

Council Memo



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

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

Workshop agenda

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

Welcome and purpose of the workshop

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

Overview of the planning document hierarchy

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

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

Planning process steps (development)

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

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

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

Affordable housing/Inclusionary zoning

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

Community Energy Initiative

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

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

Parking

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

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

Role of elected officials in the Planning Process.

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

Workshop discussion

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

Attachments

Attachment-1 January 18, 2021 Council Workshop Presentation

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