

COMMITTEE AGENDA



TO **Infrastructure, Development & Enterprise Committee**

DATE Tuesday, December 8, 2015

LOCATION Council Chambers, Guelph City Hall, 1 Carden Street

TIME 5:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

CONFIRMATION OF MINUTES – November 3, 2015 Open and Closed Meeting Minutes

PRESENTATIONS (Items with no accompanying report)

a) 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 Infrastructure, Development & Enterprise Committee Consent Agenda will be approved in one resolution.

ITEM	CITY PRESENTATION	DELEGATIONS	TO BE EXTRACTED
IDE-2015.42 Affordable Housing Strategy: Draft Directions Report	<ul style="list-style-type: none"> Joan Jylanne, Senior Policy Planner 	<ul style="list-style-type: none"> Randalin Ellery Guelph & Wellington Task Force for Poverty Elimination Jane Londerville, Wellington Guelph Housing Committee 	√
IDE-2105.43 Clair-Maltby Secondary Plan Study: Terms of Reference	<ul style="list-style-type: none"> Stacey Laughlin, Senior Policy Planner 	<p><u>Correspondence:</u></p> <ul style="list-style-type: none"> Glenn Scheels, GSP Group 	√
IDE-2015.44 Rental Housing Alternative Approach Update			

IDE-2015.45 Sign By-law Variances – 400 Speedvale Avenue East			
IDE-2015.46 Municipal Property & Building Commemorative Naming Committee Terms of Reference Update			
IDE-2015.47 Outstanding Motions of the Infrastructure, Development and Enterprise Committee			

Resolution to adopt the balance of the Infrastructure, Development & Enterprise 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.

STAFF UPDATES AND ANNOUNCEMENTS

ADJOURNMENT

NEXT MEETING – Tuesday, February 2, 2016

From: Glenn Scheels
Sent: December 3, 2015 8:16 AM
To: Stacey Laughlin
Cc: htremain@optionsforhomes.ca
Subject: Clair - Maltby TOR

Hi Stacey. We received the final Terms of Reference for the Secondary Plan on Friday, thank you for forwarding it.

We generally have no issue with the TOR as drafted, it is a comprehensive study outline. We did however raise two matters in our November 16th letter which we didn't see addressed in the summary of comments appended to the report. We would appreciate your passing these on to the Committee clerk for distribution to the Committee members for the meeting next week.

Thanks very much and please call should you have any questions.

Glenn Scheels MCIP RPP

GSP Group Inc.



November 12, 2015

File No: 15116.40

City of Guelph
Planning, Urban Design & Building Services Dept.
1 Carden Street
Guelph, ON
N1H 3A1

Attn: Ms. Stacey Laughlin, MCIP, RPP
Senior Policy Planner

Dear Ms. Laughlin:

**Re: Clair – Maltby Secondary Plan
Draft Terms of Reference Comments
Options for Homes, Gordon Street**

Thank you for the opportunity to provide comments on the Draft Terms of Reference for the Clair – Maltby Secondary Plan study. The TOR is a comprehensive document outlining the many studies and steps along the process. There are two (2) items on which we would like to provide comments.

The TOR provides for a 4 to 5 year study process. While there is a significant amount of work to be undertaken, this is a longer than normal process for a Secondary Plan. We suggest the City look at ways to build upon the significant amount of existing study work undertaken in this area and streamline the process so that the Secondary Plan can be completed in a shorter timeframe so that individual planning approvals and land development can occur sooner than the timeframe of this study would appear to deliver.

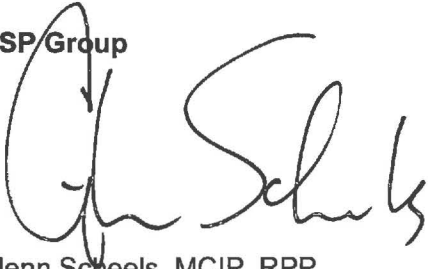
The Terms of Reference contains a section on energy and utilities. On Page 47 it states that a key task will be creating a carbon-neutral target that exceeds the City's community energy plan targets and incorporating it into the Final Study. Developing a specific community energy strategy and incorporating sustainable development techniques into this new community are important objectives. There are a number of green development technologies and carbon reduction strategies to assess; however, moving to a completely "carbon-neutral" community is a significant step that requires complete buy-in and significant investment from the City as well as the development community. At this point in time, there has been insufficient discussion about carbon-neutrality and a commitment to make it happen.

Our preference would be to look at the performance of the buildings that will be created here and establish metrics for performance rather than creating a prescriptive approach to energy efficiency. Further discussion is definitely required on this matter.

Again thank you for the opportunity to provide comments and we look forward to participating in the upcoming study.

Yours truly,

GSP Group

A handwritten signature in black ink, appearing to read "Glenn Scheels". The signature is fluid and cursive, with a large initial "G" and "S".

Glenn Scheels, MCIP, RPP

c.c.: Heather Tremaine, Options for Homes