

**The Corporation of the City of Guelph  
Planning & Building, Engineering and Environment Committee  
Monday, December 10, 2012 at 12:30 p.m.**

A meeting of the Planning & Building, Engineering and Environment Committee was held on Monday, December 10, 2012 in Council Chambers at 12:30 p.m.

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

Also Present: Councillors Furfaro, Van Hellemond and Wettstein

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

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

Councillor Piper declared a pecuniary interest because her department owns property within the proposed heritage district and derives income from the property. She did not speak or vote on the matter.

**Consent Agenda**

The following items were extracted from the December 10, 2012 Consent Agenda to be voted on separately:

- PBEE 2012-A.47 Brooklyn and College Hill Heritage Conservation District Boundary – Final Recommendation
- PBEE 2012-A.51 Provincial Policy Statement
- PBEE 2012-A.52 Proposed Telecommunications Tower for 987 Gordon Street
- PBEE 2012-A.53 Demolition Waste Material Conditions

1. Moved by Councillor Burcher  
Seconded by Councillor Bell

THAT the balance of the Consent Agenda of the Planning & Building, Engineering and Environment Committee of December 10, 2012 as identified below, be adopted:

- a) **Official Plan Amendment (OPA) No. 48 – Phase 3 of the Official Plan Update – Draft Provincial Decision**

REPORT

THAT Report 12-115 dated December 10, 2012 from Planning, Building, Engineering and Environment regarding Official Plan Amendment (OPA) No. 48 – Draft Provincial Decision from the Ministry of Municipal Affairs and Housing be received;

AND THAT Council endorse the recommended modifications issued in the Draft Decision by the Ministry of Municipal Affairs and Housing on November 14, 2012 regarding OPA No. 48 adopted by Council June 5, 2012.

b) **University of Guelph Research Partnership and City Access and Data Sharing Agreement**

REPORT

THAT the Planning, Building, Engineering and Environment report dated December 10, 2012 entitled *University of Guelph Research Partnership and City Access and Data Sharing Agreement* be received;

AND THAT Council grants approval for the Mayor and Clerk to execute a formal five-year access and data sharing agreement with the University of Guelph, subject to the satisfaction of the Executive Director of Planning, Building, Engineering and Environment, and the City Solicitor;

AND THAT Council grants approval for the Mayor and Clerk to execute future five-year extensions of the access and data sharing agreement with the University of Guelph, subject to the satisfaction of the Executive Director of Planning, Building, Engineering and Environment, and the City Solicitor.

c) **Sign By-law Variances for 5 Douglas Street (Skyline)**

REPORT

THAT Planning, Building, Engineering and Environment report dated December 10, 2012, regarding sign by-law variances for 5 Douglas Street, be received;

AND THAT, the request for variances from the Sign By-law for 5 Douglas Street to permit building signage for Skyline on the fourth storey elevation, attached to the roof and to be internally lit, be approved.

d) **Establishment of a Public Steering Committee for the Solid Waste Management Master Plan Review**

REPORT

THAT Council approve the establishment of a Public Steering Committee for the Solid Waste Management Master Plan review.

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

VOTING AGAINST: (0)

Carried

**Brooklyn and College Hill Heritage Conservation District  
Boundary – Final Recommendation**

Councillor Piper vacated the Chair and Councillor Burcher assumed the Chair.

Mr. Stephen Robinson, Senior Heritage Planner, provided a brief history of the Heritage District process and the consultation that has occurred with owners and stakeholders. He outlined issue areas for the boundary decision and the options to address them being presented by staff. Staff recommends adoption of Option B within the report. He also noted that preliminary discussions should be held to discuss the possibility of designating the property at 220 Gordon Street.

There was discussion regarding notification for the property owners within the proposed designation area and who formerly requested notice. Staff explained the issues regarding the Wellington Street Dam, the buffer zone adjacent to Cutten Fields and the amount of University of Guelph property proposed for inclusion within the district. Staff will provide previous reports from the spring to show which properties have raised issues and concerns regarding the proposed heritage conservation district. Mr. Robinson provided details regarding why 22 James Street East and 220 Gordon Street are being considered for heritage designation.

Dr. Hugh Whiteley suggested the District be named being called The Speed River Confluence, Brooklyn and College Hill Heritage District to recognize all of the significant areas. He provided a breakdown of key elements to justify the heritage designation. He suggested the boundary should also include York Road Park. He advised that the River Systems Advisory Committee is in agreement of saving the confluence. He noted there are different points of view regarding the cultural features to be determined under Phase 2.

Mr. Owen Scott, representing numerous property owners, stated they are in general support of the recommended Option B being proposed by staff because it is consistent with their research. He said the exception is the boundary of Cutten Fields. He said that his clients and Heritage Guelph believe the property lines should be the boundary because there is a buffer zone in place and they do not want any further encumbrance on the property.

There was discussion regarding the water level designation and staff advised that it would be addressed in Phase 2. Staff believes it is important to include the treed edge to the river to protect the viewscape and they will give further consideration to extending the boundary and keep the water height in mind for future plans.

REPORT

2. Moved by Councillor Guthrie  
Seconded by Councillor Bell

THAT the Planning, Building, Engineering and Environment Report 12-102, regarding the Brooklyn and College Hill Heritage Conservation District Boundary – Final Recommendation, dated December 10, 2012, be received;

AND THAT Council adopt the Alternative Boundary Option B as the final boundary for the Brooklyn College Hill Heritage Conservation District Plan as shown in Attachment 4 of PBEE Report 12-102 (dated December 10, 2012);

AND THAT staff and Heritage Guelph be directed to undertake background research and initiate preliminary discussion with the property owners of 220 Gordon Street and 22 James Street East regarding the potential for individual designation under Part IV of the Ontario Heritage Act;

AND THAT the City enter into discussion with the University of Guelph regarding height and scale limits and appropriate setbacks with respect to the redevelopment of 346 Gordon Street.

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

VOTING AGAINST: (0)

Carried

Councillor Piper resumed the Chair.

### **Proposed Telecommunications Tower for 987 Gordon Street**

Mr. Sean Galbraith, consultant for Rogers, addressed the health concerns raised and stated that they comply with Health Canada regulations and they are governed by them, not municipalities. He said the tower setback needs to be six times the tower height and municipal setbacks do not apply because it is a federal installation. He explained the antennas cannot be too close together, boosting power is limited, and they are responding to capacity issues. He noted this location is the best they could find to fulfill their requirements.

3. Moved by Councillor Burcher  
Seconded by Mayor Farbridge

THAT Planning, Building, Engineering and Environment Report dated December 10, 2012 regarding a proposed Telecommunication Tower at 987 Gordon Street, be received;

AND THAT, Council direct staff to recommend non concurrence with our existing policy to Industry Canada of the request for a Telecommunication Tower at 987 Gordon Street.

4. Moved in amendment by Mayor Farbridge  
Seconded by Councillor Guthrie

AND THAT staff communicate with the members of the public that submitted comments regarding the Telecommunication Tower at 987 Gordon Street to clarify the City's position and explain the approval authority.

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

VOTING AGAINST: (0)

Carried

5. Moved by Councillor Burcher  
Seconded by Mayor Farbridge

REPORT

THAT Planning, Building, Engineering and Environment Report dated December 10, 2012 regarding a proposed Telecommunication Tower at 987 Gordon Street, be received;

AND THAT, Council direct staff to recommend non concurrence with our existing policy to Industry Canada of the request for a Telecommunication Tower at 987 Gordon Street;

AND THAT staff communicate with the members of the public that submitted comments regarding the Telecommunication Tower at 987 Gordon Street to clarify the City's position and explain the approval authority.

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

VOTING AGAINST: (0)

Carried

### **Provincial Policy Statement Review**

There was discussion regarding how the City will reflect new provincial policies and bring the Official Plan into conformity with the Provincial Policy Statement (PPS).

Dr. Hugh Whiteley would like staff to expand on their comments regarding incorporating the Clean Water Act provisions into the PPS, particularly drinking water mitigation standards.

Staff will review Dr. Whiteley's comments and determine if further correspondence should be sent to the Province.

REPORT

6. Moved by Councillor Guthrie  
Seconded by Councillor Bell

THAT report #12-108 from Planning, Building, Engineering and Environment, dated December 10, 2012 regarding the Provincial Policy Statement Review be received;

AND THAT the staff comments provided to the Ministry of Municipal Affairs and Housing, dated November 23, 2012, and included as Attachment 1 be endorsed;

AND THAT the City Clerk be directed to inform the Ministry of Municipal Affairs and Housing that the staff comments have been endorsed by Council.

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

VOTING AGAINST: (0)

Carried

### **Demolition Waste Material Conditions**

There was discussion regarding the feasibility of sorting further and not just market income streams. Staff will investigate whether there is a market for asphalt, and if so, they will establish a bunker for it. Staff will also examine the feasibility of publishing information on the website regarding demolition permits to allow others an opportunity to pursue obtaining the demolition waste materials.

7. Moved by Councillor Bell  
Seconded by Councillor Guthrie

THAT Planning, Building, Engineering and Environment Report 12-112 dated December 10, 2012 regarding options for recycling and salvage of building materials from demolitions be received.

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

VOTING AGAINST: (0)

Carried

**Adjournment**

8. Moved by Mayor Farbridge  
Seconded by Councillor Bell  
THAT the Planning & Building, Engineering and Environment  
Committee meeting of December 10, 2012 be adjourned.

Carried

The meeting adjourned at 2:08 p.m.

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Chairperson