

**The Corporation of the City of Guelph
Planning & Building, Engineering and Environment Committee
Tuesday, February 21, 2012 at 12:30 p.m.**

A meeting of the Planning & Building, Engineering and Environment Committee was held on Tuesday, February 21, 2012 in Council Chambers at 12:30 p.m.

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

Also Present: Councillors Dennis, Findlay, Furfaro and Wettstein

Staff in Attendance: Dr. J. Laird, Executive Director of Planning & Building, Engineering and Environment; Mr. T. Salter, Acting General Manager, Planning Services; Mr. P. Cartwright, General Manager of Economic Development; Mr. R. Templeton, Landscape Planner, Mr. S. Worsfold, Deputy City Solicitor; Mr. B. Labelle, City Clerk; and Ms. D. Black, Assistant Council Committee Coordinator.

There was no declaration of pecuniary interest.

1. Moved by Councillor Burcher
Seconded by Councillor Guthrie
THAT the minutes of the Planning & Building, Engineering and Environment Committee meeting held on January 23, 2012 be confirmed as recorded and without being read.

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

VOTING AGAINST: (0)

Carried

Consent Agenda

The following items were extracted from the February 21, 2012 Consent Agenda to be voted on separately:

- | | |
|---------------|--|
| PBEE 2012-A.1 | Draft Urban Forestry Management Plan |
| PBEE 2012-A.2 | Brooklyn and College Hill Heritage Conservation District Designation Process – Summary of Phase One and Recommendation to Proceed to Phase Two |
| PBEE 2012-A.3 | Economic Development, Planning, Building and Engineering Joint Operational Review |

2. Moved by Mayor Farbridge
Seconded by Councillor Burcher
THAT the balance of the Consent Agenda of the Planning & Building, Engineering and Environment Committee of February 21, 2012 as identified below, be adopted:

- a) **Sign By-law Variance for 60 Woodlawn Road East (Village of Riverside Glen Retirement Residence)**
- REPORT THAT Report 12-13 regarding a sign variance for 60 Woodlawn Road East from Planning & Building, Engineering and Environment dated February 21, 2012 be received;
- AND THAT the request for a variance from the Sign By-law for 60 Woodlawn Road East to permit four mobile signs per year be approved.
- b) **Sign By-law Variance for 130 Macdonell Street (Co-operators)**
- REPORT THAT Report 12-15 regarding a sign variance for 130 Macdonell Street from Planning & Building, Engineering and Environment, dated February 21, 2012, be received;
- AND THAT the request for a variance from the Sign By-law for 130 Macdonell Street to permit a temporary banner sign for one year be approved.

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

VOTING AGAINST: (0)

Carried

Brooklyn and College Hill Heritage Conservation District Designation Process – Summary of Phase One and Recommendations to Proceed to Phase Two

Mr. Todd Salter, Acting General Manager, Planning Services, provided a high level overview and summary of the staff report and recommendations contained in the meeting agenda. He discussed the intent of the Heritage Conservation District Designation Process and the benefits of implementing a Heritage Conservation District.

Mr. David Cuming, consultant, provided an overview with respect to the presentation attached as part of the meeting agenda and his assessment of the proposed Heritage Conservation District Study. He discussed; historical information in relation to the subject area, details in relation to provincial guidelines vis-à-vis the establishment of Heritage Conservation Districts; various features containing heritage and cultural value and the rationale with respect to identifying the proposed boundary recommended for acknowledgment moving into the second phase.

Mr. Stephen Robinson, Heritage Planner, summarized the process undertaken in the first phase and addressed key issues raised as part of the public consultation and engagement program.

The Committee posed various questions for follow up and clarification. There was discussion in relation to; the cost and need of the proposed Environmental Assessment for the Wellington Street Dam; the timing of reporting back to Council in relation to the second phase and on the finalization of a boundary; the public consultation process managed through the first phase; inclusion of the river section, particularly the north side, within the acknowledged boundary; the number of buildings included within the acknowledged boundary which have inherent heritage value as well as other buildings and features which contribute to the proposed district area; potential alternatives to manage change as opposed to a Heritage Conservation District; potential regulations which may be applied to manage development within a Heritage Conservation District, cost estimates associated with the second and third phases as well as other matters.

Mr. John Gruzleski, on behalf of the Old University Neighbourhood Residents Association (OUNRA), spoke in support of the study. He provided information in relation to previous work undertaken in respect to a Community Improvement Plan which led to the support for a Heritage Conservation District in the area. He advised that OUNRA supported the proposed boundary which would be acknowledged by way of approving the staff recommendation. He stated that there are processes which can be made available within Heritage Conservation District regulations that could address the concerns of some residents with respect to their ability to modify their properties.

Ms. Robin-Lee Norris, on behalf of the Jamieson family, owners of the majority share of James Street East properties, advised that the owners are opposed to the inclusion of James Street East within the Heritage Conservation District. She commented that the Jamieson's properties do not warrant designation individually and that by virtue of being encompassed within a Heritage Conservation District their ability to modify their properties may be restricted. She expressed concerns regarding the lack of time available with which to properly review and provide an assessment of the consultant's study noting that materials referenced therein were flawed. As a result, Ms. Norris requested a one month deferral to allow for a Heritage Planner retained by the Jamieson's to complete a peer review of the study.

Mr. Paul Ross, Chair, Heritage Guelph, advised that Heritage Guelph was supportive of the conclusions brought forward in the consultant's report and the recommendation to move into the second phase. He

suggested that public concern with respect to a proposed Heritage Conservation District is typical, however, many of the concerns could be further explored and managed as a result of the public consultation component within the second phase. He advised that recent studies across the province have shown that most property owners residing in heritage districts are generally satisfied and do not find the associated regulations overly onerous. Mr. Ross commented on the variances between individual property designations and a heritage conservation district.

The Jamieson's properties were illustrated on a map and there was discussion with respect to the potential exclusion of the properties from the acknowledged boundary. The Committee also discussed the related correspondence on the matter which was attached as part of the meeting agenda.

3. Moved by Councillor Burcher
Seconded by Mayor Farbridge

THAT the Brooklyn and College Hill Heritage Conservation District Study – Heritage Assessment Report (February 2012) be received;

AND THAT staff be directed to proceed with the second phase of the Brooklyn and College Hill Heritage Conservation District designation process for the purposes of creating a Draft Brooklyn and College Hill Heritage Conservation District Plan and Design Guidelines according to Part V, Section 40(1) of the Ontario Heritage Act;

AND THAT the proposed Heritage Conservation District boundary as Attachment 1 of the report, recommended by the consultant in the Brooklyn and College Hill Heritage Conservation District Study – Heritage Assessment Report (February 2012 - Attachment 2) be acknowledged and that staff be directed to report back to Council with a final recommended Heritage Conservation District boundary during the second phase of the Brooklyn and College Hill Heritage Conservation District designation process.

4. Moved in Amendment by Councillor Bell
Seconded by Councillor Guthrie

AND THAT James Street East be removed from the Brooklyn and College Hill Heritage Conservation District proposed boundary.

VOTING IN FAVOUR: Councillors Bell and Guthrie (2)

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

Defeated

5. Moved by Councillor Guthrie
Seconded by Councillor Bell

THAT the decision to move to the second phase of the Brooklyn and College Hill Heritage District Designation Process be deferred for two months to allow for further community feedback and to provide the James Street East residents an opportunity to undertake a peer review assessment with respect to the matter through their Heritage Planner.

VOTING IN FAVOUR: Councillors Bell and Guthrie (2)

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

Defeated

It was requested that the clauses of the main motion be voted on separately.

REPORT

6. Moved by Councillor Burcher
Seconded by Mayor Farbridge

THAT the Brooklyn and College Hill Heritage Conservation District Study – Heritage Assessment Report (February 2012) be received.

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

VOTING AGAINST: (0)

Carried

REPORT

7. Moved by Councillor Burcher
Seconded by Mayor Farbridge

THAT staff be directed to proceed with the second phase of the Brooklyn and College Hill Heritage Conservation District designation process for the purposes of creating a Draft Brooklyn and College Hill Heritage Conservation District Plan and Design Guidelines according to Part V, Section 40(1) of the Ontario Heritage Act.

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

VOTING AGAINST: (0)

Carried

REPORT

8. Moved by Councillor Burcher
Seconded by Mayor Farbridge

THAT the proposed Heritage Conservation District boundary, as Attachment 1 of the report, recommended by the consultant in the Brooklyn and College Hill Heritage Conservation District Study – Heritage Assessment Report (February 2012 - Attachment 2) be acknowledged and that staff be directed to report back to Council with a final recommended Heritage Conservation District boundary during the second phase of the Brooklyn and College Hill Heritage Conservation District designation process.

VOTING IN FAVOUR: Councillors Burcher and Piper and Mayor Farbridge (3)

VOTING AGAINST: Councillors Bell and Guthrie (2)

Carried

The meeting recessed at 2:38 p.m.

The meeting resumed at 2:46 p.m.

Urban Forest Management Plan 2013-2032

Mr. Rory Templeton, delivered a presentation with respect to the Urban Forest Management Plan which was attached as part of the meeting agenda. It was noted that financial implications as a result of the plan would be addressed through the 2013 budgetary process.

Mr. Philip van Wassenaer, consultant, advised of the purpose for an Urban Forest Management Plan and addressed the development of the plan and next steps. He explained the local context and study rationale; vision, principles and strategic goals; management and monitoring; legislation; and the policies and guidelines associated with the plan.

Ms. Margot Ursic, consultant, outlined the strategic goals of the Urban Forest Management Plan and addressed the recommendations contained within the Draft Urban Forestry Management Plan attached as part of the meeting agenda.

The Committee posed various questions for follow up and clarification. There was discussion related to; the overall objectives of the plan; the related financial implications, risk mitigation and resource demands; the public consultation process, status of current policies and various other matters.

9. Moved by Mayor Farbridge
Seconded by Councillor Burcher

THAT when staff report back to the Planning, Building, Engineering and Environment Committee with the final recommended Urban Forest Management Plan, they also address the appropriate timing to address the recommendation of the 2011 Canopy Coverage Study to conduct further analysis of a target to achieve the 40% tree canopy coverage established in Official Plan Amendment 42.

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

VOTING AGAINST: (0)

Carried

10. Moved by Councillor Guthrie
Seconded by Councillor Bell

THAT report 12-14 dated February 21, 2012, from the Planning & Building, Engineering and Environment entitled Draft Urban Forestry Management Plan be received;

AND THAT the Urban Forest Management Plan be referred to the ongoing Council strategic planning process to ensure it is prioritized accordingly;

AND THAT the Urban Forest Management Plan be considered with the goal of having no impact on the tax base.

It was requested that the clauses be voted on separately.

11. Moved by Councillor Guthrie
Seconded by Councillor Bell

THAT report 12-14 dated February 21, 2012, from the Planning & Building, Engineering and Environment entitled Draft Urban Forestry Management Plan be received.

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

VOTING AGAINST: (0)

Carried

12. Moved by Councillor Guthrie
Seconded by Councillor Bell

THAT the Urban Forest Management Plan be referred to the ongoing

Council strategic planning process to ensure it is prioritized accordingly;

VOTING IN FAVOUR: Councillors Bell and Guthrie (2)

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

Defeated

13. Moved by Councillor Guthrie
Seconded by Councillor Bell

THAT the Urban Forest Management Plan be considered with the goal of having no impact on the tax base.

VOTING IN FAVOUR: Councillors Bell and Guthrie (2)

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

Defeated

14. Moved by Mayor Farbridge
Seconded by Councillor Burcher

Dr. J. Laird
Mr. T. Salter

THAT report 12-14 dated February 21, 2012, from the Planning & Building, Engineering and Environment entitled Draft Urban Forestry Management Plan be received.

AND THAT when staff report back to the Planning, Building, Engineering and Environment Committee with the final recommended Urban Forest Management Plan, they also address the appropriate timing to address the recommendation of the 2011 Canopy Coverage Study to conduct further analysis of a target to achieve the 40% tree canopy coverage established in Official Plan Amendment 42.

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

VOTING AGAINST: (0)

Carried

Economic Development, Planning, Building and Engineering Joint Operational Review

Mr. Peter Cartwright, General Manager, Economic Development, provided an overview of the Economic Development, Planning, Building and Engineering Joint Operational Review report and

presentation contained in the meeting agenda. He addressed findings from the first phase and provided an assessment and summary for the second phase.

Dr. Janet Laird, Executive Director, Planning & Building, Engineering and Environment, and Mr. Cartwright explained interim initiatives implemented in 2011 which addressed several process issues identified during the first phase of the review

Dr. J. Laird
Mr. P. Cartwright

15. Moved by Mayor Farbridge
Seconded by Councillor Burcher

THAT the Report dated February 21, 2012, regarding the Joint Operational Review that is being conducted for Economic Development, Planning, Building, and Engineering Services be received;

AND THAT as part of the Economic Development, Planning, Building, and Engineering Services Joint Operational Review, staff develop a set of performance indicators to establish a baseline and dashboard to serve as a framework for regular reporting to Council on the performance of the development approvals process (including Economic Development, Planning, Engineering and Building Services)

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

VOTING AGAINST: (0)

Carried

16. Moved by Councillor Burcher
Seconded by Councillor Bell

THAT, pursuant to Section 239(2)(b) of the *Municipal Act*, the Planning & Building, Engineering and Environment committee now hold a meeting that is closed to the public with respect to personal matters about an identifiable individual.

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

VOTING AGAINST: (0)

Carried

**Citizen Appointments to Water Conservation and Efficiency
Public Advisory Committee**

REPORT TO COUNCIL
IN CLOSED SESSION

17. Moved by Councillor Burcher
Seconded by Councillor

THAT staff be given direction with respect to citizen appointments to
the Water Conservation and Efficiency Public Advisory Committee.

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

VOTING AGAINST: (0)

Carried

The Committee resolved out of closed session and the meeting
adjourned at 4:27 p.m.

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Chairperson