



**Planning, Building, Engineering and Environment Committee  
Held in the Council Chambers, Guelph City Hall  
Tuesday, August 5, 2014 at 2:00 p.m.**

---

**Attendance**

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

Councillors: Councillor Burcher  
Councillor Furfaro  
Councillor Van Hellemond

Staff: Mr. T. Salter, General Manager, Planning Services  
Mr. B. Poole, Chief Building Official  
Mr. R. Reynen, Manager of Inspection Services  
Mr. D. de Groot, Senior Urban Designer  
Mr. I. Panabaker, Corporate Manager Downtown Renewal  
Ms. T. Agnello, Deputy City Clerk  
Ms. D. Black, Council Committee Coordinator

---

**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 Councillor Piper  
Seconded by Mayor Farbridge

That the open meeting minutes of the Planning, Building, Engineering and Environment Committee held on July 7, 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 August 5, 2014 Consent Agenda to be voted on separately:

**PBEE-2014.25 Enbridge Line 9B Application**  
**PBEE-2014.26 Rental Housing Licensing Recommended Approach**  
**PBEE-2014.27 Downtown Streetscape Manual, Built Form Standards and St. George's Square Concept**

**PBEE-2014.28 Integrated Operational Review (IOR) – First Annual Report (2013 – 2014)**

2. Moved by Councillor Guthrie  
Seconded by Councillor Wettstein

That the balance of the Consent Agenda of the Planning , Building, Engineering and Environment Committee August 5, 2014 as identified below, be adopted:

**PBEE-2014.29 Sign By-Law Variances - 679 Southgate Drive**

1. That the report from Planning, Building, Engineering and Environment dated August 5, 2014, regarding sign by-law variances for 679 Southgate Drive, be received.
2. That the request for variances from the Sign By-law for 679 Southgate Drive to permit four (4) signs to be located on the second storey of the building (one on each building face), be approved.

**PBEE-2014.30 2013 Solid Waste Resources Annual Report**

That the report from Planning, Building, Engineering and Environment dated August 5, 2014 entitled "2013 Solid Waste Resources Annual Report" be received.

**PBEE-2014.31 2013 Wastewater Services Annual Report**

That the report from Planning, Building, Engineering and Environment dated August 5, 2014 entitled "2013 Wastewater Services Annual Report" be received.

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

CARRIED

**Extracted Consent Items**

**PBEE-2014.25 Enbridge Line 9B Application**

Councillor Laidlaw was not present to address the Enbridge Line 9B Application.

3. Moved by Councillor Guthrie  
Seconded by Mayor Farbridge

That no action be taken regarding the Enbridge Line 9B Application.

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

CARRIED

**PBEE-2014.26 Rental Housing Licensing Recommended Approach**

Mr. Todd Salter, General Manager, Planning Services, introduced the report.

Mr. Rob Reynen, Manager of Inspection Services, clarified that controlling the number of rental dwellings occupied on any given street cannot be addressed through licensing. He advised the

recommended approach to increase proactive enforcement, issuance of search warrants and for zero tolerance on the second offence will be the most effective method to address tenant

behavior. He highlighted the benefits of the recommended approach, the costing data and the statistics of the results of the proactive zoning enforcement program as outlined in attachments to the report.

Discussion ensued regarding financing options, timing of implementation, assessing the program and communication plans.

Mr. John Gruzleski, President, Old University Neighbourhood Residents Association (OUNRA), advised a licensing program that focuses on the Building Code, Fire Code and Health and Safety standards would be preferred but the OUNRA supports the alternative approach based on success of proactive enforcement and requests an annual report to assess the program. Tthe OUNRA will work with City staff and the University to make the program successful.

Mr. Rick Jamieson, Guelph landlord, supports the staff recommendations but questioned the difference between individual and corporation fines. He does not agree an annual report is required and he does not feel the OUNRA represents him. He believes the program should be paid through the general tax base.

Mr. Al Martone, Guelph landlord, supports the report, believes increasing fines to negligent landlords and tenants and search warrants are good ideas, and therefore a licensing program would be redundant. He believes that the purpose built student housing being proposed will alleviate pressure off the lower density unit rentals and it should be paid from the general tax base.

4. Moved by Councillor Piper  
Seconded by Mayor Farbridge

1. That Report 14-29 from Planning, Building, Engineering and Environment regarding the Rental Housing Licensing Recommended Approach dated August 5, 2014 be received.
2. That Council approve, in principle, the recommended alternative approach to a rental housing licensing program described in Report 14-29 from Planning, Building, Engineering and Environment dated August 5, 2014.
3. That the proposed expansion package for one full-time proactive inspector and a comprehensive communications and education plan be referred to the 2015 budget process.

**4. That staff report back in Q4 in 2015 to demonstrate the effectiveness of the alternative approach.**

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

*VOTING AGAINST: (0)*

CARRIED

**PBEE-2014.27 Downtown Streetscape Manual, Built Form Standards and St. George's Square Concept**

Mr. Todd Salter, General Manager Planning Services, outlined the key drivers for the Downtown Streetscape Manual, Built Form Standards and St. George's Square Concept.

Mr. David DeGroot, Urban Designer highlighted the vision and policy, the context and process involved. He outlined next steps, financial implications and staff recommendations for the Downtown Streetscape Manual, Built Form Standards and St. George's Square Concept. Discussion ensued regarding materials, Guelph branding, and the feasibility of using a temporary, removable model to test the design before full installation. Staff will use lasting material that will meet aesthetic and functional needs, and will consider impacts on the downtown businesses and the level of flexibility of the urban design.

Mr. Steve Baldamus was present in opposition to St. George's Square plans. He provided information regarding a survey he conducted regarding options for the downtown core including pavers, lights, painting logos, banners, public washrooms, security cameras, garbage collection and the Petrie building.

Staff noted the rationale for the 2-3 year implementation and order of projects resulting from age of the infrastructure, development opportunities, and capital budget process. Concerns were raised regarding sustaining the trees, ensuring the square remains active, angled parking and the issue of wheeled transportation using sidewalks.

5. Moved by Mayor Farbridge  
Seconded by Councillor Piper
  1. That the Planning, Building, Engineering and Environment Report 14-47, regarding the Downtown Guelph Downtown Streetscape Manual, Built Form Standards and St. George's Square Concept, dated August 5, 2014, be received.
  2. That the Streetscape Manual (contained in Chapter 2 of Attachment 1) be adopted and that staff be directed to use the Streetscape Manual to guide the design of the City's public realm capital projects and private investments that impact the public realm in the Downtown.
  3. That the Downtown Built Form Standards (contained in Chapter 3 of Attachment 1) be adopted and that staff be directed to use the document to guide the review of development applications within Downtown.
  4. That Council endorse the vision, principles and general design elements illustrated by the Conceptual Design for St. George's Square (contained in Chapter 4 of Attachment 1)
  5. That, as individual public realm capital projects begin advancing through the detailed design phase prior to construction, such as St. George's Square and other streetscape reconstruction projects, staff continue to engage the public and businesses in the design and construction planning process phase; and that staff keep council informed regarding refinements and improvements to the design made through the detailed design process.
  6. That the cost estimates for the Streetscape Manual and the Conceptual Design for St. George's Square be referred to the 2015 operating and capital budget and 10 year capital budgeting process.

It was requested that the clauses be voted on separately

6. Moved by Mayor Farbridge  
Seconded by Councillor Piper

That the Planning, Building, Engineering and Environment Report 14-47, regarding the Downtown Guelph Downtown Streetscape Manual, Built Form Standards and St. George's Square Concept, dated August 5, 2014, be received.

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

*VOTING AGAINST: Councillor Guthrie (1)*

CARRIED

7. Moved by Mayor Farbridge  
Seconded by Councillor Piper

That the Streetscape Manual (contained in Chapter 2 of Attachment 1) be adopted and that staff be directed to use the Streetscape Manual to guide the design of the City's public realm capital projects and private investments that impact the public realm in the Downtown.

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

*VOTING AGAINST: Councillor Guthrie (1)*

CARRIED

8. Moved by Mayor Farbridge  
Seconded by Councillor Piper

That the Downtown Built Form Standards (contained in Chapter 3 of Attachment 1) be adopted and that staff be directed to use the document to guide the review of development applications within Downtown.

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

*VOTING AGAINST: Councillor Guthrie (1)*

CARRIED

9. Moved by Mayor Farbridge  
Seconded by Councillor Piper

That Council endorse the vision, principles and general design elements illustrated by the Conceptual Design for St. George's Square (contained in Chapter 4 of Attachment 1).

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

*VOTING AGAINST: Councillors Bell and Guthrie (2)*

CARRIED

10. Moved by Mayor Farbridge  
Seconded by Councillor Piper

That, as individual public realm capital projects begin advancing through the detailed design phase prior to construction, such as St. George's Square and other streetscape reconstruction projects, staff continue to engage the public and businesses in the design and construction planning process phase; and that staff keep council informed regarding refinements and improvements to the design made through the detailed design process.

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

*VOTING AGAINST: Councillor Guthrie (1)*

CARRIED

11. Moved by Mayor Farbridge  
Seconded by Councillor Piper

That the cost estimates for the Streetscape Manual and the Conceptual Design for St. George's Square be referred to the 2015 operating and capital budget and 10 year capital budgeting process.

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

*VOTING AGAINST: Councillors Bell and Guthrie (2)*

CARRIED

Mayor Farbridge left the meeting (4:48 P.M.)

**PBEE-2014.28 Integrated Operational Review (IOR) – First Annual Report (2013 – 2014)**

Mr. Salter explained the history of the report and its purpose and goals.

Mr. Stephen Bedford, Program Manager Integrated Operational Review, provided highlights of the Integrated Operational Review to date and outlined next steps.

Councillor Guthrie left the meeting. (5:02 p.m.)

12. Moved by Councillor Wettstein  
Seconded by Councillor Piper

That report number 14-45, from Planning, Building, Engineering and Environment Services, and Finance and Enterprise Services, regarding the Integrated Operational Review – First Annual Report for the period 2013–2014 be received.

*VOTING IN FAVOUR: Councillors Bell, Piper and Wettstein (3)*

*VOTING AGAINST: (0)*

CARRIED

**Staff Updates and Announcements**

There were no updates or announcements.

**Adjournment (5:11 p.m.)**

13. Moved by Councillor Piper  
Seconded by Councillor Wettstein

That the meeting be adjourned.

CARRIED

---

Tina Agnello - Deputy City Clerk