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Sep 4, 2024 · 100 tweets · [adamadonaldson/status/1831388624455442867](https://twitter.com/adamadonaldson/status/1831388624455442867)

Coming up at 2 pm, it's this month's Committee of the Whole meeting. Here's what is on the agenda:

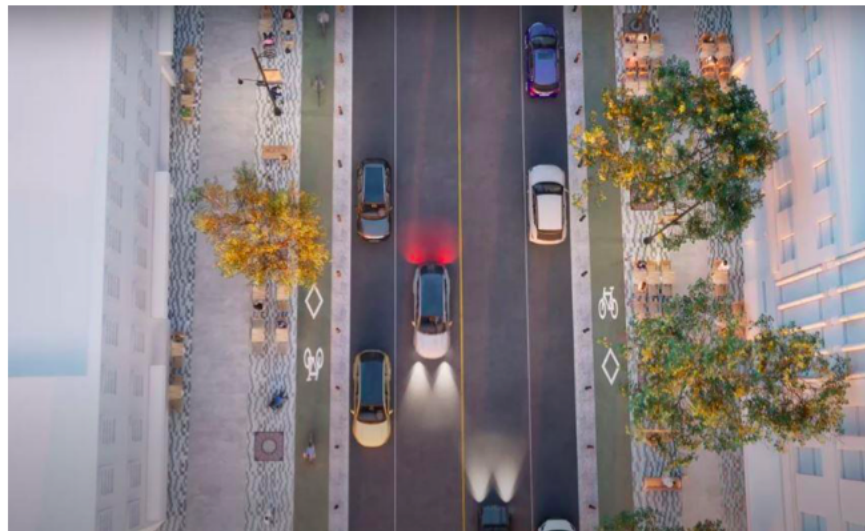
<https://guelphpolitico.ca/2024/08/23/committee-of-the-whole-preview-whats-on-the-agenda-for-the-september-4-2024-meeting/>

The costs, and note: The user fee program recommended by the Recycling Program Transition Audit may mitigate impacts to tax levy, enhance waste reduction/diversion performance, and improve fairness and accountability.

Element	Capital Cost	Operation and Maintenance Cost
Litter containers	\$265,000	\$210,000
Underground communal containers system	\$755,000	\$200,000
<b>10 Multi-Year Capital Budget Total</b>	<b>\$1,020,000</b>	<b>\$410,000</b>

Reg Russwurm, Manager of Design and Construction, takes over to talk about Downtown Infrastructure Renewal Program. The 2014 Streetscape Manual adopted an enhanced streetscape level of service referred to as “Best” but any level of service above “Good” is not currently funded.

At Mays workshop, council said that they wanted better than good.



Priorities include:

- Improved tree canopy,
- Flexible streets,
- Public seating, and
- Paving stone to highlight areas.

A streetscape and placemaking investment of \$7.5 million in Phase 1, which is upper Wyndham.

Total streetscape investment in the 10-Year Capital Budget is \$17.1 million and operating and maintenance costs are estimated at 4% of the capital investment. This puts us on the "upper end of better" and closing in on best.

The detailed design is not complete yet, but they are dedication to meeting both council priorities and the budget. Feedback from the public will be sought in early 2025.

Open planters and soil cells will be used for tree planting. This picture also depicts the complete street design with moveable bollards to implement the patio program.

## DTIRP: Streetscape



### For consideration:

Street trees in mix of modular soil cells and open planters, with flexible street design and highlight paving stone.

There's also the pace of construction:

1. Expedited:

- Two construction years (2026-2027)
- All reasonable efforts taken to minimize closure of Wyndham St.

2. Slow-paced:

- Three stages over four to five years (2026-2029/30)

A short list of contractors have been prepared to help limit the amount of disruption. It's best to have clear direction now so businesses can be ready and to prepare robust construction mitigation and traffic management plans

It seems that the preference is for expedited construction. It minimises the timeline, avoids construction fatigue and realizes economies of scale. The City is engaging with businesses and the community through monthly construction cafes.

Next, Somewhere to Go: Improving Access to Public Washrooms in Guelph. Guelph Labs helped prepare this report.

The report calls for a minimum of two public washrooms that are accessible 24 hours a day, 7 days a week are recommended for Downtown, one of which specifically caters to the needs of people experiencing homelessness.

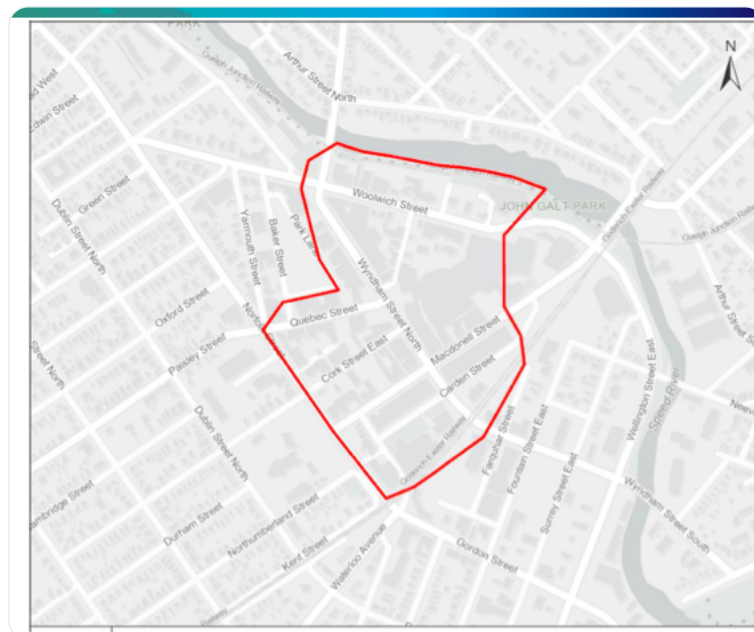
The goal is to get to building the underground infrastructure to get to automated, self-cleaning units. To address immediate issues there's a list of options:

- A staffed washroom open 24 hours a day, 7 days a week in the Downtown, as soon as possible.
- Funding to keep a local drop-in centre open 24/7 with washroom access to specifically serve the needs of those people experiencing homelessness.
- A program for businesses to participate in the provision of daytime washroom access.
- Investigating the possibility of improved or extended use of portable washrooms, especially on Thursdays, Fridays and Saturdays.

To improve access to washrooms throughout Guelph and over the longer-term, the City should consider:

- Winterizing park washrooms
- Improving signage and information.
- Improving inclusion and accessibility.
- Planning ahead for more facilities.

Finally, the Guelph Downtown Heritage Conservation District Study. They began the study with the commercial core of downtown:



Feedback focused upon:

- How people experience the Downtown
- Iconic, landmark, unique, or representative places in the Study Area and buildings or streetscapes that disconnected from or inconsistent with historical surroundings
- Boundaries of the historical core

Evaluation criteria:

- A concentration of heritage buildings, sites, structures
- A framework of structured elements
- A sense of visual coherence
- A distinctiveness which enables districts to be recognized and distinguishable from their surroundings areas
- Meets Regulation 9/06

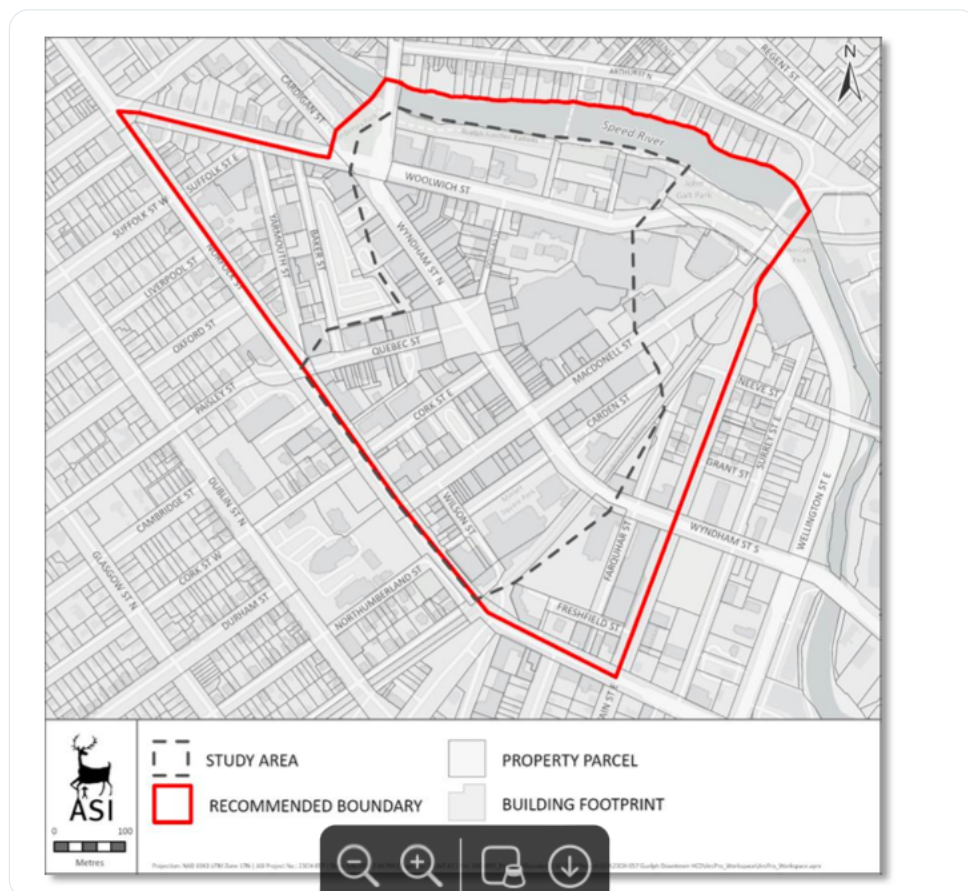
Study findings

- DT is visually distinct from surroundings.
- Encompasses nearly all of Galt's original 1827 Plan.
- Includes an interconnected collection of historically significant and finely-executed buildings, streetscapes, and landscape features.

(cont'd)

- Demonstrates evolution of Guelph to a thriving community and centre for industry and commerce in the heart of a highly productive agricultural region.

Et voila: The boundary! (in red)



Budget impact summary:

1) Capital Budget: \$18.1 million increase over 10 years:

- Not currently included in the Capital Budget

2) Operating Budget: \$1.09 million increase over 10 years:

- Estimates only, design will prioritize operating efficiency to drive lowest budget impact

The recommendations today only establish the policy direction, financial decisions will be made at budget time. These projects will need to be considered with full capital budget in November.

These are also the best estimates today. Solid waste operating costs could be reduced following the user fee review, but expect to start seeing that documentation when the budget does come out in October.

tl;dr recommendations:

## Recommendations to approve:



enhanced waste collection for Downtown including new litter containers and communal underground waste containers



the enhanced level of streetscaping giving priority to improved tree canopy, flexible streets, public seating and paving stone



the 'fast-paced' construction approach for Wyndham St. N. to minimize the length of time for disruption and road closures



recommendations to facilitate the future installation of public washrooms Downtown and throughout the city



•the Downtown Guelph Heritage Conservation District Study Report and direct staff to prepare a plan and guideline for the District.

Goller/Allt move Recommendation:

That the report titled Solid Waste Resources Recycling Program Transition Audit dated September 4, 2024, be received.

Klassen asks about the rollout of underground containers, would that follow whole renewal? Staff says yes.

O'Rourke asks about producer responsibility, is the City going to be providing a waste collection service DT in 2025 and eliminate? Jelacic says that there's a gap in ICI, which allows the time to understand better the ineligible component and how best to proceed.

(That's where the user fee might come in. If they don't have a solution by the end of 2025 there may need to be further conversations. They just learned who the collector of downtown waste is going to be.)

Allt asks about user fees, what are we talking about? Jelacic says the recommendation is not to implement user fees, but to do a study into them. He says user fees balance the 3Es, and he notes comparators are using fees.

Cllr Caton asks if the underground bins will be for businesses and residences? Staff says apartments will be covered under the residential program.

Cllr Goller asks if the underground bins will be collected under the producer-responsible program. Staff says that the system is designed to be "agnostic" regardless of who's collecting.

Motion to receive the report approved unanimously.

Guthrie/Goller move Recommendation:

That an enhanced level of service for waste collection in the Downtown Collection Area be approved, inclusive of enhanced public space containers and communal underground waste containers subject to the project budget... (cont'd)

...estimated at \$1.0 million, and associated operating budget increase of \$410,000, being adopted through the 2025 budget confirmation as outlined in report IDE 2024-350, dated September 4, 2024.

Gibson says he's uncomfortable approving these things without know what the deferrals are, especially concerned about the fate of York Road project. Treasurer Baker says they've been working with the mayor to prioritise growth projects, so no York impact.

Baker adds that she can say that confidently, but also adds that they're not done yet.

Baker adds again that they're looking for a policy decision. The budget piece of this will come later, but what they want to know today is what level of service, and design that council wants on these items.

Vote on that recommendation is approved unanimously.

There's a delegate on the next three items, but the clerks can't seem to get a hold of them. So we'll go to questions for staff about Downtown Streetscape Level of Service and Construction Mitigation.

Klassen says she wants to emphasis the need for a short timeline and have as little impact as possible. Staff note that they will be running continuous outreach opportunity like those cafes, and the next one is September 19.

Klassen asks how often does a downtown have this type of renewal. Staff says it's about 70-80 years for underground (ours is 100+), and surface level is about 30. The last time serious infrastructure work done on DT underground was in the 80s.

Klassen also acknowledges a letter received from the DGBA by council, not included in the agenda package.



Busuttill asks about electrification. Nectar Tampacopoulos, General Manager of Environmental Services, says that's on the list for servicing and they are talking with Alectra now. They're at the stage where they're getting into the details. Need to know what people want.

Busuttill: So is this something that Alectra is a partner on?

Tampacopoulos: Looking at extra duct work in the ground, perhaps no chargers yet, but the infrastructure underground will be ready for the day.

Gayman adds that they're having those convos with all utility partners, what do they need to install underground now that they will need in the future to answer growth?

O'Rourke asks if this expedited timeline is more upper Wyndham or all of downtown.

Tampacopoulos says...



O'Rourke asks about the cost of Best Paving stones is the one aspect of "Best" that didn't make the cut according to Tampacopoulos, and they're also making better use of planters.

Those have been big financial advantages.

O'Rourke asks about making sure the DT doesn't build so high it kills the trees. Laughlin says heigh study will comeback next year, also Guelph streets are short and wide versus long and narrow, so more sun is assured. Also they want to protect character of downtown.

Downer says that she's pleased with the outcome and the direction following the workshop in May. She says the downtown is a gem, and it's viewed that way outside of Guelph too. Goller thanks staff and the mayor too, since the budget is now essentially his to approve.

Guthrie thanks staff for the rollout and delivery of this report. He asks staff not to forget about placemaking and art opportunities, and he also asks people to support businesses there now and in the future.

Allt says this is about providing a foundation for downtown. It's an opportunity to boost downtown's profile and not just draw people from outside of town, but draw them from other parts of Guelph too.

Caron reminds council that it's important not to think about this as an expense but an investment. Her and other council colleagues have thoughts and ideas about how to make downtown better and everyone benefits.

Cllr Chew recommends having some construction cafes outside of the core, including his area in the south end.

Recommendation is approved unanimously.

O'Rourke calls a 20 minute break!



O'Rourke calls the meeting to order again.

The delegate is still unavailable, so Guthrie and Klassen move the recommendations:

**Recommendation:**

1. That the inclusion of appropriate underground infrastructure to facilitate the installation of self-cleaning, autonomous prefabricated public washroom structures be incorporated for each phase of the Downtown Infrastructure Renewal Program, including the design of St. George's Square, as appropriate.
2. That staff work with the Downtown Guelph Business Association to explore opportunities to provide public access to washrooms through a "Community Toilet Scheme."
3. That portable washrooms continue to be used to expand access to washrooms in public spaces until permanent facilities are provided.

4. That staff continue to explore opportunities to make new and existing permanent washroom facilities in parks and other locations available during all seasons as these facilities are constructed, modified or upgraded.
5. That staff incorporate public washroom locations into the City's wayfinding strategy.
6. That the inclusion of accessible and gender-neutral options continue to be considered for new, modified or upgraded public washroom facilities.
7. That the provision of publicly accessible washrooms be considered during the planning of future capital projects in order to continuously expand the City's network of public washrooms.

Klassen asks why not fund the whole washroom, why just the infrastructure? The answer is cost.

Can we seek a grant?

Staff says there's no funding available right now, but the stream that closed in June does become available again from time to time.

Cllr Billings asks if there's money for washrooms at Central Station in the budget? Staff asks if Billings means the new terminal building and Billings says she wants to know if there's \*any\* money for washrooms in that area right now.

Deputy CAO Clack-Bush says that the transit building was in the budget approved last year, and that does including washrooms, but she cannot say if it will still be in the budget. Otherwise, the train station, which is not owned by the City, only has washrooms available when open

Billings asks where else a new washroom facility might go? Staff says that St. George's Square might be an opportunity. What about washrooms in city hall? Those have been opened during extreme weather alerts, but there's a cost opening those up when city hall isn't staffed.

"Staffed" means making sure that there's someone checking up on the area, not having someone sitting by the door necessarily. (In response to Billings question.)

O'Rourke asks if staff have looked at ROI on winterised washrooms. Laughlin says they've been working with Parks on that, and the approach is that when they add washrooms or replace them, that's when they will move to winterise and not converting all washrooms all at once.

O'Rourke asks about assurances about maintaining port-a-potties. Clack-Bush says that's contracted out and they have been receiving regular maintenance. Haven't heard any specific issues, but if there is an issue get in touch with the City thru Service Guelph or Bylaw.

Caton moves to amend #6 to say "That the inclusion of accessible and gender-neutral options \*be prioritised\* for new, modified or upgraded public washroom facilities." Allt seconds.

Guthrie asks why the original wording. Laughlin says it was important just to get that consideration in there, staff is fine with either wording.

The amendment is approved 12-1 with Guthrie voting against.

Recommendations #1-7 approved as amended unanimously.

Klassen proposes a separate motion to look at the installation of a self-cleaning washroom in St. George's Square subject to the adaptation of the 2025 budget. Klassen says they've got to put these things down on paper or they don't happen. Guthrie seconds.

**Improving Access to Public Washrooms in Guelph - 2024-347**

Councillor Klassen




1. That staff include the installation of a self-cleaning public washroom as part of the Wyndham St./ St. George's Square redevelopment, subject to budget adoption through the 2025 budget confirmation.

Guthrie asks about timing. Laughlin says it's unlikely they would order it in 2025 because it won't get installed until closer to the end of construction in 2027 although they could pay for it sooner. Baker says the 10 year cap-plan is reaffirmed in 2025 process.


Allt says he's concerned about the precise location. Laughlin says they would look at precise locations through the detailed design for Wyndham and the concept design for SGS. Any concern about enviro impact? Staff says no.

Caton has an amendment, she likes the motion but has accessibility concerns vis-a-vis with some of the chemicals used.



**Improving Access to Public Washrooms in Guelph - 2024-347**

Amendment Councillor Caton



1. That staff **investigate** the installation of a self-cleaning public washroom as part of the Wyndham St./St. George's Square redevelopment, **and report back on the cost, accessibility, AAC feedback and environmental impact assessment comparison of a non-self-cleaning washroom in advance of the 2026 budget confirmation.**

Guthrie asks if all this work will "flow naturally" through the AAC anyway. Staff says yes.

Guthrie says that's fine and he won't support this amendment.

Klassen asks if accessibility is part of the process looking at these units? Laughlin says the one in Waterloo was looked at by their AAC, and it's an important concern for staff too as they get into design.

Gibson asks if there could be data sharing with Waterloo. Laughlin says they can, and also engage with Elora and St. Catharines who also have self-cleaning toilets.

Goller says he won't support since it sounds like staff is going to be looking out for accessibility anyway. Klassen says that she thinks amended #6 covers Caton's concerns, so

she won't support.

Caton says that she understands that everybody thinks they know what accessibility means, and her enviro sensitivity were triggered recently in a city washroom facility. Maybe the automated bathroom will have a smell that makes it hard to walk around SGS.

Downer asks for confirmation that this going to come through the AAC. Laughlin says the full scope of the project will come thru

Amendment fails only Caron and Caton voted in favour.

Klassen motion passes unanimously.

Klassen/Goller move another recommendation about adding a water refill station:

**Improving Access to Public Washrooms in  
Guelph - 2024-347**  
Councillor Klassen



1. That staff explore incorporation of a drinking water fountain/water refill station as part of any future self-cleaning public washroom provided in downtown or as part of any constructed, modified or upgraded permanent washroom facilities in city-owned parks and, that in the interim, it explore temporary solutions for the provision of drinking-water fountains, subject to consultation with Wellington-Dufferin-Guelph Public Health and subject to budget adoption through the appropriate future budget confirmation

Guthrie asks if staff could look at a pet bowl as part of this. They can.

Gibson asks if there's such a things as self-cleaning water fountain? Would prefer water bottle refilling station. Laughlin says it can be both.

Motion approved unanimously.

One more motion from Caton, to get an information report about talking to U of G about non-perfume-y cleaning options for the washroom. Goller seconds.

**Improving Access to Public Washrooms in  
Guelph - 2024-347**  
Councillor Caton



1. That staff be directed to discuss an innovation opportunity with the University of Guelph to design a fluid alternative to the current perfumed options for portable toilets to increase the accessibility of these options, and report back to council in an information report.

Clack-Bush says that even if the U of G could present another option, it may be a matter of not being able to get them through the supplier, and at that point the City might decide how to proceed.

Klassen asks about the feasibility of this b/c it sounds like product development. Laughlin says that she and staff don't know what to expect to get out of something like this. Intergov manager Sales says there are some angles they can look at thru UofG but can't speak to what.

O'Rourke says she's not sure the value of the information report, depending on the outcome. Sales says this could be as simple as an email if the results come for not. Caton says she's not asking for a recommendation, just a discussion and its outcome.

Council passes an amendment to strike the line about developing the info report.  
Motion to approve the amendment agenda passes 12-1 (Guthrie against)

Last file, Downtown Guelph Heritage Conservation District Study.

Recommendation:

That the recommendations of the Downtown HCD Study Report (prepared by ASI and dated June 2024) be approved.

That staff be directed to prepare a plan and guideline for the Downtown Guelph Heritage Conservation District in accordance with the Ontario Heritage Act.

Allt/Goller move the recommendations.

Klassen asks about guidance for the design of new builds. GM Walkey says tonight is about the boundary, guidelines are next step and incorporating new builds will be a part of that.

Gibson starts with a trigger warning. 🙄 He says that HCD adds a layer of complexity to development, and is worried about that being a turn off. Will staff be identifying key city building areas. GM Planning Walkey says they will be working with property owners, but...

...Things are already pretty complex downtown in terms of heritage because such a big portion of the area is protected individually.

Gibson asks if there's going to be a run-on for developers to start project before the HCD goes into effect. Walkey notes that most properties are already designated or listed, so she doesn't see a run on permits, but they will still have to go through permits.

Caron says there's no evidence that an HCD is an impediment to development, though she admits some people may see it that way. Asks about the inclusion of the Goldie Mill end of Cardigan. The consultant says it's been I.D.ed as a separate cultural landscape, too far from core

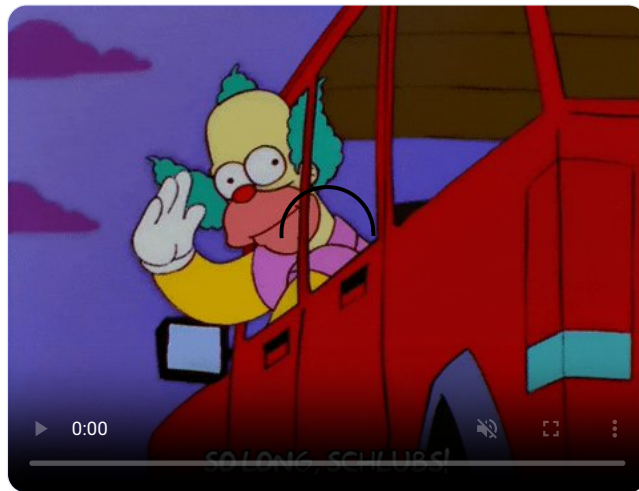
Guthrie says the study area makes sense, when he does tours at city hall they see the big old pictures and see buildings that they wish are still here, and that applies to the old and the young.

Downer says this has been at the DGBA several times, and there's been good discussion, They were concerned about the next part of the study, but they know heritage in DT attracts business.

Klassen says nobody's building like they used to and some of those older buildings are very sustainable, and demolition materials just end up in a landfill.

Recommendations approved unanimously.

That's a wrap for this meeting!



@threadreaderapp unroll please!

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