

COMMITTEE AGENDA



TO **Planning & Building, Engineering and Environment
Committee**

DATE November 19, 2012

LOCATION Council Chambers, Guelph City Hall, 1 Carden Street

TIME 12:30 p.m.

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

CONFIRMATION OF MINUTES – October 15, 2012 Open Meeting Minutes

PRESENTATIONS (Items with no accompanying report)

None

CONSENT AGENDA

The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with separately. The balance of the Planning & Building, Engineering & Environment Committee Consent Agenda will be approved in one resolution.

ITEM	CITY PRESENTATION	DELEGATIONS	TO BE EXTRACTED
PBEE-45 Waste Management By-Law Amendment			
PBEE-46 Sign By-Law Variance For 55 Wyndham Street North (Old Quebec Street Mall)			

Resolution to adopt the balance of the Planning & Building, Engineering & Environment Committee Consent Agenda.

ITEMS EXTRACTED FROM CONSENT AGENDA

Once extracted items are identified, they will be dealt with in the following order:

- 1) delegations (may include presentations)

-
- 2) staff presentations only
 - 3) all others.

CLOSED MEETING

THAT the Planning & Building, Engineering and Environment Committee now hold a meeting that is closed to the public with respect to:

1. Citizen Appointments to Various Committees

S. 239 (2) (b) personal matters about an identifiable individual.

NEXT MEETING – December 10, 2012

**The Corporation of the City of Guelph
Planning & Building, Engineering and Environment Committee
Monday, October 15, 2012 at 12:30 p.m.**

A meeting of the Planning & Building, Engineering and Environment Committee was held on Monday, October 15, 2012 in Council Chambers at 12:30 p.m.

Present: Councillors Bell, Burcher, Guthrie, Piper and Mayor Farbridge

Also Present: Councillors Findlay, Furfaro, Hofland, Van Hellemond and Wettstein

Staff in Attendance: Mr. D. McCaughan, Executive Director, Operations, Transit and Emergency Services; Mr. R. Henry, General Manager, Engineering Services/City Engineer; Mr. T. Salter, General Manager, Planning Services; Mr. R. Keller, General Manager, Public Works; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Council Committee Coordinator.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

1. Moved by Councillor Guthrie
Seconded by Councillor Burcher

THAT the open meeting minutes and closed meeting minutes of the Planning & Building, Engineering and Environment Committee meeting held on September 17, 2012 be confirmed as recorded and without being read.

VOTING IN FAVOUR: Councillors Bell, Burcher, Guthrie, Piper and Mayor Farbridge (5)

VOTING AGAINST: (0)

Carried

Consent Agenda

The following items were extracted from the October 15, 2012 Consent Agenda to be voted on separately:

- | | |
|----------------|---|
| PBEE 2012-A.41 | Urban Forest Management Plan |
| PBEE 2012-A.42 | Guelph Innovation District: Release of Draft Secondary Plan |
| PBEE 2012-A.43 | Sustainable Infrastructure Report |

Distribution	Minutes
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REPORT	<p>2. Moved by Councillor Guthrie Seconded by Mayor Farbridge THAT the balance of the Consent Agenda of the Planning & Building, Engineering and Environment Committee of October 15, 2012 as identified below, be adopted:</p> <p>a) Municipal Property & Building Commemorative Naming Annual Report</p> <p>THAT Report 12-90, dated October 15, 2012 from Planning, Building, Engineering and Environment, regarding the Commemorative Naming Policy Committee's (Naming Committee) recommendations on naming City assets be received;</p> <p>AND THAT the names and recommendations proposed by the Naming Committee for assets listed in Appendix 1 of the report, be approved.</p> <p>VOTING IN FAVOUR: Councillors Bell, Burcher, Guthrie, Piper and Mayor Farbridge (5)</p> <p>VOTING AGAINST: (0)</p> <p style="text-align: right;">Carried</p> <p>Urban Forest Management Plan</p> <p>Mr. Rory Templeton, Landscape Planner provided a brief summary of the process to date and purpose of the Urban Forest Management Plan.</p> <p>Ms. Margot Ursic, Consultant, Beacon Environmental, provided an overview of the Urban Forest Management Plan (UFMP) and listed several benefits of a healthy canopy. She noted a key component of the plan is to determine if the targeted 40 per cent canopy is achievable. She addressed each of the recommendations in her report that was provided for this meeting.</p> <p>Discussion ensued regarding a cost benefit analysis, tree replacement costs, details for the number of private lots sizes under a half acre, public properties versus private properties and how to manage the canopy.</p> <p>Staff were encouraged to look at management efficiencies and consider this a corporate service. The Emerald Ash Borer strategy and how it fits into the UFMP was also discussed. It was noted that the plan will help eliminate adhoc actions and will assist with long term planning.</p>

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Mr. Ken Marchant, Plant Health Consultant (EAB), provided an overview of tools for protection against the Emerald Ash Borer. He stated that it cannot be eradicated and early detection is critical. He strongly supports recommendation number six contained within his report which refers to undertaking an Urban Tree Cover Potential Plantable Spaces Analysis. He said costs should include a manager and the replacement of trees is included. He said that there is a poor salvage opportunity for urban trees due to metal content and the high amount of Ash currently on the market.

Ms. Judy Martin, on behalf of the Sierra Club, believes delaying the inclusion of smaller properties under the tree by-law is unwise. She stated the City would be best served if the plan is fully implemented and the analysis done as soon as possible. She said it is essential to hire a tree manager and have a tree manual for protecting trees in construction areas. She stated trees need ongoing maintenance and the City lags behind in tree protection policies. She said a healthy urban forest is essential and urged the committee to give full support of the initiative.

REPORT

3. Moved by Councillor Burcher
Seconded by Councillor Guthrie

THAT report 12-94 dated October 15, 2012, from Planning, Building, Engineering and Environment entitled "Urban Forest Management Plan" be received;

AND THAT the Urban Forest Management Plan be approved in principle, subject to budgetary approval;

AND THAT the Capital and Operating Budget resources required to implement the Plan be referred to the 2013 budget process and future budget years as appropriate.

AND THAT staff be directed to report back with a cost/benefit analysis of different service delivery models to support the most efficient and effective implementation of the Urban Forest Management Plan.

VOTING IN FAVOUR: Councillors Bell, Burcher, Guthrie, Piper and Mayor Farbridge (5)

VOTING AGAINST: (0)

Carried

Guelph Innovation District: Release of Draft Secondary Plan

Ms. Joan Jylanne, Senior Policy Planner provided an overview of the process and background. She pointed out the location of the footbridge slated to join the east and west portions of the district.

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Mr. Jason Petrunia, Consultant, Beacon Environmental, outlined the vision and planning development principles. He addressed the natural and cultural heritage; energy, servicing and stormwater; mobility; the public realm; land use and built form; interpretation and implementation; the work plan and next steps as contained within the report and presentation provided. He highlighted the changes from the draft that was presented in January.

There was discussion regarding the linkage issue of the trails.

Mr. Alex Drolc, property owner within the proposed district, expressed concern with the prohibition of alternative servicing for the special residential designations. He stated that previous staff had made promises regarding alternative servicing and he would like the City to honour those commitments. He did not believe there was enough time between consultation with the area property owners and the report coming forward for staff to adequately address issues. He requested that the prohibition of alternative servicing for the specialized residential areas be removed and to allow owners to "explore alternative servicing".

Mr. Jamie Miller, PHD student working with owners within the Glenholm and Stone East Community, stated the property provides an opportunity to address innovative and alternative infrastructure ideas that have been tested and work. He said the City could set stringent guidelines to address concerns.

Mr. Bryan Folkerson, expressed concern about the special residential designations and requested the requirement for full municipal services be removed. He provided a history of their proposed draft plan of subdivision to date and said they made changes based on the understanding of being able to use alternative servicing. He advised they have been working with the University to develop a pilot project of alternative servicing.

Mr. Jamie Miller, on behalf of Dr. Khosrow Farahbakhsh, requested that innovative servicing be permitted. He said they have spent months to develop new design methodologies and alternative concepts and would like the opportunity to pursue them.

4. Moved by Mayor Farbridge
Seconded by Councillor Burcher

REPORT

THAT Committee Report No. 12-89, dated October 15, 2012 from Planning, Building, Engineering and Environment, regarding the Guelph Innovation District Draft Secondary Plan be received;

AND THAT the correspondence regarding the Special Residential Area received by the Planning & Building, Engineering and Environment

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Committee be referred to staff to explore alternative servicing prior to the scheduled January, 2013 Statutory Public Meeting for the Guelph Innovation District Secondary Plan;

AND THAT staff consider how flexibility can be incorporated into the Guelph Innovation District Secondary Plan regarding the development of the Specialized Residential Area.

VOTING IN FAVOUR: Councillors Bell, Burcher, Guthrie, Piper and Mayor Farbridge (5)

VOTING AGAINST: (0)

Carried

Sustainable Infrastructure Report

Mr. Don Kudo, Manager, Infrastructure Planning, Design and Construction provided an overview of his report and powerpoint presentation. He pointed out the infrastructure and sustainability gap, provided an overview of their findings and outlined next steps.

5. Moved by Mayor Farbridge
Seconded by Councillor Guthrie

THAT the Sustainable Infrastructure Report dated October 15, 2012 from Planning, Building, Engineering and Environment be received for information.

VOTING IN FAVOUR: Councillors Bell, Burcher, Guthrie, Piper and Mayor Farbridge (5)

VOTING AGAINST: (0)

Carried

Adjournment

6. Moved by Mayor Farbridge
Seconded by Councillor Guthrie

THAT the Planning & Building, Engineering and Environment Committee meeting of October 15, 2012 be adjourned.

Carried

The meeting adjourned at 3:20 p.m.

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Chairperson

**PLANNING & BUILDING, ENGINEERING and ENVIRONMENT COMMITTEE
CONSENT AGENDA**

November 19, 2012

Members of the Planning & Building, Engineering & Environment Committee.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Planning & Building, Engineering & Environment Committee Consent Agenda will be approved in one resolution.

A Reports from Administrative Staff

REPORT	DIRECTION
PBEE-2012.45 WASTE MANAGEMENT BY-LAW AMENDMENT THAT Council approve and enact amendment to By-law (2011)-19199, Waste Management By-law.	Approve
PBEE-2012.46 SIGN BY-LAW VARIANCE FOR 55 WYNDHAM STREET NORTH (OLD QUEBEC STREET MALL) THAT Planning, Building, Engineering and Environment Report dated November 19, 2012 regarding sign by-law variances for 55 Wyndham Street North, be received; AND THAT, the request for variances from the Sign By-law for 55 Wyndham Street North to permit building signage for Old Quebec Street Mall on the second floor elevation, a sign area of 50 square metres and signage to be internally lit, be approved. Attach.	Approve

COMMITTEE REPORT



TO **Planning & Building, Engineering and Environment
Committee**

SERVICE AREA Planning, Building, Engineering and Environment
DATE November 19, 2012

SUBJECT Waste Management By-law Amendment
REPORT NUMBER

SUMMARY

Purpose of Report:

To obtain Council approval to amend By-law Number (2011)-19199 Waste Management By-law to allow certified compostable bags as liners for the organic waste carts.

Council Action:

To amend By-law Number (2011)-19199 Waste Management By-law to allow certified compostable bags as liners for the organic waste carts.

RECOMMENDATION

"THAT Council approve and enact amendment to By-law (2011)-19199: Waste Management By-law."

BACKGROUND

In the Fall 2009, the City began building a state-of-the-art Organic Waste Processing Facility (OWPF) to process Guelph's wet waste stream (organic waste) into clean, nutrient-rich compost.

To operate the OWPF, the City must comply with conditions set by the Ministry of the Environment (MOE). One such condition in the Environmental Compliance Approval (ECA) was that the OWPF could not accept organic waste collected in plastic bags or certified compostable plastic bags. This condition was added to the OWPF's ECA in August 2010.

At that time, the MOE indicated that if the Ottawa-based organic processing facility, Orgaworld Canada Ltd., was successful in its appeal of a similar ECA condition, Guelph would be granted a similar amendment.

On August 30, 2010, Council approved a City staff recommendation to convert Guelph's current manual, bag-based collection system called WetDry+ to an

automatic, cart-based waste collection system. Guelph's automated cart-based waste collection system will increase the City's waste diversion rate and create operational efficiencies.

On November 7, 2011, Orgaworld won its appeal. The City has been in negotiation with the MOE since that time to amend the OWPF's ECA. This amendment will provide our residents with the option of using certified compostable plastic bags to line their green carts. The City's cart-based collection system is being phased in over three years, starting in the fall 2012. Cart collection in Guelph started November 5, 2012 for the first phase of neighbourhoods.

REPORT

On November 2, 2012, the City received the amendment to the ECA to permit the Organics plant to receive SSO collected in certified compostable bags.

The City applied to the MOE for permission to collect organic waste in certified compostable plastic bags for three reasons:

- To offer residents the option to use certified compostable plastic bags as liners in their green carts;
- To increase opportunities to accept organic waste from the industrial, commercial, institutional sector (i.e. privately hauled organic waste) or from other municipalities in Ontario currently using certified compostable plastic bags;
- To use waste collection practices consistent with best practices in other municipalities in Ontario.

One of the key concerns raised by our residents during the introduction of the cart-based program was how to keep the carts clean. Residents now have option to use either certified compostable plastic bags or paper bags to line their green carts. Paper bags remain the recommended choice as they break down completely in the composting process whereas certified compostable plastic bags may leave behind trace amounts of plastic film in the processed compost.

The MOE-issued ECA amendment allows the City the opportunity to process organic waste collected by private haulers, or from Ontario municipalities that use certified compostable plastic bags. The latter will enable us to reciprocate with other municipalities during times when we/they require a temporary relocation of the processing of organic waste due to facility shut-down. The City does not have contractual agreements to accept additional organic waste on an on-going basis from any other municipality other than Region of Waterloo at this time.

The OWPF is currently processing traditional plastic bags daily and will continue to do so until 2014, when all residents are converted to waste carts. The OWPF's odour control systems are performing optimally as evidenced by the recent Odour Survey conducted by the MOE.

CORPORATE STRATEGIC PLAN

- 1.2 Develop collaborative work teams and apply whole systems thinking to deliver creative solutions.
- 2.2 Deliver public services better.

FINANCIAL IMPLICATIONS

The amendment also provides the City the opportunity for additional revenue to process organic waste from Ontario municipalities that use certified compostable plastic bags.

DEPARTMENTAL CONSULTATION/CONCURRENCE

Corporate Communications
Legal and Realty Services

COMMUNICATIONS

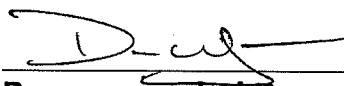
A number of communications tactics will be released to inform residents of their options for lining their green cart, including print ads, information on the City's website guelph.ca/waste, and through a variety of social media channels.

ATTACHMENTS

By-law to Amend Waste Management By-law

Prepared By:

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Recommended By:

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Recommended By:

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Executive Director
Planning, Building, Engineering
and Environment
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THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)- XXXXX

A by-law to amend By-law Number (2011)-19199, being the Waste Management By-law.

WHEREAS the Council of The Corporation of the City of Guelph has passed By-law Number (2011)-19199, being the Waste Management By-law;

AND WHEREAS the said Council wishes to amend the said by-law;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. By-law Number (2011)-19199, being the Waste Management By-law, be and hereby is amended as follows:
 - a. The following paragraph is inserted in subsection 1(1):

"(d.1) "Certified Compostable Plastic Bag or Liner" means a Plastic Bag or Plastic Liner that has been officially endorsed as compostable under a third party operated accredited certification program, in accordance with specified criteria, to the satisfaction of the General Manager;"
 - b. The definition of "Single-Use Container" in paragraph 1(1)(ss) is amended by inserting the words **"Certified Compostable Plastic Bag or Liner,"** after the words "Plastic Liner," in the first line;
 - c. The following is inserted in the table in subsection 5(1) in the cell located in the fourth row, headed "2. Organics, (a) General" in the third column, headed "Automated Collection Method": **"- in a Certified Compostable Plastic Bag or Liner placed inside an Organics Cart";**
 - d. The following is inserted in the table in subsection 5(1) in the cell located in the fifth row, headed "2. Organics, (b) Pet Faeces" in the third column, headed "Automated Collection Method": **"- in a Paper Bag or Liner placed inside an Organics Cart - in a Certified Compostable Plastic Bag or Liner placed inside an Organics Cart";**
 - e. In the 16th point in Schedule "B", delete the words ", certified compostable plastic"; and
 - f. The following is inserted as the 17th point in Schedule "B" **"a certified compostable plastic container, utensil, plate and the like;"**.
2. This By-law shall be effective immediately upon passing.

PASSED this day of , 2012.

KAREN FARBRIDGE -- MAYOR

BLAIR LABELLE – CITY CLERK

COMMITTEE REPORT



TO **Planning, Building, Engineering and Environment
Committee**

SERVICE AREA Planning, Building, Engineering and Environment
DATE November 19, 2012

**SUBJECT SIGN BY-LAW VARIANCES FOR 55 Wyndham Street
North (Old Quebec Street Mall)**

REPORT NUMBER

SUMMARY

Purpose of Report: To advise Council of three (3) Sign By-law variances for 55 Wyndham Street North, requesting building signage on the second storey building face, a sign area of 50 square metres and signage to be internally lit.

Council Action: To approve the request for sign variances from the Sign By-law for 55 Wyndham Street North.

RECOMMENDATION

"THAT Planning, Building, Engineering and Environment Report dated November 19, 2012 regarding sign by-law variances for 55 Wyndham Street North, be received;

AND THAT, the request for variances from the Sign By-law for 55 Wyndham Street North to permit building signage for Old Quebec Street Mall on the second floor elevation, a sign area of 50 square metres and signage to be internally lit, be approved."

BACKGROUND

Barrel Works Guelph Ltd. has submitted a sign variance application on behalf of Old Quebec Street Mall, located at 55 Wyndham Street North to allow for four building sign boxes to be located on the 2nd storey elevations (see Schedule A- Location Map). The property is zoned Central Business District, CBD 1-7 in the Zoning By-law No. (1995)-14864. The Sign By-law No. (1996)-15245 in Table 1, Row 1 restricts building sign placement to the first storey on a building face. Additionally, in the CBD, signage is permitted on the second or third storey elevations with only individual letters or symbols and no lighting. The building technically does not face a public street; therefore only 10 square metres of signage would be permitted.

REPORT

Barrel Works Guelph Limited has applied for three (3) sign variances for 55 Wyndham Street North, (see Schedule B- Signage For Variance). Staff identified that the proposed signage would not comply with the Sign By-law in that building signs are restricted to the first storey elevation in commercial zones; the sign area would be too large and could not be lit. An encroachment agreement has been circulated for approval of the projecting signs as well as façade improvements for the Macdonell Street entry.

The following reasons have been supplied by the applicant in support of this application:

- A new façade is being proposed that would enhance the wall feature currently existing at the Macdonell Street entrance;
- The building's location is set far back from the street;
- The proposed signage on the second floor is proportionate to the building face.

The requested variances are as follows:

Building Sign (Commercial zone)	By-law Requirements	Request
Permitted Location on a Building	1 st storey on a building face facing a public road allowance or facing another property	2nd storey on a building face facing a public road allowance or facing another property
Maximum Number of Signs or Maximum Size of Sign Faces	10% of the building face to a maximum of 10 m ² when fronting an adjacent property	50 m² of sign face
Lighting	In the CBD on 2 nd and 3 rd storey, no lighting permitted	Permit the sign boxes to be internally lit

The requested variances from the Sign By-law for 4 building sign boxes on the second storey elevation is recommended for approval because:

- This is a unique situation within the CBD with a commercial mall that has a portion not fronting on a public street;
- The existing building face is being underutilized and the façade improvements are attempting to match the front entrance for a standard entry feature;
- The building is setback approximately 60 metres from the street, which lessens the impact of the signage.

CORPORATE STRATEGIC PLAN:

Urban Design and Sustainable Growth:

Goal #1: An attractive, well functioning and sustainable city

FINANCIAL IMPLICATIONS: N/A

DEPARTMENTAL CONSULTATION: N/A

COMMUNICATIONS: N/A

ATTACHMENTS

Schedule A -Location Map

Schedule B- Signage for Variances

Prepared By:

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Recommended By:

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Chief Building Official

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Recommended By:

Janet L. Laird, Ph.D.

Executive Director

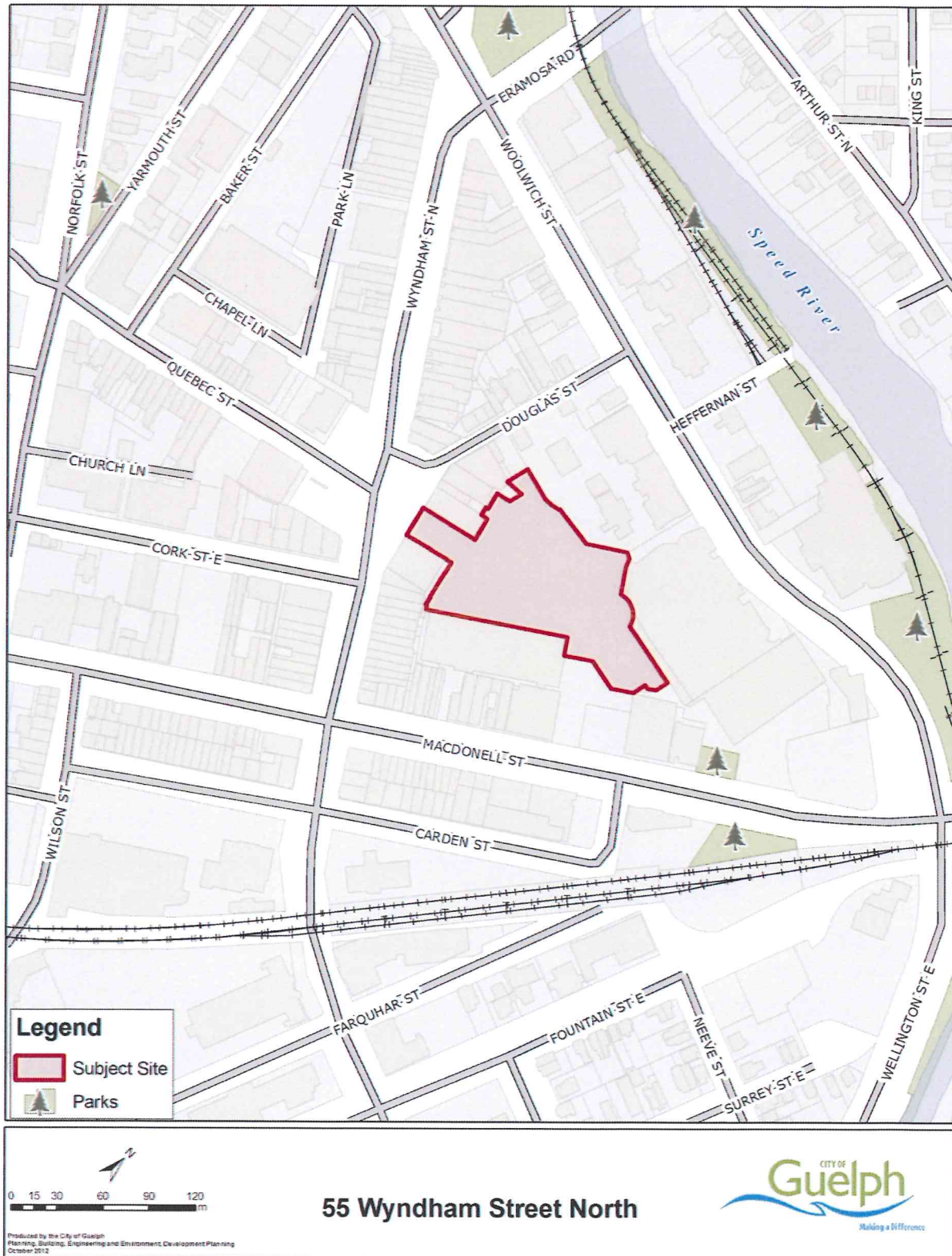
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SCHEDULE A- LOCATION MAP



SCHEDULE B- SIGNAGE FOR VARIANCE



SCHEDULE B- SIGNAGE FOR VARIANCE

