

Committee of the Whole Meeting Agenda

Consolidated as of June 30, 2017

Tuesday, July 4, 2017 – 2:00 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.

Changes to the original agenda have been highlighted.

Call to Order – Mayor

Disclosure of Pecuniary Interest and General Nature Thereof

Presentations

- a) Recognition of the City of Guelph Adult School Crossing Guard Program by the Employment Coordination Committee of Guelph and Wellington presented to Christine Vettor
- b) 2017 Awards of Excellence in Water Efficiency (Public Education and Awareness Category) presented to Jennifer Gilks, Cathy Chaput, Megan Haessler and Jocelyn Kelly for the H2Awesome Youth Education Program
- c) 2017 Awards of Excellence in Water Efficiency (Public Sector Utilities Category) presented to Wayne Galliher, Jennifer Gilks, Julie Anne Lamberts, Karen McKeown, Laura Mousseau, Emily Stahl, Alicia Wind and Heather Yates for the 2016 Water Efficiency Strategy Update
- d) Recognition of Alex Chapman, Manager, Climate Change Office, for receiving the Renewable Energy Professional accreditation from the Association of Energy Engineers
- e) Intergovernmental Relations Status Update
Barb Swartzentruber, Executive Director, Policy, Intergovernmental Relations and Open Government
Cathy Kennedy, Manager, Policy and Intergovernmental Relations

Consent Agenda – Corporate Services

Chair – Councillor MacKinnon

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.

COW-CS-2017.13 Tax Sale Vesting – Roll 23 08 010 003 18701

Recommendation:

1. That Roll 23 08 010 003 18701 be vested in the name of the City of Guelph.
2. That all taxes and charges totalling \$8,095.08 regarding Roll 23 08 010 003 18701 be written off.
3. That staff investigate all options for the vested property (Roll 23 08 010 003 18701) including declaring the property surplus and selling the property to recover the uncollected amounts.

Chair and Staff Announcements – Corporate Services

Consent Agenda – Infrastructure, Development and Enterprise Services

Chair – Councillor Gibson

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.

COW-IDE-2017.29 Registration of Two-unit Houses

Recommendation:

That By-law Number (2017)-XXXXX, to provide for registration of Two-unit Houses and repeal By-law Number (1997)-15392, as amended by By-law Number (2004)-17380, and By-law Number (2004)-17402, as shown as Attachment 1 of the report titled 'Registration of Two-unit Houses' and dated July 24, 2017, be adopted.

COW-IDE-2017.31 Affordable Housing Financial Incentives Program Framework

Recommendation:

1. That report IDE 17-74 Affordable Housing Financial Incentives Program Framework (AHFIP), including the AHFIP framework, dated July 4, 2017 be approved.

2. That section 6.3.3 Financial Incentives, as amended, of the Affordable Housing Strategy, included as Attachment 1 in report IDE 17-74 Affordable Housing Financial Incentives Program Framework, dated July 4, 2017 be approved.

Items for Discussion – Infrastructure, Development and Enterprise

The following items have been extracted from the Infrastructure, Development and Enterprise 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.

COW-IDE-2017.30 Stormwater Service Fee – Credit Program Feasibility Report

Presentation:

Arun Hindupur, Supervisor, Infrastructure Engineering

Recommendation:

That the stormwater service fees financial incentive program as outlined in Alternative 4 of the Stormwater Service Fee – Credit Program Feasibility Report, dated July 4, 2017, be implemented to take effect in January, 2018.

COW-IDE-2017.32 LED Street Lighting

Presentation:

Mario Petricevic, General Manager, Facilities Management
Alex Chapman, Manager, Climate Change Office

Delegation:

Brenda Aherne

Recommendation:

1. That the LED Street Light Project (the “Project”) proposal regarding the retrofitting of the City’s street lighting asset with Light Emitting Diode (LED) technology and Adaptive Controls be approved.
2. That the Project costs estimated at \$8 million be funded via internal borrowing from the Wastewater Capital Reserve Fund (#153).
3. That staff be directed to negotiate an agreement with Guelph Hydro Electric Systems Inc. to define their role in this project based on the recommendations contained in the report, with the terms and conditions satisfactory to the General Manager of Facilities Management, the Treasurer and the City Solicitor.
4. That staff be directed to report back to Council when project savings are identified, and recommend how those savings might be allocated between debt repayment and the operating budget.

COW-IDE-2017.33 Guelph Active Transportation Network Design Guidelines and Feasibility Study

Presentation:

Jay Cranstone, Project Manager and Senior Landscape Architect, WSP

Delegations:

Yvette Tendick, President, Guelph Coalition for Active Transportation

Mike Darmon

Patrick Sheridan

Bill Mungall, on behalf of Ontario Trail Council, Hike Ontario and Guelph Hiking Trail Club

Correspondence:

Jennifer McCorriston on behalf of Wellington-Dufferin - Guelph Public Health

Recommendation:

1. That the Guelph Active Transportation Network Design Guidelines and Feasibility Study dated June 2017, prepared by WSP and Paradigm Transportation Solutions Limited, be approved;
2. That funding for year-round maintenance of the Active Transportation Network per the recommendations of the Guelph Active Transportation Network Design Guidelines and Feasibility Study be included in the proposed 2018 Operating Budget;
3. That funds to implement the Guelph Active Transportation Network Design Guidelines and Feasibility Study over the next ten years, estimated to be \$12,268,000, be included in the proposed 2018-2027 Capital Budget;
4. That the operating budget to provide year-round maintenance of the proposed active transportation network be increased as new trails are constructed to a total additional amount of approximately \$271,000 per year once fully implemented.

COW-IDE-2017.34 Draft Urban Design Manual: Urban Design Vision and Design Action Plan

Presentation:

David deGroot, Senior Urban Designer

Delegation:

Yvette Tendick, President, Guelph Coalition for Active Transportation

Recommendation:

That the draft Urban Design Vision and Urban Design Action Plan components of the Urban Design Manual be received.

COW-IDE-2017.35 Clair-Maltby Secondary Plan Phase One Report and Recommended Vision and Guiding Principles

Presentation:

Stacey Laughlin, Senior Policy Planner

Correspondence:

Carson Reid, President, Guelph and Wellington Development Association

Recommendation:

That the Clair-Maltby Secondary Plan vision and guiding principles be approved as outlined in report IDE 17-76.

Planning a Bicentennial Project in Guelph 2027

Councillor Bell will speak to and introduce the following motion:

Recommendation:

That staff develop a plan to establish a bicentennial showcase project that includes a public competition for Council consideration in 2019.

Background:

Guelph will celebrate its 200th birthday in 2027. There is an opportunity to start planning now and over the next 10 years for a Bicentennial Project to mark the event. The Bicentennial project is intended as a stand-alone infrastructure project that reflects the past and future for Guelph, and engages the community. A public competition for an appropriate project would ensure involvement from the community early in the planning. Funding for this project will also need to be considered through future capital budget plans.

Woonerf Pilot Project for New Street

Councillor Bell will speak to this item.

Delegations:

Nick Burnaby

Mike Schreiner, Leader, Green Party of Ontario

Maurice Nelischer

Cas Herold

Recommendation:

That staff evaluate and report back regarding the potential of woonerfs as a planning tool for future road constructions in the City.

Background:

“Woonerf” is a Dutch term for “living street.” First developed in the Netherlands, it’s a space where pedestrians take priority and vehicles act as guests. A woonerf allows a space to be used in multiple ways — an area for kids to play, a walkway and a laneway for delivery trucks to name a few.

Chair and Staff Announcements – Infrastructure, Development and Enterprise Services

Mayor as Chair

Chair and Staff Announcements

Adjournment



June 28, 2017

Attn: City of Guelph Committee of the Whole

RE: Guelph Active Transportation Network Study Adoption

On behalf of Wellington-Dufferin-Guelph Public Health, I would like to commend the City of Guelph on the proposed Guelph Active Transportation Network Study. This network aligns with the mandate of Public Health, in particular the built environment work, focused on physical activity, active transportation and injury prevention. The adoption and implementation of this network and its proposed design will ensure that all residents will have an opportunity to engage in active forms of transportation on a daily basis, while minimizing injury risk. Connectivity, accessibility and perceived safety have been acknowledged as important predictors of pedestrian and cyclist appeal. Community-based examples and best practices demonstrate the numerous benefits that result from this type of network design.

A well-connected, accessible, safe network can increase a community's walking and cycling behaviours, both for leisure and active travel use. More points of connection reduce the distance needed to travel to get to a final destination. Universally accessible infrastructure and design that mitigates risk of injury can help residents feel more confident and safe using trails. Thus, residents living in well-connected communities, with safe and accessible supportive environments, tend to find it easier to walk or cycle to local amenities or destinations, such as parks, school, or downtown, as opposed to driving their vehicle. This type of network is also linked to less air pollution due to a reduction in vehicle use. Furthermore, residents living in a well-connected, accessible neighbourhood report a stronger sense of community than those living in disconnected neighbourhoods, which impacts mental health and well-being. Lastly, exposure to nature is related to increased physical activity and improved general wellbeing, including reduced stress and anxiety.

The proposed Active Transportation Network for the City of Guelph has the potential to provide all residents with daily opportunities to encourage safe, physical activity participation, make local services and amenities more convenient, and feel a stronger sense of belonging to their community. Essentially, this type of network helps to make the healthier choice, the easier choice.

Sincerely,

Jennifer McCorriston, MSc, BKin
Program Manager, Chronic Disease, Injury Prevention & Substance Misuse
Wellington-Dufferin-Guelph Public Health



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

June 27, 2017

Attention: Mayor Guthrie and members of Council

Re: **July 4, 2017 Committee of the Whole Meeting
Clair-Maltby Secondary Plan Phase One Report and Recommended Vision
and Guiding Principles - Report Number IDE 17-76**

Alternative Targets for the Clair-Maltby Secondary Plan

As Council is aware, the province has issued the Growth Plan for the Greater Golden Horseshoe (2017) which takes effect on July 1, 2017. Report Number 16-70 dated October 24, 2016 was presented to Council in response to the proposed Growth Plan changes. An excerpt from the City's staff Report 16-70 is provided below;

"The proposed minimum greenfield density target of 80 residents and jobs per hectare is too high for the City of Guelph

*The density targets introduced by the proposed Growth Plan will create an unrealistic growth scenario for the City. As currently proposed, the policies will require the density of future growth to compensate for the greenfield development that has been planned over the past ten years. In order to satisfy the **proposed greenfield density target of 80 residents and jobs per hectare**, the City of Guelph's remaining greenfield area would have to be planned at densities between 95 and 100 residents and jobs per hectare. The effect of this will be that the densest neighbourhoods outside of the Downtown will be positioned towards the fringe of the City. This will result in an inefficient distribution of growth and servicing infrastructure."*

At the meeting of October 24, 2016 Council unanimously endorsed the staff recommendation with the following resolution;

*"That Report 16-70 from Infrastructure, Development and Enterprise Services dated Monday, October 24, 2016, **be endorsed** and submitted to the Ministry of Municipal Affairs as the City of Guelph's response to the Proposed Growth Plan for the Greater Golden Horseshoe 2016."*

Despite the recommendation of the City of Guelph, the Growth Plan for the Greater Golden Horseshoe (2017) established a minimum density target of **80 residents and jobs combined per hectare for Greenfield Areas** in the City of Guelph.

"2.2.7 Designated Greenfield Areas

2. *The designated greenfield area of each upper- or single-tier municipality will be planned to achieve within the horizon of this Plan a minimum density target that is not less than **80 residents and jobs combined per hectare.**"*

However, the Growth Plan for the Greater Golden Horseshoe (2017) does provide the ability for council to request an alternative density target.

"2.2.7.6. For upper- and single-tier municipalities in the *outer ring*, council may request an alternative to the target established in policy 2.2.7.2 through a *municipal comprehensive review*"

Included in the July 4, 2017 Committee of the Whole Agenda Report Number IDE 17-76 on pages 6 and 7 states that,

"Growth Plan 2017

The Growth Plan 2017 was released on May 18, 2017 and came into effect on July 1, 2017. All decisions on planning matters made on or after July 1, 2017 must conform or not conflict with the new Growth Plan.

The current density target for the Designated Greenfield Area of the City is 50 persons and jobs per hectare. This target will continue to apply until the next municipal comprehensive review. The Growth Plan 2017 includes a new density target of 80 persons and jobs per hectare for the Designated Greenfield Area, however, allows flexibility for council to request an alternative density target through the municipal comprehensive review.

The current intensification target for the Built-up Area of the City is 40% of residential development. This target will continue to apply until the next municipal comprehensive review. The Growth Plan 2017 increases the intensification target to 60% of residential development as of 2031. At the next municipal comprehensive review, an interim intensification target of 50% of residential development will be applicable. An alternative intensification target may be requested through the next municipal comprehensive review subject to the criteria outlined in the Growth Plan.

As the Clair-Maltby Secondary Plan continues, the policies of the new Growth Plan will be considered along with any conformity exercise or portion thereof the City undertakes to ensure that the final recommendations conform to or do not conflict with the Growth Plan.

The Clair-Maltby Secondary Planning Area Report prepared by Watson & Associates Economists Ltd. dated June 2017 on page 2, states that between 2016 and 2041 the;

"Long-term needs for residential and non-residential land uses within the Clair-Maltby Secondary Plan Area will be informed by the City's Official Plan review and corresponding municipal comprehensive review (MCR) update."

In keeping with the staff recommendation and the Council resolution of October 24, 2016, GWDA is respectfully requesting that Council request a reduced alternative density target which is consistent with the current target in the Guelph Official Plan of a **minimum 50 residents and jobs combined per hectare in the Greenfield Area and that the intensification target for the Built up Area be 40% of the residential development.**

Clair-Maltby Vision and Guiding Principles

Included in the July 4, 2017 Committee of the Whole Agenda Report Number IDE 17-76 on page 11 are the Guiding Principles which state that,

"1. Vibrant and Urban

Create identifiable urban neighbourhoods that are pedestrian oriented and human-scaled. Promote forward-thinking and innovative design that integrates new development into the rolling topography, while conserving significant cultural heritage resources."

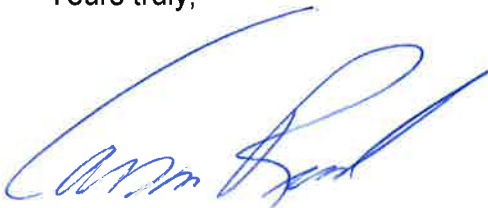
We suggest that this Guiding Principle be revised to include the following wording changed below in **bold**,

"1. Vibrant and Urban

*Create identifiable urban neighbourhoods that are pedestrian oriented and human-scaled. Promote forward-thinking and innovative design that integrates new development into the rolling topography **while incorporating good engineering design, and while retaining existing slopes where possible.**"*

There is a conflict between the physical ability to service land for development maintaining positive flow in sewers and watermain as well as ensuring adequate cover over these sewers in accordance with MOECC requirements and preserving existing slopes. In addition, minimum road grades and accessible sidewalks and trails must be designed in accordance with the applicable legislation. This reality must be recognized in the Vibrant and Urban Guiding Principle. There should not be an unrealistic expectation established in this Guiding Principle.

Yours truly,



Carson Reid, President
Guelph and Wellington Development Association

cc: Scott Stewart, Deputy CAO, Infrastructure, Development and Enterprise
Todd Salter, General Manager Planning, Urban Design and Building Services
Melissa Aldunate, Manager of Policy Planning and Urban Design