

**Infrastructure, Development & Enterprise Committee
Held in the Council Chambers, Guelph City Hall
Tuesday, June 2, 2015 at 5:00 p.m.**

Attendance

Members: Chair B. Bell
Mayor C. Guthrie (left at 6:36pm)
Councillor D. Gibson (left at 5:30pm)
Councillor L. Piper
Councillor M. Salisbury

Councillors: Councillor P. Allt
Councillor J. Gordon
Councillor J. Hofland
Councillor M. MacKinnon
Councillor A. Van Hellemond
Councillor K. Wettstein

Staff: Mr. A. Horsman, Deputy CAO – Infrastructure, Development & Enterprise
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services
Ms. M. Aldunate, Manager of Policy Planning and Urban Design
Ms. K. Dedman, General Manager, Engineering and Capital Infrastructure Services/City Engineer
Mr. D. Wyman, Plant Manager Solid, Waste Resources
Ms. K. Suresh Plant Manager, Wastewater Services
Mr. D. DeGroot, Urban Designer
Ms. J. Juste, Transportation Demand Management Coordinator
Ms. D. Black, Council Committee Coordinator

Call to Order (5:00 p.m.)

Chair Bell called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Confirmation of Minutes

1. Moved by Councillor Piper
Seconded by Mayor Guthrie

That the open meeting minutes of the Infrastructure, Development & Enterprise Committee held on May 5, 2015 be confirmed as recorded.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson, Piper and Salisbury (5)

VOTING AGAINST: (0)

CARRIED

Consent Agenda

The following items were extracted from the June 2, 2015 Consent Agenda to be voted on separately:

IDE-2015.15 Clair-Maltby Secondary Plan Project Initiation

- IDE-2015.16 Downtown Zoning By-law Update: Downtown Secondary Plan Implementation and Proposed Project Charter**
- IDE-2015.17 Speedvale Avenue East from Manhattan Court to Woolwich Street – Road Design**
- IDE-2015.18 2014 Solid Waste Resources Annual Report**

- 2. Moved by Mayor Guthrie
Seconded by Councillor Gibson

That the balance of the June 2, 2015 Infrastructure, Development & Enterprise Committee Consent Agenda, as identified below, be adopted:

IDE-2015.19 2014 Wastewater Services Annual Report

- 1. That the report from Infrastructure, Development & Enterprise dated June 2, 2015 entitled "2014 Wastewater Services Annual Report" be received.

IDE-2015.20 Outstanding Motions of the Infrastructure Development and Enterprise Committee

- 1. That the report dated June 2, 2015 regarding outstanding motions of the Infrastructure, Development and Enterprise Committee, be received.
- 2. That the following motion, previously passed by the Planning, Building, Engineering and Environment Committee of Council, be eliminated from staff work plans and from the outstanding motion list:
April 26, 2010

THAT the matter of reducing and minimizing the proliferation of all election signs on private and public properties be deferred until 2011 and considered during the 2011 priority planning session.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson, Piper and Salisbury (5)
VOTING AGAINST: (0)

CARRIED

Extracted Consent Items

IDE-2015.15 Clair-Maltby Secondary Plan Project Initiation

The Manager of Policy Planning and Urban Design provided a synopsis of the Clair-Maltby Secondary Plan. She noted it is the last unplanned green area and consists of more than one hundred properties.

She advised there will be a working group consisting of small and large land owners, tenants, as well as representation from the Township of Puslinch and/or the County of Wellington. Staff will provide timing information for the phases and addressing growth targets in their next report.

3. Moved by Mayor Guthrie
Seconded by Councillor Gibson
1. That Report 15-50 regarding the project initiation of the Clair-Maltby Secondary Plan, dated June 2, 2015, be received.
 2. That Council approve the initiation of the Clair-Maltby Secondary Plan generally in accordance with the approach and the timing outlined in Report 15-50, dated June 2, 2015.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson, Piper and Salisbury (5)

VOTING AGAINST: (0)

CARRIED

Councillor Gibson left the meeting. (5:30 p.m.)

IDE-2015.17 Speedvale Avenue East from Manhattan Court to Woolwich Street – Road Design

Ms. Yvette Tendick, Guelph Coalition for Active Transportation believes placing the bicycle lanes at the Emma Street/Earl Street bridge is the best option for Speedvale Avenue traffic flow. She raised the concern that since an Environmental Assessment (EA) has not been completed, the east-west cycling flow may be in jeopardy. She requested that the decision to reconstruct Speedvale Avenue without bicycle lanes be deferred until the results of the EA are known.

Mr. Martin Collier, Achieve Sustainable Transportation in Ontario requested that the Speedvale Avenue reconstruction not occur until a pilot study with reduced lanes could be completed and a new report provided. He does not want the exemption from the 2009 Bike Policy and 2013 Cycling Master Plan to be granted. He believes Option 3 within the report is the best option.

Mr. Luke Weiler, a city resident, opposes the proposal to divert cyclists to Emma/Earl bridge until costing can be assessed. He believes expropriation of properties on Speedvale will be detrimental to property values and quality of life of the residents. He requested a decision not be made until the EA is complete and a full examination of all costs could be conducted.

The City Engineer advised that the reconstruction of Speedvale Avenue is necessary to address the underground infrastructure and the process has been delayed by two years in order to obtain community input. She noted the recommendations being proposed are based on the analysis of feedback and costs include the pedestrian bridge. She also advised the next step is to proceed with a detailed design.

Discussion ensued regarding full costing of land acquisition, feasibility of underground hydro, safety for cyclists, need for a completed EA, budget issues, timing of the project, and the exemption from the Cycling Master Plan. The committee also discussed communication plans, the feasibility of conducting a pilot project with reduced lanes, how to incorporate transit plans and the connection with the Trans Canada Trail.

Staff advised there will be route planning tools available and signage to assist cyclists with planning their routes. They will provide further details regarding costs prior to the June 22nd Council meeting.

4. Moved by Councillor Salisbury
Seconded by Mayor Guthrie

1. That the report from Infrastructure, Development and Enterprise entitled "Speedvale Avenue East from Manhattan Court to Woolwich Street – Road Design", dated June 2, 2015, be received.
2. That staff be directed to commence an Environmental Assessment for a pedestrian bridge across the Speed River from the west end of Emma Street to the east end of Earl Street.

It was requested that the Clauses be voted on separately.

5. Moved by Councillor Salisbury
Seconded by Mayor Guthrie

That the report from Infrastructure, Development and Enterprise entitled "Speedvale Avenue East from Manhattan Court to Woolwich Street – Road Design", dated June 2, 2015, be received.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Piper and Salisbury (4)
VOTING AGAINST: (0)

CARRIED

6. Moved by Councillor Salisbury
Seconded by Mayor Guthrie

That staff be directed to commence an Environmental Assessment for a pedestrian bridge across the Speed River from the west end of Emma Street to the east end of Earl Street.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell and Salisbury (3)
VOTING AGAINST: Councillor Piper (1)

CARRIED

**IDE-2015.16 Downtown Zoning By-law Update: Downtown Secondary Plan
Implementation and Proposed Project Charter**

The Urban Designer advised the Zoning By-law Update is to ensure the zoning is aligned with the approved Downtown Secondary Plan and to reduce the number of individual applications. He noted that a future report will outline the timing of the phases.

Staff advised that the issues of solid waste storage and treatment of grade changes would be addressed during the site plan review and built form standards.

Mayor Guthrie left the meeting. (6:36 p.m.)

7. Moved by Councillor Piper
Seconded by Councillor Salisbury

1. That Report 15-47 from Planning, Urban Design and Building Services regarding the Downtown Zoning By-law Update: Downtown Secondary Plan Implementation and Proposed Project Charter dated June 2, 2015 be received.
2. That the Downtown Zoning By-law Update: Downtown Secondary Plan Implementation Project Charter included as Attachment 1 be approved.

VOTING IN FAVOUR: Councillors Bell, Piper and Salisbury (3)

VOTING AGAINST: (0)

CARRIED

IDE-2015.18 2014 Solid Waste Resources Annual Report

Staff will provide further information to Council regarding the percentage of the total waste process stream that is converted to energy and what percentage goes to recycling to identify the total amount of waste diversion. They advised the decrease in revenue is due to a decrease in commodity prices. They will provide information regarding E-waste as well as an assessment of the downtown waste diversion in their next annual report.

8. Moved by Councillor Piper
Seconded by Councillor Salisbury

That the report from Infrastructure, Development & Enterprise dated June 2, 2015 entitled "2014 Solid Waste Resources Annual Report" be received.

VOTING IN FAVOUR: Councillors Bell, Piper and Salisbury (3)

VOTING AGAINST: (0)

CARRIED

Staff Updates and Announcements

The General Manager, Planning, Urban Design and Building Services announced the City has received the 2014 Ontario Nature's Lee Symmes Municipal Award for community leadership and exceptional achievement in planning or implementing programs that protect and regenerate the natural environment within a community, particularly for the Natural Heritage System policies.

Adjournment (7:04 p.m.)

7. Moved by Councillor Piper
Seconded by Councillor Salisbury

That the meeting be adjourned.

CARRIED

Dolores Black
Council Committee Coordinator

Project Charter for Downtown Zoning By-law Update:
Downtown Secondary Plan Implementation

Version No.:	1
Date:	April, 2015

Project Name:	Downtown Zoning By-law Update: Downtown Secondary Plan Implementation	Number:	
Current Name Phase:			
Project Manager:	David de Groot, Senior Urban Designer/ Stacey Laughlin, Senior Policy Planner	Telephone #:	2358/ 2327
Division Functional Director:	Melissa Aldunate, Manager of Policy Planning and Urban Design	Telephone #:	2361
Project Sponsor:	Todd Salter, General Manager Planning, Urban Design and Building Services	Telephone #:	2395

PROJECT DEFINITION

CORPORATE PROJECT PURPOSE: Describe the project and the reason it is required
<p>The purpose of this project is to amend Zoning By-law (1995)-14864 to align with policies of the Downtown Secondary Plan (DSP), which was developed through Official Plan Amendment 43 (OPA 43). The DSP represents a comprehensive vision for the revitalization of Downtown Guelph up to the year 2031, by replacing the Central Business District policies found within the Official Plan with policies that apply to the Urban Growth Centre in its entirety.</p> <p>Specifically, OPA 43:</p> <ul style="list-style-type: none"> • amended the 'Central Business District' policies and other existing land use policies within the Urban Growth Centre; and, • defined the boundary of the Urban Growth Centre and introduced new land use designations and policies for the Urban Growth Centre <p>The reasons for this Zoning By-law amendment include:</p> <ul style="list-style-type: none"> • To facilitate achievement of the Downtown Guelph vision by updating the Zoning By-law (1995)-14864, as appropriate, so that it conforms with the Official Plan and implements its key directions; • To support investment and development downtown through alignment of Zoning By-law regulations with Official Plan policies; and, • To streamline the development review process through a potential reduction in the need for zoning amendments/minor variances and the need for specialized regulations.

PROJECT GOALS: What is the project trying to achieve, in detail?
<p>Baseline Stage:</p> <ul style="list-style-type: none"> • Discussion Paper identifying Official Plan policies to be reviewed in terms of developing zoning regulations: <ul style="list-style-type: none"> ○ Downtown zone categories ○ Permitted uses ○ FSI requirements ○ Floorplate requirements ○ Active frontage requirements ○ Required building setbacks

- Required building setbacks
- Angular plane requirements
- Build-to-lines
- Regulations related to heritage sensitivities
- Parking

Other Considerations:

- Review Committee of Adjustment decisions
- Review Site specific zoning

Zoning Amendment:

- Implement policies identified in the Downtown Secondary Plan and Downtown Built Form Standards through an amendment to Zoning By-law (1995)-14864.

CRITICAL SUCCESS FACTORS: What factors will have to be achieved for the project to be successful?

- Stakeholder support of work and scope
- Support from internal departments including: Building Services, Legal, Development Planning, Engineering
- Council acceptance and approval of final amendment

PROJECT STRATEGY: At a high level, how are you going to achieve your project goals?

High-level phasing strategy attached.

PROJECT PRODUCT DEFINITION

END PRODUCTS: At the end of the project, what products will the project deliver?

- By-law to amend the Downtown regulations in Zoning By-law (1995)-14864

KEY INTERIM PRODUCTS: During the project what are the key interim products to be delivered?

- Downtown Zoning Discussion/Directions Paper
- Community Engagement Plan/Communications Plan
- Draft zoning by-law amendment

PROJECT SCOPE

Project Scope Is (Includes):	Project Scope Is Not (Does Not Include):
<p>Review and make recommendations for zoning by-law regulations related to:</p> <ul style="list-style-type: none"> • The implementation of the Downtown Secondary Plan (OPA 43)- lands designated MU1 and MU2 • Existing downtown zoning categories (e.g. CBD.1, CBD.2, OR, etc. See attached map) • Consideration/development of new zoning categories and definitions to implement the Downtown Secondary Plan • FSI requirements • Floor plates • Active frontage • ROW requirements • Required building setbacks • Required building stepbacks • Angular planes • Build to lines • Uses to address active frontage requirements • Regulation related to heritage sensitivities • Building heights • Parking regulations for private development 	<ul style="list-style-type: none"> • Review of regulations for Natural Heritage System and Special Policy Area regulations • Format changes to Zoning By-law • Public view corridors • Building materials policy • Definitions • Outdoor patios • Properties that require an urban design master plan (e.g. Woods I, Woods II, Baker St.) and properties that have recent approval within the DSP scope (5 Gordon, 160 MacDonnell St., 150 Wellington St. E. and 40 Wellington St. W.). However, administrative review may be required. • Generally, any changes to R.1B and R.4 zones that exist in DSP area (see attached map) • Review of downtown bar and hotel regulations

PROJECT PARAMETERS

SCHEDULE: A high level outline of key dates	
Q2 2015	<ul style="list-style-type: none"> • Staff Report to Infrastructure, Development & Enterprise (IDE) Committee regarding project initiation and Project Charter • Community Engagement/ Communications Plan • Internal technical meetings • Request for proposals for scoped peer review services
Q3/4 2015	<ul style="list-style-type: none"> • High-level Downtown Zoning Directions Paper to IDE Committee • Stakeholder consultation (e.g. DGBA, DAC, Heritage Guelph) • Peer review of draft Directions Paper by consultant
Q1 2016	<ul style="list-style-type: none"> • Public open house/presentation • Public meeting of Council draft of Zoning By-law amendment
Q2/3 2016	<ul style="list-style-type: none"> • Final recommended Zoning By-law to go to Council for consideration

BUDGET:

The Downtown Zoning By-law update is funded through the approved capital budget with anticipated costs associated with peer review and community engagement.

RISK ASSESSMENT

BEGINNING ASSUMPTIONS:

- Zoning is required to facilitate achievement of the vision of the Downtown Secondary Plan

KNOWN CONSTRAINTS

- Staff time- various departments involved in project
- Capacity of Planning Staff
- Scope expansion would affect schedule
- Extent of stakeholder input