

Committee of the Whole Meeting Agenda

Consolidated as of March 1, 2019

Monday, March 4, 2019 – 1:00 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.

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Changes to the original agenda have been highlighted.

Call to Order – Mayor

Disclosure of Pecuniary Interest and General Nature Thereof

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:

IDE-2019-29

Dolime Quarry – Mediation Process Update

Section 239 2(e) and (f) of the Municipal Act relating to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Open Meeting - 2:00 p.m.

Mayor in the Chair

Closed Meeting Summary

Staff Recognitions

1. Business Development and Enterprise Services – IEDC Awards
2. Silver Level of Recognition on the Alliance for Water Efficiency's G480 Leaderboard

3. Stormwater Management Pond Sediment Project – 2018 OPWA Project of the Year Award in the Environmental Category <\$2 million
 4. Asset Management Levels of Service Project – 2018 OPWA Technical Innovation Award
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Ten-Minute Break for Service Area Change

Consent Agenda – Infrastructure, Development and Enterprise

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.

IDE-2019-20 Sign By-law Variances – 649 Scottsdale Drive

Recommendation:

That the request for variances from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit a 13.57m² internally illuminated building sign be located on the fifth storey of 649 Scottsdale Drive, be approved.

IDE-2019-22 Sign By-law Variances – 18 Douglas Street

Recommendation:

1. That the request for variances from Section 2 (2) of Sign By-law Number (1996)-15245, as amended, to permit a non-illuminated freestanding sign with a height of 3.54m above the adjacent roadway to be setback 1.52m of a sidewalk within a road allowance and located within .99m of an adjacent property at 18 Douglas Street, be approved.
2. That the request for variances from Table 2, Row 5 of Sign By-law Number (1996)-15245, as amended, to permit a non-illuminated freestanding sign with a height of 3.54m above the adjacent roadway to be setback 1.52m of a sidewalk within a road allowance and located within .99m of an adjacent property at 18 Douglas Street, be approved.

IDE-2019-23 Sign By-law Variances – 1460-1474 Gordon Street

Recommendation:

That the request for variance from Section 2 of the General Regulations of Sign By-law Number (1996)-15245, as amended, to permit a total sign area of 45m² for all signs located on the property of 1460-1474 Gordon Street, be approved.

IDE-2019-26

Delegation of Authority – Authority to Reduce Speed Limits within Construction Zones

Recommendation:

That Council delegate to the General Manager/City Engineer of Engineering and Transportation Services, or designate, the authority to designate City roads or portions thereof as construction zones pursuant to the provisions of subsections 128 (8.1), (8.2) and (10) of the Highway Traffic Act.

IDE-2019-31

Approval of Renewal of the Gazer-Mooney Subdivision Water Services Operating Agreement

Recommendation:

That Council authorize the Mayor and Clerk to execute an agreement with the Township of Guelph/Eramosa entitled "Agreement Regarding Water Services for the Gazer-Mooney Subdivision", subject to the satisfaction of the Deputy CAO Infrastructure, Development and Enterprise Services and the City Solicitor.

IDE-2019-28

Approval of the 2018 Water Services Annual and Summary Report

Recommendation:

That Guelph City Council approves the 2018 Water Services' Annual and Summary Report.

Items for Discussion – Infrastructure, Development and Enterprise

The following items have been extracted from 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.

IDE-2019-32

Approval of Water and Wastewater Long-Range Financial Plan as required under Ontario Regulation 453/07

Presentation:

Wayne Galliher, Divisional Manager, Water Services
Jim Bruzzese, BMA Management Consulting Inc.

Recommendation:

That City Council, as the owner of the Guelph municipal drinking water system, approve the 2019 Water and Wastewater Long-Range Financial Plan as required under Ontario Regulation 453/07 and the Municipal Drinking Water Licence.

Delegations:

Susan Watson

Laura Murr

Correspondence:

Susan Watson

Recommendation:

1. That recommendations 3 to 8 associated with Staff Report IDE-2017-140, entitled Guelph Innovation District (GID) – Real Estate Options, passed on December 11, 2017, be rescinded.
2. That staff be directed to withdraw the City's Expression of Interest, which was submitted to the Province in 2018 for the acquisition of provincially-owned lands as defined in Report IDE-2019-24.
3. That staff be directed to provide the City's goals and objectives for realizing the Guelph Innovation District Secondary Plan to the Province for inclusion within a marketing package of the forthcoming provincially-led real estate sale.
4. That staff be directed to provide Council with quarterly updates in 2019 on the progress of the Province's real estate transaction for lands contained within the Guelph Innovation District.
5. That staff be directed to utilize the Tax Rate Operating Contingency Reserve #180 for accommodating operating costs estimated to be within a range of \$25,000 to \$50,000.

Service Area Chair and Staff Announcements

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

Adjournment



Parkland & The Guelph Innovation District

Presentation: Susan Watson

Recreation, Parks and Culture Strategic Master Plan

<https://guelph.ca/plans-and-strategies/recreation-parks-and-culture-strategic-master-plan/>

*City Staff are reviewing
the 130 recommendations.*

Recommendations 6-16 and 6 -17 never implemented.

- ▶ *6-16 Develop a Parkland Acquisition Strategy as a framework to achieve the provision targets established in this Plan.*
- ▶ *6-17 Where shortfalls may occur in parkland acquisition through the development process, employ a range of alternative parkland acquisition mechanisms to obtain the necessary amount of acreage.*

Last remaining land for regional and community parks:

- ▶ Guelph Innovation District
- ▶ Yorklands
- ▶ Clair-Maltby

Projected growth over the next 10 years (Development Charge By-law update)

- ▶ An additional 22,565 residents
- ▶ Official Plan ratios for parkland: 3.3 ha/1000 residents.
- ▶ Parkland required for 22,565 people?

74.5 hectares

Projected parkland in the 10-year capital forecast?

- ▶ Cityview Drive Park
 - ▶ Dallan Park
 - ▶ Guelph Innovation District Neighbourhood Park
 - ▶ Hart's Farm Park
 - ▶ Kortright East Park
 - ▶ Paisley-Whitelaw Park
 - ▶ Silvercreek Park
 - ▶ Starwood/Watson Road Park
 - ▶ Wellington Park
-
- ▶ **ESTIMATED TOTAL PARKLAND? 9 hectares?**

City of Guelph Park Inventory: Future parks

▶ Kortright East Subdivision Park	1.02 ha
▶ 300 Grange Subdivision Park	0.10 ha
▶ Woods Development Park	0.33 ha
▶ Grangehill Subdivision Park	0.25 ha
▶ Metrus East Node Subdivision Park	0.22 ha
▶ Dallan Subdivision Park	0.76 ha

TOTAL 2.68 hectares



Total Parkland needed to serve projected growth in the next 10 years:

74.5 hectares

Projected parkland:

(Capital budget and City inventory)

2.68 ha - 9 ha

Parkland shortfall over the
next 10 years?

65 - 72 hectares



The kicker?

We are about to lose 3.9 ha of *leased* park and sports fields to development on the site of the *Guelph Curling Club*.

Former Optimist Club

The community is losing recreational facilities with the new development.

Key questions:

- ▶ Does the anticipated parkland in the GID need to be expanded?
- ▶ How much money is currently in our City-wide Parkland Reserve?
- ▶ What are the options for borrowing cash for parks from other reserves and paying it back from future cash-in-lieu?
- ▶ How will the conservation lands stay in public hands?

Conclusion:

Parkland acquisition in the GID needs to be a priority.

Mayor Guthrie and Members of Council:

I want Council and Staff to be crystal clear on the parkland acquisition strategy for the Guelph Innovation District lands.

We don't have an overall parkland acquisition strategy for the City, even though it was recommended as part of the Recreation, Parks and **Culture Strategic Master Plan update conducted 10 years ago.**

So you need to come up with one really quickly. NOW.

We learned through the Parkland Dedication By-law update that parkland acquired through the development process does not meet our Official Plan minimums. Even if we were to get the maximum Parkland Dedication allowed by the Province, it would only deliver about 40% of our Official Plan minimums. The 30% cap in our updated By-law means that we can only get about 25% of our minimum parkland through the development process.

So what's the plan?

The Guelph Innovation District, Yorklands and Clair-Maltby represent the last remaining large tracts of land where it will be possible to establish regional and community parks.

We learned through the **Development Charges update** that **over the next 10 years we are anticipating growth of an additional 22,565 residents.** The Official Plan requirements for parkland for that many people is **74.5 hectares.**

But what are our current plans for parkland?

Well, the 10-year capital forecast appears to project about 9 hectares of parks to be acquired through the development process, including the Guelph Innovation District Neighbourhood Park.

The City of Guelph's park inventory only anticipates under 3 hectares of parks.

So what does that mean?

We are looking at a projected parkland shortfall of between 65 and 72 hectares.

And I've mentioned this one before – we are about to lose 3.9 hectares of leased park and sports fields to development on the site of the Guelph Curling Club. Several weeks ago we also heard about recreational facilities that are about to be lost on the site of the former Guelph Optimist Club.

This is the price we pay for not having a parkland acquisition strategy. And from a citizen perspective - it's not good enough. Why did no one at the city **have their eye on the ball that these properties were changing hands and seek to be first in line for the option to buy them?**

I don't want to see the same thing end up happening for the Guelph Innovation District. We need to get our ducks in a row and be ready to be a customer – not just a participant in the sell-off.

Does the anticipated parkland in the Guelph Innovation District need to be expanded?

How much money is currently in our City-wide Parkland Reserve?

What are the options for borrowing cash for parks from other reserves and to pay it back from future cash-in-lieu that we will be receiving?

And most importantly, I want to know about the conservation lands that are being put up for sale for the Province.

How are they going to stay in public hands? How is the City going to guarantee that they are preserved as conservation lands and not quietly converted to low-density housing?

We the people already own them, why should we be forking out extra tax dollars to acquire them either through the City or through the Grand River Conservation Authority?

I look forward to the acquisition of parkland being made a priority in this process.

Sincerely,

Susan Watson