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Coming up at 4 pm, it's the second Committee of the Whole meeting of the month. This is what's on the agenda:



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

It's another one of those times when we're getting two Committees of the Whole in the same month (is that the proper pluralisation?). At this second committee meeting, there's an ...

<https://guelphpolitico.ca/2024/09/06/committee-of-the-whole-preview-whats-on-the-age...>

Chair Richardson (subbing for Audit chair Allt I believe) calls the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof? None.

First, Transit Electrification Audit.

Robert Jelacic, General Manager and Internal Auditor, will present.

The report comes with numerous recommendations for transit staff to explore in the future, including the increasing costs of new EVs. There's no formal presentation, but there are numerous recommendations in the main report.

Among the recommendations from the auditor is a request to reconsider the ordering of seven new EV buses every year in favour of ordering smaller buses or extending the lifespan of current diesel buses, acquiring a proper telematics system to monitor the EVs...

...the appointment of a fleet electrification lead, a plan for potential thermal events in the EV batteries, the creation of an alert system for charging errors, and ongoing analysis of the impact of electrification.

Jelacic says the City has maximised the ICIP funding that they received to make the purchase and accommodation of EV buses possible. The program has achieved the goals of the 3Es according to the value for money audit for the most part.

O'Rourke asks if the VFM audits have been useful. Jelacic says yes, and while there were certainly challenges doing them, he notes that the greater value will be determined by

council and how they use the info.

Recommendation: That the report titled Transit Electrification Audit dated September 17, 2024 be received. Moved by Allt/Caton. Approved.

Next, 2024 Second Quarter Budget Monitoring Report. Corporate services chair Caron asks to approve recommendation, and it's moved by Klassen/Allt.

Recommendation:

That the adjustments detailed in Tables 4, 5 and 6 of Attachment-2 of the 2024 Second Quarter Budget Monitoring Report dated September 17, 2024 be approved.

Klassen asks about capital budget adjustments and the DT pedestrian bridge cancellation, when's it coming back? DCAO Holmes says they still have to reconcile some work and it will be looked at further through EA for Macdonell Bridge.

O'Rourke asks if there's any additional funding for paramedics, especially for the unhoused. Staff says no though there is investment through paramedicine at home. No pending provincial funds either.

O'Rourke asks about fed money for library, that wipes out levy? CAO Baker says that amount is shared proportionally through all sources for funding, and while it did reduce extra levy, she can't say it was paid in full. Reduced amount of debt overall.

Recommendation approved.

Next, Municipal Scan of Renoviction By-Laws. Chair Busuttil will run this section since Mayor Guthrie is appearing virtually.

Before delegations, Guthrie thanks everyone who's delegating in advance, and notes that since this item got item he and council have found out that there's a slate of housing issues coming to council on Oct 8.

Having said that, it's important to have this renoviction discussion today since the community is interested. He adds if the will of council is to defer to Oct 8 for that bigger discussion, that may be a direction.

First delegate is Daniel Kaufmann. He's notes the situation on Brant Ave, and lived in his building last 10 years. It started with a broken stove in his apartment, no answer, and then they were told that the storage lockers were a fire hazard in June.

Next, surcharge for AC units, and then there was the N13 in August telling people they had to be gone by end of Oct. So many people in his building don't know rights, so there's a lot of scare-mongering. Lack of transparency is a BFD.

The tenants had a meeting with ACORN and many of the ones targeted are senior, or low income residents. He's concerned with the lack of info and harassment and are expecting more b/c of this landlord's track record.

Kaufmann says that there are a lot of small changes that can be made, mostly about giving tenants the proper information so that they can make an informed decision.

O'Rourke asks about interactions. Kaufmann says that a property manager came by to "hear concerns" but he was mostly asking about cash for keys. Apparently he got pissed when

someone in the building took his picture.

Kaufmann adds that the recommendations are a good start, but there should also be a landlord registry. It was only through an accountant friend that they were able to get the landlord's information, they didn't even have a mail address.

Caron asks Kaufmann if they're going to the LTB. He says there's no hearing yet, though they have been dealing with lawyers, and they have been organizing.

Allt asks about what Kaufmann would like to see at Oct 8 meeting. He says it's a good thing now that they're talking about it and he's grateful for support.

Caton if Kaufmann is looking for something in way of fines. He says that there's no reflection of the current market: this landlord shows no disregard for the rules, he boots someone and doesn't give them first-right-of-refusal, and then penalty is one year of rent & moving fees,

Kaufmann: Considering that new tenants paying twice as much, that's no disincentive.

Next is Morgan Dandie. She notes rental tenants make up 33% of pop. and are often seen as less-than, while appearance of all landlords as "struggle mom-and-pops" let's them get away with renovictions. Housing crisis not going away.

Debbie Gorman takes a pass. Myra Freeman's not here.

We move on to Dominica McPherson from Guelph and Wellington Task Force for Poverty Elimination. She says they've been hearing about this more increasingly, and it's undermining housing security in Guelph. They're always promised right to move back in, and they're not.

McPherson says there's an opportunity here to change the trajectory. Affordable units are lost permanent and replaced with market place housing no one can afford. If housing is a business, we need to treat like a business with regulations.

McPherson says that council should think of this as an investment in housing security because the City is going to pay one way or another, either by preventing people from being homeless or supporting them while they're homeless.

Allt asks re-occupying stats, anything concrete? McPherson says there's a need for better data on housing generally, and that's why some of this work should move forward.

Chew asks about admin costs and enforcement. McPherson says the. Public Space Bylaw will have significant costs probably, but there were more support on his side then the City maybe would need fewer options like the public space bylaw. She also acknowledges downloading.

O'Rourke asks about renters bill of rights, and call on provinces to track increases in rent and evictions, is ONgov doing this? McPherson says no, and she hasn't had chance to dig into fed's announcement. Notes loss of rent control as a big issue + more ONgov action.

Next is Nicole Hammond from the Brant Ave Neighbourhood Group. Affordability crisis is making things hard enough now tenants are losing to investor landlords. She says she's seen people forced to make impossible choices, and not they're living in fear.

Caton says she was apartment hunting with friend at the Brant Ave building and how they're having trouble renting b/c the rent is too damn high. Hammond says a lot of people are

scraping together first and last, but they can't hold on to units.

These are the recommendations in the report:

**Recommendation:**

The following motion has been provided by Mayor Guthrie:

1. That staff be directed to create a draft rental replacement bylaw and/or a renovation licensing fee program requiring landowners seeking to renovate, demolish or convert rental units to provide alternative housing or compensation to tenants and require the provision of replacement rental housing in new developments.
2. And, that the draft bylaw be presented for further consideration and approval by Q2 2025.
3. And, that staff be directed to undertake further analysis to determine if a new fee should be added to the fee schedule as part of future budgets to cover administrative and program costs.
4. And, that any applicable bylaws or Official Plan amendments required to establish such a bylaw be included within the final recommendations.
5. And, that any options for penalties for failure to follow such a bylaw or fees also be considered.
6. And, that staff immediately create an EVICTION SURVEY to shape and capture ongoing impacts of evictions occurring within the City of Guelph.
7. And, that staff be directed to immediately create a "Renting in Guelph" landing page to help guide renters of their rights, expectations and information from other orders of government and resources.

Guthrie asks to focus on 6 and 7 to start:

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Guthrie says that there's probably a lot of people that want to delegate but can't for whatever reason, or maybe don't know how, so it makes sense to set something like this up, which will also collect needed data.

Guthrie/Caton move 6 and 7

**Municipal Scan of Renoviction By-Laws -  
2024-217**



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Downer asks about staff resources. Holmes says that they recognise that his is important and while there's a more fulsome discussion coming on Oct 8, she doesn't know how the workplan will have to change.

O'Rourke asks if Guthrie knows if there's data the county has. Guthrie says there could be some correlation, but he feels that cities who've already done this has gotten a lot of good info, and then they can see where it crossover over with the county.

Allt says that there are many renters who are not tech savvy, so he hopes that staff won't just set up website, but organise neighbourhood groups to help get the word out. Staff says they haven't identified who is doing this yet or how long it will take.

Busuttill asks if the expectation is that this will be done by Oct 8. Guthrie says no, the intention is to start work on this right away, but council can still take action at the Oct 8 meeting.

6 and 7 approved.

Guthrie/Caton move deferral of 1-5 till Oct 8. Guthrie tells story of new Cdns in townhouse who had to move b/c landlord told them his sister needed that place. They moved 5 doors down for \$1,000 more rent. For the minority that don't follow the rules, he's doing this for them.

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O'Rourke says that she doesn't think tenants are seen as less than, and thinks that doesn't speak to this council's opinion. Chew notes bylaws are a compliance measure, and these issues are personal. The LTB is a disaster that the city can't solve.

Caton notes that council can't solve the issue, but they can make sure that the rules are followed. It's not a burden on staff to safeguard the rights of renters. Chew says that wasn't the intent of his message to say otherwise.

Motion defer approved.

IDE Chair O'Rourke takes over for one item here: Guelph Growth Management and Affordable Housing Monitoring Report.

Like the last item, this was an info report that was pulled by Mayor Guthrie, who says this is a great report. He says there's been a lot of talk in the community about "approved and unbuilt" projects. He's been curious about the development community reasons for delay.

It was his hopes that members of the council or the development community might want to speak to this item. He's got not follow up motions or anything, but there are two delegates.

Scott Hannah from the Guelph Wellington Development Association is first. He says the rumour that there are 6k units being sat on is not accurate and wants to put a pin in that. Less than 2k are close to permit ready. This is not a Guelph problem.

He says much of the 5,874 units have various restrictions or impediments to overcome. Only 500 new units by end of Aug for 2024, so we're not getting to targets. Apartment market non-existent, townhouse market is slow, and the supply needs to be expanded.

He says municipal planning approving process is slow and costly. Need to redefine the count to "shovel ready" units, and would like to triple that supply so that when market conditions improve, they're ready to act.

Hoping staff will define "shovel ready" units will be listed first in next year's report, which he also hopes will be made public. (Note: this is an information report, which is already publicly accessible.)

Downer asks what developers are going about the projects on the list of 9+ years. Hannah says of 6 contentious projects 1's been removed, 2 are in site plan, 2 available for purchase & Gordon project just went through OLT again. He's working on several that are 3+ years in works.

Downer asks again what the developer's association is doing to bring some of those projects forward if they're not "sitting on" them. Hannah says call someone and ask why, he has one site that's having trouble getting financing.

Downer says that's not the City's fault. Hannah notes that the City has control over the process, and there's some stuff they can debate, but yes, you can't force someone to build something.

Caron says they needed to have this conversation, and context of the 6k figure is often a response to how "the city's not doing enough". So we need to have a better convo about responsibility on both side, is the GWDA doing any comms?

Hannah says they're looking a merging all the associations and agrees that they need to do more outreach perhaps through the media to communicate their challenges.

Billings asks about conditions like Holding zones, those are not new. Hannah says that when there is an H on a property, it's hard to get financing and other considerations and it's problematic when planning uses an H for things that could be handled through other means.

O'Rourke asks about what's driving the added complexity, ONgov or City? Hannah says it's both, there are things some cities do and others don't and if you want to improve the process you have to ask what's really required.

O'Rourke asks about a certain site that's been to OLT 3x, what would help make a problem like that shovel ready? Hannah says he doesn't know how to answer, but there are some people who go through the planning process and then see if there's a market which might cause delays.

Chew asks about what's missing. Hannah says he was shocked to see what City of Oakville was asking for with all the extra reports with site plan, and you need to challenge when a report is really necessary. (This is when we worked at CofO btw).

Allt says that he thinks staff should be given opportunity to talk about how they consider an application (due to Chew's reference that staff could be making subjective judgments).

Planning GM Walkey says staff review what's required by OP, sometimes they move forward and sometimes they don't. Some things are now required at site plan, but she does feel like staff are making appropriate decisions.

Dandie is back! She says she found it disturbing in GWDA letter mentioning the difficulty in selling "overpriced" units. She notes language matters and using "affordability" to describe the problem hides profit making, which creates a situation where no one's to blame really.

Dandie asks council to look at things from a tenant perspective when it comes to talking about affordability.

Guthrie asks Dandie if she knows how many millions of dollars that the City has given to affordable/supportive housing in the last few years? Dandie says she's doesn't know, but it's not enough.

Guthrie says then she agrees that we need more affordable housing. Dandie says we need more deeply affordable housing, and not the ONgov definition for what's affordable b/c it's not.

Downer asks about categorising things as "shovel ready". Walkey says site plan approval is a moment in time, and the idea is that hopefully those projects move on to building permits.

Downer: Is this doable?

Walkey: It's difficult with the timelines, but it can be looked at when the report is reviewed with the associations they could refine the reporting and add more detail.

Billings asks making this a council agenda item. Walkey says that's no problem.

Busuttill asks if "shovel ready" is a consistent term. Walkey says it's used in the industry, some projects don't get funding till they're shovel ready.

O'Rourke if the city is able to monitor how projects get shovel ready, how do they monitor that? Walkey says they can report on H provision status, but they don't track financing and other things on the developer end.

Walkey says this report doesn't cover all building permits, which is why there's no reporting about ADUs in this report.

O'Rourke asks about the financial implications, no HST on purpose built rentals, DCs waived, etc. A lot of public subsidisation, but how do we make sure they remain affordable for 25 years?

Walkey says developments often come to council and say they'll be affordable, but they really have no control over that. City does their best to report on it, but they can't require it as part of an application.

No motion for this item. O'Rourke says it's a good discussion, so it's important to know where everyone's intentions lie.

Motion to adjourn approved, so this meeting is over!



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