

Council Chambers  
December 11, 2007 5:30 p.m.

**A meeting of Guelph City Council.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay (arrived at 5:45 p.m.), Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein

Staff Present: Jim. Riddell, Director of Community Design and Development Services; Paul Kraehling, Senior Policy Planner; Janet Laird, Director of Environmental Services; Derek McCaughan, Director of Operations; Bill Stewart, Acting Director of Finance, Rick Henry, City Engineer; Don Kudo, Infrastructure Planning, Design and Construction Manager; Tricia Sinclair, Assistant City Solicitor; Rob MacKay, Manager of Recreation & Culture; Susan Aram, Manager of Budget Services; Gail Nisbet, Manager of Taxation and Revenue; Frank Tassone, Assessment Review Officer; Scott Hannah, Manager of Development and Parks Planning; Katie Nasswetter, Planner; Cameron Walsh, Manager of Wastewater Services, ;Dave Belanger, Water Supply Program Manager; Peter Busatto, Manager of Waterworks; and, Tina Agnello, Deputy City Clerk.

There were no declarations under the Municipal Conflict of Interest Act

**PRESENTATIONS**

Jim Riddell advised that that the purpose of the session was to provide an overview of the “Local Growth Management Strategy finding” and to review the implications of costs relative to City operations in order to develop a framework to manage growth to 2031.

Paul Kraehling provided a presentation on “Local Growth Management Strategy findings” including an overview of “Places to Grow” plan, the process to date, and next steps.

Bob Lehman of Meridian Planning presented a summary of the Strategic Directions report for Local Growth Management Strategy, prepared for the city of Guelph. He emphasized that employment, land for housing and employment, intensification, community character and, costs for infrastructure are all linked to population. He advised that it will be difficult to meet population targets of 195,000 within the City’s current boundaries.

Council had a short recess at 7:10 pm and reconvened at 7:20 pm.

Gary Scandlan of Watson & Associates Economists limited provided a presentation on the “Fiscal Impact of Growth Options” using three population scenarios: 155,000, 175,000 and 195,000. He explained that intensification has higher costs; brownfield development is more costly than greenfield development. Also, as the amount of growth increases, the reduction/deduction of the Development Charges Act places a higher burden on existing and future taxpayers.

Mr. Riddell advised that the population targets have not as yet been established for Guelph. The Mayor informed the Committee that Minister Caplan is willing to consider other population numbers outside the original range if they can be justified with data. A discussion ensued regarding how the population figure for growth would be determined. Staff will be preparing recommendations for Council consideration which will come forward by the second quarter in 2008.

**ADJOURNMENT**

The meeting adjourned at 8:15 o’clock p.m.

Minutes read and confirmed January 28, 2008.

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Mayor

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Deputy Clerk