

# **INFORMATION ITEMS**

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**Week Ending November 16, 2018**

## **REPORTS**

1. 32 Gordon Street, Army, Navy and Air Force Veterans in Canada Property Tax Exemption
2. Accessibility for Ontarians with Disabilities Act Legislation Compliance Reporting to the Province

## **INTERGOVERNMENTAL CONSULTATIONS**

1. Consultation – A Made in Ontario Climate Change Plan
2. Extending the Moratorium on Water Bottling Permits (EBR #013-3974)

## **CORRESPONDENCE**

1. None

## **BOARDS & COMMITTEES**

1. [Committee of Adjustment Meeting Minutes – October 25, 2018](#)

## **ITEMS AVAILABLE IN THE CLERK'S OFFICE**

1. None

# Information Report



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Service Area      Corporate Services

Date                Friday, November 16, 2018

Subject            **32 Gordon Street, Army, Navy and Air Force Veterans in Canada Property Tax Exemption**

Report Number    CS-2018-65

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## Executive Summary

### Purpose of Report

To advise Council that the City of Guelph and the County of Wellington worked together to provide an extension to the property tax exemption for the affordable housing project at 32 Gordon Street, owned by Guelph Unit 344 of the Army, Navy and Air Force Veterans in Canada (ANAF).

### Key Findings

The County of Wellington, as the provincially designated Consolidated Municipal Service Manager for social housing, can legislatively exempt both municipal and education property taxes on social housing and affordable housing projects. The current exemption for ANAF expires February 25, 2019 and in order to remain operationally sustainable, ANAF requested an extension to their property tax exemption. This exemption request was reviewed by City and County staff and subsequently approved by County Council on October 25, 2018.

By working collectively with the County of Wellington, we were able to enhance operational savings for ANAF through the exemption of education taxes and support an important affordable housing initiative in our community.

### Financial Implications

In 2019, this exemption will provide relief for ANAF in the amount of approximately \$3,100, of which, approximately \$450 is education taxes. As the City had previously exempted this property through agreement, there is no budget impact to this permanent exemption.

## Report

The City of Guelph and the County of Wellington are supportive of affordable housing initiatives. The Army, Navy and Air Force Veterans in Canada (ANAF) located at 32 Gordon Street has an agreement for the exemption of property taxes. The agreement, in support of affordable housing, provides ANAF with a ten-year

exemption of municipal property taxes; this agreement expires on February 25, 2019.

In August 2018, ANAF approached the City to discuss an extension to their current property tax exemption. ANAF raised concerns about remaining operationally sustainable once the current exemption expired. City staff advised ANAF to discuss this matter with the County as well because as the Consolidated Municipal Service Manager (CMSM), they can legislatively exempt both municipal and education property taxes. This is the same process used in 2016 for the affordable housing exemption given to Michael House located at 185-187 Bristol Street.

In September 2018, County staff, with the support of City staff, reviewed ANAF's request and an extension to the current exemption effective January 1, 2019 was proposed. The extension now exempts education taxes in addition to municipal taxes, which was not possible under previous legislation. Exempting education taxes will provide further operational savings to ANAF. The extension was approved by County Council on October 25, 2018. A report to the County's Social Services Committee on this matter is included in ATT-1 to this report.

## **Financial Implications**

In 2019, this property tax exemption will provide relief in the amount of approximately \$3,100 to ANAF, of which approximately \$450 is education taxes. The City had exempted this property through a 10-year agreement which will expire in early 2019. By using the legislative power of the CMSM, permanent exemption, including the education taxes, can now be achieved. There is no City budget impact to achieving this positive affordable housing outcome.

## **Consultations**

County of Wellington Housing Services

## **Corporate Administrative Plan**

### **Overarching Goals**

Service Excellence

### **Service Area Operational Work Plans**

Our Services - Municipal services that make lives better

## **Attachments**

ATT-1      32 Gordon Street Property Tax Exemption Extension Report to County of Wellington Social Services Committee

## Departmental Approval

James Krauter, Deputy City Treasurer/Manager of Taxation and Revenue

## Report Author

Gregory Bedard, Supervisor, Property Tax



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### Approved By

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## COUNTY OF WELLINGTON

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### COMMITTEE REPORT

HS-18-15

**To:** Chair and Members of the Social Services Committee  
**From:** Ryan Pettipiere, Director of Housing  
**Date:** Wednesday, October 10, 2018  
**Subject:** 32 Gordon St. Property Tax Exemption Extension

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#### **Background:**

The County of Wellington and the City of Guelph have a strong commitment to provide affordable housing to residents in both municipalities. Despite these efforts 5,395 renter households in our community find themselves in Core Housing Need, which means that they are living in accommodation that is not suitable, adequate or affordable.

In 2005 approval was provided to Guelph Unit 344 of the Army, Navy and Air Force Veterans (ANAF) in Canada to create 7 units of affordable housing at 32 Gordon St. in the City of Guelph. Funding through the CanadaOntario Affordable Housing programme was provided through the County Wellington as the Service Manager and these 7 units of affordable housing were completed and occupied as of 2009. As part of the initial project approval process and in line with similar projects, a property tax exemption was provided that was set for expiration on February 25, 2019.

In September of 2018, ANAF approached both the City and the County to discuss an extension to their current property tax exemption to ensure that they remain operationally sustainable. County staff have been working together with staff at the City and in order to provide the requested extension the County must first pass a specific By-Law under Section 13 of the Municipal Housing Facilities By-Law 4548-03 which provides exemption from taxation for municipal and school purposes. This By-Law includes a definition of affordable housing as "a municipal housing facility in which the rent for each unit is less than or equal to the average rent". All 7 units at the ANAF site meet this definition and therefore qualify for the proposed exemption. Upon passing this By-Law, notice of the contents must then be provided to the Municipal Property Assessment Corporation, the Secretary of any affected school boards and the Clerk of the City of Guelph in order for it to come into effect.

**Recommendation:**

That the By-Law exempting 32 Gordon St. owned by Guelph Unit 344 Army, Navy Air Force Veterans in Canada from taxation for municipal and school purposes be submitted for approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ryan Pettipiere". The signature is written in a cursive style with a prominent flourish at the end.

Ryan Pettipiere  
Director of Housing

# Information Report

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Service Area	Infrastructure, Development and Enterprise Services
Date	Friday, November 16, 2018
Subject	<b>Accessibility for Ontarians with Disabilities Act Legislation Compliance Reporting to the Province</b>
Report Number	IDE-2018-41

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## Executive Summary

### Purpose of Report

A biennial compliance report was submitted to the Province prior to the end of 2017. The corporation's compliance with the Accessibility for Ontarians with Disabilities Act (AODA) is contained within this report.

### Key Findings

- According to the Accessibility Directorate of Ontario, approximately 15% of the population of Guelph will have some form of a disability by the year 2025. In anticipation of the increased number of citizens requiring inclusive access to facilities, programs and services, the Province of Ontario released its most thorough accessibility legislation to date: the Accessibility for Ontarians with Disabilities Act - Integrated Accessibility Standard Regulations.
- This legislation obligates municipalities to comply with several requirements related to the work of all departments of the corporation. The AODA is being enacted over several years. Full compliance by municipalities must be reached by January 1, 2021.
- Since the corporation's last report to the Province in 2016, employees have achieved compliance and in some cases exceed compliance requirements. An official statement outlining a commitment to maintenance will be included in the 2018 to 2022 Multi Year Accessibility Plan to enhance the corporation's compliance.
- The next compliance reporting years are 2019 and then 2021 at which time the corporation will be required to report that its website is fully accessible. Work on this requirement has started and a plan to show how the corporation will achieve compliance will be included in the 2018-2022 Multi-Year Accessibility Plan.

### A final note:

Further, it is expected that accessibility requirements within the AODA will increase over the next few years. The Province is required to review and update all five parts of the AODA at five year intervals. Currently under review are the Transportation Standard and Information and Communication Standard. It is anticipated that both updated standards will become law during 2019.

## **Financial Implications**

Each service area has included the implementation costs into their budgets based on specific requirements.

For example, Engineering Services will include the tactile warning panels, required in the AODA at curb ramps, in their drawing specifications and allow for this additional.

## **Background**

- During 2001 Council approved the City of Guelph Barrier Free Policy.
- In 2005, Council approved the Facility Accessibility Design Manual with updates to comply with legislation. This document remains the guiding document for all City built, owned, operated or leased facilities.
- In 2009 Council approved the Accessible Standards for Customer Service Policy.
- The AODA is the first law of its kind in Canada and under the AODA, the Province is developing and enforcing accessibility standards for organizations with one or more employees through the AODA. The goal of the Act is to make the province accessible for all people with disabilities by 2025.
- To ensure a well-designed, safe, inclusive, appealing and sustainable City, it is critical that municipal staff try to find ways to remove common attitudinal barriers so that “making things more accessible” is not viewed as taking too much time, effort and money.
- All may experience some form of disability sooner or later due to an accident, illness or the aging process.
- Leading by example, municipalities must comply with the act sooner than private organizations of any size and small public organizations. The City is also well practiced at engaging individuals to learn about barriers to accessibility and ways to resolve them or avoid them altogether. This provides the City an opportunity to demonstrate best practices in a way that is helpful to other organizations.

The standards include a general requirement and five broad categories, which are:

- Information and Communications;
- Employment;
- Transportation;
- Built Environment-Design of Public Spaces; and
- Customer Service.

## **Report**

Creating communities where every person can participate fully is important for the public, businesses and community life. Accessible communities, such as Guelph, require an organization-wide commitment from the municipality. Organizational

change is complex and involves many components, including policies; processes and practices; people; technology; infrastructure; communications and awareness. Considered all together, these are the levers that will bring about change.

### **Compliance was reported on the following:**

- City notifies its employees and the public about the availability of accommodations during the recruitment process and ongoing communication;
- With updated information about its policies to support employees with disabilities;
- Providing employees with disabilities information in an accessible format or with communication supports;
- Preparation of individual workplace emergency response information for employees with disability;
- Making new or redeveloped public spaces accessible including recreational trails. Staff consultation with the public and persons with disabilities prior to constructing new or redeveloping existing recreational trails; and
- New or redeveloped elements listed below meet the technical requirements as outlined in the AODA:
  1. Recreational trails ramps, eating areas in outdoor public spaces, outdoor play spaces, firm ground surface in these play spaces, exterior paths of travel, off-street parking facilities;
  2. Follow the Design of Public Spaces when building new service counters; and waiting areas;
  3. That the conventional transportation services have electronic announcements of the route, direction and destination or next major stop on its vehicles as well as all destination points or available route stops are announced through electronic means and legibly and visually displayed through electronic means;
  4. That the Mobility service follows the eligibility requirements outlined in the AODA; and
  5. That the organization is in compliance with all other requirements in effect under the Integrated Accessibility Standards Regulations.
- The organization has policies and procedures for preventative and emergency maintenance of the accessible elements in public spaces and for dealing with temporary disruptions when accessible elements are not in working order. To enhance compliance, an official statement to this effect will be included in the 2018 to 2022 Multi Year Accessibility Plan.

### **Leading the Way Forward**

Beyond the required training, ongoing evaluation of the City's accessible services, programs and facilities by Accessibility Services will assist in identifying potential education and awareness opportunities. This system will help ensure compliance with the legislation and keep the topic of accessibility front and centre.

Guelph is a municipal leader in ensuring all citizens have equal access. Training and implementing the Corporate Accessibility Policy and the Multi Year Accessibility Plan

has provided staff with the knowledge and guidance to “ensure a well-designed, safe, inclusive, appealing and sustainable city.” Building on knowledge and experience will continue to enhance City of Guelph status as a municipal leader in accessibility.

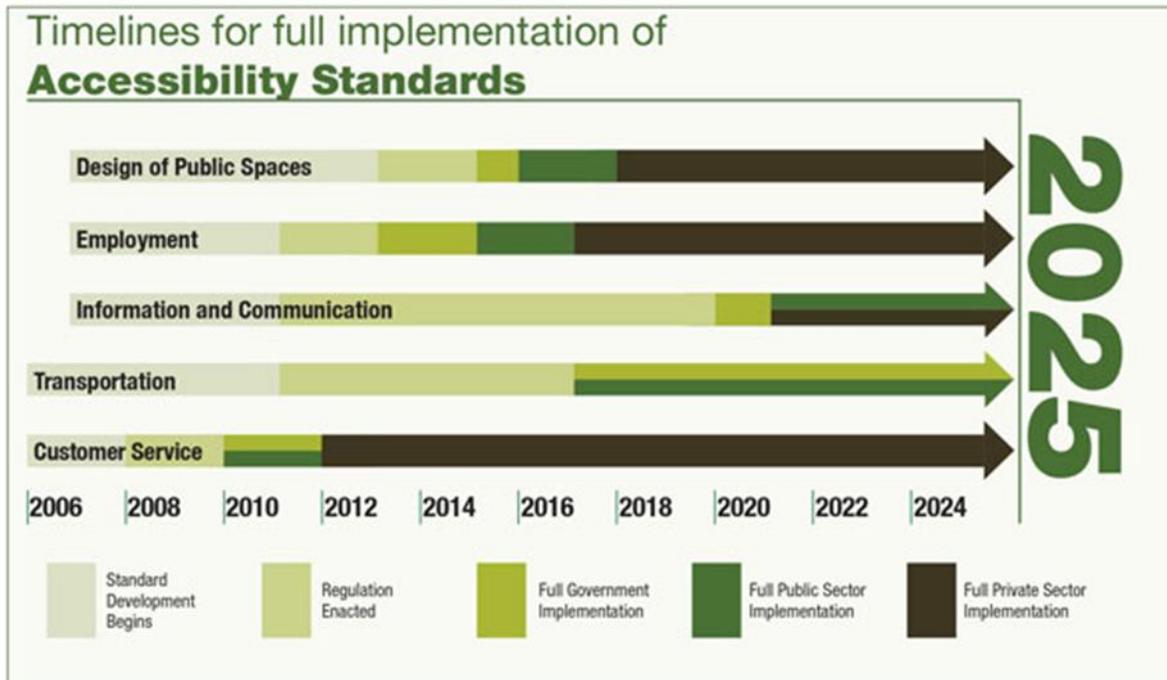
Continually striving to improve the experience of people with a disability who live, work, and visit our community will be an ongoing goal for staff. The culture of the organization has changed considerably in the past few years making accessibility considerations has become a standard practice.

The AODA requirement that all municipalities are currently working toward is ensuring that all corporate websites are accessible to a specific standard. This compliance will be a focus for all City departments over the next three years. The corporation has made great inroads toward this requirement with the development of a strategy that staff have already begun to implement. This strategy will be included in the 2018 to 2022 Multi Year Accessibility Plan.

### **Timelines for full implementation of Accessibility Standards**

- Refer to figure 1 for full AODA implementation timelines.
- Design of Public spaces standard development began in 2007, the regulation was enacted in 2013, and full government implementation was in 2016.
- Full public sector implements is in 2018 and full private sector implementation is in 2025 and possibly beyond.
- Employment standard development began in 2007, the regulation was enacted in 2011, and full government implementation was 2015, and full public sector implementation was 2017. Full private sector implementation is in 2025 and possibly beyond.
- Information and communications standard development began in 2007, and the regulation was enacted in 2011. Full government implementation is 2021, and full public sector and full private sector implementation is 2025 and possibly beyond.
- Transportation standard development began in 2006, the regulation was enacted in 2011, full government and full public sector implementation was in 2017. There are no requirements for the private sector at this time.
- Customer Service standard development began in 2006, the regulation was enacted in 2010, full government and full public sector implementation was in 2012. Full private sector implementation is 2025 and possibly beyond.

**Figure 1: Full AODA implementation timelines**



## Financial Implications

The cost of implementing this type of legislation varies depending on the requirement and the service area of the corporation. Each service area with specific requirements has included the implementation costs into their budgets. For example, Engineering Services includes the tactile warning panels, required in the AODA at curb ramps, in their drawing and specifications and allow for this additional construction costs.

## Consultations

The following departments were consulted regarding their compliance as they had prescribed requirements:

- Guelph Transit
- Human Resources
- Information and Technology Services (ITS)
- Procurement and Risk Management Services
- Corporate Communications

## Corporate Administrative Plan

### Overarching Goals

Service Excellence

## **Service Area Operational Work Plans**

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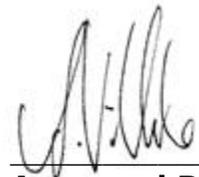
### **Departmental Approval**

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### **Report Author**

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**Provincial/Federal Consultation Alert**

Title	Ministry	Consultation Deadline	Summary	Proposed Form of Input	Rationale	Lead	Link to Ministry Website
Consultation- A Made in Ontario Climate Change Plan	Ministry of the Environment, Conservation, and Parks	November 16, 2018	<p>The Ministry is developing a new climate change plan. The Province is currently seeking input from stakeholders on the following areas of focus:</p> <ul style="list-style-type: none"> <li>• Understanding the effects of climate change in the community</li> <li>• Ensuring polluters are held accountable and reducing greenhouse gas emissions</li> <li>• Improving Ontario's business climate</li> <li>• Finding a balanced approach that puts people first and makes life more affordable for families</li> </ul>	Online submission	As part of advancement of the City's longer term climate change planning, input into the province's new climate change plan is a key way to highlight areas of interest to the City and attempt to influence the focus of the provincial plan.	Melissa Bauman/Alex Chapman	<a href="https://www.ontario.ca/form/tell-us-your-ideas-climate-change">https://www.ontario.ca/form/tell-us-your-ideas-climate-change</a>

**Provincial/Federal Consultation Alert**

Title	Ministry	Consultation Deadline	Summary	Proposed Form of Input	Rationale	Lead	Link to Ministry Website
<p>Extending the moratorium on water bottling permits (EBR 013-3974)</p>	<p>Ministry of the Environment, Conservation, and Parks</p>	<p>November 29, 2018</p>	<p>The Ministry is proposing to extend the current moratorium on new or increasing permits to take groundwater to produce bottled water. This would extend the moratorium for up to one year, to January 1, 2020.</p>	<p>EBR submission</p>	<p>The City is responding to the proposed regulation to extend the moratorium on permits to take groundwater as this program has been a policy issue previously addressed by the City.</p> <p>The City has previously responded to the province stating that the province develop a provincially funded, comprehensive water management program. In the response to the province, the City plans to reiterate this request to the new provincial government.</p>	<p>Dave Belanger/ Melissa Bauman</p>	<p><a href="https://ero.ontario.ca/notice/013-3974">https://ero.ontario.ca/notice/013-3974</a></p>