

City Council - Planning Meeting Agenda

Consolidated as of October 7, 2016

October 11, 2016 – 6:30 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.

O Canada

Silent Reflection

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.

CON-2016.59 **Heritage Review Application requesting removal of the bank barn at 331 Clair Road East from the Municipal Register of Cultural Heritage Properties**

Recommendation:

1. That staff be authorized to remove all references to the bank barn at 331 Clair Road East from the Municipal Register of Cultural Heritage Properties;
2. That, should the demolition of the bank barn be approved, that the applicant be requested to consult the Senior Heritage Planner and the Manager of Integrated Services, Solid Waste Resources within Infrastructure, Development and Enterprise regarding options for the salvage, reuse or recycling of all demolition materials.

Public Meeting to Hear Applications
Under Sections 17, 34 and 51 of The Planning Act
(delegations permitted a maximum of 10 minutes)

978-1042 Paisley Road Proposed Vacant Land Condominium Subdivision (23CDM16507) – Ward 4

Staff Presentation:

Michael Witmer, Development Planner

Delegations:

Al Allendorf, Joylife Imperial Towers Limited

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

That Report 16-72 regarding a proposed four (4) unit Vacant Land Condominium Subdivision application (File: 23CDM16507) by Joylife Imperial Towers Limited on the property municipally known as 978-1042 Paisley Road, and legally described as Block 139, Registered Plan 61M-8, and Blocks 2, 3 and 4, Registered Plan 61M-53, City of Guelph from Infrastructure, Development and Enterprise dated October 11, 2016, be received.

108 and 110 Nottingham Street proposed Zoning By-law Amendment (ZC1611) – Ward 6**Staff Presentation:**

Lindsay Sulatycki, Development Planner

Delegations:

Jeff Buisman, Van Harten Surveying Inc.

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

That Report 16-74 regarding a proposed Zoning By-law Amendment application (File: ZC1611) by Van Harten Surveying Inc. on behalf of Henry Hanlon to recognize the existing semi-detached dwelling on the property municipally known as 108 and 110 Nottingham Street, and legally described as Part of Lot 259, Plan 8, City of Guelph, Part 3 of 61R-20160, from Infrastructure, Development and Enterprise dated October 11, 2016, be received.

Items for Discussion:

The following items have been extracted from 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. (delegations permitted a maximum of five minutes)

CON-2016.60**Affordable Housing Strategy: Final Report****Presentation:**

Joan Jylanne, Senior Policy Planner

Correspondence:

Carson Reid
Grant Worton

Recommendation:

1. That Council approves the Affordable Housing Strategy included as Attachment 1 in Report 16-75 dated October 11, 2016.
2. That Council refers the use of the financial actions contained within Section 6.3.3 of the Affordable Housing Strategy included as Attachment 1 in Report 16-75 dated October 11, 2016 to the development of a comprehensive policy for an Affordable Housing Incentive Program for permanent housing funded through the Affordable Housing Reserve fund.

Special Resolutions

By-laws

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

"THAT By-law Number (2016)-20099 is hereby passed."

By-law Number (2016)-20099	A by-law to confirm the proceedings of a meeting of Guelph City Council held October 11, 2016.
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Mayor's Announcements

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

Notice of Motion

Adjournment

GWDA

Guelph City Hall
1 Carden Street
Guelph ON N1H 3A1

August 10, 2016

Attention: Mayor Guthrie and Members of Council

Via email only.

Re: **Draft Affordable Housing Initiative**

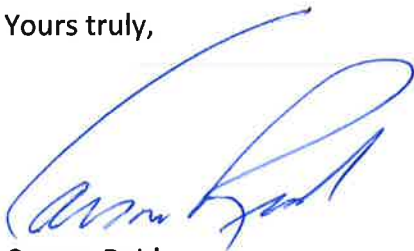
Thank you for the opportunity to comment on the draft Affordable Housing Initiative being reviewed for Council's consideration. Our Association is keenly interested in the directions being contemplated and the manner in which these will be implemented. We have at various stages attended stakeholder sessions and provided input with specific comments related to the Affordable Housing Initiative. As such, our Association feels that there is a need to consider a number of important matters in order to ensure that the City has an effective Affordable Housing Strategy in place.

These include the need for a clear understanding of the following in order for this initiative to be successful:

- The importance of including the secondary rental market units as part of the rental housing supply available in the City
- The impact of more regulation, delay and lack of supply on the cost of housing
- The importance of providing more flexibility and less regulation in the zoning by-law
- The importance of identifying the types and timing of financial incentives to implement the initiative
- The importance of using lands already in public ownership to advance this initiative
- The implications of implementing inclusionary zoning on the cost of development
- The disconnect of various Provincial initiatives and their impact on the rising cost of land
- The importance of developing key metrics to determine the success of the strategy

The points noted above must be addressed by the City in a meaningful fashion. Our Association remains keenly interested in the implementation mechanisms that the City may put in place on a go forward basis to deal with affordable housing supply. We are prepared to continue our discussions in this regard. Thank you for the opportunity to comment.

Yours truly,



Carson Reid
President, Guelph Wellington Development Association

cc: Joan Jylanne, Senior Policy Planner

August 3, 2016

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

Attention: Mayor Guthrie and Members of Council

Re: Affordable Housing Strategy: Recommended Strategic Actions Report 16-55

Thank you for the opportunity to provide comments with respect to the City's Affordable Housing Strategy Report. This report states that Staff Report 15-37 **"revealed that the City has met its 27% affordable ownership housing target each year from 2009-2013."** Our Association is pleased to see that the need for owned affordable housing is being met in our community.

Page 4 of this report continues that, "it is estimated that 45% of the City's rental housing market is comprised of secondary rental stock." In order to provide a complete picture of the rental housing supply available the City must include the Secondary Rental Market. The supply may be discounted to acknowledge the owners' choice to make these units available to the rental market. In addition, student housing must be included in the rental supply. To conclude that there is a shortage of over 18,000 bachelor and one bedroom units without considering the entire available rental supply will result in distorted housing policies which will not serve the City well. The City of Brantford and the City of Barrie recognize the secondary rental market including secondary suites and student housing as an important part of their affordable rental housing supply.

CMHC provides definitions of both the Primary and Secondary rental housing market.

"Primary Rental Housing Market: including private rental housing in buildings with 3 or more units (typically purpose-built for rent) and assisted housing units subsidized by the government.

Secondary Rental Market: Rented single-detached houses; rented double (semi-detached) houses; rented freehold row/town homes; rented duplex apartments; rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type); rented condominiums; and one or two apartments which are part of a commercial or other type of structure."

The CMHC website quoted below acknowledges that secondary suites are an important supply of rental housing;

"How the Strategy Works

Secondary suites are an important supply of rental housing in many cities, towns and rural communities across Canada. For example, in 2014, it was estimated that there were about 26,600 secondary units in Vancouver, forming about a fifth of the

rental stock. About a fifth of the rental stock in Edmonton is in secondary suites and accessory dwellings, as well. Rents in secondary suites are often lower than those for apartments in conventional rental buildings, and the suites can be developed with no or minimal government assistance. Secondary suites enable low- and moderate-income households to live in ground-related housing in a residential setting.

Not only are secondary suites a source of affordable rental housing, they can also provide the needed extra income to first-time homebuyers for whom that additional income makes housing affordable in high-cost areas. For older households who no longer need a large house, the addition of a suite can generate needed income and security, as well as allow them to continue to live in their neighbourhoods and age in place.”

The Provincial Policy Statement defines affordable housing as being available to households with the lowest 60% of income. The Provincial Policy Statement clearly states that the City shall provide for “**all forms of housing required to meet the social, health and well being requirements of current and future residents**” and “**all forms of residential intensification, including second units.**” The City must provide a clear and complete picture of the rental market when recommending housing policies. To not to do so will distort the recommended policies which will not serve the City well.

Yours truly,

A handwritten signature in blue ink, appearing to read "Grant Worton".

Grant Worton
President, GDHBA

Cc Scott Stewart
Dolores Black