

**The Corporation of the City of Guelph
Planning & Building, Engineering and Environment Committee
Tuesday, February 19, 2013 at 2:00 p.m.**

A meeting of the Planning & Building, Engineering and Environment Committee was held on Tuesday, February 19, 2013 in Council Chambers at 2:00 p.m.

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

Also Present: Councillors Furfaro, Hofland and Wettstein

Staff in Attendance: Mr. D. Wyman, General Manager Solid Waste Resources; Mr. T. Salter, General Manager, Planning Services; Mr. R. Philips, Manager, Development Engineering and Transportation Planning; Mr. R. Henry, General Manager, Engineering Services/City Engineer; Mr. B. Labelle, City Clerk; and Ms. D. Black, Council Committee Coordinator.

There was no declaration of pecuniary interest.

1. Moved by Councillor Guthrie
Seconded by Councillor Bell

THAT the open meeting minutes of the Planning & Building, Engineering and Environment Committee meeting held on November 19 and December 10, 2012, and the closed meeting minutes of November 19, 2013 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 February 19, 2013 Consent Agenda to be voted on separately:

- | | |
|-------------|--|
| PBEE-2013.1 | Guelph Cycling Master Plan |
| PBEE-2013.2 | Rental Housing Licensing Directions |
| PBEE-2013.3 | Investment in Affordable Housing – Michael House |
| PBEE-2013.4 | Greater Toronto Area West Corridor
Environmental Assessment Study |
| PBEE-2013.5 | By-law Number (2013) - Regulating Solid Fuel
Heating and Cooking Appliances |

Guelph Cycling Master Plan

Ms. Jennifer McDowell, Transportation Demand Management Coordinator, provided a synopsis of the process to date, highlights of the accomplishments of the Cycling Master Plan, key recommendations and potential impacts of the bicycle lanes needed to accommodate a continuous cycling network. She stated only trails available for cycling are shown on the Master Plan

Staff noted bike lanes are being incorporated into existing road widening projects and budget decisions are a factor in determining whether to restripe or engage in construction. Staff will examine options for long term and short term bicycle parking for public property.

Discussion ensued regarding offroad cycling trails versus lanes on the roads, safety issues being factored into decisions, and costs of the program.

Mr. Martin Collier, Guelph Coalition for Active Transportation (GCAT), said there is a need for an east to west cycling connection and the City should stripe roads until a full connection can occur. He said 5% of the roads budget should be allocated for cycling needs and he would like to see the cycling target doubled.

Ms. Donna Jennison, Guelph resident, noted that the cycling trails and lanes are needed mostly by students and those unable to afford vehicles. She wants people and environment and not just the economy to be given consideration when determining projects. She advised she received over 100 signatures for a petition within one week to support increasing the budget for cycling needs.

Ms. Suzanne Gates, GCAT member, wants the City to approve the Cycling Master Plan and invest the money needed to complete it. She said more than painted lines on the road is needed and cycling lanes and trails will benefit the whole city. She requested a percentage of the roads budget every year be allocated to the Cycling Master Plan and dates be promised for completion of each stage.

Main Motion

2. Moved by Councillor Burcher
Seconded by Councillor Bell
1. That the Planning, Building, Engineering and Environment Report entitled "Guelph Cycling Master Plan", dated February 19, 2013, be received.

2. That Council approve the Cycling Master Plan, including the cycling network, as illustrated in Schedule 1 to this report, and the recommendations for implementing physical and social infrastructure for cycling, as outlined in this report.
3. That Council approve the recommended network of on-street bike lanes, and direct staff to implement them as part of road reconstruction or road restriping projects, subject to appropriate budget approvals as outlined in this report, and categorized in Schedules to the report as follows:
 - a. Schedule 3: On-street bike lanes involving road widening
 - b. Schedule 4: On-street bike lanes without road widening
 - c. Schedule 5: On-street Shared (Sharrow) lanes without road widening
4. That Council approve the implementation of on-street bike lanes on the five streets (Downey Road, Eastview Road, Grange Road, Starwood Drive and Stevenson Street) listed in Schedule 4, that will result in the removal of on-street parking as currently provided on those streets, and direct staff to:
 - (i) inform residents, as well as the community at large, that on-street parking may be impacted by the need to provide bike lanes on those streets to establish a continuous and convenient citywide cycling network;
 - (ii) give those residents adequate notice and opportunity to provide feedback on safety concerns or other relevant information; and
 - (iii) take steps to address residents' concerns and minimize the impact on parking to the extent possible.
5. That Council authorize staff to investigate the feasibility, including costs, of paving and maintaining approximately 30 km of the City's existing primary trail system to provide a continuous system of on-street and off-street cycling network for commuter use.

First Amendment

3. Moved by Mayor Farbridge
Seconded by Councillor Burcher

That a summary of capital financing to implement the Guelph Cycling Master Plan be brought back in advance of the capital prioritization process.

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

VOTING AGAINST: (0)

CARRIED

Second Amendment

4. Moved by Councillor Guthrie
Seconded by Councillor Bell

That staff consider current trail systems that currently do not allow bicycling within the overall network.

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

VOTING AGAINST: (0)

CARRIED

Main motion as amended

5. Moved by Councillor Burcher
Seconded by Councillor Bell

1. That the Planning, Building, Engineering and Environment Report entitled "Guelph Cycling Master Plan", dated February 19, 2013, be received.
2. That Council approve the Cycling Master Plan, including the cycling network, as illustrated in Schedule 1 to this report, and the recommendations for implementing physical and social infrastructure for cycling, as outlined in this report.
3. That Council approve the recommended network of on-street bike lanes, and direct staff to implement them as part of road reconstruction or road restriping projects, subject to appropriate budget approvals as outlined in this report, and categorized in Schedules to the report as follows:
 - a. Schedule 3: On-street bike lanes involving road widening
 - b. Schedule 4: On-street bike lanes without road widening
 - c. Schedule 5: On-street Shared (Sharrow) lanes without road widening

4. That Council approve the implementation of on-street bike lanes on the five streets (Downey Road, Eastview Road, Grange Road, Starwood Drive and Stevenson Street) listed in Schedule 4, that will result in the removal of on-street parking as currently provided on those streets, and direct staff to:
 - (i) inform residents, as well as the community at large, that on-street parking may be impacted by the need to provide bike lanes on those streets to establish a continuous and convenient citywide cycling network;
 - (ii) give those residents adequate notice and opportunity to provide feedback on safety concerns or other relevant information; and
 - (iii) take steps to address residents' concerns and minimize the impact on parking to the extent possible.
5. That Council authorize staff to investigate the feasibility, including costs, of paving and maintaining approximately 30 km of the City's existing primary trail system to provide a continuous system of on-street and off-street cycling network for commuter use.
6. **That a summary of capital financing to implement the Guelph Cycling Master Plan be brought back in advance of the capital prioritization process.**
7. **That staff consider current trail systems that currently do not allow bicycling within the overall network.**

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

VOTING AGAINST: (0)

CARRIED

Rental Housing Licensing Directions

Mr. Stewart Schinbein, Guelph resident, said that the City's current by-laws address safety, health and wellbeing so licensing is not required. He said that a residential unit is not clearly defined within the report. He noted there are approximately 8700 units subject to licensing and he does not see how the City can meet the requirement of inspecting them all within 30 days from the date of application. He said the number of units not licensed but units rented lacks definition and would like that clearly defined before the public meetings occur.

Mr. John Gruzleski, on behalf of the Old University Neighbourhood Residents' Association (OUNRA), urged acceptance of the report so work can begin. He was happy the licensing applies City wide rather than just certain areas. He believes licensing may help students be more aware of their rights and less vulnerable. He would like low fees with high penalties to help avoid high costs being transferred to tenants or landlords avoiding getting licensed. He noted that the definition of business needs to be clear. He advised that the OUNRA are in support of the report and are willing to assist with the public process.

Mr. Joe Hoffer, representing Donna and Morris Haley, said that existing legislation is sufficient and licensing is unnecessary. He wants Council to consider the real value of licensing and provided numbers from other municipalities that showed low cost recovery of the licensing program. He also noted there were very few applications rejected in other municipalities and that was due to fire or zoning by-law regulations which supports his claim that existing legislation is sufficient. He believes licensing will encourage landlords to rent under the radar which would increase risk to tenants.

Mr. Lyle McNair, former real estate agent, current Committee of Adjustment member and landlord, stated that landlords are obligated to advise tenants of their rights and tenants can find them on the appropriate website. He inquired if any grandfathering of units would happen or if existing units need to be restructured. He also asked if short term renters, such as those travelling for the winter months would require a licence. He believes licensing will make units less affordable and create more work due to the number of tenants renting one year or less and may lead to more underground rentals. He said all rental units should be registered but not necessarily licensed.

Staff were asked questions by the committee regarding a cost benefit analysis, what data is directing the focus of the licensing, and the objectives.

6. Moved by Mayor Farbridge
Seconded by Councillor Burcher
 1. That Report 13-04 from Planning, Building, Engineering and Environment regarding the Rental Housing Licensing Directions dated February 19, 2013, be received.
 2. **That prior to proceeding with the public consultation process, on a proposed rental housing licensing program in, that a cost benefit analysis be completed on proposed direction.**

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

VOTING AGAINST: (0)

CARRIED

The meeting recessed at 4:30 p.m.

The meeting reconvened at 4:36 p.m.

Investment in Affordable Housing – Michael House

Ms. Rosemarie Coombs, provided an overview of the services that Michael House provides and their longterm vision. every \$1 invested, comes out to about \$5 of community value.

Mr. Tim Welch, housing development consultant explained the financial implications and requested full offsetting of fees and charges.

Main Motion

7. Moved by Mayor Farbridge
Seconded by Councillor Burcher
 1. That the proposal for an affordable housing project by Michael House, and located at 185-187 Bristol Street, be approved in principle.
 2. That staff be directed to finalize the form of an Indemnity Agreement between the City and the County of Wellington, to the satisfaction of the City Solicitor and the Chief Financial Officer.
 3. That the Mayor and Clerk be authorized to execute the Indemnity Agreement in time for it to be received by the County by February 28, 2013.
 4. That the Clerk be directed to inform the County of Wellington by February 28, 2013 of the City's decision regarding the proposal, and to further advise that no City action is required to provide the mandatory municipal incentives required by the Investment in Affordable Housing for Ontario program.
 5. That municipal incentives be offered in the form of an \$80,000 grant to Michael House, and notwithstanding various by-laws that staff be authorized to accept deferred payment of required municipal fees and charges to coincide with the timing of receipt of funds through the Investment in Affordable Housing program.

6. That staff be directed to finalize an agreement with Michael House to implement the municipal incentives to the satisfaction of the General Manager of Planning Services, the City Solicitor and the Chief Financial Officer.
7. That the Mayor and Clerk be authorized to execute the Municipal Incentives Agreement.
8. That the proposed demolition of one detached dwelling at 185 Bristol Street be approved.
9. That the applicant be requested to contact the General Manager of Solid Waste Resources, Planning, Building, Engineering and Environment, regarding options for the salvage or recycling of all demolition materials.

First Amendment

8. Moved by Mayor Farbridge
Seconded by Councillor Burcher

That clause 5 of the main motion regarding Investment in Affordable Housing – Michael House be amended to remove \$80,000 and replace with “that municipal incentives be offered in the form of a grant equivalent to the cost of the rezoning application site plan fees, building permit fees, development charges and parkland levy.

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

VOTING AGAINST: (0)

CARRIED

Main Motion as amended

9. Moved by Mayor Farbridge
Seconded by Councillor Burcher
1. That the proposal for an affordable housing project by Michael House, and located at 185-187 Bristol Street, be approved in principle.
 2. That staff be directed to finalize the form of an Indemnity Agreement between the City and the County of Wellington, to the satisfaction of the City Solicitor and the Chief Financial Officer.
 3. That the Mayor and Clerk be authorized to execute the Indemnity Agreement in time for it to be received by the County by February 28, 2013.

4. That the Clerk be directed to inform the County of Wellington by February 28, 2013 of the City's decision regarding the proposal, and to further advise that no City action is required to provide the mandatory municipal incentives required by the Investment in Affordable Housing for Ontario program.
5. That municipal incentives be offered in the form of a grant equivalent to the cost of the rezoning application site plan fees, building permit fees, development charges and parkland levy to Michael House, and notwithstanding various by-laws that staff be authorized to accept deferred payment of required municipal fees and charges to coincide with the timing of receipt of funds through the Investment in Affordable Housing program.
6. That staff be directed to finalize an agreement with Michael House to implement the municipal incentives to the satisfaction of the General Manager of Planning Services, the City Solicitor and the Chief Financial Officer.
7. That the Mayor and Clerk be authorized to execute the Municipal Incentives Agreement.
8. That the proposed demolition of one detached dwelling at 185 Bristol Street be approved.
9. That the applicant be requested to contact the General Manager of Solid Waste Resources, Planning, Building, Engineering and Environment, regarding options for the salvage or recycling of all demolition materials.

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

VOTING AGAINST: (0)

CARRIED

Greater Toronto Area West Corridor Environmental Assessment Study

It was requested that the clauses and subclauses be voted on separately.

10. Moved by Councillor Bell
Seconded by Councillor Guthrie
1. That the Planning, Building, Engineering and Environment report dated February 19, 2013, and entitled "Greater Toronto Area West Corridor Environmental Assessment Study" be received.

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

VOTING AGAINST: (0)

CARRIED

11. Moved by Councillor Bell
Seconded by Councillor Guthrie

2. That the City of Guelph advise the Ontario Ministry of Transportation (MTO) in regard to the Transportation Development Strategy proposed by the GTA West Corridor EA Study, as follows:
 - a) That the City of Guelph supports the Group #1 (Optimize Existing Networks) and Group #2 (New/Expanded Non-Road Infrastructure) elements of the Transportation Development Strategy for the GTA West Corridor.

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

VOTING AGAINST: (0)

CARRIED

12. Moved by Councillor Bell
Seconded by Councillor Guthrie

- 2b) That the City of Guelph requests the Ministry of Transportation to implement Group 1 and Group 2 recommendations, including the expansion of GO Transit service west of the GTA, prior to commencing the proposed highway expansions.

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

VOTING AGAINST: (0)

CARRIED

13. Moved by Councillor Bell
Seconded by Councillor Guthrie

- 2c) That the City of Guelph appreciates the need for widening 400-series highways in the GTA and for identifying a new corridor within the GTA, as well as the concerns about extending a new corridor through the Niagara Escarpment.

VOTING IN FAVOUR: Councillors Bell and Guthrie (2)

VOTING AGAINST: Councillors Burcher, Guthrie, Piper and Mayor Farbridge (3)

DEFEATED

14. Moved by Councillor Bell
Seconded by Councillor Guthrie

2d) That the City of Guelph requests the Ministry of Transportation to include as a recommendation in the proposed Transportation Development Strategy, that MTO continue with the assessment of a New Transportation Corridor (Group #4) to the west of the Niagara Escarpment, along with a new north-south connection to Hwy 401 east of Guelph, in consultation with the County of Wellington, City of Guelph and the Region of Waterloo, as outlined in this report.

VOTING IN FAVOUR: Councillors Guthrie and Piper (2)

VOTING AGAINST: Councillors Bell, Burcher, and Mayor Farbridge (3)

DEFEATED

15. Moved by Councillor Bell
Seconded by Councillor Guthrie

3. That the Council Resolution and this report be circulated with a letter from the Mayor to the Minister of Transportation, Member of Provincial Parliament for Guelph, the County of Wellington and the Region of Waterloo.

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

VOTING AGAINST: (0)

CARRIED

By-law Number (2013) – Regulating Solid Fuel Heating Appliances

Staff advised a residential by-law regarding solid fuel heating appliances will be coming forward at a later date.

They noted that "and cooking" should be removed from the subject title of the report and advised they will bring the by-law to Council in March, not in February.

16. Moved by Councillor Bell
Seconded by Councillor Guthrie

1. That the Report from Planning, Building, Engineering and Environment dated February 19, 2013, regarding the By-law to regulate certain indoor solid fuel heating appliances be received.
2. That the By-law to regulate certain indoor solid fuel heating appliances be approved.

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

VOTING AGAINST: (0)

CARRIED

17. Moved by Councillor Burcher
Seconded by Mayor Farbridge

THAT the Planning & Building, Engineering and Environment Committee meeting of February 19, 2013 be adjourned.

CARRIED

The meeting adjourned at 5:01 p.m.

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Chairperson