

Planning Advisory Committee Minutes



Thursday, November 7, 2019, 6:45 pm.

Marg MacKinnon, Guelph City Hall, 1 Carden Street

Members present:

Brandon Raco Chair

Malcolm McIntosh

Darren Shock

Lisa MacTaggart

Paul Hanusiak

Indu Arora

Members Absent:

Anu Luthra

Mario Cotroneo

Staff Present:

Melissa Aldunate Manager Policy Planning Urban Design

Natalie Goss Planner III Senior Policy Planner

Abby Watts Project Manager Comprehensive Zoning Bylaw Review

Garrett Meades Planning Clerk - Policy

Call to Order

Meeting was called to order at 6:50pm

Declaration of Conflict of Interest

There were no declarations of any conflict of interest

Approval of Minutes

Moved by Indu Arora

Seconded by Paul Hanusiak

That the Minutes from the June 13, 2019 meeting of the Planning Advisory Committee, be approved.

Carried

Growth Plan conformity municipal comprehensive review

Discussion of vision and principles for growth

Natalie Goss, Planner III, Senior Policy Planner provided an update to the committee on a variety of topics within the City's municipal comprehensive Official Plan review. A timeline was communicated and there was an update provide towards upcoming engagement opportunities which includes a telephone survey about future growth, and a speaker event combined with consultation on vision/principles in February.

A draft of the telephone survey questions was circulated to the committee in advance of the meeting. Several members of the committee provided feedback suggesting to add questions on building heights/densities, and preferences on where people see themselves living in Guelph in future. Questions on these topics have been included in the telephone survey.

The committee was then provided an opportunity to ask questions and provide comments on the telephone survey and other future engagement opportunities.

The committee provided the following comments on consultation on vision/principles and the February speaker event:

- Comments and questions were raised about housing and affordability. The committee was advised that the MCR will include a determination of a future range and mix of housing types. It was acknowledged that housing affordability is a related factor to an appropriate housing mix.
- Questions were asked about what the focus is for a growth vision and how this vision will be revisited throughout the process. The committee was advised that a vision and principles for growth will be consulted on early in the process to inform several background studies, including residential intensification, housing analysis, and employment strategy. Through these studies, the vision/principles for growth will be "tested".
- Questions were asked in regards to the speaker event to be held in February of 2020 including: speakers, theme, and learning opportunities from the Transportation Master Plan event. The committee was advised that the theme will be about future growth in Guelph – how to grow up not out. Ideas for speakers were welcomed.

Comprehensive zoning bylaw review

Presentation and discussion of the Zoning Discussion Paper and Parking Standards Discussion Paper

Abby Watts, Project Manager Comprehensive Zoning Bylaw Review provided a presentation with a brief overview of the comprehensive zoning bylaw review process and on the comprehensive zoning bylaw discussion paper and Guelph parking standards discussion paper.

Staff opened the floor up for questions and comments from the committee in regards to the presentation. Staff also posed a variety of questions to the committee for their consideration. Input was gathered from the committee as part of the review process.

Feedback received from the committee

Comments were made in regards to flood plains and similar work that is being done at the Ministry.

On street parking was also recognized in terms of the priorities of the bylaw review. Members commented that there should be explanation to residents about why it is not good to widen driveways. There was discussion about the urban forest canopy and how to incorporate consideration for it in the considerations about parking ratios. Policies of the Urban Forestry Management Plan should be considered in the parking study to help support both outcomes.

Comments were received in regards to residential zoning and allowing a variety of housing types, including small multi-residential buildings. More flexibility in proposed residential zones was well received. Members commented that flexibility would allow for shifts in demographics. Some concern was expressed about how flexibility would be applied in existing areas.

The topic of minimum parking standards including visitor parking standards was raised for small multi-residential buildings. Should explore whether minimum parking rates are required for some built forms.

Comments in regards to residential zoning in specific areas such as Old University and lodging houses, coach houses, etc. were provided. It was also suggested that there may be a need to strengthen Property Standards Bylaw.

The topic of density was brought forward with the request to look at capacity of existing infrastructure such as water, wastewater, and transportation.

Open space allocation in regards to density was also highlighted.

The Committee also highlighted the topic of drive-throughs and thought that they should be eliminated as a permitted use, particularly in intensification corridors and nodes.

Members of the committee provided feedback on store frontages and highlighted window transparency regulations.

Comments were made about the readability of the document and how to better improve it for citizens.

- Provide a brief description of the Zoning Bylaw and how to apply for a zone change/minor variance
- Include graphics
- Definitions should be clear
- Provide a citizens guide
- Should have an interactive, web based component
- The Committee highlighted other municipalities' approaches as reference: Oakville, Edmonton

Announcements

Upcoming zoning bylaw review workshops were announced. Information can be found on the comprehensive zoning bylaw review [website](#)

Possible meeting time for the committee in January of 2020. All meeting times for the 2020 year will be given at this time.

Reappointment of committee members takes place during council meeting on November 25, 2019

Adjournment

At 8:45 pm the chair, Brandon Raco, called the meeting adjourned.