

Council Caucus Room
August 30, 2010 6:30 p.m.

A meeting of Guelph City Council.

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury and Wettstein

Absent: Councillors Burcher and Laidlaw

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. D. McCaughan, Executive Director of Operations & Transit; Ms. A. Pappert, Executive Director of Community & Social Services; Ms. M. Neubauer, Chief Financial Officer/ City Treasurer; Mrs. L.A. Giles, General Manager of Information Services/City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

- 1. Moved by Councillor Salisbury
Seconded by Councillor Hofland

THAT the Council of the City of Guelph now hold a meeting that is closed to the public with respect to:

Resignation from the River Run Centre Board of Directors

S. 239 (2) (b) Personal Matters about an Identifiable Individual

Union Negotiations

S. 239 (2) (d) Labour Relations or Employee Negotiations

Carried

The meeting adjourned at 6:31 o'clock p.m.

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Mayor

.....
Clerk

Council Caucus Room
August 30, 2010 6:32 p.m.

A meeting of Guelph City Council closed to the public.

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury and Wettstein

Absent: Councillors Burcher and Laidlaw

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. D. McCaughan, Executive Director of Operations & Transit; Ms. A. Pappert, Executive Director of Community & Social Services; Ms. M. Neubauer, Chief Financial Officer/City Treasurer; Mrs. L.A. Giles, General Manager of Information Services/City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There were no declarations.

Personal Matters about Identifiable Individuals

- 1. Moved by Councillor Kovach
Seconded by Councillor Hofland

Mrs. L.A.Giles

THAT the correspondence from Lynn Broughton advising of her resignation from the River Run Centre Board of Directors be received with regret.

Carried

Union Negotiations

Staff provided information with respect to union negotiations.

The meeting adjourned at 6:40 o'clock p.m.

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Mayor

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Clerk

Council Chambers
August 30, 2010

Council reconvened in formal session at 7:00 p.m.

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury and Wettstein

Absent: Councillors Burcher and Laidlaw

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. D. McCaughan, Executive Director of Operations & Transit; Ms. A. Pappert, Executive Director of Community & Social Services; Ms. M. Neubauer, Chief Financial Officer/City Treasurer; Mr. J. Riddell, General Manager of Planning & Building Services; Mr. R. Henry, General Manager, Engineering Services; Mrs. L.A. Giles, General Manager of Information Services/City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

PRESENTATIONS

The Mayor welcomed delegations from Kumbo, Cameroon, West Africa's Kumbo Water Authority, Mr. Shey Justin N. Sheyntum, Manager of Water Authority and Mr. Wirba Valentine Banyena, Chief of Operations and Maintenance. She also welcomed Mr. Richard Denham, Canadian Project Manager, representing the Canadian International Development Agency. The advised they were in Guelph as part of the initiative dealing with municipal partnerships and potential improvements to water supply systems.

Mr. Denham thanked the City for participating in the Kumbo water system operational and management consultation process and for their hospitality.

The Mayor presented City of Guelph medals to members of the Guelph Electri-Tech Gators Bantam Fastball team in recognition of winning the 2010 National Bantam Fastball Championships: - Lyndsay Butler; Taylor Brown; Susan Fortney; Tamara Graham; Jade McGarr; Laura McCuaig; Brittany MacPherson; Paige Miller; Kelly Nancekivell; Alex Oliver; Michelle Reynolds; Melanie Smith; Janet Leung; Alex Sagl; Cathy Butler - Coach; Rick Butler – Coach;

John McGarr – Coach; Scott Nancekivell – Coach; Alicia Spitzig – Coach; Morris Reynolds – Coach.

Mr. Rick Henry, City Engineer, provided an update with respect to the ISF and RINC projects.

1. Moved by Councillor Bell
Seconded by Councillor Wettstein

THAT the minutes of the Council meetings held on July 26, and July 27, and August 3, 2010 and the minutes of the Council meetings held in Committee of the Whole on July 26, July 27 and August 3, 2010 be confirmed as recorded and without being read.

Carried

CONSENT REPORTS AND AGENDAS

The following items were extracted from the Community Development & Environmental Services Committee Seventh Consent Report to be voted on separately:

- CDES-1 5 Arthur Street South (Former W.C. Woods Plant) Brownfield Redevelopment Community Improvement Plan – Tax-Increment Based Grant Request
- CDES-2 Conversion of Curbside Waste Collection Program to Fully Automated Carts

Councillor Piper presented the balance of the Community Development & Environmental Services Committee Seventh Consent Report.

2. Moved by Councillor Piper
Seconded by Councillor Salisbury

THAT the balance of the August 30, 2010 Community Development & Environmental Services Committee Seventh Consent Report as identified below, be adopted:

- a) **City of Guelph Comments in Response to the Review of the 2005 Provincial Policy Statement**

Dr. J. Laird
Mr. J. Riddell

THAT Report 10-90 regarding comments in Response to the Review of the 2005 Provincial Policy Statement from Planning, Engineering and Environmental Services, dated August 23, 2010 be received;

AND THAT Council endorse the comments in the attached letter as its formal initial response to the Ministry of Municipal Affairs and Housing's request for comments on the Review of the 2005 Provincial Policy Statement.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

The following items were extracted from the Emergency Services, Community Services & Operations Committee Sixth Consent Report to be voted on separately:

- ECO-3 Creation of Downtown Revitalization Fund (banner fund)

Councillor Findlay presented the balance of the Emergency Services, Community Services & Operations Committee Sixth Consent Report.

3. Moved by Councillor Findlay
Seconded by Councillor Farrelly

THAT the balance of the August 30, 2010 Emergency Services, Community Services & Operations Committee Sixth Consent Report as identified below, be adopted:

a) Jr. B. Hockey Club, Facility Construction

Ms. A. Pappert
Mr. R. Henry
Mr. J. Stokes

THAT the Mayor and Clerk be authorized to execute a lease agreement with the Jr. B Hurricanes Hockey Club to allow construction of a dressing room at Jr. B cost at the Sleeman Centre, and to allow use of the dressing room by Jr. B subject to the terms and conditions being satisfactory to the Executive Director of Community and Social Services, the City Engineer, Legal Services and the Manager of Realty Services.

b) Macdonald Stewart Art Centre Proposal: July 2010

Ms. A. Pappert
Ms. J. Shoveller

THAT Report #CSS-AD-1018 and the attached letter and proposal dated July 26, 2010 from the Macdonald Stewart Art Centre (MSAC) be received;

AND THAT, as an original "sponsor" of the Macdonald Stewart Art Centre, the City of Guelph agrees with the MSAC Task Committee's goal of "proposing alternative agreement(s) that would ensure viable funding, sustainable maintenance and provide value to the primary partners" and approves, in principle, the City's participation in the proposed consultation process which would suggest new governance and partnership models for the Macdonald Stewart Art Centre;

AND THAT staff of the Community and Social Services Department serve as liaison to the MSAC Task Committee,

and that the Task Committee report back, through staff, on its progress as key milestones are achieved.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

Councillor Beard presented the balance of the Finance, Administration & Corporate Services Committee Seventh Consent Report.

4. Moved by Councillor Beard

Seconded by Councillor Wettstein

THAT the balance of the August 30, 2010 Finance, Administration & Corporate Services Committee Seventh Consent Report as identified below, be adopted:

a) **Prosperity 2010 – Strategic Directions for Economic Development & Tourism**

Mr. P. Cartwright

THAT the August 9, 2010 report titled 'Prosperity 2020 – Strategic Directions for Economic Development and Tourism' which has been prepared by Economic Development and Tourism Services, be received;

AND THAT Guelph City Council approves the Vision Statement and Mission Statement for Guelph's economic development and tourism future to 2020, as outlined in this report;

AND THAT Guelph City Council accepts and approves the City of Guelph's Economic Development and Tourism Strategy Implementation Plan 2010-2012 as outlined in this report;

AND THAT staff be directed to report back to Council on identifying initiatives on becoming more business friendly during budget discussions;

AND THAT strategic allocation 2.5 "one-stop-shopping" be established as a priority in the allocation of resources.

b) **Status Update – Former IMICO Property at 200 Beverley Street**

Mr. M. Amorosi

Mr. J. Stokes

Ms. M. Neubauer

THAT the report of the Manager of Realty Services dated August 9, 2010 with respect to a status update on the former IMICO Property at 200 Beverley Street, be received for information;

AND THAT a Risk Assessment, at a cost of up to \$100,000, be conducted on 200 Beverley Street and a Request For Proposals relating to an end use of the property be issued.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

The following items were extracted from the Social Services & Housing Committee Fifth Consent Report to be voted on separately:

- SSH- 1 Social Services Work Plan

Councillor Kovach presented the balance of the Council as Committee of the Whole Sixth Consent Report.

5. Moved by Councillor Kovach
Seconded by Councillor Billings

THAT the balance of the August 30, 2010 Council as Committee of the Whole Sixth Consent Report as identified below, be adopted:

a) **Citizen Appointment to the Municipal Election Compliance Audit Committee**

Mrs. L.A. Giles

THAT Brian Pittana be appointed to the Municipal Election Compliance Audit Committee for a term ending November 30, 2014.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

Guelph Junction Railway Financial Statements

The Guelph Junction Railway Report and Financial Statements were extracted from the Guelph Junction Railway Annual Report

Consent Agenda

The following items were extracted from the August 30, 2010 Consent Agenda to be voted on separately:

- A-2 New Guelph Market Square, Contract No. 2-1087

6. Moved by Councillor Piper
Seconded by Councillor Salisbury

THAT the balance of the August 30, 2010 Council Consent Agenda as identified below, be adopted:

- a) **Purchase of Replacement Monitor/Defibrillators for Guelph-Wellington Emergency Medical Service**

Mr. S. Armstrong
Ms. M. Neubauer

THAT the tender of Physio-Control Canada for the purchase of monitors/ defibrillators be accepted;

AND THAT the Mayor and Clerk be authorized to sign the agreement for Contract 10-091 for the replacement of monitor/defibrillator units with associated support equipment, cables and supplies, for Guelph Wellington Emergency Medical Service in the amount of \$288,815.44 (excluding HST) with actual payment to be made in accordance with the terms of the contract;

AND THAT the 2010-2011 capital budget be amended to reflect the full cost of the Monitor/Defibrillators for Guelph-Wellington Emergency Services in 2010.

- b) **Wellington County Brewery Inc. Request for Special Occasion Permit**

Mrs. L.A. Giles

THAT the request from the Wellington County Brewery Inc. for their 25th Anniversary Celebration on Saturday, September 25, 2010 be recognized as a Special Occasion for the purposes of obtaining a Liquor Licence, be approved.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

DELEGATIONS

Guelph Junction Railway Financial Statements

Mr. Paul Smith, Chairperson, Guelph Junction Railway, provided brief highlights and explained some accounting facts regarding their 2009 Financial Statements.

Ms. M. Neubauer
Mr. T. Sagaskie

7. Moved by Councillor Kovach
Seconded by Councillor Piper
THAT the financial statements of the Guelph Junction Railway Company for the 2009 Fiscal Year be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

Conversion of Curbside Waste Collection Program to Fully Automated Carts

Dean Wyman presented a video clip showing the fully-automated waste collection process.

Councillor Piper presented Clause 2 that was extracted from the CDES Committee Seventh Consent Report.

It was requested that clauses be voted on separately.

Dr. J. Laird

8. Moved by Councillor Piper
Seconded by Councillor Salisbury
THAT the report of the Executive Director of Planning, Engineering and Environmental Services concerning conversion of the curbside waste collection program be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

Dr. J. Laird
Ms. M. Neubauer

9. Moved by Councillor Piper
Seconded by Councillor Salisbury
THAT staff's recommendation to convert the curbside waste collection program from a manual plastic bag collection program to a fully-automated cart collection program (Alternative 1,3 bins) for the recyclables and waste streams commencing in 2012 be approved;

AND THAT the 2010-2014 capital budget and forecast be amended to reflect the additional cost of carts and waste packer trucks commencing in 2011;

AND THAT debenture funding for the curbside carts to a maximum of \$5.2 million be approved and incorporated into the City's annual repayment limit (ARL);

AND THAT the internal borrowing from the Vehicle and Equipment Replacement Reserve Fund to a maximum of \$4 million for the purchase of 15 waste packer trucks be approved.

VOTING IN FAVOUR: Councillors Beard, Bell, Farrelly, Findlay, Hofland, Piper, Salisbury, Wettstein and Mayor Farbridge (9)

VOTING AGAINST: Councillors Billings, and Kovach (2)

Carried

10. Moved by Councillor Piper

Seconded by Councillors Salisbury

Dr. J. Laird
Ms. M. Neubauer
Mr. M. Amorosi

THAT the Mayor and Clerk be authorized to enter into an agreement with Waste Diversion Ontario to receive a Continuous Improvement Fund (CIF) grant of \$1,335,519, subject to the satisfaction of the Executive Director of Planning, Engineering and Environmental Services and the City Solicitor.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

Councillor Piper presented Clause 1 that was extracted from the CDES Committee Seventh Consent Report.

5 Arthur Street South (Former W.C.Woods Plant) Brownfield Redevelopment Community Improvement Plan – Tax Increment-Based Grant Request

11. Moved by Councillor Piper

Seconded by Councillor Salisbury

Dr. J. Laird
Ms. M. Neubauer

THAT Planning, Engineering and Environmental Services Report 10-87, dated August 23, 2010 regarding a

Mr. J. Riddell

request for Tax Increment-Based Grant pursuant to the City of Guelph Brownfield Redevelopment Community Improvement Plan for the property known municipally as 5 Arthur Street South be received;

AND THAT the request by Arthur EMPC Four Limited under the Tax Increment-Based Grant program pursuant to the Brownfield Redevelopment Community Improvement Plan for the property known municipally as 5 Arthur Street South be approved to an upset total of \$3,389,000 subject to the program details set out in Attachment B;

AND THAT staff be directed to proceed with the finalization of a Tax Increment-Based Grant Agreement with Arthur EMPC Four Limited to the satisfaction of the General Manager of Planning and Building Services and City Solicitor;

AND THAT the Mayor and Clerk be authorized to sign the Tax Increment-Based Grant Agreement;

AND THAT Council approve a modification to the terms and conditions of the Tax Assistance During Rehabilitation Program for 5 Arthur Street South, extending the time frame in which the Owner has to submit a Record of Site Condition before repayment of municipal tax assistance from 3 to 5 years.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

Councillor Findlay presented Clause 3 that was extracted from the Emergency Services, Community Services and Operations Committee Sixth Consent Report.

Creation of Downtown Revitalization Fund (banner fund)

12. Moved by Councillor Findlay
Seconded by Councillor Farrelly

THAT staff utilize the 'banner fund' to pursue improvements within the downtown on a 50-50 cost sharing agreement with the Downtown Guelph Business

Association when the business unit is in a positive variance position.

13. Moved by Councillor Bell
Seconded by Councillor Billings

THAT the matter of staff utilizing the `banner fund' to pursue improvements within the downtown on a 50-50 cost sharing agreement with the Downtown Guelph Business Association when the business unit is in a positive variance position be deferred to the 2011 budget deliberations.

VOTING IN FAVOUR: Councillors Bell, Billings, and Kovach (3)

VOTING AGAINST: Councillors Beard, Farrelly, Findlay, Hofland, Piper, Salisbury, Wettstein and Mayor Farbridge (8)

Defeated

Mr. D. McCaughan
Ms. M. Neubauer

14. Moved by Councillor Findlay
Seconded by Councillor Farrelly

THAT staff utilize the `banner fund' to pursue improvements within the downtown on a 50-50 cost sharing agreement with the Downtown Guelph Business Association when the business unit is in a positive variance position.

VOTING IN FAVOUR: Councillors Beard, Farrelly, Findlay, Hofland, Piper, Salisbury, and Mayor Farbridge (7)

VOTING AGAINST: Councillors Bell, Billings, Kovach and Wettstein (0)

Carried

Councillor Findlay presented Clause1 that was extracted from the SSH Committee Fifth Consent Report.

15. Moved by Councillor Findlay
Seconded by Councillor Hofland

THAT Report CSS-SS-1019 dated August 23, 2010 regarding a Social Services Work Plan, from the Community and Social Services Department be received;

AND THAT the work plan as outlined in Report CSS-SS-1019 be approved in principle, and that the work plan and required resources be referred to the 2011 budget deliberations;

AND THAT the Executive Director of Community and Social Services be authorized to actively pursue alternative funding opportunities and partnerships which will assist in achieving the projects outlined in the work plan, as outlined in Report CSS-SS-1019.

It was requested that clauses be voted on separately.

Ms. A. Pappert
Ms. M. Neubauer

16. Moved by Councillor
Seconded by Councillor

THAT Report CSS-SS-1019 dated August 23, 2010 regarding a Social Services Work Plan, from the Community and Social Services Department be received;

AND THAT the work plan as outlined in Report CSS-SS-1019 be approved in principle;

AND THAT the Executive Director of Community and Social Services be authorized to actively pursue alternative funding opportunities and partnerships which will assist in achieving the projects outlined in the work plan, as outlined in Report CSS-SS-1019.

VOTING IN FAVOUR: Councillors Beard, Billings, Findlay, Hofland, Kovach, Piper, Salisbury, and Mayor Farbridge (8)

VOTING AGAINST: Councillors Bell, Farrelly and Wettstein (3)

Carried

Ms. A. Pappert
Ms. M. Neubauer

17. Moved by Councillor Findlay
Seconded by Councillor Hofland

That the Social Services work plan and required resources be referred to the 2011 budget deliberations.

VOTING IN FAVOUR: Councillors Beard, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, and Mayor Farbridge (8)

VOTING AGAINST: Councillors Bell, Billings and Wettstein (3)

Carried

New Guelph Market Square Contract No. 2-1087

Councillor Hofland thanked the Rink Rats, Ian Panabaker, community members and Councillor Burcher for their

contributions in getting the New Guelph Market Square Contract in place.

Dr. J. Laird
Ms. M. Neubauer

18. Moved by Councillor Hofland
Seconded by Councillor Beard
THAT the tender of J. G. Goetz Construction Ltd., Guelph be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-10087 for the Civic Square Contract for a total tendered price of \$7,940,088.85 with actual payment to be made in accordance with the terms of the contract.

VOTING IN FAVOUR: Councillors Beard, Farrelly, Findlay, Hofland, Piper, Salisbury, Wettstein and Mayor Farbridge (8)

VOTING AGAINST: Councillors Bell, Billings and Kovach (3)

Carried

BY-LAWS

19. Moved by Councillor Billings
Seconded by Councillor Kovach
THAT By-laws Numbered (2010) -19060 to (2010) – 19075, inclusive, are hereby passed.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

ADJOURNMENT

The meeting adjourned at 8:58 o'clock p.m.

Minutes read and confirmed September 27, 2010.

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Mayor

.....
Clerk

August 31, 2010 Draft

Kyle MacIntyre
Manager (A)
Ministry of Municipal Affairs and Housing
Local Government and Planning Policy Division
Provincial Planning Policy Branch
777 Bay Street, Floor 14
Toronto ON M5G 2E5

Dear Mr. MacIntyre:

Re: Comments on “Review of the 2005 Provincial Policy Statement”

Thank you for the opportunity to comment on the Provincial Policy Statement. The following points are outlined following the question template that Ministry has outlined on the EBR website. Please accept these comments in the spirit of improving the land use policy system for all Ontarians.

1) What policies are working effectively?

The following policies that are working effectively for Guelph are – the policies promoting the long term land use planning to reduce urban sprawl, promote fully-serviced development in urban settlement areas, provide for sustainable community potential (provision of employment lands, opportunities for affordable housing and transport mode alternatives to the automobile), protection of natural heritage features and areas, protection of the provinces’ finite groundwater/water supply base, recognition and conservation of cultural heritage resources. However, several improvements are suggested below.

2) What policies need clarification or refinement?

The following points are not in any priority sequence:

a) In terms of long term planning growth horizons, several suggestions are made to improve inter municipal planning co-ordination and consistent planning. In Policy 1.1.2, the PPS outlines that municipalities can plan for development to a long term horizon of ‘up to 20 years.’ This should be replaced with a ‘minimum term of 20 years.’ In addition, it should be made clear that in areas subject to a ‘provincial plan’, (e.g. Provincial Growth Plan for the Greater Golden Horseshoe) that the planning time horizon used in the area should be that growth plan area time horizon, e.g. in the GGH area to the year 2031 which is longer than the ‘up to 20 year’ timeframe spelled out in the PPS. A consistent time horizon for long term planning is important for long term planning co-ordination and infrastructure provision consideration.

b) The permitted land uses within ‘rural areas’ permits resources, resource-based recreational activities, limited residential development and other rural land uses. These terms need to be defined. What is limited residential development – is it one proposed lot? Does it matter how many other lots have already been created? Is it

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small plan of subdivision? What is resource-based recreation? It is anticipated that with the strong urban intensification emphasis in the Growth Plan for the Greater Golden Horseshoe, there will be repercussions in the form of more pressure for urban sprawl outside of settlement/prime agricultural areas.

c) A great deal of policy discussion is given towards constructing 'complete communities.' Unfortunately, in many instances the social infrastructure (other than park spaces) is lacking in many new growth areas of Ontario. Greater policy attention is required in Section 1.6 of the PPS respecting 'public service facilities.' Commentary respecting public schools, religious establishments, community centres should be discussed to build quality, effective communities in Ontario in keeping with the quadruple bottom line composed of economic, environmental, social and cultural pillars of sustainability.

d) Section 2.1.2 and Section 2.2 of the Provincial Policy Statement (PPS) recognizes that natural heritage features and areas are inextricably connected to surface and groundwater resources. Both sections require that when maintaining, enhancing or restoring ecological functions and biodiversity of natural heritage systems, the linkages between and among natural heritage features and areas and surface water and ground water features must be recognized; however, the mechanisms to achieve this are not addressed. In reviewing the latest version of the Natural Heritage Reference Manual (2010), this matter is not addressed, and therefore the PPS should explicitly outline interconnectivity measures. Subsequent versions of the Natural Heritage Reference Manual can then define this matter further.

e) Landform protection has become an integral part of Natural Heritage planning as demonstrated through the Greenbelt Plan, Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, and is recognized in the Natural Heritage Reference Manual (2010). The Provincial Plans provide protection for significant landform features such as "steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form." (Oak Ridges Moraine Conservation Plan, p.54) As indicated, the concept of landform protection is identified in the Natural Heritage Reference Manual (2010) (e.g. "Geological diversity" is defined as a core attribute warranting protection (e.g. karst topography, cliffs, etc. Table 3.2) In addition, Section 4.3 of the Manual identifies a number of geological/geomorphological features that may be included as part of a Natural Heritage System, however, there is no policy direction provided in the PPS. The opportunities to define 'significant landform features' should be explicitly defined in the PPS.

f) With respect to the protection of natural heritage features, clarification is required to indicate that some impacts to features may occur with urban development and that mitigation measures should be required to offset harmful alteration, disruption or destruction.

g) The PPS and the Provincial Growth Plan for the Greater Golden Horseshoe contain differing provisions with respect to what constitutes employment activity within 'employment land' areas. The confusion is centred around the definition of what constitutes 'employment activity' in each provincial planning document, i.e. an 'employment area' within the PPS defines this area to include commercial activities while within the Growth Plan it states "major retail uses are considered non-employment uses" (policy 2.2.6.5). These policy definition provisions create uncertainty as differing Provincial policy/planning documents discuss this topic with differing terminology. This should be cleaned up.

h) Definition of service areas for 'employment lands' and 'affordable housing market areas' need clarification. Employment activities and affordable housing can serve both a local community

need as well as a sub-regional/provincial need, i.e. scale of potential activity needs to be better defined.

i) Additional clarification is required in the PPS to explain how “transportation and land use considerations” are to be integrated, e.g. encourage higher occupancy forms of transit and active transportation modes within identified intensification areas.

j) Active transportation modes should be explicitly promoted within urban areas. Planning authorities should plan for development that is sustainable by establishing and implementing planning and urban design policies that support a built form that is oriented to pedestrians.

k) The government should re-evaluate the priority it gives aggregate extraction over all other land use categories (except provincially significant natural heritage and prime agricultural areas) within southern Ontario. It is our perspective that ‘aggregate’ may be permitted close to market, but this over-arching need should be better balanced with the other land use concepts embodied within the PPS associated with compatible long term land use, natural heritage system promotion and protection as well as protection of pastoral rural landscapes. The need for aggregate at current/future economic sustainable provision rates should be re-examined in the context of other available supplies (i.e. reuse of demolition materials), and the availability of aggregate for local/regional/provincial needs. In addition, the concept of underground mining should be explored to protect surficial landscapes, rather than the current ‘strip mining’ approach to extraction in areas of high-growth demand land use contexts.

l) Just as minimum housing intensification and affordable housing targets are to be spelled out in municipal planning documents, it may be appropriate at this point in time for municipalities to also identify minimum energy conservation and air quality targets.

3) Are there policies that are no longer required?

a) Policy respecting ‘wayside pits and quarries’ can be removed as the policy permitting this activity in all areas (outside of environmental constraint areas) has been altered by regulation.

4) Are there new policy areas or issues that the Province needs to provide land use planning direction?

There is no specific priority associated with the following points:

a) Provincial policy is getting quite complicated with many plans in play, (Provincial Plans, Special Purpose Plans, Local Municipal Plans) and differing planning requirements for consideration, i.e. ‘to be consistent with’ in the PPS and ‘to conform to’ in a Provincial Growth Plan. Coordination is important, and the Province must show leadership here.

b) Definition of ‘land supply’ should be clarified as to its intended target, i.e. as being a local resource versus a resource for the entire Province. This is especially relevant for land uses that can serve many differing market areas, e.g. aggregate, employment lands, affordable housing units.

5) Is additional support material needed to implement the PPS?

a) Affordable housing with appropriate tools is required. If the Province is serious about promoting the provision of affordable housing, explicit guidance is required to promote various

tenure forms of housing and targeted to the full-spectrum of housing need. Mechanisms to implement the provision of affordable housing should be specified in legislation and implementation guidelines, e.g. affordable housing inclusionary zoning requirements.

b) Enactment of government regulation to permit innovative policy with respect to implementing the policies of the PPS. These regulations can include matters such as conditional zoning, etc.

c) Policies respecting the promotion of renewable energy should be outlined in conjunction with Greenhouse Gas reduction strategies. This may include the setting of targets. In addition Section 1.8 dealing with Energy and Air Quality may be improved by outlining the inter-connections that exist between improving energy conservation and air quality by constructing quality communities that are 'complete' with active transportation modes and mixed land uses.

If you would like further elaboration on the comments included in this letter, please do hesitate in contacting the undersigned or alternatively, contact Marion Plaunt, Manager of Policy Planning and Urban Design at (519) 837-5616 x 2356.

Sincerely,

Paul Kraehling, MCIP RPP
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