

- ADDENDUM -
- GUELPH CITY COUNCIL MEETING -

January 30, 2012

DELEGATIONS

- a) Guelph Innovation District Secondary Plan – Preferred Design (Consent Report A-6)
 - Alex Drolc
 - Bryan Folkerson
- b) Class Environmental Assessment-Notice of Completion for York Trunk Sewer and Paisley and Clythe Reservoir Drinking Water Feeder mains (Clause 3 of the Consent Report of the Planning & Building, Engineering and Environment Committee)
 - David McAuley

CONSENT REPORTS

- a) Corporate Administration, Finance & Emergency Services Committee
- b) Operations & Transit Committee
- c) Planning, Building, Engineering and Environment Committee

PBEE-3 Memorandum:- Class Environmental Assessment-Notice of Completion for York Trunk Sewer and Paisley and Clythe Reservoir Drinking Water Feeder mains

- d) Governance
- e) Consent Agenda

A-3) Envision Guelph: Official Plan Update Phase 3 Revised Draft Policies (OPA 48)

- Presentation by Melissa Aldunate, Senior Policy Planner

A-7) Memorandum:- Supplemental Information regarding Investment in Affordable Housing in Ontario – Update on Business Case Submissions for Year 1

"THAT By-law Numbers (2012)-19327 to (2012)-19335, inclusive, are hereby passed."

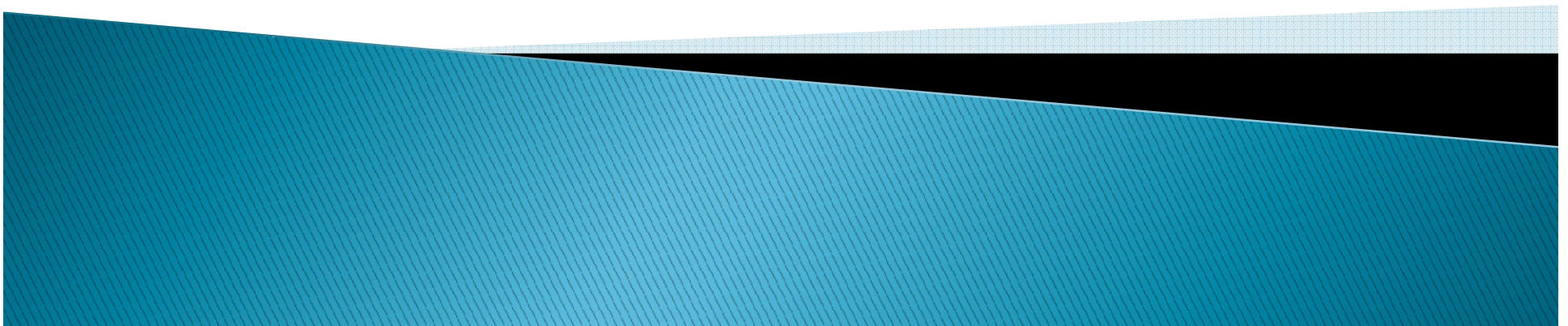
BY-LAWS

By-law Number (2012)-19334 A by-law to remove Blocks 1, 2, 4, 5, 6, 7, 8 and 9, Registered Plan 61M176, in the City of Guelph from Part Lot Control.	To remove land from part lot control.
By-law Number (2012)-19335 A by-law to confirm the proceedings of a meeting of Guelph City Council.	To confirm the proceedings of a meeting of Guelph City Council held January 30, 2012.

Proposed Land Use

Guelph Innovation District

January 30, 2012





















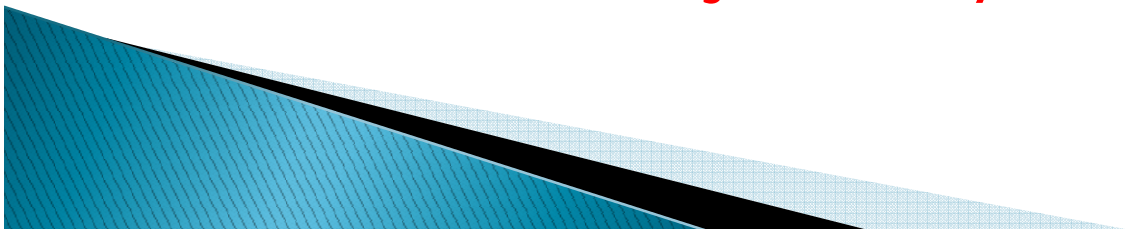


Recommended Modifications to Preferred Design (page 4 of Amendment)

“... a Community Design Principle will be added to respect the existing southeast residential neighbourhood through the design of a quality transition area between the residential uses, and industrial and major utility uses to the north.”

Modified to:

“... a Community Design Principle will be added to respect the southeast residential neighbourhood. For example; the design and inclusion of a quality transition area between the residential uses, and industrial and major utility uses to the north.”



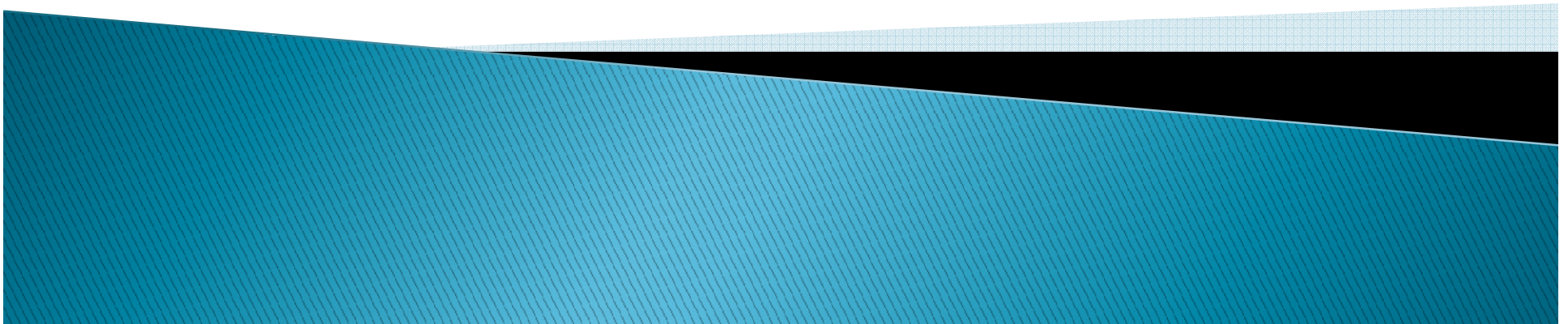
D-6 Guidelines (1995)

‘Compatibility Between Industrial Facilities and Sensitive Land Uses’

MOE

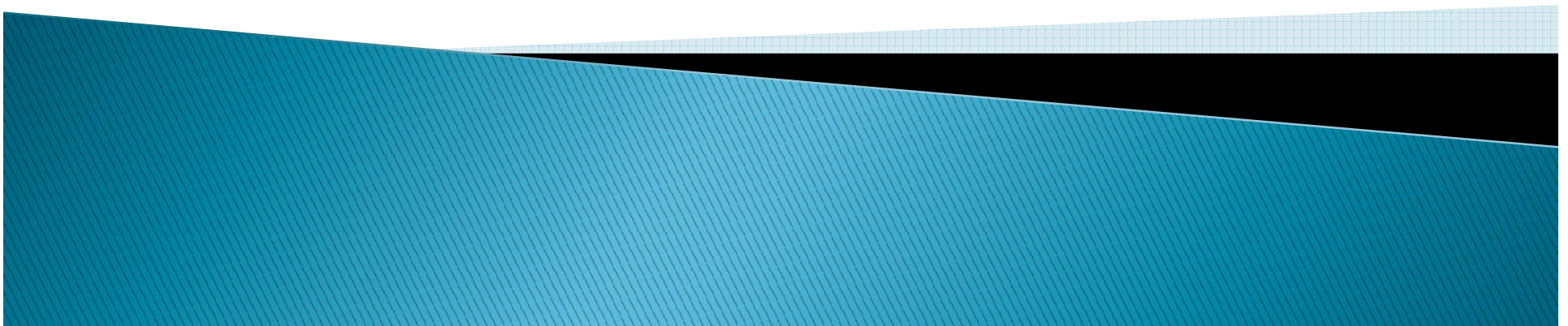
4.4.3 Zoning Site Plan Control (Industrial Lands)

“On-site buffers could be required by a municipality through zoning by-law setback in industrial subdivisions, but this may not be practical, as the provision of very deep lots would be necessary.”



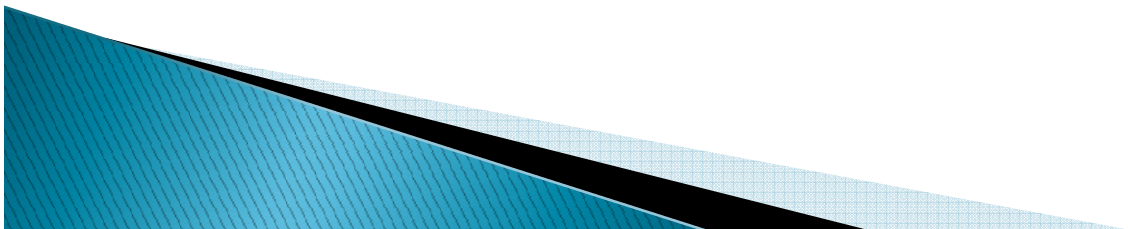
4.4.3 Zoning Site Plan Control (Industrial Lands)

“On-site buffers could be required by a municipality through zoning by-law setback in industrial subdivisions,”



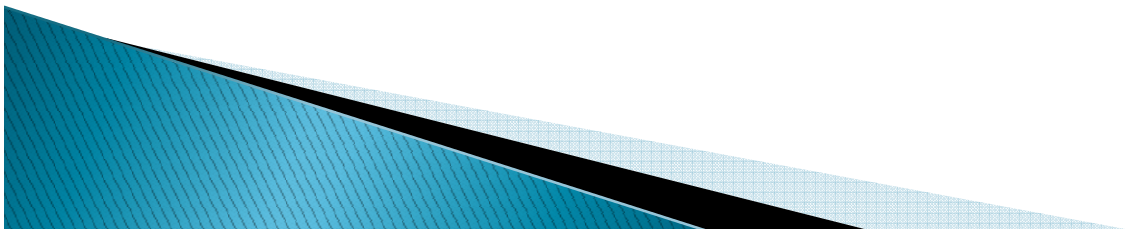
4.7 Mitigation

Additional mitigation measures (see Procedure D-1-1, “Land Use Compatibility: Implementation”, Section 4.2 “Types of Buffers”) may need to be incorporated on either the development lands or the surrounding properties, at the expense of the developer, where the industrial facility is operating in compliance with legislated Ministry requirements.



4.8 Legal Agreements

When mitigative controls are to be installed on surrounding properties, the local municipality or other approving authority should require an agreement between the developer and the affected property owners, to ensure mitigation of adverse effects to the greatest degree possible.





Victoria Road, south of Arkell Road



TMMC Cambridge



Green Walls, Europe

INTERNAL MEMO

DATE January 30, 2012

TO **Mayor and Council**

FROM Richard Henry, General Manager/City Engineer

DIVISION Planning & Building, Engineering and Environment

DEPARTMENT Engineering Department

SUBJECT Planning & Building, Engineering and Environment Committee Report, dated January 23, 2012: Class Environmental Assessment – Notice of Completion for York Trunk Sewer and Paisley and Clythe Reservoir Drinking Water Feeder mains

The main findings and recommendations of the Class Environmental Assessment for the York Trunk Sewer and Paisley and Clythe Reservoir Drinking Water Feeder mains were presented at the Planning & Building, Engineering and Environment (PBEE) Committee meeting on January 23, 2012. During this meeting, a number of questions were raised regarding the following issues:

- analysis of the Recycled Water Distribution System (also referred to as the “Purple Pipe” or “Wastewater Effluent Reuse”); and
- coordination of the project with potential trail crossing at Edinburgh Road along the preferred sewer and feeder main alignments.

The Technical Memorandum providing the cost analysis for the purple pipe system, that was prepared as part of the EA Study, considered potential future demand in new development areas within the Guelph Innovation District but not the potential demand for effluent reuse in future intensification sites in the downtown. Staff will address the potential downtown demand in coordination with the City’s Water Conservation and Efficiency Plan, in a revised Technical Memorandum. The revised Memorandum will also include more detailed life-cycle cost analysis that compares implementation of the purple pipe in concert with the sewer and feeder main project to a scenario where the purple pipe project proceeds independently of the sewer and feeder main projects.

In regard to coordinating the construction of the trunk sewer and feeder main with a potential trail underpass at Edinburgh Road, Engineering Services staff will work with Parks Maintenance & Development staff to examine the potential for including a trail underpass within the preferred sewer and feeder main alignment during the detailed design phase of the project.

Staff are requesting Council authorization to undertake the two additional initiatives while completing the EA for the York Trunk Sewer and Paisley and Clythe Reservoir Drinking Water Feeder mains. The revised recommendations are included herein:

“THAT the Planning & Building, Engineering and Environment report dated January 23, 2012, regarding the Class Environmental Assessment for the York Trunk Sewer and Paisley and Clythe Reservoir Drinking Water Feeder mains be received;

January 30, 2012

**RE: Planning & Building, Engineering and Environment Committee Report, dated
January 23, 2012: Class Environmental Assessment – Notice of Completion
for York Trunk Sewer and Paisley and Clythe Reservoir Drinking Water
Feeder mains**

Page 2 of 2

AND THAT staff be authorized to complete the Municipal Class Environmental Assessment process and to proceed with the implementation of the preferred alternatives, as outlined in the report;

AND THAT staff revise the technical memorandum for the Recycled Water Distribution System to consider the potential to supply recycled water for toilet flushing and other non-potable uses in future intensification sites in the downtown and its contribution to meeting water conservation targets outlined City's Water Conservation and Efficiency Plan;

AND THAT staff report back to Council regarding the recommendations for the Recycled Water Distribution System prior to implementation of the preferred alternatives;

AND THAT Engineering Services staff work with Parks Maintenance & Development staff to examine the potential for including a trail underpass at Edinburgh Road within the preferred sewer and feedermain alignment during the detailed design phase of the sewer and feedermain project."

A handwritten signature in black ink, appearing to read 'R. Henry', with a stylized flourish at the end.

Richard Henry, P.Eng.,
General Manager/City Engineer
Location: Engineering

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F 519-822-6194
E richard.henry@guelph.ca

C: Murray Cameron, General Manager of Parks Maintenance & Development



envision GUELPH

OFFICIAL PLAN UPDATE

Phase 3 - Revised Draft Policies
January 30, 2012





Envision Guelph

Five Year Official Plan Update

- Comprehensive review of the Official Plan policies to ensure conformity and consistency with:
 - Provincial plans, policies and legislation; and
 - the City's strategic directions and approved plans/studies.



Envision Guelph

Three Phases

- Phase 1 – OPA 39 Conformity with the Growth Plan
- Phase 2 – OPA 42 Natural Heritage Strategy
- Phase 3 – Remainder of the Plan



Phase 3: Policy Areas

Phase 3 focuses on the following topic areas:

- Strategic Directions and Vision
- Watershed Planning and Water Resources
- Public Health and Safety
- Community Energy
- Cultural Heritage Resources



Phase 3: Policy Areas

- Transportation and Municipal Services
- Community Infrastructure
- Urban Design
- Land Use
- Implementation



Staff Review

Staff review of policies with respect to:

- conformity and consistency with provincial plans and policies and municipal approved plans and studies; and
- Public comments.

Meetings with stakeholders and property owners.



Public Submissions

The following general themes were identified in the review of the comments:

- Affordable Housing Target
- Urban Design Policies
- Prohibition of Drive-throughs
- Community Mixed-Use Area Policies



Next Steps: Public Consultation

Informal Open House

Statutory Open House

Statutory Public Meeting

Review of Public Submissions

Phase 3 Official Plan Policies brought forward to Council for adoption

INTERNAL MEMO



DATE January 26, 2012

TO **Mayor and Members of Council**

FROM Todd Salter, Manager of Policy Planning and Urban Design

DIVISION Planning and Building Services

DEPARTMENT Planning & Building, Engineering and Environment

**SUBJECT Supplemental information regarding Council Report 12-19
Investment in Affordable Housing in Ontario – Update on
Business Case Submissions for Year 1**

At the time of writing report 12-19, a number of items were identified as requiring confirmation from the Province and the proponent of the 71 Wyndham Street affordable housing proposal, Mr. Tom Lammer. The following items have now been confirmed:

The Province has confirmed the following:

- That the business case will be reviewed on the basis of 75% funding from the Province and 25% funding from the proponent: no capital funding required from the City.
- Once a Rental project is approved for Year 1 funding, the only provincial requirement that must be met before March 31, 2012, is that the Service Manager and the housing proponent sign a Contribution Agreement for the project.
- Confirmation of financing, and a construction start date* may occur after March 31, 2012, but no later than 120 days of signing the Contribution Agreement. *Note: Provincial staff clarified that receipt of a demolition permit from the City will satisfy the construction start date requirement.

The Province has also advised that IAH program guidelines are available for review on the Ministry of Municipal Affairs and Housing website.

Mr. Lammer has confirmed the following:

- That he will provide the required level of capital funding as set out in the business case submitted by the County to the Province (i.e. 25%)
- That he will meet any "project start" requirements as set out by the Province

Confirmation of the above details provides further clarity and certainty and supports the recommendations contained in Report 12-19.

Todd Salter,
Manager of Policy Planning and Urban Design
Planning and Building Services
Planning & Building, Engineering and Environment
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E Todd.salter@guelph.ca

Cc: Executive Team
Jim Riddell, General Manager of Planning and Building Services