

MEETING MINUTES



MEETING DC Study External Stakeholder Meeting # 2

DATE March 23, 2018

LOCATION City Hall Meeting Room 112

TIME 1:00 p.m. – 3:00 p.m.

PRESENT Jennifer Passy, Upper Grand District School Board
 Craig Robson, Robson Carpenter & Guelph and District Home Builders’ Association
 Jason Hingston, Meridian Credit Union
 Dr. Ron East, Council of Canadians – Guelph Chapter
 Adam Zgraja, Walter Fedy
 Lin Grist, Resident
 Astrid Clos, Guelph **District Home Builders’ Association & Guelph Wellington**
 Development Association
 Dukhee Nam, IBI Group
 Gary Scandlan, Nancy Neale, Jamie Cook, (Watson & Associates) Tara Baker,
 Christel Gregson, Trevor Lee, Kealy Dedman, Darrell Mast, Todd Salter, Peter
 Busatto, Wayne Galliher, Tim Robertson, Robin Gerus, Stephen Dewar, Andrea
 Harvie, Kelly Guthrie, John Osborne, Dave Elloway, Terry Gayman, Jason
 Downham, Mario Petricevic , Wendy McQuade (City of Guelph)

REGRETS Kevin Brousseau, Neal Hallock, Josh Taylor, Larry Kotseff, Vivian Webb, Alan
 Dillabough, Dominic Natale, Mike Schreiner, Grant Worton, Susan Watson, Adam
 Zgraja

AGENDA ITEMS

ITEM #	DESCRIPTION
1	Gary Scandlan - provided an overview of the presentation beginning with an update on the progress of the project since the December 13, 2017 meeting and a Gantt chart of the timeline of the study. Q. Has the date of the May Council Workshop been set? A. The meeting is scheduled for May 22/18
2	Jamie Cook – provided a review of the provincial growth management legislation and the City’s growth forecast. He explained that changes to the legislation in 2005 changed the City’s role in controlling the amount and type of growth a municipality accepts. The Provincial growth plan had identified that the City must plan for 175,000 people and 92,000 jobs by 2031 (these targets were updated in June 2017 however the City’s Official Plan has not been updated to reflect the new targets so this DC study will use the Provincial targets that align with the Official Plan and related masterplan documents that inform service level and capital planning). The reserve lands in the Clair Malby area have not been included in this Study.

	<p>*If the Clair Maltby Secondary plan is approved early, the City will amend or update the Background study to include the population and associated infrastructure required for that area.</p> <p>Q. Does the 175,000 include an undercount (people missed in the census count)? A. Yes. The 175,000 includes the undercount, but the undercount is not included in the DC charge calculation</p> <p>Q. Has a hydrological survey been completed on the Clair Maltby area? A. Wayne G: the results of the survey can be found in the Master plan update Guelph.ca/water-master plan</p> <p>Q. Fire and Police are not currently hard services. Is that new? A. No. Water, wastewater, stormwater, Services related to a highway, Police and Fire are all 'hard' services under the Development Charges Act that consider a 'build out' time frame.</p> <p>*Hard services charged at subdivision agreement are water, wastewater, services related to a highway and stormwater</p> <p>Q. Has work from home growth been included in residential forecast? A. Yes. And incorporated in the water and wastewater capacity assumptions</p> <p>Jamie: The City is projected to grow at 1.5% annually, which is .5% higher than the province. A significant change from last Study is the shift in housing type (greater proportion high density).</p> <p>Q. What are your definitions of housing types? A. The definitions used by Stats Canada Low: single and semi Med: townhouse and duplex High: low rise and high rise Average Persons Per Unit (PPU) is projected to decline over time Astrid Clos informed the City that IBI will be sending an Information Request that will include questions about the growth forecast.</p> <p>Q. About 1 ½ yrs. ago the Developers' Association, the Home Builders Association, together with the IBI Group provided the City with their input regarding the City's Growth Forecast and Residential Land Use Review. Has the consultant been provided this for consideration? A. Gary requested the document be forwarded to him, highlighting specific areas of concern as well as any areas that have already been addressed.</p> <p>A. Stakeholder expressed concern that the reserve lands at Clair Maltby were not to be included in the 2018 Study</p> <p>Q. Has there been an assessment of the drinking water for the reserve lands at Clair Maltby? Can we support the new area with ground water? A. Wayne G- the water supply masterplan includes a strategy to service that growth.</p>
3	<p>Local Service Policy (LSP) Gary provided information on the role of the local service policy (LSP) and the recent changes to the legislation that have impacted the City's LSP. Gary provided a summary of all the changes to the City's LSP Tara explained that there has been feedback from the Stakeholder Group – due to the large volume and highly technical detail of some of the information included in the study, the City supports the creation of sub-committees to meet with Watson & Assoc. to review the detail. The outcome of any sub-committee meeting will be reported to all member of the Stakeholder Group.</p>

	<p>Q. The previous questions/comments/feedback forwarded to staff from the Group have been summarized but not addressed to date. When will the Group receive responses? A. We are still in the process of compiling staff's responses to the questions and comments.</p> <p>Q. On March 15, 2018 the Developers' & Home Builders' Associations provided the City with their version of a revised LSP. Can a small group of the Stakeholders have a separate meeting with Engineering and Parks to review the LSP to clarify line by line? A. This will be arranged as a sub-committee as per agenda item 3 with the outcome being reported back to the entire group.</p> <p>Q. Have any of the stakeholder memos been forwarded to the consultants? A. Yes. They have ALL been provided to Gary Scandlan and Nancy Neale from Watson & Associates.</p> <p>Q. There is interest in a sub-committee meeting with Engineering, Parks and members of the Stakeholder group to go through draft LSP line by line. Stakeholder Comment: Informed the group that she made comments to the parks planning department in 2014 but no changes were made.</p> <p>Q. Who is invited to the LSP sub-committee meeting? A. Anyone is welcome</p> <p>Q. Can the outcome be provided to the group? A. Yes</p>
4	<p>Service Standards Gary – explained how the Service Standards are calculated to determine the maximum Level of Service (LOS) that can be used to calculate the capital needs and Development Charges rates that will be the outcome of the study. The service standards for Transit will be reviewed at a later date due to the forward looking (future) LOS standards that are now allowed for Transit services.</p> <p>Q. Why has the value of the land been included in the replacement cost of a road? The land under a road is conveyed to the City? A. Easements/road widening. Gary to provide cost of roads with and without land for information purposes. But reaffirmed that the service standard sets the limit- not the rate</p> <p>Q. All parking in the downtown should be removed because of Cash in Lieu of parking Q. What is health Services? A. The City is a partner of the Guelph Wellington Dufferin Health Unit and must contribute to the cost of new facilities</p> <p>Q. Can we include libraries that we do not own? A. Yes.</p>
5	<p>Tara informed the group about recent comments from members of the stakeholder group about a peer review consultant. Tara explained that the City is willing to work with a peer review consultant but will not be paying for it. Gary confirmed that the City's approach to working with a peer reviewer that is hired on behalf of a stakeholder is the typical for other municipalities (no other municipalities pay for a peer review for the developer/builder community)</p>
6	<p>Gary – gave a review of the next steps.</p>

ACTION ITEMS

ITEM #	ASSIGNED TO	DUE DATE	DESCRIPTION
1	Christel Gregson	Immediately.	Arrange to have the document (re. Growth Forecast & Residential Land Use), prepared 1 ½ years ago by the Developer/Builder/IBI group, forwarded to Watson.
2	Tara Baker/Christel Gregson	Immediately.	To book a meeting with a sub-committee of the Stakeholder Group, the consultant & Staff to review & compare the City's draft LSP to the suggestion submitted by the development community.
3	Christel Gregson	April 13 ,2018	Provide a report back to the stakeholder group on status of staff response to the stakeholder comments.

OTHER QUESTIONS/COMMENTS FROM THE STAKEHOLDER GROUP

	QUESTION/COMMENTS	RESPONSE
1	Is there an up-to-date study on Guelph's drinking water to be considered along with the Growth Forecast?	The study can be found on the City's website at Guelph.ca/water.
2	The land donated by Developers for roads should not be included in the cost of the roads.	Gary will show the calculations with the value of the land under the roads. Given recent OMB decisions, this is the current industry standard.
3	If the City creates a Cash-in-Lieu of Parking By-law, will this be taken into account when calculating the DC rates?	Just like the LSP and Parkland Dedication By-law. The City will only collect those costs once. At this point in time, a Cash-in-Lieu of Parking By-law is not on the horizon.
4	In the new calculation of the Level of Service Standard for Waste Diversion, will Guelph's rate be set at a rate that is comparable with other municipalities?	No, the service standard calculation will be specific to the service that each municipality actually provides.
5	Will Guelph's service standard calculation exclude waste diversion that the City does for other municipalities?	The City can only include service that is being provided to its own residents. Staff will provide the methodology to the stakeholders to support the percent allocations.