

**The Corporation of the City of Guelph
Planning & Building, Engineering and Environment Committee
Monday April 16, 2012 at 12:30 p.m.**

A meeting of the Planning & Building, Engineering and Environment Committee was held on Monday, April 16, 2012 in Council Chambers at 12:30 p.m.

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

Also Present: Councillors Dennis, Furfaro, Hofland and Van Hellemond

Staff in Attendance: Dr. J. Laird, Executive Director of Planning & Building, Engineering and Environment; Mr. T. Salter, Acting General Manager, Planning Services; Mr. B. Labelle, City Clerk; and Ms. D. Black, Council Committee Coordinator.

There was no declaration of pecuniary interest.

1. Moved by Mayor Farbridge
Seconded by Councillor Bell

THAT the minutes of the Planning & Building, Engineering and Environment Committee meeting held on Monday, March 19, 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 April 16, 2012 Consent Agenda to be voted on separately:

- | | |
|----------------|---|
| PBEE 2012-A.14 | 2012 Development Priorities Plan |
| PBEE 2012-A.15 | Brooklyn and College Hill Heritage Conservation District Designation Process- Phase 2: Process and Timeline to Address Outstanding Boundary Issues and Proposed Public Consultation Program |
| PBEE 2012-A.16 | 40 Wellington Street West Brownfield Redevelopment Community Improvement Plan – Tax Increment-Based Grant Request |

2. Moved by Councillor Bell
Seconded by Councillor Burcher

THAT the balance of the Consent Agenda of the Planning & Building, Engineering and Environment Committee of April 16, 2012 as identified below, be adopted:

a) **PBEE Rolling Calendar**

Dr. J. Laird

THAT the Rolling Calendar attached hereto in the report from the Executive Director of Planning, Building, Engineering and Environment dated April 16, 2012, be received.

b) **Building By-law Revisions, New Administration Fees and Annual Increase of Building Permit Fees**

REPORT

THAT the report (No. 12-44) on Building By-law Revisions, New Administration Fees and Annual Increase of Building Permit Fees from Planning, Building, Engineering and Environment dated April 16, 2012, be received;

AND THAT Council approve the proposed changes to the Building By-law, new administration fees and the attached Schedule of Permit and Administration Fees, effective June 1, 2012.

c) **Sign By-law Variance for 83 and 89 Dawson Road (Guelph Medical Place 1 & 2)**

REPORT

THAT Report 12-37 regarding a sign variance for 83 and 89 Dawson Road, from Planning & Building, Engineering and Environment, dated April 16, 2012, be received;

AND THAT, the request for a variance from the Sign By-law for 83 and 89 Dawson Road to permit building signage on the second floor elevation, be refused.

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

VOTING AGAINST: (0)

Carried

The Chair advised that the Sign By-law Variance for 45 Speedvale Avenue East report is deferred to the May 22, 2012 Planning & Building, Engineering and Environment Committee meeting by request of the applicant.

2012 Development Priorities Plan

Ms. Stacey Laughlin, Senior Development Planner provided a brief synopsis of her report contained in the meeting agenda with respect to the 2012 Development Priorities Plan. She advised that staff will be reviewing the process to address integrating infill and zone change applications into the development priorities plan for 2013. She stated

the targets are derived from the Provincial Places to Grow program, the Local Growth Management Plan and Official Plan Amendment 39. She said staff will make the determination as to when inventory levels become too high and make the necessary adjustments at that time.

It was suggested that staff consider denying draft plan of subdivision extensions to reduce inventory as an option to address the lack of new registrations.

REPORT

3. Moved by Mayor Farbridge
Seconded by Councillor Burcher

THAT the Planning, Building, Engineering and Environment Report 12-46 dated April 16, 2012, regarding the 2012 DPP, be received;

AND THAT Guelph City Council approve the 2012 Development Priorities Plan dwelling unit targets for registration and draft plan approval as set out in the Planning, Building, Engineering and Environment Report 12-46 dated April 16, 2012;

AND THAT staff be directed to use the 2012 Development Priorities Plan to manage the timing of development within the City for the year 2012;

AND THAT amendments to the timing of development be permitted only by Council approval unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2012 are not exceeded.

VOTING IN FAVOUR: Councillors Burcher, Guthrie and Piper and Mayor Farbridge (4)

VOTING AGAINST: Councillor Bell (1)

Carried

Brooklyn and College Hill Heritage Conservation District Designation Process- Phase 2: Process and Timeline to Address Outstanding Boundary Issues and Proposed Public Consultation Program

Mr. Todd Salter, Acting General Manager, Planning Services, outlined the history of the Brooklyn and College Hill Heritage Conservation District Designation Process to date and advised of the timeline to address the outstanding boundary issues and public consultation. He summarized the details contained in the report and recommendation contained in the meeting agenda. Technical and new information will be considered when determining the boundary. He noted several key components of the forthcoming public consultation process; a

facilitated public workshop to occur in June, three subsequent public meetings in late fall/early winter, and one-on-one meetings with owners after the proposed plan is released. He advised that the timing for public input was determined to allow staff to report back in July and enable the consultant to prepare the report over the summer.

Committee posed various questions for clarification and follow up. It was suggested a homeowner who has firsthand experience with a heritage district designation process be invited to speak at one of the public meetings to provide a homeowner's perspective. The ability to provide objections regarding heritage density with respect to the district boundaries was raised as a potential issue. The tentative timeline proposed to allow for further public comments was also raised as a concern and there was discussion as to whether it should be extended.

4. Moved by Mayor Farbridge
Seconded by Councillor Burcher

THAT Report 12-45 dated April 16, 2012 from Planning & Building, Engineering and Environment, regarding the recommendation of a process to address outstanding boundary issues and a proposed public consultation program for Phase 2 of the Brooklyn and College Hill Heritage Conservation District designation process be received;

AND THAT Planning staff be directed to carry out the necessary steps of the recommended process to address outstanding boundary issues in the early stage of Phase 2 of the Brooklyn and College Hill Heritage Conservation District designation process;

AND THAT Planning staff be directed to carry out the recommended public consultation program for Phase 2 of the Brooklyn and College Hill Heritage Conservation District designation process.

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

THAT the formal submission period for the Brooklyn and College Hill Heritage Conservation District Designation Process be extended to June 18, 2012 or later if necessary.

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 be voted on separately.

REPORT 6. Moved by Mayor Farbridge
Seconded by Councillor Burcher
THAT Report 12-45 dated April 16, 2012 from Planning & Building, Engineering and Environment, regarding the recommendation of a process to address outstanding boundary issues and a proposed public consultation program for Phase 2 of the Brooklyn and College Hill Heritage Conservation District designation process be received;

VOTING IN FAVOUR: Councillors Burcher, Guthrie and Piper and Mayor Farbridge (4)

VOTING AGAINST: Councillor Bell (1)

Carried

REPORT 7. Moved by Mayor Farbridge
Seconded by Councillor Burcher
THAT Planning staff be directed to carry out the necessary steps of the recommended process to address outstanding boundary issues in the early stage of Phase 2 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

REPORT 8. Moved by Mayor Farbridge
Seconded by Councillor Burcher
THAT Planning staff be directed to carry out the recommended public consultation program for Phase 2 of the Brooklyn and College Hill Heritage Conservation District designation process.

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

VOTING AGAINST: (0)

Carried

**40 Wellington Street West Brownfield Redevelopment
Community Improvement Plan – Tax Increment-Based Grant
Request**

When asked, staff advised that the liquid boot/vapor barrier used on the subject land was a condition imposed by the Ministry of the Environment.

In future reports, staff were requested to provide more detail regarding eligible costs and the percentage of the year's allotment of the grants being utilized for each project.

REPORT

9. Moved by Councillor Burcher

Seconded by Councillor Guthrie

THAT Planning & Building, Engineering and Environment Report 12-41 dated April 12, 2012 regarding a request for a Tax Increment-Based Grant for the property municipally known as 40 Wellington Street West pursuant to the Brownfield Redevelopment Community Improvement Plan be received;

AND THAT the request by 2065404 Ontario Inc. for a Tax Increment-Based Grant pursuant to the Brownfield Redevelopment Community Improvement Plan be approved to an upset total limit of \$565,730 subject to the program details set out in Attachment 4;

AND THAT staff be directed to proceed with the finalization of a Tax Increment-Based Grant agreement with 2065404 Ontario Inc. or any subsequent owner(s) to the satisfaction of the General Manager of Planning Services, the General Manager of Legal and Realty Services/City Solicitor, and the City Treasurer;

AND THAT the Mayor and Clerk be authorized to sign the Tax Increment-Based Grant Agreement.

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

VOTING AGAINST: (0)

Carried

10. Moved by Mayor Farbridge

Seconded by Councillor Guthrie

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 Heritage Guelph

S. 239 (2) (b) 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 Heritage Guelph

REPORT

11. Moved by Mayor Farbridge
Seconded by Councillor Burcher
THAT Bill Green be appointed to Heritage Guelph for a term ending
November, 2012.

Carried

12. Moved by Councillor Burcher
Seconded by Councillor Guthrie
THAT the Planning & Building, Engineering and Environment Committee
rise from its Closed Meeting.

Carried

The meeting adjourned at 2:15 p.m.

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Chairperson