

**Infrastructure, Development & Enterprise Committee
Held in the Council Chambers, Guelph City Hall
Tuesday, October 6, 2015 at 5:40 p.m.**

Attendance

Members: Chair B. Bell
Mayor C. Guthrie (*arrived at 5:43 p.m.*)
Councillor D. Gibson
Councillor M. Salisbury

Absent: Councillor L. Piper

Councillors: Councillor C. Downer
Councillor J. Hofland
Councillor M. MacKinnon

Staff: Ms. A. Pappert, CAO
Mr. D. Thomson, Deputy CAO – Public Services/Acting Deputy CAO –
Infrastructure, Development & Enterprise
Mr. T. Salter, General Manager, Planning Services
Ms. K. Dedman, General Manager/City Engineer
Ms. M. Aldunate, Manager of Policy Planning and Urban Design
Mr. D. Kudo, Deputy City Engineer
Ms. D. Black, Council Committee Coordinator

Call to Order (*5:40 p.m.*)

Chair Bell called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Confirmation of Minutes

1. Moved by Councillor Gibson
Seconded by Councillor Salisbury

That the open meeting minutes of the Infrastructure, Development & Enterprise Committee held on September 8, 2015 be confirmed as recorded.

VOTING IN FAVOUR: Councillors Bell, Gibson and Salisbury (3)

VOTING AGAINST: (0)

CARRIED

Consent Agenda

The following items were extracted from the October 6, 2015 Consent Agenda to be voted on separately:

IDE-2015.35 Affordable Housing Strategy: State of Housing Report
IDE-2015.36 Proposed Funding Alternatives for Stormwater Infrastructure

2. Moved by Councillor Gibson
Seconded by Councillor Salisbury

That the balance of the October 6, 2015 Infrastructure, Development & Enterprise Committee Consent Agenda, as identified below, be adopted:

IDE-2015.37 Water Services Operational Plan Endorsement and 2015 Annual & Summary Report Update

1. That Guelph City Council endorse the Water Services' Operational Plan.
2. That Guelph City Council receive the 2015 Annual and Summary Water Services Report Update (compliance) for the period of January 1 to June 30, 2015.

VOTING IN FAVOUR: Councillors Bell, Gibson and Salisbury (3)

VOTING AGAINST: (0)

CARRIED

Extracted Consent Items

IDE-2015.35 Affordable Housing Strategy: State of Housing Report

The Mayor arrived at the meeting.

Joan Jylanne, Senior Policy Planner addressed affordability issues, the status of housing targets and the key issues being: not enough small units to rent or buy, a lack of available primary rental supply, and the secondary rental market units supply not being as secure as the primary market. She explained the next steps of the Affordable Housing Strategy which includes community feedback. She noted tiny homes (container houses) will be given consideration and management of potential obstacles will be addressed.

Discussion ensued regarding controls within the housing market, mitigating crowding issues, the correlation between next steps and affordable housing reserve funds and available resources, community engagement plans and the data source used to determine the figures within the report.

Ms. Suzanne Swanton, Co-Chair of Wellington Guelph Housing Committee and a member of the Guelph & Wellington Task Force for Poverty Elimination, advised they support the Affordable Housing Strategy and see value in the information for many organizations in Guelph.

3. Moved by Mayor Guthrie
Seconded by Councillor Gibson

That Report 15-37 from Infrastructure, Development and Enterprise regarding the Affordable Housing Strategy: State of Housing Report dated October 6, 2015 be received.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson and Salisbury (4)

VOTING AGAINST: (0)

CARRIED

Councillor Bell left the Chair and Councillor Gibson assumed the Chair. (6:32 p.m.)

IDE-2015.36 Proposed Funding Alternatives for Stormwater Infrastructure

Kealy Dedman, General Manager of Engineering Services/City Engineer highlighted the key messages of the funding study and advised the consultants were also present to answer questions.

Don Kudo, Deputy City Engineer provided an explanation of the stormwater and urban drainage system including the volume and types of infrastructure. He outlined typical causes of stormwater issues, the effects of extreme weather, capital projects undertaken, issues regarding operations and maintenance and he gave a summary of the facility inspection, inventory and maintenance planning conducted. He described the regulatory monitoring and legal responsibilities, and the financial requirements and proposed options to meet the City's needs.

Councillor Bell left the meeting. (6:50 p.m.)

Arun Hindupur, Infrastructure Planning Engineer provided a summary of the stormwater funding study to date, explained the purpose and objectives, the level of service required and the funding needed. He outlined the options of a tax based funding option versus a user fee based funding option to address the funding gap. He listed the communications and community consultation to date and outlined next steps.

Discussion ensued regarding capacity and size of infrastructure for both new developments and replacement of infrastructure, the potential use of ICLEI Canada – Building Adaptive and Resilient Communities (BARC) Program, available conservation tools, potential use of the Guelph Energy Efficiency Retrofit Strategy (GEERS), and stormwater management requirements for new developments and feasibility of including commercial properties.

Staff advised they will provide clarification of the financial impact per household to close the gap, how municipalities are managing the financial demand if other than a user fee model, how Development Charges could be applied, the establishment of user fees and billing details.

4. Moved by Mayor Guthrie
Seconded by Councillor Salisbury

1. That the October 6, 2015 Stormwater Funding Study presentation be received.
2. That the Stormwater Funding Study presentation be given at the October 26, 2015 Council meeting.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Gibson and Salisbury (3)

VOTING AGAINST: (0)

CARRIED

Staff Updates and Announcements

There were no staff updates or announcements.

Adjournment (7:35 p.m.)

6. Moved by Mayor Guthrie
Seconded by Councillor Salisbury

That the meeting be adjourned.

CARRIED

Dolores Black
Council Committee Coordinator