

**The Corporation of the City of Guelph  
Planning & Building, Engineering and Environment Committee  
Tuesday, May 22, 2012, 12:00 p.m.**

A meeting of the Planning & Building, Engineering and Environment Committee was held on Tuesday, May 22, 2012 in Council Chambers at 12:00 p.m.

Present: Councillors Bell, Guthrie, Piper and Mayor Farbridge

Also Present: Councillors Furfaro, Hofland and Van Hellemond

Absent: Councillor Burcher

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

There was no disclosure of pecuniary interest and general nature thereof.

1. Moved by Councillor Bell  
Seconded by Councillor Guthrie  
THAT the minutes of the Planning & Building, Engineering and Environment Committee meeting held on April 16, 2012 be confirmed as recorded and without being read.

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

VOTING AGAINST: (0)

Carried

**Consent Agenda**

The following items were extracted from the May 22, 2012 Consent Agenda to be voted on separately:

- |                |  |
|----------------|--|
| PBEE 2012-A.20 | Sign By-law Variance for 45 Speedvale Avenue East  |
| PBEE 2012-A.21 | Shared Rental Housing Licensing Work Plan 2012-2013  |
| PBEE 2012-A.24 | Class Environmental Assessment Notice of Completion for Silvercreek Parkway Improvements (from North of Paisley Road to South of the CNR Secondary Line) |

2. Moved by Mayor Farbridge  
Seconded by Councillor Guthrie  
THAT the balance of the Consent Agenda of the Planning & Building, Engineering and Environment Committee of, 2012 as identified below,

be adopted:

a) **Sign By-law Variances for 1820 Gordon Street**

REPORT

THAT this report regarding Sign By-law Variances for 1820 Gordon Street from Planning, Building, Engineering and Environment, dated May 22, 2012, be received;

AND THAT the request for variances from the Sign By-law for 1820 Gordon Street to allow a freestanding sign with a setback of 3 metres, a height of 6 metres and a separation distance between signs of 115 metres be approved.

b) **Code of Conduct for All Building Services Staff**

REPORT

THAT the report on Code of Conduct for All Building Services Staff, from Planning, Building, Engineering and Environment, dated May 22, 2012, be received;

AND THAT Council approve the proposed changes to the existing Code of Conduct for the Chief Building Official and Inspectors (Schedule "D" of By-law Number (2012)-19356), the recommendations on how to make the Code of Conduct more accessible to the public and the proposed process for lodging and investigating related complaints.

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

VOTING AGAINST: (0)

Carried

**Class Environmental Assessment Notice of Completion for Silvercreek Parkway Improvements (from North of Paisley Road to South of the CNR Secondary Line)**

Mr. Chris Corosky, representing Armel Corporation, owners of the commercial site at the south-east corner of Paisley Road and Silvercreek Parkway expressed concern regarding access issues for their property. He stated access on both Paisley and Silvercreek will be necessary to enable proper traffic flow for their property. He stated their site plan was not approved due to uncertainty regarding Silvercreek Parkway plans and they have appealed to the OMB. He said their appeal is deferred pending the outcome of the Environmental Assessment Process (EA). He was concerned that their access issues will result in them losing functionality of the site and thus it would not be economically viable. He requested that staff delay the environmental assessment process and work with Armel to find a resolution to their concerns.

REPORT

Mr. Rajan Philips, Manager of Transportation Planning & Development Engineering, said staff have met with Armel and the EA process needs to be completed first, then discuss property issues because the EA will determine what will be required. He said that if Armel develops their property, the City will not have a 3 metre widening but the City may only need construction access. The City is open to exploring other land uses for Armel's commercial site that would have access only to Paisley Road.

3. Moved by Mayor Farbridge  
Seconded by Councillor Bell

THAT the Planning, Building, Engineering and Environment report dated May 22, 2012, regarding the Class Environmental Assessment for undertaking improvements to Silvercreek Parkway South, from north of Paisley Road to south of Canadian National Railway (CNR) Secondary Line, including a Grade Separation at the CNR Mainline, be received;

AND THAT staff be authorized to complete the Municipal Class Environmental Assessment process for improvements to Silvercreek Parkway South, and proceed with their implementation, as outlined in this report.

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

VOTING AGAINST: (0)

Carried

### **Sign By-law Variance for 45 Speedvale Avenue East**

Mr. Nathan Dart, Pride Signs Limited and applicant for this application advised they requested the variance because their current sign is outdated and in poor condition and to make it more visible for emergency response. He noted it is difficult to see the logos and unit numbers from a distance and the units have no street front visibility. He also noted that the snowploughs dump snow in front of the signs making it even more difficult to see during the winter.

Mr. John Manera was not present to speak to the matter.

Staff stated there is a freestanding sign at the front of the property that lists all the tenants of the property and this is a secondary directional sign and the snow could be piled elsewhere on the property.

4. Moved by Councillor Bell  
Seconded by Councillor Guthrie

THAT Report 12-38 regarding a sign variance for 45 Speedvale Avenue East, 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 45 Speedvale Avenue East to allow for a directional sign with an area of 0.93 m<sup>2</sup> in lieu of the permitted 0.4m<sup>2</sup> and a height of 2.43 metres in lieu of the permitted 1.5 metres, be approved.

VOTING IN FAVOUR: Councillors Bell and Guthrie (2)

VOTING AGAINST: Councillor Piper and Mayor Farbridge (2)

Defeated

REPORT

5. Moved by Mayor Farbridge  
Seconded by Councillor Guthrie

THAT the request for the Sign By-law Variance for 45 Speedvale Avenue be placed on the council consent agenda for the meeting of May 28, 2012.

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

VOTING AGAINST: (0)

Carried

### **Shared Rental Housing Licensing Work Plan 2012-2013**

Ms. Joan Jylanne, Senior Policy Planner, provided highlights of the Shared Rental Housing Licensing Work Plan as outlined in her report included with the agenda. She noted that staff are currently investigating approximately 150 potential illegal situations. She noted that staff will be working in consultation with the human rights commission in bringing any licensing program forward. She said that cost implications need to be assessed to determine whether education, enforcement, or licensing would be the best management of money and resources to address shared rental housing issues.

Ms. Sylvia Watson, a city property owner, expressed support for licensing Shared Rental Housing. She noted that 45% of residents within a two block radius of her property are rentals and believes licensing would help ensure safe housing. She said those in non-compliance should be penalized. She requested that a list of housing units and names of landlords be available online. She said that the City also needs to make use of current resources for enforcement.

Mr. John Romeo was not present to speak to the matter.

6. Moved by Councillor Bell

Dr. J. Laird  
Mr. T. Salter

Seconded by Councillor Guthrie  
THAT Report 12-60 from Planning, Building, Engineering and Environment regarding the Rental Housing Licensing Work Plan dated May 22, 2012, be received.

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

VOTING AGAINST: (0)

Carried

7. Moved by Councillor Bell  
Seconded by Mayor Farbridge  
THAT the Planning & Building, Engineering and Environment Committee now hold a meeting that is closed to the public with respect to:

1. **Potential Acquisition of Land**  
S. 239 (2) (c) potential acquisition of land

Carried

8. Moved by Mayor Farbridge  
Seconded by Councillor Guthrie  
THAT staff be given direction with respect to the potential acquisition of land.

Carried

9. Moved by Councillor Guthrie  
Seconded by Councillor Bell  
THAT the Planning & Building, Engineering and Environment Committee meeting of May 22, 2012 does now adjourn.

Carried

The meeting adjourned at 1:35 p.m.

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Chairperson