

# Council Workshop Meeting Agenda

Monday, January 18, 2021, 6:00 p.m.

Remote meeting live streamed  
on [guelph.ca/live](https://guelph.ca/live)

Changes to the original agenda are noted with an asterisk "\*".

To contain the spread of COVID-19, City Council workshops are being held electronically and can be live streamed at [guelph.ca/live](https://guelph.ca/live).

For alternate meeting formats, please contact the City Clerk's Office at [clerks@guelph.ca](mailto:clerks@guelph.ca) or 519-822-1260 extension 5603.

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## Pages

### 1. Notice of Electronic Participation

#### 1.1. City Council

This meeting will be held by Electronic Participation in accordance with City of Guelph Procedural By-Law (2020)-20515.

### 2. Call to Order - 6:00 p.m.

#### 2.1. Disclosure of Pecuniary Interest and General Nature Thereof

### 3. Land Use Planning - Council Strategic Education Workshop

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#### 3.1. Welcome and Overview of the Workshop

Krista Walkey, General Manager, Planning and Building Services

#### 3.2. Background Presentation

##### Presenters:

Melissa Aldunate, Manager, Policy Planning and Urban Design  
Chris DeVriendt, Manager, Development Planning  
Krista Walkey, General Manager, Planning and Building Services

##### Presentation Agenda:

1. Welcome and Purpose of the Workshop

2. Planning Hierarchy
3. Planning Process Steps
4. Affordable Housing/Inclusionary Zoning
5. Community Energy Initiative
6. Parking
7. Role of Elected Officials in the Planning Process
8. Workshop Discussion
9. Wrap-up

### **3.3. Workshop Discussions**

**Facilitator:**

Susan Hall, LURA Consulting

### **3.4. Wrap-up and Next Steps**

Krista Walkey, General Manager, Planning and Building Services

## **4. Adjournment**

# Council Memo



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, January 18, 2021
Subject	<b>Land Use Planning – Council Strategic Education Workshop</b>

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This memo provides an overview of the agenda and discussion topics for the January 18, 2020 Council Strategic Education Workshop on Land Use Planning. The workshop advances the Council orientation Planning 101 training and reflects on current planning topics discussed at committee meetings.

## **Workshop agenda**

1. Welcome and purpose of the workshop (5 minutes)
2. Overview of the planning document hierarchy (5 minutes)
3. Planning process steps (development) (10 minutes)
4. Affordable housing/Inclusionary zoning (10 minutes)
5. Community energy initiative (10)
6. Parking(5)
7. Role of elected officials in the Planning Process (10)
8. Workshop discussion (60 minutes)
9. Wrap-up (5 minutes)

## **Welcome and purpose of the workshop**

The purpose of this Council workshop is to seek Council's input and have a discussion on key themes that arise during Committee meetings. Specifically, a discussion on the planning process, affordable housing and the Community Energy Initiative.

## **Overview of the planning document hierarchy**

The Province leads with legislation, policy and plans that City policy is to be in conformity with. The Provincial/Municipal Planning Structure is integrated within a multi-level policy hierarchy in which higher-level plans and policies help inform and guide decisions made at lower levels. Planning decisions made at the local level are meant to reflect and respond to each community's unique situation and context. The multi-level framework means these decisions need to conform to plans and policies that have been put in place at higher levels of government. Working within

this policy framework, local governments adopt policies and enact by-laws to address their own specific circumstances and to reflect their unique geography, culture, assets, and goals.

### **Planning process steps (development)**

Development applications undergo a review process that includes the following steps.

- Pre-consultation
- Complete Application
- Public Notice
- Public Meeting
- Technical Recommendation and Council Decision

Every municipal development approval process follows a similar path from the moment of submission until the municipality makes a decision. The steps founded in process regulated through the Planning Act and the City of Guelph Official Plan reflect provincial interest. As the primary land use planning approval authority, municipalities exercise significant power in determining the location, scope, timing and conditions of development projects.

### **Affordable housing/Inclusionary zoning**

On an annual basis Infrastructure, Development and Enterprise Services produces a report that monitors and provides information on monitoring of development activity and housing supply in accordance with the City's population forecasts to 2031 and the Provincial Policy Statement. This report also documents the City's achievement of affordable housing targets, and provides updated benchmark prices for affordable ownership and rental housing for the upcoming year. [The Guelph Growth Management and Affordable Housing Monitoring Report 2019](#).

### **Community Energy Initiative**

The Community Energy Initiative (CEI) is Guelph's commitment to use and manage energy differently, and better, than we have in the past. The initiative will also attract quality investment to the city. The main goal of the CEI is that Guelph will become a Net Zero Carbon community by 2050.

Community implies a collective and inclusive endeavor and how the development process and development application submissions of a commitment to the City's Community Energy Initiatives are reviewed.

### **Parking**

The City of Guelph is undertaking a Comprehensive Zoning By-law Review and as part of that review regulations related to parking, driveways, and garages will be reviewed. The current Zoning By-law does not consider maximum parking rates, instead relying only on minimum rates. A Council workshop specific to Parking is scheduled for spring 2021 and will review Off-Street parking demands and inter-

jurisdictional best practices, including the [Guelph Parking Standards Review, Phase 2 Discussion Paper](#).

### **Role of elected officials in the Planning Process.**

Guelph's City Council is empowered through the Planning Act to render decisions on all types of planning applications. The only planning document which requires approval by the Minister of Municipal Affairs and Housing is a municipality's comprehensive Official Plan. When decision-makers exercise any authority that affects a planning matter, the Planning Act requires that they "shall be consistent with" the PPS. This means that a decision-maker must ensure that the policies in the PPS are applied as an essential part of the land use planning decision-making process.

### **Workshop discussion**

Council discussion and input is being sought on the above topics through a facilitated discussion.

### **Attachments**

Attachment-1 January 18, 2021 Council Workshop Presentation

#### **Author**

Krista Walkey, MCIP, RPP, General Manager, Planning and Building Services

#### **This memo was recommended by:**

Kealy Dedman, P.Eng., MPA

Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

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# Land Use Planning Council Strategic Education Workshop January 18, 2021



# Agenda

1. Welcome and purpose of the workshop (5 minutes)
2. Planning document hierarchy (5 minutes)
3. Planning process steps (10 minutes)
4. Affordable housing/Inclusionary zoning (10 minutes)
5. Community energy initiative (10 minutes)
6. Parking (5 minutes)
7. Role of elected officials in the Planning Process (10 minutes)
8. Workshop discussion (60 minutes)
9. Wrap-up (5 minutes)



# Planning Document Hierarchy





# Planning in Ontario

**Provincial Planning Act**  
Law

**Provincial Policy  
Statement**  
Policy

**Provincial Growth  
Plan**  
Policy

**Municipal Official Plan**  
Local policy/vision

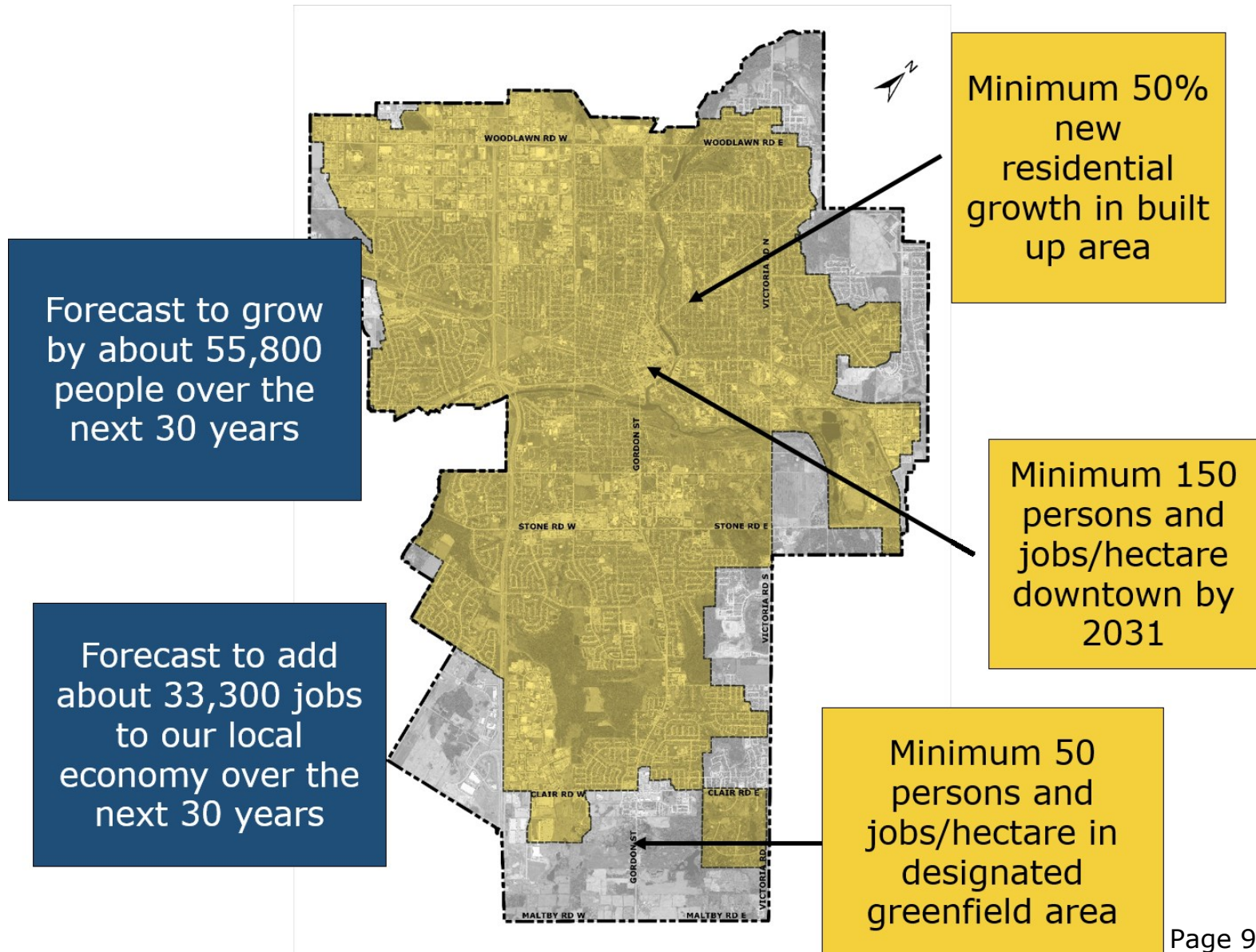
**Municipal Zoning Bylaw**  
Local rules



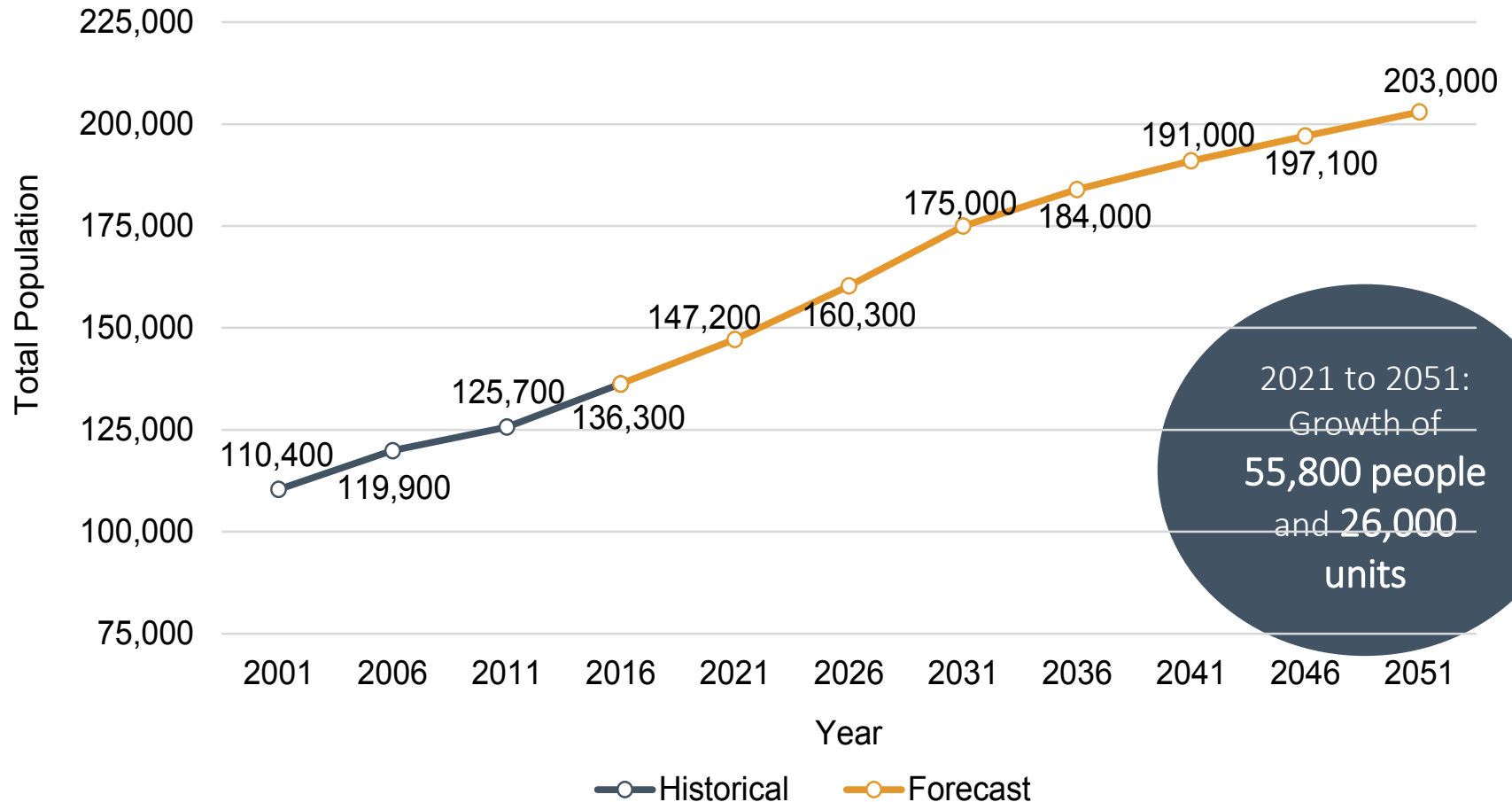
# A Place to Grow: Growth Plan for the Greater Golden Horseshoe



# Growth Plan forecasts and targets



# Total permeant population forecast to 2051



Note: Population includes net Census undercount. Figures are rounded.

Source: Historical data derived from Statistics Canada Census and Annual Demographics Estimates, 2001 to 2016, and 2016 to 2051 forecast by Watson & Associates Economists Ltd., 2020.

# Planning process steps



# Planning Process Steps

## Notice of Complete Application

Applicant meets with City Staff for pre-consultation

Applicant submits complete Planning Act application

## Notice of Public Meeting

Circulation for technical and agency review

Statutory Public Meeting

Potential changes made to the application based on public input and technical review comments

Staff recommendation report

## Notice of Passing or Refusal

Council Decision

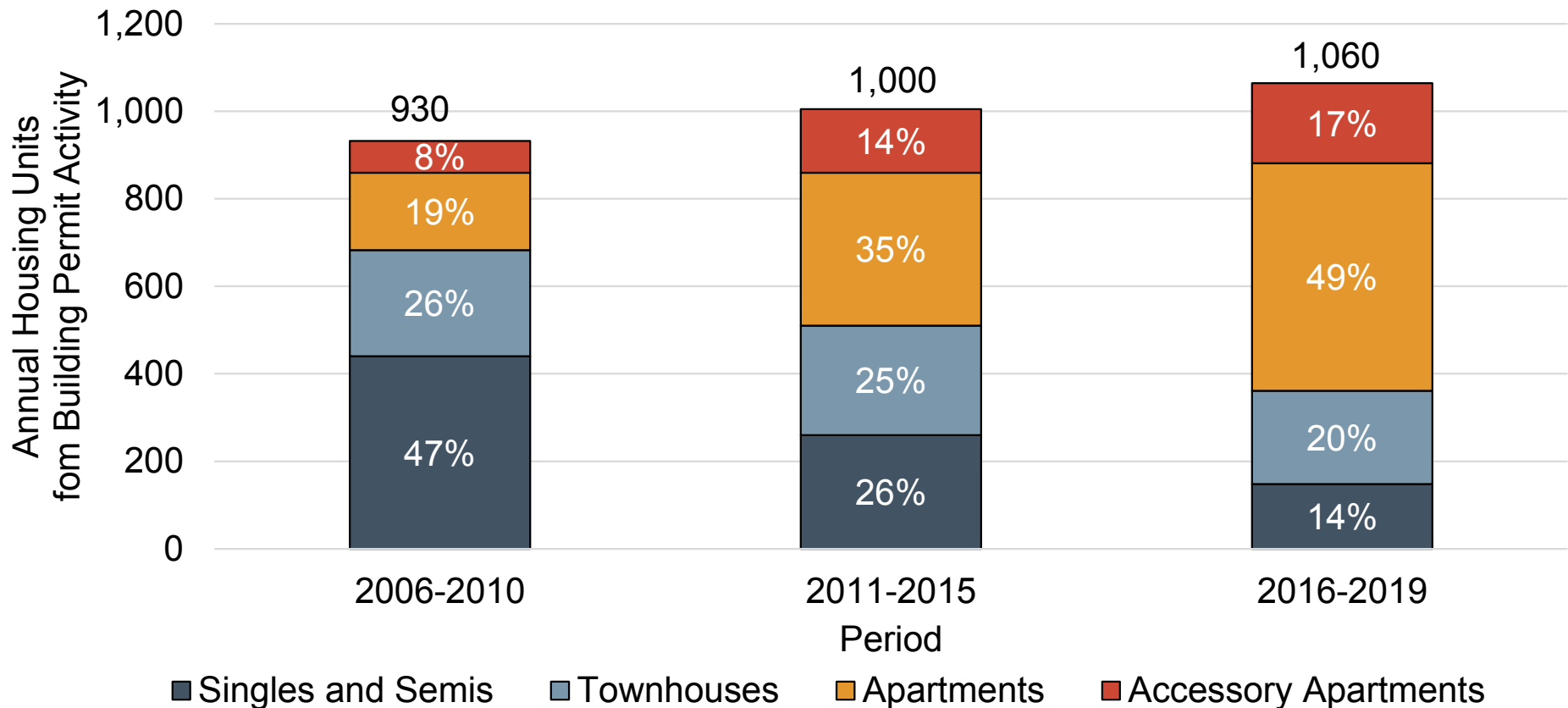
Appeals to LPAT or by-law comes into effect



# Affordable housing & inclusionary zoning



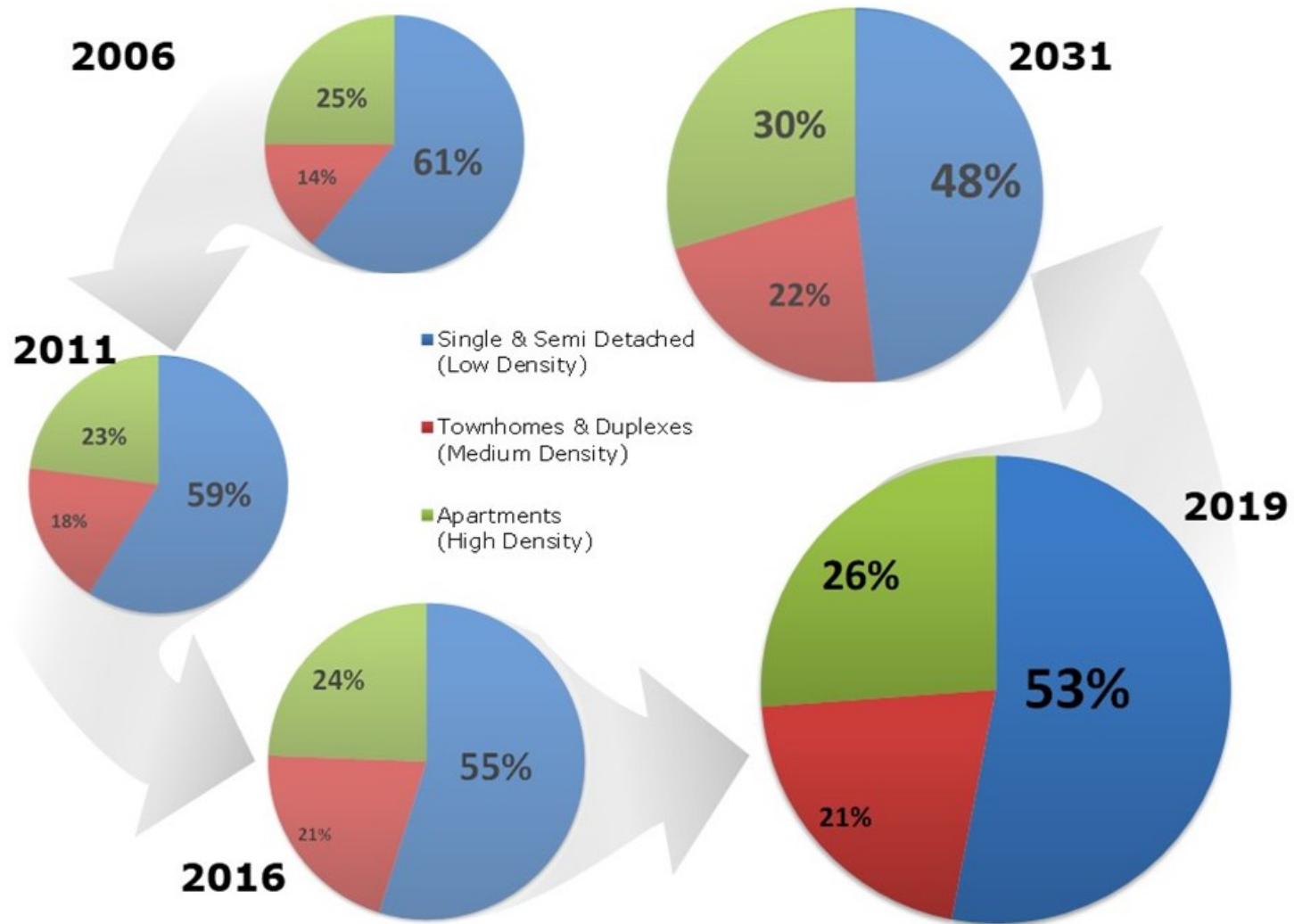
# Mix of new units by housing type



Source: Derived from City of Guelph building permit data and Guelph Growth Management and Affordable Housing Monitoring Report 2019, by Watson & Associates Economists Ltd., 2020.

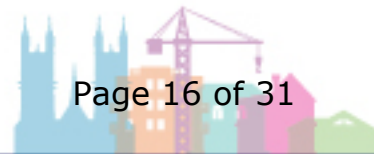


# City of Guelph housing mix total housing stock 2006-2031



# Affordable Housing Strategy

- Target:
  - 30% of new residential development
- Planning regulations and processes
- Financial incentives
- Monitoring



# What is affordable housing?

## Benchmarks for 2020

Rent \$1,245 per month

Ownership purchase price \$421,836

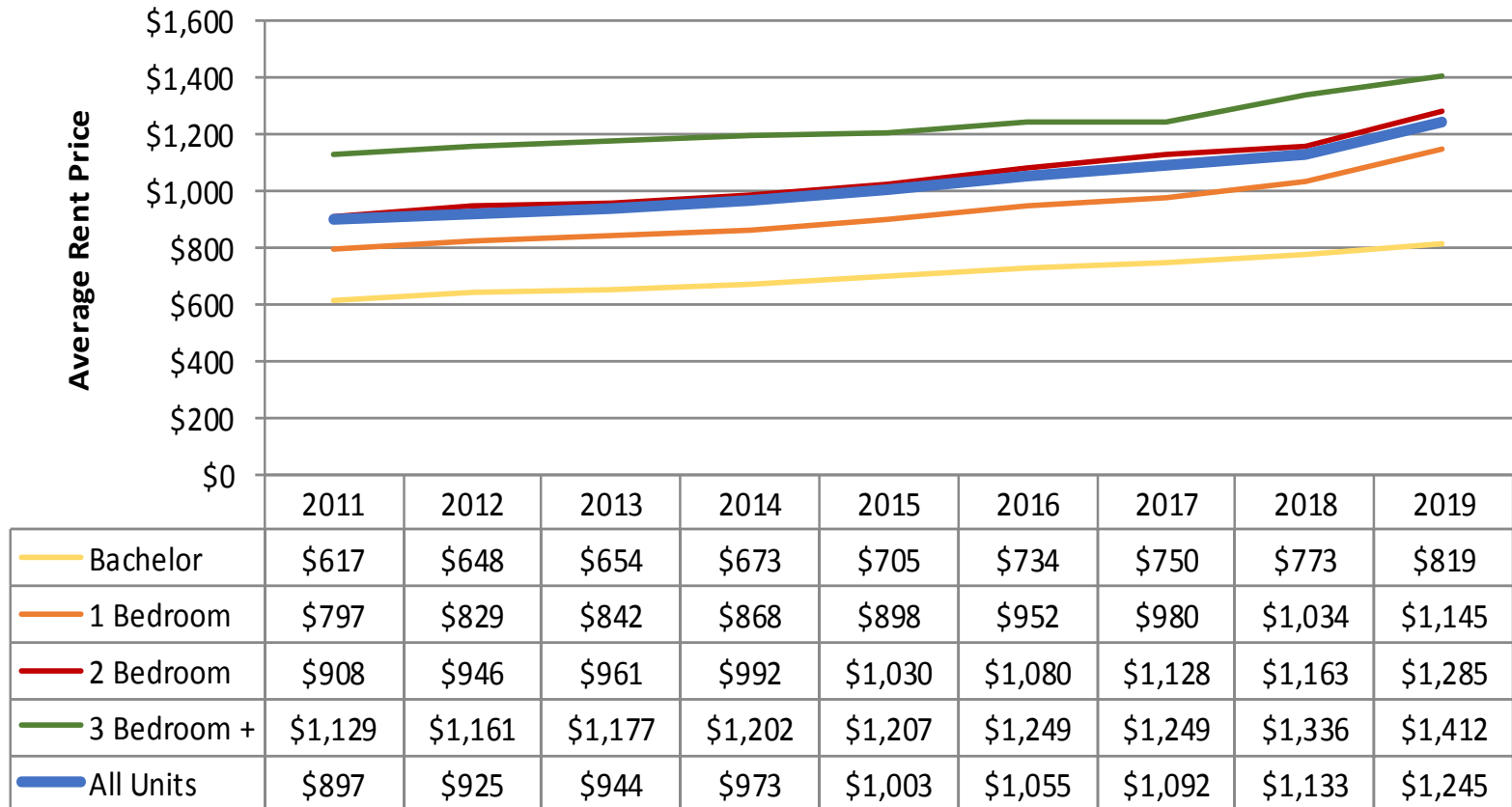


2020 (2015)	Ownership	Rental
Market Based	\$449,861 (\$327,000)	\$1,245 (\$1,003)
Income Based	\$421,836 (\$339,329)	\$1,389 (\$1,194)



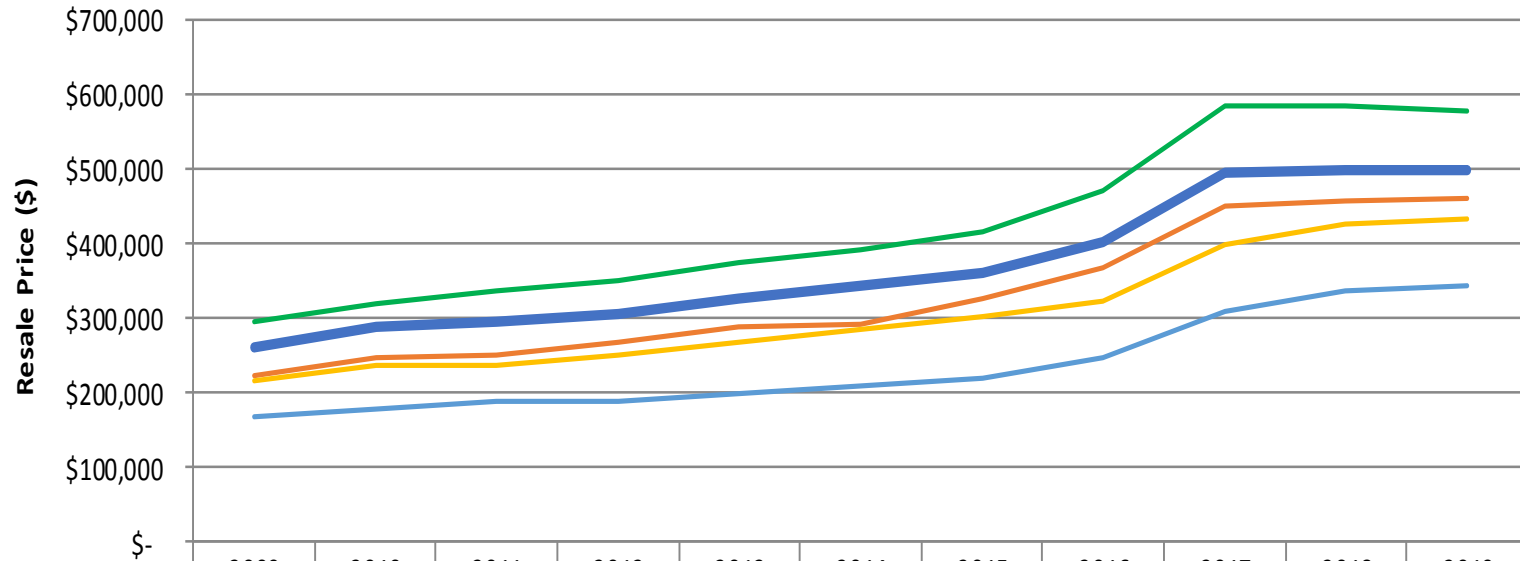
# Affordable rental housing

## Average Rental Price by Size of Unit (2011-2019)



# Affordable ownership housing

## Average Resale Price of Dwellings Sold, by Type (2009-2019)



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Apartment	\$167,525	\$179,555	\$189,015	\$190,969	\$198,555	\$211,418	\$221,857	\$249,667	\$310,884	\$338,736	\$345,895
Semi Detached	\$223,529	\$248,701	\$252,056	\$269,157	\$289,706	\$292,087	\$327,104	\$368,274	\$452,766	\$457,988	\$463,292
Single Detached	\$294,822	\$321,573	\$338,604	\$351,064	\$373,794	\$393,378	\$416,744	\$472,996	\$584,494	\$587,113	\$578,892
Townhouse	\$217,669	\$235,950	\$237,274	\$249,901	\$268,846	\$284,614	\$301,777	\$324,959	\$399,382	\$427,281	\$433,585
All Types	\$262,178	\$287,673	\$295,108	\$307,250	\$328,304	\$342,728	\$362,919	\$403,008	\$495,425	\$500,349	\$499,861

# Inclusionary zoning

- Tool to require affordable housing units and to require that they remain affordable over time
- Must have Official Plan policies to enact a bylaw
- Inclusionary zoning may only be applied within:
  - A protected major transit station area
  - an area subject to a development permit system



# Community Energy Initiative



# **CEI and development approvals**

## **CEI Update Action Items 1 and 2 (New Development)**

1. Incrementally increase the number of net zero new homes to 100% by 2030.
2. Incrementally increase the number non-residential buildings that achieve Passive House levels of performance to 100% by 2030.





# **CEI and development approvals legislative/policy context**

- Provincial Policy Statement
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG)
- Official Plan
- Ontario Building Code



# Implementing CEI action items

## Planning Act Applications

- Zoning By-law Amendments
- Official Plan Amendments
- Draft Plan of Subdivision
- Consent to Sever applications
- Minor Variances
- Site Plan



# CEI and development review process

- Pre-consultation
- Complete application review
- Formal Review
- Recommendation Report
- Site Plan Review



# Parking



# Overview of zoning parking study

## Background report – October 2019

- Review of the existing standards
- Off Street Parking Demand Review
- Trends/ Best Practices



## Parking Rate Recommendations

- The Report sets out recommended parking rates for all land uses in the City of Guelph's Zoning By-law, including:
  - Minimum parking rates within **Mixed Use Areas**; and
  - Minimum parking rates for **all other areas** of the City.
- Recommendations are made to the implement **maximum parking rates** for land uses within **Mixed Use Areas**, to support transit use and active modes of transportation.

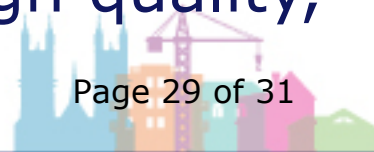
# Role of elected officials



# What is provincial interest

Provincial interests: Section 2 of the Planning Act identifies matters of provincial interest in land use planning, including:

- a) the protection of ecological systems, including natural areas, features and functions
- d) conservation of features of significant architectural, cultural, historical, archaeological or scientific interest
- j) the adequate provision of a full range of housing, including affordable housing
- p) the appropriate location of growth and development
- r) the promotion of built form that,
  - i. is well-designed,
  - ii. encourages a sense of place, and
  - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;



# Responsibilities of Council

With respect to planning decisions members of Council have the responsibility to ensure:

- all Provincial legislative and regulatory requirements are met
- sufficient local policies are in place to support orderly growth and the efficient provision of services
- all Council-approved planning policies are adhered to
- all stakeholders that may have an interest are provided with information regarding the planning proposal
- all stakeholders that may have an interest are provided with an opportunity to provide input regarding the planning proposal
- they have considered all related environmental, social and financial costs and benefits that may affect the municipality
- accountability and transparency in the execution of municipal planning responsibilities





# Workshop Discussion

