

**Planning and Building, Engineering and Environment Committee
Held in the Council Chambers, Guelph City Hall,
Monday, July 15, 2013 at 2:00 p.m.**

Attendance

Members: Chair Piper, Mayor Farbridge, Councillors Bell, Burcher (*arrived 2:06 p.m.*) and Guthrie

Councillors: Councillors Dennis, Furfaro, Hofland, Van Hellemond and Wettstein

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

Call to Order (2:00 p.m.)

Chair Piper called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Confirmation of Minutes

1. Moved by Councillor Bell
Seconded by Councillor Guthrie

That the open and closed meeting minutes of the Planning and Building, Engineering and Environment Committee held on June 10, 2013 be confirmed as recorded.

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

VOTING AGAINST: (0)

CARRIED

Consent Agenda

The following items were extracted from the July 15, 2013 Consent Agenda to be voted on separately:

- PBEE-2013.25 Integrated Operational Review of Planning, Building, Engineering and Environment and Enterprise Services – Phase 3 – Implementation Plan & Performance Framework**
- PBEE-2013.26 Rental Housing Licensing Cost-Benefit Analysis**
- PBEE-2013.27 Housing and Homelessness Plan for Guelph and Wellington**
- PBEE-2013.28 Wastewater Services 2012 Annual Report**
- PBEE-2013.29 Outstanding Motions of the Planning & Building, Engineering and Environment Committee**

Councillor Burcher arrived at the meeting. (2:06 p.m.)

Dr. Janet Laird, Executive Director, Planning, Building, Engineering and Environment, provided a brief introduction to each of the reports.

Extracted Consent Items

PBEE-2013.26 Rental Housing Licensing Cost-Benefit Analysis

Ms. Joan Jylanne, Senior Development Planner, outlined the purpose and principles of the analysis, community issues, existing limitations of current tools, advantages and benefits, and key purpose of licensing rental housing.

Mr. Bill Bond, Zoning Inspector, outlined the three proposed licensing options and their associated fees. He provided information regarding how London and Waterloo handled licensing shared rental housing units.

Mr. Rob Reynen, Manager of Inspector Services, provided information regarding complaints received on properties with absentee landlords versus present landlords. He said there will be a five year review to determine the relevance and success of the program.

Mr. John Gruzleski, Old University Neighbourhood Residents Association (OUNRA), said that the OUNRA supports the licensing of rental housing and they believe the report offers reasonable options and are eager for the public consultation process to begin.

Mr. Lyle McNair, landlord, questioned the validity of the statistics within the report and requested explanation for assumptions made. He said licensing costs will make it difficult for landlords to stay within their rental increase allowance and tenants will have to pay more.

Mr. Stewart Schinbein, landlord, requested a cost comparison of current costs to address shared rental housing issues versus costs associated with the proposed licensing. He does not believe licensing will result in compliance and is concerned about the impacts that licensing will have on available rental units. He said safety concerns are covered by the existing by-laws and the Fire Code,. He believes licensing will be a detriment to meeting the increased demand for shared rental housing units.

Mr. John Romeo, landlord, said safety concern issues are not addressed consistently between family dwellings and rental units. He agrees with Morris Haley's written comments included in the agenda and questioned the staff interpretation of the data. He believes the delegation speaking time is insufficient and the committee meeting time is not conducive to public participation.

Mr. Pierre Sardor was not present.

Staff clarified that the Fire Code does not allow access without permission from the dwelling resident unless there is a clear and immediate danger. They also provided clarification of the self-certification option. Staff were requested to provide details regarding roles, complaint process, statistics, financial data and performance indicators, including whether there is a reduction of complaint calls and avoided costs in municipalities with existing licensed shared rental housing when they report back.

Staff will provide information to Council from Waterloo and London regarding their timelines, fees, and community feedback.

2. Moved by Councillor Burcher
Seconded by Mayor Farbridge
 1. That Report 13-32 from Planning, Building, Engineering and Environment regarding the Rental Housing Licensing Cost-Benefit Analysis report dated July 15, 2013 be received.
 2. That staff be authorized to proceed with public consultation on the proposed licensing directions and cost-benefit analysis to guide the development of a rental housing licensing program.

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

VOTING AGAINST: Councillors Bell, Guthrie (2)

CARRIED

PBEE-2013.25 Integrated Operational Review of Planning, Building, Engineering and Enterprise Services – Phase 3 – Implementation Plan & Performance Measurement Framework

Mr. Peter Cartwright, General Manager, Economic Development, outlined the process and implementation highlights, the governance model and performance measurement framework.

Mr. Todd Salter, General Manager, Planning Services, explained the performance measurement dashboard.

A discussion ensued about the possibility of having the project manager be a current staff position in order to retain corporate knowledge.

3. Moved by Councillor Burcher
Seconded by Councillor Guthrie
 1. That report number 13-33, titled "Integrated Operational Review of Planning, Building, Engineering and Enterprise Services – Phase 3 – Implementation Plan & Performance Measurement Framework" be received for information.
 2. That the Integrated Operational Review of Planning, Building, Engineering and Enterprise Services – Phase 3 – Implementation Plan 2014 – 2016 budget estimate as presented in report number 13-33 Attachment 4 be referred to the annual Operating and Capital Budget Process.

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

VOTING AGAINST: Councillor Bell (1)

CARRIED

PBEE-2013.27 Housing and Homelessness Plan for Guelph and Wellington

This report is also being considered at the July 16, 2013 Community and Social Services Committee and all comments received will be shared between the departments and a report addressing the County's housing and homelessness plan is forthcoming.

4. Moved by Mayor Farbridge
Seconded by Councillor Guthrie

That the joint report from Planning, Building, Engineering and Environment, report #13-34; and Community and Social Services report #CSS-CESS-1329, regarding the Housing and Homelessness Plan for Guelph and Wellington, dated July 15, 2013, be received.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Burcher, Guthrie and Piper (5)
VOTING AGAINST: (0)

CARRIED

PBEE-2013.28 Wastewater Services 2012 Annual Report

Ms. Kiran Suresh, General Manager, Wastewater Services, provided an overview of the Wastewater Services 2012 Annual Report.

5. Moved by Mayor Farbridge
Seconded by Councillor Guthrie

That the report from Planning, Building, Engineering and Environment dated July 15, 2013 entitled "Wastewater Services 2012 Annual Report" be received.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Burcher, Guthrie and Piper (5)
VOTING AGAINST: (0)

CARRIED

PBEE-2013.29 Outstanding Motions of the Planning & Building, Engineering and Environment Committee

Staff will confer with the Chair of the committee to determine whether any outstanding motions can be removed or placed on hold.

6. Moved by Mayor Farbridge
Seconded by Councillor Burcher

That the report dated July 15, 2013 regarding outstanding motions of the Planning & Building, Engineering and Environment Committee, be received.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Burcher, Guthrie and Piper (5)
VOTING AGAINST: (0)

CARRIED

Staff Updates and Announcements

Dr. Laird, Executive Director, Planning, Building, Engineering and Environment, acknowledged staff and stakeholders for their efforts on the Joint Operational Review and the Shared Rental Housing reports.

Authority to Resolve into a Closed Meeting (5:05 p.m.)

7. Moved by Mayor Farbridge
Seconded by Councillor Guthrie

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

CARRIED

Closed Meeting (5:06 p.m.)

The following matters were considered:

PBEE-C-2013.1 Citizen Appointments to the Water Supply Master Plan Community Liaison Committee

Rise from Closed Meeting & Adjourn (5:10 p.m.)

8. Moved by Councillor Guthrie
Seconded by Councillor Burcher

That the committee rise from its closed meeting.

CARRIED

Open Meeting (5:11 p.m.)

9. Moved by Councillor Guthrie
Seconded by Councillor Burcher

That the meeting be adjourned.

CARRIED

Deputy Clerk