

INFORMATION ITEMS

Week Ending June 7, 2019

REPORTS

1. RideCo Pilot
2. Termite Control program 2018 Annual Report

INTERGOVERNMENTAL CONSULTATIONS

1. Excess soil regulatory proposal and amendments to Record of Site Condition (Brownfields) Regulation
2. Regulations for Recycling of Electrical and Electronic Equipment (EEE) and Batteries under the Resource Recovery and Circular Economy Act, 2016

CORRESPONDENCE

1. City of Guelph Response to Intergovernmental Consultation RE: Modernizing Conservation Authorities-Conservation Authorities Act
2. City of Guelph Response to Intergovernmental Consultation RE: Bill 108, (Schedule 3) – More homes, more Choice Act: Amendments to the Development Charges Act, 1997
3. City of Guelph Response to Intergovernmental Consultation RE: Proposed Changes to Bill 108-More Homes, More Choice Act, 2019
4. Municipality of Southwest Middlesex Resolution RE: Bill 108
5. Town of Orangeville Resolution RE: Opposition to Bill 108, More Homes, More Choice Act 2019
6. Town of Newmarket Resolution RE: Bill 108 Ontario Municipal Board Changes
7. City of Toronto Resolution RE: Proposed Bill 108 (More Homes, More Choice Act, 2019)
8. Regional Municipality of Halton Resolution RE: Bill 108 – Proposed More Homes, More Choice Act
9. Town of Georgina Resolution RE: Bill 108, More Homes, More Choice Act, 2019
10. Town of New Tecumseth Resolution RE: Reduction in Provincial Funding to Libraries
11. Township of Norwich Resolution RE: Response to Bill 108, the More Homes, More Choice Act

BOARDS & COMMITTEES

1. Resignation from Bill McLay-Board of Trustees of The Elliott Community
2. Planning Advisory Committee Agenda-June 13, 2019

3. River System Advisory Committee Minutes-April 17, 2019
4. The Elliott Community Annual Report

ITEMS AVAILABLE IN THE CLERK'S OFFICE

1. None

Information Report



Service Area Public Services
Date Friday, June 7, 2019
Subject **RideCo Pilot**
Report Number PS-2019-13

Executive Summary

Purpose of Report

To inform Council that Guelph Transit has entered into an agreement with RideCo, for a short term pilot project as part of one of the 12 recommendations from the Transit Business Service Review. Recommendation 11 states: "Develop a pilot program to test the service gains (improved scheduling and increased capacity) from Intelligent On-Demand Transit Software with the Mobility Service, and assess feasibility for low density and low utilization applications."

Key Findings

This pilot will focus on three major areas: operational efficiency, improve vehicle utilization, and passenger experience improvements.

Financial Implications

There are no costs associated with the agreement during the eight-month pilot term

Report

The current process for scheduling mobility riders and dispatching vehicles is manual. Requests are first called into dispatch. Staff then identify best possible options for the rider and schedule the trips, assigned to a specific vehicle. Any changes, cancellations or new requests are received the same way, and all alterations to the schedule are done manually. This manual process is limited in its ability to address real time issues in the field, such as traffic or extended loading times.

The current process does not provide for the ability to request a trip on-line or through an app, which was identified as an improvement for mobility service during community engagement activity.

Service efficiency is impacted by external influences, such as cancellations and no-shows. Typical industry cancellation rates are approximately five percent of total trips provided. Higher cancellation rates often occur when it is difficult for

customers to schedule trips. The customers tend to book more trips than required in order to ensure they have what they need, then cancel the unneeded trips later. This practice reduces the efficiency of the mobility service, especially when the cancellations are made close to the service time and the sudden availability cannot be filled with another trip. The cancellation rate can be positively impacted through service growth (additional vehicles to increase service availability) and continued communication.

Improvements and increased fleet size has resulted in a 90 percent reduction in third-party usage, with only emergency trips utilizing a third-party service when capacity is not available. This equated to an annualized expense reduction of approximately \$40,000.

On-demand or demand responsive transit has flexible routing and scheduling of vehicles in a shared-ride mode between pick-up and drop-off locations according to passenger needs. Historically, this type of service has been utilized in mobility/para-transit service. This type of service can also be provided for areas of low passenger demand or where regular fixed-route service is not feasible.

Conventional fixed route and fixed schedule services are generally the most cost effective approach when demand is ten boardings per hour and higher. On-demand services are generally effective and efficient for six to ten boardings per hour. Multiple on-demand vehicles can also be more efficient and effective than a conventional fixed-route to service larger areas or areas with low-density. To service more than ten boardings per hour using on-demand delivery model requires resource levels that generally overtake the cost required to provide standard conventional service.

There are automated software scheduling programs gaining traction in the transit industry providing on-line capability for booking and intelligent on-demand scheduling. Initial investigation into this technology has identified the potential for further capacity and efficiency gains in mobility service of up to 20 percent, which could translate into shorter booking windows, increased ridership, or the opportunity to investigate other on-demand markets. This type of software system can provide the following:

- Autonomously schedule vehicle itineraries and routes
- On-line ride bookings by both dispatch and customers
- Improved option times for service (goal of three hour window guarantee)
- All factors are taken into account automatically, including expected time of day traffic and re-routing based on real-time traffic and vehicle locations
- Continual updating of the system to take into account new bookings, changes in traffic, or vehicle slowdowns
- Vehicles are automatically re-routed if a vehicle is taken out or added into service.

Based on the Transit Business Service Review recommendation number eleven, Guelph Transit will plan and test the feasibility and potential capacity gains from a dynamic-route on-demand program with real-time intelligent scheduling, on-line booking and a customer app interface.

Financial Implications

There are no costs associated with the agreement during the eight-month pilot term.

Consultations

Executive Team

Transit Management Staff

Finance

Procurement

Legal

Human Resources

Corporate Communications

Corporate Administrative Plan

Overarching Goals

Service Excellence

Innovation

Service Area Operational Work Plans

Our Services - Municipal services that make lives better

Our People - Building a great community together

Attachments

N/A

Departmental Approval

Robin Gerus, General Manager, Guelph Transit

Report Author

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Approved By

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Information Report



Service Area Infrastructure, Development and Enterprise Services
Date Friday, June 7, 2019
Subject **Termite Control Program 2018 Annual Report**
Report Number IDE-2019-62

Executive Summary

Purpose of Report

To present a summary of the Termite Control Program in 2018.

Key Findings

1. In 2018 the termite population reached a new low, with only 19,782 termites trapped, a 49.3% decline from 2017.
2. The Windermere management area has been inactive for three consecutive years and therefore converts from red to blue status.
3. Only three of the five management areas had activity in 2018.
4. Only 8 properties were active in 2018.
5. A total of 51 properties were reclassified from red to blue or blue to white.

Financial Implications

Not applicable.

Report

Details

For Council's information, see the attached Executive Summary of the Termite Control Program 2018 Annual Report with accompanying Figures and Table.

Financial Implications

Given the lower level of current activity and the shrinking area in need of further monitoring, the project has been scaled back to a part time project for 2019 and 2020. Current plans envision completion of all monitoring by the end of 2020 followed by a transition management plan.

Consultations

The Executive Summary will be mailed to all residents in the termite management areas on May 17, 2019. Similar to previous annual reports, the complete 2018

report will be posted on the City's website at guelph.ca >home>living>house and home>termites.

Plan

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our Services - Municipal services that make lives better

Attachments

Attachment-1: Executive Summary, Figures 1-8 and Table 1

Departmental Approval

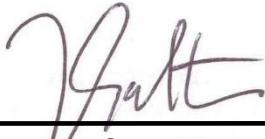
Not applicable

Report Author

Dr. Tim Myles, Program Manager, Termite Control Program

Approved By

Jeremy Laur, Chief Building Official



Approved By

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Attachment 1 – Executive summary

2018 Executive Summary

Guelph's Termite Control Program

The City of Guelph has an introduced infestation of the eastern subterranean termite, *Reticulitermes flavipes*, which the City has been tracking and combating since the 1970s. This insect pest can be difficult and expensive to control and can cause serious structural damage to wood frame structures and housing. In order to protect the housing stock of the City, and to prevent the continuous spread of this invasive species, the City has implemented a comprehensive termite control program. Traditional termite control uses soil insecticides and wood preservatives to treat affected structures, but does not address the termite population, which continues to spread. The City's program integrates all traditional methods of pre-treatment and remedial treatment as well as preventative measures in new construction, termite habitat elimination, and termite population suppressive treatments.

Focused Management Efforts with Nematodes and Chemicals

The small extent of the remaining activity allowed us to use highly focused management efforts in 2018. This included intensive wood removal efforts in combination with spring and fall treatments with insect specific nematodes and finally chemical spot treatments at the end of the season.

Active Termite Management Areas Reduced from Five to Three

The City had five termite management areas as shown in Figure 1. However, due to complete inactivity for five consecutive years, the Emma-Pine management area was removed from further active management in 2017. The year of 2018 was the third consecutive year with no activity in the Windermere management area and it therefore converts from red to blue. Thus, after twelve years of management, the remaining known activity in the City has been reduced to just eight properties, in five sectors, in three management areas.

Continued Decline in Active Properties and Termites Trapped

Figures 2 and 3 show the decline in the number of active properties and number of termites trapped for each block. Figures 4 and 5 show the decline in the total number of active properties and total number of termites trapped for all blocks. Figure 6 shows the areas of detected activity in 2018.

Further Contraction of the Management Areas

The new boundaries of the termite management areas for 2019 are shown in Figure 7. The reduction in the number of red and blue zone properties from 2007 to 2019 is graphed in Figure 8. Properties that change status from red to blue or blue to white are listed in Table 1.

Chemical Treatments and Inspections in 2018

Five remedial or preventative treatments were performed with borate sprays. In addition, 25 inspections were performed for real estate transactions, 35 for building permits, and 143 inspections for disposal permits.

2018 Report

As with previous annual reports, the full 2018 report will be posted on the City's termite website at guelph.ca > termites > reference materials.

Goals for the 2019 Season

The goals for the upcoming season will be similar to 2018:

- This executive summary with graphs and maps will be sent to affected residents in early May as an annual progress report.
- Maps of the new boundaries of the termite management areas will be posted on the city's website in early May, and reclassified properties will be flagged in building department records.
- Two part-time summer technicians will be hired and will start work the first week of May.
- Monitoring traps will be refurbished with new cardboard rolls and lids, and any missing traps will be replaced during May and June.
- Monitoring traps will be reduced or removed in re-designated areas.
- Insect-pathogenic nematodes will be applied in the spring from May to June and again in the fall from September to October.
- Traps will be checked on a three week cycle throughout the summer.
- Chemical spot treatments will be applied in the vicinity of any ongoing structural activity with signed consent of owners.
- Remaining stumps will be surveyed and prioritized for removal during the season.

Plans for Project Beyond 2019

Given the lower level of current activity and the shrinking area in need of further monitoring, the project has been scaled back to a part time project for 2019 and 2020. Current plans envision completion of all monitoring by the end of 2020 followed by a transition management plan.

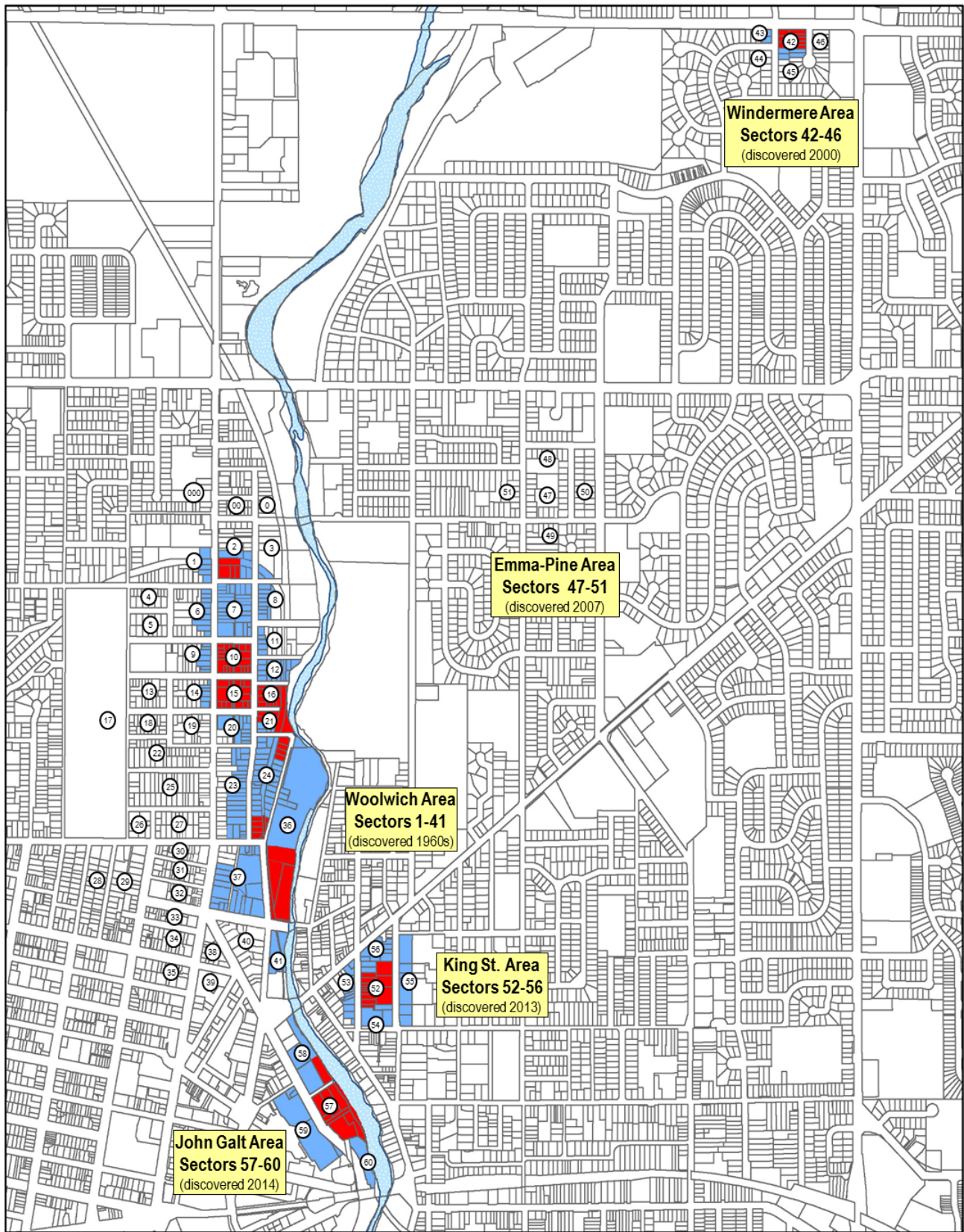


Figure 1. Guelph Termite Management Areas, sectors numbers, and red and blue zones in 2018.

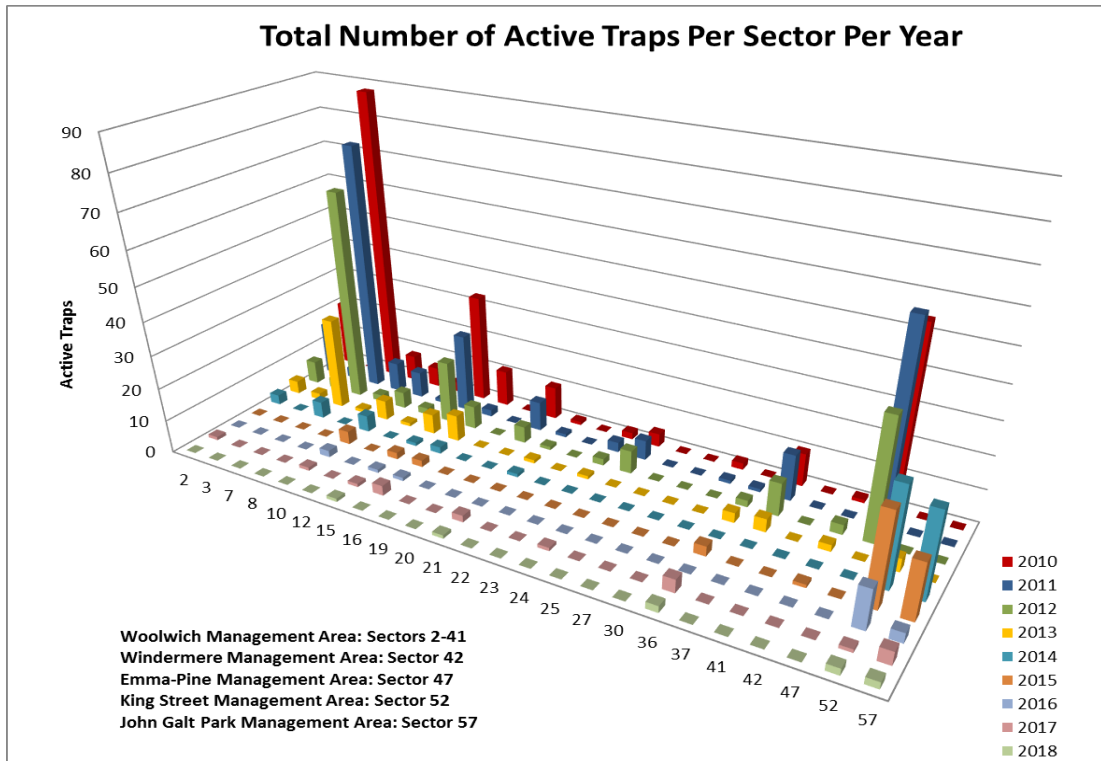


Figure 2. Active Properties Per Sector Per Year 2010-2018.

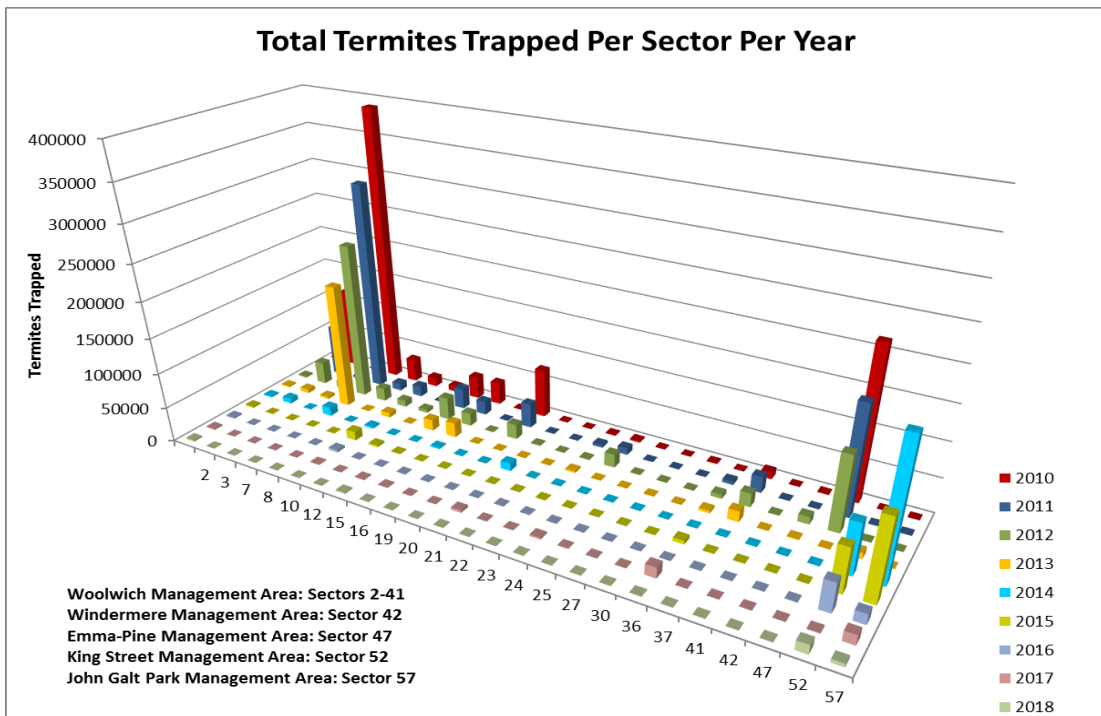


Figure 3. Total termites Trapped Per Sector Per Year 2010-2018.

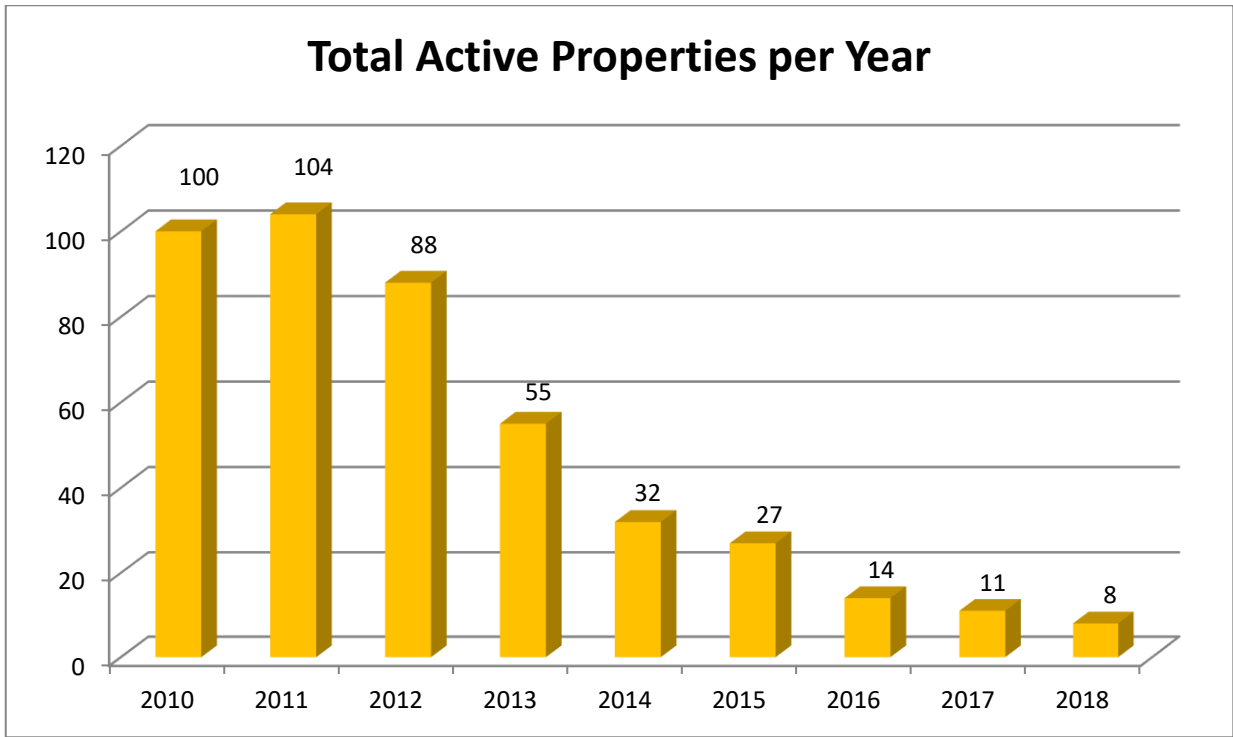


Figure 4. Total Number of Active Properties Per Year 2010-2018.

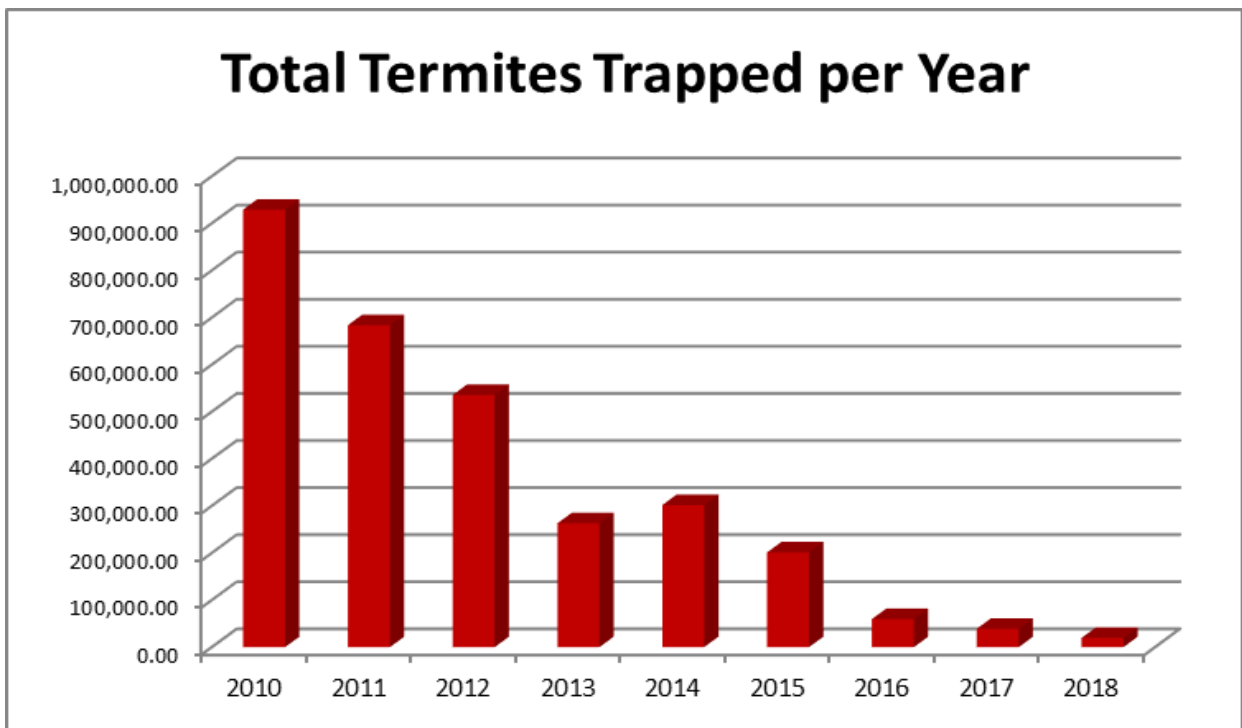


Figure 5. Total Termites Trapped Per Year 2010-2018.

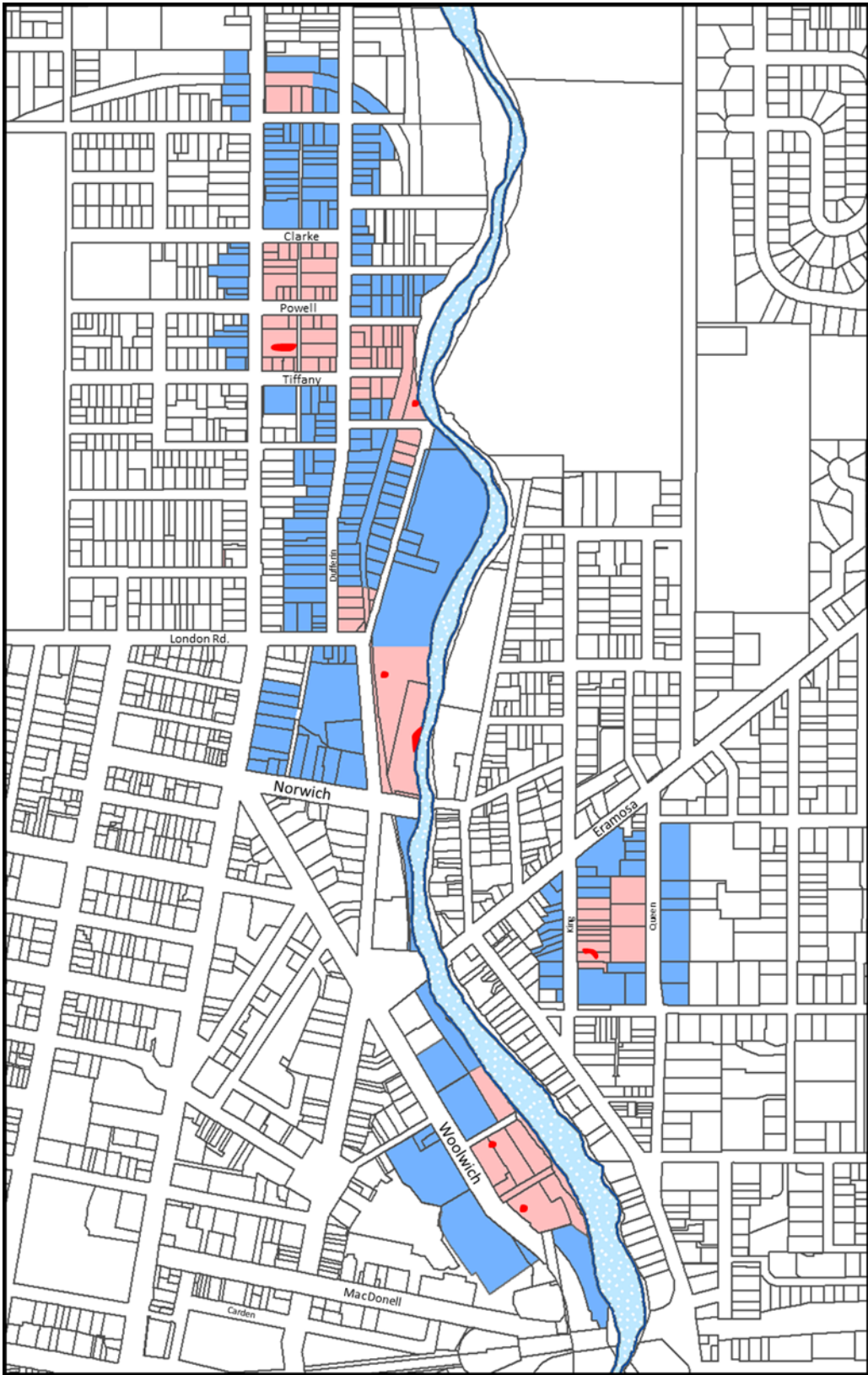


Figure 6. Areas of Detected Activity in 2018.

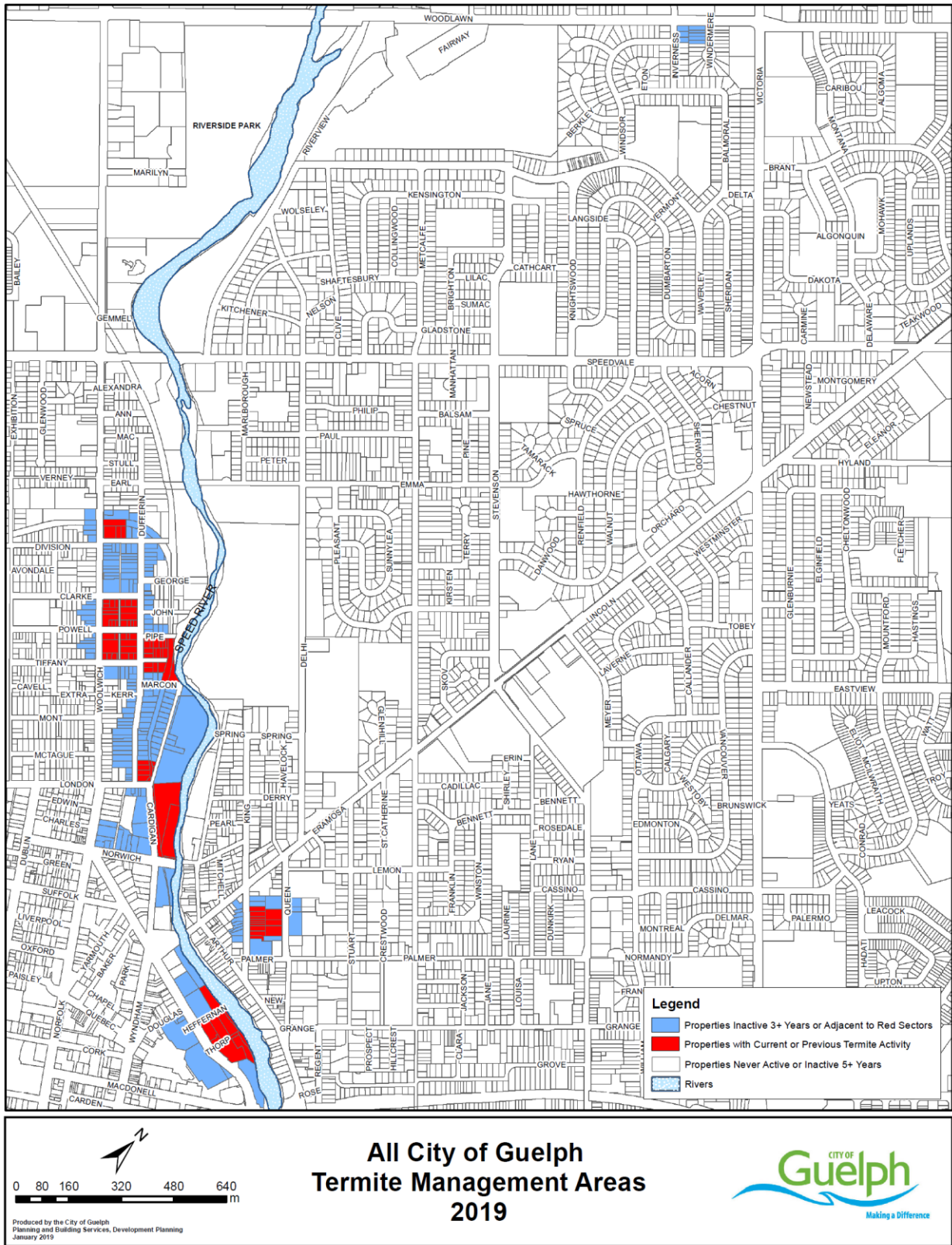


Figure 7. Revised Boundaries of the Red and Blue Zones for 2019.

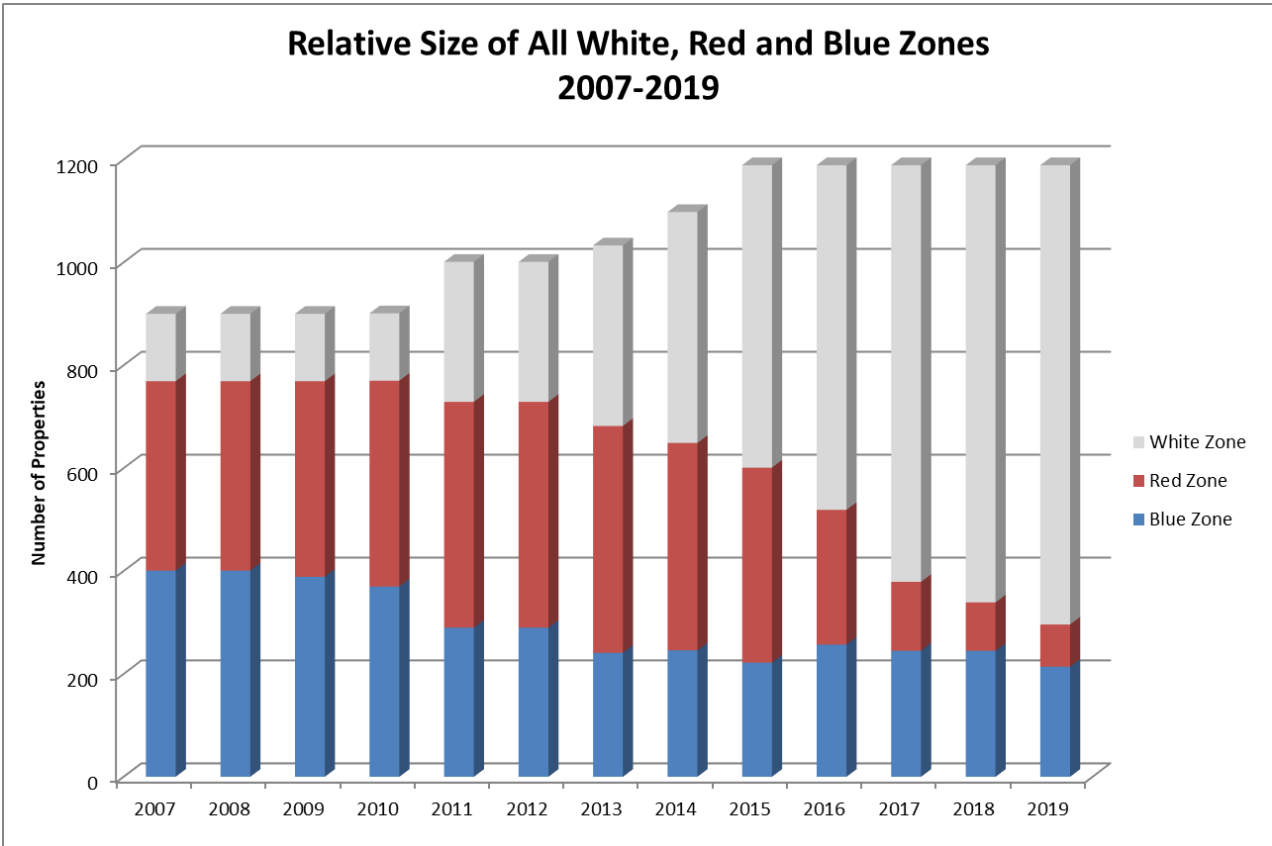


Figure 8. Relative Size of All White, Red, and Blue Zones 2007-2019.

Table 1. Properties that Changed Status* Between 2018 and 2019

Woolwich Management Area			Windermere Management Area		
1	12 Geoge St.	B --> W	23	68 Windsor	B --> W
2	11 John St.	B --> W	24	68 Windsor	B --> W
3	15 John St.	B --> W	25	11 Inverness	B --> W
4	21 John St.	B --> W	26	15 Inverness	B --> W
5	29 John St.	B --> W	27	20 Inverness	B --> W
6	22 Kerr St.	B --> W	28	11 Windermere	B --> W
7	21 Kerr St.	B --> W	29	15 Windermere	B --> W
8	17 Kerr St.	B --> W	30	1 Windermere	R --> B
9	14 London Rd. E.	B --> W	31	3 Windermere	R --> B
10	18 London Rd. E.	B --> W	32	5 Windermere	R --> B
11	265 Woolwich St.	B --> W	33	7 Windermere	R --> B
12	271 Woolwich St.	B --> W	34	9 Windermere	R --> B
13	275 Woolwich St.	B --> W	35	19 Inverness	R --> B
14	62 Cardigan St.	B --> W	36	21 Inverness	R --> B
15	68 Cardigan St.	B --> W	37	23 Inverness	R --> B
16	70 Cardigan St.	B --> W			
17	76 Cardigan St.	B --> W			
			King St. Management Area		
18	82 Cardigan St.	B --> W	38	49 King St.	B --> W
19	84 Cardigan St.	B --> W	39	30 King St.	B --> W
20	200 Cardigan St.	R --> B	40	10 Palmer	B --> W
21	202 Cardigan St.	R --> B	41	40 Palmer	B --> W
22	23 Marcon St.	R --> B	42	76 Queen St.	B --> W
			43	63 Queen St.	B --> W
			44	85 Queen St.	B --> W
			45	80 Queen St.	B --> W
			46	82 Queen St.	B --> W
			47	84 Queen St.	B --> W
			48	86 Queen St.	B --> W
			49	83 King St.	B --> W
			50	79 King St.	B --> W
			51	76 Queen St.	R --> B

* Blue to White = B --> W
Red to Blue = R --> B

Provincial/Federal Consultation Alert							
Title	Ministry	Consultation Deadline	Summary	Proposed Form of Input	Rationale	Lead	Link to Ministry Website
ERO 013-5000 Excess soil regulatory proposal and amendments to Record of Site Condition (Brownfields) Regulation	Ministry of Environment, Conservation, and Parks	June 17 th , 2019 (deadline was extended from May 31 st)	MECP is proposing regulatory changes to the management of excess construction soil and brownfields redevelopment.	Letter to Environmental Registry	The City of Guelph has numerous projects that are impacted by Excess Soil and Brownfield Regulations. The City is also a municipal leader on these topics. We have been working with the MECP on this reform for years and will provide commentary to continue to help shape the Regulations in a way Guelph can support.	Engineering and Transportation Services	https://ero.ontario.ca/notice/013-5000

Provincial/Federal Consultation Alert							
Title	Ministry	Consultation Deadline	Summary	Proposed Form of Input	Rationale	Lead	Link to Ministry Website
Regulations for Recycling of Electrical and Electronic Equipment (EEE) and Batteries under the Resource Recovery and Circular Economy Act, 2016	Ministry of the Environment, Conservation and Parks	June 23, 2019 (Regulations posted for a 45-day consultation period.)	<p>An EBR notice has been posted (019-0048) proposing regulations that will make producers of electronics and batteries environmentally accountable and financially responsible for the waste generated from products they supply into Ontario. The regulations will set requirements for collection, management and consumer education, as well as incenting waste reduction activities.</p> <p>The proposed regulations outline a number of requirements, including:</p> <ul style="list-style-type: none"> • Establishing free collection networks • Achieving resource recovery targets • Educating consumers • Registering with and reporting to the Resource Productivity and Recovery Authority • Other requirements, including record keeping and third-party audits <p>The key principles of the proposed regulation are:</p> <ul style="list-style-type: none"> • Improve environmental outcomes • Ensuring economic growth • Ensuring consistency, and reducing costs and burden, while promoting innovation 	Staff comments will be submitted on the online Environmental Registry (EBR) and provided to Council via the Information Package following the consultation deadline.	The City of Guelph currently allows residents to drop off EEE and batteries at the Waste Resource Innovation Centre for free. Our funding sources and service levels provided for these programs will be affected by the proposed changes.	Environmental Services - Solid Waste Resources	Environmental Registry

May 21st, 2019

Submitted to Ontario's Environmental Registry (ER)

RE: Modernizing Conservation Authorities – Conservation Authorities Act

The City of Guelph (City) has reviewed the proposed changes posted on the environmental registry pertaining to Modernizing Conservation Authorities – Conservation Authorities Act (ERO 013-5018).

Upon the release of this proposal, my colleagues reached out to our local Conservation Authority, to understand of any early reaction and potential impacts of this proposal.

It is understood that the province is proposing to introduce amendments to the Conservation Authorities Act, which if passed, would help conservation authorities focus and deliver on the core mandate and to improve governance.

While the merit behind this objective is understood, there are also some concerns of what this may mean to municipality levies.

More information is required to understand:

1. What is a core function and what is not a core function?
2. How are “non-core” functions funded?
3. What does entering into agreements for non-mandatory programs look like?
4. What is the definition of capital costs and operating/maintenance costs?

It is understood that following the release of this posting, the Ministry of Natural Resources and Forestry sent notification that the Section 39 Operating grant for the local conservation authority would be reduced by \$421,385 (48%), from \$871,073 to \$449,688.

It is also understood that this reduction in funding may affect this conservation authority and their partner municipalities' abilities to deliver an effective program related to the core mandate of conservation authorities.

As a municipality that works very closely with the local conservation authority and considers them as partners with our local environmental stewardship, this submission is offered to underline the importance of the existing programs currently supported by the local conservation authority and the desire to see them continue through continued funding.

Thank-you,

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May 31, 2019

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, Ontario M5G 2E5
Canada

Dear Minister Clark:

RE: *Bill 108, (Schedule 3) – More Homes, More Choice Act: Amendments to the Development Charges Act, 1997*

Thank you for the opportunity to comment on the proposed Bill 108, *Mores Homes, More Choice Act* (Schedule 3) Amendments to the *Development Charges Act (DCA), 1997*. On May 27, 2019 City of Guelph Council passed the following resolution:

WHEREAS the legislation that abolished the OMB and replaced it with LPAT received unanimous – all party support; and

WHEREAS all parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning; and

WHEREAS Bill 108 will once again allow an unelected, unaccountable body make decisions on how our communities evolve and grow; and

WHEREAS On August 21, 2018 Minister Clark once again signed the MOU with the Association of Municipalities of Ontario and entered into "...a legally binding agreement recognizing Ontario Municipalities as a mature, accountable order of government"; and

WHEREAS This MOU is "enshrined in law as part of the Municipal Act". And recognizes that as "...public policy issues are complex and thus require coordinated responses...the Province endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest"; and

WHEREAS By signing this agreement, the Province made "...a commitment to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact"; and

WHEREAS Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017 Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001, Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997.

The Hon. Steve Clark

May 31, 2019

RE: Bill 108, (Schedule 3) – More Homes, More Choice Act: Amendments to the Development Charges Act, 1997

Page 2 of 10

Now Therefore Be it Hereby Resolved That the City of Guelph oppose Bill 108 which in its current state will have negative consequences on community building and proper planning; and

Be it further resolved that the City of Guelph call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved; and

Be It Further Resolved That a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario; and

Be It Further Resolved That a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

Thank you again for the opportunity to comment on Bill 108 Schedule 3. As outlined above, the City has highlighted a number of concerns regarding the proposed Bill that we encourage the province to consider in its review. Further, the City requests to be actively engaged with the province as it reviews comments regarding the Bill and any subsequent programs and regulations. Please do not hesitate to contact me if you have any questions regarding the City of Guelph's feedback.

Sincerely,



Scott Stewart

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cc: Association of Municipalities of Ontario
County of Wellington
Lloyd Longfield, MP, Guelph
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The Hon. Steve Clark

May 31, 2019

RE: Bill 108, (Schedule 3) – More Homes, More Choice Act: Amendments to the Development Charges Act, 1997

Page 3 of 10

City of Guelph comments on Bill 108 Schedule 3

Overview

The City of Guelph strongly believes in the fundamental principle of “Growth paying for Growth” and for this reason cannot support many of the proposed changes in Bill 108 related to the Development Charges Act (DCA) and the Planning Act Sections 37 and 42. Movement away from a methodology that links development revenues to the long-term cost of infrastructure to a methodology based upon market-driven land value is in principle, a poor financial model. Like the province and the development community, municipalities need reliable revenue streams to develop growth business plans and this policy change will create unmanageable risk and unwarranted administrative burden, which collectively, will slow growth and housing supply creation. Give municipalities the choice between DCA and Section 37 of the Planning Act.

The proposed DCA impacts are further exacerbated by the requirement to choose between Sections 42/51.1 or Section 37 of the Planning Act; essentially leaving municipalities to choose between conveyance of parkland or the funding to build community infrastructure. The goal should not be building more housing at the expense of complete, health communities with parks, trails, and recreation facilities. Consideration of user fees (or increases) to recover the full cost of managing municipal parks, natural open spaces, trails and recreational facilities for residents who frequent these amenities may be required, which may ultimately pose a deterrent if unaffordable.

Protection of our Ontario tax payers should be the highest priority when considering the merits of Bill 108. Guelph is concerned that this Bill does not go far enough to protect our resident’s investment in affordable housing. Ontario tax payers should not become the bank to finance industrial and commercial developments. We need assurances that developers are passing on the savings to new homeowners and we need mechanisms to ensure that affordable units are not sold and made available for above-market profit. Community Investment Plans (CIPs) can better achieve the housing supply goals that the DCA is unequipped to provide.

Any legislation that reduces municipal cash flows in the development process will mean less financial capacity to fund the linear infrastructure resulting in slowed growth and housing supply creation. Guelph cautions that the provincial proposals to collect DCs over a six year period and freezing DCs at a point in time prior to building permit will have the negative and opposing effect of what the province was intending.

Timing

Similar to the Province’s recent announcement to reconsider the timing for cost-sharing and funding reforms to key services, Guelph strongly advocates for a delay in passing any of the changes to the DCA and Planning Act Sections 37, 42 and 51.1 until

The Hon. Steve Clark

May 31, 2019

RE: Bill 108, (Schedule 3) – More Homes, More Choice Act: Amendments to the Development Charges Act, 1997

Page 4 of 10

the implications can be studied more holistically which will provide for an orderly transition.

Guelph requests to be part of the consultation for the development of the regulations as they are foundational for the seamless implementation of the policy and for cultivating a growing and healthy housing supply.

Below is a comprehensive summary of staff comments regarding this Bill for consideration.

**Development Charges Act:
Section 2(4) – Service eligibility**

The proposed changes to eliminate development charges (DCs) for the collective “soft or social services” will likely result in a capital funding shortfall for growth-related infrastructure required for indoor and outdoor recreation (parks, trails and recreation centres), libraries, public health, child care and social housing, homes for the aged, paramedic services and parking. Without the specific regulations, Guelph cannot quantify the impact of these changes. Nevertheless, we do know that it leaves approximately \$155 million of capital funding vulnerable considering these monies were planned in our [DC Study that was approved in February 2019](#). These services are critical to creating livable, healthy communities and it is expected that new populations/businesses fund the growth infrastructure that is necessary for services in the same way as the other critical services such water, wastewater, roads and fire/police services. The current DCA provides a measurable and equitable means to quantify the cost of these services in each municipality based on existing service levels. Replacing this system with a Community Benefit Charge (CBC) regime based upon land value has many faults:

- i) Land value is subject to market conditions making it a very unreliable long-term financial planning tool – the Province advocates long-term capital planning with capital asset management plans and policies however is proposing to make a reliable capital revenue become unpredictable and unplannable.
- ii) Land value can vary based on proximity to the GTA making it an unfair method for funding common infrastructure needed across the province. The cost of building a recreation centre or a park may only vary upwards of 15% across the province whereas land value in the GTA for a single family lot may be 20 times that of the same size lot elsewhere in the province. This will create the have/have-not effect of urban centres versus rural communities where the revenue generation tool is unequitable to the cost of infrastructure.
- iii) The need for appraisals and the ability for the applicant to challenge the appraisal will create more burden and expense for municipalities rather than it creating a streamlined process that was the original intention of the province.
- iv) In a regional or county government system, the DCA contained guidance for the apportionment of the DC revenue collected according to the government

The Hon. Steve Clark

May 31, 2019

RE: Bill 108, (Schedule 3) – More Homes, More Choice Act: Amendments to the Development Charges Act, 1997

Page 5 of 10

body levying the charge considering it was directly attributable to their respective capital project plan. A system established on land value will create a new undefined, burdensome process to determine how this Community Benefit Charge would be allocated between the local and regional/county bodies.

Waste Diversion and Paramedic Services

The City applauds the decision to make Waste Diversion a non-discounted service and would stand firmly in the recommendation that all municipally-delivered services should be non-discounted so that growth development is really paying for growth. At a minimum, Guelph believes that Paramedic Services infrastructure should be treated equally to Police and Fire Services as they collectively create our first response emergency services team and are subject to mandatory requirements for response times as imposed by the province. Growth costs for provincially mandated services should be fully recovered from growth development.

Actions:

Guelph recommends that municipalities be given the option to choose between the DCA and Section 37 CBC as the growth-related revenue tool for soft services. Let municipalities make a choice rather than forcing the implementation of a separate, cumbersome, costly and unnecessary CBC regime, which will require separate studies, by-laws and administration.

If the Province feels that reducing municipal fees is necessary, it would be preferable to keep soft services in the DCA and simply limit the extent of recovery within the existing DCA to a cap as prescribed by the province.

Guelph recommends Paramedic Services should be a non-discounted service in the DCA similar to the other provincially legislated first response emergency services of Fire and Police.

Section 3.1 DC Exemption for second dwelling units in new residential buildings

The City understands and supports a concept to increase housing supply and agrees that this exemption would achieve more units. However, the City urges the province to put in place a mechanism to ensure developers transfer this cost reduction to the homebuyer.

Further, Guelph is requesting the province to acknowledge that exempting DCs does not change the cost of the infrastructure required for that development and this is a form of cost downloading to the citizens of Ontario. The lost DCs that would have otherwise been collected on these units will need to be recovered from property taxes and user fees. The DCA is based on a full cost recovery model, and any revenues not collected through DCs are subsidized by our citizens and businesses.

The Hon. Steve Clark

May 31, 2019

RE: Bill 108, (Schedule 3) – More Homes, More Choice Act: Amendments to the Development Charges Act, 1997

Page 6 of 10

Section 26.1 Certain types of development, when charge can be payable - 6 annual installments

Guelph strongly opposes any payment deferral arrangements for Institutional, Industrial or Commercial (ICI) development. Fundamentally, the provincial goal is to increase housing supply with Bill 108; ICI development does not create housing. The effect of ICI deferred payment arrangements will actually have the negative and opposing effect by slowing growth and reducing housing supply because the City's cash flows will be impaired early in the development cycle resulting in limited capacity to build road and pipe servicing infrastructure. Specifically, concerns relating to the six year ICI payment plan include:

- Property tax payers become a financing institution for the ICI development community. Let the banking industry finance and let the municipalities focus on building the infrastructure to accommodate development.
- Since municipalities are not banks, we do not have a building permit financial system in place to invoice development fees over a period of time. This new requirement necessitates an overhaul to the City's financial systems, increase risk of collection, increase staffing required to manage the extended collection period and generally will increase costs, time and red tape that will be passed back to the homeowners through increases in fees.
- A six year payment plan will reduce hard DC cash flows in Guelph by \$900,000 per year and increase the amount of debt funding required for growth-related infrastructure. There is insufficient debt capacity to simultaneously manage current and growth capital needs. Over-leveraging the City with more debt will mean a decrease in its credit rating and an increase in debt carrying costs which will ultimately be transferred to developers through increased DC rates.

The City understands and supports a concept to incentivize non-profit and rental housing. However, incentivising affordable housing units through the DCA (DC deferred payment arrangements over 6 years) does not allow for the appropriate level of security to keep those units affordable after they are built. It also does not allow for local municipalities to tailor the incentives to the types of units or construction that is needed in their community. We take affordable housing seriously in Guelph and are very concerned with the lack of protection and local influence over the 6 year payment plan currently proposed in the DCA. Just this week, Council approved the following [staff report motion](#) to provide \$1.3 million in grants to developments creating 230 new affordable units in Guelph. Further, we have a dedicated [affordable housing incentive policy](#) that guides our investments to ensure we are targeting the right units for our community. Without agreements, we cannot guarantee these units stay affordable.

Guelph would advocate for a requirement to implement a Community Improvement Plan (CIP) to incent affordable housing in each community (based upon a population requirement). This is a much more productive and effective way to incent, it enables the province to approve the CIP policies that are proposed, it allows local focus towards the types of units that are needed in the community, it provides consolidated reporting already built into the municipal FIR, and provides the protection to our Ontario tax payers investment in affordable housing. Affordable housing incentives go beyond DCs and a CIP would be a more inclusive and holistic way to require municipalities to have housing policies that align with the provincial mandates.

The Hon. Steve Clark

May 31, 2019

RE: Bill 108, (Schedule 3) – More Homes, More Choice Act: Amendments to the Development Charges Act, 1997

Page 7 of 10

Actions:

Guelph strongly recommends removing any deferred payment language for ICI development and would direct those developers to secure financing from a lending institution rather than the property tax payers of Ontario.

Incentives are best achieved through CIPs or other local policies where appropriate security is available to protect that new housing supply from converting to unaffordable housing types. Guelph recommends that instead of the new proposed DCA deferral, that a requirement for municipalities to create a CIP to incent affordable housing (in more ways than just deferring DCs) with a local focus on the needs of that community. This will have a real impact on new supply of affordable housing in a way that protects the Ontario tax payer's investment.

Section 26.2 When amount of development charge is determined

The proposed requirement to freeze the DC obligation at a point in time years before the development occurs will significantly reduce the amount of DCs currently planned in the approved Background Study. This will require an update to the DC Study for this undefined time period and will result in an increased DC rate to make up for this lost revenue. The DCA is premised upon a full cost recovery model for the hard services and therefore this revenue loss would be made up through increases in DC rates immediately. Other concerns related to this proposal include:

- Increased burden in the system as incomplete or unwarranted planning applications and minor variances will be submitted to cities with the sole purpose to freeze a lower DC rate years before any development actually occurs. This will increase the planning and development fees to cover this additional burden.
- Building permit financial systems across the province are built to invoice fees at the building permit issuance date and has no mechanism to calculate fees on any other date. This new requirement will again require an overhaul to financial systems and reduce cash flow in the short term to fund the needed servicing infrastructure.

The City understands that certainty in development costs is desirable; however, similar to their cost of construction materials and labour increases over time, City costs also continue to increase. Guelph feels this proposed legislation has transferred all the financial risk to be borne by the property tax payers rather than the private industry. The DCA provides a high degree of certainty as the notice period for any rate change is highly regulated and requires significant public consultation. Guelph would support a transitional phase-in of rate requirements that do not extend beyond a two-year period during the time that a new DC By-law is introduced.

Action:

As the DCA already provides a high degree of fee certainty to the development community, Guelph recommends that DC obligations be determined at the time a building permit is issued and to seek out alternative phase-in language of increases to DC rates at the time of DC By-law approvals. Guelph does not support a phase-in or DC freeze period beyond 2 years.

The Hon. Steve Clark

May 31, 2019

RE: Bill 108, (Schedule 3) – More Homes, More Choice Act: Amendments to the Development Charges Act, 1997

Page 8 of 10

Section 60 Regulations and Section 61 Transitional issues

The proposed Bill does not include the regulations or details regarding the transitional provisions that would provide municipalities more detail to quantify the real implications including the effective date of transition, the prescribed interest rate, the prescribed amount of time for frozen DC fees, and definitions of types of affordable developments. In addition to these omissions, it is also not clear how municipalities are to be compensated for over-drawn DC reserve funds for which debentures were used to fund the construction of large facility infrastructure. Guelph has \$12.7 million in outstanding DC debt that was issued under the current DCA.

Actions:

Guelph requests that municipalities are engaged during the development of the regulations as these will be foundational for planning for an orderly transition of any of these changes.

In the event that a CBC is implemented and there is no choice to use the DCA as a more cost effective and reliable revenue authority, then Guelph would strongly urge the province to allow the CBC revenues to satisfy any remaining DC debt obligations remaining at the time of transition.

Planning Act:

Section 37: Combining parkland dedication, height and density bonusing, and community benefit charge into one authority

The proposed CBC would take three distinct revenue streams with unique purposes and authorities, like the conveyance of land, and consolidate them into one, less dynamic revenue tool. The parkland conveyance authority is fundamental to accessing land at the most affordable point in a development. If municipalities are required only to collect funds in lieu of parkland and in turn strategically buy parkland parcels throughout the city, this is a more expensive alternative and will decrease parkland affordability in the city. Removing the conveyance of parkland option will significantly increase the cost of development as buying land after an area is built up is more costly than acquiring it early in the development. This would effectively result in less overall parkland for residents and a decrease in access to open spaces and outdoor recreation opportunities.

The process of developing a Community Benefits Strategy would provide municipalities with greater flexibility for funding services; however, it will likely mean less funding in total to build community assets. If the intent of the legislation is to encourage growth and development, these proposed changes would mean that residents in new neighborhoods will likely see a drastically lower service level than those built under previous legislation.

Action:

Guelph urges the province to remove the either/or option for Section 37 or Section 42/51.1. Require a choice between soft DCs in the DCA or Section 37 of the Planning Act (with a provincially legislated cap) but not both. It is also encouraged that Section 42 remain intact to be used in conjunction with Section 37 or DCA to convey parkland

The Hon. Steve Clark

May 31, 2019

RE: Bill 108, (Schedule 3) – More Homes, More Choice Act: Amendments to the Development Charges Act, 1997

Page 9 of 10

so we can ensure parks are available for future residents.

Section 37: Requirement to spend or allocate

The requirement to spend or allocate 60% of the funds received via the proposed CBC would drastically change how Guelph funds large recreation infrastructure. Funds to build arenas, swimming pools or acquire land for parks and sports fields require substantial investment that can take years of accumulation of funds to afford.

Action:

Guelph requests that the definition of the word “allocate” includes ear-marking funds for future large projects where spending will not occur for many years until funds are sufficiently accumulated.

Section 42 and 51.1: Eliminating the alternative rate

The proposed legislation removes reference to the alternative rate for parkland dedication. The contemplated changes would result in less parkland overall, and more specifically, less parkland for residents that purchase homes under the proposed legislation. This would either create a service level disparity between ‘older’ homes and ‘newer’ homes or would require that municipalities contemplate tax increases to maintain parkland service levels. This results in an increased burden on taxpayers and a significant shift away from the ‘Growth pays for Growth’ principle.

Action:

Guelph requests that the alternative rate for parkland dedication remains so that future communities can enjoy the same access to parks as older communities.

Section 37, 42 and 51.1: Transitional concerns

Due to the quick pace at which Bill 108 was drafted, with limited input from stakeholders, there has been little rationalization between the various Acts and even sections within the same Act. Guelph notes below a number of concerns and impacts that will arise with the passing of Bill 108 in its current form.

- Non application of Section 42(6.1) to CBC requires an amendment to the building code to include a section 37 by-law as applicable law.
- Non application of s. 42(7) to CBC means redevelopment will potentially be subject to a fresh charge even where parkland conveyance or even previous community benefits or DCs have been paid for the same services.
- Lack of rationalization between proposed Section 37 and 51.1 means that municipalities who chose to take land as a condition of subdivision approval will be unable to impose a charge for soft services. Alternatively, if a CBC is imposed, it may be forced to buy or expropriate land within the proposed subdivision from the developer for the provision of park and other recreational services which will likely require paying at a greater rate than the rate used to determine the charge.
- Key terms in Section 37 are not defined and will need further clarity in the development of the regulations including the words “allocated”, “value of the

The Hon. Steve Clark

May 31, 2019

RE: Bill 108, (Schedule 3) – More Homes, More Choice Act: Amendments to the Development Charges Act, 1997

Page 10 of 10

land”, “land” and “development”.

- Effect of repealing current Section 37 will be that the certain Official Plan (OP) policies that require “bonusing” to allow increased height will be unavailable. Amendments and updates to the OP will be required.
- Proposed Section 37 “in kind contribution” language appears to require reduction of payments to be based on estimates rather than actual costs. There is no allowance made to permit a credit where the amount of an in kind contribution would exceed the charge. No statutory power to enter into agreements, and nothing on how in-kind community benefits and DC credit for services agreements are allowed to interact. In kind contributions also do not appear to be limited to things included in the CBC by-law.
- Proposed Section 37 could be read as permitting multiple charges where there are multiple triggers; or the land value cap could be circumvented where multiple triggers exist.
- Proposed Section 37(13) appears to say “shall” where it should likely say “may”.

Action:

Guelph strongly advocates for a delay in passing any of the changes to the DCA and Planning Act Sections 37, 42 and 51.1 until the implications can be studied more holistically. This will enable municipalities to implement any changes in an orderly transition. There are many legal concerns with the disconnectedness of the proposed Bill 108 language and its interacting Acts.

May 31, 2019

Hon. Steve Clark
Minister of Municipal Affairs and Housing
777 Bay Street
Toronto, Ontario M5G 2E5

Dear Minister Clark,

RE: Proposed Changes to Bill 108-More Homes, More Choice Act, 2019

Thank you for the opportunity to comment on the proposed changes to Bill 108: *More Homes, More Choice Act, 2019* (Schedule 5, 11 and 12). Although the City of Guelph supports building more housing to meet Ontario's growing needs, the City is concerned that Bill 108 threatens the ability of municipalities to develop complete communities and provide livable cities for all its residents.

Several changes proposed to the *Planning Act* jeopardize Guelph's ability to meet its community needs for parkland, affordable housing and other community benefits that enhance the wellbeing for all residents. Additional clarity on the proposed changes are also required to ensure that municipalities have the tools to consistently and fairly implement the proposed legislation. The City has attached additional comments related to Bill 108 and we appreciate consideration of our feedback.

We respectfully request to be included in future consultation when developing regulations associated with Bill 108 prior to the Bill coming into force. Transparent and extensive consultation with municipalities on regulations will be crucial to ensure we have a comprehensive understanding of the impacts of Bill 108. We look forward to ongoing discussions on Bill 108 and its associated regulations in the future. Please do not hesitate to contact me if you have any questions regarding the City of Guelph's feedback.

Sincerely,



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Administration's Comments

Schedule 12 – Amendments to the Planning Act

Section 16 (3) Additional residential unit policies

The City of Guelph (City) is supportive of providing opportunities to add additional residential units where appropriate. The City has been a leader in enabling additional residential units and we acknowledge their important role in increasing density and promoting efficient use of infrastructure. However, through our experiences and ongoing community feedback we also recognize that additional residential units can pose challenges if they are not properly regulated to consider the local context. Some concerns include parking considerations, servicing feasibility and safe access to units.

The City requests that the Province clarify that these policy directions are not as of right and would be subject to additional municipal regulations so that municipalities can ensure that additional units are sensitive to their local planning context.

Although the City understands and supports this concept to increase housing supply and agrees that the exemption for second dwelling units in new residential buildings would achieve more units. However, the City urges the province to put in place a mechanism to ensure this reduction to the cost of housing is transferred to the homebuyer.

Further, the City is requesting the province to acknowledge that exempting Development Charges (DCs) does not change the cost of the infrastructure required for that development and this is a form of cost downloading to the citizens of Ontario. The lost DCs that would have otherwise been collected on these units will need to be recovered from property taxes and user fees. The *Development Charges Act, 1997* (DCA) is based on a full cost recovery model, and any revenues not collected through DCs are subsidized by the property tax base.

Section 16 (5) Inclusionary Zoning

Providing affordable housing is an important area that Guelph continues to explore. There has been significant local interest in using additional tools to incentivize inclusionary housing options. As a result, it is disappointing to see that inclusionary zoning will no longer be a tool available to Guelph as these provisions have been limited to areas with protected major transit stations and development permit systems. The City believes that tools to assist with inclusionary zoning should continue to be supported and accessible in order to address the growing need for affordable housing in Guelph as well as communities across Ontario.

The Hon. Steve Clark

May 31, 2019

RE: Proposed Changes to Bill 108-More Homes, More Choice Act, 2019

Page 3 of 13

Reduction of processing timelines

Bill 108 has reduced the timelines for processing an official plan or official plan amendment from 210 days to 120 days, a zoning bylaw amendment from 150 days to 90 days and a draft plan of subdivision from 180 days to 120 days. The existing timeframes were previously examined as part of the province's review of the Planning Act, which occurred prior to the introduction of the *Building Better Communities and Conserving Watersheds Act, 2017* ("Bill 139" in the 41st Parliament, 2nd Session) and it was determined that the existing timelines introduced through Bill 139 were necessary to provide adequate time to assess planning matters, hear input from the public before making a decision, and enable municipalities to negotiate solutions to issues throughout the process. The timelines established in Bill 139 were lengthened to reduce the number of appeals and contribute to a more transparent and efficient decision making process. Now Bill 108 is proposing to condense the timelines for approvals to a period that is even shorter than the timelines pre-Bill 139. No additional study appears to have been conducted, or additional rationale provided, for these proposed reduced timelines. The City believes the proposed timelines in Bill 108 compromise the municipality's ability to make comprehensive decisions that consider public feedback. Therefore, it is recommended that the existing timelines as established in Bill 139 be maintained.

Section 37: Community benefits charges and changes to the *Development Charges Act, 1997*

The City of Guelph is opposed to the proposed changes to Bill 108 related to a community benefits charge. Guelph is committed to maximizing community benefits for residents and are concerned that the proposed changes will compromise our ability to provide these amenities. The proposed community benefits charge also appears inconsistent with the Province's commitment to ensure that "Growth pays for growth".

By removing options for land conveyance for parks and limiting the community services function of DCs, Guelph will be unable to provide parkland and a range of other community facilities and services that the community requires. The community benefits charge will be limited to a prescribed percentage which may force municipalities to choose between competing community needs. A percentage limit could also result in a financial shortfall and force the municipality to look to other sources of funding to pay for community needs or become unable to provide them at all.

In addition, the ability to provide additional facilities and services through increased height or density has been removed in Bill 108. The elimination of this provision prevents Guelph from using height and density bonusing as a tool to assist in addressing some of its rapidly growing community needs as it continues to develop.

Although the Province has stated a desire to provide municipalities with the resources to support complete communities, the community benefits charge will result in the opposite. The City of Guelph requests more information on how the percentage limitation on the charge will be determined. We request consultation on developing this percentage limit to ensure it will adequately provide for a diverse range of community needs and to confirm it will be based on the principle that "growth should pay for growth". Additional information is also required to highlight the financial impact of this provision so the City can assess how this charge compares to the benefits provided through existing Development Charges and conveyance of land for parks. This information will be crucial to ensure that Guelph can continue to support community benefits that improve the quality of life for all its residents.

From a municipal finance perspective, the proposed changes to eliminate DCs for the collective "soft or social services" will likely result in a capital funding shortfall for growth-related infrastructure required for indoor and outdoor recreation (parks, trails and recreation centres), libraries, public health, child care and social housing, homes for the aged, paramedic services and parking. Without the specific regulations, Guelph cannot quantify the impact of these changes. Nevertheless, we do know that it leaves approximately \$155 million of capital funding vulnerable considering these monies were planned in our [DC Study that was approved in February 2019](#). These services are critical to creating livable, healthy communities and it is expected that new populations/businesses fund the growth infrastructure that is necessary for services in the same way as the other critical services such water, wastewater, roads and fire/police services. The current DCA provides a measurable and equitable means to quantify the cost of these services in each municipality based on existing service levels. Replacing this system with a Community Benefit Charge (CBC) regime based upon land value has many faults:

- i) Land value is subject to market conditions making it a very unreliable long-term financial planning tool – the Province advocates long-term capital planning with capital asset management plans and policies however is proposing to make a reliable capital revenue become unpredictable and unplannable.
- ii) Land value can vary based on proximity to the GTA making it an unfair method for funding common infrastructure needed across the province. The cost of building a recreation centre or a park may only vary upwards of 15% across the province whereas land value in the GTA for a single family lot may be 20 times that of the same size lot elsewhere in the province. This will create the have/have-not effect of urban centres versus rural communities where the revenue generation tool is unequitable to the cost of infrastructure.
- iii) The need for appraisals and the ability for the applicant to challenge the appraisal will create more burden and expense for municipalities rather than it creating a streamlined process that was the original intention of the province.
- iv) In a regional or county government system, the DCA contained guidance for the apportionment of the DC revenue collected according to the

The Hon. Steve Clark

May 31, 2019

RE: Proposed Changes to Bill 108-More Homes, More Choice Act, 2019

Page 5 of 13

government body levying the charge considering it was directly attributable to their respective capital project plan. A system established on land value will create a new undefined, burdensome process to determine how this Community Benefit Charge would be allocated between the local and regional/county bodies.

Guelph recommends that municipalities be given the option to choose between the DCA and Section 37 CBC as the growth-related revenue tool for soft services. Let municipalities make a choice rather than forcing the implementation of a separate, cumbersome, costly and unnecessary CBC regime, which will require separate studies, by-laws and administration.

If the Province feels that reducing municipal development charges is necessary, it would be preferable to keep soft services in the DCA and simply limit the extent of recovery within the existing DCA to a cap as prescribed by the province.

Section 37: Combining parkland dedication, bonusing and development

The proposed CBC would take three distinct revenue streams with unique purposes and authorities, like the conveyance of land, and consolidate them into one, less dynamic revenue tool. The parkland conveyance authority is fundamental to accessing land at the most affordable point in a development. If municipalities are required only to collect funds in lieu of parkland and in turn strategically buy parkland parcels throughout the city, this is a more expensive alternative and will decrease parkland affordability in the city. Removing the conveyance of parkland option will significantly increase the cost of development as buying land after an area is built up is more costly than acquiring it early in the development. This would effectively result in less overall parkland for residents and a decrease in access to open spaces and outdoor recreation opportunities.

The process of developing a Community Benefits Strategy would provide municipalities with greater flexibility for funding services; however, it will likely mean less funding in total to build community assets. If the intent of the legislation is to encourage growth and development, these proposed changes would mean that residents in new neighborhoods will likely see a drastically lower service level than those built under previous legislation.

The City urges the province to remove the either/or option for Section 37 or Section 42/51.1. Require a choice between soft DCs in the DCA or Section 37 of the Planning Act (with a provincially legislated cap) but not both. It is also encouraged that Section 42 remain intact to be used in conjunction with Section 37 or DCA to convey parkland so the City can ensure parks are available for future residents.

Section 37: Special Fund and Requirement to spend or allocate

The requirement to spend or allocate 60% of the funds received via the proposed CBC would drastically change how Guelph funds large recreation infrastructure. Funds to build arenas, swimming pools or acquire land for parks and sports fields require substantial investment that can take years of accumulation of funds to afford.

The City of Guelph requests that the definition of the word “allocate” includes earmarking funds for future large projects where spending will not occur for many years until funds are sufficiently accumulated.

Section 42 and 51.1: Eliminating the alternative rate

The proposed legislation removes reference to the alternative rate for parkland dedication. The contemplated changes would result in less parkland overall, and more specifically, less parkland for residents that purchase homes under the proposed legislation. This would either create a service level disparity between ‘older’ homes and ‘newer’ homes or would require that municipalities contemplate tax increases to maintain parkland service levels. This results in an increased burden on taxpayers and a significant shift away from the ‘Growth pays for Growth’ principle.

The City of Guelph requests that the alternative rate for parkland dedication remains so that future communities can enjoy the same access to parks as older communities.

Section 70.2. Orders re development permit system

The City of Guelph requests more information and clarification on the criteria for the Minister to require a local municipality to adopt or establish a development permit system. The City’s previous examination of development permit systems illustrated that alternative instruments would be more effective in implementing the goals of the Growth Plan due to the challenges associated with a development permit system. As a result, greater certainty around this provision would allow the City to better assess the proposed change.

Appeal to L.P.A.T

Bill 108 proposes a fundamental shift in the system of land use planning appeals in the Province of Ontario, and generally repeals changes introduced through Bill 139. The effect of these changes is a return to the “de novo hearing” standard of review that had historically been applied in appeals to the former Ontario Municipal Board.

A return to the hearing “*de novo*” standard as proposed in the current Bill 108 is contrary to the province’s agreement that municipalities are a mature, accountable order of government and that local governments should have the appropriate authority to uphold their provincially approved Official Plans and promote community driven planning.

The City of Guelph continues to support a system of true appeals under which reviews of planning decisions are undertaken on a standard of reasonableness, primarily based on the record before the approval authority. Elected municipal councils should

The Hon. Steve Clark

May 31, 2019

RE: Proposed Changes to Bill 108-More Homes, More Choice Act, 2019

Page 7 of 13

continue to have primary responsibility for local planning decisions, as their decisions comply with the *Planning Act* are consistent with applicable provincial policies they should not be subject to review by an external agency. The Local Planning Appeal Tribunal (LPAT) should have the power to overturn or replace a municipal level decision on a planning matter only under the conditions where the original decision is outside of its jurisdiction, is inconsistent with good planning principles (e.g. "political" decisions), or does not conform with relevant local and provincial planning policies.

A more appropriate balance between the current (*i.e.* post Bill 139) system and the previous (pre Bill 139) system would be to permit the LPAT to overturn or replace only those municipal decisions found to be lacking jurisdiction or not falling within a reasonable spectrum of good planning as established by local and provincial policies, and eliminating the current requirement to refer those decisions back to the municipal councils that made them. This will ensure the decisions of democratically-elected municipal council are respected while offering a more streamlined process for appeals. It would also encourage better decision making at the municipal level by providing improved guidelines on local planning matters and meaningful oversight of those decisions.

If the *de novo* standard is to be reintroduced despite the City's objections, the City of Guelph recommends that the *Planning Act* include stronger requirements that the LPAT fully consider the decision of municipal councils. There should be specific direction to the LPAT that it only replace a municipal decision with its own decision where there is a specific, identified, public interest in doing so. Where a municipal level decision satisfies applicable policies and the public interest, that the Tribunal might have made a different decision on the same facts should not, on its own, be sufficient grounds to overturn the decision of an elected municipal council.

The changes introduced through the current Bill 108 would also limit the ability for new evidence introduced at a hearing to be sent back to the municipality for review. This has the potential to undermine the process at the municipal level by discouraging applicants from putting their "best foot forward" as part of the initial application. The tactic of introducing a revised or "improved" application as the subject of a *de novo* review on appeal to the former Ontario Municipal Board was not uncommon before Bill 139. Combined with the proposal to reduce timelines for municipal review of applications, the effect will be to reduce the ability to improve applications at the municipal level and reduced input from elected municipal councilors on proposals before they may be appealed to the LPAT.

The City is supportive of changes that will allow the LPAT to restrict new evidence from being entered on the hearing of an appeal, as this is consistent with the view that appeals ought to continue to be based primarily upon the record of the application at the municipal level. The City would propose that these provisions be strengthened to indicate that the LPAT shall only allow new evidence to be introduced

where it is satisfied that the municipal record is insufficient to make a decision on the appeal.

The City of Guelph generally supports restrictions on appeals, and who may be a party to an appeal, introduced through Bill 108 as long as they achieve the objective of reducing the number of appeals to local planning decisions. The proposed restrictions on appeals to non-decisions on official plans that are not exempt from approval are important, as they will resolve the current situation where the entirety of an official plan may be appealed by any person where an approval authority fails to make a decision on that plan. Restrictions on who may appeal a decision to approve or refuse a draft plan of subdivision will potentially result in a reduced number of appeals of municipal decisions. It must be noted, however, that there may be instances where other related applications required in conjunction with plan of subdivision applications (e.g. Zoning By-law amendments, Official Plan amendments) may remain subject to appeal by third parties. There may also be circumstances where legitimate public interest appeals will be restricted by these changes.

It is unclear whether the transitional rules introduced for *Planning Act* appeals will require existing appeals under the post Bill 139 system to be re-filed under the post Bill 108 system. The City of Guelph would request the opportunity to review and comment on the proposed regulations before this transition takes effect.

Section 37, 42 and 51.1: Transitional concerns

The City of Guelph notes below a number of additional concerns and impacts that may arise with the passing of Bill 108 in its current form:

- Non application of Section 42(6.1) to CBC requires an amendment to the building code to include a section 37 by-law as applicable law for the purposes of subsection 8(2) of the Building Code Act, 1992.
- Non application of s. 42(7) to CBC means redevelopment will potentially be subject to a fresh charge even where parkland conveyance or even previous community benefits or DCs have been paid for the same services.
- Lack of rationalization between proposed Section 37 and 51.1 means that municipalities who chose to take land as a condition of subdivision approval will be unable to impose a charge for soft services. Alternatively, if a CBC is imposed, it may be forced to buy or expropriate land within the proposed subdivision from the developer for the provision of park and other recreational services which will likely require paying at a greater rate than the rate used to determine the charge.
- Key terms in Section 37 are not defined and will need further clarity in the development of the regulations including the words "allocated", "value of the land", "land" and "development".
- Effect of repealing current Section 37 will be that the certain Official Plan (OP) policies that require "bonusing" to allow increased height and/or density will be unavailable (i.e. They will be capped at lower heights and densities then were previously available through the application of the existing section

37 of the Planning Act).

- Proposed Section 37 “in kind contribution” language appears to require reduction of payments to be based on estimates rather than actual costs. There is no allowance made to permit a credit where the amount of an in kind contribution would exceed the charge. No statutory power to enter into agreements, and nothing on how in-kind community benefits and DC credit for services agreements are allowed to interact. In kind contributions also do not appear to be limited to facilities, services or matters included in the CBC by-law.
- Proposed Section 37 could be read as permitting multiple charges where there are multiple triggers; or the land value cap could be circumvented where multiple triggers exist.
- Proposed Section 37(13), which deals with payment of CBCs under protest, appears to say “shall” where it should likely say “may”.

Schedule 11 – Amendments to the Ontario Heritage Act

Changes proposed by Bill 108 to the Ontario Heritage Act (OHA) could significantly impact the City of Guelph’s ability to conserve its heritage resources.

Adjudication of heritage designation by-laws and Part IV heritage matters by LPAT

Under the proposed changes to the OHA, Part IV designation by-law appeals would be adjudicated by the LPAT. Currently, Council has the final authority for heritage designation under Part IV of the OHA. Designations (and alterations) can be referred/appealed to the Conservation Review Board (CRB), but its members review the merits of a Council decision and make a recommendation back to Council- their decisions are not binding.

The City of Guelph has significant concerns with proposed amendments that reduce municipal Council’s decision-making authority. It is recommended that municipal Councils retain their current authority on all Part IV heritage matters. Such appeals should only be permitted to new heritage designations initiated post-Bill 108.

Further, the City does not support broadening the scope and type of hearings managed by the LPAT. The inclusion of Part IV heritage matters under the LPAT’s authority will add complexity to the heritage process, as well as incur additional staff resources and costs to municipalities and applicants.

LPAT adjudicators should have heritage expertise

The proposed elimination of the existing CRB hearing process and recommendation will give control over municipal heritage protection to the LPAT.

The City is concerned that the LPAT members will not have the heritage expertise comparable to that of CRB members. Taking authority over heritage designation

away from municipalities could have a negative impact on heritage conservation, which should be determined locally as well as respected.

Alteration vs. demolition

Bill 108 proposes that appeals to a Council's decision with respect to both proposed alterations under section 33 and proposed demolitions under section 34 of the OHA, be adjudicated by the LPAT.

The City believes that municipalities should retain control over the final authorization of alterations to designated heritage properties. With the narrowing of the definition of "alteration", significant changes will be required to the City's heritage permit application process to ensure that the proposed legislative requirements are followed with respect to the proposed demolition of any heritage attribute.

Complete application requirements for alteration and demolition permits

Bill 108 proposes a new 60-day timeline for notifying property owners on when their (heritage permit) applications for alteration and demolition are complete – a new concept in the context of the OHA. However, the Bill is unclear in terms of what would occur in the event of a "notice of incomplete application."

The City recommends that a process to address incomplete applications should be provided by the legislation. Given the emphasis on expeditious decision-making and mandatory adherence to a complete application review for all alterations and demolitions, the City will need to review and adapt the existing heritage permit application process, including the creation of new documents for complete and incomplete applications.

Principles required to designate

Bill 108 proposes to amend the OHA to enable the Province to introduce "prescribed principles" in relation to Part IV properties as well as heritage conservation districts (HCDs) that a Council will be required to consider when making decisions about designating a property or district, or when making decisions affecting the property or district. Draft "prescribed principles" have not yet been released, and as such, the potential implications of this requirement are uncertain.

The City has concerns about the relationship between provincial "prescribed principles" and the stated objectives of a HCD Plan that is already in force. In addition, the new language that is proposed to be inserted into section 34.5(2) of the OHA makes it unclear how individual property attributes are intended to be regulated within a district plan area which, by definition, is intended to manage change on an area-wide scale and currently provides only general policies and

guidelines for alterations. Consultation on the “prescribed principles” should be undertaken with municipalities to determine the extent of revisions required to the City’s existing HCD plan.

Interim protection during designation process

The City requests that the Province clarify that a property subject to an appealed designation by-law would also be treated “as designated” for the purposes of the OHA until the matter is adjudicated by the LPAT.

Restricting designation to 90 days after a “prescribed event”

Under Bill 108, Council will be required to consider and make a decision on a notice of objection to the designation of a property under section 29(1) of the OHA within 90 days after the end of the 30-day period during which a notice of objection may be filed. Until municipalities have an opportunity to review the regulations, it is difficult to determine the full impact of the proposed changes.

Clarification of defined “prescribed” terms and revision of regulations

New (or revised) criteria for determining whether a property has cultural heritage value or interest could be prescribed as a result of Bill 108; however it is currently unknown to what extent the changes will be to the existing criteria set out in O. Reg. 9/06.

The City recommends that before Bill 108 is passed or its corresponding regulations finalized, municipalities should be consulted on what constitutes a “prescribed event” (in addition to “prescribed criteria”, “prescribed principles,” and all the non-existent supporting regulations).

Notice to owners regarding the listing of heritage properties

Under Bill 108, a municipal Council will be required to provide notice to owners within 30 days of its decision to list a property on the heritage register as a non-designated property of potential cultural heritage value or interest. Regulations will prescribe the contents of the notification. This is generally the process already followed by the City of Guelph, although the contents of the notice will require changes to ensure that the prescribed content is included.

Bill 108 proposes that property owners be able to object to Council's decision to list a property, and Council be required to consider any objection and make a second decision to confirm or remove the listing. Council would then provide an additional notice to the owner within 90 days of its decision.

Under the proposed new section 27(3) of the Ontario Heritage Act, the City recommends that a time limit for objections be specified. It is noted that this new

objection process would not apply to properties included in the heritage register before Bill 108 comes into force.

The City recognizes that Bill 108 will substantially impact the resources available to heritage planners as it will require updates to internal procedures and information systems in order to ensure the delivery of heritage reports and notices within the specified timelines.

Schedule 5 – Amendments to the Endangered Species Act

The City of Guelph has a long history of protecting its natural heritage. In 1993, the Hanlon Creek Subwatershed Study put the City at the forefront of watershed planning in Southern Ontario. This led to a series of subsequent studies, which were a key influence on the evolution of our Official Plan policies. In 2010, the City completed its natural heritage strategy. This strategy provided the technical basis and background for the development of a new comprehensive set of natural heritage policies and the identification of a natural heritage system, one of the first in Ontario. These policies came into full effect in 2014. Through this environment first approach the City has made a commitment to protect, monitor, restore and enhance the natural heritage system to support biodiversity. Many of these commitments will be realized through the implementation of our Natural Heritage Action Plan that was developed in 2018.

The natural heritage system contributes to enhancing the quality of life within the city and represents a portion of the City's natural assets that supports natural processes, populations of indigenous species and sustains local biodiversity.

Recently the City of Guelph released its Community Plan, the culmination of a year-long engagement process where we heard from more than 10,000 community members, visitors, and City staff. One of the common community values identified in our plan is environmental stewardship. We are passionate about our green spaces and the beauty of our natural environment. We understand the crucial need to take care of it. We are proud to be environmental leaders, helping address pressing national and international concerns.

In light of the above, the proposed changes within Schedule 5 of Bill 108 (i.e. the proposed changes to the Endangered Species Act) are of concern to the City. Many of the changes run contrary to science-based evidence and decision-making. Further, the proposed change to allow proponents to take advantage of paying into a conservation fund rather than protecting Species at Risk and their habitats could potentially result in a net loss of species/habitats in Guelph. As proposed, the monies collected in this arrangement do not necessarily have to be directed towards the conservation of the particular species/habitat that was impacted and do not even have to be used for beneficial projects in the geographical area where the impacts occur. Additionally, the agency overseeing the fund would be able to spend

The Hon. Steve Clark

May 31, 2019

RE: Proposed Changes to Bill 108-More Homes, More Choice Act, 2019

Page 13 of 13

a portion of the monies collected on its establishment, administration and operation. Overall, the proposed changes to the Endangered Species Act appear to represent reduced protection for Species at Risk and their habitats that will result in worse outcomes compared to the existing legislation.

Given our concerns, the City urges the province to remove Schedule 5 from Bill 108.



To:

The Honourable Doug Ford, Premier of Ontario,
The Honourable Christine Elliott, Deputy Premier,
The Honourable Steve Clark, Minister of Municipal Affairs,
Andrea Horwath, Leader of the New Democratic Party,
All MPPs in the Province of Ontario,
The Association of Municipalities of Ontario
Ontario Municipalities

RE: Bill 108

Please be advised that at its May 22, 2019 meeting, the Council of Southwest Middlesex approved the following resolution:

#2019-0284

Moved by Deputy Mayor Wilkins

Seconded by Councillor Carruthers

WHEREAS the legislation that abolished the OMB and replaced it with LPAT received unanimous – all party support; and

WHEREAS All parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning; and

WHEREAS Bill 108 will once again allow an unelected, unaccountable body make decisions on how our communities evolve and grow; and

WHEREAS On August 21, 2018 Minister Clark once again signed the MOU with the Association of Municipalities of Ontario and entered into "...a legally binding agreement recognizing Ontario Municipalities as a mature, accountable order of government."; and

WHEREAS This MOU is “enshrined in law as part of the Municipal Act”. And recognizes that as “...public policy issues are complex and thus require coordinated responses...the Province endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest”; and

WHEREAS By signing this agreement, the Province made “...a commitment to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact”; and

WHEREAS Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017, Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001, Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997.

Now Therefore Be it Hereby Resolved That Southwest Middlesex oppose Bill 108 which in its current state will have negative consequences on community building and proper planning; and

Be it further resolved that Southwest Middlesex call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved; and

Be It Further Resolved That a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario; and

Be It Further Resolved That a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

Carried

Sincerely,

Jillene Bellchamber-Glazier
CAO/Clerk

Clerk's Department

May 29, 2019

Sent by Email
doug.ford@pc.ola.org

The Honourable Doug Ford, Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Mr. Ford:

Re: Notice of Passing of Resolution – Opposition to Bill 108, More Homes, More Choice Act 2019

Please be advised that the Council of the Corporation of the Town of Orangeville, at its Regular Council Meeting held on May 27, 2019 approved the following Resolution:

Whereas Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017, Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001, Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997; and

Whereas changes to the Conservation Authorities Act may result in increases to municipal tax levies and/or a reduction in the level of service of Conservation Authorities across the Province; and

Whereas the protection of endangered species should not be “suspended” or “delayed”; and

Whereas the legislation that abolished the Ontario Municipal Board (OMB) and replaced it with the Local Planning Appeal Tribunal (LPAT) received unanimous all-party support; and

Whereas all parties recognized that: local governments should have the authority to uphold their provincially-approved Official Plans; communities

should have a stronger voice in land use planning; and local planning decisions need greater certainty; and

Whereas Bill 108 will once again allow an unelected, unaccountable body make to decisions on how our communities evolve and grow;

Now therefore be it hereby resolved that the Council of the Town of Orangeville oppose Bill 108 which in its current state will have negative consequences on community building, proper planning, and the overall health of our ecosystem; and

Be it further resolved that the Council of the Town of Orangeville call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved; and

Be it further resolved that a copy of this motion be sent to The Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, The Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario; and

Be it further resolved that a copy of this motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

Carried Unanimously.

Yours truly,


Susan Greatrix | Clerk

Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1

519-941-0440 Ext. 2242 | Toll Free 1-866-941-0440 Ext 2242 | Cell 519-278-4948

sgreatrix@orangeville.ca | www.orangeville.ca

SG:tc

cc: The Honourable Christine Elliott, Deputy Premier (christine.elliott@pc.ola.org)
The Honourable Steve Clark, Minister of Municipal Affairs (steve.clark@pc.ola.org)
The Honourable Andrea Horwath, Leader of the New Democratic Party (ahorwath-gp@ndp.on.ca)
Association of Municipalities of Ontario (AMO) (amopresident@amo.on.ca)
All MPPs in the Province of Ontario
All Ontario Municipalities



Kiran Saini
Deputy Town Clerk
Town of Newmarket
395 Mulock Drive
P.O. Box 328 Station Main
Newmarket, ON L3Y 4X7

ksaini@newmarket.ca
tel.: 905-953-5300, Ext. 2203
fax: 905-953-5100

June 3, 2019

Sent via email to: amo@amo.on.ca

Attn: AMO President, Jamie McGarvey

RE: Motion - Bill 108 Ontario Municipal Board Changes (Councillor Bisanz)

I am writing to advise that Council, at its meeting held on May 27, 2019, adopted the following recommendations:

Whereas the legislation that abolished the OMB and replaced it with LPAT received unanimous – all party support; and,

Whereas All parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning; and,

Whereas Bill 108 will once again allow an unelected, unaccountable body make decisions on how our communities evolve and grow; and,

Whereas On August 21, 2018 Minister Clark once again signed the MOU with the Association of Municipalities of Ontario and entered into "...a legally binding agreement recognizing Ontario Municipalities as a mature, accountable order of government."; and,

Whereas This MOU is "enshrined in law as part of the Municipal Act". And recognizes that as "...public policy issues are complex and thus require coordinated responses...the Province endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest"; and,

Whereas By signing this agreement, the Province made "...a commitment to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact"; and,

Whereas Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017, Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001, Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997.

Now Therefore Be it Hereby Resolved:



Kiran Saini

Deputy Town Clerk
Town of Newmarket
395 Mulock Drive
P.O. Box 328 Station Main
Newmarket, ON L3Y 4X7

ksaini@newmarket.ca
tel.: 905-953-5300, Ext. 2203
fax: 905-953-5100

1. That the Town of Newmarket oppose Bill 108 which in its current state will have negative consequences on community building and proper planning; and,
2. That the Town of Newmarket call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved; and,
3. That a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier and MPP Newmarket-Aurora, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario; and,
4. That a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

Yours sincerely,

A handwritten signature in black ink that reads "Kiran Saini".

Kiran Saini
Deputy Town Clerk

KS:jg

CC:
All Ontario Municipalities

City Clerk's Office

Secretariat
Marilyn Toft
Council Secretariat Support
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2Tel: 416-392-7032
Fax: 416-392-2980
e-mail: Marilyn.Toft@toronto.ca
web: www.toronto.ca**In reply please quote:
Ref.: 19-CC7.3**

May 28, 2019

ALL MUNICIPALITIES IN ONTARIO:**Subject: New Business Item 7.3
Proposed Bill 108 (More Homes, More Choice Act, 2019) and the
Proposed Housing Supply Action Plan**

City Council on May 14 and 15, 2019, adopted the attached Item as amended, and among other things, has adopted the following Resolution, and has joined municipalities from across the Greater Toronto and Hamilton Area, where similar motions are being moved in their respective Councils, in opposing Bill 108 in its current form:

WHEREAS the legislation that abolished the Ontario Municipal Board and replaced it with the Local Planning Appeal Tribunal received unanimous – all party support; and

WHEREAS All parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning; and

WHEREAS Bill 108 will once again allow an unelected, unaccountable body make decisions on how our communities evolve and grow; and

WHEREAS On August 21, 2018 Minister Clark once again signed the Memorandum of Understanding with the Association of Municipalities of Ontario and entered into "...a legally binding agreement recognizing Ontario Municipalities as a mature, accountable order of government"; and

WHEREAS This Memorandum of Understanding is "enshrined in law as part of the Municipal Act". And recognizes that "as "...public policy issues are complex and thus require coordinated responses...the Province endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest"; and

WHEREAS By signing this agreement, the Province made "...a commitment to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact"; and

WHEREAS Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017, Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001, Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997.

Now Therefore Be it Hereby Resolved That the City of Toronto oppose Bill 108 which in its current state will have negative consequences on community building and proper planning; and

Be it Further Resolved That the City of Toronto call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved; and

Be It Further Resolved That a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario; and

Be It Further Resolved That a copy of this Motion be sent to the Association of Municipalities of Ontario and all Ontario municipalities for their consideration.

A handwritten signature in black ink, appearing to be 'M. Toft', written over the text 'for City Clerk'.

for City Clerk

M. Toft/sb

Attachment

c. City Manager



City Council

New Business - Meeting 7

CC7.3	ACTION	Amended		Ward: All
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Proposed Bill 108 (More Homes, More Choice Act, 2019) and the Proposed Housing Supply Action Plan - Preliminary City Comments

City Council Decision

City Council on May 14 and 15, 2019, adopted the following:

1. City Council request the Province to extend the June 1, 2019 timeline on the Environmental Registry of Ontario for comments on proposed Bill 108 to provide additional time for municipalities to comment on the proposed legislation.
2. City Council request the Province to consult with the City prior to issuing any draft regulations associated with proposed Bill 108, before the coming into force of the proposed Bill, such that the City can fully understand and be able to analyze the impact of the proposed Bill changes comprehensively, including the cumulative financial impacts to municipalities.
3. City Council request the Province to enshrine revenue neutrality in the proposed legislation and if not, create a municipal compensation fund to support municipalities whose revenues decline under the proposed community benefit charge regime.
4. City Council request the Province to provide compensation to the City of Toronto for the increased number of appeals and litigation if the proposed legislative changes to the Local Planning Appeal Tribunal process proposed in Bill 108 are implemented.
5. City Council request the Province to provide a transparent and thorough stakeholder consultation process in the development of all regulations associated with proposed Bill 108.
6. City Council request the Province to hold fulsome standing committee meetings to enable stakeholders to make both deputations and submissions on the proposed regulations.
7. City Council direct the Chief Financial Officer and Treasurer to report back through the 2020 Budget process on any necessary curtailment of growth-related or other capital expenditures resulting from the enactment of proposed Bill 108.
8. City Council request the General Manager, Transportation Services, in consultation with the City Solicitor, to report back to the June 18 and 19, 2019 City Council meeting on the legal implications of denying all road occupancy permits for development sites and forcing developers to build onsite.
9. City Council direct the City Manager to report to the July 4, 2019 meeting of the Executive

Committee with respect to potential impacts on capital plans and projects as a result of the Ontario Government's proposed changes announced as part of their Ontario Housing Supply Action Plan.

10. City Council direct the Chief Planner and Executive Director, City Planning and the Chief Financial Officer and Treasurer to report to the Executive Committee subsequent to the issuance of the regulations under Bill 108 with an analysis of the financial, planning and governance impacts to the City of Toronto.

11. City Council direct the City Manager and appropriate staff, in consultation with the Chief Executive Officer, Toronto Transit Commission, to report back to the Executive Committee on how changes to the Development Charges Act, 1997 will impact the Toronto Transit Commission's 2019 – 2028 Capital Budget and Plan and 15-Year Capital Investment Plan, if Bill 108 is enacted.

12. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the Chief Financial Officer and Treasurer, to report to the Planning and Housing Committee on the feasibility of including a comprehensive list of soft and hard infrastructure costs (such as child care centres, sewer construction, sidewalk construction) in the Financial Impact Section of all final planning reports.

13. In the event that Bill 108 receives Royal Assent, City Council request the Chief Planner and Executive Director, City Planning to report to the first available Planning and Housing Committee meeting outlining any area of the City that may require a holding provision until all regulations, transitional measures and funding uncertainties related to Bill 108 are resolved.

14. City Council authorize the City Manager, the Chief Financial Officer and Treasurer and other City Officials, as appropriate, to provide input to the Province on Bill 108 on policy and financial matters and any associated regulations.

15. City Council direct the Chief Planner and Executive Director, City Planning to convey to the Ontario Minister of Municipal Affairs and Housing the City's opposition to the proposed changes to the Local Planning Appeal Tribunal process that will, in reality, restore the former Ontario Municipal Board processes and, in so doing, reduce input and direction from residents of the City of Toronto and Toronto City Council with respect to development applications within the City.

16. City Council direct the City Manager to seek assurances from the Ontario Government that the province will not, in its regulations associated with their proposals, implement any changes that will negatively impact the City through reduced or deferred development charges, elimination or reduction of Section 37 funding tools, park dedication levies or any other financial mechanisms associated with the planning and development process.

17. City Council forward the report (May 14, 2019) from the City Manager and the Chief Planner and Executive Director, City Planning to the Ontario Minister of Municipal Affairs and Housing and the Attorney General for their consideration.

18. City Council adopt the following Resolution, and join municipalities from across the Greater Toronto and Hamilton Area, where similar motions are being moved in their respective Councils, in opposing Bill 108 in its current form:

WHEREAS the legislation that abolished the Ontario Municipal Board and replaced it

with the Local Planning Appeal Tribunal received unanimous – all party support; and

WHEREAS All parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning; and

WHEREAS Bill 108 will once again allow an unelected, unaccountable body make decisions on how our communities evolve and grow; and

WHEREAS On August 21, 2018 Minister Clark once again signed the Memorandum of Understanding with the Association of Municipalities of Ontario and entered into “...a legally binding agreement recognizing Ontario Municipalities as a mature, accountable order of government”; and

WHEREAS This Memorandum of Understanding is “enshrined in law as part of the Municipal Act”. And recognizes that as “...public policy issues are complex and thus require coordinated responses...the Province endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest”; and

WHEREAS By signing this agreement, the Province made “...a commitment to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact”; and

WHEREAS Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017, Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001, Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997.

Now Therefore Be it Hereby Resolved That the City of Toronto oppose Bill 108 which in its current state will have negative consequences on community building and proper planning; and

Be it Further Resolved That the City of Toronto call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved; and

Be It Further Resolved That a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario; and

Be It Further Resolved That a copy of this Motion be sent to the Association of Municipalities of Ontario and all Ontario municipalities for their consideration.

19. City Council forward City Council's decision on this Item to the provincial government and other representatives named in the Resolution in Part 18 above.

20. City Council forward its decision on this Item to the Large Urban Mayors' Caucus of Ontario.

21. City Council request the Chief Planner and Executive Director, City Planning to send a copy of the report (May 14, 2019) from the City Manager and Chief Planner and Executive Director, City Planning to all residents' associations and all residents who have been involved in development applications, with a letter from the Chief Planner and Executive Director, City Planning.

22. City Council direct the City Manager and the Chief Planner and Executive Director, City Planning and appropriate staff to develop an online resource and public guide to communicate the impacts of Bill 108 to the residents of Toronto in a clear and accessible format.

23. City Council request the Minister of Municipal Affairs and Housing to approve the submitted Official Plan Amendment 405, the Yonge-Eglinton Secondary Plan, adopted by City Council in July 2018 and subsequently forwarded to the Ministry of Municipal Affairs and Housing for a decision, on or before the June 6, 2019 deadline.

Planning Act Recommendations

24. City Council request the Province to reconsider the timelines established for review of Planning Act applications before an appeal is permitted to the Tribunal and to return to the timelines that were in effect under Bill 139, the Building Better Communities and Conserving Watersheds Act, 2017.

25. City Council request the Province to permit municipalities to utilize the inclusionary zoning provisions of the Planning Act in broader situations than the proposed protected major transit station and development permit system areas.

26. City Council request the Province to retain the existing Planning Act grounds for appeals of Zoning By-laws and Official Plan Amendments to only include testing for consistency with provincial policy statements, conformity with provincial plans and (for Zoning By-laws) conformity with the Official Plan and to incorporate other legislative measures that would provide for more deference to the decision-making powers of municipal councils.

27. City Council request the Province to revise the name of the proposed "Community Benefits Charge By-law" to the "Community Facilities Charge By-law" to better recognize that community facilities are necessary infrastructure needed to support development pursuant to the Growth Plan.

28. City Council request the Province to provide the later of four years or the expiry of the current Development Charges By-law from the date of enactment of the regulation that sets out any prescribed requirements for the community benefit charges before a municipality must adopt a Community Benefits Charge By-law.

29. City Council request the Province to allow municipalities to calculate the Community Benefits Charge based on per unit charges and without a cap to account for construction of facilities that are not related to land values.

30. City Council request the Province to add the following provisions to Section 37 of the Planning Act as 37(6.1) and (6.2) in Schedule 12 to Bill 108:

- a) 6.1 Where an owner of land elects to provide an in-kind facility, service or matter because of development or redevelopment in the area to which a community benefits

charges by-law applies, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facility, service or matter.

b) 6.2 Any agreement entered into under subsection (6.1) may be registered against the land to which it applies and the municipality is entitled to enforce the provisions thereof against the owner and, subject to the provisions of the Registry Act and the Lands Titles Act, any and all subsequent owners of the land.

31. City Council request the Province to delete subsections 37(15), (16), (17) (18) and (19) and add new subsection 37(15) to the Planning Act that reads:

If the municipality disputes the value of the land identified in the appraisal referred to in clause 13(b), the municipality shall request that a person selected by the owner from the list referred to in subsection 37(18) prepare an appraisal of the value of the land as of the valuation date.

32. City Council request the Province to amend subsection 37(20) of the Planning Act to also require the owner to immediately provide any additional payment to the municipality where the appraisal established in 37(15) is more than the initial appraisal provided by the municipality.

33. City Council request the Province address effective transition by amending subsection 37.1 (3) of the Planning Act so that it reads:

On or after the applicable date described in subsection (5), the following rules apply if, before that date, an application (complete or incomplete) under Section 34 of the Planning Act has been received by the local municipality for the site or the Local Planning Appeal Tribunal has made a decision to approve a by-law described in the repealed subsection 37 (1). Where an application is withdrawn by the owner and a new application is submitted within three years of the effective date, the Planning Act, as it read the day before the effective date, will apply.

34. City Council request the Province to permit annual indexing of the rates based on a blend of property value and construction cost inflation and calculated using public, third-party data if property values continue to be proposed to be used for the purposes of establishing the rate.

35. City Council request the Province to clarify Section 37 provisions in Bill 108 to:

a. enable a municipality to have a city-wide Community Benefit Charge By-law or area-specific By-laws provided only one Community Benefit By-law applies in any given area;

b. recognize that maximum specified caps may differ in any given area within a municipality based on an analysis of local area needs and the anticipated amount, type and location of development as set out in the respective community benefit strategy; and

c. ensure that maximum specified rates as set out in any regulation will be established in consultation with municipalities with regular updates (e.g. no less than every five years) to the maximum specified rate contained within any regulation.

36. City Council request the Province to include a transition provision that specifies that the repeal of any provisions in the Planning Act which set out an alternative parkland dedication requirement will only occur once a municipality has enacted a Community Benefit Charge By-law(s).

37. City Council request the Province to amend Section 42 of the Planning Act to provide additional predictability and transparency between Sections 37 and 42, and to support the achievement of complete communities in accordance with Amendment 1 of the Growth Plan, 2017 as follows:

- a. enable municipalities to secure the conveyance of land for park purposes as a condition of the development or redevelopment of land along with the ability to secure a community benefits (facilities) charge in accordance with Section 37 of the Planning Act;
- b. clarify that where a municipality secures the conveyance of land for park purposes as a condition of development or redevelopment, the community benefits (facilities) charge will not include a payment in lieu of parkland for the site;
- c. revise for residential development the maximum conveyance of land for park purposes to be based on a maximum percent of the development site as determined through a community benefits (facilities) charge strategy and as established by By-law as opposed to 5 percent of the land currently proposed in Bill 108; and
- d. allow municipalities to set different maximum rates for the conveyance of land for park purposes for residential development based on building type(s) and intensity of development to ensure equitable contributions between different types of residential development and to support parkland need generated by the development.

38. City Council request the Province to amend proposed Bill 108 to allow municipalities to require both the community benefits (facilities) charge and/or the provision of in-kind facilities and the conveyance of land for park purposes in plans of subdivision to achieve complete communities with additional amendments to section 51.1 as per the requested amendments to Section 42 of the Planning Act reflected in Part 37 above.

Development Charges Act Recommendations

39. City Council request the Province to delete provisions to delay development charges payment obligations and so preserve the concurrent calculation and payment of development charges.

40. City Council request the Province to not repeal the parkland and community infrastructure component of the Development Charges Act, 1997 in advance of the completion of the Community Benefit Charge Strategy and Community Benefit Charge By-law.

41. City Council request the Province to amend Subsection 2(4) of the Development Charges Act, 1997 to add "parks and recreation, and paramedic services" as growth related capital infrastructure.

42. City Council request the Province to amend Subsection 32(1) of the Development Charges Act, 1997 so that it reads:

If a development charge or any part of it remains unpaid after it is payable, the amount unpaid including any interest payable in respect of it in accordance with this Act shall be added to the tax roll and shall be collected in the same manner as taxes and given priority lien status.

43. City Council request the Province to amend Subsection 26.1(2) of the Development Charges Act, 1997 dealing with when a charge is payable, to provide definitions for the types of developments listed.
44. City Council request the Province to delete Subsection 26.1(2) 4. of the Development Charges Act, 1997.
45. City Council request the Province to ensure that the prescribed amount of time referred to in Subsection 26.2(5), (a) and (b) of the Development Charges Act, 1997 be set at no longer than two years.
46. City Council request the Province to amend the Development Charges Act, 1997 by adding the following provisions to permit the entering into and registration of agreements entered into pursuant to Section 27(1) of the Act:
- 27(4) Any agreement entered into under subsection (1) may be registered against the land to which it applies and the municipality is entitled to enforce the provisions thereof against the owner and, subject to the provisions of the Registry Act and the Lands Titles Act, any and all subsequent owners of the land.

Ontario Heritage Act Recommendations

47. City Council request the Province that if the objection process is to be maintained as currently proposed in Bill 108, a time limit be included within which a person may object, by adding to the end of Subsection 27(7) of the Ontario Heritage Act, "within 30 days of the notice referred to in Subsection (5)."
48. City Council request the Province to amend Section 27 of the Ontario Heritage Act, to provide for a more efficient process for listings to allow an owner to object to a listing at a statutory public meeting before Council makes any decision, and in turn to make proposed Subsection 27(9) (Restriction on demolition, etc.) applicable from the date that notice is given respecting the proposed listing.
49. City Council request the Province to amend Section 29 of the Ontario Heritage Act, to provide for a more efficient process as follows:
- a. allow an owner to object to a notice of intention to designate at a statutory public meeting before Council makes any decision respecting designation;
 - b. only permit an owner to appeal a notice of intention to designate to the Tribunal, or alternatively only permit an individual who has made an objection at a statutory public meeting to appeal a notice of intention to designate to the Tribunal;
 - c. make the decision of Council to state its intention to designate appealable, rather than the By-law itself and delete the time limit for Designation By-laws to be passed; alternatively, extend the time period to pass a Designation By-law to one year; and
 - d. if the opportunity to object to the Council's decision remains in the Act, then extend time periods for reconsideration of an intention to designate by Council to 180 days, allow for Council's decision to be appealed, and remove the timeframe within which a Designation By-law must be passed.

50. City Council request the Province to amend Part IV of the Ontario Heritage Act to provide clarity on the relationship between the individual heritage values and attributes of properties within the Heritage Conservation Districts and the values and attributes of the District, particularly as it pertains to alterations.

51. City Council request the Province to amend the Ontario Heritage Act Subsections 33(5) and 34(4.1) to change the headings to "Notice of Incomplete Application" and to add the words "that the application is incomplete" after the words "notify the applicant" for clarification.

52. City Council request the Province to amend the Ontario Heritage Act to extend time periods for consideration of alteration from 90 days to 180 days by deleting "90" and replacing it with "180" in Subsections 33(7)1 and 34(4.3)1; and/or make amendments to the Planning Act to state that where an application to alter or demolish is made under Sections 33 or 34 of the Ontario Heritage Act that the timelines in the Ontario Heritage Act prevail to the extent of any conflict for the purposes of the date an appeal may be made under the Planning Act regarding a Planning Act application.

53. City Council request the Province to make the decision of Council to state its intention to designate appealable, rather than the By-law itself, and extend the time period to pass a Designation By-law to one year.

Growth Plan Recommendations

54. City Council request the Province to revise Proposed Amendment 1 of the Growth Plan, 2017, policies and mapping to recognize and include additional Provincially Significant Employment Zones in the City of Toronto, including the City's major office parks.

55. City Council support the inclusion of Official Plan Amendment 231 as a matter in process that should be transitioned and therefore not subject to a "A Place to Grow" provincial Plan and request that the Province modify Ontario Regulation 311/06 to add any decision made by Toronto City Council on the day before enactment of the proposed Amendment 1 to the Growth Plan, 2017, but are currently under appeal at the Local Planning Appeal Tribunal.

City Council Decision Advice and Other Information

The Chief Planner and Executive Director, City Planning gave a presentation to City Council on Bill 108, The More Homes, More Choice Act, 2019.

Summary

On May 2, 2019, the Minister of Municipal Affairs and Housing announced the Province's Housing Supply Action Plan and introduced Bill 108 (More Homes, More Choices Act) in the Legislature. The Bill proposes to amend 13 statutes. The Provincial commenting period on the proposed changes closes on June 1, 2019. The following report has been prepared by the City Planning Division in consultation with the Corporate Finance Division, Legal Services, Parks, Forestry and Recreation and other divisional partners impacted by the proposed Bill 108 amendments discussed in this report.

This report highlights the proposed changes to the Planning Act, Local Planning Appeal Tribunal Act, 2017, Ontario Heritage Act and the Development Charges Act, 1997 and provides preliminary comments on their impact on municipal land use planning, the development approval process, heritage conservation and on funding for community facilities and infrastructure.

The report also summarizes the Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, which replaces the 2017 Growth Plan and which comes into effect on May 16, 2019. The associated 2019 Growth Plan transitional matters regulation (Ontario Regulation 311/06) is open for comment until May 31, 2019. This report also comments on this proposed regulation.

Despite the absence of implementation details, the proposed changes to legislation in Bill 108 signal that there will be significant impacts on: the City's finances; the ability to secure parkland; the capacity to provide community facilities; and on the evaluation of development applications that would afford appropriate opportunities for public consultation and conservation of heritage resources.

Bill 108 contains limited evidence that its central objectives, making it easier to bring housing to market and accelerating local planning decisions, will be achieved. Currently over 30,000 residential units in 100 projects proposed within Toronto are awaiting Local Planning Appeal Tribunal (LPAT) outcomes. Significantly shortening statutory review timelines; reducing opportunities for collaborative decision-making at the front-end of the municipal review process; expanding the scope of reasons to appeal development applications to the LPAT; and introducing a completely new process for determining community benefit (facilities) contributions could result in increased appeals and an even greater proportion of the housing pipeline projects being held up as part of the LPAT process.

In addition, Bill 108 undermines the City's ability to ensure that "growth pays for growth" through substantive amendments to Sections 37 and 42 of the Planning Act, and the Development Charges Act. Combined, these tools account for a large proportion of the City's 10-year capital plan which supports critical infrastructure investments, including:

- 12 child-care centres with a cumulative 583 spaces;
- 21 Toronto Public Library expansion and renovation projects;
- 106 new or expanded parks; and
- 17 community recreation centres, 5 pools, 4 arenas and over 200 playground improvement projects.

With 140,441 approved but unbuilt residential units and an additional 167,309 units currently under review (representing an estimated 540,000 people who could be housed), the need to plan for Toronto's long-term liveability and manage the impacts of growth, is of paramount importance

By diverging from the long-held approach of growth paying for growth, future developments could result in a negative financial impact on the City. If this were to occur, the net outcome would be that existing residents and businesses, who make up the City's tax base, would in effect be partially subsidizing new development. Alternatively, the current service level standards would need to be adjusted to reflect this new fiscal environment. In spite of these changes, it is unlikely that they will positively impact housing affordability as Bill 108 does not provide for any mechanisms to ensure that reduced development costs are passed through to future home buyers and renters.

The full impact of many of the proposed Bill 108 amendments will be assessed when implementation details, to be outlined in provincial regulations associated with the Bill, become available. The Province has not issued any information as to the timing or content of these regulations. City staff will continue to assess the impacts of the proposed legislation and provide additional comments to Council when the regulations have been released.

Background Information (City Council)

(May 14, 2019) Report from the City Manager and Chief Planner and Executive Director, City Planning on Proposed Bill 108 (More Homes, More Choice Act, 2019) and the Housing Supply Action Plan - Preliminary City Comments (CC7.3)

<http://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-133165.pdf>

(May 7, 2019) Report from the City Manager on Proposed Bill 108 (More Homes, More Choice Act, 2019) and the Proposed Housing Supply Action Plan - Preliminary City Comments - Notice of Pending Report (CC7.3)

<http://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-132906.pdf>

(May 15, 2019) Presentation from the Chief Planner and Executive Director, City Planning on Bill 108 - More Homes, More Choice Act, 2019

<http://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-133199.pdf>

Attachment to motion 1a by Councillor Josh Matlow (Part 18 of City Council decision)

<http://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-133309.pdf>



May 31, 2019

Office of the Chair
1151 Bronte Road
Oakville, ON
L6M 3L1

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Premier Ford:

RE: Bill 108 – Proposed More Homes, More Choice Act

I am writing to share with you Regional Council's position with respect to Bill 108.

In its current state, Bill 108 contains wide-ranging, disruptive changes that will have significant negative implications for Halton Region and its Local Municipalities. These changes are being proposed without sufficient detail and without an opportunity to engage with the Province on how to most effectively advance changes to advance new housing supply while reflecting sound local housing growth, community planning and financial sustainability principles. It is our position that extensive consultation and collaboration with Ontario municipalities must take place before any changes are advanced. In this regard, at its meeting on May 22, 2019, Regional Council endorsed the following resolution opposing Bill 108:

WHEREAS the legislation that abolished the OMB and replaced it with LPAT received unanimous – all party support; and

WHEREAS all parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning; and

WHEREAS Bill 108 will once again allow an unelected, unaccountable body to make decisions on how our communities evolve and grow; and

WHEREAS on August 21, 2018 Minister Clark once again signed the MOU with the Association of Municipalities of Ontario, which recognizes that "Public policy issues are complex and thus require coordinated responses..." and that "The Municipal Act, 2001 provides that the Province of Ontario endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest"; and

WHEREAS the MOU sets out that "Ontario is committed to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact"; and

Regional Municipality of Halton
HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1
905-825-6000 | Toll free: 1-866-442-5866

WHEREAS Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017, Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001, Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997.

NOW THEREFORE BE IT RESOLVED THAT The Regional Municipality of Halton oppose Bill 108 which in its current state will have negative consequences on community building and proper planning; and

THAT The Regional Municipality of Halton call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved; and

THAT a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the New Democratic Party, John Fraser, Interim Leader of the Liberal Party, Mike Schreiner, Leader of the Green Party, and all MPPs in the Province of Ontario;
And

THAT a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

We thank you for your consideration to this important issue.

Sincerely,



Gary Carr
Regional Chair

cc – The Honourable Christine Elliott, Deputy Premier, Minister of Health and Long-Term Care
The Honourable Steve Clark, Minister of Municipal Affairs and Housing
The Honourable Andrea Horwath, Leader of the New Democratic Party
John Fraser, Interim Leader of the Liberal Party
Mike Schreiner, Leader of the Green Party
All MPPs in the Province of Ontario
Association of Municipalities of Ontario (AMO)
All Ontario municipalities



GEORGINA

May 30, 2019

Doug Ford, Premier
Premier's Office
Room 281
Legislative Building, Queen's Park
Toronto, Ontario
M7A 1A1

Honourable Premier:

Re: Bill 108, More Homes, More Choice Act, 2019

The Town Council for the Corporation of the Town of Georgina considered a motion adopted by the Regional Municipality of York on May 16th concerning the Province's Bill 108, the More Homes, More Choice Act which passed first reading in the Ontario Legislature on May 2, 2019. This Bill seeks to amend 13 different statutes that impact municipalities and land use planning processes.

Please be advised that Town Council endorsed the position of the Region of York and passed the following motion:

"WHEREAS the legislation that abolished the Ontario Municipal Board and replaced it with the Local Planning Appeal Tribunal received unanimous – all party support;

AND WHEREAS all parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning;

AND WHEREAS Bill 108 will once again allow an unelected, unaccountable body make decisions on how our communities evolve and grow;

AND WHEREAS the Town of Georgina requests that the proposed changes to the Planning Act provide greater deference than that previously afforded to local, municipal decisions on development applications, by restoring the test under the Planning Act that appeals must be on the basis that the municipal decision is not consistent with the Provincial Policy Statement, fails to conform with a provincial plan, or fails to conform with the local and regional Official Plan(s);

AND WHEREAS the Town of Georgina requests that the tribunal framework restore the previous ability for participants in Local Planning Appeal Tribunal hearings to provide in person evidence in a hearing;

AND WHEREAS the Town of Georgina recognizes that proposed grouping together of a variety of community services, including parkland dedication, under community benefits charge framework, which is subject to a monetary cap, will limit a municipality's ability to continue to provide parks and a range of community services and facilities at a consistent and equitable level of service across the municipality, and requests that the previous Development Charge "soft services" be maintained and separated from the community benefits charge under the proposed Bill 108;

AND WHEREAS on August 21, 2018 Minister Clark once again signed the Memorandum of Understanding with the Association of Municipalities of Ontario and entered into "...a legally binding agreement recognizing Ontario Municipalities as a mature, accountable order of government.";

AND WHEREAS this Memorandum of Understanding is "enshrined in law as part of the Municipal Act" and recognizes that as "...public policy issues are complex and thus require coordinated responses...the Province endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest";

AND WHEREAS by signing this agreement, the Province made "...a commitment to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact";

AND WHEREAS Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017, Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001, Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Corporation of the Town of Georgina *express serious concerns with* Bill 108 which in its current state *may* have negative consequences on community building and proper planning.
2. The Town of Georgina supports the positive changes within Bill 108 such as: 1. removing the requirement for low risk projects to undertake environmental assessments; 2. appointing more Local Planning Appeal Tribunal adjudicators to deal with appeals; 3. streamlining the planning process provided that the planning processes are streamlined at both the provincial and local levels]; 4. the removal of the 10% discount for determining development charges for hard services.

3. The Corporation of the Town of Georgina call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved.
4. A copy of this motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario.

A copy of this motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.”

Accordingly, the Council of the Town of Georgina respectfully requests your serious consideration of its position on Bill 108.

Thank you for your consideration of this matter.

Sincerely,
FOR THE TOWN OF GEORGINA,



for: David Reddon,
Chief Administrative Officer
:cl

cc: Honourable Christine Elliott, Deputy Premier, christine.elliott@pc.ola.org
Honourable Steve Clark, Minister of Municipal Affairs; steve.clark@pc.ola.org
Honourable Andea Horwath, Leader of the New Democratic Party; ahorwath.pq@ndp.on.ca
All MPP's in the Province of Ontario
Association of Municipalities of Ontario; amo@amo.on.ca
All Ontario municipalities

May 30, 2019

All Ontario Municipalities

Dear Sir/Madam:

Re: REDUCTION IN PROVINCIAL FUNDING TO LIBRARIES

Please be advised that the Council of The Town of New Tecumseth passed the following resolution at its meeting of May 27, 2019:

WHEREAS the Ontario government has reduced by 50% the funding to Southern Ontario Library Service and Ontario Library Service North, resulting in the suspension of inter-library loan service and postage subsidy, with further service cuts yet to be announced;

AND WHEREAS the users of small libraries will be significantly negatively impacted by the loss of equitable access to materials and information;

AND WHEREAS the resulting increased costs of postage will not have been considered in the budget preparation for the current fiscal year and will require lending libraries to carefully consider whether to fill an inter-library loan request;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Town of New Tecumseth strongly urges the Ontario government to restore the funding to Ontario Library Service North and Southern Ontario Library Service at a minimum to the previous 2018 funding level;

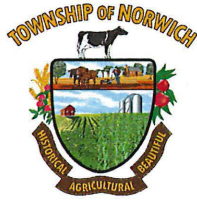
AND FURTHER THAT this resolution be forwarded to Michael Tibolla, Minister of Culture, Recreation and Sport; Jim Wilson, MPP; Doug Ford, Premier; Association of Municipalities of Ontario and all Ontario municipalities.

Yours truly,

A handwritten signature in black ink, appearing to read "B. Kane".

Barbara Kane
Deputy Clerk

cc: Michael Tibollo, Minister of Culture, Recreation and Sport
Doug Ford, Premier
Association of Municipalities of Ontario



THE CORPORATION OF THE TOWNSHIP OF NORWICH

May 24, 2019

The Honorable Doug Ford
Premier of Ontario
Premier's Office, Room 281
Legislative Building, Queen's Park
Toronto, ON, M7A 1A1

Dear Premier Ford

Re: Township of Norwich Council Resolution of Tuesday May 14, 2019
Response to Bill 108, the More Homes, More Choice Act

At their meeting held Tuesday May 14, 2019, the Council of the Township of Norwich passed the following resolution:

“WHEREAS the legislation that abolished the OMB and replaced it with LPAT received unanimous – all party support; and

WHEREAS All parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning; and

WHEREAS Bill 108 will once again allow an unelected, unaccountable body make decisions on how our communities evolve and grow; and

WHEREAS On August 21, 2018 Minister Clark once again signed the MOU with the Association of Municipalities of Ontario and entered into “...a legally binding agreement recognizing Ontario Municipalities as a mature, accountable order of government.”; and

WHEREAS This MOU is “enshrined in law as part of the Municipal Act”. And recognizes that as “...public policy issues are complex and thus require coordinated responses...the Province endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest”; and

WHEREAS By signing this agreement, the Province made “...a commitment to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact”; and

WHEREAS Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017, Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001,

Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997.

Now Therefore Be it Hereby Resolved That the Township of Norwich oppose Bill 108 which in its current state will have negative consequences on community building and proper planning; and

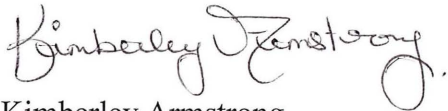
Be it further resolved that the Township of Norwich call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved; and

Be It Further Resolved That a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario; and

Be It Further Resolved That a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.”

Thank you for your consideration.

Sincerely



Kimberley Armstrong
Deputy Clerk

- cc. The Honourable Christine Elliott, Deputy Premier
The Honourable Steve Clark, Minister of Municipal Affairs and Housing
The Honourable Andrea Horwath, Leader of the New Democratic Party
Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs
All MPP's in the Province of Ontario
Association of Municipalities of Ontario and all Ontario Municipalities

Meeting Agenda



City of Guelph

Planning Advisory Committee

June 13, 2019

City Hall, Marg MacKinnon Room

From 6:45 to 8:45 p.m.

Agenda Items

Welcome

Item 1, 2 and 3

Item 1, Roll call and certification of quorum

Item 2, Declaration of conflict of interest

Item 3, Approval of April 17, 2019 meeting minutes

Item 4

Presentation on A Place to Grow: Growth Plan for the Greater Golden Horseshoe with focus on city conformity requirements

Item 5

Discussion/Comments on community engagement opportunities for Guelph Growth Management Strategy and Growth Plan conformity

Adjournment

Next Meeting:

Thursday, October 24, 2019 from 6:45 to 8:45 p.m. City Hall, Marg MacKinnon Room

Meeting Minutes



City of Guelph

River Systems Advisory Committee

April 17, 2019

City Hall, Meeting Room B

From 4:00 to 6:00 p.m.

Present: Jordan Vanderklok, Ryan VanEngen, Dustin Lyttle, Alex Grosse, Patrick Padovan, Tom Nicholls, Scott Cowan, Leah Lefler, Madeleine Myhill

Absent: Nicola Lower, Justin Langille

Agenda Items

Welcome to all

Item 1, 2 and 3

Item 1, Roll call and certification of quorum

Item 2, Declaration of Conflict of Interest

No declarations of a conflict of interest.

Item 3, Approval of Minutes of February 20, 2019

THAT the minutes of the February 20, 2019 meeting be approved.

Moved by: Dustin Lyttle

Seconded by: Patrick Padovan

Carried – unanimous

Item 4

York Road Environmental Design Study – Environmental Impact Study

- Leah Lefler, City of Guelph Environmental Planner and Arun Hindupur, City of Guelph Supervisor, Infrastructure Engineering, updated the Committee on this project
- The 2007 EA identified need to widen the road to four lanes to accommodate travel needs
- Re-alignment of the creek is necessary to address grading and widening

- Preferred alternative aims to strike balance – GRCA and Infrastructure Ontario have been involved in the process
- Steve Chipps with Wood PLC provided a presentation reviewing the technical background of this project and reviewed the three alternatives
- Discussion and questions from the Committee
- Committee raised concerns regarding invasive species, significant tree removals, pond and groundwater impacts

Moved by: Jordan Vanderklok

Seconded by: Dustin Lyttle

Carried – unanimous

AMENDMENTS

Moved by: Ryan VanEngen

Seconded by: Dustin Lyttle

Carried – unanimous

THAT the River Systems Advisory Committee support the Environmental Impact Study for the York Road Environmental Design Study provided that the EIS be revised to incorporate:

- an updated policy analysis, consistent with the City of Guelph’s Official Plan (March 2018 Consolidation);
- a recommendation that the policy framework be revisited once additional information on the limits and significance of wetland on the subject property is available through detailed design;
- a recommendation to explore restoration measures that are compatible with the existing channel re-purposed for stormwater management through detailed design;
- a recommendation to incorporate riffle-pool sequences downstream of the Reformatory Entrance through detailed design;
- a recommendation to conduct geotechnical investigations, including identification or potential up-welling prior to detailed design;
- a recommendation to consider the movement of invasive species and the ecological significance of the existing reformatory ponds and Clythe Creek/Hadati Creek with respect to the existing Eramosa River;

- a recommendation to reuse large woody debris from within the study area for creek re-alignment/stabilization; and
- a recommendation to assess individual trees during detailed design with the goal of reducing removals (i.e. grading).

Information Items

Next Meeting:

Joint meeting with EAC on May 8, 2019 from 7:00 – 9:00 p.m. City Hall Meeting Room C

Adjournment:

Moved by: Jordan Vanderklok

Seconded by: Alex Grosse

Carried – unanimous



ANNUAL REPORT

2018



THE ELLIOTT COMMUNITY

170 Metcalfe Street, Guelph, ON N1E 4Y3

Phone: 519-822-0491 Fax: 519-822-5658

Web: www.elliottcommunity.org Email: info@elliottcommunity.org

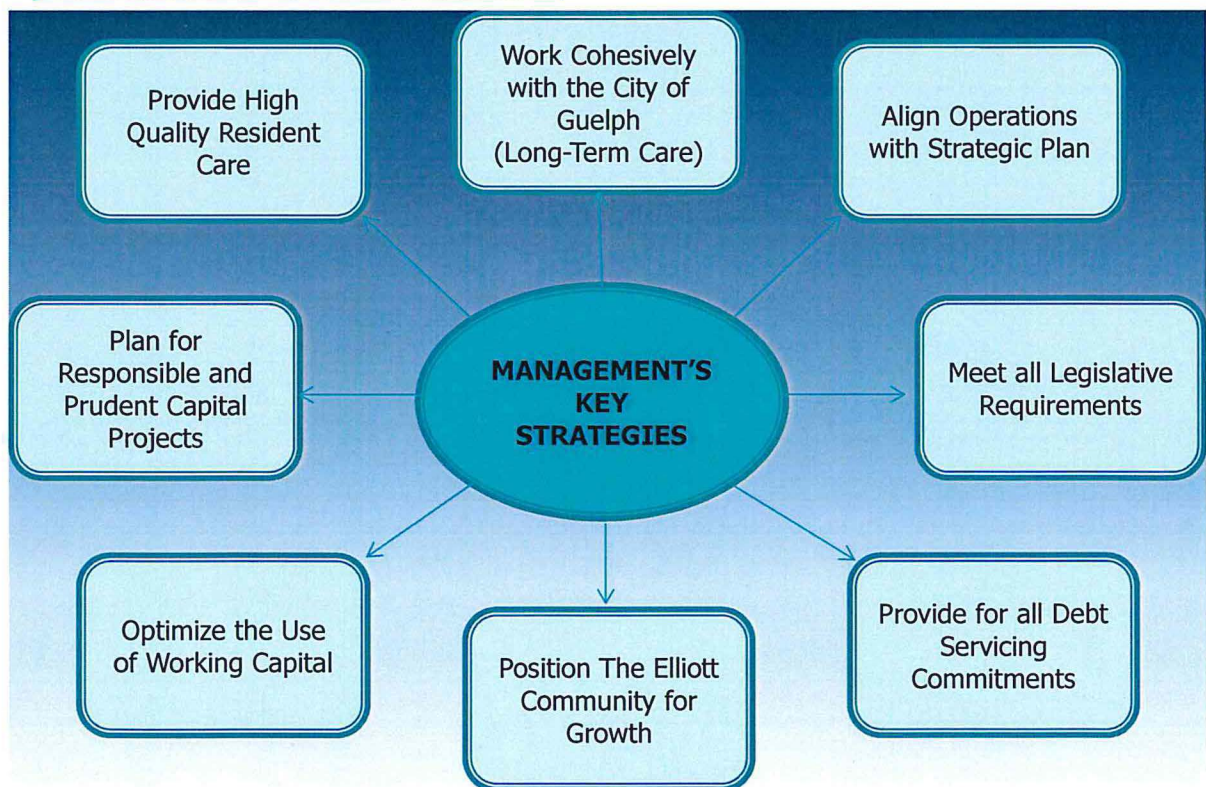
TABLE OF CONTENTS

- 1 Year in Review
- 2 Message from the Board Chair
- 3 Message from the Office of the Chief Executive Officer
- 4 Strategic Directions 2017-2020
- 5 Board of Trustees
- 6 Committees of the Board
- 7 Financial Highlights

VALUES AND MISSION



Quality choices in a caring and inclusive, home-like community. A tradition of promoting dignity and independence for those we serve and their families.



2018 in Review

ADMINISTRATION & ORGANIZATIONAL

➤ **A Leadership Change**

Michelle Karker, was hired as the CEO in April 2018. Michelle has enjoyed her first year at The Elliott Community and looks forward to many more years here. Michelle wishes to thank Sherri Enns, Administrator, for stepping up to the plate as Acting CEO prior to her arrival.

➤ **2018 Resident/Family Satisfaction Survey**

Results of the annual satisfaction survey were very positive with 98% of residents surveyed across all areas of living indicating they were satisfied with the quality of care and services they receive. 100% of residents surveyed indicated they would recommend their home area to their family and friends!

➤ **Partnerships**

The End of Life Volunteer Vigil program is a new service offered by Hospice Wellington in partnership with The Elliott Community. It provides a compassionate presence with a dying person during the last 24-48 hours of life.

➤ **Respite Suite**

A new respite suite was added in retirement that is used for short term stays.

➤ **Marketing**

521 tours conducted

RECREATION AND VOLUNTEER SERVICES DEPARTMENT

- Volunteer hours donated in 2018: 3374.76 hrs equivalent to approximately \$64,120.44 in wages if volunteers were compensated for their time
- Average # of active volunteers in 2018: 67

Key Volunteer Roles:

- Tuck Shop Attendant
- Salon Attendant
- Fitness Room Attendant
- Special Events Attendant
- Dining/Feeding Attendant
- Friendly Visitor
- Music Therapy
- Pet Therapy
- Horticulture Therapy

HUMAN RESOURCES DEPARTMENT

4 — the number of injuries reported to the WSIB

0 — the number of injuries that resulted in lost time from work

1,885 — the number of applicants who applied for a position

280 — years of service celebrated in 2018

100% - of staff completed annual training

99% - of staff received their influenza vaccine

FINANCE DEPARTMENT AND FUNDRAISING

- Great Escape – generated \$38,203 in 2018 which along with our generous in memorial donations we were able to:
 - Add new equipment to our Music in Memory program
 - Purchase two new outdoor benches in our Veterans Garden
 - Purchase a new sound and video system and chairs for our residents to enjoy in the Community Centre
 - Offer additional animated pet therapy animals for our residents
- Thank you for your continued support of The Elliott Community, the only registered Not for Profit Charity in the City of Guelph.

DIETARY SERVICES DEPARTMENT

Menu Development

- 5 menu's a year - separate menu for each season
- Individual Christmas and New Year's Menu
- Continued Resident input for improving each menu, including residents' personal family recipes
- 59% of our food served was cooked from scratch which is an increase of 9% over the past year
- Our focus this year has been on individual assessments to promote Resident-focused dietary needs

Café and Catering Services

- Residents and their families continued to enjoy Friday Night Dinners and the annual Christmas Dinner
- Various celebrations were catered by our team for residents and their families including family dinners, wedding and baby showers, Birthday parties and celebration of life
- A number of external catering events were also provided by our team
- Café continuous to provide daily specials to residents and staff
- A new coffee machine was added to the Ann Flowers Lounge which has been a welcomed addition to our services offered

RETIREMENT

- 33 new residents welcomed to our Retirement Home!
- Look for renovations to begin on 2019 in both Edinburgh and Nottingham Retirement home areas

LONG-TERM CARE

- 39 admissions to LTC in 2018
- Look for renovations and updates to begin in LTC in 2019

ENVIRONMENTAL SERVICES

- Capital Projects included: Upgraded Fire Sprinkler system in the Ellington Retirement building
- To keep our facility looking good, repairs included: stucco repairs around the Community Centre; rain gutter replacement and additional downspouts added to the Community Centre; elevator safety rails were added to the Ellington and Ellridge elevators; added additional wheel chair access ramps around facility and replaced 23 retirement rooms with cushion vinyl flooring instead of carpet
- Replaced the 1996 sidewalk plow



MESSAGE FROM THE BOARD CHAIR

I am honored and privileged to have served as Chair of the Board of Trustees for the last two years for The Elliott Community. I am also grateful for the significant contribution that our Board members make to the governance of this organization; through their active participation on the Board and its Committees. Having spent many years on the Board, I am excited to report that The Elliott Community has never been as strong as it is today; we have a strong financial position, a very high occupancy rate in all of our residential care and service areas, and a high reputation in the Community.

In 2018 we welcomed Michelle Karker, as our new CEO. Michelle has embraced the role and has had a positive impact on the overall operations. The Board looks forward to continuing to work with Michelle and the Senior Leadership Team in the coming years.

We also welcomed new Board Members in 2018 and are thrilled with the expertise they bring to the organization. A full review of Board and Committee structure was completed in 2018 which allowed the Board to streamline its committee structure ensuring efficient and effective governance oversight.

The Elliott Community is in its fourth year of its relationship with the City of Guelph as the City's designated Long Term Care (LTC) Home for the Aged. The Elliott Long-Term Care Residence is proud to partner with the City to provide exceptional high level of care for the residents who call The Elliott home.

Through our annual operating and capital budget projections, The Elliott Community will continue to strengthen and our Strategic Plan will provide the guidance this organization needs to continue to meet the needs of our current and future residents.

Defining and Living Excellence at The Elliott Community – I am proud to have served as the Chair of the Board of Trustees.

E.J. Stross, Board Chair

April 2019



MESSAGE FROM THE OFFICE OF THE CEO

As I reflect upon the past year, I am honoured to have met many of the residents, families, staff and volunteers who continually contribute positively to this organization. The Elliott Community is a strong, sustainable, resident focused organization that continues to grow and change in order to meet the needs of its entire community. Amidst this transition, we have continued to improve our performance by giving our residents the care and service they deserve. These efforts in delivering excellent care have once again been recognized in our resident satisfaction survey results with 100% of our respondents stating they would recommend The Elliott Community in Long Term Care, Retirement and Life Lease.

As we look towards 2019, we will be celebrating the 200th birthday of our founder Mr. George Elliott, who had the foresight and vision to give back to the Guelph community to create what is now known as The Elliott. Please watch for events celebrating this important milestone. I would also like to thank you, in advance, for your patience as we will be completing a number of capital projects in 2019. These improvements will not only be esthetically and structurally important but will allow for new innovative care models to be implemented. This will ensure we continue to live our mission of providing a quality, caring and inclusive, home-like community for our residents. I appreciate the feedback and support that I have received from residents, families, staff and volunteers over the past year. This feedback is important and allows us to continue to partner and work together to meet the needs of those who call The Elliott Community home.

“Alone we can do so little; together we can do so much.”

Helen Keller

A special thank you goes out to the Board of Trustees and the Senior Leadership Team for their continued support over the past year. It has certainly been a privilege to work with a dedicated group of individuals.











Michelle Karker, CEO

April 2019

STRATEGIC DIRECTIONS 2017 – 2020

<p>Uphold and enhance the Elliott Community's reputation through visibility, community collaborations, leading in our sector's space</p>	<p>Maintain staff engagement levels by listening and acting on employees wants and needs, adopting emerging human resource trends</p>	<p>Evolve spectrum of services to meet the needs of changing customer demographics and diversity; strong focus on expansion opportunities to meet customer need</p>	<p>Enhance community engagement to ensure sustainability of occupancy levels and donations; share our story, engage our families</p>
<ul style="list-style-type: none"> • Commitment to Continuous Quality Improvement. • Share our successes. • Strengthen our Resident Satisfaction Survey through other methods. • Introduce a Family Satisfaction Survey. • Engage our Senior Leadership with presentations to external audiences. • Presence and participation with the Waterloo Wellington Local Health Integration Network in projects / initiatives. • Assist the City of Guelph in achieving the goals and objectives of the Older Adults Strategy with our existing resources. 	<ul style="list-style-type: none"> • Ensure that the Senior Leadership Team is actively engaged with Staff. • Identify and develop advisory committees of staff to guide organizational decision meeting. • Increase participation in Staff satisfaction survey. • Increase staff awareness of our Mission, Values and Strategic Plan. • Evaluate and evolve employee recognition programs. • Cultivate accessibility of the Senior Leadership Team to Staff. • Continue and evolve our stringent hiring practices to ensure excellence in care. 	<ul style="list-style-type: none"> • Recognize current capacity of our service delivery and explore expansion. • Establish connections with provincial and municipal governments for new programs. • Measure market desires for emerging care and service interests. • Identify, track and analyze demographic population indicators. • Seek to be integrally involved in serving the needs of the Older Adults Strategy. • Consider potential opportunities for service delivery outside of the organization. 	<ul style="list-style-type: none"> • Cultivate relationships with past, present, and future residents/family members. • Raise the awareness of our organization through engaging other boards and organizations. • Invest in Community Relations and enhance donor / fundraising programs. • Evaluate, evolve Community Open House programs to provide new experiences. • Research, develop and launch high profile fundraising projects. • Expand Social Media engagement to promote our entity.

BOARD OF TRUSTEES

	<p>Ernest James Stross, Chair</p>		<p>Bill McLay, Vice-Chair</p>
	<p>John Schitka, Past-Chair</p>		<p>Bill Koornstra, Secretary/Treasurer</p>
	<p>Barry Elder, Trustee</p>		<p>Ravi Sathasivam, Trustee</p>
	<p>Councillor Dominique O'Rourke, City Appointee</p>		<p>David Kennedy, Trustee</p>
	<p>Donna Kentner, Trustee</p>		<p>Stephanie Kibbee, Trustee</p>
<p>PHOTO NOT AVAILABLE</p>	<p>Lisa Woolley, Trustee</p>		

ROLE OF THE BOARD AND COMMITTEES

Direction

- Formulation of a Strategic Plan (mission/vision statement, goals, strategies), i.e. top-down portion of the Community's Corporate Plan; as part of the strategic planning process, review and determination of what services the Community needs to provide and at what level and cost
- Establishment of implementation priorities, strategic initiatives
- Setting of budget guidelines, operating and capital budgets

Financial Stewardship

- Budget (operating and capital) monitoring
- Expenditure controls and safeguards
- External auditor or appointment and review of annual auditor reports
- Policy and program, Community's Asset Management (i.e. life cycle maintenance approach); establishment of adequate reserves

Policy & Legislation

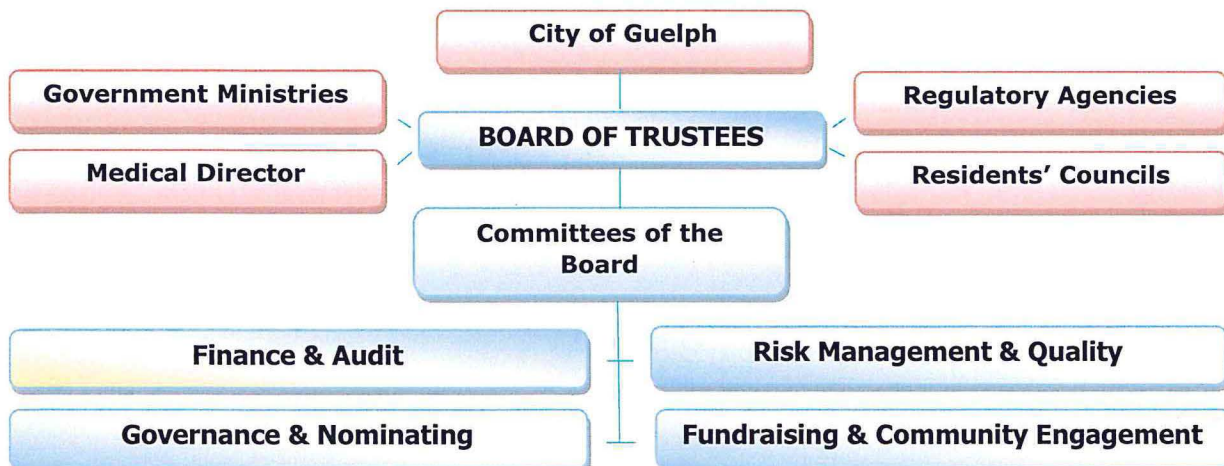
- Review and approval of key corporate policies
- Tracking of (and influencing to extent feasible) Federal and Provincial statutes/regulations and Municipal By-Laws impacting on Community operations and administration

Governance

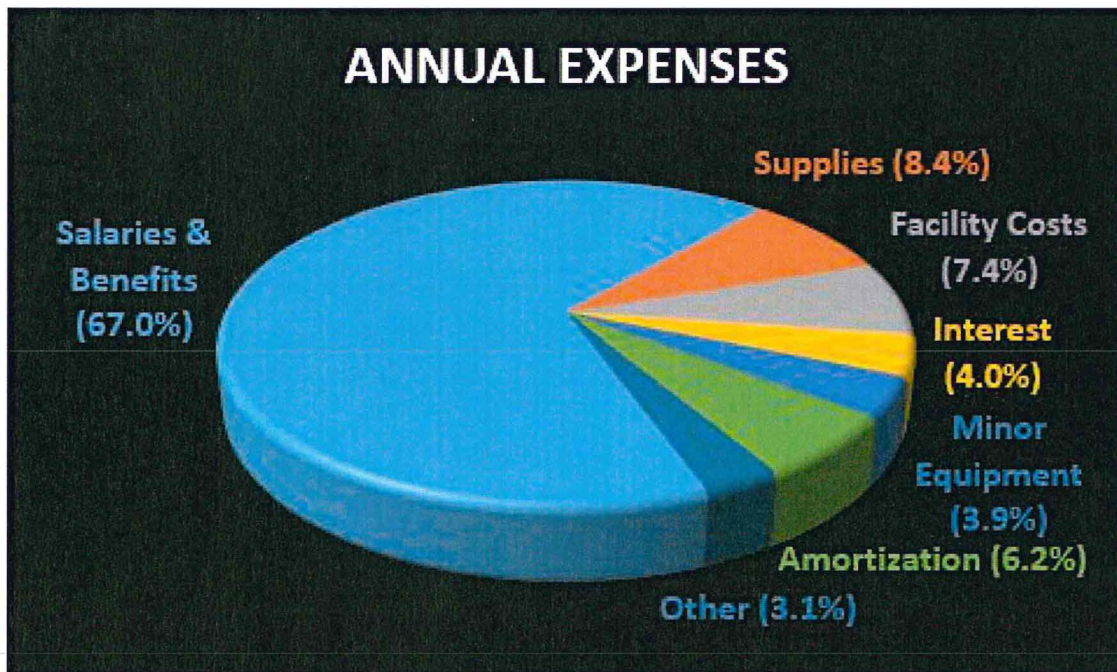
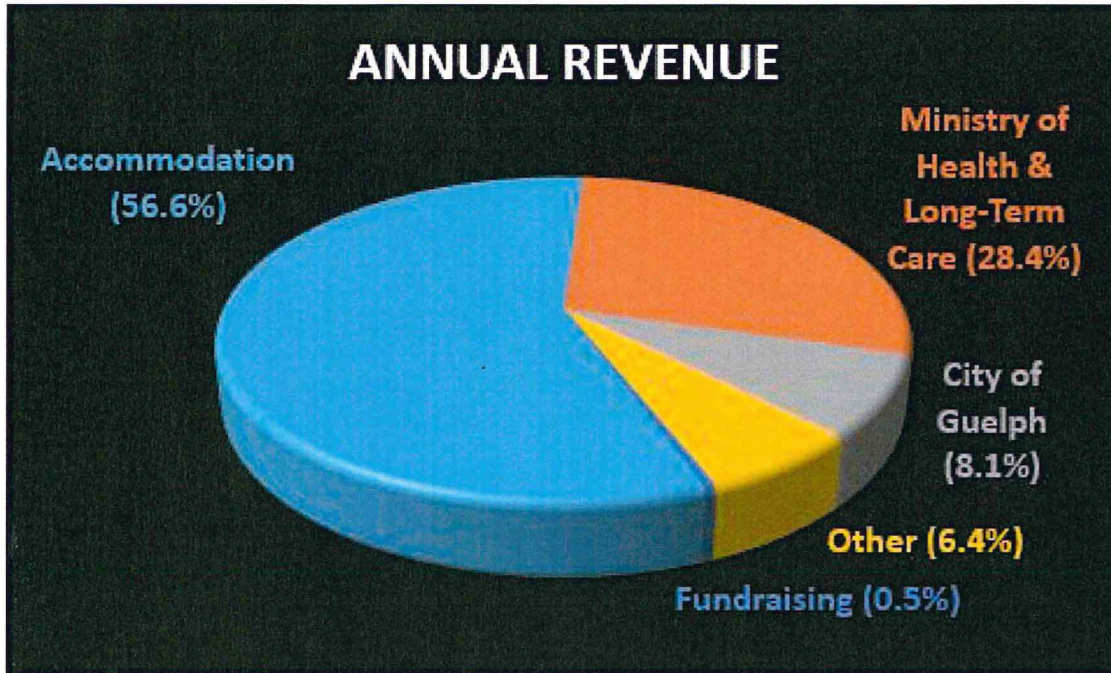
- Compliance monitoring, Federal and Provincial statutes, Municipal By-Laws
- Community risk assessment and control
- CEO selection, appointment and performance review; appointment approval for Directors with second level review of performance
- Review of Succession Planning for the Senior Leadership Team, key replacement charting for balance of workforce
- Policy and program for performance management (i.e. process to ensure Community is "getting what it is paying for")

Representation of Stakeholders

- Identification of various stakeholders and their respective needs
- Monitoring of the Community's response to various stakeholder needs/requirements
- Acting on behalf of the "collective" public good in the Community
- Interface between Community groups/associations, special interest groups and the Community Staff
- Attendance at Community affairs/events and active participation in fundraising functions/initiatives



FINANCIAL HIGHLIGHTS 2018



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