

**Planning and Building, Engineering and Environment Committee  
Held in the Council Chambers, Guelph City Hall,  
Monday, April 7, 2014 at 2:00 p.m.**

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**Attendance**

Members: Chair Bell  
Mayor Farbridge  
Councillor Guthrie  
Councillor Piper  
Councillor Wettstein

Councillors: Councillors Furfaro and Hofland

Staff: Ms. A. Pappert, Chief Administrative Officer  
Dr. J. Laird, Executive Director of Planning, Building, Engineering and Environment  
Mr. T. Salter, General Manager, Planning Services  
Ms. K. Dedman, General Manager Engineering Services/City Engineer  
Mr. David DeGroot, David de Groot, Senior Urban Planner  
Ms. Joan Jylanne, Senior Policy Planner  
Ms. T. Agnello, Deputy City Clerk  
Ms. D. Black, Council Committee Coordinator

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**Call to Order (2:00 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 Mayor Farbridge  
Seconded by Councillor Guthrie
  1. That the open meeting minutes of the Planning and Building, Engineering and Environment Committee held on February 3, 2014 be confirmed as recorded.

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

*VOTING AGAINST: (0)*

CARRIED

**Consent Agenda**

The following items were extracted from the April 7, 2014 Consent Agenda to be voted on separately:

- |                    |   |
|--------------------|---|
| <b>PBEE-2014.6</b> | <b>Draft Downtown Streetscape Manual St. George's Square Concept and Built Form Standards</b> |
| <b>PBEE-2014.7</b> | <b>Housing Strategy Background Report and Proposed Project Charter</b>                        |
| <b>PBEE-2014.8</b> | <b>Stone Road Widening and Reconstruction from Victoria Road to</b>                           |

**PBEE-2014.9 Gordon Street  
2013 Building Permit Fee Revenues, Costs, Building Stabilization  
Reserve Fund and Annual Setting of Building Permit Fees for 2014**

2. Moved by Mayor Farbridge  
Seconded by Councillor Piper

1. That the balance of the Consent Agenda of the Planning & Building, Engineering and Environment Committee April 7, 2014 as identified below, be adopted:

**PBEE-2014.10 2012 Annual and Summary Water Services Report (Compliance)**

1. That the 2013 Annual and Summary Water Services Report (compliance) be received and endorsed.

**PBEE-2014.11 Arthur Street Trunk Sewer – Speed River Crossing Schedule B Class  
Environmental Assessment – Notice of Completion**

1. That the Planning, Building, Engineering and Environment report dated April 7, 2014, regarding the Arthur Street Trunk Sewer – Speed River Crossing Schedule B Class Environmental Assessment be received.
2. That staff be authorized to complete the Municipal Class Environmental Assessment process as required and to proceed with the implementation of the preferred alternative as outlined in the report from Planning, Building, Engineering and Environment dated April 7, 2014.

**PBEE-2014.12 2013 Delegation of Authority Report**

1. That the report dated April 7, 2014 entitled "2013 Delegation of Authority Report", with respect to delegated authority under the purview of the Planning & Building, Engineering and Environment Committee be received.

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

*VOTING AGAINST: (0)*

CARRIED

**Presentation**

Mr. Ian Cottingham, Owner, Magnetsigns, expressed concern that the definition of "Mobile Sign" in the City's Zoning By-law now permits vinyl-backed signs for use as Mobile Signs. He advised that while his traditional signs are completely reusable, the new form of signage will result in much wastage and is not good for the environment. He requested the "Mobile Sign" definition be changed back to what it was formerly.

3. Moved by Councillor Piper  
Seconded by Mayor Farbridge

1. That the definition of "Mobile Sign" within the City's Zoning By-law be referred to the Comprehensive Sign By-law Review.

*VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Piper and Wettstein (4)*

*VOTING AGAINST: Councillor Guthrie (1)*

CARRIED

## Extracted Consent Items

### **PBEE-2014.6 Draft Downtown Streetscape Manual St. George's Square Concept and Built Form Standards**

Mr. Todd Salter, General Manager, Planning Services explained how the project was developed.

Mr. David DeGroot, Senior Urban Designer provided a synopsis of the three components to the project, the draft principles, changes made to date, built form standards, the heritage approach and next steps.

Mr. Patrick Sheridan, Guelph Coalition for Active Transportation noted there does not seem to be any cycle accommodations. He stated that angled parking creates a safety hazard for cyclists and cyclists could use large pedestrian spaces instead of the roadway to move through the downtown. He suggested removing the angled parking on the south side of MacDonell and the east side of Wyndham and replace with a double cycle track instead. He also noted that the intersection at Wellington and MacDonell is dangerous for cyclists and would like to see a designated way across for them.

Discussion ensued regarding the percentages of active and passive space, when funding information will be provided; timing of public meetings, timing of the phases and the infrastructure renewal. It was also raised that consideration should be given to the road access onto upper Wyndham Street; the development of the Arthur/MacDonell area; the intersection at Wellington; the delineation of cycling and pedestrian traffic within the downtown; and the impact construction will have on the local businesses.

4. Moved by Mayor Farbridge  
Seconded by Councillor Wettstein

1. That the Planning, Building, Engineering and Environment Report 14-22 regarding the Draft Downtown Streetscape Manual, St. George's Square Concept and Built Form Standards, dated April 7, 2014, be received for the purpose of releasing them to the public and undertaking further community engagement.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Piper and Wettstein (4)

VOTING AGAINST: Councillor Guthrie (1)

CARRIED

## Staff Updates and Announcements

Dr. Laird, Executive Director, Planning, Building, Engineering and Environment advised that the Wastewater Service Laboratory received Approval from the Canadian Association of Laboratory Accreditation (CALA) on March 6<sup>th</sup> 2014, and is therefore in compliance with ISO 17025. She stated the benefit of the Quality Management System is that we can achieve an increase in productivity, reduce risk of error, reduce unnecessary costs, and ensure reliable results.

Ms. Kiran Suresh, General Manager, Wastewater Services congratulated Russ Atkins, Janet Forester, Angela Vander Gugten, Mathew Reid, John Scheeringa and Vladislav Frumkin for achieving the accreditation for the City.

**PBEE-2014.8 Stone Road Widening and Reconstruction from Victoria Road to Gordon Street**

Ms. Kealy Dedman, City Engineer, advised of the timing of the phases and stated the Environmental Assessment (EA) supports the concept of four lanes.

Dr. Hugh Whiteley stated that the work set out for the EA was approved for the intersections at Victoria and Stone and at Gordon and Stone only and the stretch between was to be reviewed and include public discussion. He believes the EA has not been satisfied and moving forward is not appropriate. He noted that the treatment of aesthetics for the road widening has not been considered enough in the proposed design and suggested the road width be minimized and a patch for the road service should be completed in the interim.

Staff advised that the City is in compliance with the EA and public notice was given as well as consultation with the University and the Village by the Arboretum. Phasing was determined by the hydro work that needs to be done to accommodate the road widening.

5. Moved by Councillor Guthrie  
Seconded by Councillor Wettstein

1. That the Planning, Building, Engineering and Environment report entitled "Stone Road Widening and Reconstruction from Victoria Road to Gordon Street", dated April 7, 2014, be received.
2. That Council authorize staff to proceed with the widening and reconstruction of Stone Road from Victoria Road to Gordon Street, as outlined in the Planning, Building, Engineering and Environment report dated April 7, 2014.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Guthrie, Piper and Wettstein (4)  
VOTING AGAINST: Councillor Bell (1)

CARRIED

**PBEE-2014.7 Housing Strategy Background Report and Proposed Project Charter**

Ms. Joan Jylanne, Senior Policy Planner provided a synopsis of the project to date, the relationship between the County and the City regarding housing matters, and outlined the work plan which anticipates the completion of a housing strategy in 2015. The wellbeing component will be integrated into the actual Charter.

6. Moved by Councillor Piper  
Seconded by Mayor Farbridge

1. That Report 14-15 from Planning, Building, Engineering and Environment regarding the Housing Strategy Background Report and Proposed Project Charter dated April 7, 2014 be received.
2. That the Housing Strategy Project Charter included as Attachment 2 to Report 14-15 be approved.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Guthrie, Piper and Wettstein (4)  
VOTING AGAINST: (0)

CARRIED

**PBEE-2014.9      2013 Building Permit Fee Revenues, Costs, Building Stabilization Reserve Fund and Annual Setting of Building Permit Fees for 2014 Staff Update**

Staff confirmed that permit fees will be reduced or remain the same if the building stabilization reserve fund meets or exceeds its maximum limit.

7.      Moved by Mayor Farbridge  
          Seconded by Councillor Piper
  1. That the report from Planning, Building, Engineering and Environment dated April 7, 2014 entitled 2013 Building Permit Fee Revenues, Costs, Building Stabilization Reserve Fund and Annual Setting of Building Permit Fees for 2014, be received.
  2. That Council approve the Schedule of Building Permit Fees attached to the report, effective June 1, 2014.

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

*VOTING AGAINST: (0)*

CARRIED

**Adjournment (4:41 p.m.)**

8.      Moved by Councillor Guthrie  
          Seconded by Councillor Piper

That the meeting be adjourned.

CARRIED

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Tina Agnello –Deputy Clerk