

**The Corporation of the City of Guelph  
Planning & Building, Engineering and Environment Committee  
Monday, October 15, 2012 at 12:30 p.m.**

A meeting of the Planning & Building, Engineering and Environment Committee was held on Monday, October 15, 2012 in Council Chambers at 12:30 p.m.

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

Also Present: Councillors Findlay, Furfaro, Hofland, Van Hellemond and Wettstein

Staff in Attendance: Mr. D. McCaughan, Executive Director, Operations, Transit and Emergency Services; Mr. R. Henry, General Manager, Engineering Services/City Engineer; Mr. T. Salter, General Manager, Planning Services; Mr. R. Keller, General Manager, Public Works; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Council Committee Coordinator.

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

1. Moved by Councillor Guthrie  
Seconded by Councillor Burcher

THAT the open meeting minutes and closed meeting minutes of the Planning & Building, Engineering and Environment Committee meeting held on September 17, 2012 be confirmed as recorded and without being read.

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

VOTING AGAINST: (0)

Carried

**Consent Agenda**

The following items were extracted from the October 15, 2012 Consent Agenda to be voted on separately:

- |                |   |
|----------------|---|
| PBEE 2012-A.41 | Urban Forest Management Plan                                |
| PBEE 2012-A.42 | Guelph Innovation District: Release of Draft Secondary Plan |
| PBEE 2012-A.43 | Sustainable Infrastructure Report                           |

October 15, 2012

2. Moved by Councillor Guthrie  
Seconded by Mayor Farbridge

THAT the balance of the Consent Agenda of the Planning & Building, Engineering and Environment Committee of October 15, 2012 as identified below, be adopted:

- a) **Municipal Property & Building Commemorative Naming Annual Report**

REPORT

THAT Report 12-90, dated October 15, 2012 from Planning, Building, Engineering and Environment, regarding the Commemorative Naming Policy Committee's (Naming Committee) recommendations on naming City assets be received;

AND THAT the names and recommendations proposed by the Naming Committee for assets listed in Appendix 1 of the report, be approved.

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

VOTING AGAINST: (0)

Carried

### **Urban Forest Management Plan**

Mr. Rory Templeton, Landscape Planner provided a brief summary of the process to date and purpose of the Urban Forest Management Plan.

Ms. Margot Ursic, Consultant, Beacon Environmental, provided an overview of the Urban Forest Management Plan (UFMP) and listed several benefits of a healthy canopy. She noted a key component of the plan is to determine if the targeted 40 per cent canopy is achievable. She addressed each of the recommendations in her report that was provided for this meeting.

Discussion ensued regarding a cost benefit analysis, tree replacement costs, details for the number of private lots sizes under a half acre, public properties versus private properties and how to manage the canopy.

Staff were encouraged to look at management efficiencies and consider this a corporate service. The Emerald Ash Borer strategy and how it fits into the UFMP was also discussed. It was noted that the plan will help eliminate adhoc actions and will assist with long term planning.

Mr. Ken Marchant, Plant Health Consultant (EAB), provided an overview of tools for protection against the Emerald Ash Borer. He stated that it cannot be eradicated and early detection is critical. He strongly supports recommendation number six contained within his report which refers to undertaking an Urban Tree Cover Potential Plantable Spaces Analysis. He said costs should include a manager and the replacement of trees is included. He said that there is a poor salvage opportunity for urban trees due to metal content and the high amount of Ash currently on the market.

Ms. Judy Martin, on behalf of the Sierra Club, believes delaying the inclusion of smaller properties under the tree by-law is unwise. She stated the City would be best served if the plan is fully implemented and the analysis done as soon as possible. She said it is essential to hire a tree manager and have a tree manual for protecting trees in construction areas. She stated trees need ongoing maintenance and the City lags behind in tree protection policies. She said a healthy urban forest is essential and urged the committee to give full support of the initiative.

REPORT

3. Moved by Councillor Burcher

Seconded by Councillor Guthrie

THAT report 12-94 dated October 15, 2012, from Planning, Building, Engineering and Environment entitled "Urban Forest Management Plan" be received;

AND THAT the Urban Forest Management Plan be approved in principle, subject to budgetary approval;

AND THAT the Capital and Operating Budget resources required to implement the Plan be referred to the 2013 budget process and future budget years as appropriate.

AND THAT staff be directed to report back with a cost/benefit analysis of different service delivery models to support the most efficient and effective implementation of the Urban Forest Management Plan.

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

VOTING AGAINST: (0)

Carried

### **Guelph Innovation District: Release of Draft Secondary Plan**

Ms. Joan Jylanne, Senior Policy Planner provided an overview of the process and background. She pointed out the location of the footbridge slated to join the east and west portions of the district.

Mr. Jason Petrunia, Consultant, Beacon Environmental, outlined the vision and planning development principles. He addressed the natural and cultural heritage; energy, servicing and stormwater; mobility; the public realm; land use and built form; interpretation and implementation; the work plan and next steps as contained within the report and presentation provided. He highlighted the changes from the draft that was presented in January.

There was discussion regarding the linkage issue of the trails.

Mr. Alex Drolc, property owner within the proposed district, expressed concern with the prohibition of alternative servicing for the special residential designations. He stated that previous staff had made promises regarding alternative servicing and he would like the City to honour those commitments. He did not believe there was enough time between consultation with the area property owners and the report coming forward for staff to adequately address issues. He requested that the prohibition of alternative servicing for the specialized residential areas be removed and to allow owners to "explore alternative servicing".

Mr. Jamie Miller, PHD student working with owners within the Glenholm and Stone East Community, stated the property provides an opportunity to address innovative and alternative infrastructure ideas that have been tested and work. He said the City could set stringent guidelines to address concerns.

Mr. Bryan Folkerson, expressed concern about the special residential designations and requested the requirement for full municipal services be removed. He provided a history of their proposed draft plan of subdivision to date and said they made changes based on the understanding of being able to use alternative servicing. He advised they have been working with the University to develop a pilot project of alternative servicing.

Mr. Jamie Miller, on behalf of Dr. Khosrow Farahbakhsh, requested that innovative servicing be permitted. He said they have spent months to develop new design methodologies and alternative concepts and would like the opportunity to pursue them.

4. Moved by Mayor Farbridge  
Seconded by Councillor Burcher

REPORT

THAT Committee Report No. 12-89, dated October 15, 2012 from Planning, Building, Engineering and Environment, regarding the Guelph Innovation District Draft Secondary Plan be received;

AND THAT the correspondence regarding the Special Residential Area received by the Planning & Building, Engineering and Environment

Committee be referred to staff to explore alternative servicing prior to the scheduled January, 2013 Statutory Public Meeting for the Guelph Innovation District Secondary Plan;

AND THAT staff consider how flexibility can be incorporated into the Guelph Innovation District Secondary Plan regarding the development of the Specialized Residential Area.

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

VOTING AGAINST: (0)

Carried

**Sustainable Infrastructure Report**

Mr. Don Kudo, Manager, Infrastructure Planning, Design and Construction provided an overview of his report and powerpoint presentation. He pointed out the infrastructure and sustainability gap, provided an overview of their findings and outlined next steps.

- 5. Moved by Mayor Farbridge  
Seconded by Councillor Guthrie

THAT the Sustainable Infrastructure Report dated October 15, 2012 from Planning, Building, Engineering and Environment be received for information.

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

VOTING AGAINST: (0)

Carried

**Adjournment**

- 6. Moved by Mayor Farbridge  
Seconded by Councillor Guthrie

THAT the Planning & Building, Engineering and Environment Committee meeting of October 15, 2012 be adjourned.

Carried

The meeting adjourned at 3:20 p.m.

.....  
Chairperson