

Committee of the Whole Meeting Agenda

Consolidated as of March 2, 2018

**Monday, March 5, 2018 – 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

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Presentations:

1. Recognition of the Ontario Public Works Association's 2017 Project of the Year for Historic Restoration/Preservation Award presented to the City staff project team.
 2. Recognition of the City staff recipient of the Ontario Public Works Association's 2017 Wally Wells Young Leader Award.
 3. Recognition of the Federation of Canadian Municipalities sustainable Neighbourhood Revitalization and Design Award presented to the City staff project team.
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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-2018.32 2017 Annual & Summary Water Services Report

Recommendation:

That Guelph City Council approves the 2017 Annual & Summary Water Services Report.

IDE-2018.28 Municipal Class Environmental Assessment Reform

Recommendation:

That the Mayor be directed to send a letter to the Minister of the Environment and Climate Change (MOECC) requesting that:

- a. the response process for Part II Orders or 'Bump-Up requests' be expedited, as part of the s.61 review to improve MCEA process times and reduce study costs;
- b. changes to better integrate and harmonize the MCEA process with processes defined under the Planning Act be supported;
- c. the scope of MCEA reports and studies be amended to reduce duplication with existing public processes and decisions made under municipal Official Plans and provincial legislation.

IDE-2018.26 Sign By-Law Variance - 392 Silvercreek Parkway North

Recommendation:

1. That the request for a variance from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit a total sign face area of 27.86m² on the west building face of 392 Silvercreek Parkway North, be approved.

2. That the request for a variance from Table 1, Row 6 of Sign By-law Number (1996)-15245, as amended, to permit a building sign with an area of 9.75m² to be located on the first storey of a building face fronting an adjacent property at a distance of 3.5m from the property line of 392 Silvercreek Parkway North, be approved.

IDE-2018.27 Sign By-Law Variance - 848 Gordon Street

Recommendation:

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 3.15m above the adjacent roadway and sign face area of 3.84m² on the property of 848 Gordon Street, be approved.

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.

St. Andrew's Presbyterian Church Delegation and Funding Request (Staff Memo)

Presentation:

John Groenewegen, JRG Consulting Group

IDE-2018.36 Parking Technology Selection and Implementation Metrics Study

Presentation:

Jamie Zettle, Program Manager, Parking

Delegations:

Marty Williams, Executive Director, Downtown Guelph Business Association
Doug Minett

Recommendation:

1. That the Parking Technology Selection and Implementation Metrics Study dated January 2018, prepared by CIMA+ Canada Limited, be approved;
2. That staff operationalize a set of performance based parking metrics to provide reliable data with which to measure the performance of the parking operation, based upon the metrics identified in Table 1 : Proposed Parking Metrics of this report;
3. That staff establish a mechanism to review at established intervals the performance metrics of the parking system and work in partnership with the Downtown Advisory Committee when recommending any changes to parking policy and pricing;
4. That staff work with the Downtown Advisory Committee to create an implementation plan which addresses the key elements raised by stakeholders in the Stakeholder Survey;
5. That the implementation of the new on-street paid parking technology be scheduled for Fall 2019, following the opening of the Wilson Street Parkade.

IDE-2018.18 Commercial Policy Review: Vision and Principles

Presentation:

Joan Jylanne, Senior Policy Planner

Recommendation:

That the Commercial Policy Review vision and principles be approved as outlined in report IDE-2018-18.

IDE-2018.03 City Initiated Official Plan Amendment for Affordable Housing

Presentation:

Melissa Aldunate, Manager, Policy Planning Urban Design

Recommendation:

That staff be directed to initiate an amendment to the Official Plan to reflect the Council approved Affordable Housing Strategy.

IDE-2018.31 Sewer Abatement and Leak Forgiveness Credits Policies

Presentation:

Emily Stahl, Manager Technical Services Water Services

Recommendation:

1. That the March 5, 2018 report of the Deputy CAO of Infrastructure, Development and Enterprise entitled "Sewer Abatement Credit and Leak Forgiveness Credits Policies" be approved.
2. That the staff recommended Sewer Abatement Credit Policy be approved for implementation on July 1, 2018 as outlined in Attachment 1 to this report.
3. That the staff recommended Leak Forgiveness Credit Policy be approved for implementation on April 1, 2018 as outlined in Attachment 2 to this report.
4. That Council approve amendment to the Water and Wastewater Fees and Charges By-law Number (2017-20224) as outlined in Attachment 3 to this report.

Service Area Chair and Staff Announcements

Consent Agenda – Governance

Chair – Mayor Guthrie

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.

CS-2018.33 Code of Conduct for Members of Council and Local Boards - Update

Recommendation:

That the revised Code of Conduct for Members of Council and Local Boards, included as ATT-1 to the report titled Code of Conduct for Members of Council and Local Boards – Update and dated March 5, 2018, be approved.

CS-2018.36 Procedural By-Law Update

Recommendation:

That the proposed Procedural By-law, included as ATT-1 to the report titled Procedural By-law Update, dated March 5, 2018, be approved and that By-Law (2016)-20087 be repealed.

Items for Discussion – Governance

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Smart Cities Submission Update

Presentation:

Barbara Swartzentruber, Executive Director, Strategy, Innovation,
Intergovernmental Services

Peter Cartwright, General Manager, Business Development & Enterprise Services

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.

CS-2018.02 Procurement By-Law Update

Recommendation:

That report CS-2018-02 Procurement By-law Update be approved and adopted by by-law.

Service Area Chair and Staff Announcements

Mayor as Chair

Chair and Staff Announcements

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

Adjournment

INTERNAL MEMO



DATE March 5, 2018

TO **Committee of the Whole**

FROM Todd Salter

DEPARTMENT Planning, Urban Design and Building Services

SUBJECT Response to St. Andrew's Presbyterian Church Presentation to Committee of the Whole dated March 5, 2018

This memo provides staff's response to the presentation to the Committee of the Whole by St. Andrew's Presbyterian Church included on the Committee of the Whole agenda for March 5, 2018.

St. Andrew's Presbyterian Church is requesting:

1. That the City provide a funding grant to cover the cost of a Cultural Heritage Resource Impact Assessment of their properties located at 62, 68 and 74/76 Yarmouth Street; and
2. That the Chief Building Official extend their demolition permit application for a reasonable time period following completion of the Cultural Heritage Resource Impact Assessment funded by the City.

Background

St. Andrews Presbyterian Church submitted an application for a demolition permit for the properties located at 62, 68 and 74/76 Yarmouth Street on January 23, 2017.

The properties located at 62, 68 and 74/76 Yarmouth Street are all listed on the Municipal Register of Cultural Heritage Properties as non-designated built heritage resources. As such, a Cultural Heritage Resource Impact Assessment (CHRIA) is required to be submitted with the demolition application to provide Council with the information necessary to determine the significance of these built heritage resources and how the cultural heritage landscape would be affected. Council may refuse to issue the demolition permit and determine that the properties are of sufficient cultural heritage value or interest that it should be designated under the Ontario Heritage Act.

In the fall of 2017, St. Andrew's Presbyterian Church approached staff with a request that the City provide funding to cover the costs of carrying out the required CHRIA. Staff advised that funding to conduct studies (including CHRIA's) to support potential demolition of properties listed on the Heritage Register is not available through the Heritage Redevelopment Reserve or the Affordable Housing Financial Incentives Program framework, and therefore staff was not supportive of this request for funding.

Response to Request 1 Concerning Funding Opportunities for Cultural Heritage Resource Impact Assessments

The City has in the past provided funds to owners of properties through the Heritage Redevelopment Reserve (HRR) to conduct heritage assessments. The purpose of this Reserve is to provide financial assistance to property owners who wish to undertake projects that involve the rehabilitation of heritage attributes of a property. The applicant must be the registered owner of the property. Through the funding agreement, the applicant must agree to designate the property under the Ontario Heritage Act and provide a heritage conservation easement agreement to the City of Guelph in order to protect the investment in future years.

The financial assistance provided by the City through the HRR is intended for the conservation of cultural heritage resources in the city with the outcome including designation under the Ontario Heritage Act. The HRR is possible through broad provisions under the Ontario Heritage Act allowing municipalities to "grant or loan" funds toward the conservation of designated heritage resources. The HRR uses the Tax Increment Based Grant (TIBG) approach, looking at the pre- and post-development assessment increases created by a project to support the conservation and restoration of elements related to the designation by-law. Sites that have been supported through this policy also enter into a Heritage Conservation Easement Agreement to establish appropriate controls over the long-term protection of elements that have had public investment support.

The Affordable Housing Financial Incentives Program Framework sets out criteria for access to funding for the purpose of creating new affordable housing units. The program is intended for property owners with approvals in place for the development of new affordable housing. The program does not contemplate providing financial assistance for required planning studies prior to development applications being filed with the City or prior to approval by City Council.

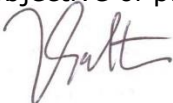
As outlined above, staff continues to be of the opinion that this study is not eligible for funding through the Heritage Redevelopment Reserve or the Affordable Housing Financial Incentives Program framework.

Response to Request 2 Concerning Extension of their Demolition Permit

The Chief Building Official (CBO) makes decisions whether to issue or refuse a building permit (including building permits for demolition) based solely on the legislated requirements in the Building Code Act. These decisions are not directed by City Council.

The CBO had previously given the applicants until March 15, 2018 to obtain the necessary approvals to enable the issuance of the permit. Following Council's consideration of St. Andrew's request, should the applicants decide to proceed with fulfilling the requirements of the building permit including submitting a CHRIA, the CBO would consider a reasonable extension request from the owner to enable them to obtain the necessary approvals. Otherwise, the permit application will be cancelled on or about March 15.

The City is committed to both the conservation of cultural heritage resources and the provision of affordable housing opportunities. Staff will continue working with the St. Andrew's Presbyterian Church land lease task force to assist them in achieving their objective of providing affordable housing.



Todd Salter

General Manager

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 Rob Reynen, Chief Building Official
 Dylan McMahon, Deputy City Clerk

Memo Authored by: Melissa Aldunate, Manager, Policy Planning and Urban Design