infrastructure spending gap of \$25.4 million was determined based on calculating the difference between the equivalent annual cost to sustain these infrastructure asset groups and the current 2012 operating and capital budget amounts approved for these assets. An infrastructure scorecard was also developed as part of this project which indicates the relative reinvestment grade for the water, wastewater, storm and transportation systems and the funding trend for each asset group.

Purpose of Report

To update Council on the status of sustainable funding for water, wastewater, storm and transportation system assets and to advise Council on actions to be undertaken to address funding gaps.

Committee Action

To receive the report as information.

RECOMMENDATION

"THAT the Sustainable Infrastructure Report dated October 15, 2012 from Planning, Building, Engineering and Environment be received for information."

BACKGROUND

During the period of 2001 to 2003, Engineering Services completed assessments on the water, wastewater, storm and transportation systems and the cost of sustainable services. Reports and presentations were made to Council in 2004 with recommendations on possible funding scenarios. An update of the sustainable costs was developed in 2007 as part of the City's undertaking of the Public Sector Accounting Board 3150 requirements. The City through its engineering consultant,

AECOM, worked with a staff team to produce the current report which provides the City with a further update on sustainable infrastructure funding for water, wastewater, storm and transportation system assets.

REPORT

The summary table below indicates that the current value of water, wastewater, storm and transportation infrastructure is estimated at \$2,159,400,000. As a comparison to other corporate assets, the asset groups of water, wastewater, storm and transportation systems account for approximately 66% of the City's total asset value.

The table also summarizes an estimated backlog of \$136,600,000 which is the value of assets that have theoretically reached the end of their lifecycle. This estimated value is dependent on the accuracy of data and theoretical infrastructure service life. The report recommends further asset condition assessment to better determine the true backlog for lifecycle investment.

Finally, the summary table indicates a current annual infrastructure spending gap of \$25,400,000 that was determined based on calculating the difference between the equivalent annual cost to sustain these infrastructure asset groups and the current 2012 operating and capital budget amounts approved for these assets.

The infrastructure spending gap is a challenge that is not unique to the City and is difficult to identify in a consistent manner. In reporting on the infrastructure gap for Ontario municipalities, the 2008 Provincial-Municipal Fiscal and Service Delivery Review (PMFSDR) tabulated the total funding necessary for life cycle investment, as well as to eliminate the deficit in the next ten years, and to accommodate growth. These estimates were added together from which the average annual infrastructure spending over the past five years was subtracted to determine that Ontario municipalities had a \$5.9 billion investment gap. Of this provincial gap, \$4.7 billion related to the water, wastewater, stormwater and transportation system asset groups.

Assets	Replacement Value	Estimated Backlog	Annual Cost to Sustain Assets	2012 Operating and Capital Budget	Infrastructure Gap
Water, Wastewater, Storm and Transportation Systems	\$2,159,400,000	\$136,600,000	\$90,100,000	\$64,700,000	\$25,400,000

The report findings and the values generated were based on industry standards and available City information. Since the original studies done in the early 2000's, staff have implemented a number of measures to improve the City's asset management practices in the areas of infrastructure data management and condition assessment and have implemented new technology to assist in the management of these assets. Therefore, the current report findings were based on higher level of detail and accuracy than the initial reports.

In addition to the lifecycle investment cost and infrastructure spending gap analysis, the City's consultant also completed an Infrastructure Scorecard that highlights the City's grade with respect to water, wastewater, storm and transportation system assets. The intent of the scorecard was to show the City's reinvestment grade for the City's historical five year average funding, 2011 budget and current 2012 budget based on a traditional letter grade scale. Overall, the City receives a "C" grade with a positive reinvestment trend grade that indicates that while the total funding in 2012 is insufficient to fully maintain the asset systems in perpetuity, there has been an overall improvement in funding over historic budget levels in moving towards a totally sustainable funding level.

Specifically, the water and wastewater systems received "A" and "C" grades respectively, and funding for both asset groups indicated positive reinvestment trends since funding for these asset groups is increasing toward sustainable funding levels. However, the storm and transportation systems both receive "F" grades and neutral and negative reinvestment funding trends, respectively. Based on these scorecard measures, the funding levels for both the storm and transportation systems needs improvement and staff are considering actions to address these funding matters.

As a result of these report findings, a number of actions are being considered by staff to address the sustainable funding levels for City infrastructure and to advance asset management practices on a corporate level. The following is a list of some of the actions being considered:

- *Develop a financial plan to address the infrastructure gap as part of the 2014 budget process*
The Sustainable Infrastructure Report findings will inform staff in developing a long term financial plan.
- *Initiate a Storm Water Funding review to address the sustainable funding level for storm water assets*
The report findings with respect to the funding level status for storm system assets supports the recommendation from the approved Storm Water Management Master Plan for staff to prepare a Terms of Reference to undertake a Storm Water Area Rates Study to review possible funding sources.
- *Continue to dedicate Gas Tax Funding to support transportation assets*
The current source of the majority of funding for the renewal of existing transportation infrastructure is through Gas Tax Funding and this funding source should continue. In addition, staff will continue to explore the opportunity to create an infrastructure renewal reserve fund, as originally proposed in the 2012 capital budget.
- *Develop a corporate asset management plan to include all City assets*
Expanding future work on asset management practices to include all corporate assets will enable the City to develop budgets based on asset lifecycle and service levels and to provide funding for on-going maintenance of existing assets and future growth of the City's asset inventory.

-
- *Update the infrastructure scorecard and include other corporate assets on a Council term basis*

Regular reporting on the status of the City's assets and funding levels will provide the City with valuable information in meeting Corporate Strategic Plan focus areas and directions.

CORPORATE STRATEGIC PLAN

3. City Building:

- 3.1 Ensure a well designed, safe, inclusive, appealing and sustainable City.
- 3.2 Be economically viable, resilient, diverse and attractive for business.

FINANCIAL IMPLICATIONS

Staff will be developing a multi-year financial plan as part of the 2014 Capital Budget process.

DEPARTMENTAL CONSULTATION/CONCURRENCE

Public Works, Water Services, Wastewater Services and Finance were part of the project team in completing the Sustainable Infrastructure Report.

COMMUNICATIONS

N/A

ATTACHMENTS

Sustainable Infrastructure Report – Executive Summary

Link to Sustainable Infrastructure Report and Appendices -

<http://www.guelph.ca/living.cfm?subCatID=2395&smocid=2963>

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COMMITTEE REPORT

TO	Planning & Building, Engineering and Environment Committee
SERVICE AREA	Planning, Building, Engineering and Environment
DATE	October 15, 2012
SUBJECT	Municipal Property and Building Commemorative Naming Annual Report
REPORT NUMBER	12-90

SUMMARY

Purpose of Report:

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

Council Action:

- Council is being asked to approve the report recommendations.

RECOMMENDATION

“THAT Report 12-90, dated October 15, 2012 from Planning, Building, Engineering and Environment, regarding the Commemorative Naming Policy Committee’s (Naming Committee) recommendations on naming City assets be received;

AND THAT the names and recommendations proposed by the Naming Committee for assets listed in Appendix 1, be approved.”

BACKGROUND

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

REPORT

For 2012, the Naming Committee has prepared an Asset Naming List of recommended names for two new City owned assets (Attachment 1).

They have also prepared an update regarding two previous Council Resolutions:

1. Council resolution, dated June 28, 2010, regarding asset naming for Edward Johnson and the relocation of the Edward Johnson plaque;

-
2. Council resolution, dated September 26, 2011, regarding asset naming for the Jessica's Footprint Foundation.

New City Owned Assets

The two new assets to be named were made public in early 2012 as part of the required public process of the Naming Policy. The two new assets to be named in 2012 are located in (1) Kortright East Subdivision (park), (2) Mitchell Farm – Chillico Glen Phase 2 Subdivision (park).

Along with the Proposed Asset Naming List, the Naming Committee has a Name Reserve List (Attachment 2) for submitted names that qualify but were not recommended for one of the 2012 assets to be named. The Reserve List is for the use by the Naming Committee in instances where assets to be named in any given year receive no submissions or any appropriate submissions from the public. If a name is not chosen by the Committee from the Reserve List, the Committee will recommend a proposed name based on their own research.

Public Process: In March 2012, the Committee identified to the public two new assets to be named, via the City of Guelph website and Tribune advertisements (Attachment 3) and invited submissions from the public to name them or any other City owned asset yet to be named, per the Naming Policy Submission requirements.

The Committee received zero (0) new submissions and in response, Planning staff sent a mail-out to both communities to seek greater participation in the process (Attachment 4). Recognizing the subject neighbourhoods are still under construction, with many new residents moving in on a weekly basis, staff considered the possibility that these areas may have not been aware of the Naming Policy and the Request for Naming advertisements placed in the Tribune and on the City website. Consequently, 215 mailings went to the Chillico Glen area and 165 mailings went to the Kortright East area. The results were as follows:

- **Kortright East Subdivision** – 16 suggested names from 8 residents
- **Chillico Glen Phase 2 Subdivision** – 5 suggested names from 3 residents
- **Miscellaneous (no asset suggested)** – 3 suggested names from 3 residents

All naming submissions have been listed (Attachment 5).

Conclusion:

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

Asset 1# - Kortright East Subdivision Park –
JUBILEE PARK

Asset 2# - Mitchell Farm_Chillico Glen Phase 2 Subdivision Park –
ELLIS CREEK PARK

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

Council Resolution Updates

Edward Johnson

Per the Council resolution dated June 28, 2010:

“...AND THAT staff be directed to proceed with finding an alternative asset to recognize Edward Johnson and work with Parks Canada and the Edward Johnson Music Foundation to appropriately locate the existing Edward Johnson plaque;
Working with Parks Canada.”

The Naming Committee discussed the opportunity of naming an existing City asset after Edward Johnson and concluded that at this time his name would best serve on the Reserve List (Appendix 2) where it could be used at a later date.

The Committee was able to move forward with a new location for the Edward Johnson plaque that once stood between old City Hall (now the POA) and Memorial Gardens (now City Hall). Staff made contact with Parks Canada early on in the process. Unfortunately, shortly after the adoption of this Council resolution, the Edward Johnson Music Foundation dissolved and staff were not able to seek their input. Knowing that part of the Edward Johnson Music Foundation had moved to the Guelph Youth Music Centre, staff pursued input from the GYMC, and along with Parks Canada, were able to agree on a location for the Edward Johnson plaque within the Volunteers' Garden located along the front façade of the GYMC building (Appendix 6). The Naming Committee felt this was a fitting location - one that would be appreciated by those visiting and attending the Centre.

Jessica's Footprint Foundation

Per the Council resolution date September 26, 2011:

“THAT the proposed renaming of York Road Park be referred back to the Planning & Building, Engineering and Environment Committee;

AND THAT the Committee give consideration to alternative opportunities for recognizing the legacy of Jessica's Footprint in our community including the possibility of renaming a portion of York Road Park.”

Shortly after the adoption of this resolution, Planning staff met with members of the Jessica's Footprint Foundation in York Road Park. A number of ideas were discussed and the members of the Foundation were requested to take these ideas to the rest of the Foundation members and to contact Planning staff once they were ready to discuss further. Staff recently contacted the Foundation, but no decisions had been made at this time. The Foundation looks forward to meeting with the City in the near future to table some proposed options. Staff will report back to PBEE once a resolution is agreed upon by all parties.

Reserve List Additions

The Naming Committee will be adding the following names to the Reserve List in 2012:

- Edward Johnson – World renowned tenor (singer) and founder of the Edward Johnson Music Foundation.
- John Lammer – Developer, specialist in the restoration of heritage buildings in Guelph. Recipient of the Heritage Community Recognition Award.

CORPORATE STRATEGIC PLAN

Innovation in Local Government – Strategic Direction 2.3: Ensure Accountability, Transparency and Engagement.

City Building – Strategic Direction 3.3: Strengthen Citizen and Stakeholder Engagement and Communications.

FINANCIAL IMPLICATIONS

Any financial implications associated with the two named assets for 2012 (e.g. signage) will be accounted for by the applicable approved capital budget.

DEPARTMENTAL CONSULTATION

Corporate Communications

Community Services – Parks and Recreation

COMMUNICATIONS

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

ATTACHMENTS

Attachment 1 – Proposed Asset Names List by the Naming Committee

Attachment 2 – Name Reserve List

Attachment 3 – Public Process (Website and Tribune Advertisement)

Attachment 4 – Public Survey Mail Out (Kortright and Chillico Glen Subdivisions)

Attachment 5 – Naming Submissions List

Attachment 6 – Edward Johnson Plaque Photo

Prepared By:

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Attachment 1 – Proposed Asset Names List by the Naming Committee



ASSET NAMING LIST

Asset 1#

Kortright East Subdivision Park – 11 Sweeney Drive

PROPOSED NAME: **JUBILEE PARK** (submitted by the Public)

- **RECOMMENDED**

RATIONALE: 2012 is the year of Queen Elizabeth II Diamond Jubilee. In recognition of this momentous and historic occasion, and the fact that Guelph is the 'Royal City', this park will be a reminder of our homage to her Majesty.

Asset 2#

Mitchell Farm – Chillico Glen Phase 2 Subdivision Park – 59 Westra Drive

PROPOSED NAME: **ELLIS CREEK PARK** (submitted by the Naming Committee)

- **RECOMMENDED**

RATIONALE: The park block backs directly onto the Ellis Creek Wetland. Characterized as a Silver Maple Swamp, the area is Provincially Significant and part of our Natural Heritage System. The public will have access from the park into the wetland, via a formalized trail system, to explore and enjoy this important geographic landform. Still to be confirmed by the Naming Committee the name Ellis could be associated with the pioneer settlers Mary and Edward Ellis who once owned lands in the area back in the mid 1800's (Mary and Edward Ellis). There is also a church in Puslinch Township named after the family – Ellis Chapel.

Attachment 2 – Name Reserve List

RESERVE LIST

#	Submitted Name	Year Submitted	Asset Request (if any)
1	Clifford Ian Chappel	2010	Miscellaneous
5	Tiger Dunlop Park	2010	Eastview Landfill
6	Admiral Kingsmill Park	2010	Eastview Landfill
7	John Smith Park	2010	Eastview Landfill
8	Callander Family Park	2010	Eastview Landfill
9	John Sanvido H20 Park	2010	City Hall/POA
10	Sister Christine Leyser Square	2010	City Hall/POA
11	Robert Munsch Story Time Park	2010	Miscellaneous
12	Anne-Marie Zajdik Park	2010	Miscellaneous
13	Jim Garrow Park	2010	Miscellaneous
14	Larry Kelly Hall	2010	Hall in the New Museum
16	Gil Stelter Park	2010	Miscellaneous
18	Edward Johnson	2010	59 Carden St. Entrance Plaza
19	Edward Johnson	2012	Miscellaneous
20	John Lammer	2012	Miscellaneous

Attachment 3 – Public Process (Website and Tribune Advertisement)

CALL FOR SUBMISSIONS



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

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

Submissions are due by Friday, March 9.

This year, the Naming Committee will consider new names for Kortright East Subdivision Park (11 Sweeney Drive) and Mitchell Farm – Chillico Glen Phase 2 Park (59 Westra Drive). For naming requirements and submission guidelines, please visit guelph.ca/parks.

For more information

Rory Barr Templeton, Landscape Planner

Development Planning

Planning & Building, Engineering and Environment

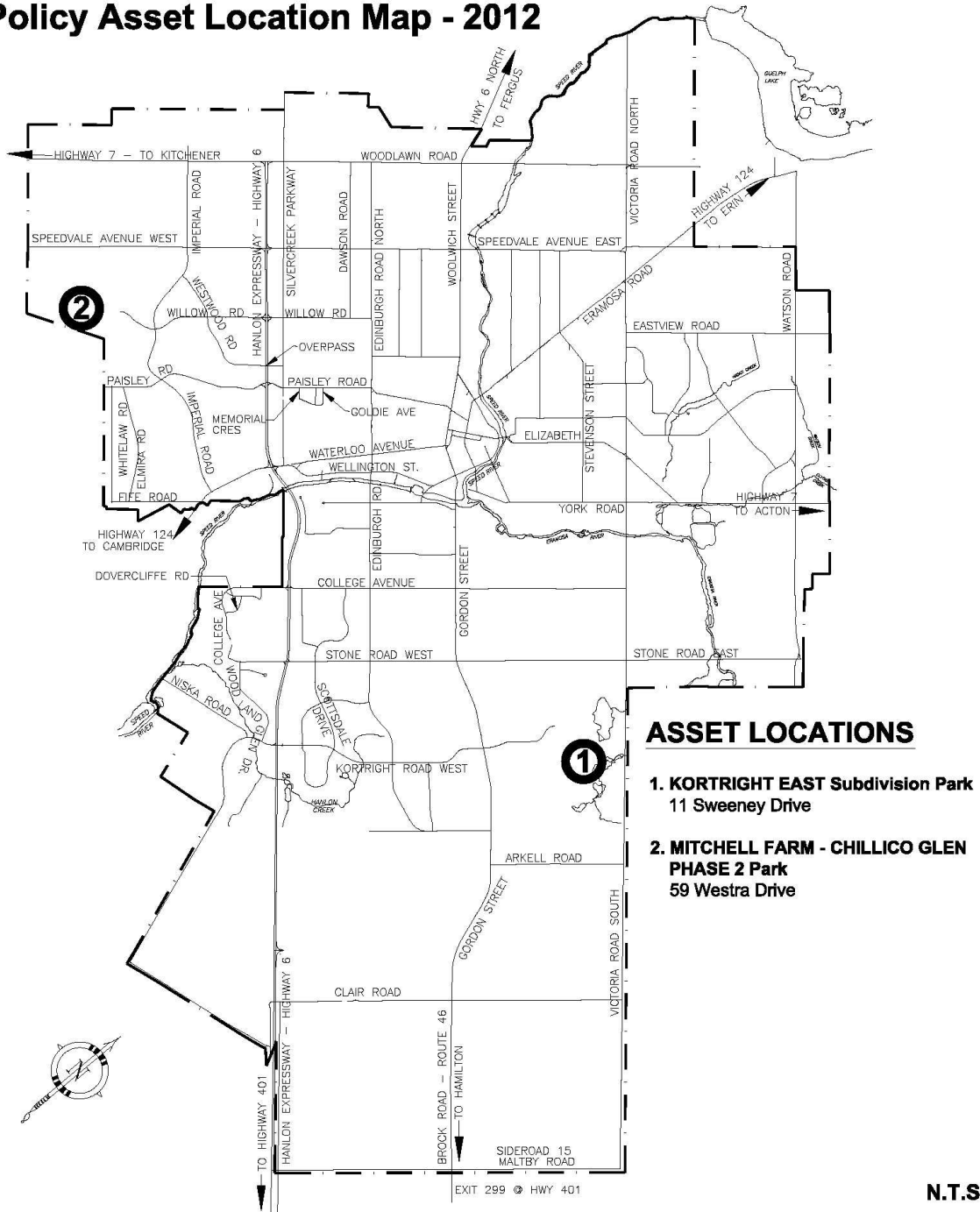
T 519-822-1260 x 2436

E rory.templeton@guelph.ca

Municipal Property and Building Commemorative Naming Policy Asset Location Map - 2012

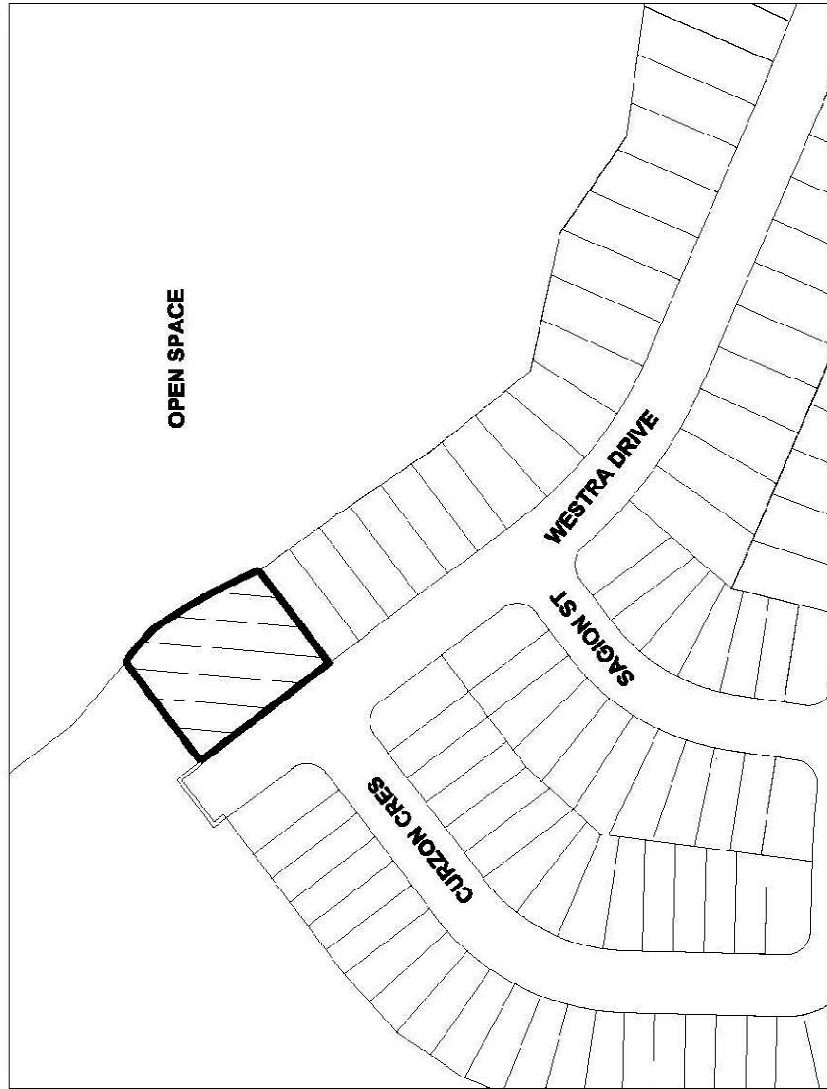


Municipal Property and Building Commemorative Naming Policy Asset Location Map - 2012



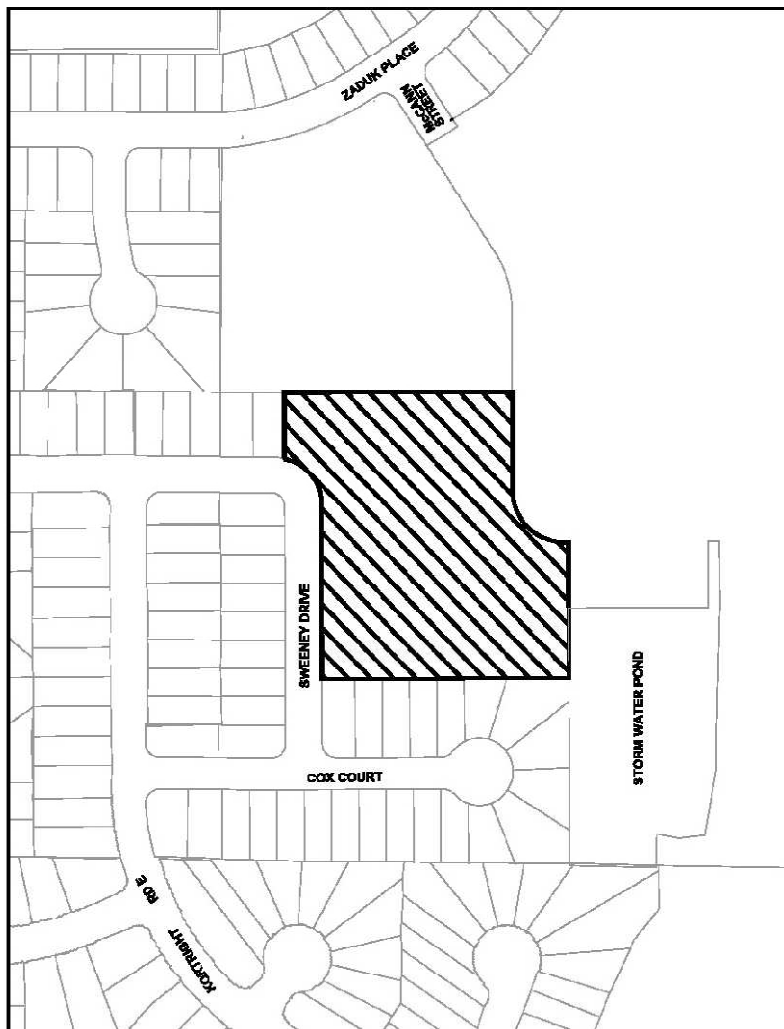
**MITCHELL FARM - CHILLICO GLEN PHASE 2 PARK
59 WESTRA DRIVE**

LOCATED IN THE FAR WEST SIDE OF THE CITY, CLOSE TO THE ELMIRA ROAD AND TOVELL DRIVE INTERSECTION (WARD 4), WITH ACCESS FROM WESTRA DRIVE, THE PARK HAS A P2 ZONING (NEIGHBOURHOOD PARK). APPROXIMATELY 0.54 ACRES, IT HAS VIEWS AND WILL HAVE A TRAIL CONNECTION INTO THE OPEN SPACE LOCATED TO THE NORTH.



KORTRIGHT EAST SUBDIVISION PARK 11 SWEENEY DRIVE

LOCATED IN THE SOUTH END OF THE CITY, IN THE KORTRIGHT ROAD AND VICTORIA ROAD AREA (WARD 6), WITH ACCESS FROM VICTORIA ROAD, THE PARK HAS A P2 ZONING (NEIGHBOURHOOD PARK). APPROXIMATELY 4.92 ACRES, IT HAS FRONTAGE ALONG SWEENEY DRIVE.





PARK NAMING

MITCHELL FARM_CHILLICO GLEN PHASE 2 SUBDIVISION PARK

The Municipal Property and Building Commemorative Naming Committee is seeking public input for the naming of Mitchell Farm_Chillico Glen Phase 2 Subdivision Park - a future park in your neighbourhood! The purpose of this request is to engage residents and get them involved with the naming of their local public facilities.

Mitchell Farm_Chillico Glen Phase 2 Subdivision Park fronts Westra Drive, near the Elmira Road and Tovell Drive intersection, is 0.54 acres in size and is zoned P.2 (neighbourhood park) in the City Zoning Bylaw. Attached is a location map of the park.

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

Suggested names should be in keeping with the Naming Considerations outlined in The Municipal Property and Building Commemorative Naming Policy, found at www.guelph.ca (<http://www.guelph.ca/living.cfm?itemid=77995&smocid=2142>)

Thank you and we look forward to receiving your submission.

Please submit your naming ideas by Friday August 3, 2012

Mail: Planning & Building, Engineering and Environment, Planning Services,
1 Carden St., Guelph, ON, N1H 3A1 Attention: Rory Templeton
Drop by Planning & Building, Engineering and Environment, Planning Services,
3rd Floor, 1 Carden St., Guelph, ON, N1H 3A1
Email: rory.templeton@guelph.ca

FOR MORE INFORMATION PLEASE CONTACT
Rory Barr Templeton, Landscape Planner 519-822-1260 ext. 2436

Attachment 4 – Public Process (Survey) cont’d



PARK NAMING

KORTRIGHT EAST SUBDIVISION PARK

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

Kortright East Subdivision Park fronts Sweeny Drive and McCain Street, is 4.92 acres in size and is zoned P.2 (neighbourhood park) in the City Zoning Bylaw. Attached is a location map of the park.

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

Suggested names should be in keeping with the Naming Considerations outlined in The Municipal Property and Building Commemorative Naming Policy, found at www.guelph.ca (<http://www.guelph.ca/living.cfm?itemid=77995&smocid=2142>)

Thank you and we look forward to receiving your submission.

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- Mail:** Planning & Building, Engineering and Environment, Planning Services, 1 Carden St., Guelph, ON, N1H 3A1 Attention: Rory Templeton
- Drop by** Planning & Building, Engineering and Environment, Planning Services, 3rd Floor, 1 Carden St., Guelph, ON, N1H 3A1
- Email:** rory.templeton@guelph.ca

FOR MORE INFORMATION PLEASE CONTACT
Rory Barr Templeton, Landscape Planner 519-822-1260 ext. 2436

Attachment 5 – Naming Submissions List

Asset #	#	Suggested Name	Location
1	1	Conservation Park	Kortright East Subdivision
	2	Accessibility Park	Kortright East Subdivision
	3	Community Park	Kortright East Subdivision
	4	Imagination Park	Kortright East Subdivision
	5	Active Guelph Park	Kortright East Subdivision
	6	Kortright East Subdivision Park	Kortright East Subdivision
	7	Flander's Field	Kortright East Subdivision
	8	Sweeney Park	Kortright East Subdivision
	9	Royal Poppy Park	Kortright East Subdivision
	10	Kortright East Poppy Park	Kortright East Subdivision
	11	Poppy Fields Park	Kortright East Subdivision
	12	Jubilee Park	Kortright East Subdivision
	13	Queen Elizabeth II Jubilee Park	Kortright East Subdivision
	14	Hale's Manor Park	Kortright East Subdivision
	15	Sunrise Park	Kortright East Subdivision
	16	Veterans Way Park	Kortright East Subdivision
2	17	Super Park	Mitchell Farm - Chillico Glen Phase 2 Subdivision
	18	Willow Woods	Mitchell Farm - Chillico Glen Phase 2 Subdivision
	19	Curzon Park	Mitchell Farm - Chillico Glen Phase 2 Subdivision
	20	Mary E. Mitchell Park	Mitchell Farm - Chillico Glen Phase 2 Subdivision
	21	Richard Peverley Park	Mitchell Farm - Chillico Glen Phase 2 Subdivision
Misc	22	Clara Hughes Park	N/A
Misc	23	John Lammer	N/A
Misc	24	MacPherson Park	N/A

Attachment 6 – Edward Johnson Plaque Photo

