



Adam A. Donaldson @adamadonaldson

Feb 7 · 97 tweets · [adamadonaldson/status/1623032236386750467](https://twitter.com/adamadonaldson/status/1623032236386750467)

Committee of the Whole begins in a few minutes. Follow along as usual, and consult the preview for more info in the mean time:



Committee of the Whole Preview – What's on the Agenda for the Febru...

February is the shortest month, but it may not mean the shortest committee agenda. After a typically slow January, this next Committee of the Whole meeting comes front loaded with big reports and b...

<https://guelphpolitico.ca/2023/01/26/committee-of-the-whole-preview-whats-on-the-age...>

First some closed sessions stuff to take care of: 2019 York Trunk By-Pass Project Sewage Spill Update. Mayor Guthrie says there was a conversation, and direction was given to staff. More public info is coming soon.

In the meantime:



City faces fine for 2019 raw sewage spills into Eramosa River

Two incidents saw more than 4.4 million litres discharged into the river

<https://www.guelphtoday.com/local-news/city-faces-fine-for-2019-raw-sewage-spill-into...>

The majority of council is appearing virtually today. Only Cllrs Gibson, Goller, Richardson, Busuttill and O'Rourke are here in-person. Since Guthrie can't be here for the whole meeting, he's turning chair duties to O'Rourke.

Let Committee of the Whole commence with staff recognitions!

Here's the list:

3.1 Diploma in Municipal Administration - AMCTO

Andrea Garner, Supervisor, Taxation and Revenue

3.2 Fire Accreditation - Reaccreditation status by the Commission on Fire Accreditation International (CFAI)

Dave Elloway, General Manager, Fire Services/Fire Chief

Steve Goode, Deputy Fire Chief, Operations

Ryan Schubert, Deputy Fire Chief, Administration

Peggy Robertson, Manager, Fire Communication

Amy Tereschuk, Fire Fighter, Fire Services

Dave Aubrey, Fire Fighter, Fire Services

Colin Hunter, Platoon Chief, Fire Services

Jay Smith, Captian, Fire Services

3.3 Certified Public Participation Professional (CP3) Designation

Certified Public Participation Professional (CP3) designation from the International Association of Public Participation (IAP2).

Kelly Guthrie, Community Engagement Coordinator, Strategic Communication and Community Engagement

3.4 Certificate in Public Policy and Administration

Juan da Silva, Council and Committee Coordinator

And here are the prom photos:



First report: CAO 2023 Performance Objective Setting. CAO Stewart says that they're in line with the last year of the current Strategic Plan, and is a mix of building on past success and embracing new challenges.

The plan is as follow:

1. Execute year 2 of City's 4-year customer service strategy
2. Receive Council approval for the City of Guelph's refreshed Strategic Plan and the associated Multi-Year Budget.
3. Adapt, respond, and advocate for Guelph's interests with respect to legislative and regulatory changes by other levels of government. Special emphasis on housing, planning, Economic Development for businesses citywide, and Downtown growth.
4. As an employer of choice, attract and retain a talented workforce
5. Continue implementing climate change adaptation and mitigation measures
6. Implement financial strategies within the CAO's control that creatively mitigate shortfalls in revenue & economic spending pressures

Stewart reminds committee that the City will have to sign the pledge to build 18k homes in the next 10 years by March 1. Stewart says all city departments are currently looking at what they can do to achieve this goal.

Stewart notes that on capital projects that the City isn't spending more than what they were approved to spend, they're just "reprioritizing things."

Question from Cllr Caron, Does Stewart feel they have the financial resources to achieve objects? Stewart says there are a lot of unknowns, and the City now has to prioritise growth. Staff will try not to bring things forward midyear budget-wise.

Stewart adds that if council doesn't fund it, then staff can't deliver it. They're in these things together.

Cllr Gibson asks about scaling back, especially on Operations Campus (see later). Stewart says circumstances change, in the case of the campus they have Federal money for the transit portion, so that becomes the priority.

Cllr Allt says that he hears from people who say Guelph is no longer an innovator, and we're spinning our wheels in terms of green-values. O'Rourke suggests that his question may be hung too closely to strategic planning, but Allt would like an answer.

Stewart says it's not a matter of Guelph not innovating, it's that others have caught up to Guelph. There's less funding from upper levels of government, but we are electrifying transit, and that's some innovation. The key is implementation now.

We now move on to Smart Cities Update: Our Food Future and Circular Opportunity Innovation Launchpad.

*David Messer, E.D. Smart Cities

*Ashlee Cooper, Program Advisor, Our Food Future

*Andrew Telfer, Manager, COIL

*Justine Dainard, Project Manager for Smart Cities

Presenting..

The complete annual update can be read here: <https://pub-guelph.escrimeetings.com/filestream.ashx?DocumentId=33712>

Messer says that its clear that the circular economy is an important part of reaching climate goals, plus the realisation that we can no longer afford more linear waste systems. Guelph-Wellington on leading edge of transition.

Smart Cities has collected over \$1 million in corporate funding in the last year. Good timing too because Messer says they've generated over \$17 million in additional funding in total on top of the original \$10 million investment.

Achievements unlocked:



Andrew Telfer notes that there's been a 400 per cent increase in the number of candidates looking for COIL support. It's supported 100+ companies and has a national reputation for achievement. They've got pokers in the fire to better connect circular waste to climate action.

Messer highlights the Zero Waste Economic Transformation Lab, which has been making big strides in the diversion of construction waste. In terms of the whole SC project, they're well ahead of goals and are looking to update plan by June 2023.

Messer says it was an exciting year for Smart Cities, and thanks all community partners because this was a whole community project.

O'Rourke asks for the recommendation to be put on the floor. Allt and Richardson do so: That the report "Smart Cities Update – Our Food Future and Circular Opportunity Launchpad" dated February 7, 2023, be received.

Cllr Busuttill asks if the city/county regional food system idea going to be coming back to council? Messer says over the next 6 months the office will be setting up framework for continuing on w/o further funding. Building legacy of program so that it can continue.

Cllr Caton asks if the City has partners in the circular economy for their catering needs? Messer says City will be developing circular economy strategy that will deal with things like procurement.

O'Rourke asks about the behavioural science portion. Messer says they're working on the reduction of household waste, they worked with One Earth in Vancouver to understand motives for enviro action. Looking at applications, and how they can further that research.

Cllr Chew asks if there's been any opportunities to team with the U of G. Messer says it's a core collaborator in this work, and they work with about 14 different departments.

Kate Vsetula from the Guelph Community Health Centre is the first of two delegates on this. She says she's blown about the impressive work of the OFF, but she's worried about sustaining this work. She notes food insecurity not getting better & we need coordinated approach

Caron asks about the communications and marketing for these programs. Vsetula says OFF has done an "incredible" job of marketing out the work, but she's worrying about keep up the effort and will also be looking at how this work is sustained.

Allt asks about Vsetula meaning of a sustained effort. She says the City needs a co-ordinator for these food-based efforts, or perhaps a Community Benefit agreement to some group who could do that on the City's behalf.

The second and final delegate is Brendan Johnson from the Guelph Neighbourhood Support Coalition. He's talking about Community FEWD, which takes excess or mislabelled food and turns it into meals. That's 10k meals served and 4 tonnes of food diverted from landfill.

Questions for staff? Doesn't seem to be any.

Report received unanimously.

Onto consent agenda for IDE. One item: 9.1
Region of Waterloo Organics Processing Contract.

Gibson/Guthrie move the recommendations. They pass unanimously.

Recommendation:

1. That Council approve the renewal of the Organic Waste Processing Agreement with the Regional Municipality of Waterloo for the first of two optional five-year renewal terms for the continued processing of organics (green cart) material from October 14, 2023 to October 13, 2028;
2. That Council approve the amendment of the Organic Waste Processing Agreement with the Regional Municipality of Waterloo to suspend the annual price index adjustment for the five-year term to reflect current market conditions; and
3. That staff be directed to negotiate and execute an amending agreement to the Organic Waste Processing Agreement with the Regional Municipality of Waterloo to give effect to the foregoing recommendations, subject to the satisfaction of the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise Services, and the General Manager of Legal, Realty, and Court Services/City Solicitor.

Two items left, so we're taking a 10-minute break.



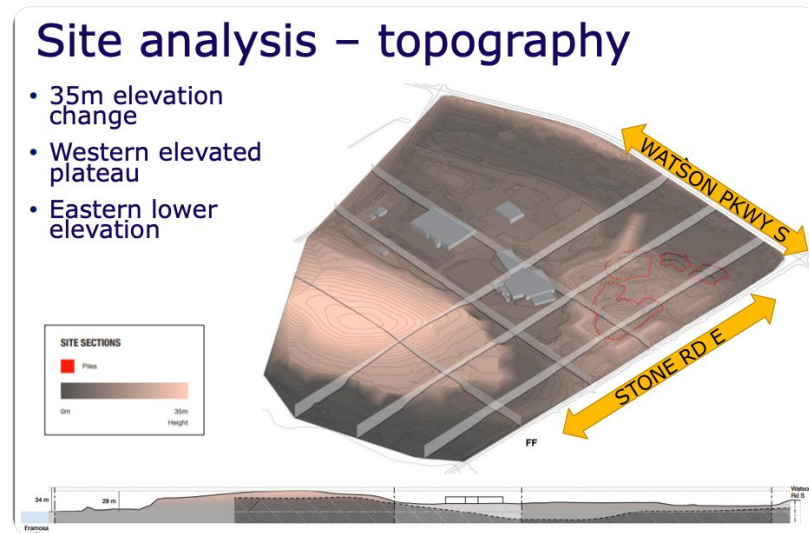
We're back, and ready to discuss Operations Facilities Long-Term Plan Update.

To recap: The City has been looking for years to moving all operations departments under one roof at a new facility, but site analysis offers too many limitations so the new building will focus on transit and fleet vehicles.

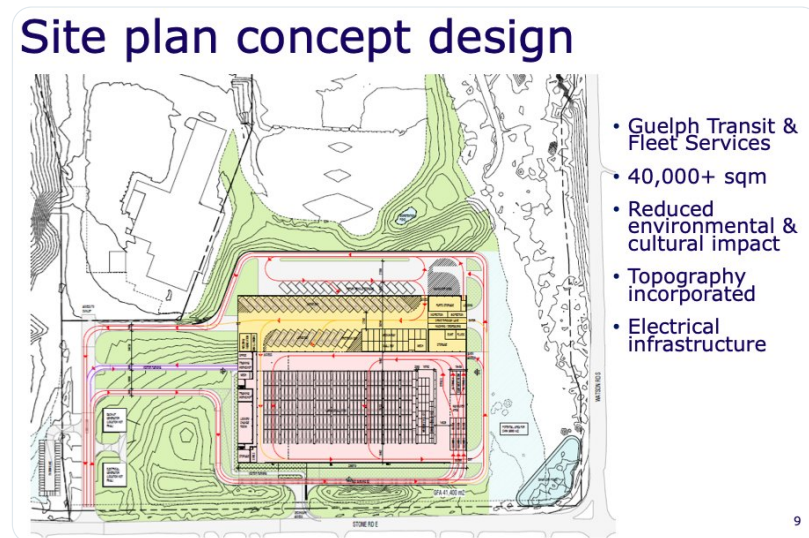
As previously indicated, the City has federal funds to support the electrification of the transit services, and the current bus bay at Watson Road has inadequate power needs from anything beyond a few power stations.

The site in question is Stone and Watson, adjacent to the OR lands including the old quarry and the Radial Trail Line.

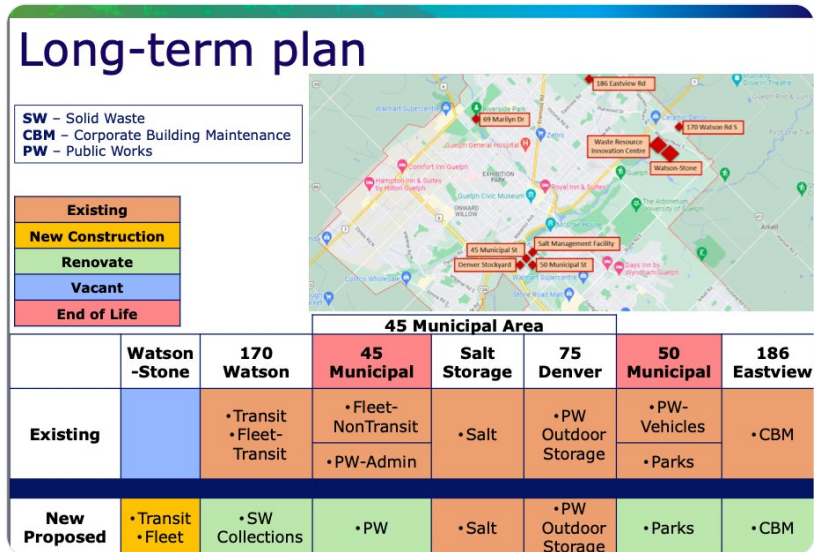
Bryan Ho-Yan, Manager of Corporate Energy and Climate Change, says he's walked the site many times and has made a couple of observations. The elevation changes on the site is especially significant in terms of challenges.



The site plan now; transit is pick and fleet is yellow. The plan will leave the natural heritage features on the site alone for the most part. Ho-Yan says that Guelph is in a unique position because they can build to EV specs as opposed to adapting a whole facility.



What about the rest of the operations facilities? They're getting renovated and upgraded.



The staging plan has been revised and staff will spend the rest of the year working on the site plan for the Watson/Stone site. Site planning will begin in '24 and so will planning for two other renos.

Goller/Richardson move recommendations:

Recommendation:

1. That staff continue to design a new Guelph Transit and Fleet Services facility at the municipal-owned site located at the northwest corner of Watson Parkway South and Stone Road East.
2. That staff proceed with developing the revised Operations Facilities Long-Term Plan to utilize existing municipal-owned sites 45 Municipal Street, 50 Municipal Street, 170 Watson Road South, 69 Marilyn Drive and 186 Eastview Road for operating services Public Works, Solid Waste Collections, Parks, and Corporate Building Maintenance.
3. That staff proceed with the planning and design of the Operations Facilities Long-Term Plan and be directed to seek Council approval through the multi-year budget process.

Allt asks about the tensions in developing the site. DCAO Holmes says this option has given the City the opportunity to do a couple of things: Help reach race to zero goals, and reduce footprint of building to protect natural heritage features.

Gibson points to a GT article from May 2021 that pegged this project at \$200 mn, so he's glad to see it pulled back, but notes lack of financial impact study in this report. What's the deal?

Holmes says they'd like to have all the info about costing based on design, which hasn't been done yet, but if nothing changed from previous concept the costs would be "way more" and still very volatile. Holmes says they want a sense from council about changing the scope.

Gibson notes that this is a significant change, and then there's all the renovation projects on top, what if it costs more? Holmes says the costs of putting it all on one site, looking at market pressures, was more than the City can bear.

Watson and Stone must be developed if the goal is to electrifying bus fleet. As for the renovations, there would have been remediation costs before giving up those sites, so there was always a lot of funding associated whether the City stays or goes from those buildings.

Holmes notes that they have to get the Watson/Stone facility done by 2027 because of the Fed funds, which means they have to get going by 2025. They will have to look at the costs for the each locations as they do that work, but got to get going on new building.

Stewart notes that there was a point of view when this project started that they could leverage the Federal funding to get the campus built for all operations, but there a number of things that have changed since then.

Stewart: Rec #1 ticks off the transit needs. The other two will hopefully give committee comfort that even though don't know that full costs, council still has full control.

Recommendation:

1. That staff continue to design a new Guelph Transit and Fleet Services facility at the municipal-owned site located at the northwest corner of Watson Parkway South and Stone Road East.
2. That staff proceed with developing the revised Operations Facilities Long-Term Plan to utilize existing municipal-owned sites 45 Municipal Street, 50 Municipal Street, 170 Watson Road South, 69 Marilyn Drive and 186 Eastview Road for operating services Public Works, Solid Waste Collections, Parks, and Corporate Building Maintenance.
3. That staff proceed with the planning and design of the Operations Facilities Long-Term Plan and be directed to seek Council approval through the multi-year budget process.

Holmes notes that this a Tier 1 project, which will offer quarterly updates to the public.

Guthrie asks if staff if there's a consideration about not financing things in isolation given Baker and SECC. Holmes says they've been talking to finance, and this is on their radar with a financing plan even as they develop the final numbers for the various pieces.

Guthrie says it's important for the public to hear this: All 3 projects get different funding from different places; It's not all property tax money. Holmes says no analysis been done yet, but originally project was 17% grants, 48% DCs, 13% cap reserve, 22% tax funded debt.

Goller asks about the GID secondary plan ties into this. Ho-Yan says GID directives will drive the way this project is developed. That's also why they've carefully analysed the site to discover what's workable. Respecting GID factored into design.

Caton asks if archeological studies have been done. Ho-Yan says both phase 1 and phase 2 have been completed and the reports are being written. The City consulted both the Mississaugas of the Credit and Six Nations.

Cllr Billings asks if its possible that the construction at Stone and Watson can be done for \$200? Holmes says the best guess now is \$200-\$250 mn (so long as no one is holding her to that). She notes that she doesn't like guessing on stuff like this.

Billings asks if there's any hope to getting more grant money to help with inflation crunch. Holmes says never say never.

O'Rourke asks why no break down on cost just for transit and fleet is not possible right now? Antti Vilko, GM of Facilities and Energy Management, says they need to look at detailed design, all they have right now is a concept. There's also a question of how we face the work.

O'Rourke asks if this a new way of approaching capital projects. Vilko says the process has always been the same, and in order to have informed budgets you need to have a detailed design. Previous reports have had "relative estimates" but those were not final budget numbers.

Stewart adds that they've learned from other projects by doing more detailed work to get things more accurate. Net-zero drove electrification, and that means the change in location, which has been in the works for years. \$34 mn on the table also driving this.

Stewart says that he doesn't want a repeat of taking 30 years to get Baker redevelopment moving.

O'Rourke asks if the City has the capacity for all 3 projects at the same time. Stewart says the rapid growth demanded by ONgov is a factor too because more people will need more services and that's a driver on time too. (That is unless the City takes a stand and says no.)

O'Rourke: Have we thought about going to the Canadian Infrastructure Bank?

Ho-Yan: Had some initial conversations, but they're doing some prep work before formalising talks.

O'Rourke says she wants to make sure that the priority is public buildings (SECC and Baker) and the debt capacity of the City. She understands that this is asset management, but wants this to come back to council as a separate matter even before the budget.

Recommendations approved unanimously.

Recommendation:

1. That staff continue to design a new Guelph Transit and Fleet Services facility at the municipal-owned site located at the northwest corner of Watson Parkway South and Stone Road East.
2. That staff proceed with developing the revised Operations Facilities Long-Term Plan to utilize existing municipal-owned sites 45 Municipal Street, 50 Municipal Street, 170 Watson Road South, 69 Marilyn Drive and 186 Eastview Road for operating services Public Works, Solid Waste Collections, Parks, and Corporate Building Maintenance.
3. That staff proceed with the planning and design of the Operations Facilities Long-Term Plan and be directed to seek Council approval through the multi-year budget process.

Last item: Guelph Greener Homes Program Update. Vilko, Ho-Yan and James Krauter, Manager of Taxation and Revenue/Deputy Treasurer presenting.

This is the project formally known as the PACE program, and it will offer 0 per cent interest loans to residents to perform energy retrofits through loans that are repaid through property tax bills.

The project is made possible with a \$10 million loan from the Federation of Canadian Municipalities, plus another \$5 million in grants from FCM and a \$3.75 million contribution from the City itself. User fees will be applied to cover administrative costs not covered by the FCM.

Who's eligible? Who's not?

Who's Eligible?

<p>Yes </p> <ul style="list-style-type: none"> Residential low-rise buildings located within the City of Guelph: <ul style="list-style-type: none"> Detached Semi-detached Townhouses Rowhouses similar house types 	<p>No </p> <ul style="list-style-type: none"> Non-residential Residential buildings on leased land Buildings outside the City of Guelph
---	--

Other eligibility considerations

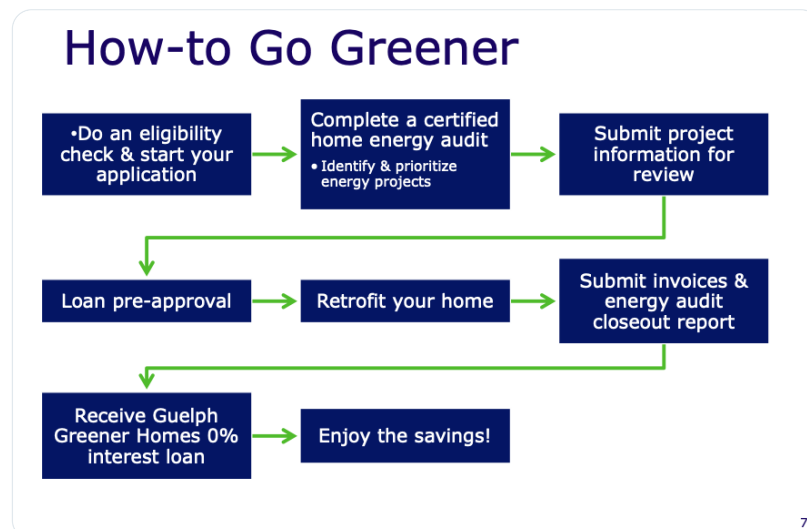
- City of Guelph property tax account
- All registered property owner(s) consent
- No back taxes
- No liens
- No disputes regarding title
- Building at least 5 years old
- Home improvements are Guelph Greener Homes eligible improvements
- Home improvements have not already started

What kind of projects can you do?

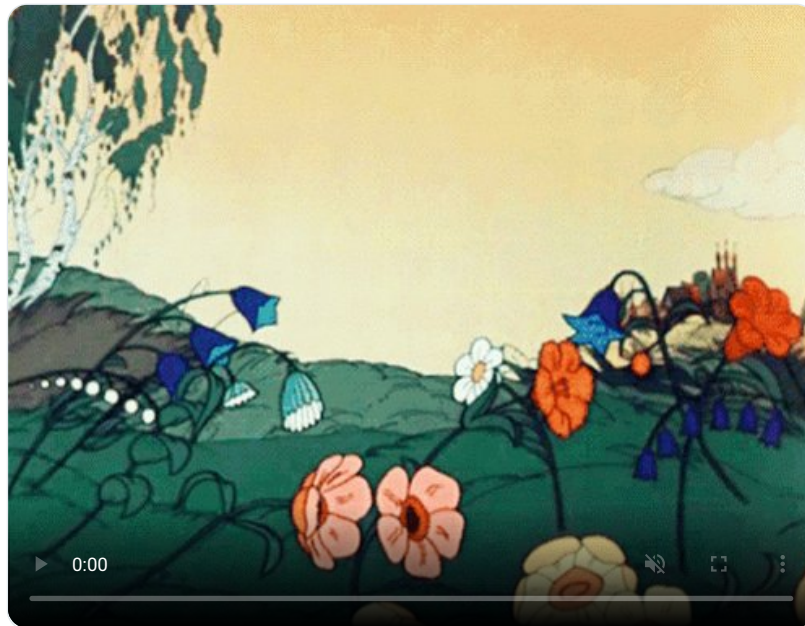
Eligible Projects

- **Building envelope:**
 - Insulation
 - Air-sealing
 - Window and door repair/replacement
- **Mechanical systems:**
 - Air source heat pumps
 - Heat pump water heaters
 - Heat recovery systems
- **Control systems:**
 - Smart or programable thermostats
- **Renewable energy systems:**
 - Solar photovoltaic systems
 - Solar hot water systems

Step-By-Step:



The program will launch sometime this coming spring.



Caron/Allt move the recommendation. Note that this recommendation has been changed since the report was originally released to add greater clarity.

Recommendation:

1. Deputy Chief Administrative Officer, Infrastructure Development Enterprise is authorized to approve the entering into and are authorized to execute all agreements related to the Guelph Greener Homes Program on behalf of the City. This delegation applies equally to supplementary documents, agreements, amendments, renewals and termination of such agreements.
2. The Clerk and Direct Report Manager responsible for the Guelph Greener Homes Program are authorized to approve the entering into and are authorized to execute the property owner agreements on behalf of the City. This delegation applies equally to supplementary documents, agreements, amendments, renewals and termination of such agreements.

Allt asks if he had a six-flex, could he apply for retrofit? Ho-Yan says they have to abide by FCM standards, and multiuse residential are not eligible.

Caton asks if there's a difference between corps, people who own multiple residences or individual homeowners in the rules? Ho-Yan says as long as they meet eligibility guidelines and the owner agrees to terms, anyone can apply.

Ho-Yan, in response to Goller's question, says that the Greener Homes program is meant to work in conjunction with other grant opportunities. He says that he hopes it can be used as a launch point to help spur green renos in the community.

Ho-Yan also says that they've been aware of the issues around cultural heritage assets and will be looking at ways to protect those assets through restoration and repair, and not just throwing stuff out in the name of green upgrades.

Goller asks if the City is confident in communications plan to get the word out. Holmes says rising interest rates make these 0% loans especially attractive, but they have hired a marketing company to help get the word out. Council will also have a part to play.

We interrupt these council questions, to go to the one delegate for this topic. Evan Ferrari from eMERGE Guelph Sustainability.

Ferrari congratulates staff for the program and their hard work. This will be an economic driver as well as a tool to fight climate change.

Caron asks Ferrari if there's a capacity to handle the energy audits. Ferrari says eMERGE has partners to help handle the audits. 0% interest and ongoing rebates are going to make this attractive so they're ready for the uptake.

Gibson asks if the title search will reveal the loan when buying a home. After conferring, Ho-Yan says that the City will have to post all homes that have received funds, and that the old homeowner is still bound until they have the new owner sign on to the GGH loan.

Gibson noted back to the GEER days that he was concerned about fixed rate loans a 20 years, but this plan is better and likes the details. More cost assurance for the City and people participating, less exposure for what's a very good program.

Krauter, answering Gibson question, says it's not a lean per se, the local improvement charge will show up on the tax certificate as the lawyer is doing due diligence on the property, the amount and the year it expires.

Gibson asks about a no-condition sale. Krauter says people usually want a tax certificate to make sure there's no back taxes owner, and then there's title insurance which will also cover that.

Busuttill says the payment upfront makes this difficult for all people to access. Are there any considerations for people who don't have all that money upfront? Ho-Yan says there is an opportunity for 20% "kick-off" to get the process started.

He adds that there will be other opportunities over the next four years to look at ways to increase the equity piece and reaching out to more people in the community. He also notes that this works with other grants in the City and makes those connections.

O'Rourke asks about low income rebates. Ho-Yan says they're still working on that element, and they're trying to align with the community investment team on liabilities. Still working on the details.

DCAO Lee says that this phase of the project has a funding source, so any future phase might have a bigger financial impact on the City. Just FYI.

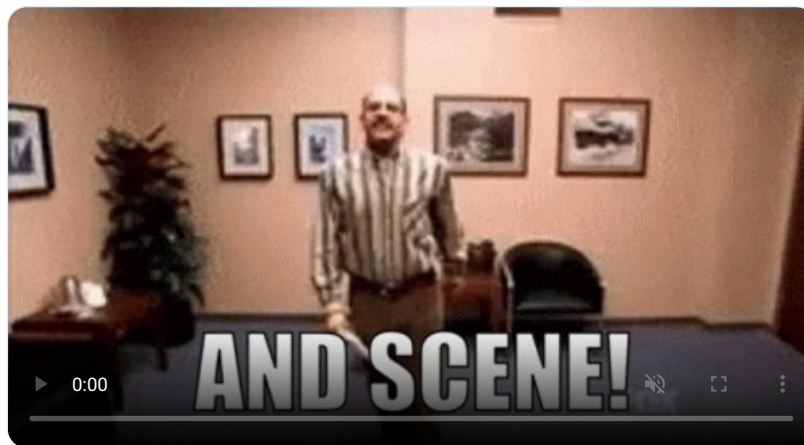
The recommendation passes unanimously.

Recommendation:

1. Deputy Chief Administrative Officer, Infrastructure Development Enterprise is authorized to approve the entering into and are authorized to execute all agreements related to the Guelph Greener Homes Program on behalf of the City. This delegation applies equally to supplementary documents, agreements, amendments, renewals and termination of such agreements.
2. The Clerk and Direct Report Manager responsible for the Guelph Greener Homes Program are authorized to approve the entering into and are authorized to execute the property owner agreements on behalf of the City. This delegation applies equally to supplementary documents, agreements, amendments, renewals and termination of such agreements.

Announcements? None.

So that's the end of the meeting.



[@threadreaderapp](#), unroll please!

...