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May 15, 2024 · 157 tweets · [adamadonaldson/status/1790800697803395539](https://twitter.com/adamadonaldson/status/1790800697803395539)

Coming up at 2 pm, it's the second committee of the whole meeting this month! This is what we're talking about today:



Committee of the Whole Preview – What's on the Agenda for the May 1...

We've already scheduled one Committee of the Whole meeting, but what about a second Committee of the Whole meeting? This unusual move is coming to you from the financial office and Strong May...

<https://guelphpolitico.ca/2024/05/03/committee-of-the-whole-preview-whats-on-the-age...>

Chair Caron has called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof? Nope.

1 item under corporate services: Court Services: Transfer of Part III and Part IX Prosecutions under the Provincial Offences Act to the City of Guelph and implementation of Administrative Penalty System for Parking.

Allt/Guthrie move approval and it is approved.

3.1 Court Services: Transfer of Part III and Part IX Prosecutions under the Provincial Offences Act to the City of Guelph and implementation of Administrative Penalty System for Parking , 2024-100



Recommendation:

1. That the Staff Report entitled "Court Services: Transfer of Part III and Part IX Prosecutions under the Provincial Offences Act to the City of Guelph and implementation of Administrative Penalty System for Parking Infractions", dated May 15, 2024, be received.
2. That Council authorize the Mayor and City Clerk, or their respective delegates, to execute the Interim Transfer Agreement with His Majesty The King In Right Of Ontario As Represented By The Attorney General, a side agreement with the Crown Attorney for Wellington County regarding prosecutorial intervention, and any other documents as may be necessary or desirable from time to time related to the transfer of prosecutions commenced under Parts III and IX of the Provincial Offences Act from the Ministry of the Attorney General to the City of Guelph, each in a form satisfactory to the City Solicitor.
3. That City staff be directed to proceed with the implementation of an Administrative Penalty System for parking infractions and directed to bring forward the necessary by-laws and policies required to implement and administer the Administrative Penalty System for Council's consideration.
4. That Council authorize the Deputy Chief Administrative Officer of Public Services and Deputy Chief Administrative Officer of Corporate Services, or their respective delegates, to execute agreements with His Majesty the King in Right of Ontario As Represented by the Minister of Transport as may be necessary to implement the APS, each in a form satisfactory to the City Solicitor.

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Next, 2023 Year-end Financial Reporting. Treasurer Tara Baker will present.

Capital commitments:

Spending of \$125.1 million plus \$275.1 million approved purchase orders

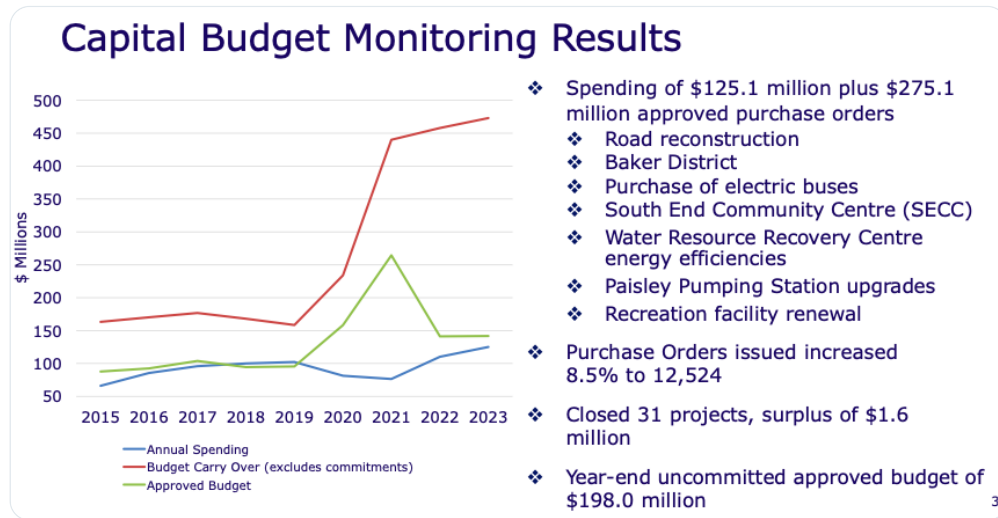
- ☐ Road reconstruction
- ☐ Baker District
- ☐ Purchase of electric buses
- ☐ South End Community Centre (SECC)

☐ Water Resource Recovery Centre energy efficiencies

(cont'd)

☐ Paisley Pumping Station upgrades

☐ Recreation facility renewal
Purchase Orders issued increased 8.5% to 12,524
Closed 31 projects, surplus of \$1.6 million
Year-end uncommitted approved budget of \$198.0 million



Baker says that they made good progress in the last year on capital and they want to keep up with the pace. It was a record year for capital with \$125.1 million in spending or 81% in fulfilling the approved budget commitment for the year, which is an increase of 20% from 2021.

For 2024, Baker says that they're looking at projects with large balances that are not making forward momentum. They want to make sure that the capital budget will reflect what's achievable, so you'll be seeing quarterly reports at CoW.

Baker says part of the inflationary strategy is to lead a capital budget review initiative. \$30.9 million in savings have been found so far, and another \$19 was found in March. This work is ensuring every dollar is being used to its fullest, she says.

Recommendation includes increasing budget for next gen 9-1-1 (for procurement), and replacement of city funding with grant funds that came thru. Also, b/c of delays in ambulance delivery, so they're seeking pre-approval to order '25 and '26 vehicles now.

Next: 2023 Operating Budget Monitoring Summary

☐ Total surplus of 1.4% from budget (2.8% in '22) – mix of tax/non-tax impacts.

☐ Surplus funds were anticipated & used during the 2024 budget to reduce taxes & rate impacts.

☐ 2024 base budget adjusted to address variance trends

Baker notes that at the time of the budget's approval they were dealing with high vacancies and inflation, so goal was to manage within the envelope till 2024 in the hopes that things would stabilise. Still, reserves used to slow impact on tax base.

Baker says that council will see that some variances will have impact in 2024 due to staff's long view approach.

Other 2023 Operating Variance Drivers

□ Minor 0.3% unfavourable variance for compensation driven by use of temporary staff and overtime to address permanent staffing vacancies, inflationary pressure on medical and dental benefits, and rising minimum wage.

(cont'd)

□ Inflationary pressures in purchased goods and services impacting fuel, vehicle parts, trade labour, medical supplies and wastewater treatment chemicals.

□ Unfavourable variance for building and fleet repairs due to aging assets.

(cont'd)

□ Revenue surplus of 5.1% from investment returns, water / wastewater volumetric revenues, asset disposal proceeds, capital labour recoveries and grants.

□ Local Boards and Shared Services net unfavourable position of 7.5%.

Assets are being extended beyond their life so look for that to be a drag on variances in 2024. There will also be some variable on grants, but the significance of that number will decrease in '24. Also, 2023 was the first time in years there was no surplus in social services.

Baker notes that this will be a challenge for 2025 as they combat ongoing issues with the housing crisis. The City does have a robust reserve fund strategy though.

Funding recommendations to address variances (staff endorse both requests):

2023 Funding Recommendations (Tax)

Tax Supported Surplus / (Deficit) Allocation	Amount \$
Transfer from Library Operating Contingency Reserve (102)	(294,319)
Transfer to Police Operating Contingency Reserve (115)	36,748
Transfer to Environment and Utility Reserve (198)	417,211
Transfer to Tax Rate Operating Contingency Reserve (180)	3,703,389
Tax Supported Total	3,863,029

2023 Funding Recommendations (Non-tax)

Non-Tax Supported Surplus / (Deficit) Allocation	Amount \$
Transfer to Water Capital Reserve Fund (152)	2,588,627
Transfer to Wastewater Capital Reserve Fund (153)	1,146,371
Transfer to Stormwater Capital Reserve Fund (165)	547,567
Transfer to Building Services OBC Stabilization Reserve Fund (188)	53,564
Transfer from Parking Capital Reserve Fund (151)	(1,524,904)
Transfer from Court Operating Contingency Reserve Fund (211)	(297,026)
Non-Tax Supported Total	3,414,200

Staff are recommending that the funds from all positive variances be allocated to reserve funds and accounts in order to maintain their healthy position.

Finally, Year-End Reserve and Reserve Fund Balances

- Increase of \$31.5 million (6.5%) to \$519.2 million before commitments
- Over half of the increase is from interest earned on reserve funds
- Increase of \$42.0M (35.3%) after commitments

Baker says that they do have some concerns going forward. Funds are being utilised at a rate similar to contribution, which is good as it confirms the good work on capital side, \$519 mn in reserves right now, but it's really \$116 mn after commitments.

Correction: \$160 million.

Reserves at 62% after transfers are said and done. We are falling below the commitment to have 8% on hand due to transfer to Elliott and Hospital, plus the impact on DCs and fees from Bill 23.

Updates to reserves and reserve funding will be coming back in September/October, so staff will have some further recommendations for changes at that time.

Capital capacity on the tax side is becoming strained due to increased costs and the loss of fees. On non-tax, while there's a surplus now, that will be gone by 2028 as the City hits the pedal on infrastructure renewal.

Capital Reserve Funds

Category	Year-end Position	Trend	Key Drivers
Tax Supported	Deficit of \$4.1M	↓ (\$14.3M)	<ul style="list-style-type: none"> DC exemptions increase Higher commitments at year end Hold off on debt issuance
Non-Tax Supported	Surplus of \$95M	↑ \$40.2M	<ul style="list-style-type: none"> Reduction in commitments through 2022/23 capital prioritization process (re-budgeted in 2024 and future forecast)

Development Charge (DC) Reserve Funds:

DC collections:

□ 2023 - \$26.3M

□ 2022 - \$20.9M

DC exemptions and discounts:

□ 2023 - \$11.6M

-\$3.1M from Bill 23

-\$7.4M (176%) higher than budget

□ 2022 - \$6.9M

DC capital expenditures:

□ South End Community Centre - \$4.1M □ Whitelaw Road Reconstruction - \$2.3M □

Speedvale Road Reconstruction - \$1.9M □ Eastview Community Park - \$1.0M

□ New Water Supply - \$864K

□ Solid Waste Collection Truck - \$728K

□ New Signals - \$660K

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- ❖ New Water Supply - \$864K
- ❖ Solid Waste Collection Truck - \$728K
- ❖ New Intersections/Pedestrian Signals - \$660K

DC Reserve Fund Activity	Total (\$)
Opening balance	111,928,686
Collections	26,313,471
Exemptions	11,581,028
Interest earned	8,115,422
Capital Expenditures	(18,460,589)
Debt Charges	(1,319,239)
Closing Balance	138,158,779
Commitments not yet spent	(169,521,897)
Closing Balance after commitments	(31,363,118)
Year-end DC Debt Outstanding	65,754,932
Net DC Reserve Fund Balance	34,391,815

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Baker notes that rapid pace of new ADRUs is good for housing, but had for impact on fees. Discounts and exemptions for DCs were 176 per cent higher year over year, and 2023 was the first year of Bill 23 in full effect.

There will also be new exemptions for affordable housing that go into effect June 1. That wasn't included in the budget because the ONgov hadn't released definitions of yet. Now they have.

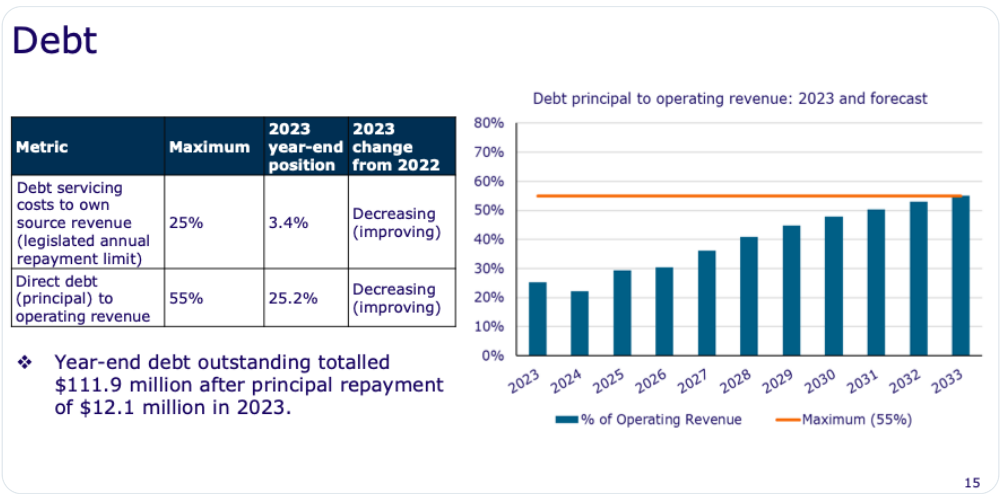
No information on the nearly \$5 mn we got from the province is included in this report because they don't yet have the direction on what it can be used for. A report on that will come forward later.

Baker says that they're looking a deferrals and different ways to manage the cashflow due the impact on the amount of fees collected.


This is year-end balance for parkland and community benefit, seems like a lot but all this money has been allocated. (Legislation says we have to have 60% assigned at any time).

Other Development Fee Reserve Funds					
Parkland Dedication (PD) Payment-in-Lieu (PIL)			Community Benefit Charges (CBC)		
Description	PD (300) (\$)	Downtown PD (301) (\$)	Description	CBC (302) (\$)	
Opening balance	15,407,924	354,519	Opening balance	453,800	
PIL collected	1,828,291	-	CBC collected	474,400	
Capital expenditures	-	-	Capital expenditures	-	
Interest earned	558,785	12,137	Interest earned	23,656	
Closing balance	17,795,000	366,656	Closing balance	951,856	
Year-end commitments	(1,507,962)	-	Year-end commitments	-	
Available balance	16,287,038	366,656	Available balance	951,856	

Debt! We will dip this year, before we start working our way upward again. Baker says that ideally, they would look at financing now, but interest rates not ideal.



- Summary:
- ☐ Proactive and responsive financial management is demonstrating positive progress over time on financial results compared to budget.
- (cont'd)
- ☐ Capital strategies related to managing inflation and project execution are working; will cont. this to ensure every dollar is activated.

- Reserve Funds are showing declining trends; staff are reviewing targets & updating policies to guide budget recs & risk assessment.
- Guelph is making investments to incentivize housing thru the funding of DC exemptions = \$11.6 million, or 176%  budget.
- We are maximizing grants, growth rev's & debt capacity to get infrastructure & amenities to our community faster, and at the lowest tax & rate impact.

Gibson asks at what point can we consider pause on water fee increase w/ surpluses every year? Baker says they look at this in detail, backlog is significant though so 2023 results need to be considered with future needs.

Gibson notes that inflation is still high what happens with rate cuts? Baker says they've looked at that thru debt and investment budgets, they have not made adjustments yet.

Gibson adds that he would be mindful about the impacts of interest rate cuts on inflation, and how unless there's a change in direction with the feds, inflation will come back.

O'Rourke asks about adjusting the water rates for next year. Baker says nothing precludes a possible change.


O'Rourke asks if council should shift \$500k into the affordable housing reserve. Baker says the balance now is \$100k and staff have prioritised surplus based on contingency need, and any use of money is up to direction of council. First need to get contingencies to 75% of target.

O'Rourke asks about \$13 mn for library from feds, does that wipe out levy? Baker says she can't speak to that today but will get that info. It will address majority, but there will be a significant impact on next year's budget.

Goller asks about debt serving costs by 2033. Baker says she doesn't have that specific number, but it will be under 10%, which is the City's limit.

Goller asks if there's a way for community members to tell us if they have affordable housing projects that need funding. DCAO Clack-Bush notes that council put in place a process thru the County to run an RFP, last time they were asked they had nothing.

Goller asks if there's a Catch-22, no requests because there's no money. Clack-Bush says these are typically large scale projects so if there were something in the works they would definitely here.

Allt asks why 75% for the reserves, is that where they should be at? Baker says the target is 100% of the 8% () but part of it is factoring in affordability. 75% is about as low as she'd like to go.

Allt asks about the purpose of reserves. Baker says there's a lot: cash flow, managing all the different biz lines over time. Capital, you can save or use debt, reserves offset those strategies. Also manage spikes in taxes. City has 80 reserve and res. funds.

Allt asks what the affordable housing exemption in June will look like. Staff says they're still working out what that means, ONgov has released a bulletin what sets benchmarks for affordability, lower than that base is fee exempt. This will be for rental and buyers.

Why the lag with ambulances? Clack-Bush notes that it's a specialised vehicle and there are only two approved manufacturers. There's a lag now for all types of fleet vehicles.

First recommendations approved:

4.1.1 2023 Year-end Capital Budget Monitoring Report - 2024-216



Recommendation:

1. That the adjustments detailed on Attachment-3 of the 2023 Year-end Capital Budget Monitoring Report dated May 14, 2023, be approved.
2. That Council approve the early ordering of seven replacement ambulances, three budgeted in 2025 and four budgeted in 2026 in PM0010 in the 2024-2027 multi-year budget that was adopted on November 29, 2023, for a total commitment of \$1,768,600 over the two years.

Second batch approved:

4.1.2 2023 Year-end Operating Budget Monitoring Report and Surplus Allocation and Deficit Funding - 2024-215



Recommendation:

1. That the 2023 tax supported operating surplus of \$3,863,029 be allocated to or funded from the City's reserve and reserve funds as follows:
 - a. Transfer \$294,319 from the Library Operating Contingency Reserve (102) in accordance with the request from the Library Board.
 - b. Transfer \$36,748 to the Police Operating Contingency Reserve (115) in accordance with the request from the Guelph Police Board.
 - c. Transfer \$417,211 to the Environment and Utility Reserve (198) for revenue surplus from the sale of recycled goods.
 - d. Transfer \$3,703,389 to the Tax Rate Operating Contingency Reserve (180).
2. That the 2023 non-tax supported operating surplus of \$3,414,200 be allocated to or funded from the non-tax supported City reserve and reserve funds as follows:
 - a. Transfer the Water Services surplus of \$2,588,627 to the Water Capital Reserve Fund (152).
 - b. Transfer the Wastewater Services surplus of \$1,146,371 to the Wastewater Capital Reserve Fund (153).
 - c. Transfer the Stormwater Services surplus of \$547,567 to the Stormwater Capital Reserve Fund (165).
 - d. Transfer the Building Services surplus of \$953,564 to the Building Services OBC Stabilization Reserve Fund (188).
 - e. Transfer \$1,524,904 from the Parking Capital Reserve Fund (151) to fund the parking deficit.
 - f. Transfer \$297,026 from the Courts Operating Contingency Reserve Fund (211) to fund the Courts deficit

Third batch approved:

4.1.3 2023 Long-term Financial Statement: Reserves and Debt, 2024-219



Recommendation:

1. That a Tree Compensation reserve fund (365) be opened to fund tree planting activities from fees collected under the Tree By-law (2010)-19058 or successor by-laws.
2. That a Property Assessed Clean Energy Funding reserve fund (305) be established to record and track grant funding received from the Federation of Canadian Municipalities and the disbursement of funds.
3. That the Property Assessed Clean Energy reserve fund (362) be renamed PACE Loan Loss Provision reserve fund and that the purpose and terms are updated as outlined in this report.
4. That \$500 thousand be transferred from the Stormwater Contingency reserve (359) to the Stormwater Capital reserve fund (165) in 2024.

That's a wrap for Corporate Services. Mayor Guthrie will now take over for Governance.

One item on this agenda: Mayoral Direction B4 – Temporary Structured Encampment. Guthrie thanks staff for bringing this forward, it answers questions that have been out there for a while. He says that he feels there's a need for this discussion and it should be feint now.

He also wants to acknowledge that the City and the County both have their lanes, but those things should not get in the way of helping people and that should be a collective effort. Today: Where do we go from here?

CAO Stewart takes over with a presentation. He says a multi-departmental team tackled this report, and council will note that the motion is to receive the report and sent it to the joint committee at Wellington for their consideration. It also recommends no further action.

He also says that work continues with provincial partners and others on solution. Permanent supportive housing is a proven solution and the County agrees that it's better to put the emphasis there then doing something temporary.

Stewart adds that the City doesn't have a social services department, which has made this issue hard to tackle in house. Expertise at the County is working collaboratively with partners, and notes that the next meeting of social services is June 12.

He notes that it was less than a year ago that Collective Results produced their report and it concluded that the County has the ability to answer these challenges. Guelph has a voice there, and there's lots of good work happening...

We are making strides on supportive housing compared to other mid-size cities. As for this report, it's comprehensive, and if there's interest in pruning this that will be done at the joint committee.

There are six delegates, starting with Kay Miller. She understands that there's jurisdiction issues, but there are mass evictions taking place, and the worse it gets the more that's lost. There's a lack of resources to protect people, and the responsibility should be on everyone.

Miller notes that no one party created the crisis but we're all responsible. Also, no one solution will work to solve the whole problem. All sites listed are flawed in some respect, but a space can be made sufficient. The only wrong answer is doing nothing.

Miller asks for some clarification about using reserves to answer the emergency need.

Busuttill asks about usable sites and service delivery. Miller says that proximity to DT services and closeness to school, et al were parameters, and that's limiting. To manage a site like this you need wraparound services, and that needs staffing.

Next up, Susan Watson. Her request is to find a way to support an encampment even if it's not a City initiative. 30 years of magical thinking that the private sector can solve the problem is a farce, and shelters are not an answer either.

She says the proposal from the Tiny Homes Coalition is impressive and perhaps the City should support them. Kitchener and Hamilton has moved forward with this, London has provided resources to encampments. City's job is provide services.

Watson says County can use parking lot behind the post office on Wyndham for a temp encampment. She said she's angry that County refused to cough up land for Baker District with that lot, could have been leveraged for social housing funds. Instead, it's a perk for County peeps.

Watson says the City should consider legal action to get that land, and without action there will be a new encampment back at St. George's Square and it's back to square one.

Speaking of Tiny Home Coalition, here's Mike Marcolongo! There's a pod about this:



GUELPH POLITICAST #414 – Tiny Homes, Big Impacts

We've heard a lot about tiny homes lately as the housing crisis has gotten worse, but they've been a thing for a while. Somehow, it's both a niche real estate trend, and a new innovation in accommo...

<https://guelphpolitico.ca/2024/04/10/guelph-politicast-414-tiny-homes-big-impacts/>

Marcolongo says the current system has failed the most vulnerable and the tiny homes model is a part of the solution though not a panacea. The goal is to help people fallen through the gaps, give them safety and help them on their way.

Hopeful to launch the pilot by winter. They've worked on a operating budget and a service provision plan. They got 65 volunteers organised, meeting with staff at City and County and working with the Chamber. Need council commitment to move forward, incl. fundraising.

Need a suitable location and that's where the City can help. November 1 is coming up fast so time is a factor.

Klassen asks about County discussion. Marcolongo says they haven't talking to county since Symposium last month. "Minimum," he adds.

Allt asks about endorsement. Marcolongo says he's not sure what message will be sent to the County without mention of the THC (report speaks to City-led project).

Allt asks Marcolongo about exit strategy, meaning of temporary. Marcolongo says it's loaded, it's a permanent solution in that it's a pipeline to supportive housing, so its the residents that will be temporary.

Allt asks about regulatory approvals. Marcolongo says in Kitchener they used public use designation, so the encampment was exempt from certain zoning requirements.

And staff flexibility? Marcolongo says Kit. stuck to own lane, Waterloo Region the CSM there, so they provided services they were in charge of and planning approvals.

Allt asks about operating costs. Marcolongo says there's operating and capital. The Mission helped develop them, and capital is \$1.3-\$2.6 mn for the site, operating is about \$200k per year.

Downer asks if there was any response to RFP. Marcolongo says they had "limited traction".

Downer asks about insurance. Marcolongo says they're working with insurer that's also working with A Better Tent City. Haven't explored full range of costs yet, but they want to add that as layer of protection for potential private landowners.

Downer asks about money. Marcolongo says they will aim to cover as much as they can through fundraising. And if not? They would work with the City to explore viability of fundraising goals.

Downer notes that social services are stretched right now, and she's concerned about them taking on new help. Marcolongo says a lot of agencies working through RCM and visiting about 30 different encampment. Tiny Homes will centralise and create community.

Downer notes that there will still be encampments in the city with just 50 tiny homes. Marcolongo says you can't force people into a housing option, there will be displaced folks still, but they're giving them an option.

Downer says that she's asking about capacity. Marcolongo says the next step is having those conversations, this is the first time the THC has presented to council, so there's still a lot to explore.

Downer asks if the agencies listed on the website are partners in the coalition. Marcolongo says a number of people in the coalition are staff at these agencies, but the agencies are not part of the coalition.

Busuttill asks about the problem statement. Marcolongo says they get a lot of questions about the effectiveness of the model, but there are a lot people not using shelter system and they're being given an option that's different with this.

Busuttill asks about exit strategy (didn't hear answer when Allt asks). Marcolongo says it will be in place until more permanent options come online and the THC is keenly aware about not taking away any momentum on that permanence.

Busuttill asks if Marcolongo will be delegating to JSSC. Marcolongo says he intends to. Busuttill asks about working with County to talk about Ontario Works and costs. Marcolongo

says there's a shelter allowance that goes to defraying costs.

O'Rourke notes the delays to get funding for Kindle, she wonders if there's consensus about this being the right solution? Marcolongo says if they get the go ahead, they would formalise agreements. More ad hoc right now.

O'Rourke asks if the THC has looked at alternatives, is this the best use of the money?

Marcolongo says this model is \$850k capital, which is comparable to ABTC. The millions amount was from the City report.

Goller asks about the difference between staff and THC figures. Marcolongo says he can't speak to the City's research, but the municipal-led project come with different costs.

Peterborough spent \$70k on security alone. Also, TCM is leveraging volunteer skills.

Goller asks about request for an endorsement. Marcolongo asks if council could direct staff to work with THC that would be a fine form of endorsement.

Caton asks when THC needs all it's ducks in a row. Marcolongo says "a month ago". There's a need, and there was a temp solution to put downtown peeps up in hotel rooms, but the tents are coming back and it takes time to procure materials and supplies.

Marcolongo adds that there's a tonne of good will in this community to make this happen, and they just need the support and a location to get started.

Caton asks about addressing enviro. sensitivities. Marcolongo says they have been looking at those options in terms of construction materials and making sure that the site is not close to industry.

Billings asks about the capital spending. Marcolongo says the \$850k amount was for A Better Tent City, which was built over four years and moved twice. Phasing made it cost effective. Cost here will be higher, and ABTC was able to hook up to municipal services in-kind.

Next is Michael Keegan. He's representing himself, and talking from background in public policy. He says this is a complex problem, political and policy. This report risks the perception that Guelph's doing nothing...

...In terms of policy it says that more action is needed but it has the City passing the buck. If this is not the way forward, what is? Absence of a clear plan of action will see these projects like THC pop which shows people want to solve the problem.

Keegan says the Kindle project is an example of how the City can "stay in its lane" and still effect change. Need council to use the political bully pulpit to make change and hold County accountable as the CSM. Should send WC a request...

-Say that City is committed to action, develop robust plan of action.

-What resources are needed and from whom

-Embrace community collectivism

-Provide leadership.

Busuttil asks about the problem statement and the city's contribution. Keegan says he doesn't think the City has to fund anything, maybe in-kind contributions. Understands that the City has limitations in resources and money.

Keegan says that ending homelessness is not a sustainable goal, what he needs is a better system to catch people and send them on their way to get them on their feet. Kind of a great example, it was tricky b/c it was a solution outside of the box.

O'Rourke asks about the county meeting more, especially after the symposium. Keegan notes that there must be some rationale why the CSM has said the encampment isn't needed. What is it? Process has to be balanced by outcome, had the process but what's next step?

Next, Morgan Dandie. She says she's glad this report was issued so swiftly, but she's not surprised by the outcome because she doesn't know how the City can set up an encampment & cut the budget for '25. They're opposite directives. Services for the homeless largely discretionary.

Dandie says that she hopes council and the community will work together to get to the minimum level of human rights.

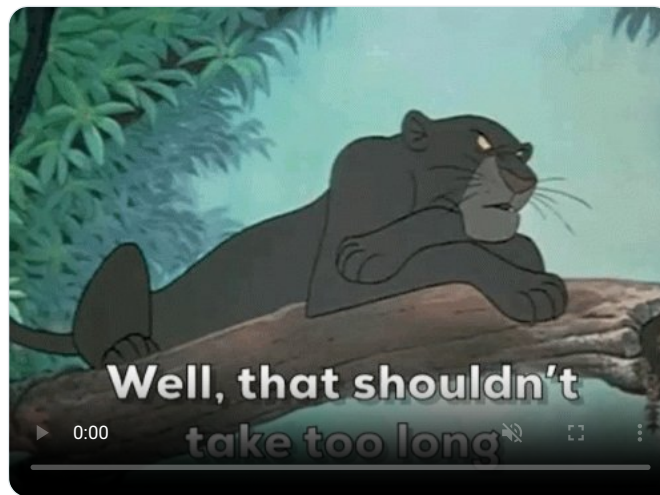
Next, Ingrid Ohls. She used to be unhoused herself and is now a frontline worker and coordinating with the THC. People who are unhoused never feel safe, and it forced her to stay in abusive relationships and ignore her other problems. We're a privileged community & need change.

Ohls says tiny homes will work wonderfully as it will allow people a place to call their own and give them time to breath. It will also help give some relief to the shelter system by reducing the churn. We can change people's lives.

Busuttill thanks Ohls for sharing her story. Asks about the next step, and who will lead it? Ohls says that to make the goal ending homeless now is unrealistic, it's about creating more options so that there can be more success since no one plan fits all.

Back to council. Guthrie says that council will move into a closed session to get info from staff under 2a of the Municipal Act about potential sites. Allt/Klassen move, and it's approved.

Guthrie says...



It looks like we're emerging from closed session.



Mayor Guthrie calls the meeting back to order.

Summary: Council received info in regards to safety and security of potential sites. No direction was given to staff.

Recommendations from the report:

That the report titled Mayoral Direction B4 -Temporary Structured Encampment dated May 15, 2024, be received.

That staff be directed to forward a copy of this report to the Joint Social Services and Land Ambulance Committee for information.

Guthrie says that there is an additional report, but we're going to deal with these two first (after some uproar).

Goller asks about the line "continue the development of more affordable housing options." Jodie Sales, General Manager, Strategic Initiatives and Intergovernmental Services, that's part of the housing agreement with the feds. DCAO Holmes notes the Affordable Housing Strat. update

Goller asks how many private land submissions were there. Sales says there around 10, no all submitted by the owner, and some not even in Guelph.

Goller asks how they can balance human rights approach and not taking any action on this. Sales says they're doing work on the continuum, and County is critical in this journey too. They talked about different needs, and those are convos with JSSLAC.

Goller asks the purpose of sending this to committee. Clack-Bush says it's b/c they're the CSM & have the expertise. The desire is to have the County consider this. Stewart adds that the CSM is where the convo belongs, and we're hovering on the exit plan. They've got byname list.

Stewart adds that there are a number of things that have to take place around question of service and support, and that also flows from the county. If there's a role of city to play in providing service or land, they can do that, need CSM direction though.

Goller asks if this will be coming back at the end of the month. Clack-Bush says these two motions won't, it's a receipt and referral, an additional motion, maybe.

Allt says he will cautiously support this motion. Notes that 2025 mayor direction on budget is a constraint. Concern about timing and approvals. Concerned about exit strategy with

THC, and definition of temporary.

Downer calls point of order, b/c this is just about receipt of the report. Guthrie agrees saying he's never seen comments about receipt of a report before. Allt says let's move the report on and see what follow up there is.

Two recommendations approved.

Guthrie was going to put a motion on the floor, but opted for this one from Caron instead. It might need less amendment. Busuttil seconds.

Mayoral Direction B4 – Temporary Structured Encampment, 2024-232 Councillor Caron

1. That City staff identify any potential suitable municipally owned sites including site servicing requirements, zoning requirements and other necessary approval processes, as well as identify potential cost implications to the City for site preparation;
2. That City staff be directed to work with the County of Wellington's Housing Services staff to evaluate and determine the viability and suitability of the Guelph Tiny Homes Coalition's proposal and gauge the County's potential involvement in the project; and that staff report back to City Council no later than July 2024, or sooner.

Caron asks staff about the fact that the City doesn't have social services staff, who's going to do it? Clack-Bush says that's a concern (notes this till go to end of the month), it will have a "significant impact" on staff workload.

Not so fun fact: The City eliminated the social services manager position in 2014.

Clack-Bush says that this will have a high operation impact for her departments, and there may be some timelines that need to shift, but they will do what they need to in order to comeback in July. Sales agrees with her staff.

Caron confirms: They will have Information about what projects are delayed by the end of this month. Clack-Bush confirms.

Downer asks about updates from the symposium and the winter funding, so she worries about the second part and the assumption that County staff will work with City staff. Clack-Bush notes that one challenge with Better Tent City is that they didn't;t work with CSM.

So one of the reason City has got to work with county is that they've got the byname list and know who's looking for help. Stewart adds that it's why there needs to be a discussion at the JSSLAC, need to know how this is interacting with actions from Symposium.

Stewart says there's a co-ordination piece that has to come in here, everyone has a piece so maybe there will be some new direction on June 12 with that meeting and then it's a "June and July of slugging." Thinks there can be a solution might be Q of who pays for it.

Downer asks if this motion should be referred to the committee, is it wrong to direct them to work with the City on something *we* want. Also, the delegations here today can delegate to the County too.

O'Rourke asks if they should be looking at amendment about the options from the Symposium. She also thanks the THC because they've got their arms around all the people that want to help.

Clack-Bush says that they would need the County to tell the City, this is an unsolicited direction. Notes again that Guelph is not its own CSM. That's not an excuse, but it is a fact of the situation, and the CSM believes we should focus on bricks and mortars.

Clack-Bush says that the County can probably give council some good reasons why they think a structured encampment is not a good option, so it's tricky for City staff here not know those reasons.

Goller encourages council to move this forward. They do have the joint committee and this is a request to them, and maybe they have an answer, but this is how they have a formal dialogue. This is how they know council is interested in this and provides endorsement for THC.

Allt says that we can't direct County staff, but within these motions is something important, 6 per cent of total budget goes to housing, and we shouldn't lose sight that there's a financial obligation. County will be looking for cash.

Caton says she will support b/c there's a missing piece for accessibility right now and the solution that the County has in place is not meeting those needs. This will keep people from being cold on the street in winter.

Klassen says the community is telling council that they want it to do more and it's challenging to sit here talking about who does what. Let's look outside the box. There's the impact on business to consider, but doesn't want to have same convos in Dec.

Downer asks to amend #2 to request that County work with City staff as opposed to making it a demand.

Mayoral Direction B4 – Temporary Structured Encampment, 2024-232 Councillor Caron

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Wording for new clause #2

Mayoral Direction B4 – Temporary Structured Encampment, 2024-232 Councillor Downer

That City Council request that County of Wellington's Housing Services staff work with City staff to evaluate and determine the viability and suitability of the of the Guelph Tiny Homes Coalition's proposal and gauge the County's potential involvement in the project;

and that staff report back to City Council no later than July 2024, or sooner.

The amended motion:

Mayoral Direction B4 – Temporary Structured Encampment, 2024-232



1. That City staff identify any potential suitable municipally owned sites including site servicing requirements, zoning requirements and other necessary approval processes, as well as identify potential cost implications to the City for site preparation;
2. That City Council request that County of Wellington's Housing Services staff work with City staff to evaluate and determine the viability and suitability of the of the Guelph Tiny Homes Coalition's proposal and gauge the County's potential involvement in the project; and that staff report back to City Council no later than July 2024, or sooner.

2

Amendment approved.

Before final vote, Guthrie says he doesn't apologise for bringing this forward the way he did, and he understand the friction and how it's been messy. We have 20 sites in the city, is that a successful housing policy. It's failure.

Guthrie says he wants to figure this out with the City, the community and the Community because people living in tents is not right. Need to work as quickly as possible. Thanks colleagues and the community and says THC has their act together.

Guthrie says that the coalition can see this through but they need help. Money? We need to look at how the City can contribute, and he's heard from businesses saying that they would like to help out financially. They're just waiting for government action.

He's hopeful that we will see something happen here for the first time, and he's going to talk to peeps on the JSSLAC to see how they can make this happen. People living in tents is unacceptable and those people are looking for hope.

Amended motions approved!

An additional motion from Klassen.

Mayoral Direction B4 – Temporary Structured Encampment, 2024-232 Councillor Klassen



3. That Guelph City Council respectfully requests that if the County of Wellington Housing Services staff determines that the Tiny Homes Coalition proposal is not viable, that an alternative accessible solution be presented to address people living in encampments in Guelph, including a winter plan to support people experiencing homelessness, and that staff report back to City Council in appropriate timing to accommodate people for winter 2024-25.

Allt asks who's being asked for an alternative solution. Guthrie confirms that the the request is from the County with an alternative. Clack-Bush adds this should be tabled at the JSSLAC and they are the ones who should be reported back to.

The new wording, which will replace Klassen's original motion. It's approved.

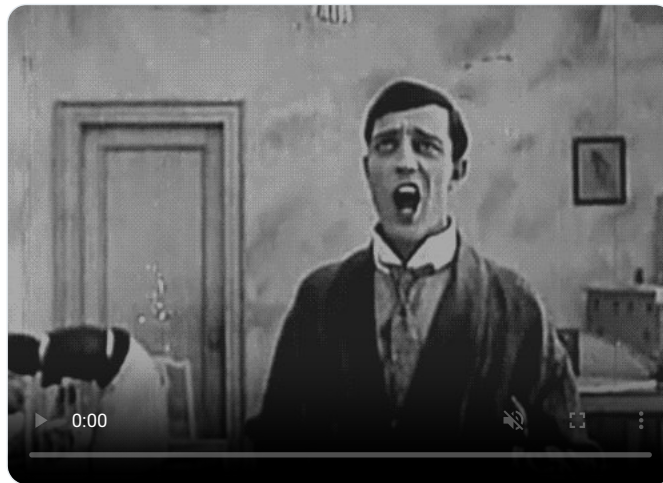
**Mayoral Direction B4 – Temporary Structured
Encampment, 2024-232 Councillor Klassen**



3. That Guelph City Council respectfully requests that if the County of Wellington Housing Services staff determines that the Tiny Homes Coalition proposal is not viable, **that the County provide** an alternative accessible solution be presented to address people living in encampments in Guelph, including a winter plan to support people experiencing homelessness, and **that County staff report back to the Joint Social Services and Land Ambulance Committee** in appropriate timing to accommodate people for winter 2024-25.

Klassen says it's good to have a contingency because last year they asked for a winter plan and never got one.

And that's a wrap for this meeting!



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