

City Council - Planning Meeting Agenda

Consolidated as of June 8, 2018



Monday, June 11, 2018 – 4:30 p.m.

Council Chambers, Guelph City Hall, 1 Carden Street

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on guelph.ca/agendas.

Authority to move into closed meeting

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, to consider:

CAO Performance Evaluation

Section 239(b) and (d) of the Municipal Act related to personal matters about an identifiable individual and labour relations or employee negotiations

CAO-2018-18

York Road/Victoria Rd South

Section 239 (2)(c)(f) and(k) of the Municipal Act related to a proposed or pending acquisition or disposition of land by the municipality or local board; advice that is subject to solicitor client privilege, including communications necessary for that purpose and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Open Meeting – 6:30 p.m.

O Canada

Silent Reflection

First Nations Acknowledgment

Disclosure of Pecuniary Interest and General Nature Thereof

Council Consent Agenda:

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

IDE-2018-70**1888 Gordon Street Proposed Official Plan
Amendment and Zoning By-Law Amendment (Files:
OP1701 and ZC1701) Ward 6****Delegations:**

Chris Hendriksen, Stantec Consulting Ltd. (presentation)

Susan Watson (presentation)

Correspondence:

Fritz and Teresa Marthaler and Family

Erica Anderson

Recommendation:

1. That the application by Stantec Consulting Limited on behalf of Tricar Properties Limited, for approval of an Official Plan Amendment to permit a 540-unit, high density residential development at a net density of 175 units per hectare and with a maximum height of 14 stories on the properties municipally known as 1858 and 1888 Gordon Street, and legally described as Southwest Part of Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph be approved, in accordance with ATT-4 of the Infrastructure, Development and Enterprise Report IDE-2018-70, dated June 11, 2018.
2. That the application by Stantec Consulting Limited on behalf of Tricar Properties Limited, for approval of a Zoning By-law Amendment from the C.3-4 (Agricultural Commercial) Zone and A (Agricultural) Zone to R.4B-20(H) (Specialized High Density Residential) Zone to permit the development of a 540-unit, high density residential development on the properties municipally known as 1858 and 1888 Gordon Street, and legally described as Southwest Part of Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph be approved, in accordance with ATT-4 of the Infrastructure, Development and Enterprise Report IDE-2018-70, dated June 11, 2018.
3. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 1858 and 1888 Gordon Street.

IDE-2018-79**Request for an Extension of Draft Plan Approval
1023 Victoria Road South (Phase 4 of Kortright East
Subdivision File: 23T-01508)****Recommendation:**

1. That in accordance with Section 51(33) of the Planning Act, the application by Black, Shoemaker, Robinson & Donaldson Limited on behalf of 2382917 Ontario Inc. (Fusion Homes) for an extension to Phase 4 of Kortright East Draft Plan Approval of Subdivision (23T-01508), municipally known as 1023 Victoria Road South be approved with a three (3) year lapsing date to July

13, 2021, subject to the original draft plan conditions approved by City Council on July 13, 2015 contained in ATT-4 of Infrastructure, Development and Enterprise Services Report 2018-79, dated June 11, 2018.

2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions approved by City Council on July 13, 2015 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

IDE-2018-80

Request for an Extension of Draft Plan Approval 0, 24, 26 and 28 Landsdown Drive - Draft Plan of Vacant Land Condominium File: 23CDM-13507

Recommendation:

1. That in accordance with Section 51(33) of the Planning Act, the application by RSM Canada Limited for an extension to Draft Plan Approval of Vacant Land Condominium (23CDM-13507), municipally known as 0, 24, 26 and 28 Landsdown Drive be approved with a three (3) year lapsing date to July 20, 2021, subject to the original draft plan conditions approved by City Council on July 20, 2015 contained in ATT-4 of Infrastructure, Development and Enterprise Services Report 2018-80, dated June 11, 2018.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions approved by City Council on July 20, 2015 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

IDE-2018-83

Proposed Demolition of 34 Hooper Street, Ward 1

Recommendation:

1. That the removal of 34 Hooper Street from the Municipal Register of Cultural Heritage Properties be approved; and
2. That the proposed demolition of one (1) single-detached dwelling at 34 Hooper Street be approved.

IDE-2018-84**Proposed Demolition of 13 Highview Place, Ward 3****Recommendation:**

1. That the removal of 13 Highview Place from the Municipal Register of Cultural Heritage Properties be approved; and
2. That the proposed demolition of one (1) single-detached dwelling at 13 Highview Place be approved.

CAO-2018-20**Appointment of a Member of Council to the Association of Municipalities of Ontario****Recommendation:**

1. That Council endorse Councillor Cathy Downer to stand for election to the Association of Municipalities of Ontario (AMO) Board of Directors, Large Urban Caucus, for the 2018-2020 term ending in August 2020.
2. That Council assume all costs associated with Councillor Downer's attendance at AMO's Board of Directors meetings.

**Public Meeting to Hear Applications
Under Sections 17, 34 and 51 of The Planning Act**

(delegations permitted a maximum of 10 minutes)

IDE-2018-78**132 Clair Road West Proposed Draft Plan of Subdivision and Zoning By-law Amendment Files: 23T-15501 and ZC1510 Ward 6****Staff Presentation:**

Lindsay Sulatycki, Senior Development Planner

Delegations:

Astrid Clos, Astrid J. Clos Planning Consultants

Staff Summary (if required)**Recommendation:**

That Report IDE-2018-78 regarding proposed Draft Plan of Subdivision and Zoning By-law Amendment applications (Files: 23T-15501 and ZC1510) by Astrid J. Clos Planning Consultants on behalf of the owners: McEnery Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann to subdivide and zone the lands for: a corporate business park block, a commercial block, two future development blocks and a stormwater management block on the lands municipally known as 132 Clair Road West and legally described as Part of Lots 11 and 12, Concession 7, being Part 1 on 61R-952, except Part 1 on 61R-1507 and Parts 1 to 3 on 61R8238 and Parts 1 to 3 on 61R-8731 and Part 1 on 61R-9293 and Parts 1 and 2 on 61R-10491, and secondly as Part Lot 11,

Concession 7, being Part 1 on 61R-4386, and, thirdly, as Part Lot 11, Concession 7, as in ROS597207; former Township of Puslinch, now City of Guelph, from Infrastructure, Development and Enterprise dated June 11, 2018, be received.

IDE-2018-71

City Initiated Official Plan Amendment for Affordable Housing Public Meeting

Staff Presentation:

Joan Jylanne, Senior Policy Planner

Delegations:

Wendy Chen, Habitat for Humanity Wellington-Dufferin Guelph

Staff Summary (if required)

Recommendation:

That Report IDE-2018-71 regarding a City-initiated Official Plan Amendment for Affordable Housing dated June 11, 2018 be received.

Items for Discussion:

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

CAO-2018-22 Smart Cities Update

Presentation:

Barbara Swartzentruber, Executive Director, Strategy, Innovation, Intergovernmental Services

Cathy Kennedy, Manager, Policy and Intergovernmental Relations

Recommendation:

That Council approve \$250,000 from the City's Efficiency, Innovation and Opportunity Reserve Fund (351) to support the ongoing work associated with the City of Guelph/County of Wellington competitive proposal to the Smart Cities challenge prize of \$10 million dollars.

Special Resolutions

By-laws

Resolution to adopt the By-laws (Councillor MacKinnon).

That by-laws (2018)-20286 to (2018)-20290, inclusive, are hereby passed.

By-law Number (2018)-20286	A by-law to amend the Official Plan for the Corporation of the City of Guelph as it affects property municipally known as 1888 Gordon Street (the 'subject land') and legally described as Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph to add a new site specific sub-policy to allow for a high density residential development at a minimum height of two (2) stories, maximum height of fourteen (14) stories, and a maximum net density of 175 units per hectare (File: OP1701).
By-law Number (2018)-20287	A by-law to amend By-law Number (1995)-14864, as amended, known as The Zoning By-law for the City of Guelph as it affects property municipally known as 1888 Gordon Street (the 'subject land') and legally described as Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph to permit the development of a 540-unit, high density residential development (File: ZC1701).
By-law Number (2018)-20288	A by-law which establishes a schedule of retention periods for City business records and to repeal By-law Numbers (1995)-14868, (2006)-18145, (2008)-18543, and (2014)-19770.
By-law Number (2018)-20289	A By-law to amend By-law Number (2017)-20224, in respect of credits toward water and wastewater fees and charges.
By-law Number (2018)-20290	A By-law to confirm the proceedings of the meeting of Guelph City Council held June 11, 2018.

Mayor's Announcements

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

Adjournment

1888 Gordon Street Proposed Condominium Development

June 11, 2018



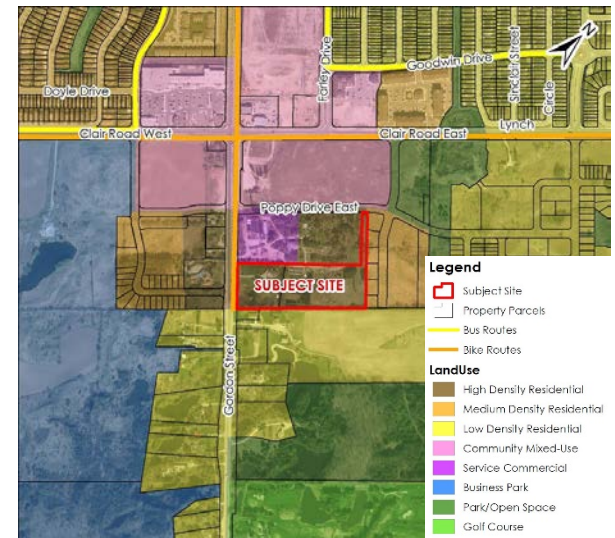
The Tricar Group

- The Tricar Group originally started project in 2013.
- OPA 48's High Density Designation of the Site is what originally enticed Tricar to purchase the property
- The Clair/Gordon Mixed-use node is one of only 4 designated major commercial nodes in the City and this proposed development will add the required density
- Density increase and unit size decrease since original proposal due to market pricing, however moving forward, Tricar proposes flexibility in adjusting size and type of units
- Change in parking so that 95% of parking is underground to allow for greater landscaped areas



Site Location

- The subject site is located the east corner of Poppy Drive and Gordon Street.
- The site is approximately 3.2 hectares, with one existing residential building, and the remaining site is vacant.
- The proposal includes four residential buildings, one amenity building, one outdoor courtyard space, and various formal and informal landscaped outdoor spaces.



Community Consultation

A meeting with the local community was held in order to receive public comments regarding the development. The following adjustments were made to the plan based on feedback received:

- Reduction of the Angular Plane from Hawkins Drive to limit the visual impacts and microclimate impacts on the adjacent townhomes.
- Naturalization of the area to the rear of Building 3 to provide an additional buffer and to simulate the treed area that previously existed on the site.
- Reduction of proposed apartment buildings on site to reduce the traffic impacts to and from the site and to provide for a better transition between the development and the surrounding community.



The Height of Living.



Urban Design

The proposed development meets the objectives of the applicable Secondary Plans and Urban Design Objectives by:

- Significantly increasing the population of residents and workers with new housing units;
- Minimize the presence of surface parking lots with underground parking garages;
- Build a compact community which encourages walking and active transportation;
- Build to provide interconnection to streets, the site will provide a sidewalk along the Gordon Street frontage to accommodate better movement and Poppy drive;
- Develop in a planned fashion through the proposed phasing



The Height of Living.



Overall Submission Changes

- Addition of LID Measures, such as green roofs
- Addition of office and retail space to the Pool/Amenity Building
 - 2,073 sq.ft. office space, 6,740 sq.ft. commercial space
- Reduction of proposed apartment buildings from 5 to 4 and reduction in building footprints, with a reduction of apartment units from 491 to 440 and increase to 59 podium townhome units for the entire development
- Outdoor Common Amenity Spaces – creation of naturalized area in the rear of Building 3, addition of parkette and amenity courtyard
- Provides variation in housing options for this area of the City
- Creation of a Live-Work-Play Community with the addition of on-site commercial and office space
- Underground parking – totaling 722 stalls and surface visitor parking implemented in front of each building
- Over 52% landscaped area – increased from 40%



The Height of Living.



Original Development Concept



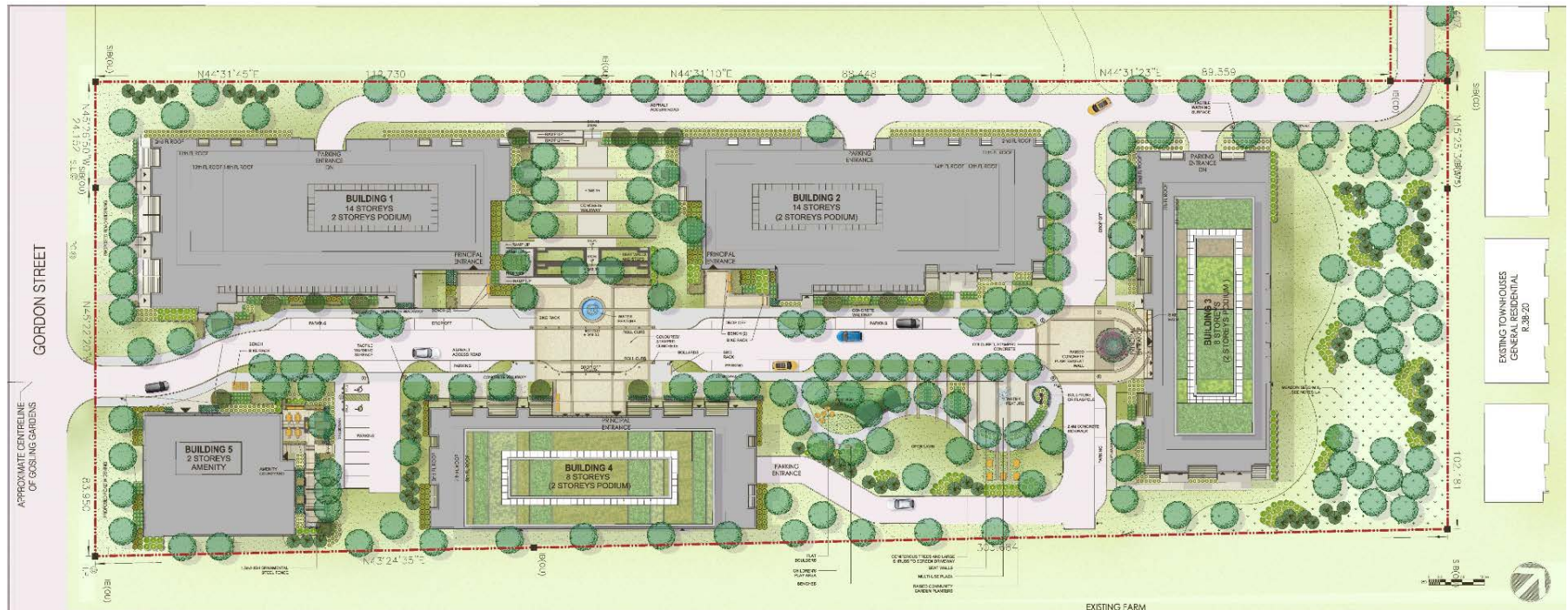
- 2 x 14-storey residential buildings with attached townhomes
- 10 storey residential building
- 2 x 4-storey apartments
- Amenity building, large outdoor commons, underground parking



The Height of Living.



Updated Development Concept



- 2 x 14-storey residential buildings with attached townhomes
- 2 x 8-storey residential building, with attached townhomes
- Amenity building with additional retail and office use, large outdoor commons, underground parking
- Increased landscape space
- Access is provided from Gordon Street and a private road exiting the site at the north east corner.



The Height of Living.



Features

- Pool/Amenity building, with retail and office space available within building, fronting Gordon Street.
- Outdoor Common Amenity Spaces, including a Central Courtyard, a Passive Parkette, a Naturalized Area and a Amenity courtyard
- Townhomes located on the podiums of each building, fronting both Gordon Street and the internal private street
- A mixture of one, two and three bedroom units provides variation in housing options for this area of the City
- Creates a Live-Work-Play Community
- 2 floors of underground for each building, with above-ground parking for visitors.
- Site was designed with Crime Prevention through Environmental Design (CPTED) - ie: eyes on the street
- Proximity to business, retail, commercial, public transportation, open space, natural areas, and recreation.



The Height of Living.



BUILDINGS

Building 1



Building 2



Building 5



Building 3



Building 4



The Height of Living.



ANGULAR PLANE



BUILDING 1

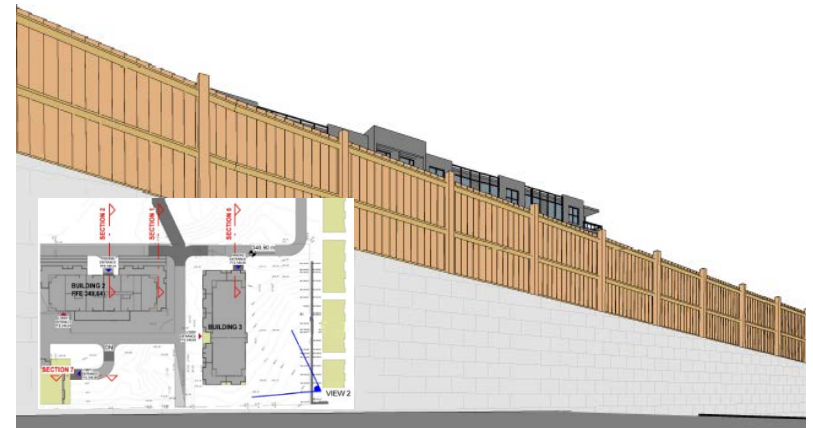
14 STOREYS
(2 STOREYS PODIUM)
FFE 350.14

BUILDING 2

14 STOREYS
(2 STOREYS PODIUM)
FFE 350.14

BUILDING 3

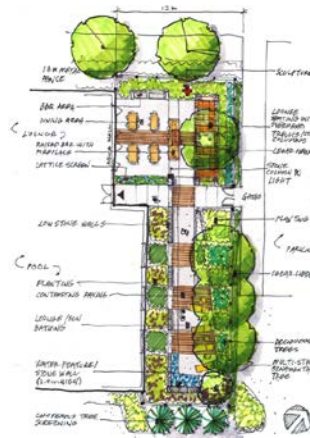
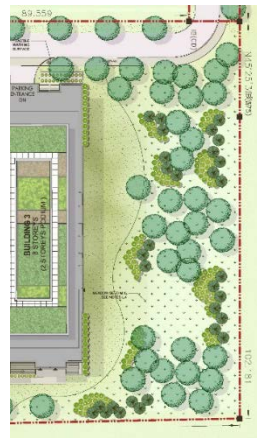
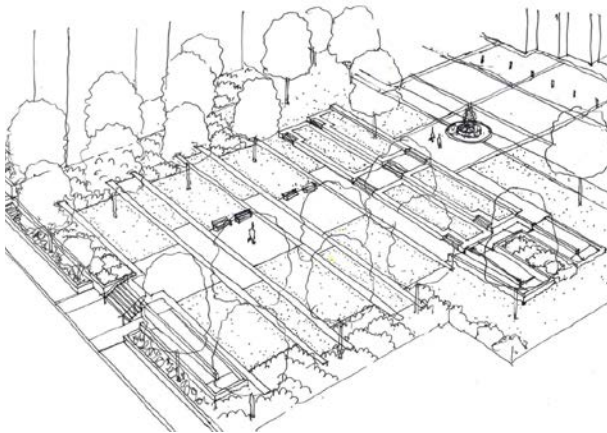
8 STOREYS
(2 STOREYS PODIUM)
FFE 350.05



Amenity Space and Placemaking

One of the main Urban Design Goals for this project was to provide exceptional placemaking elements through architectural treatments and detailing, landscaping and vegetation, ornamental features, site furnishings and signage, and to design a space that is connected and accessible to all abilities and ages.

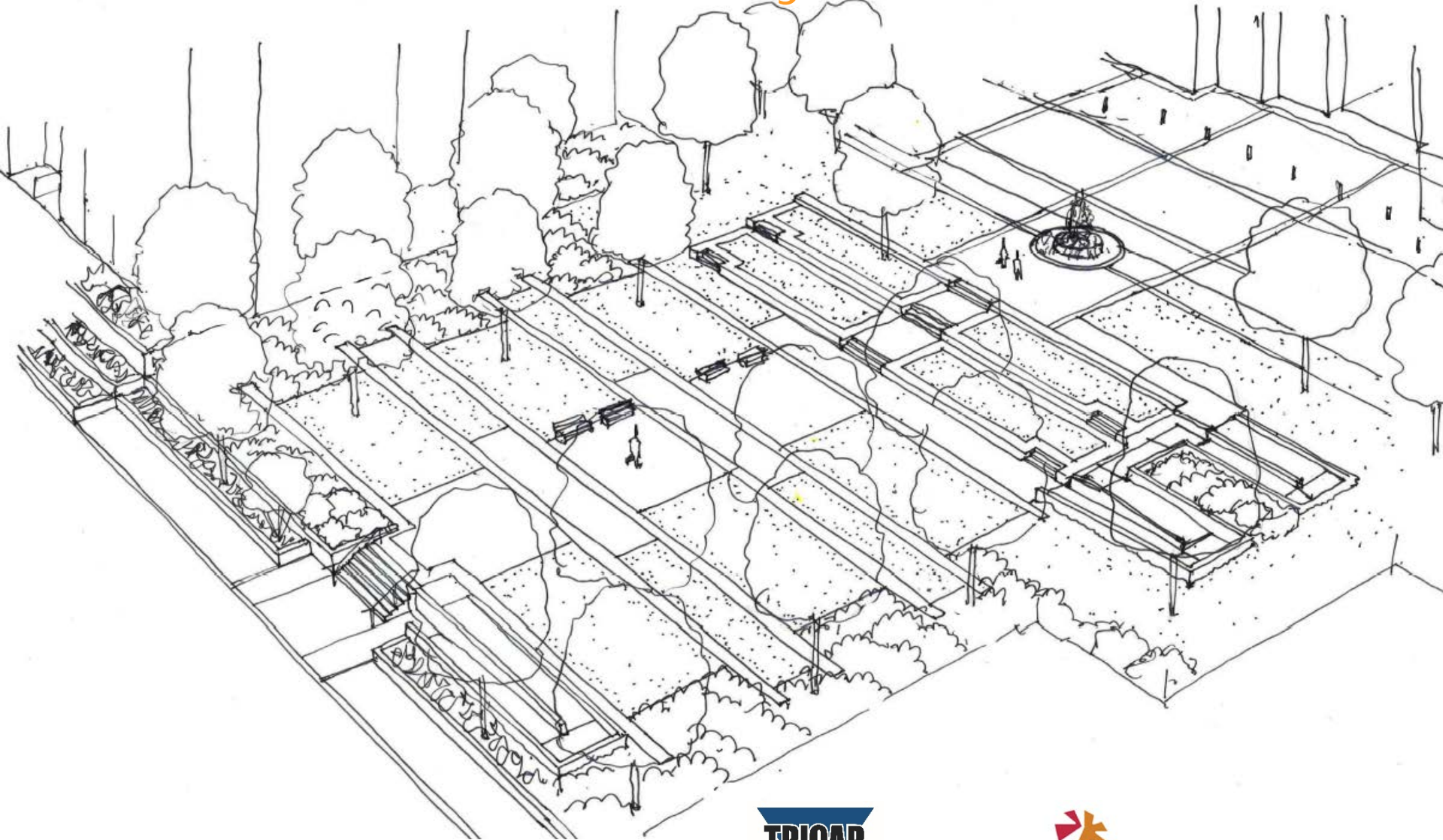
Extensive effort was made to ensure that these goals were achieved through the amenity spaces developed within the site.



The Height of Living.



Central Public Courtyard

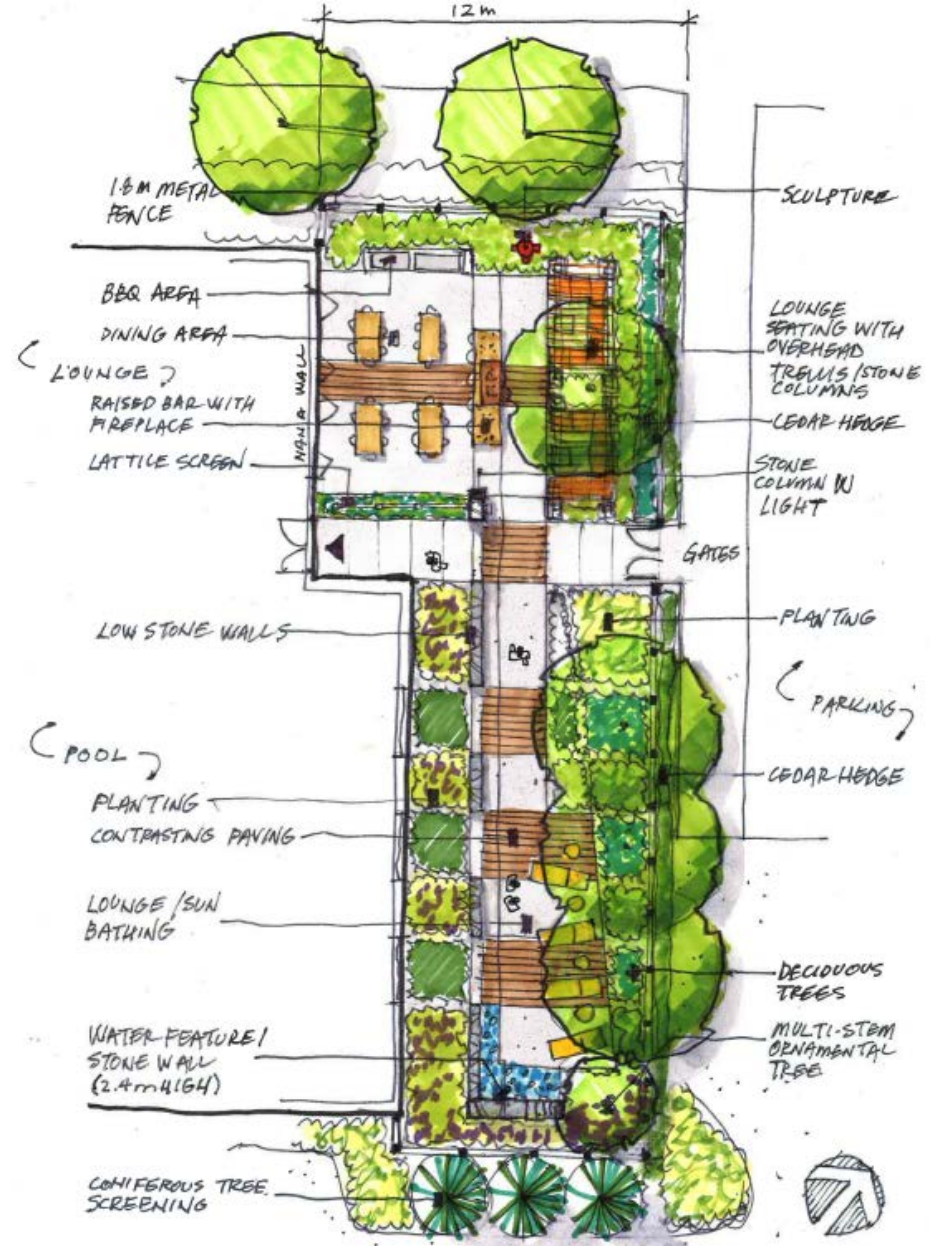


The Height of Living.



Amenity Courtyard

- BBQ Area
- Lounge/Dining Area
- Sunbathing/Lounge Chairs
- Water Feature
- Privacy Screens



FLY THROUGH



The Height of Living.



QUESTIONS?



The Height of Living.



1888 Gordon

Financial Implications

1888 Gordon

Development Charge shortfall

Projected DCs – Combined residential and commercial

\$6,777,540 (Res.) + \$158,478 (Comm.) to \$9,720,000 (Res.) + \$158,478 (Comm.)

\$6,936,018 - \$9,878, 478

Projected DC Shortfall

20 % - Association of Municipalities of Ontario - Report: *"Frozen in Time"*

25% - Watson and Associates Economists Ltd.

DC Shortfall in 2017 was \$5 million

The total DC exemption transfer from both non-tax and tax supported sources is \$5 million in 2017.

p. 439 COW Agenda, May 5th, 2018

2017 Reserve and Reserve Fund Statement

Projected DC Shortfall for 1888 Gordon

\$1,387,203 (20% shortfall - low end of projected DC range)

\$2,469,619 (25% shortfall - high end of projected DC range)

To be made up from non-tax and tax supported sources.

DC Workshop – “The Cost of Growth”

▶ Gary Scandlan, Watson & Associates Economists Ltd.

▶ Wednesday, June 27th, 2018

1888 Gordon

Parkland Dedication Cash-in-lieu

Official Plan requirements for parkland

Neighbourhood open space

- ▶ *It is the policy of the City to maintain a minimum city-wide average rate of neighbourhood parks provision of 1.5 hectares (3.7 acres)/1000 population.*

City wide open space

- ▶ *It is the policy of the City to maintain a minimum city-wide average rate of citywide parks provision of 1.8 hectares (4.45 acres)/1000 population.*

Total OP minimum space required - neighbourhood and City-wide space

- ▶ 3.3 hectares/ 1000 population.

Parkland requirements for 1888 Gordon

- ▶ Total number of proposed units: 540
- ▶ Average household size in Guelph: 2.5
- ▶ Projected population in the 1888 Gordon development: 1,350 people
- ▶ Minimum parkland required according to OP ratio of 3.3 ha/1000 population:

4.45 hectares

Current Parkland Dedication By-law cash-in-lieu calculation

- ▶ *209-3 (b) (iv) for residential developments, with a net density of more than 100 units/hectare (40 units/acre), at a rate of up to 10 per cent of the land involved.*
- ▶ Area of 1888 Gordon site is 3.2 hectares. Cash-in-lieu will be based on 10% of area:

0.32 hectares

Parkland shortfall between OP and cash-in-lieu

- ▶ OP requirement based on projected population: 4.45 hectares
- ▶ Cash-in-lieu value to be conveyed based on By-law: 0.32 hectares

Shortfall: 4.13 hectares

Current By-law provides Council with 7% of the capital required to purchase parkland to meet Official Plan minimums generated by projected population for 1888 Gordon.

Planning Act Alternative Rate for land

- ▶ *Section 43 (3)the by-law may require that land be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed...*
- ▶ For 540 units, alternative rate of land to be conveyed:

1.8 hectares

This represents 40% of the 4.45 hectare minimum required for the projected population at 1888 Gordon according to Official Plan targets.

Planning Act Alternative Rate for cash-in-lieu

- ▶ *Section 42 (6.0.1)council may require a payment in lieu, calculated by using a rate of one hectare for each 500 dwelling units proposed.....*
- ▶ For 540 units, alternative rate of cash-in-lieu would be based on:

1.08 hectares

- ▶ This represents 24% of the 4.45 hectare minimum required for the projected population at 1888 Gordon according to Official Plan targets.

Draft Parkland Dedication By-law update

- ▶ *Land...with a total proposed density equal to or greater than 100 Dwelling Units per 1 ha. :*
- ▶ *i. a portion of the Land not exceeding 1 ha per 500 Dwelling Units, but in no case to exceed 20% of the total area of the Land, or;*
- ▶ *ii. 5% of the total area of the Land;*
- ▶ In the case of 1888 Gordon, this would represent:
 - ▶ i. 0.64 ha (14% of the park land required)
 - ▶ ii. 0.16 ha (3.5% of the park land required)

Clair-Maltby land values

- ▶ \$300,000 - \$600,000 per acre (highest end of the range for land fronting on Gordon)

Value per hectare of
1888 Gordon is likely
\$1,482,000

Comparative values for parkland dedication: 1888 Gordon

Dedication regime	Land calculation	% of 4.45 ha OP requirement	\$ Value (\$1,482,000/ha)
Current By-law	0.32 ha	7%	\$474,240
Planning Act - Land	1.8 ha	40%	\$2,667,600
Planning Act - Cash-in-lieu	1.08 ha	24%	\$1,600,560
Draft By-law 10.(d) i. 20% cap	0.64 ha	14%	\$948,480
Draft By-law 10. (d) ii. 5% cap	0.16 ha	3.5%	\$237,120

Variances

- ▶ Variance between *land calculation* allowed under the Planning Act and current Guelph Parkland Dedication By-law cash-in-lieu

\$2,193,360

- ▶ Variance between *cash-in-lieu calculation* allowed under the Planning Act and current Guelph Parkland Dedication By-law cash-in-lieu

\$1,126,320

Conclusions

- ▶ Further delay in the Parkland Dedication By-law update could result in a loss of as much as \$1,126,320 for 1888 Gordon alone.
- ▶ The City of Guelph is almost certainly not meeting Official Plan targets for parkland.
- ▶ City-wide Parkland Dedication Reserve is drastically underfunded
- ▶ By-law update must incorporate maximum land and cash-in-lieu allowed under the Planning Act to make up for 30 years of shortfalls.

June 7, 2018

City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Re: Comments on City File OP1701/ZC1701 Proposed Official Plan Amendment and Zoning By-Law Amendment Applications

Dear Mayor and Members of Council,

We are writing with regards to the proposed development at 1888 Gordon Street, and appreciate the opportunity to provide our comments for your consideration.

Our property is located at 1858 Gordon Street, which is immediately north of the subject property. We have lived on the property since 1980, and continue to live, and operate our family business on the property. A section of land within the proposal was severed from our property in 2013, so we are familiar with the development potential in the area and are not in opposition of development of the area in general.

Our most important priority continues to be the protection of our well, which services not only our residence, but also our garden centre. The continued functioning of this well is vital to our home and business.

Another major concern of ours continues to be encroachment onto our land. We feel strongly that a privacy fence must be built along the property line to safeguard against encroachment.

Finally, as outlined in our letter dated April 7, 2017, we continue to be concerned about traffic congestion and the lack of parking for the (now increased) number of units on site. Also, locating the tallest buildings on the north side of the property increases the amount of shading that covers the greenhouses, which will continue to be a challenge going forward.

After the letter we submitted on April 7, 2017 which outlined concerns we had with the well, density, grading, traffic congestion and building heights, we anticipated meetings with the city and developer to discuss the potential issues. Although no meetings took place, we received a letter on June 5th notifying us of the council meeting for approval on June 11th, for which comments were due June 8th. We hope that the concerns we outlined will be addressed as the development continues to take shape.

Thank you,

Fritz and Teresa Marthaler & Family

Erica Anderson Private Resident

And

Erica Anderson, B.Sc. Env., EP
President, Board of Directors
Wellington Common Element Condominium Board Number 219 (WCECC No. 219)
3-304 Stone Road West, Suite 204
Guelph, ON N1G 4W4

June 7, 2018

City of Guelph
Guelph City Clerk,
1 Carden Street,
Guelph ON N1H 3A1
Email: clerks@guelph.ca

**RE: Proposed Official Plan Amendment and Zoning By-law Amendment (City File:
OP1701/ZC1701) – 1888 Gordon Street**

My name is Erica Anderson and I live in a recently completed townhouse unit at 118 Hawkins Drive, located immediately east of the proposed development. I am also the President on the Board of Directors of the Wellington Common Element Condominium Board (WCCEC No.219) which represents my unit, along with 33 other townhouse units on lands immediately east of the proposed development.

I am writing this letter to express my concerns, as well as the concerns raised by the WCCEC No.219, that are related to certain aspects of the proposed high-density residential development. Namely, the built-form of Tower #3, proposed to be an 8-storey building located very close to my townhouse unit, and other townhouse units on my residential street, as well as the proposed access road running along the rear of the remaining townhouse units on Hawkins Drive.

As such, I have a number of questions, concerns and comments related to the proposed development to be considered by Planning staff and the members of Council that will be reviewing this application.

**NOTICE OF NEIGHBOURHOOD INFORMATION DROP-IN SESSION - The Tricar Group –
1888 Gordon Street – Proposed Condominium Development – January 23rd, 5 – 7 pm**

I did receive a notice and attended the open house held by Tricar on January 23rd at the Victoria East Gold Club in the evening. The information provided did not relate to any of

the concerns we had with respect to impacts to our retaining wall, however, Stantec whom was also in attendance did speak to the controls that will be in place. I am not confident with the information provided that the storm and surface water runoff will be adequately controlled from increasing flow through and over our retaining wall that would ultimately reduce the structural integrity and lifetime of the wall. The lot is currently undeveloped with vegetation that provides a buffer and slows surface water flow. Once the site is stripped for construction and completed with manicured areas, the vegetation will take time to root and provide the buffer that it currently does.

I would prefer to have something written down and documented by the developer or City to protect the Condo Board from having to over increase condo fees in the event the wall begins to deteriorate prematurely, and be accountable for any nuisance impacts to our yards as a result of construction and development. Especially based on the potential impacts as a result of Gallery 3 and mounding that could impact the wall and our properties. During construction, mitigation measures should be in place including the installation, maintenance and monitoring of silt fencing to prevent impacts during construction.

The theme of the open house appeared to be geared towards getting potential purchasers to come in and see what they are proposing to build as opposed to legitimately addressing concerns expressed by the stakeholders.

I also spoke with a Tricar representative regarding my concerns over the building height adjacent to the Hawkins Drive Town homes. He said that the shadow studies were not updated with the new concept plan because "it doesn't matter". The 8-storey building height will not change the shadow impacts. Stantec also confirmed that the March Solstice was not included in the original shadow study because it would be the same as the Fall Solstice and confirmed that we would be under shadow for 9 months of the 12 month Calendar year starting in the early afternoon until sunset. I also asked about potentially reducing the building height to a 4-storey and re-orientating the building locations, or to even reduce building 3 to 6-storeys. He said to me that they have already done enough based on the City's comments and they are not willing to do anything more. I also realized quickly that nothing is up for discussion with them which defeats the purpose of stakeholder consultation.

Stantec offered to sit down and discuss further but after my discussion with Tricar I was very put off by the whole situation.

Questions and Comments:

1. **OPA #48 and Proposed Built-Form and Location for Tower #3** - OPA #48 identifies the Objectives and policies recently approved by the OMB in October 2017.

Specifically:

- Section 8 – Urban Design, Objective f) To ensure that the design of the built environment promotes excellence in urban design **by respecting the character of the existing distinctive areas and neighbourhoods of the City**; and, l) To preserve and enhance the identified and protected *public views* and *public vistas* of built and natural features.
- Section 8.2 Public Realm - 2. **New residential developments shall be designed to be integrated and connected to surrounding existing neighbourhoods;**
- **Section 8.7 Built Form: Buildings in Proximity to Residential and Institutional Uses:**
 1. Where commercial, employment or mixed-use development is located in proximity to residential and institutional uses the following urban design strategies will be employed to ensure *compatibility*:
 - i. using building massing and placement to reduce the visual effects of flat roof lines, blank facades or building height by means such as appropriately stepping back, terracing or setting back buildings;
 - ii. appropriately locating noise-generating activities within a building or structure and away from sensitive receptors;
 - iii. incorporating screening and noise attenuation for roof-top mechanical equipment and other noise generating activities situated in proximity to sensitive receptors;
 - iv. providing perimeter landscape *buffering* incorporating a generously planted landscape strip, berming and/or fencing to delineate property boundaries and to screen the commercial or employment use from the adjacent use; and
 - v. designing exterior lighting and signage to prevent light spillage onto the adjacent property.
- **Section 8.9 Built Form: High-rise Buildings:**
 1. The following policies apply to tall building forms, which generally means buildings above six (6) storeys:
 - i. to ensure tall buildings act as landmarks, they shall incorporate a distinctive bottom (e.g., a podium), middle and top. Interesting architectural features and roof treatments should be considered for all rooftops of tall buildings;
 - ii. parking should be provided primarily below grade with limited visitor surface parking. Structured parking above-grade may be permitted, where appropriate;
 - iii. **built-form studies addressing building massing, shadows, views and microclimatic studies (e.g., wind) may be required to determine the potential impacts to the surrounding neighbourhood arising from tall buildings;**
 - iv. floor plate sizes of the tower portion (e.g., storeys five (5) and above) of the building may be limited to encourage slender and elegant tall building designs; and
 - v. the tower portion (e.g., storeys five (5) and above) of the building shall be carefully placed to ensure adequate spacing between towers to allow for solar access and privacy.

- **8.11 Transition of Land Use:**

1. To achieve *compatibility* between different land uses, *development* will be designed to create an appropriate transition through the provisions of roads, landscaping, spatial separation of land uses and *compatible* built form.
2. Where proposed buildings exceed the built height of adjacent buildings, the City may require the new buildings to be stepped back, terraced or set back to reduce adverse impacts on adjacent properties and/or the streetscape.

Comment:

Based on the policies and objectives identified above, compatible built form with existing adjacent land uses should be accommodated. The design concept provided for the proposed 'Increased High Density Residential' land use has not been developed in keeping with the recently approved OPA 48 Amendment, and demonstrates poor built form, will cast shadows on the adjacent existing residential communities on Hawkins Drive.

High rise development directly adjacent to low rise residential is not compatible built form where the high rise development casts a shadow over existing low rise development for 9 months of the year, starting in the early afternoon (1 pm on in Winter and 4 pm on in the spring/fall) until sunset especially in the fall/winter/spring months where sunlight is at a premium and we no longer have any sunlight in our living spaces at the back of our property. Our living rooms are all orientated at the back of our units. The way the development is currently proposed does present a compatibility issue for the Hawkins Drive residents and needs to be addressed, and should be taken into consideration in the City's review of the site. Additionally, the surrounding land uses are currently designated as 'Low Density' and 'Medium Density' residential. 14 storey and 8 storey buildings are not compatible with adjacent to 1 and 2 storey Residential.

While I appreciate the City of Guelph is required to accommodate residential growth by increasing density, I believe an appropriate balance needs to be made between suitable density/intensification goals without negatively impacting proper built-form compatibility. We strongly believe that the proposed 8-storey high-rise residential tower is in sharp contrast to our existing low rise residential subdivision and pays little attention to good compatible built-form. The effect of the 8-storey tower will be further amplified given that Hawkins Drive is at a lower elevation (approximately 1.5 storeys lower with the retaining wall and fence on top of the retaining wall) compared to the adjacent property.

As per the City of Guelph Zoning By-law the minimum yard rear setback should be either "Equal to 20% of the Lot Depth or one-half the Building Height, whichever is greater." The proposed setback is only approx. 39 m. Since the setback is not in conformance with either specification, the site plan should be reconsidered. Increased

set back from the Property line adjacent to the Hawkins Drive Townhomes could also assist in avoiding shadow impacts to our units if height accommodations are not made.

In addition, the Development is not for senior residential development as per the Official Plans Section “7.2.10 In spite of the maximum residential densities that are specified for various land use designations of this Plan, development projects designed exclusively for occupancy by senior citizens may be permitted to exceed the maximum unit density allowed provided that the overall size, height and impact on the adjacent areas is consistent with that which would be associated with a standard multiple residential building that would be permitted.]”. As such increased density should not be permitted based on compatible built form with the existing low rise development.

2. Proposed Built-Form 1888 Gordon:

- When the residents on Hawkins Drive and Poppy Drive purchased their homes in 2014, the surrounding land use did not include approved high density residential and certainly not an accommodation to further increase the density, and change setbacks to benefit a developer.
- The proposed development is very aggressive and is not in keeping with good built form compatibility. The orientation and height of Tower #3 and the proposed 14-storey buildings will effectively create a giant wall in front of our properties, cutting off westerly views from the rear of the townhouses on Hawkins, and will create undesirable shadow impacts on our properties for at least half the year.
- There is a significant contrast between increased high density residential proposed directly adjacent to existing low rise residential. The proposed changes to the zoning to accommodate the increase to high density development is simply too aggressive based on the existing established low rise communities directly adjacent to the site. 10 storeys is already too high (14 storeys is beyond aggressive) for building on the adjacent property next to the existing townhouses that are already on a significantly lower elevation. The maximum building height should be as the zoning permits.
- This proposed development if approved as is, sets a **‘Dangerous Precedent’** in the south end for over **‘intensified high density’** development with larger and taller towers being proposed for future developments. Setting a precedent with the volume, heights and shadow impacts will greatly affect the livelihood and smaller community feel that residents move to Guelph for from the larger surrounding cities. This is supposed to be Guelph, not Toronto or London or Kitchener or Mississauga.

3. Negative impact on quality of life: We are of the strong opinion that the proposed high rise tower (in particular Tower #3) at the east end of the subject property will directly impact the Hawkins Drive community and negatively impact our quality of life as a result of the following:

- Shadow impacts – when day light is at a premium in the Fall and Winter months, the townhouses at the end of Hawkins Drive will be under shadow in the afternoon/evening for 9 months of the year. Most individuals work during the

- day and are home in the afternoon/evening and will no longer be able to enjoy the last few hours of the evening light for at least 6 months of the year, possibly 9 because the study is missing the March solstice. Decreased daylight during these times directly affects individuals that suffer from seasonal disorders;
- Health and safety concerns related potential access roads running along the rear of the properties with:
 - increased surface water runoff and contamination of our properties related to road maintenance and salting activities; and,
 - introduction of vehicular traffic directly adjacent to our backyards and directly impacting the health and safety of children living in the neighbourhood.
 - Decreased property values as a result of over densifying the adjacent site, and creating a ‘Wall Effect’ where residents can’t see anything except for the adjacent potential high rise building/buildings from the second floor of our homes and in our backyards; and,
 - Increased noise levels;
 - Increase night light as a result of 8-storeys of apartment units facing the back of the townhouse units on our street;
- A potential private laneway in the rear of the property is very concerning due to health and safety impacts to Hawkins Drive residents: Environmental contamination of common element land and backyards of the Hawkins Drive properties; Individual residents being exposed to potential contamination from road maintenance and vehicles; children playing in their backyards, and potential structural impacts to the retaining wall. Development introduces impervious ground surfaces resulting in an increase in overland flow for any given storm event and a reduction in infiltration rates. As well, the quality of this storm run-off is impacted by urban land uses and activities. As well, noise and light impacts to existing homeowners in the rear of their properties and bedrooms.

4. Poor built-form compared to other high-rise developments in Guelph:

- There are currently no high rise developments next to low rise residential in the south end of the City of Guelph. Maximum building heights adjacent to low rise homes in the south end are 3 to 4 storeys. I assume this is to limit shadow effects.
- Along Gordon Street the maximum building heights are 7 to 8 storeys, and are not directly adjacent to low rise residential (Arkell, Edinburgh and between both streets along Gordon)
- I drive this stretch every day and am well aware of the shadow impacts across Gordon Street on my way home from work, although there are no residential homes that are impacted as a result due to set back and building height.

5. Planning Act Notice Requirements:

- The Planning Act requires all registered landowners within 120 metres of the site of the proposed planning application receive a notice of the application and be provided appropriate time and notice to provide comment.
- The Wellington Condo Corp. No 219, which is a registered landowner directly adjacent to the site, has never been contacted and no notices were received at the service address, which has been in effect since Fall 2016.
- As such, contravention of the Planning Act is grounds for delay to ensure all registered landowners are provided with appropriate notice to provide comment

6. Suggested modifications to site plan: We believe the proposal should be modified as follows:

- We believe that the development considerations for the site should be sympathetic to existing low rise residential and compatible with good built form. The proposed conceptual site model should be reoriented with low rise development in the rear of the site (it would have been more reasonable to keep the previously proposed 4 storey townhouses to the rear of the property as an 8 storey building is still too high for the existing low rise residential which is already at a significantly lower elevation) with a reasonable setback from the property line to avoid shadow effects. Based on the new proposed submission we propose the maximum building height should be 6 storeys including any social or commercial space, or mechanical implements within the same building as it is within the High Density Residential Zoning requirements and is sympathetic to the existing low rise.
- Increased setbacks from the rear of the property should be required to avoid significant shadow effects to the living areas in the rear of the townhouses for all of the residents on Hawkins Drive as we are already at a significantly lower elevation. Being under shadow for 9 months of the year is unacceptable to existing low rise residential development. The zoning By-law indicates half the buildings height or 20 % of the lot depth, neither of which has been provided.
- The access road at the rear of the property should be reconsidered and/or removed. There are no residential developments in the south end of Guelph with a city street in the front and a private lane in the rear in an alignment that provides for increased speeds. Speed control measures need to be implemented on the private lane if there is no consideration for removing this feature or moving it further away from our properties.
- Light and noise modifications should be considered to avoiding impacts to existing residents with living spaces and bedrooms in the rear of the property.

7. Property and Retaining Wall Impacts:

- There are direct financial implications to the homeowners whom pay for the maintenance of the WCECC No 219 Common Element – Retaining Wall and fence

with increased stormwater runoff moving through the wall and into our backyards and potential mounding impacts from Gallery 3.

- Potential mounding impacts namely from infiltration Gallery 3. It is noted that the elevations for the storm event range from 346.34 to 345.44 mASL (height of mound above the high water table. It is important to note that the house approximately 20 m from Gallery 2 (40 m from the centre of each feature) has a basement approximately 1 m higher than the most severe storm. The basements of Hawkins Drive residents are approximately 70 m from Gallery 3 and the basements would be approximately 2.5 to 3 m below the elevation of Gallery 3 which could put our basements at risk for flooding and compromise the structural integrity of the structural retaining wall along the Parcel of Tied Land.
- Potential structural and nuisance impacts to the retaining wall in the rear of our properties due to increased stormwater drainage and surface runoff coming through the wall into our backyards. The costs to maintain this wall are paid for by the homeowners on Hawkins Drive and we should not have pay more to accommodate impacts as a result of 'over intensified' High density development.
- There is also a potential significant decrease in the lifetime of the common element retaining wall and fence as a result of how the adjacent site is proposed to be developed and the setbacks/density and building heights assigned through an official plan and zoning change amendment.
- Financial impacts as a result of over developed greenspace with potential for environmental contamination of the property as a result of increased surface runoff, site maintenance and road maintenance from landscaping, salting activities, and from vehicles using the road (petroleum hydrocarbons and other fluids) with the surface runoff running into our backyards damaging out property.

8. Property Value Impacts: This proposed development was not available for consideration when deciding to purchase a low rise home in the south end of Guelph. Staging 8 and 14-storey buildings in a low rise residential neighborhood will also impact property values negatively.

9. Natural Heritage Considerations – Endangered Species Act:

- Eastern Meadowlark was heard calling on the site, but was determined not to be significant since it wasn't seen during the breeding bird surveys. This species and habitat is protected under the Endangered Species Act. It was also identified adjacent to breeding bird season on the site.
- Barn swallows are known to inhabit shed/garage structures. It is noted that the structures on the site were demolished this past spring. Was a survey completed of the ancillary buildings on the site prior to demolition as the species and habitat

are protected under the Endangered Species Act? Barn Swallows were confirmed on the property during Breeding Bird season as outlined in the Stantec Report.

- **Timing clearing activities does not mitigate the removal of Endangered Species habitat which is protected on a Provincial level under the ESA. The habitat is protected under the Endangered Species Act. What habitat compensation will be provided as a result?**

10. Natural Heritage Considerations - Other:

- A number of bird species are accommodated at the site including blue jays, cardinals, gold finches, song sparrow, rose-breasted grosbeaks, brown-headed cowbirds, downy woodpeckers, etc.
- It appears from the conceptual site model the developer is proposing to clear the trees that would provide a visual and noise buffer between the townhouses and the proposed development which will also greatly concerning and will negatively impact the environment in the rear of our town homes.
- The Tree Preservation Plan indicates the removal of 735 trees which would require replacement at a 3:1 ratio. There is no indication of how many will be replanted and where and what amount will be replaced via cash in lieu. Since the site is a greenfield, the developer should be required to plant trees as opposed to providing cash in lieu.

11. Additional Comments -

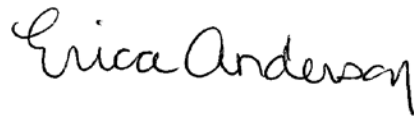
- As noted in the October 22, 2014 meeting minutes with Stantec and the City of Guelph, the following items of concern were noted and have not been addressed:
 - With respect to Parkland conveyance requirements by the City of Guelph, it was noted that Tricar “insists and will continue to insist on paying cash in lieu for parkland” which is concerning. The City indicated that they would require a minimum of 10 percent of the developable area. Has a determination been made and has the 10 percent park conveyance requirement been met? Implementing the parkland dedication may help to reduce negative impacts to the low rise town homes on Hawkins Drive. Where green space is available it should be mandatory for developers to allocate greenspace on the proposed development lot. The developer should not be permitted to pay cash in lieu for overdeveloping this greenspace. What will be the City’s decision on this item?
 - Dewatering activities could also result in impacts to the Provincially Significant Wetland (PSW) located within 120 m of the Site. Confirmation of no impacts to the PSW was not identified in the Hydrogeological Assessment, but that there ‘should be no impact’ which sounds uncertain.
 - What is the justification on the bonusing provision the developer additional height? Please provide a response.
- An allocation for Affordable Housing isn’t identified as part of the development plan which is a requirement of the City of Guelph Official Plan.

I also want to formally register to speak as a delegate if there is another Public meeting to represent both myself as an individual homeowner and as a delegated representative of the 34 homeowners Hawkins drive for the WCECC No, 219.

Please let me know if you would like to discuss further to hopefully come to a consensus on the impacts identified above regarding the proposed development plan at 1888 Gordon Street.

Additionally, I want to request notice on any additional meetings or review decisions.

Sincerely,

A handwritten signature in black ink that reads "Erica Anderson". The script is cursive and fluid, with the first name "Erica" and last name "Anderson" clearly legible.

**Erica Anderson, B.Sc. Env., EP
President, WCECC No. 219 Board of Directors
And Private Resident – 118 Hawkins Drive**

**CC: Councillor Mark Mackinnon, Ward 6
Councillor Karl Wettstein, Ward 6**

Update to Council: City of Guelph/County of Wellington Smart Cities Application

June 11, 2018

Update

Previous presentations to Council:

- March 5, 2018:
 - Introduced broad parameters of Smart Cities Challenge and broad concept
- April 9, 2018
 - Following consultation with community partners - including the University of Guelph, Conestoga College, local agri-food entrepreneurs, citizens, businesses and the social sector
 - Received Council direction to submit the application outlining the aim of Guelph and Wellington County to become a circular food ecosystem

Status

- On April 24, 2018, the City of Guelph-County of Wellington made an application to INFC's Smart Cities Challenge
- On June 1, 2018, Prime Minister Justin Trudeau announced application was a finalist and a recipient of \$250,000 to develop the final proposal

What's Next:

- The next stage of the application process will involve working with over 100+ community, academic, business stakeholders and residents to develop detailed proposals for the 9 identified projects
- The scope of this work spans Guelph and Wellington County, as well as national and international partners
- The final proposal will present a strong business case with clearly established milestones and measurable outcomes
- It is anticipated the final proposal will require an intensive amount of detailed work within a short period of time

Vision

The City of Guelph and the County of Wellington will create Canada's first circular food economy

Problem: take, make, dispose

Our current food economy is unsustainable

- Today, 30% of food produced never makes it to the plate
- In landfill, organic waste creates methane — a greenhouse gas 25 times more powerful than CO₂
- Almost a billion people around the world are hungry or undernourished
- In Wellington-Dufferin-Guelph, 14% of households lack food security
- By 2050, the global population will increase to 9 billion, adding even more pressure to food systems

Solution: circular thinking, smart technology

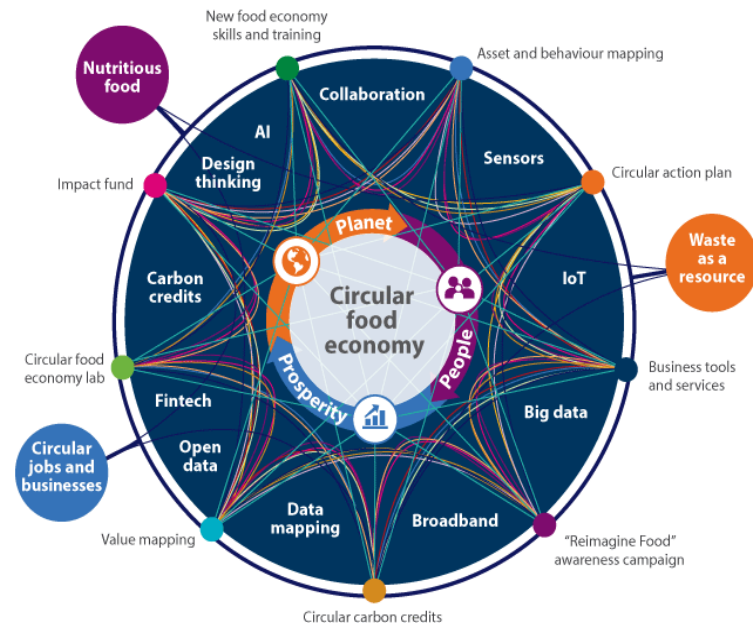
Creating the food community of the future in Guelph/Wellington

By 2025, we aim to leverage smart technology to:

- Increase access to affordable nutrition food by 50%
- Create 50 new circular businesses and collaborations
- Increase circular economic revenues by 50% by recognizing the value of “waste”

In other words, 50x50x50 by 2025

City of Guelph and County of Wellington—The food community of the future
Canada's first circular food economy



Building the City of the Future

The Smart Cities initiative contributes to and will connect with several key priorities to build the city of the future:

- Our profile as the 'heart' of the Innovation Corridor - a powerhouse in agri-food, with significant advances in nutrition, new food products, health and medical applications, sustainable farming practices, bio-plastics and bio-fuels and even automotive parts
- Implementation of Prosperity 2020 and setting the groundwork for Prosperity 2030
- Reaching community and City commitments to achieve Net Zero and 100% renewables by 2050
- Our leadership in progressive waste programming and waste diversion
- Community Plan and Branding work

We've got what it takes

There's no better place to reinvent the food system than Guelph/Wellington

- Urban-Rural partnerships
- Headquarters for most provincial agriculture organizations – including OMAFRA
- 40 agri-food research centres
- The University of Guelph & Conestoga College
- 1,600+ food businesses & entrepreneurs
- Innovators in the areas of bio-tech, clean-tech & agri-tech
- Countless innovative community partners and agencies
- Alectra's planned Green Energy & Technology Centre
- A strategic location in the heart of the Innovation Corridor and differentiated as a hub of food innovation and environmental sustainability

Increase access to affordable, nutritious, local food by 50% by 2025

Key components:

- Improve connections between producers and consumers
- Utilize the expertise of Wellington County farms (some of the best farmland in Ontario)
- Collaborate with the University of Guelph; Conestoga College; more than 1,600 food businesses & entrepreneurs, more than 40 agri-food research institutes & organizations

Initial Projects:



Asset & Behaviour Mapping

- conduct baseline data mapping of access to nutritious food and community food assets
- overlay data from a rich variety of sources



Circular Action Plan

- use mapping data to develop a Food Security & Health Action Plan in collaboration with local agencies and community groups

Create 50 new circular businesses and collaborations by 2025

Key Component:

- New collaborations among farmers, researchers, food industry, policy makers, tech sector, entrepreneurs

Initial Projects:



Circular Food Economy Lab

- foster partnerships and collaborations through challenges, “collision spaces” and a “food project concierge”



Impact Fund

- bring together existing funding programs and providers
- enable citizens and stakeholders to suggest food-related challenges for our collaborators to tackle



New Food Economy Skills and Training

- provide food innovation education and training, as well as public learning labs

Increase circular economic revenue by 50% by 2025 by recognizing the value of “waste”

Key components:

Using enhanced technology:

- Design food waste out of the system
- Extract value from waste

Initial Projects:



Business Tools and Services

Develop, curate and share a suite of tools, business diagnostics and services to help public organizations and businesses re-invent their processes/business models



“Re-imagine Food” Awareness Campaign

- educate residents on the costs of food waste
- boost demand for the products of a circular economy
- build stronger relationships between food producers and consumers

Increase circular economic revenue by 50% by 2025 by recognizing the value of “waste”



Circular Carbon Credits

- add “social currency” to the carbon offset credits generated by Guelph’s landfill
- keep monetary and social value circulating in the community



Value Mapping

- analyze data from Guelph’s waste collection carts
- identify key intervention points to help drive a circular food economy and create new business opportunities

Quadruple bottom-line benefits

Supporting prosperity, planet, people and purpose

- Create new revenue streams and jobs from the by-products we currently throw away
- Foster innovation, collaboration and skills
- Shrink our environmental footprint by reducing waste
- Help ensure every local resident has access to healthy, nutritious food
- Create a roadmap to share with the communities around the world

Ellen MacArthur Foundation

- A further testament to the interest in Guelph's circular food economy idea comes from the Ellen MacArthur Foundation, a global thought leader and UK-based charity that works with business, government and academia to accelerate the transition to the circular economy
- The Foundation has selected Guelph as one of the cities to conduct in-depth analysis from June - October as part of a Cities and Circular Economy for Food initiative
- One of 4-6 cities world wide
- Work will provide international exposure to our work
- Global partners of the Ellen MacArthur Foundation include:

- Danone
- Nike
- Unilever
- Google



Ask

- That Council approve up to \$250,000 from the City's Efficiency, Innovation and Opportunity Reserve Fund (351) to support the ongoing work associated with the City of Guelph/County of Wellington competitive application to the Smart Cities challenge

Our Community Champions



Staff Report



To	City Council
Service Area	Office of the Chief Administrative Officer
Date	Monday, June 11, 2018
Subject	Smart Cities Update
Report Number	CAO-2018-22

Recommendation

1. That Council approve \$250,000 from the City's Efficiency, Innovation and Opportunity Reserve Fund (351) to support the ongoing work associated with the City of Guelph/County of Wellington competitive proposal to the Smart Cities challenge prize of \$10 million dollars.

Executive Summary

Purpose of Report

To provide Guelph City Council with an update regarding the City of Guelph-County of Wellington's application to the Federal government's Smart Cities Challenge and to seek support for funding to prepare for the next stage of the application process.

Key Findings

On June 1, 2018, Prime Minister Justin Trudeau announced that the City of Guelph-County of Wellington's application for the Smart Cities Challenge was short-listed as one of the finalists to proceed to the next step of the Challenge and will therefore be the recipient of \$250,000 to further develop a project plan. Two of the 10 finalists in the population category of under 500,000 will be granted \$10 million to implement their project.

In preparing for the next stage of the application process, a reallocation of resources and additional funds will be required to ensure the City's competitive advantage. This stage will involve working with over 100+ community, academic, business stakeholders, along with residents, to develop detailed proposals for the 9 projects proposed in this application. The scope of this work spans Guelph and Wellington County, as well as national and international partners. Community and business partners have already committed significant in-kind resources to the development of this proposal and remain committed to collaborating through the next phase. The City's ability to resource and act as convenor and project manager to date, along with support from Wellington County, has greatly enabled the success of this work.

Overwhelmingly, stakeholders agreed that this vision and proposed work was essential to move forward as part of an integrated social, economic and environmental strategy for the community. From a City perspective, the opportunity to be a finalist in this competition has already reinforced Guelph's reputation as a leader in municipal innovation. Regardless of the final result, pursuing this body of work contributes to and builds on a wide range of strategic work already underway:

- Building Guelph's profile as the 'heart' of the Innovation Corridor. Guelph is anchored by a rich tradition in agriculture, the expertise and world-class research facilities at the University Guelph, home to the Ontario Agricultural College, and a cluster of companies and government agencies engaged in research, innovation and commercialization in the sector. It has made Guelph a powerhouse in agri-food, with significant advances in nutrition, new food products, health and medical applications, sustainable farming practices, bio-plastics and bio-fuels and even automotive parts.
- The implementation of Prosperity 2020 and setting the groundwork for Prosperity 2030
- Reaching community and City commitments to achieve Net Zero and 100% renewables by 2050
- Guelph's leadership in progressive waste programming and waste diversion
- Community Plan and Branding work

A further testament to the interest in Guelph's circular food economy concept comes from the Ellen MacArthur Foundation, a global thought leader and UK-based charity that engages with business, government and academia to accelerate the transition to the circular economy. The Foundation has selected Guelph as one of the cities to conduct in-depth analysis from June - October as part of a Cities and Circular Economy for Food initiative.

Financial Implications

The City's Efficiency, Innovation and Opportunity Reserve Fund (351) was established to "finance projects that improve the efficiency of the corporation, support innovation in direct service delivery or corporate change, or that leverage external funding opportunities." (Efficiency, Innovation and Opportunity Fund Policy, 2017).

Given this criteria and the collective community interest, Guelph's Smart Cities work is an appropriate fit for this funding request.

Although the Federal government has committed \$250,000 to the preparation of the final proposal, additional resources are required to respond in a limited time frame and to put forward a competitive final proposal.

Subject to Council's approval of this request, the existing reserve fund has the minimum required \$5M allowable without a repayment plan.

Report

In late 2017, the Ministry of Infrastructure Canada released details of its Smart Cities Challenge encouraging communities to adopt a smart cities approach to improve the lives of their residents through innovation, data and connected technology. The following prize categories were identified:

- one prize of up to \$50 million open to all communities, regardless of population;
- two prizes of up to \$10 million open to all communities with populations under 500,000 people; and
- one prize of up to \$5 million open to all communities with populations under 30,000 people.

The government of Canada's program committed that in the summer 2018, 20 total finalists, 10 within the City/County's population category, would be selected to receive \$250,000 to fully develop their final proposals.

Over the last several months, City of Guelph staff, together with the County of Wellington has collaborated on the submission of an application to Infrastructure Canada's Smart Cities Challenge.

Through intensive consultations with the community, including the University of Guelph, Conestoga College, local agri-food entrepreneurs, citizens, businesses and the social sector; while building on the legacy of established community led initiatives (for example the Guelph Wellington Food Roundtable, Toward Common Ground, Taste Real Program), the City and County recognized that the region's differentiating strength was in the agri-food space.

This extensive engagement resulted in the shared vision for the City and County to create Canada's first circular food economy. The identified vision included a plan to re-imagine the food system, using nature's circular approach as the inspiration. Instead of a "linear" economic model of "take-make-dispose", a circular approach was envisioned that is economically, socially and environmentally sustainable. The vision incorporates three connected goals: to increase access to affordable, nutritious food by 50%, create 50 new circular businesses and collaborations and increase circular economic revenues by 50% - recognizing the value of waste as a resource. In other words, 50x50x50 by 2025.

The application was one of 130 applications submitted in advance of the April 24, 2018 deadline. On June 1, 2018, Prime Minister Justin Trudeau announced the winners during the Federal Canadian Municipalities Conference in Halifax, Nova Scotia.

While the final proposal deadline has yet to be announced, it is understood that submissions will be due during the winter of 2018/2019, with the winning proposals announced in spring 2019.

Over the next several months, the City and County will be required to develop a fully-implementable final proposal that outlines all design, planning, and project management components of the plan. The final proposal will present a strong business case with clearly established milestones and measurable outcomes. The City/County's proposal will also be expected to outline the data and reporting strategy, making appropriate links to Infrastructure Canada's Community Benefits Reporting Framework.

Overwhelmingly, stakeholders agree that this vision and proposed work is essential to move forward as part of an integrated social, economic and environmental strategy for the community. From a City perspective, being named a finalist in this competition has already reinforced Guelph's reputation as a leader in municipal innovation. Regardless of the final result, pursuing this body of work contributes to and builds on a wide range of strategic work already underway:

- Building Guelph's profile as the 'heart' of the Innovation Corridor. Guelph is anchored by a rich tradition in agriculture, the expertise and world-class research facilities at the University Guelph, home to the Ontario Agricultural College, and a cluster of companies and government agencies engaged in research, innovation and commercialization in the sector. It has made Guelph a powerhouse in agri-food, with significant advances in nutrition, new food products, health and medical applications, sustainable farming practices, bio-plastics and bio-fuels and even automotive parts.
- The implementation of Prosperity 2020 and setting the groundwork for Prosperity 2030
- Reaching community and City commitments to achieve Net Zero and 100% renewables by 2050
- Guelph's leadership in progressive waste programming and waste diversion
- Community Plan and Branding work

A further testament to the interest in Guelph's circular food economy concept comes from the Ellen MacArthur Foundation, a global thought leader and UK-based charity that works with business, government and academia to accelerate the transition to the circular economy. The Foundation has selected Guelph as one of the cities to conduct in-depth analysis from June - October as part of a Cities and Circular Economy for Food initiative.

To prepare a highly competitive proposal and continue to build the momentum to implement the City and County's bold vision, the City's current organization structure cannot sustain the work ahead without additional resources. Given the magnitude of the proposal, Intergovernmental staff has already started advocacy work with other levels of government to attract additional funding to support the implementation phase of the initiative. It is also anticipated that business sector partners will be interested in financially supporting aspects of relevant aspects of this initiative.

It is therefore recommended that the City provide funding to match the Federal government's \$250,000 commitment to put forward a truly competitive proposal for the \$10 million grant from the Federal government.

Financial Implications

Phase 1 of this project, which resulted in becoming a finalist, was achieved through the use of existing staff and reserves. Phase 2, the development of the final application, will require additional resources in order to remain agile and competitive.

The City's Efficiency, Innovation and Opportunity (Reserve) Fund #351 was established to "finance projects that improve the efficiency for the corporation, support innovation in direct service delivery or corporate change, or that leverage external funding opportunities." (Efficiency, Innovation and Opportunity Fund Policy, 2017) Given this criteria, the City's Smart Cities work is considered an appropriate fit for this funding request.

Subject to Council's approval of this request, the existing reserve fund has the minimum required \$5M allowable without a repayment plan.

Funding Categories	Phase 2: 2018/2019
Project Management and Administration	\$200,000
Communications, Engagement and Advocacy	\$ 50,000
Project and Program Plans, Performance Metrics, Evaluation and Reporting Plan, Baseline Mapping – Federal contribution	\$250,000
Total expenditures	\$500,000

Consultations

Not applicable

Corporate Administrative Plan

Overarching Goals

Service Excellence
Innovation

Service Area Operational Work Plans

Our Services - Municipal services that make lives better
Our People - Building a great community together

Attachments

ATT-1 Update to Council: City of Guelph/County of Wellington Smart Cities
Application Power Point Presentation

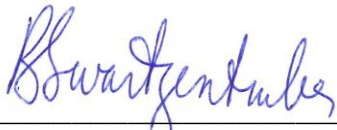
Departmental Approval

Peter Busatto, General Manager, Environmental Services
Tara Baker, General Manager, Finance, Treasurer

Marina Grassi, Strategic Business Advisor, Infrastructure, Development and
Enterprise
Barbara Maly, Manager, Business Development and Enterprise

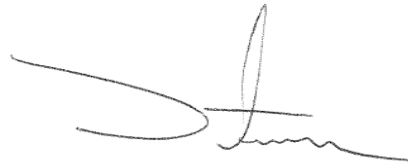
Report Author

Cathy Kennedy
Manager, Policy and Intergovernmental Affairs



Approved By

Barb Swartzentruber
Executive Director,
Strategy, Innovation and
Intergovernmental Services
519-822-1260 ext. 3066
barbara.swartzentruber@guelph.ca



Recommended By

Derrick Thomson
Chief Administrative Officer
519-822-1260 x 2221
derrick.thomson@guelph.ca

Update to Council: City of Guelph/County of Wellington Smart Cities Application

June 11, 2018

Update

Previous presentations to Council:

- March 5, 2018:
 - Introduced broad parameters of Smart Cities Challenge and broad concept
- April 9, 2018
 - Following consultation with community partners - including the University of Guelph, Conestoga College, local agri-food entrepreneurs, citizens, businesses and the social sector
 - Received Council direction to submit the application outlining the aim of Guelph and Wellington County to become a circular food ecosystem

Status

- On April 24, 2018, the City of Guelph-County of Wellington made an application to INFC's Smart Cities Challenge
- On June 1, 2018, Prime Minister Justin Trudeau announced application was a finalist and a recipient of \$250,000 to develop the final proposal

What's Next:

- The next stage of the application process will involve working with over 100+ community, academic, business stakeholders and residents to develop detailed proposals for the 9 identified projects
- The scope of this work spans Guelph and Wellington County, as well as national and international partners
- The final proposal will present a strong business case with clearly established milestones and measurable outcomes
- It is anticipated the final proposal will require an intensive amount of detailed work within a short period of time

Vision

The City of Guelph and the County of Wellington will create Canada's first circular food economy

Problem: take, make, dispose

Our current food economy is unsustainable

- Today, 30% of food produced never makes it to the plate
- In landfill, organic waste creates methane — a greenhouse gas 25 times more powerful than CO₂
- Almost a billion people around the world are hungry or undernourished
- In Wellington-Dufferin-Guelph, 14% of households lack food security
- By 2050, the global population will increase to 9 billion, adding even more pressure to food systems

Solution: circular thinking, smart technology

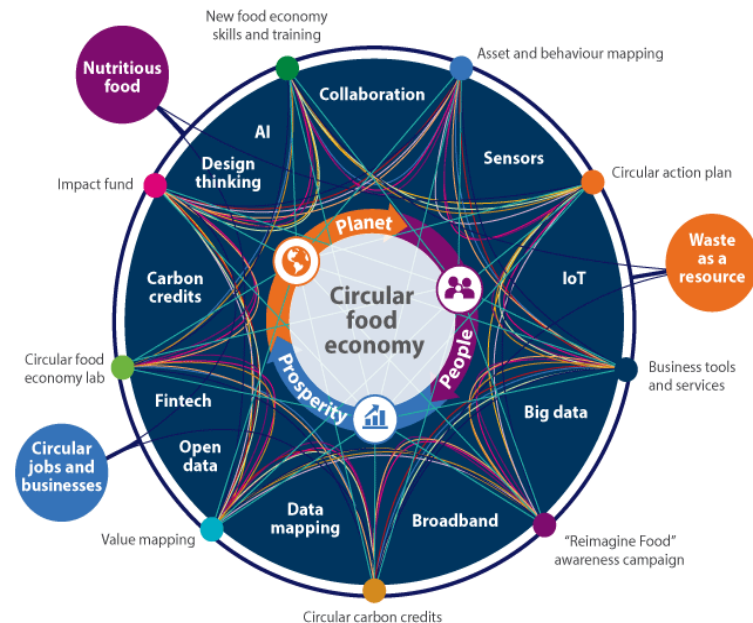
Creating the food community of the future in Guelph/Wellington

By 2025, we aim to leverage smart technology to:

- Increase access to affordable nutrition food by 50%
- Create 50 new circular businesses and collaborations
- Increase circular economic revenues by 50% by recognizing the value of “waste”

In other words, 50x50x50 by 2025

City of Guelph and County of Wellington—The food community of the future
Canada's first circular food economy



Building the City of the Future

The Smart Cities initiative contributes to and will connect with several key priorities to build the city of the future:

- Our profile as the 'heart' of the Innovation Corridor - a powerhouse in agri-food, with significant advances in nutrition, new food products, health and medical applications, sustainable farming practices, bio-plastics and bio-fuels and even automotive parts
- Implementation of Prosperity 2020 and setting the groundwork for Prosperity 2030
- Reaching community and City commitments to achieve Net Zero and 100% renewables by 2050
- Our leadership in progressive waste programming and waste diversion
- Community Plan and Branding work

We've got what it takes

There's no better place to reinvent the food system than Guelph/Wellington

- Urban-Rural partnerships
- Headquarters for most provincial agriculture organizations – including OMAFRA
- 40 agri-food research centres
- The University of Guelph & Conestoga College
- 1,600+ food businesses & entrepreneurs
- Innovators in the areas of bio-tech, clean-tech & agri-tech
- Countless innovative community partners and agencies
- Alectra's planned Green Energy & Technology Centre
- A strategic location in the heart of the Innovation Corridor and differentiated as a hub of food innovation and environmental sustainability

Increase access to affordable, nutritious, local food by 50% by 2025

Key components:

- Improve connections between producers and consumers
- Utilize the expertise of Wellington County farms (some of the best farmland in Ontario)
- Collaborate with the University of Guelph; Conestoga College; more than 1,600 food businesses & entrepreneurs, more than 40 agri-food research institutes & organizations

Initial Projects:



Asset & Behaviour Mapping

- conduct baseline data mapping of access to nutritious food and community food assets
- overlay data from a rich variety of sources



Circular Action Plan

- use mapping data to develop a Food Security & Health Action Plan in collaboration with local agencies and community groups

Create 50 new circular businesses and collaborations by 2025

Key Component:

- New collaborations among farmers, researchers, food industry, policy makers, tech sector, entrepreneurs

Initial Projects:



Circular Food Economy Lab

- foster partnerships and collaborations through challenges, “collision spaces” and a “food project concierge”



Impact Fund

- bring together existing funding programs and providers
- enable citizens and stakeholders to suggest food-related challenges for our collaborators to tackle



New Food Economy Skills and Training

- provide food innovation education and training, as well as public learning labs

Increase circular economic revenue by 50% by 2025 by recognizing the value of “waste”

Key components:

Using enhanced technology:

- Design food waste out of the system
- Extract value from waste

Initial Projects:



Business Tools and Services

Develop, curate and share a suite of tools, business diagnostics and services to help public organizations and businesses re-invent their processes/business models



“Re-imagine Food” Awareness Campaign

- educate residents on the costs of food waste
- boost demand for the products of a circular economy
- build stronger relationships between food producers and consumers

Increase circular economic revenue by 50% by 2025 by recognizing the value of “waste”



Circular Carbon Credits

- add “social currency” to the carbon offset credits generated by Guelph’s landfill
- keep monetary and social value circulating in the community



Value Mapping

- analyze data from Guelph’s waste collection carts
- identify key intervention points to help drive a circular food economy and create new business opportunities

Quadruple bottom-line benefits

Supporting prosperity, planet, people and purpose

- Create new revenue streams and jobs from the by-products we currently throw away
- Foster innovation, collaboration and skills
- Shrink our environmental footprint by reducing waste
- Help ensure every local resident has access to healthy, nutritious food
- Create a roadmap to share with the communities around the world

Ellen MacArthur Foundation

- A further testament to the interest in Guelph's circular food economy idea comes from the Ellen MacArthur Foundation, a global thought leader and UK-based charity that works with business, government and academia to accelerate the transition to the circular economy
- The Foundation has selected Guelph as one of the cities to conduct in-depth analysis from June - October as part of a Cities and Circular Economy for Food initiative
- One of 4-6 cities world wide
- Work will provide international exposure to our work
- Global partners of the Ellen MacArthur Foundation include:

- Danone
- Nike
- Unilever
- Google



Ask

- That Council approve up to \$250,000 from the City's Efficiency, Innovation and Opportunity Reserve Fund (351) to support the ongoing work associated with the City of Guelph/County of Wellington competitive application to the Smart Cities challenge

Our Community Champions

