

City Council Information Items

May 29, 2020

Items for information is a weekly publication for the public and members of City Council. Members of City Council may request that any item appearing on this publication be placed onto the next available Committee of the Whole meeting for discussion.

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None	
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3.1 County of Wellington: Resolutions - Municipal Capital Facilities	50
The County of Wellington Council passed the following By-laws at their May 29, 2020 meeting regarding Municipal Capital Facilities:	
• By-law 5664-20: To declare certain housing properties as Municipal Capital Facilities	
• By-law 5665-20: To provide for property tax exemption of Municipal Capital Housing Facilities	
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Information Report



Service Area	Infrastructure, Development and Enterprise Services
Date	Friday, May 29, 2020
Subject	Tier 1 Project Portfolio Q1 2020 Status Update

Executive Summary

Purpose of Report

To provide the quarterly status update of the Tier 1 Project Portfolio to Council. These reports are posted on their respective project pages on guelph.ca.

Key Findings

In Q1, 2020, the City had the following active Tier 1 projects:

- Guelph Police Service (GPS) Headquarters (HQ) Renovation;
- South End Community Centre Design;
- Wilson Street Reconstruction and Market Square Parkade;
- Baker District Redevelopment (Master Planning Phase) and Guelph Central Branch Library;
- Transportation Master Plan (TMP); and
- Canada's Smart Cities Challenge.

Status dashboards for these Tier 1 projects are attached. The scope and schedule represent their status as of March 31, 2020, and the budget status as of February 29, 2020. A brief update of each project is provided within this report.

The following Tier 1 project was in the initiation and planning stage during Q1, 2020 and updates for this project will be provided as it moves into development:

- Wyndham Street North / St. George's Square Reconstruction.

Financial Implications

No financial implications specific to this report.

Report

Details

Current Tier 1 Projects

The currently active Tier 1 projects are:

- Guelph Police Service (GPS) Headquarters (HQ) Renovation Project;
- South End Community Centre Design;
- Wilson Street Reconstruction and Market Square Parkade Project;

- Baker District Redevelopment (Master Planning Phase) and Guelph Central Branch Library;
- Transportation Master Plan (TMP); and
- Canada's Smart Cities Challenge.

Highlights for each of these projects are summarized below. More comprehensive updates are available in the attached status dashboards. The scope and schedule represent status as of March 31, 2020, and the budget status as of February 29, 2020.

1. GPS HQ Renovation Project

At the end of February, the project spending and committed costs reached the budget. With the remaining five months of construction, the project will exceed the budget due to the extent of unexpected conditions that are part of renovating an aged building. Staff are diligently working to mitigate costs where possible and appropriate while ensuring the expected outcome is provided. Staff are currently preparing a report to bring to Council that will provide budget and funding recommendations required for successful completion of the project. More information regarding this project is available via guelph.ca/living/construction-projects/guelph-police-headquarters-renovation/.

2. South End Community Centre Design

The design modifications are being continued to accommodate net zero carbon building requirements. The project capital cost estimate and the project budget will be presented to Council; the presentation date is currently being reviewed because of the COVID-19 pandemic. The expected finalization of the design is in Q4 2020. More information regarding this project is available via guelph.ca/living/recreation/rec-facilities/south-end-recreation-centre.

3. Wilson Street Reconstruction and Parkade Project

The Market Parkade was open to Public for parking on October 22, 2019. The grand opening celebration was hosted on October 26, 2019. The contractor has been rectifying items identified in the deficiency list. The contractor plans to address final deficiencies in Q2 2020. More information regarding this project is available via guelph.ca/living/construction-projects/wilson-street-reconstruction-and-parkade/.

4. Baker District Redevelopment including Guelph Central Branch Library

The business partnership between Windmill Development Group and the City on the Baker District project carries forward. The development will include public components, including new library, urban square and parking and private components including residential towers, institutional space and more parking. Library schematic design, Baker District Urban Design Master Plan, terms of the business agreement and results of the completed public engagement, will be presented to Council; the presentation date is currently being reviewed because of the COVID-19 pandemic. More information regarding this project is available via guelph.ca/business/downtown-business/bakerdistrict/.

5. Transportation Master Plan

The first quarter of 2020 produced drafts of technical memos and policy documents. Preliminary work is underway on a Complete Streets Design Guideline. A draft performance measures framework is in development for evaluating the alternative networks for the next round of engagement planned for June. The project schedule is tracking towards the Q1 2021 completion; however, unexpected delays from the COVID-19 pandemic may put the original project schedule at risk. To minimize impact of the COVID-19 pandemic, the team is currently developing and reviewing contingency plans, particularly if community engagement continues to be impacted by the pandemic. More information regarding this project is available via guelph.ca/plans-and-strategies/transportation-master-plan/.

6. Canada's Smart Cities Challenge

On March 2, 2020 the Committee of the Whole approved Council to adopt City By-Law (2020)-20476 authorizing the City to enter and execute an agreement between Her Majesty the Queen in Right of Canada, represented by the Minister of Infrastructure and Communities, and The Corporation of the City of Guelph, in respect of the Smart Cities Challenge. The Contribution Agreement with Infrastructure Canada was fully executed with the City of Guelph on March 13, 2020. Participation Contracts with five collaborators were fully executed and initial program activities have commenced. On March 23rd Council approved the recommendations that were presented to the Committee of the Whole on March 2nd, which included the Governance Structure and appointment of Mayor as member of City/County Advisory Board of Management. More information on this initiative is available via www.foodfuture.ca.

Planned Tier 1 Projects:

The following Tier 1 project is currently in the initiation and planning stage. Updates for this new project will be provided as it moves into development.

- Wyndham Street North / St. George's Square Reconstruction.

7. Wyndham Street North / St. George's Square Reconstruction

In Q1 the Engineering and Transportation Services team commenced outlining the scope and structure of the Downtown Renewal Program, which will include the Wyndham Street North and St. George's Square Reconstruction work. Due to the COVID-19 pandemic, the work was temporarily paused and will be renewed as soon as possible.

COVID-19 Implications (all Tier 1 projects)

At the time of preparation of this report, the City has been finalizing Guidelines for Work Continuity to enable the staff to work through the implications of the COVID-19 pandemic in a consistent manner. Impacts to Tier 1 project schedules (if any) and associated mitigation strategies will be identified in the subsequent reports.

Financial Implications

No financial implications specific to this report.

Consultations

Staff from the following divisions were consulted for this report: Corporate Communications; Engineering and Transportation Services; Facilities and Energy Management; Business Development and Enterprise; Guelph Innovation District Office; Strategy, Innovation, and Intergovernmental Services; Information Technology; and Finance.

Strategic Plan Alignment

Priority

Working together for our future

Direction

Improve communication and delivery

Alignment

The information contained in this report, relating to current and planned Tier 1 projects, align with the City's Working together for our future strategic priority through improving communications with residents to update them on progress of the key City's projects in a consistent and transparent manner.

Attachments

Attachment-1 Tier 1 Project Portfolio Dashboard – Q1-2020

Attachment-2 Guelph Police Service Headquarters Renovation Project – Q1-2020

Attachment-3 South End Community Centre Project – Q1-2020

Attachment-4 Wilson Street Reconstruction and Market Square Parkade Project Q1-2020

Attachment-5 Baker District Redevelopment including Guelph Main Branch Library Project – Q1-2020

Attachment-6 Transportation Master Plan – Q1-2020

Attachment-7 Canada's Smart Cities Challenge – Q1-2020

Departmental Approval

Antti Vilkkio, General Manager, Facilities and Energy Management

Cathy Kennedy, Manager, Smart Cities Initiative

Greg Clark, Manager, Financial Strategy Long Term Planning

Heather Flaherty, General Manager, Parks & Recreation

Ken Vanderwal, Acting Manager, Facility Design and Construction

Sasha Einwechter, General Manager, Information Technology

Report Author

Monica Silva, Acting Manager, Corporate Asset and Project Management

This report was approved by:

Terry Gayman, P.Eng.

General Manager/City Engineer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2369

terry.gayman@guelph.ca

This report was recommended by:

Kealy Dedman, P.Eng., MPA

Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

kealy.dedman@guelph.ca

Q1 end of March 2020










Basic Project Information

PROJECT	EXECUTIVE SPONSOR	PROJECT MANAGER	APPROVED BUDGET	FUNDING SOURCES	TARGET COMPLETION
<u>Wilson Street Reconstruction and Parkade</u>	Kealy Dedman, DCAO, Infrastructure, Development and Enterprise Services	Reg Russwurm, Manager, Design and Construction, Engineering and Transportation Services	\$25,275,000	Street 22% Tax, 62% Non-Tax, 16% Federal Gas Tax	Stage 1 and 2: Complete Stage 3: Complete
		Ken Vanderwal, Acting Manager, Facility Design and Construction		Bridge 100% Tax	Complete
				Parkade 50% Parking DC, 50% Tax Funded debt	Complete
<u>Guelph Police Service Headquarters Renovation</u>		Ken Vanderwal, Acting Manager, Facility Design and Construction	\$34,111,000	45% Development Charges, 55% Tax	Q3 2020
<u>South End Community Centre Design</u>	Kealy Dedman, DCAO, Infrastructure, Development and Enterprise Services and Colleen Clack, DCAO Public Services		\$4,100,000	80% Development Charges, 20% Tax	95% completed at December 2018; full completion Q4 2020
<u>Baker District Redevelopment (Master planning phase)</u>	Kealy Dedman, DCAO, Infrastructure, Development and Enterprise Services	Stephanie Guy, Project Manager, Special Projects, Business Development Enterprise	\$6,026,000	Library 24% Development Charges 76% Tax Baker District 100% Tax	Q3 2020
<u>Transportation Master Plan</u>	Kealy Dedman, DCAO, Infrastructure, Development and Enterprise Services	Jennifer Juste, Manager, Transportation Planning	\$970,000	55% Development Charges, 15% Public Transit Infrastructure Fund Grant, 30% Reserve Funding	Q1 2021
<u>Smart Cities Challenge</u>	Barbara Swartzentruber, Executive Director, Smart Cities Initiative	Cathy Kennedy, Manager, Smart Cities Initiative	\$10,000,000	100% funded Infrastructure Canada	Q4 2024

Q1 end of March 2020

Dashboard

Project	Current			
	Scope	Schedule	Budget	
Wilson Street Reconstruction	 Within scope	 On schedule	 Within budget	
Parkade	 Within scope	 On schedule	 Within budget	
Guelph Police Service Headquarters Renovation	 Within scope	 On revised schedule	 At budget	
South End Community Centre Design	 Within scope	 On revised schedule	 Within budget	
Baker District Redevelopment (Master planning phase)	 Within scope	 On revised schedule*	 Within budget	
Transportation Master Plan	 Within scope	 On revised schedule**	 Within budget	
Smart Cities Challenge	 Within scope	 On schedule	 Within budget	

*Schedule extended to allow for more community and professional engagement to complete the design work on public components.

**Schedule has been revised to reflect extensive community engagement during Phase 1, and necessary additional background study work to prepare the alternative scenarios in Phase 2.

Q1 end of March 2020

Guelph Police Service Headquarters Renovation



Executive Sponsor	Kealy Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services
Project Manager	Ken Vanderwal, Acting Manager, Facility Design and Construction
Approved Budget	\$34,111,000
Funding Sources	45% Development Charges, 55% Tax
Project Deliverables and Scope	<p>GPS headquarters is undergoing an expansion and renovation to meet the needs of our community's police services today and 25 years from now. This work will bring the facility up to today's health and safety standards, provide the appropriate space—long-term—for police operations and personnel, and replace the building's aging equipment.</p> <p>The renovation includes gutting and rebuilding the inside of the existing building and the expansion includes the construction of two new wings—on the east and west sides of the existing building. Additional details available at guelph.ca/gpsreno.</p>
Target Completion	Q3 2020

Project Status



Within scope



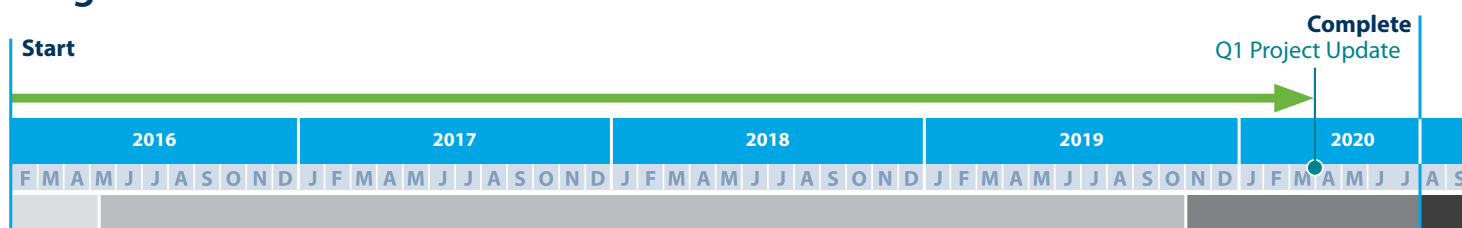
On revised schedule*
97% of construction work completed



Within budget
96% of total (approved) budget spent to date

*For more information, visit guelph.ca/gpsreno.

Progress to date



- Construction preparation
- Phase 1 (east and west wing renovations)
- Phase 2 renovation
- Deficiency rectification and warranty period (one year)

Q1 end of March 2020

South End Community Centre Design



Main entrance view from east. Artist's interpretation. Subject to change.

Executive Sponsor	Kealy Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services Colleen Clack, Deputy Chief Administrative Officer, Public Services
Project Manager	Ken Vanderwal, Acting Manager, Facility Design and Construction
Approved Budget	\$4,100,000
Funding Sources	80% Development Charges, 20% Tax
Project Deliverables and Scope	Design of a community centre of an approximate area of 165,000 square feet consisting of a twin pad arena, an aquatic facility, a double multi-purpose gymnasium, program space, meeting rooms and indoor walking track and administration spaces. The project will provide a conceptual rendering, detail design drawings and a cost estimate for construction. For additional details, visit guelph.ca/living/recreation/rec-facilities/south-end-recreation-centre/ .
Target Completion	Q4 2020

Project Status



Within scope



On revised schedule*



Within budget

44% of total (approved) budget spent to date

*95% completed at December 2018; parking variance approved in Aug 2019. Incorporating design changes related to zero carbon building.

Q1 end of March 2020

Wilson Street Reconstruction and Parkade



Executive Sponsor	Kealy Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services
Project Manager	Street: Reg Russwurm, Manager, Design and Construction, Engineering and Transportation Services Parkade: Ken Vanderwal, Acting Manager, Facility Design and Construction
Approved Budget	\$25,275,000
Funding Sources	Street: 22% Tax, 62% Non-Tax, 16% Federal Gas Tax Bridge: 100% Tax Parkade: 50% Parking DC, 50% Tax Funded debt
Project Deliverables and Scope	A new parking structure with approx. 490 parking spaces, replacement of the Norfolk Pedestrian Bridge and reconstruction of Northumberland Street between Wilson and Norfolk streets, and reconstruction of Wilson Street between Gordon and Macdonell streets. For additional details, visit guelph.ca and search Wilson street reconstruction and parkade .
Target Completion	Grand Opening October 26, 2019. Final deficiencies to be addressed Spring 2020.

Street Project Status



Within scope*



On schedule

Parkade Project Status



Within scope**



On schedule



Within budget
98% of total (approved) budget spent to date

***Street:** Opened to Public Oct 22, 2019.

****Parkade:** Opened to Public Oct 22, 2019.

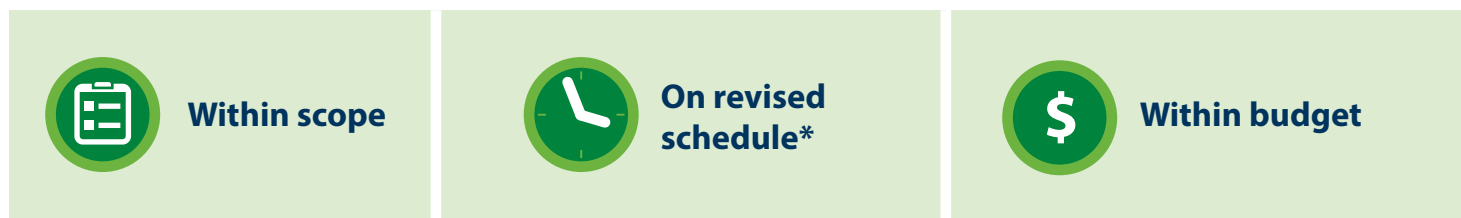
Q1 end of March 2020

Baker District Redevelopment (Master planning phase)



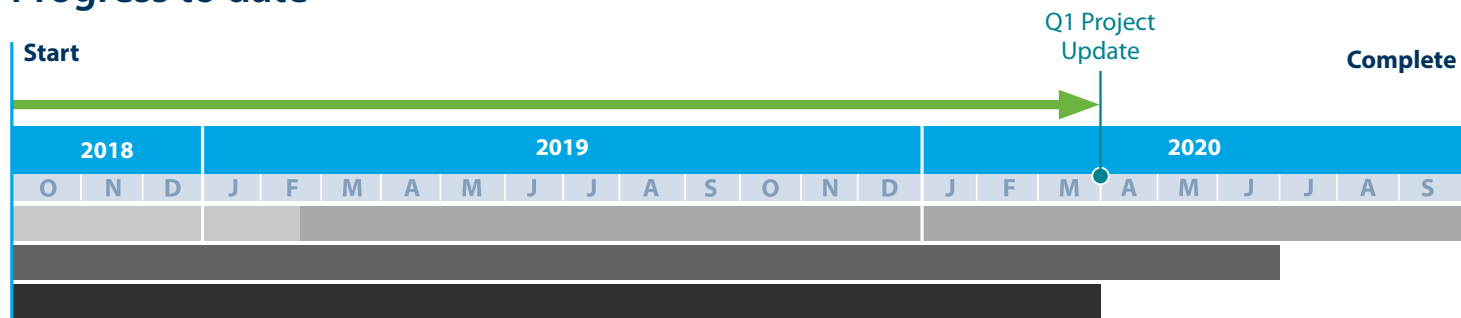
Executive Sponsor	Kealy Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services
Project Manager	Stephanie Guy, Project Manager Special Projects, Business Development Enterprise
Approved Budget	\$ 6,026,000
Funding Sources	Library: 24% Development charges; 76% Tax; Baker District: 100% Tax
Project Deliverables and Scope	<p>The Baker District Redevelopment Project is a City of Guelph-initiated development aimed at transforming the existing surface parking lot and adjacent properties fronting Upper Wyndham Street into a unique, mixed-use development. The purpose of this phase was to operate in accordance with the Letter of Intent that serves as the basis for the parties to execute a commercial agreement relating to the redevelopment of the site. Integral to this phase of the project is the completion of the functional program and concept design for the new central library.</p> <p>For more information visit https://guelph.ca/business/downtownbusiness/bakerdistrict/</p>
Target Completion	Q3 2020

Project Status



*Schedule extended to allow for more community and professional engagement to complete the design work on public components.

Progress to date



- RFP and Preliminary Negotiation Stage
- Master Planning and Negotiation Stage
- Library program: Concept design
- Community engagement

Q1 end of March 2020

Transportation Master Plan



Executive Sponsor	Kealy Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services
Project Manager	Jennifer Juste, Manager, Transportation Planning
Approved Budget	\$970,000
Funding Sources	55% Development Charges, 15% Public Transit Infrastructure Fund Grant, 30% Reserve Funding
Project Deliverables and Scope	The Transportation Master Plan is a Municipal Class Environmental Assessment Study to provide a significant update to the 2005 Guelph-Wellington Transportation Strategy. The update will track progress on outstanding recommendations from the previous plan, ensure alignment with policies adopted since 2005, and identify a vision, goals and recommendations to prepare the City to transport people and goods to 2031 and beyond.
Target Completion	Q1 2021

Project Status



Within scope



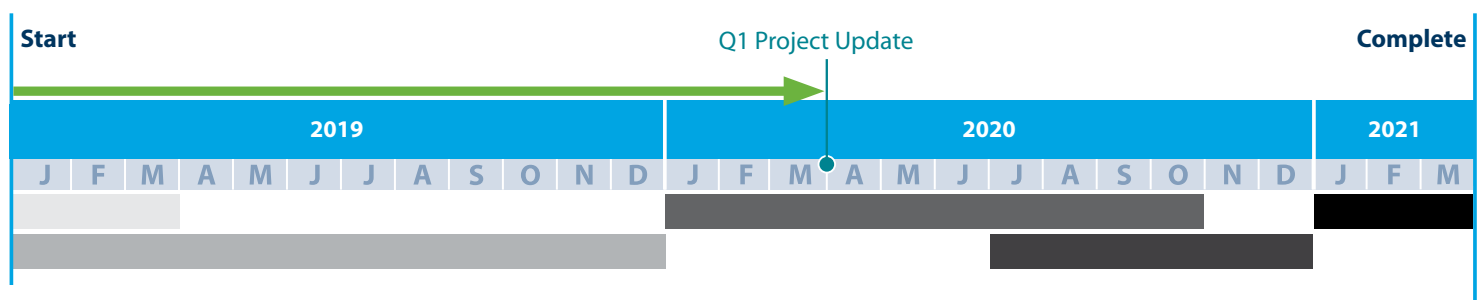
On revised schedule*



Within budget

* Schedule has been revised to reflect extensive community engagement during Phase 1, and necessary additional background study work to prepare the alternative scenarios in Phase 2.

Progress to date



- Contract negotiation and project initiation
- Community engagement, policy research and transportation modeling
- Evaluation and selection of preferred network; presentation to Council of preferred option
- Implementation and financial plan
- Council presentation of final TMP

Q1 end of March 2020

Smart Cities Challenge



Executive Sponsor	Barbara Swartzentruber, Executive Director, Smart Cities Initiative
Project Manager	Cathy Kennedy, Manager, Smart Cities Initiative
Approved Budget	\$ 10,000,000
Funding Sources	100% funded Infrastructure Canada
Project Deliverables and Scope	<p>This initiative is designed to deliver the expectations of the Smart Cities proposal as articulated in the contribution agreement with INFC – specifically, those milestones and metrics associated with the 50X50X50 goals.</p> <p>Goal 1: Increasing access to affordable, nutritious food by 50%</p> <p>Goal 2: Creating 50 new circular business collaborations and opportunities</p> <p>Goal 3: Increasing circular economic revenues by 50% by valuing waste as resource</p> <p>For more information visit http://foodfuture.ca/</p>
Target Completion	Q4 2024

Project Status



Within scope



On schedule



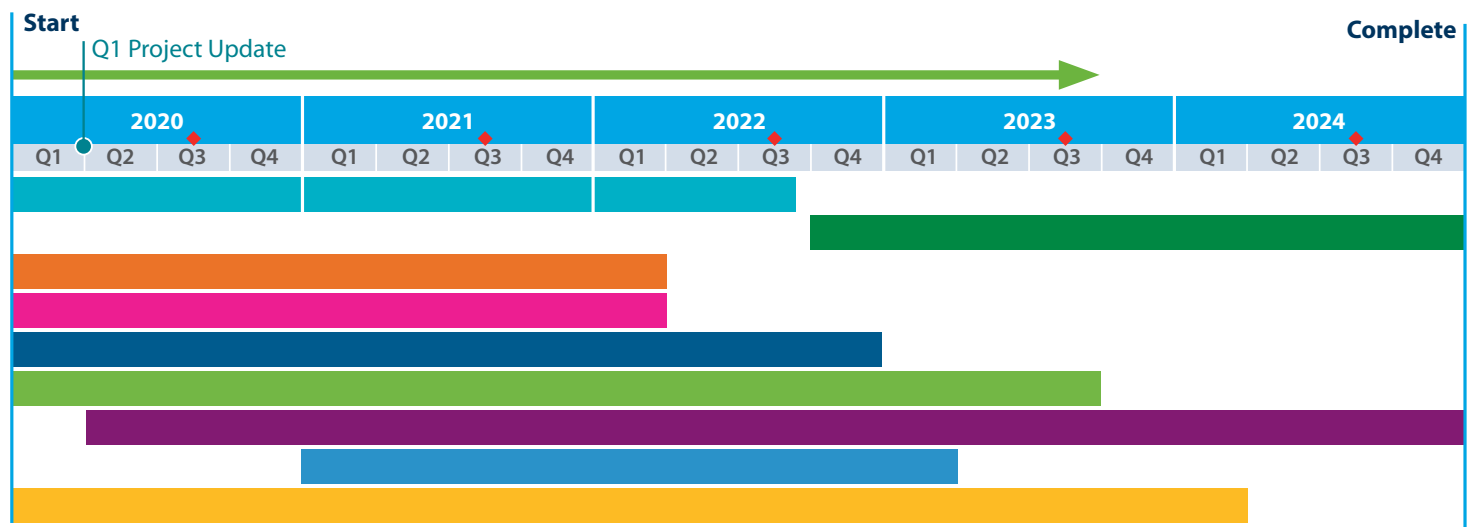
Within budget

Q1 end of March 2020

Smart Cities Challenge



Progress to date



- ◆ Contract Negotiations with INFC (Yearly)
- Project: Asset and Behavior Mapping
- Project: Circular Food Security & Health Action Plan
- Project: Circular Food Economy Innovation Hub (CFE iHub)
- Project: The HarveSt Impact Fund
- Project: New Food Economy Skills and Training
- Project: Business Tools and Services
- Project: "Reimagine Food" Awareness Campaign
- Project: Circular Carbon Credits
- Project: Circularity in Municipal Waste Systems

Information Report



Service Area	Corporate Services
Date	Friday, May 29, 2020
Subject	2019 Year-end Investment Performance Report

Executive Summary

Purpose of Report

To report on the 2019 investment portfolio performance and holdings as required by Ontario Regulation 438/97 of the Municipal Act and the City's Council-approved Investment Policy. The Treasurer's statement of compliance is included in Attachment-1 to this report.

Key Findings

The carrying value of the total investment portfolio as at December 31, 2019 was \$354.3 million, plus cash holdings of \$51.1 million (total carrying value of \$405.4 million). The total investment and cash market value as at December 31, 2019 was \$408.9 million (2018-\$328.3 million). The carrying value of the City's investment and cash portfolio holdings went up in 2019 by \$80.4 million compared to prior years which was expected given the rise in reserve and reserve funds and the 2019 \$33.1 million debenture issuance. There were a number of transactions including the receipt of the \$13.5 million special dividend from Guelph Municipal Holdings Inc. (GMHI), higher than normal development charge revenues by \$12 million and the one-time doubling of the Federal Gas Tax funding that contributed to reserve and reserve fund increase.

Interest earned on investments and cash as at December 31, 2019 was \$9.8 million, which resulted in a positive variance to budget of \$3.1 million, and has surpassed the 2018 earnings by \$2.5 million. This computes to an average rate of return of 2.45 per cent (2018: 2.19 per cent). In accordance with the City's General Reserve and Reserve Fund Policy, an allocation of \$6.9 million was transferred to the reserve funds at year-end.

The City has managed its investment portfolio in accordance with Ontario Regulation 438/97 of the Municipal Act and in accordance with the current City of Guelph's Council-approved Investment Policy.

Financial Implications

Investment income reduces the amount otherwise required from property taxation and user fees to finance City services, as well as increasing the value of reserve funds used to finance future expenditures.

Looking forward into 2020, the market conditions through the COVID-19 Pandemic have changed considerably since year-end. The Bank of Canada has reduced rates as part of their fiscal policy response and the City has had significant revenue

losses and cash flow impacts from property tax and rate revenue deferrals. For this reason, contingency reserves have had to be accessed, temporarily reducing the amount of cash and investment portfolio that is invested. Both the reduction in the size of the portfolio and the market rate decline will have a negative impact on the 2020 return on investments. The City's strong investment strategy leading into the COVID crisis will be a natural hedge as this negative impact will be spread out over a number of years as the market recovers.

Report

Details

Background

Ontario Regulation 438/97 of the Municipal Act requires a municipality to adopt a statement of investment policies and goals and requires an investment report to be provided to Council at least annually. This report has been prepared in compliance with this regulation.

The primary objectives of the City's Investment Policy are as follows:

- adherence to statutory requirements;
- preservation of capital;
- maintaining liquidity; and
- earning a competitive rate of return.

Provincial legislation requires that the Treasurer submit an investment report to Council each year, or more frequently as specified by Council. The City's current Investment Policy requires a report on the financial position, investment performance, market value, and compliance status of the portfolio at least twice per year.

Definitions

Carrying Value – The portion of an asset's value that is not depreciated. Carrying value is not market value, which is determined by market forces, such as stock prices; also called book value.

Market Value - The price at which a security currently can be sold.

Face Value - The value of a bond or another type of debt instrument at maturity; also called par value.

Statement of Performance

The investment and cash position of the City are as follows:

	December 31, 2019 (Carrying Value)	December 31, 2018 (Carrying Value)
Long-term	\$204,444,152	\$156,165,851
Short-term	\$149,901,605	\$122,984,136

	December 31, 2019 (Carrying Value)	December 31, 2018 (Carrying Value)
Total investment portfolio	\$354,345,757	\$279,149,987
Cash	\$51,051,683	\$45,869,153
Total cash and investments	\$405,397,440	\$325,019,140

The carrying value of the total investment portfolio as at December 31, 2019 was \$354.3 million, plus cash holdings of \$51.1 million (total of \$405.4 million).

Interest earned on investments and cash as at December 31, 2019 was \$9.8 million, which resulted in a positive variance to budget of \$3.1 million, and has surpassed the 2018 earnings by \$2.5 million. This computes to an average rate of return of 2.45 per cent (2018: 2.19 per cent).

The total investment and cash market value as at December 31, 2019 was \$408.9 million (2018-\$328.3 million). The details of the City's specific investment portfolio as at December 31, 2019 are attached in Attachment-2 2019 Investment Portfolio by Issuer and in Attachment-3 2019 Investment Portfolio by Security Type.

Investment income earned on investments and cash balances are allocated to the reserve funds at year-end in proportion to their average balances. In accordance with the City's General Reserve and Reserve Fund Policy, an allocation of \$6.9 million was transferred to the reserve funds at year-end.

Cash Activity

Throughout 2018, the Bank of Canada had made several rate hikes, including one in the last quarter of 2018, which increased the policy interest rate to 1.75 per cent. Despite market speculation of further increases through 2019, the rate remained stable throughout the year through to March 4, 2020, at which time the rates were reduced because of the COVID-19 pandemic. This stable 2019 rate of 1.75 per cent created a more favourable rate environment than in 2018 and contributed to the positive revenue variance.

The City's perpetual cash flow model continues to enable staff to identify and act on timely opportunities for investing within the City's Investment Policy. The intent is to optimize the returns on available cash throughout the year. Staff monitors cash balances on a frequent basis to ensure that any excess cash is locked into short-term investments or transferred to the One Fund High Interest Savings account, which earned 2.44 per cent in 2019.

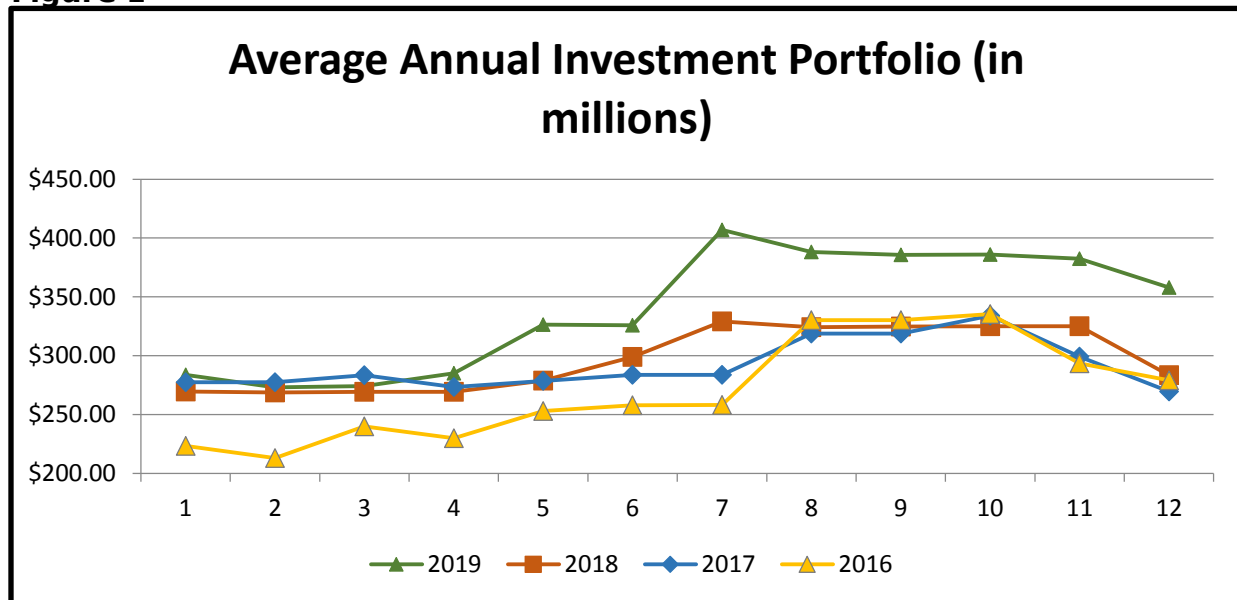
Investment Portfolio

As demonstrated in Figure 1, the City's investment portfolio holdings (not including cash holdings) went up in 2019 by \$75 million compared to prior years which was expected given the rise in reserve and reserve funds and the 2019 \$33.1 million debenture issuance. There were a number of transactions including the receipt of the \$13.5 million special dividend from GMHI, higher than normal development charge revenues by \$12 million and the one-time doubling of the Federal Gas Tax funding that contributed to reserve and reserve fund increase. Further, the timing

of capital projects can impact the investment portfolio balance at any given point in the year.

In July of each year, there is an increase in the investment portfolio holdings because of the timing of the property tax collection due date and then a natural maturity cycle that occurs later in year due to liquidity requirements.

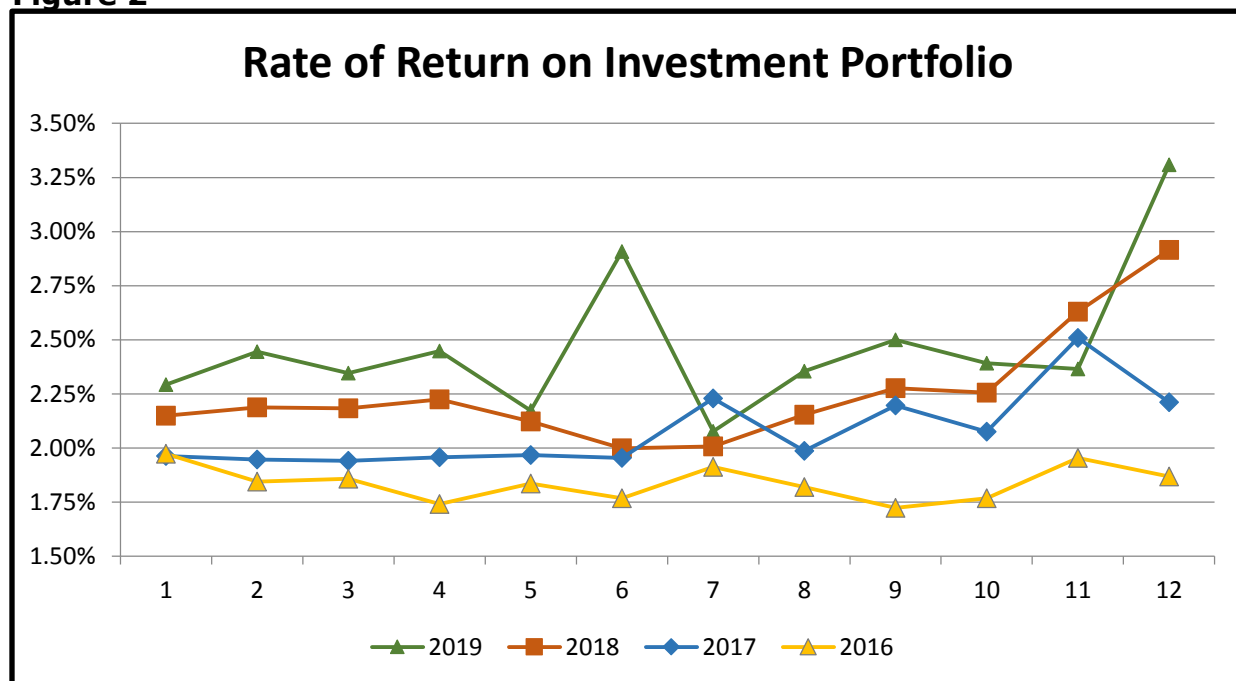
Figure 1



The City has earned a total of \$8.4 million (2018: \$6.6 million) from the investment portfolio which excludes interest earned on cash balances. This represents an average return of 2.47 per cent as at December 31, 2019 compared to a 2.22 per cent average return for 2018. See Figure 2 below for a comparison of the average income earned from 2016 through 2019.

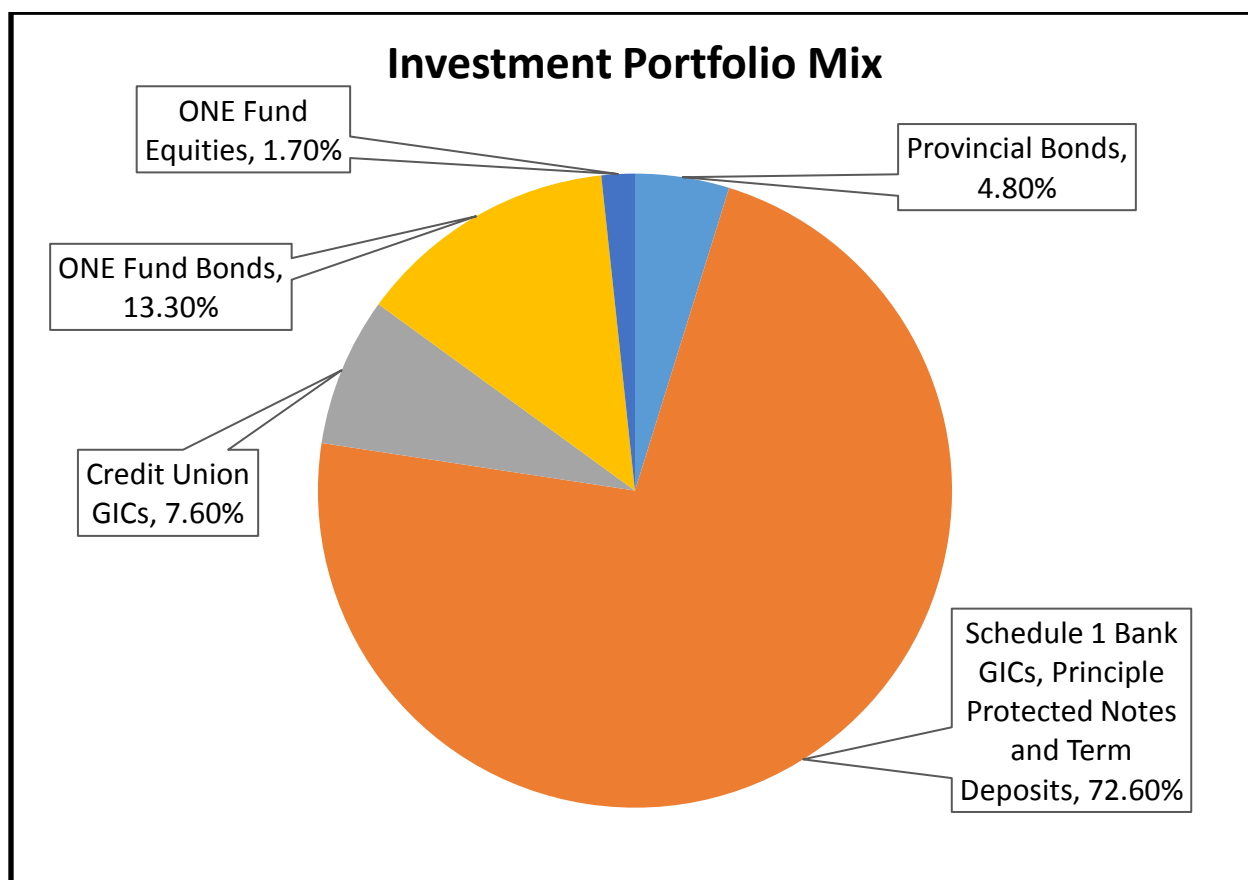
There were two times during 2019 where the rate of return spiked upwards due to staff acting on advice to take advantage of market conditions and trade for higher earning investment facilities.

Figure 2



Staff continue to monitor the investment portfolio and diversify the holdings where possible in a very difficult/low market. On June 26, 2018, Council had approved the Investment Policy to increase the allowable holdings of Joint Municipal Investment Boards by five per cent and designate the One Fund Canadian Equity Portfolio as an allowable investment option. Figure 3 shows the diversity within the investment portfolio that assists in protecting the City from significant market changes.

Figure 3



The City has purchased \$7 million of Canadian equities through the One Fund Investment Portfolio since this policy change in 2018. As of December 31, 2019 the equity fund market value was approximately \$217 thousand higher than the original investment. This is a long-term investment which will experience swings with market conditions.

Staff continue to be innovative in order to diversify the City's investment portfolio including increasing contributions to the One Fund Investment Portfolios, entering into partnerships with other municipalities and continuing to monitor the broader municipal response to the Prudent Investor Status regulation changes.

Financial Implications

Investment income reduces the amount otherwise required from property taxation and user fees to finance City services, as well as increasing the value of reserve funds used to finance future expenditures.

Looking forward into 2020, the market conditions through the COVID-19 Pandemic have changed considerable since year-end. The Bank of Canada has reduced rates as part of their fiscal policy response and the City has had significant revenue losses and cash flow impacts from property tax and rate revenue deferrals. For this reason, contingency reserves have had to be accessed, temporarily reducing the amount of cash and investment portfolio that is invested. Both the reduction in the size of the portfolio and the market rate decline will have a negative impact on the 2020 return on investments. The City's strong investment strategy leading into the

COVID crisis will be a natural hedge as this negative impact will be spread out over a number of years as the market recovers.

Consultations

None noted.

Strategic Plan Alignment

Investment management is part of the City's Working Together for our Future pillar to run an effective, fiscally responsible and trusted local government. Transparent, frequent and consistent reporting builds trust in the City's financial oversight.

Attachments

Attachment-1: 2019 Statement of the Treasurer

Attachment-2: 2019 Investment Portfolio by Issuer

Attachment-3: 2019 Investment Portfolio by Security Type

Departmental Approval

None noted.

Report Author

Shanna O'Dwyer, CPA, CA – Manager of Financial Reporting and Accounting

This report was approved by:

Tara Baker, CPA, CA
General Manager Finance/City Treasurer
Corporate Services
519-822-1260 extension 2084
Tara.Baker@guelph.ca

This report was recommended by:

Trevor Lee
Deputy Chief Administrative Officer
Corporate Services
519-822-1260 extension 2281
Trevor.Lee@guelph.ca

Attachment-1: 2019 Statement of the Treasurer

Investment Reporting Requirements

These investment reporting requirements are in accordance with Ontario Regulation 438/97 of the Municipal Act, 2001.

1. Statement of Performance
The City of Guelph has earned an average return of 2.45 per cent on its investments and cash as at December 31, 2019.
2. Investments in Own Securities
None of the 2019 investments of the City have been invested in its own long-term or short-term securities.
3. Record of Own Security Transactions
None of the 2019 investments of the City have been invested in its own long-term or short-term securities.

Statement of Treasurer

I, Tara Baker, General Manager, Finance and City Treasurer for the City of Guelph, hereby state that:

All investments have been made in accordance with the O.R. 438/97 and the City's Investment Policy.

Attachment-2: 2019 Investment Portfolio by Issuer

Short-term and Long-term Investments at December 31, 2019

Short-term Investment Portfolio – Term to Maturity (Days)

Issuer	Yield	Maturity	Carrying Value \$	31-Dec-19	Restriction	Exceeded
Royal Bank HISA	2.42%	Liquid	17,821,734	N/A	364	-
One Investment HISA	2.42%	Liquid	44,011,860	N/A	364	-
RBC Dominion Securities	1.20-3.37%	Various<1 year	18,214,791	<364	364	-
Bank of Montreal	2.58%	05-Jan-20	6,000,000	5	364	-
TD Wealth	2.50%	06-Jan-20	15,000,000	6	364	-
Meridian Credit Union	3.00%	08-Feb-20	5,000,000	39	364	-
Meridian Credit Union	2.40%	14-Mar-20	5,000,000	74	364	-
Bank of Montreal	2.33%	20-May-20	10,000,000	141	364	-
Meridian Credit Union	2.90%	21-May-20	2,000,000	142	364	-
Meridian Credit Union	2.50%	14-Jun-20	5,000,000	166	364	-
Meridian Credit Union	2.60%	19-Aug-20	3,000,000	232	364	-
Meridian Credit Union	2.60%	14-Sep-20	5,000,000	258	364	-
Bank of Montreal	2.25%	20-Nov-20	10,000,000	325	364	-
Meridian Credit Union	2.70%	21-Nov-20	3,853,220	326	364	-

Long-term Investment Portfolio – Term to Maturity (Years)

Issuer	Yield	Maturity	Carrying Value \$	31-Dec-19	Restriction	Exceeded
Joint Municipal Investments - Bond	Variable	Liquid	53,848,452	Current	N/A	-
Joint Municipal Investments - Equity	Variable	Liquid	7,000,000	Current	N/A	-
CIBC	2.25%	21-Jan-21	14,500,000	1.1	10	-
Meridian Credit Union	2.70%	19-Feb-21	2,000,000	1.1	2	-
Bank of Nova Scotia	2.27%	20-Aug-21	30,000,000	1.6	10	-
Bank of Nova Scotia	2.45%	05-Jul-22	4,000,000	2.5	10	-
CIBC	2.50%	12-Sep-22	10,000,000	2.7	10	-
National Bank	2.16%	14-Nov-22	5,000,000	2.8	10	-
BMO-Provincial	3.04%	02-Dec-22	5,000,010	2.9	20	-
CIBC – Principle Protected Notes	Variable	23-Sep-23, 24, 25, 26, 27	\$3,000,000	\$500 thousand each year	10	-
TD Wealth	2.33%	30-Aug-24	30,775,436	4.7	10	-
CIBC-Provincial	2.52%	15-May-25	5,124,582	5.3	20	-
CIBC-Provincial	2.37%	15-May-25	1,985,003	5.3	20	-
CIBC-Provincial	2.30%	02-Jun-25	3,985,892	5.4	20	-
TD Wealth	2.50%	13-Aug-25	10,000,000	5.6	10	-
CIBC-Provincial	4.08%	02-Dec-26	3,268,168	6.9	20	-
CIBC	2.71%	7-Jan-27	3,177,696	7.0	10	-
National Bank	2.15%	04-May-27	10,000,000	7.4	10	-
CIBC	2.73%	15-May-27	1,778,913	7.4	10	-

Attachment-3: 2019 Investment Portfolio by Security Type

Securities	Investment Value \$	Investment Percentage of Holdings	Policy Maximum Portfolio Percentage Limit
Federal			
Government of Canada			100%
Federal Guarantees			50%
Provincial Governments and Provincial Guarantees	19,363,655	4.8%	75%
Country Other than Canada			5%
Municipal			
City of Guelph			50%
Other Municipalities & OSIFA – AAA & AA			50%
Other Municipalities & OSIFA – A			10%
School Board, Ont. University, Local Board, Conservation Authority, Public Hospital, Housing Corp.			20%
Financial Institutions			
Schedule I Banks	294,330,375	72.6%	75%
Schedule II and III Banks			25%
Loan or Trust Corporations, Credit Union	30,854,958	7.6%	10%
Supranational Financial Institution or Government Organization			25%
Corporate Debt			25%
Commercial Paper			15%
Joint Municipal Investment Pools - Bonds	53,848,452	13.3%	15%
Joint Municipal Investment Pools – Equity	7,000,000	1.7%	5%
TOTAL	\$405,397,440	100.00%	

Information Report



Service Area	Office of the Chief Administrative Officer
Date	Friday, May 29, 2020
Subject	Alectra Green Energy and Technology Centre Annual Progress Report (2019)

Executive Summary

Purpose of Report

This report serves to provide Council with an update from Alectra's Green Energy and Technology Centre (GRE&T Centre) on their first year of operations since establishing in Guelph.

The Merger Participation Agreement between Alectra and Guelph Hydro states that annual progress reports will be prepared by Alectra for the City of Guelph for at least five years following the January 1, 2019 merger of Alectra and Guelph Hydro.

This was originally scheduled as a presentation to Council in early May, however due to Covid-19 scheduling changes, the report format was changed from presentation to information report.

Key Findings

Alectra has made great progress in their first year. The GRE&T Centre has been established in Guelph, and staff are working on a number of projects in three strategic areas: Smart Cities, Grid Innovation and Advanced Planning.

In addition, the GRE&T Centre is a key partner of the Our Food Future, Smart City project, lending their strategic expertise to the creation of a data utility, providing secure and transparent access to data to support open and inclusive innovation.

Financial Implications

None

Report

Details

A full summary of the Green Energy and Technology Centre achievements in 2019 can be found in Attachment 2 - GREAT Centre Progress Report to CoG Council – Written Report and PPT.

Financial Implications

None

Consultations

None

Strategic Plan Alignment

The GRE&T Centre is an important partner in achieving the goals set out in Powering Our Future as we look to grow our economy and build Smart Cities through collaboration, community innovation and helping pilots scale in size. Additionally, the GRE&T Centre's strong focus on sustainability is well matched to the objectives stated in the Sustaining Our Future strategic plan pillar.

Attachments

Attachment-1: GREAT Centre Progress Report to CoG Council – Letter from Brian Bentz

Attachment-2: GREAT Centre Progress Report to CoG Council – Written Report and PPT.

Report Author

Jodie Sales, General Manager, Strategy Innovation and Intergovernmental Services

This report was approved and recommended by:

Scott Stewart

Chief Administrative Officer

Office of the Chief Administrative Officer

519 822 1260 extension 2221

scott.stewart@guelph.ca

May 22, 2020

City of Guelph Council - Committee of the Whole
Guelph City Hall
1 Carden Street
Guelph ON N1H 3A1

To His Worship Mayor Guthrie and City of Guelph Councilors:

RE: Alectra GRE&T Centre Annual Progress Report

I am pleased to be submitting to the City of Guelph Council, one of the Shareholders of Alectra, a progress report and update on the Alectra Green Energy and Technology Centre "GRE&T Centre".

The appended report and presentation were prepared with the assistance of my esteemed colleagues Dr. Giuseppina (Pina) D'Agostino, Alectra Board Member, and Chair of the GRE&T Centre Advisory Committee, Lorelei Graham, Guelph Representative on the GRE&T Centre Advisory Committee, and Neetika Sathe, Vice President of the GRE&T Centre.

I enjoyed the opportunity I had last November to come and speak with you and I look forward to a time when we can meet in person again to discuss the progress being made as a result of our collaboration. In the meantime, I hope the attached report will provide you with a good sense of what the GRE&T Centre has accomplished in its inaugural year.

Sincerely,



Brian Bentz
President and Chief Executive Officer
Alectra Inc.

REPORT

To: City of Guelph Council – Committee of the Whole

From: Neetika Sathe, Vice President, GRE&T Centre

Date: 2020 05 22

Subject: **Alectra GRE&T Centre Annual Progress Report to the City of Guelph Regarding 2019**

Objective:

The following report has been prepared to provide an update to the Guelph City Council about progress at the Alectra Green Energy and Technology Centre (GRE&T Centre) located in Guelph.

Background:

As committed in the Merger Participation Agreement between Alectra and Guelph Hydro, annual progress reports will be prepared by Alectra for the City of Guelph for at least five years following the January 1, 2019 merger of Alectra and Guelph Hydro.

This written report has been prepared to complement the appended presentation which Alectra had intended to present in person at a meeting of the City of Guelph Council – Committee of the Whole on May 4, 2020. In light of the restrictions on in-person meetings at this time due to the ongoing COVID-19 pandemic we have prepared this written report.

We look forward to any follow up questions or comments about the GRE&T Centre and we hope to provide an update in person next time.

Report:

Introduction

We would like to thank Council for the opportunity to present a progress report on the 2019 inaugural year of the Alectra GRE&T Centre.

When discussions about a potential merger between Alectra and Guelph Hydro first began, the concept of a collaborative centre in Guelph that would function as an innovation hub for Alectra, was just a twinkle in our eyes. During merger planning, in collaboration with City of Guelph staff, we began to tease out the concept for the centre with a focus on accelerating innovative projects from Research & Development to Commercialization in order to bring new and innovative energy solutions to our communities. The concept for this collaborative centre was further explored with a

Transitional Advisory Committee which included many leaders and subject matter experts in Guelph.

With all the inputs and ideas of the above noted groups, we launched the Alectra GRE&T Centre on January 1, 2019. The GRE&T Centre, located in Alectra's Guelph office, is now a promising innovation hub for Alectra and all its communities.

GRE&T Centre Leadership

The GRE&T Centre is led by some visionary and inspiring leaders, including, Brian Bentz, President and Chief Executive Officer, Alectra Inc., Dr. Giuseppina D'Agostino, Lawyer and Professor at Osgoode Hall Law School at York University who serves as GRE&T Centre Advisory Committee Chair and Alectra Board Member, and Lorelei Graham, Lawyer at Norton Rose Fulbright in Guelph who serves as Guelph Representative on the GRE&T Centre Advisory Committee. I, Neetika Sathe, Vice President of the GRE&T Centre, have the privilege and honour of working with these great leaders and to launch and operationalize Alectra's GRE&T Centre.

Launch of the GRE&T Centre

The following are some of the highlights of the past inaugural year of operation.

The GRE&T Centre launched on January 1, 2019 when Guelph Hydro merged with Alectra and the new GRE&T Centre department was established in the Alectra Guelph building at 395 Southgate Drive in Guelph. As of today, I am happy to share that we have 19 employees in the department, most of whom work out of the Guelph office and a few who also live in Guelph. While I used to work out of the Alectra building in Vaughan, following the establishment of the new GRE&T Centre department I moved my office to the Guelph building as well.

On June 21, 2019 we held our first official GRE&T Centre event in the Guelph building. With special guest MP Lloyd Longfield, we inaugurated the GRE&T Centre and made some announcements regarding NRCan funding for GRE&T Centre projects. Attendees included project partners, media, industry contacts, Alectra employees, community members and other stakeholders. The event included a formal presentation and media announcement, videos, tours, EV test drives, and an employee barbecue.

Further information about our first year will be available in a detailed 2019 GRE&T Centre Annual Progress Report which will be delivered to all Alectra Shareholders later in the year.

GRE&T Centre Advisory Committee

The GRE&T Centre receives guidance and direction from the Alectra GRE&T Centre Advisory Committee which was established in early 2019. This Committee is currently composed of six members. It includes hand-picked leaders who have diverse

experience and expertise in various areas, such as customer insights, finance, investment, branding, marketing, intellectual property, legal, entrepreneurship, logistics, sales channel and product insights. They have backgrounds in a variety of settings including emerging technologies, cleantech, clean energy, sustainability, academia and start-ups.

Lorelei Graham serves as the Guelph representative on the Advisory Committee. She has been in touch with Jodie Sales, General Manager of Strategy, Innovation, and Intergovernmental Services at the City of Guelph to further support communication between our two organizations.

The Committee also includes ex-officio members from Alectra's leadership, Brian Bentz, President and CEO, John Matovich, Executive Vice President of Energy Solutions and Services, and myself, Neetika Sathe, Vice President of the GRE&T Centre.

The Advisory Committee meetings have been joined by several guests from Alectra's leadership and Alectra's Board of Directors, including Norm Loberg, Alectra Board Chair, and Alectra Board Member Jane Armstrong. Jane not only represents Guelph on the Board but was also the former Chair of the Guelph Hydro Board of Directors. We have been very pleased to have her participate at nearly all Committee Meetings to help us ensure alignment with the Alectra Board and provide a Guelph community perspective.

Alectra Vision, Mission, and Values

At the GRE&T Centre we are aligned with Alectra's vision of being Canada's leading provider of distribution and integrated energy solutions, creating a future where people, businesses, and communities will benefit from energy's full potential. We support Alectra's mission to provide customers with smart and simple energy choices, while creating sustainable value for our shareholders, customers, communities and employees. We also support the Alectra core values of Safety, Respect, Customer Focus, Excellence and Innovation. And finally, we have a special focus on the value of Innovation at the GRE&T Centre.

GRE&T Centre Purpose Statement and Strategic Areas of Focus

While we align the GRE&T Centre with Alectra's vision, mission, and values, we wanted to articulate and highlight what makes the GRE&T Centre stand apart. The statement "*Where great minds collaborate to power a better tomorrow*" expresses the underlying purpose of the GRE&T Centre. Alectra's innovation hub is where collaboration is embraced in order to bring forward solutions that could not have been imagined, let alone operationalized, should there not have been this collaboration. We truly believe that together we are stronger and better.

The GRE&T Centre focuses on three key strategic areas.

The first is **Smart Cities**. We are cognizant and very appreciative of our Municipal Shareholders' efforts and hard work in reshaping the cities of tomorrow. The GRE&T Centre is putting special emphasis on the area of smart cities with a focus on electric vehicle (EV) integration and e-mobility.

The second strategic area is **Grid Innovation**. Customers are aspiring for more sustainable and cleaner choices, and technology is providing many competitive, distributed clean energy options. At the GRE&T Centre, our focus is on integration of these distributed energy resources with the distribution grid.

Our third strategic area is **Advanced Planning**. We look for solutions on how to digitize the utility and to future-proof our services. Our initial focus is on a transactive energy platform so that customers have a simplified way of engaging with the utility to provide and to receive energy services. We are also working with our Municipal Shareholders on data analytics and decentralized data governance.

Guelph Community Engagement and Supporting City of Guelph Initiatives

While the GRE&T Centre serves all Alectra communities, in our presentation material we refer to some of our City of Guelph initiatives and engagements specific to the Guelph community. For example, we have been pleased to support Guelph's Smart Cities initiatives, to collaborate on a data as a utility concept, to sponsor Guelph innovation events, and to participate on some key organizations such as Our Energy Guelph and Emerge. We continue to engage with groups in Guelph about potential EV initiatives.

We are very pleased to have begun branding the GRE&T Centre. For those of you who drive along the Hanlon/Hwy 6, you may have noticed the GRE&T Centre signage on the Alectra building on Southgate Drive.

Appendix

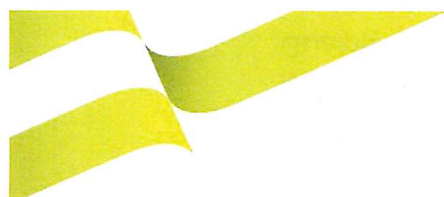
For some further information about specific GRE&T Centre projects please see the appendix in the attached presentation.

Contact Us

If you have questions or would like any further information, please do not hesitate to reach out to us at GREAT@alectrautilities.com or contact me directly at neetika.sathe@alectra.com.

Alectra's Green Energy and Technology Centre (GRE&T Centre)

May 4, 2020, 2:00pm
Guelph City Hall, 1 Carden Street, Guelph



GRE&T Centre Leadership



Neetika Sathe

Vice President, GRE&T Centre
Alectra Inc.



Dr. Giuseppina (Pina) D'Agostino

Alectra Board Member
Chair, Alectra GRE&T Centre
Advisory Committee



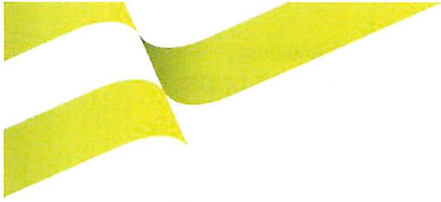
Brian Bentz, MBA, FCPA, FCA, CET

President and CEO
Alectra Inc.



Lorelei Graham

Norton Rose Fulbright Canada LLP
Guelph Representative on the
Alectra GRE&T Centre Advisory
Committee



Agenda

- GRE&T Centre Progress Update
 - Launch of the Alectra GRE&T Centre
 - GRE&T Centre Advisory Committee
 - Alectra Vision, Mission, and Values
 - GRE&T Centre Purpose Statement and Strategic Areas / Domains
 - Guelph Community Engagement and Supporting City of Guelph Initiatives
 - Appendix
 - Overview of GRE&T Centre Projects



Launch of the Alectra GRE&T Centre

Launched January 1, 2019

- Guelph Hydro merged with Alectra
- GRE&T Centre Department established in the Alectra Guelph building at 395 Southgate Drive, Guelph
- Annual Report on our first year (2019) will be delivered to Alectra Shareholders with the 2019 Alectra Sustainability Report at the AGM in June 2020

Launch Event

- June 21, 2019 National Resources Canada (NRCan) Funding Announcement
- Guelph MP, media, videos, tours, EVs, employee bbq

GRE&T Centre Department

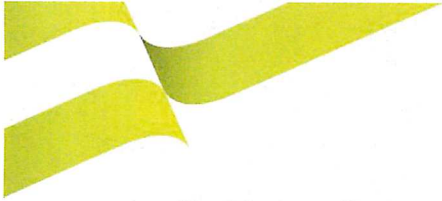
- 18 Total Employees*
- Includes 4 full-time interns, 1 part-time intern, and 13 full-time permanent employees
- 13 work in the Guelph building
- 13 are new positions
- 4 live in Guelph
- Partnership with Gowling articling students provides additional data and IP support to the department

*Employee numbers are as of March 2020



GRE&T Centre Department tour of Southgate solar installation, MP Lloyd Longfield speaking at GRE&T Centre Launch event and NRCan funding announcement, Alectra GRE&T Centre sign over west employee entrance (visible from Hwy 6), GRE&T Centre Department 2020 Planning meeting, and GRE&T Centre Department at the launch event.

alectra
GRE&T Centre



GRE&T Centre Advisory Committee

Committee Members

- Pina D'Agostino, Chair
- Chantel Broten
- Lorelei Graham (Guelph Representative)
- Janusz Kozinski
- Brian Mergelas
- Nicholas Parker

Alectra Management (Ex-Officio Members)

- Brian Bentz, President and CEO
- John Matovich, EVP, Energy Solutions and Services
- Neetika Sathe, VP, GRE&T Centre

Guests

- Norm Loberg (Alectra Board Chair)
- Jane Armstrong (Alectra Board Member and former Chair of the Guelph Hydro Board of Directors)

Overview

- Committee established and began meeting May 2019.
- Lorelei Graham, a Committee Member who works in Guelph, was appointed as Guelph Representative and has been meeting with City of Guelph staff.

5



Inaugural meeting of the Alectra GRE&T Centre Advisory Committee on May 31, 2019 at the Alectra Guelph building. (L-R Chantel, Brian, John, Janusz, Neetika, Lorelei, Pina, Nicholas, Jane)



Vision

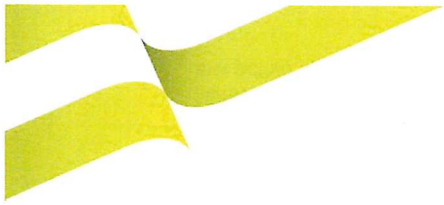
We will be Canada's leading provider of distribution and integrated energy solutions, creating a future where people, businesses, and communities will benefit from **energy's full potential**.

Mission

We provide customers with smart and simple energy choices, while creating **sustainable** value for our shareholders, customers, communities, and employees.

Values

Our core values are Safety, Respect, Customer Focus, Excellence, and **Innovation**.



**Where great minds collaborate,
to power a better tomorrow**

The Alectra GRE&T Centre makes energy innovations come to life by identifying, evaluating, developing and accelerating emerging, clean, and customer-friendly energy solutions.

GRE&T Strategic Areas / Domains



Smart Cities

Powering homes, buildings & transportation with smart, clean technologies

Initial focus on **e-mobility**



Grid Innovation

Leveraging grid modernization technologies to enable a more sustainable grid

Initial focus on **DER integration** and Distribution System Operator (**DSO**) model



Advanced Planning

Harnessing emerging technologies and cross-industry solutions to enable a digitized utility of the future

Initial focus on **Transactive Energy Platform** and decentralized **Data Governance**

Guelph Community Engagement and Supporting City Initiatives*

- Alectra was pleased to provide a letter of support for the City of Guelph's Smart Cities Challenge in Feb 2019
- Alectra also provided a letter of support for the Smart Cities Data Utility in April 2019 which initiated discussions with Abhinav Tiwari, Head of Advanced Planning at the GRE&T Centre about supporting the City of Guelph regarding data and around the Smart Cities vision
- GRE&T Centre sponsored local Guelph innovation event Innovation Expo in October 2019
- GRE&T Centre branding has begun with signage installed in November 2019
- Our Energy Guelph Board of Directors has an Alectra representative from the GRE&T Centre Department
- In discussion with the City of Guelph regarding EV initiatives
- In discussion with property managers in Guelph regarding participation in EV pilots

*Only Guelph specific activity is noted here. Alectra and the GRE&T Centre are active in all Alectra territories.

Anastasia Boutziouvis,
Specialist, Advanced
Planning, celebrated local
innovation at the GRE&T
Centre sponsored Innovation
Expo 2019 in Guelph.



Sara Ganowski
Project Lead, Smart Cities
GRE&T Centre
Our Energy Guelph, Board of Directors

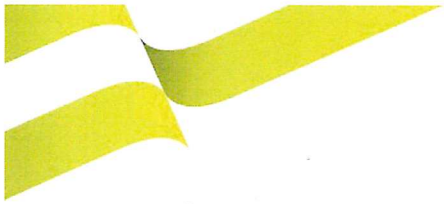


GRE&T Centre branding has begun with signage installed at the employee entrance of the Alectra building at 395 Southgate Drive, Guelph, visible from nearby Hwy 6.

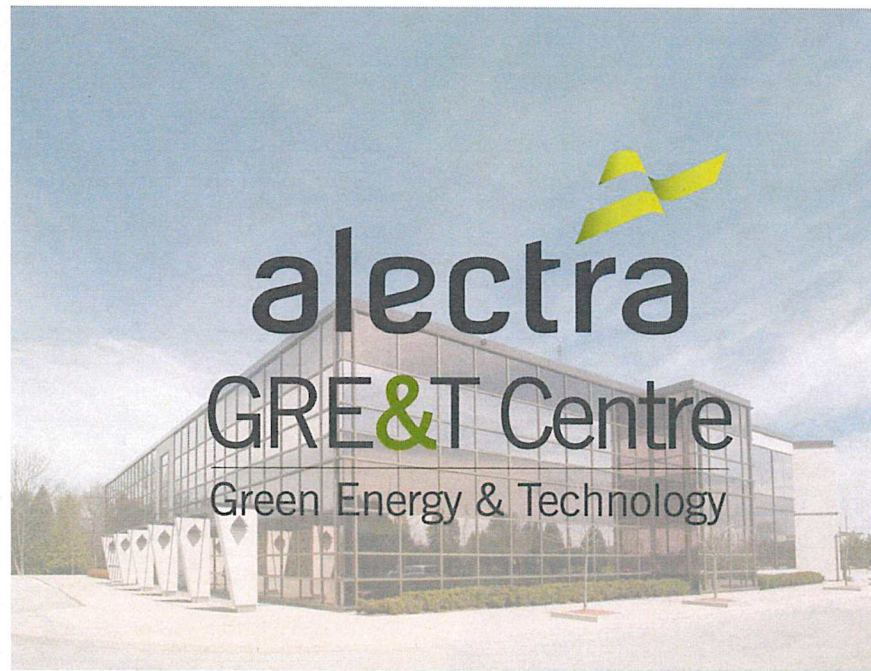


Abhinav Tiwari
Head, Advanced Planning
GRE&T Centre
Leading Alectra's data sharing
strategy and working with the
City of Guelph Smart Cities
Department to explore data
initiatives





Questions?



Appendix: Overview of GRE&T Centre Projects

GRE&T Centre Projects

alectradrive» @home



Working with industry partners to provide turnkey utility-managed smart EV charging solutions at home, including 3-5 MURBs and 10-15 homeowners

This pilot compares multiple approaches to managing residential EV charging load, based on

- Variable pricing
- Incentives for usage off vs. on peak

The pilot aims to mitigate demand charges & manage transformer loading, while supporting EV adoption and the evolving grid

Timeline: 2019-2022

Funding: NRCan and IESO

Partners: Geotab/FleetCarma, Flo, Enbala

GRE&T Centre Projects

alectra**drive**» @work

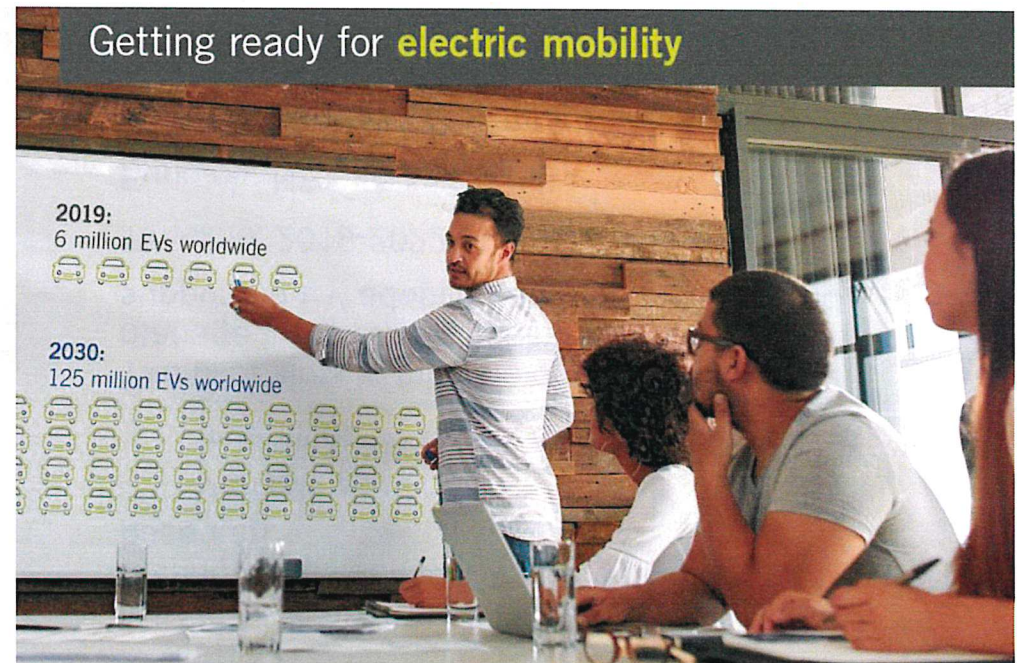
Offers a smart solution that makes it easy for workplaces to offer EV charging by managing energy costs and offering a convenient amenity for employees, supporting the anticipated growth in EV adoption

Demonstrates how EV smart charging can help manage peak demand while meeting the needs of EV drivers

Timeline: 2018-2021

Funding: IESO and NRCan

Partners: FleetCarma, Flo, ChargePoint, Enbala, Schneider Electric



[Link to video about AlectraDrive @Work](#)

alectra
GRE&T Centre

GRE&T Centre Projects

Advantage Power Pricing

New rate plans, new choices, **new savings**



13

Ontario Energy Board (provincial energy regulator) contemplating changes to Regulated Price Plan (RPP) rate structure

Potential for alternatives to existing Time of Use (TOU) rate plan (mandatory or optional)

OEB Guidelines

- Give consumers incentives and opportunities to reduce their electricity bills
- Set the price structure to achieve efficient electricity system operation and investment
- Enhance consumer energy literacy and response through non-price tools
- Timeline: 2017-2019 (final reporting is in progress)
- Funding: OEB and IESO
- Partners: Util-Assist, BEworks, Bidgely, Tantalus, ecobee, Nest

GRE&T Centre Projects

Power.House™ Hybrid

Aims to demonstrate that through integrated controls and operation of electrical and thermal energy technologies we can optimize efficiency and reduce GHG emissions of a home

To be tested in 10 homes in Markham

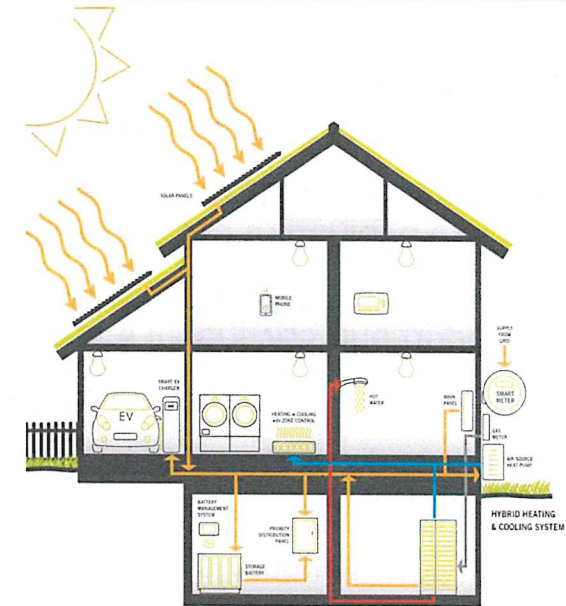
Timeline: 2019-2022

Funding: NRCan

Partners: Enbridge, City of Markham, Ryerson Centre for Urban Energy, Sunverge

[Link to video about Power.House Hybrid](#)

Building a sustainable future with a **clean**
Virtual Power Plant solution



In Collaboration With



GRE&T Centre Projects

GridExchange

A platform for blockchain backed energy transactions

Allows customers to easily, quickly and securely transact energy with Alectra (smart procurement, settlement and payment) in exchange for rewards, all in the palm of their hand with a mobile app powered by blockchain

To be tested on existing POWER.HOUSE customers

Timeline: July 2019 – March 2021

Funding: NRCan

Partners: Sunverge

Offer a secure, real-time exchange and settlement process, with compensation and rewards paid instantly.



Energy sourced from anywhere — grid, solar, battery storage, electric vehicles, demand response programs and much more



Live tracking, with instant record of energy available for sale and its \$ value



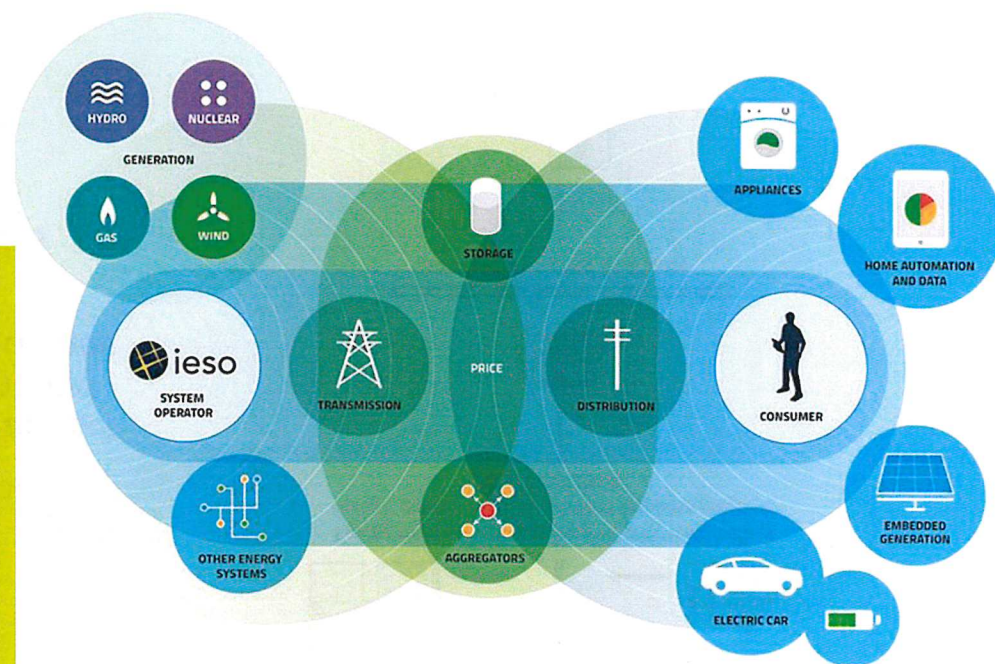
Live exchange, with instant settlement and rewards

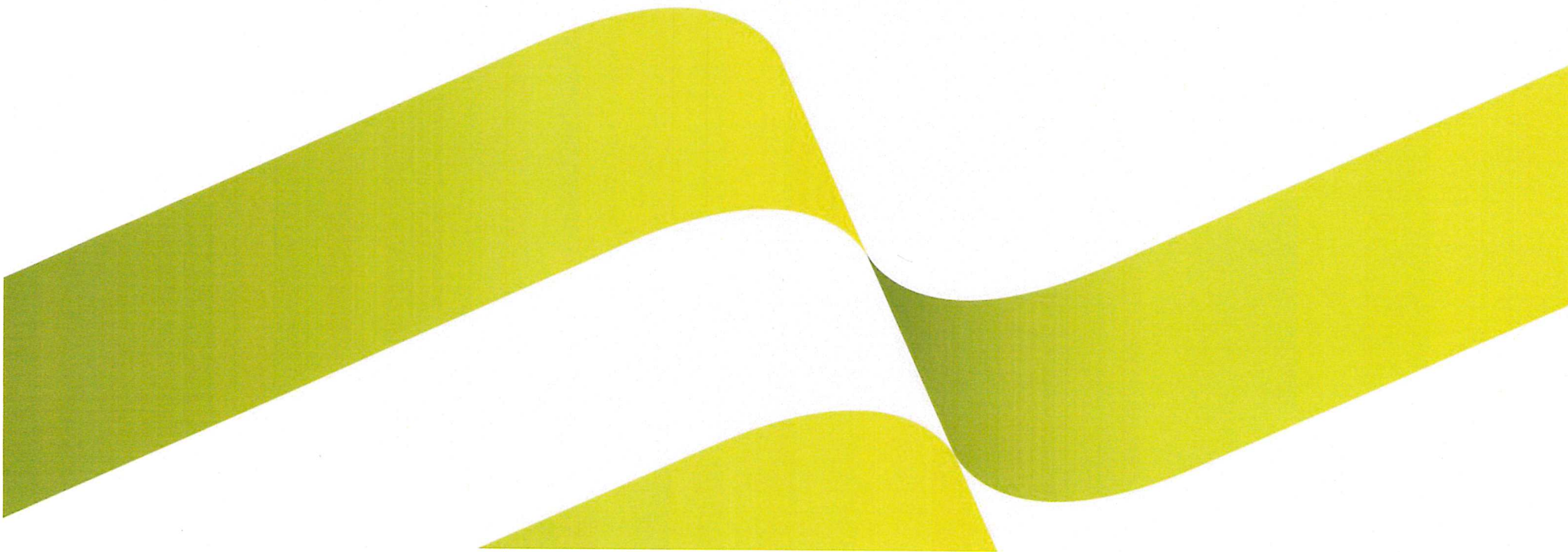
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GRE&T Centre

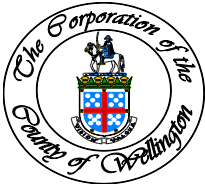
GRE&T Centre Projects

IESO Non-Wires Alternative (NWA)

- Design and demonstrate a local electricity market that is interoperable with wholesale markets
- Enable Distributed Energy Resources (DERs) to compete and provide services to meet both local and system needs
- Develop a distribution-level electricity market leading to DSO model
- Utilize widespread DER deployment as a feasible non-wires solution to defer, reduce, or avoid infrastructure investment
- Enhance the coordination, communication, and interoperability between Alectra Utilities and IESO's transmission system
- Timeline: August 2019 - December 2022
- Funding: IESO and NRCan
- Partners: IESO, NRCan, Util-Assist







COUNTY OF WELLINGTON

KIM COURTS
DEPUTY CLERK
T 519.837.2600 x 2930
F 519.837.1909
E kimc@wellington.ca

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

May 29, 2020

Stephen O'Brien
General Manager/City Clerk
Guelph City
1 Carden St.
Guelph, ON N1H 3A1

Sent via email: stephen.obrien@guelph.ca

Good afternoon,

At its meeting held on May 29, 2020 Wellington County Council passed the following two By-laws:

5664-20 To declare certain housing properties as Municipal Capital Facilities

5665-20 To provide for property tax exemption of Municipal Capital Housing Facilities

Please find copies of the by-laws enclosed. Should you have any questions, please contact Emma Reddish, Property Tax Analyst for Wellington County at 519.837.2600 x 2940 or emmar@wellington.ca.

Respectfully,

A handwritten signature in cursive script that reads "Kim Courts".

Kim Courts
Deputy Clerk



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5664-20

A By-law to authorize entering into an agreement for the provision of municipal capital facilities for affordable housing projects located at various properties owned by Non-Profit and Co-operative Housing Service Providers pursuant to Section 110 of the *Municipal Act S.O. 2001, c.25*.

WHEREAS subsection 110(1) of the *Municipal Act*, S.O. 2001, c. 25, as amended, provides that the council of a municipality may enter into agreements for the provision of municipal capital facilities with any person; and

WHEREAS paragraph 18 of section 2 of Ontario Regulation 603/06, as amended, prescribe municipal housing project facilities as eligible municipal capital facilities; and

WHEREAS the portions of the Premises identified in Schedule A are to be primarily used for affordable housing (the "Eligible Premises"); and

WHEREAS Council is desirous of entering into an agreement with the Service Providers identified in Schedule A ("the Service Providers") for the provision of municipal housing project facilities for use as affordable housing at the Eligible Premises;

NOW THEREFORE the Corporation of the County of Wellington enacts as follows:

1. The Corporation of the County of Wellington is authorized to enter into an agreement under section 110(1) of the *Municipal Act* with the Service Providers for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 603/06 ("the Agreement").
2. That the Warden and Clerk be authorized to execute any and all agreements for the provision of the municipal capital facility between the Corporation of the County of Wellington as Service Manager and each Service Provider, to give effect to the provisions of this by-law.
3. That upon passing of this by-law, the Clerk shall give written notice of the contents hereof to the Ministers of Finance and Education .
4. This by-law shall come into effect upon its passing.

5. This by-law may be cited as the Non-Profit and Co-operative Municipal Capital Facility Agreement By-Law 2020.

READ A FIRST, SECOND AND THIRD TIME AND PASSED MAY 28, 2020.



A handwritten signature in black ink, appearing to read 'K. Linton', written over a horizontal line.

KELLY LINTON - WARDEN

A handwritten signature in black ink, appearing to read 'Donna Bryce', written over a horizontal line.

DONNA BRYCE – COUNTY CLERK

SCHEDULE A to By-law # 5664-20

Municipal Capital Facilities Service Providers

Non-Profit and Co-op Housing Properties

Service Manager: Wellington (County) Housing Corporation

PROPERTY DESCRIPTIONS - CITY OF GUELPH LOCATIONS

Roll #	Name	Address	Total # units	Affordable Units *	Tax Class
23 08 020 001 068 00	Abbeyfield Houses Society of Guelph	147 Norfolk Street	6	6	RT
23 08 060 009 601 00	Cole Road Co-operative Community	125 Cole Road	82	74	RT
23 08 050 015 029 00	Fife Road Co-operative Homes	186 Fife Rd AND	99	85	RT
23 08 050 015 029 50	Fife Road Co-operative Homes	190 Fife Rd	-	-	RT
23 08 020 016 002 76	Guelph Non Profit Housing Corp	394 Auden Road	61	48	MT
23 08 020 016 003 40	Guelph Non Profit Housing Corp	470 Auden Road	48	38	MT
23 08 060 009 029 50	Guelph Non Profit Housing Corp	7 Christopher Court	102	82	MT
23 08 040 017 671 10	Guelph Non Profit Housing Corp	142-150 Imperial Road	96	76	MT
23 08 040 017 781 50	Guelph Non Profit Housing Corp	75 Flaherty	50	40	MT
23 08 010 002 040 20	Guelph Non Profit Housing Corp	85 Neeve	68	62	MT
23 08 040 017 229 10	Guelph Non Profit Housing Corp	246 Westwood	49	35	MT/CT
23 08 010 008 338 00	Guelph Non Profit Housing Corp	780 York Road	38	37	MT
23 08 040 014 192 21	Guelph Independent Living	238 Willow Road	83	55	MT
23 08 060 008 260 00	Matrix Housing Corp	216 College	31	31	MT
23 08 060 008 267 00	Matrix Housing Corp	264 College	43	43	MT
23 08 020 002 097 00	Matrix Housing Corp	141 Woolwich	70	70	MT/CT
23 08 040 003 213 00	Matrix Housing Corp	560-562 Woolwich	20	20	MT
23 08 040 008 102 00	Royal City Housing Co-operative	33 North Street	28	25	RT
23 08 050 015 023 00	Upbuilding! Non Profit Homes	50-60 Fife Road	70	52	MT
23 08 010 002 041 00	Victor Davis Memorial Court Non Profit	87 Neeve Street	114	90	MT
23 08 020 016 003 60	Wyndham Hill Co-operative Homes	467 Auden Road	44	38	RT
Total Units City of Guelph			1202	1007	

PROPERTY DESCRIPTIONS - COUNTY OF WELLINGTON LOCATIONS

Roll #	Name	Address	Total # units	Affordable Units *	Tax Class
23 11 000 002 100 00	Eramosa Non Profit Housing Corp	160 Guelph Street, Rockwood	26	13	MT
23 16 000 009 072 59	Erin Township Non Profit Housing Corp	15 Spruce Street, Hillsburgh	29	14	MT
23 26 000 014 200 01	Grand River Non Profit Housing Corp	41 Cuthbert Street, Elora	25	15	MT
23 32 000 007 063 15	Gerousia Inc.	81 Wood Street, Drayton	32	10	MT
23 41 000 005 066 60	Clifford Housing Corporation	5 James Street South, Clifford	22	11	MT
23 49 000 013 145 40	Rural North Wellington New Hope Non Profit Housing Corp	301 Tucker Street, Arthur	25	20	MT
Total Units Wellington County			159	83	
TOTAL AFFORDABLE UNITS				1090	

* Affordable Units are "Eligible Premises" for property tax exemption *



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5665-20

A By-law to provide property tax exemption for municipal and school purposes pursuant to Section 110 of the *Municipal Act S.O. 2001, c.25* for municipal capital facilities for affordable housing projects located at various properties owned by Non-Profit and Co-operative Housing Service Providers.

WHEREAS subsection 110(1) of the *Municipal Act*, S.O. 2001, c. 25, as amended, provides that the council of a municipality may enter into agreements for the provision of municipal capital facilities with any person; and

WHEREAS paragraph 18 of section 2 of Ontario Regulation 603/06, as amended, prescribe municipal housing project facilities as eligible municipal capital facilities; and

WHEREAS the County's Municipal Housing Facilities By-Law Number 4548-03 provides that the County may enter into municipal housing project facility agreements and that the County may exempt from taxation for municipal and school purpose land or a portion of it on which the municipal housing project facilities are or will be located; and

WHEREAS Council has entered into or will enter into an agreement for the provision of municipal capital facilities ("the Agreement") with each of the Service Providers identified in Schedule A (each referred to as " the Service Provider") for their various properties also listed in Schedule A ("the Premises") to be utilized as municipal affordable housing projects; and

WHEREAS the portion of the Premises identified in Schedule A are to be primarily used for affordable housing ("the Eligible Premises"); and

WHEREAS Section 110(6) of the *Municipal Act* permits a municipality to exempt from taxation for municipal and school purposes land or a portion of it on which municipal capital facilities are located, subject to the notice provisions, limitations and requirements set out in the *Municipal Act*; and

WHEREAS Council is desirous of exempting the Eligible Premises from taxation for municipal and school purposes;


NOW THEREFORE the Corporation of the County of Wellington enacts as follows:

1. The portion of the lands and municipal capital facilities of the properties primarily used for affordable housing as described in Schedule A being the Eligible Premises shall be exempt from taxation for municipal and school purposes while this by-law is in force and so long as the Eligible Premises are used as a municipal capital facility, namely as affordable housing.

2. The tax exemptions referred to herein shall be effective from the latter of the date the Agreement is entered into with each Service Provider and January 1, 2021.
3. That upon passing of this by-law, the Clerk shall give written notice of the contents hereof to:
 - a) the Ministers of Finance and Education for the Province of Ontario;
 - b) the Municipal Property Assessment Corporation;
 - c) the clerk of any other municipality that would, but for this by-law, have had the authority to levy rates on the assessment for the land exempted by this by-law; and
 - d) the secretary of any school board if the area of jurisdiction of the board includes the land exempted by the by-law
4. This by-law shall come into effect upon its passing.
5. This by-law shall be deemed to be repealed with respect to each and every Service Provider who is in breach of the following provisions:
 - a) If the Service Provider ceases to occupy the buildings on the Eligible Premises without having assigned the Agreement to a person approved by the County of Wellington in accordance with the Agreement;
 - b) If the Service Provider, or its successor in law ceases to use the Eligible Premises for the purpose of affordable housing in accordance with By-law Number 4548-03 and its Agreement with the County of Wellington;
 - c) If the Agreement is terminated for any reason whatsoever.
8. This by-law may be cited as Non-Profit and Co-operative Municipal Capital Facility Tax Exemption By-Law 2020.

READ A FIRST, SECOND AND THIRD TIME AND PASSED MAY 28, 2020





KELLY LINTON - WARDEN



DONNA BRYCE – COUNTY CLERK

SCHEDULE A to By-law # 5665-20

Property Tax Exemption: Housing Service Providers
Non-Profit and Co-op Housing Properties
Service Manager: Wellington (County) Housing Corporation

PROPERTY DESCRIPTIONS - CITY OF GUELPH LOCATIONS

Roll #	Name	Address	Total # units	Affordable Units *	Tax Class
23 08 020 001 068 00	Abbeyfield Houses Society of Guelph	147 Norfolk Street	6	6	RT
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23 08 050 015 029 50	Fife Road Co-operative Homes	190 Fife Rd	-	-	RT
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23 08 020 016 003 40	Guelph Non Profit Housing Corp	470 Auden Road	48	38	MT
23 08 060 009 029 50	Guelph Non Profit Housing Corp	7 Christopher Court	102	82	MT
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23 08 040 017 229 10	Guelph Non Profit Housing Corp	246 Westwood	49	35	MT/CT
23 08 010 008 338 00	Guelph Non Profit Housing Corp	780 York Road	38	37	MT
23 08 040 014 192 21	Guelph Independent Living	238 Willow Road	83	55	MT
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23 08 060 008 267 00	Matrix Housing Corp	264 College	43	43	MT
23 08 020 002 097 00	Matrix Housing Corp	141 Woolwich	70	70	MT/CT
23 08 040 003 213 00	Matrix Housing Corp	560-562 Woolwich	20	20	MT
23 08 040 008 102 00	Royal City Housing Co-operative	33 North Street	28	25	RT
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Total Units City of Guelph			1202	1007	

PROPERTY DESCRIPTIONS - COUNTY OF WELLINGTON LOCATIONS

Roll #	Name	Address	Total # units	Affordable Units *	Tax Class
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23 26 000 014 200 01	Grand River Non Profit Housing Corp	41 Cuthbert Street, Elora	25	15	MT
23 32 000 007 063 15	Gerousia Inc.	81 Wood Street, Drayton	32	10	MT
23 41 000 005 066 60	Clifford Housing Corporation	5 James Street South, Clifford	22	11	MT
23 49 000 013 145 40	Rural North Wellington New Hope Non Profit Housing Corp	301 Tucker Street, Arthur	25	20	MT
Total Units Wellington County			159	83	
TOTAL AFFORDABLE UNITS				1090	

* Affordable Units are "Eligible Premises" for property tax exemption *



Committee of Adjustment Minutes

**Thursday, March 12, 2020, 4:00 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street**

Members Present	K. Ash, Chair D. Kendrick, Vice Chair D. Gundrum L. Janis K. Meads J. Smith
Members Absent	S. Dykstra
Staff Present	J. da Silva, Council and Committee Assistant S. Daniel, Engineering Technologist T. Di Lullo, Secretary-Treasurer K. Patzer, Planner P. Sheehy, Program Manager-Zoning D. Wiedrick, Manager, By-law Compliance and Security M. Witmer, Planner

Opening Remarks

Chair K. Ash called the hearing to order and explained the hearing procedures.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Approval of Minutes

Moved by D. Kendrick

Seconded by J. Smith

That the minutes from the February 13, 2020 Regular Hearing of the Committee of Adjustment, be approved as circulated.

Carried

Requests for Withdrawal or Deferral

There were no requests.

Current Applications

A-10/20 739 Woolwich Street

Owner: 2448254 Ontario Inc.

Agent: Drew Gillingham, 536357 Ontario Ltd.

Location: 739 Woolwich Street

In Attendance: D. Steward, R. Eilers, H. Fishburn, T. Aslan, K. Gies, D. Gillingham, K. Reed, D. White, T. Olsen, T. Hatch, H. Sabara

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. D. Stewart, representative for the agent, responded that the sign was posted and comments were received.

D. Stewart explained the background of the application and how the application met the four tests in the Planning Act.

R. Eilers, President and Director of Vesterra, the owner of the abutting properties at 735 and 737 Woolwich Street, opposed the application due to compatibility issues. He expressed concerns about the appropriateness of the application considering the development that is proposed on the abutting properties, which is a youth mental health and addictions clinic by the Canadian Mental Health Association. He indicated that site plans are being finalized, with construction proposed to start in May or June 2020.

H. Fishburn, Executive Director of the Canadian Mental Health Association for Waterloo Wellington, explained the process to find their location and explained the services the clinic will provide to children and youth. She opposed the application and expressed concerns about the application as the site for the youth mental health and addictions clinic was specifically chosen to be in proximity to its clients and the potential for the proposed use to influence vulnerable youth.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained,

and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by L. Janis

Seconded by K. Meads

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 6.4.3.1.6.1 of Zoning By-law (1995)-14864, as amended, for 739 Woolwich Street, to permit retail sale of cannabis and related supplies as an additional permitted use on the subject property, when the By-law permits a variety of uses in the SC.1-6 Zone, but does not permit retail sale of cannabis and related supplies, be **approved**, subject to the following condition:

1. That the variance be approved to permit a Retail use on the property.

Not Carried

The motion was not carried as the vote resulted in a tie.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by D. Kendrick

Seconded by J. Smith

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 6.4.3.1.6.1 of Zoning By-law (1995)-14864, as amended, for 739 Woolwich Street, to permit retail sale of cannabis and related supplies as an additional permitted use on the subject property, when the By-law permits a variety of uses in the SC.1-6 Zone, but does not permit retail sale of cannabis and related supplies, be **refused**, as it is the opinion of the Committee that this application does not meet all four tests under Section 45(1) of the Planning Act, specifically being that the requested variance is not minor in nature, and is not considered desirable for the appropriate development of the lands.

Not Carried

The motion was not carried as the vote resulted in a tie.

Moved by J. Smith

Seconded by K. Meads

That application A-10/20 for 739 Woolwich Street, be **deferred** sine die, and in accordance with the Committee's policy on applications deferred sine die, that the application will be considered to be withdrawn if not dealt with within 12 months of deferral.

Reasons:

This application is deferred as the Committee was unable to reach a majority vote on the application.

Carried

A-11/20 24 Ray Crescent

Owner: Maged Saad and Carmen Khalil

Agent: Grant Luehndorf

Location: 24 Ray Crescent

In Attendance: M. Saad, G. Luehndorf

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. M. Saad, owner, responded that the sign was posted and comments were received.

M. Saad briefly explained the application.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by D. Kendrick

Seconded by J. Smith

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.15.1.5 of Zoning By-law (1995)-14864, as amended, for 24 Ray Crescent, to permit an accessory apartment size of 114.15 square metres, or 45 percent of the total floor area of the existing detached dwelling, when the By-law requires that an accessory

apartment shall not exceed 45 percent of the total floor area of the building and shall not exceed a maximum of 80 square metres, be **approved**, subject to the following condition:

1. That the accessory apartment is permitted with an area of 109 square metres as calculated from the sketch provided with the application.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-12/20 49 Wells Street

Owner: Jasdeep Sahni and Tejdeep Sahni

Agent: N/A

Location: 49 Wells Street

In Attendance: J. Sahni

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. J. Sahni, owner, responded that the sign was posted and comments were received.

J. Sahni briefly explained the application.

No members of the public spoke.

Having considered a change or extension in a use of property which is lawfully non-conforming under the By-law as to whether or not this application has met the requirements of Section 45(2) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained,

and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by D. Gundrum

Seconded by J. Smith

That in the matter of an application under Section 45(2)(a)(i) of the Planning Act, R.S.O. 1990, C.P13, as amended, permission to enlarge/extend the legal non-conforming use at 49 Wells Street to permit the existing accessory apartment in the basement of the existing detached dwelling, and

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.15.1.5 of Zoning By-law (1995)-14864, as amended, for 49 Wells Street, to permit a an accessory apartment size of 83.1 square metres, or 29.93 percent of the total floor area of the existing detached dwelling, when the By-law requires that an accessory apartment shall not exceed 45 percent of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-13/20 5 Douglas Street

Owner: Skyline Real Estate Holdings Inc.

Agent: Bernie Dyer, 2325505 Ontario Inc.

Location: 5 Douglas Street

In Attendance: B. Dyer, J. Ashdown

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. B. Dyer, agent, responded that the sign was posted and comments were received.

B. Dyer briefly explained the application.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by J. Smith

Seconded by D. Gundrum

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Sections 6.3.2.6.2 and 6.3.2.6.3 of Zoning By-law (1995)-14864, as amended, for 5 Douglas Street, to permit a licensed establishment in the existing commercial building:

- a. to have a maximum floor area of 505 square metres, when the By-law requires that the floor area of a licensed establishment shall not exceed 230 square metres; and
- b. to have a maximum capacity of 212 persons, when the By-law requires that the floor area of a licensed establishment shall not exceed 190 persons,

be **approved**, subject to the following condition:

1. That liquor sales cease as of 1:01 am for the restaurant as a licensed establishment.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-14/20 15 Harcourt Drive

Owner: Chester Carere and Inam Carere

Agent: N/A

Location: 15 Harcourt Drive

In Attendance: C. Carere, I. Carere, L. Robertson

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. C. Carere, owner, responded that the sign was posted and comments were received.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by D. Kendrick

Seconded by L. Janis

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, for 15 Harcourt Drive, to permit a minimum right side yard setback of 0.67 metres for the proposed attached garage, when the By-law requires a minimum side yard setback of 1.5 metres, be **approved**, subject to the following condition:

1. That the side yard setback of 0.67 metres applies only to the proposed addition on the right side of the property as shown on the public notice sketch.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of

Adjustment as part of its deliberations and final decision on this matter.

Carried

A-15/20 9 Arthur Street North

Owner: 2725586 Ontario Inc

Agent: N/A

Location: 9 Arthur Street North

In Attendance: S. Denhoed

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. S. Denhoed, representative for the owner, responded that the sign was posted and comments were received.

S. Denhoed briefly explained the application.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by L. Janis

Seconded by J. Smith

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 5.1.2 Row 6a and Section 5.1.2.7 i) of Zoning By-law (1995)-14864, as amended, for 9 Arthur Street North, to permit a minimum exterior side yard of 1.8 metres (along Rose Street) for the proposed addition to the existing dwelling, when the By-law requires a minimum exterior side yard of 6 metres, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the

Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-16/20 287 Water Street

Owner: First Christian Reformed Church of Guelph

Agent: N/A

Location: 287 Water Street

In Attendance: N. Proper, J. Schultz

Secretary-Treasurer T. Di Lullo noted that correspondence was received after the comment deadline from E. Shewan, President of Wellington Condominium Corporation #70, in opposition to the application. She also noted that revised comments from K. and M. Whiting were received. A copy of this correspondence was provided to the members and staff.

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. N. Proper, representative for the owner, responded that the sign was posted and comments were received.

N. Proper explained the purpose of the application and addressed concerns raised in the correspondence regarding noise, vehicle headlights, landscaping, and adhering to rules.

J. Schultz, Director for Beginnings Family Services, expressed support for the application as Beginnings is proposing to use the office space as their current location is not large enough. She explained the services the charitable organization offers.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by J. Smith

Seconded by D. Gundrum

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 8.1.1 of Zoning By-law (1995)-14864, as amended, for 287 Water Street, to permit a stand-

alone office use within the existing residence (former manse), when the By-law permits a variety of institutional uses, but does not permit a stand-alone office use, be **approved**, subject to the following conditions:

1. That the stand-alone office use applies only to the 'manse' building at the rear of the subject property and as shown on the public notice sketch.
2. That stand-alone office uses on the subject property be limited to a total gross floor area of 193 square metres.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

B-3/20 401 Edinburgh Road North

Owner: St. Joseph's Housing Corporation Inc. Guelph

Agent: Cindy Prince, Amico Properties Inc.

Location: 401 Edinburgh Road North

In Attendance: C. Prince

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. C. Prince, agent, responded that the sign was posted and comments were received.

C. Prince briefly explained the application.

No members of the public spoke.

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by D. Kendrick

Seconded by D. Gundrum

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for the creation of a 297 square metre easement with a width of 4.5 metres for pedestrian and vehicle access and circulation in favour of the abutting property known as 395 Edinburgh Road North, over the property currently known as 401 Edinburgh Road North (Registered Plan 98, Part Lots 17 and 18, Parts 4 to 7 of Reference Plan 61R-11338, together with and subject to right of way), substantially in accordance with a sketch prepared by Van Harten Surveying Inc. dated February 6, 2020, project number 25557-18, be **approved**, subject to the following conditions:

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the proposed easement, any other easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

B-4/20 62 Metcalfe Street

Owner: Linda Joanne Oldridge and Kenneth Alan Oldridge

Agent: Jeff Buisman, Van Harten Surveying Inc.

Location: 62 Metcalfe Street

In Attendance: J. Buisman, J. Kendell, G. Smart

J. Buisman, agent, briefly explained the purpose and history of the application and showed a sketch of the proposal. He acknowledged that revised comments provided by staff recommending approval with conditions and indicated the owner wished to merge the severed parcel with the two abutting properties on Palmer Street.

Secretary-Treasurer T. Di Lullo noted that correspondence was also received after the comment deadline from L. McCreery, with concerns about the potential relocation of the existing Bell box. A copy of this correspondence was provided to the members and staff.

No members of the public spoke.

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by K. Meads

Seconded by D. Gundrum

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for severance of Registered Plan 232, Part Lot 97, Part Lot 98, Lot 99, Part Lane, currently known as 62 Metcalfe Street, a parcel with frontage along Metcalfe Street of 4.4 metres, and an area of 54 square metres, as a lot addition to the abutting property known as 148 Palmer Street (Registered Plan 232, Part Lot 98 Hydro Sub Station), substantially in accordance with a sketch prepared by Van Harten Surveying Inc. dated February 11, 2020, project number 27920-20, be **approved**, subject to the following conditions:

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered Transfer document as registered in the Land Registry Office within two years of issuance of the Certificate of Official.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.
5. That the Owner shall consolidate the severed parcel with the abutting lands known as 148 Palmer Street (Registered Plan 232, Part Lot 98, Hydro Sub Station) and 146 Palmer Street (Registered Plan 232, Part Lot 98, Part Lot 97) to which the severed parcel is to be added as a single parcel ("the consolidation") and that prior to the issuance of the Certificate of Official, the Owner's solicitor shall provide a firm undertaking in writing to the Secretary-Treasurer of the Committee of Adjustment for the City of Guelph that the solicitor will attend to the consolidation and will provide within 30 days of the date of registration in the Land Registry Office for Wellington (No. 61), a copy of the registered electronic Transfer document including the Certificate of Official and the registered application Consolidation Parcels document.
6. That the Transferee take title of the severed lands in the same manner and capacity as he or she holds his or her abutting lands; and that Section 50(3) or Section 50(5) of the Planning Act, R.S.O. 1990, as amended, shall apply to any subsequent conveyance or

any transaction involving the parcel of land that is subject of this consent.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

Staff Announcements

There were no staff announcements. Member D. Kendrick expressed concerns about procedures regarding tie votes.

Adjournment

Moved by D. Kendrick

Seconded by L. Janis

That this hearing of the Committee of Adjustment be adjourned at 5:44 p.m.

Carried

K. Ash, Chair

T. Di Lullo, Secretary-Treasurer