

**Planning & Building, Engineering and Environment Committee
Held in the Council Chambers, Guelph City Hall,
Tuesday, October 9, 2013 at 2:00 p.m.**

Draft Minutes – Subject to Confirmation

Attendance

Members: Chair Piper
Mayor Farbridge
Councillor Bell
Councillor Burcher (*arrived at 2:04 p.m.*)
Councillor Guthrie

Councillors: Councillor Furfaro

Staff: Mr. T. Salter, General Manager, Planning Services
Mr. A. Horsman, Executive Director of Finance & Enterprise/City Treasurer
Ms. T. Agnello, Deputy City Clerk
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 Mayor Farbridge

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

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

VOTING AGAINST: (0)

CARRIED

Consent Agenda

The following item was extracted from the October 9, 2013 Consent Agenda to be voted on separately:

PBEE-2013.34 Brownfield CIP Program Applications – 35 & 40 Silvercreek Parkway South

2. Moved by Councillor Guthrie
Seconded by Councillor Bell
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That the balance of the October 9, 2013 Consent Agenda of the Planning & Building, Engineering and Environment Committee as identified below, be adopted:

PBEE-2013.32 Outside Water Use By-law Review – Findings and Recommended Revisions

1. That the report of the Executive Director of Planning, Building, Engineering and Environment dated October 9, 2013, regarding the Outside Water Use By-law Review, be received.
2. That the revisions to the Outside Water Use Program and By-law as outlined in the report of the Executive Director of Planning, Building, Engineering and Environment, dated October 9, 2013 be approved.
3. That the General Manager of Water Services be authorized to complete housekeeping-based amendments to the Schedules of the Outside Water Use By-law, subject to the satisfaction of the Executive Director of Planning, Building, Engineering and Environment and the City Solicitor.

PBEE-2013.33 Brownfield Tax Increment Based Grant Application – 139 Morris Street

1. That the application, on behalf of the owners of 139 Morris Street, for a Tax Increment-Based Grant, pursuant to the Brownfield Redevelopment Community Improvement Plan and applying to 139 Morris Street, be approved to an upset limit of \$1,151,879, provided that an agreement to implement the grant is executed within six months of Council approval, and that the property be redeveloped and reassessed at a higher value prior to October 28, 2018.
2. That staff be directed to finalize a Tax Increment-Based Grant agreement between the City and 139 Morris St. Ltd, or any subsequent owner, to the satisfaction of the General Manager of Planning Services, the General Manager of Legal and Realty Services/City Solicitor, and the City Treasurer.
3. That the Mayor and Clerk be authorized to execute the agreement for the 139 Morris Street Brownfield Tax Increment-Based Grant Application.

PBEE-2013.35 Brownfield Tax Increment Based Grant Application – 84 and 86 Wyndham Street South, and 68A, 68B and 72 York Road

1. That the application by Terra View Riverside Ltd. for a Tax Increment-Based Grant pursuant to the Brownfield Redevelopment Community Improvement Plan and applying to 84 and 86 Wyndham Street South and 68A, 68B and 72 York Road, be approved in the form of a grant of \$411,000 in addition to the \$138,000 grant approved by Council on July 27, 2009, for a combined upset limit of \$549,000, provided that an agreement to implement the grant is executed within six months of Council approval, and that the property be redeveloped and reassessed at a higher value prior to October 28, 2018.
2. That staff be directed to finalize a Tax Increment-Based Grant agreement between the City and Terra View Riverside Ltd., or any subsequent owner, to the satisfaction of the General Manager of Planning Services, the General Manager of Legal and Realty Services/City Solicitor, and the City Treasurer.

3. That the Mayor and Clerk be authorized to execute the agreement for the 84 ad 86 Wyndham Street South and 68A, 68B and 72 York Road Brownfield Tax Increment-Based Grant Application.

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

VOTING AGAINST: (0)

CARRIED

Councillor Burcher arrived at the meeting (2:04 p.m.)

Extracted Consent Items

PBEE-2013.34 Brownfield CIP Program Applications – 35 & 40 Silvercreek Parkway South

Discussion ensued regarding the need for financial details and a priority listing of all City owned brownfield properties in order to establish plans to address liability and financial obligations.

3. Moved by Councillor Bell
Seconded by Mayor Farbridge
 1. That the applications by Silvercreek Guelph Developments Limited for the Tax Assistance and Environmental Study Grant programs and applying to 35 & 40 Silvercreek Parkway South, be refused.
 2. That the application by Silvercreek Guelph Developments Limited for a Tax Increment-Based Grant pursuant to the Brownfield Redevelopment Community Improvement Plan and applying to 35 & 40 Silvercreek Parkway South be approved to an upset limit of \$241,154, provided that an agreement to implement the grant is executed within six months of Council approval, and that the property be redeveloped and reassessed at a higher value prior to October 28, 2018.
 3. That staff be directed to finalize a Tax Increment-Based Grant agreement between the City and Silvercreek Guelph Developments Limited, or any subsequent owner, to the satisfaction of the General Manager of Planning Services, the General Manager of Legal and Realty Services/City Solicitor, and the City Treasurer.
 4. That the Mayor and Clerk be authorized to execute the agreement for the 35 & 40 Silvercreek Parkway South Tax Increment-Based Grant application.

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

VOTING AGAINST: (0)

CARRIED

Committee deliberated the need to establish a firm understanding of the City's brownfield sites and stranded assets.

Staff said they anticipate an inventory of brownfield sites will be completed in the first quarter of 2014 with a subsequent report to the Audit Committee. A Planning report is also forthcoming in November regarding remedial action plans for the IMICO and Fountain Street properties, and a report is also forthcoming to the Corporate Administration, Finance and Enterprise Committee in November regarding incentive requests impacts on financial plans.

Staff further advised that the Community Improvement Plan does include prioritization and requests are managed in the order received by the City and they are not aware of any pending applications.

4. Moved by Mayor Farbridge
Seconded by Councillor Guthrie

That the Chair of Planning & Building, Engineering and Environment Committee be directed to bring the concerns related to coordinating work regarding stranded assets, brownfield field liabilities and the implementation of the Brownfield Redevelopment Community Improvement Plan to the CAO to discuss with the Executive Team.

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

VOTING AGAINST: (0)

CARRIED

Staff Updates & Announcements

Mr. Todd Salter, General Manager, Planning Services, advised that the downtown streetscape manual and built form standards program is underway and they will be hosting a public workshop later this month to present the design concept work that has been developed for St. George's Square.

Adjournment (2:32 p.m.)

5. Moved by Councillor Guthrie
Seconded by Mayor Farbridge

That the meeting be adjourned.

CARRIED

Chairperson