

**- ADDENDUM -**

**- GUELPH CITY COUNCIL PLANNING MEETING -**

**December 3, 2012 – 7:00 p.m.**

**City Hall Council Chambers, 1 Carden Street**

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<b>DELEGATIONS</b>
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**51-65 Inkerman Street: Proposed Zoning By-law Amendment (File: ZC1212) – Ward 3**

Available to Answer Questions:

- Mark Godman
- Terry Ellery

**25 Lee Street: Proposed Zoning By-law Amendment (File ZC1213)  
– Ward 1**

Correspondence:

- Jennifer Passy
- Judy Martin, Sierra Club of Canada, Ontario Chapter

**A-1) 316 Waterloo Avenue: Zoning By-law Amendment (File: ZC1116)  
– Ward 5**

Delegations:

- Jeff Buisman

**A-2) 195 College Avenue West: Proposed Zoning By-law Amendment  
(File: ZC1213) – Ward 1**

Delegations:

- Jeff Buisman

**A-5) Guelph Area Transmission Refurbishment Project and the  
Community Energy Initiative**

Delegations:

- Evan Ferrari

Correspondence:

- Norah Chaloner & Keith Belairs, Guelph Chapter, Council of Canadians
- Sally Ludwig
- Dave Sills, President, Guelph Civic League
- George Kelly

***"THAT By-law Numbers (2012)-19500- (2012)-19501, inclusive, are hereby passed."***

<b>BY-LAWS</b>
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By-law Number (2012)-19501 A by-law to confirm the proceedings of a meeting of Guelph City Council held December 3, 2012.	To confirm the proceedings of a meeting of Guelph City Council held December 3, 2012.
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# 25 Lee Street Proposed Zoning By-Law Amendment (ZC1213)

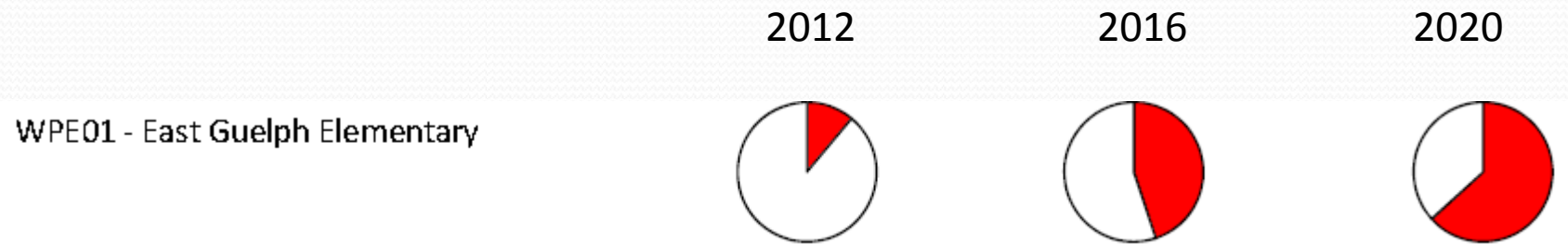
City of Guelph

Public Meeting, December 3, 2012

December 3, 2012

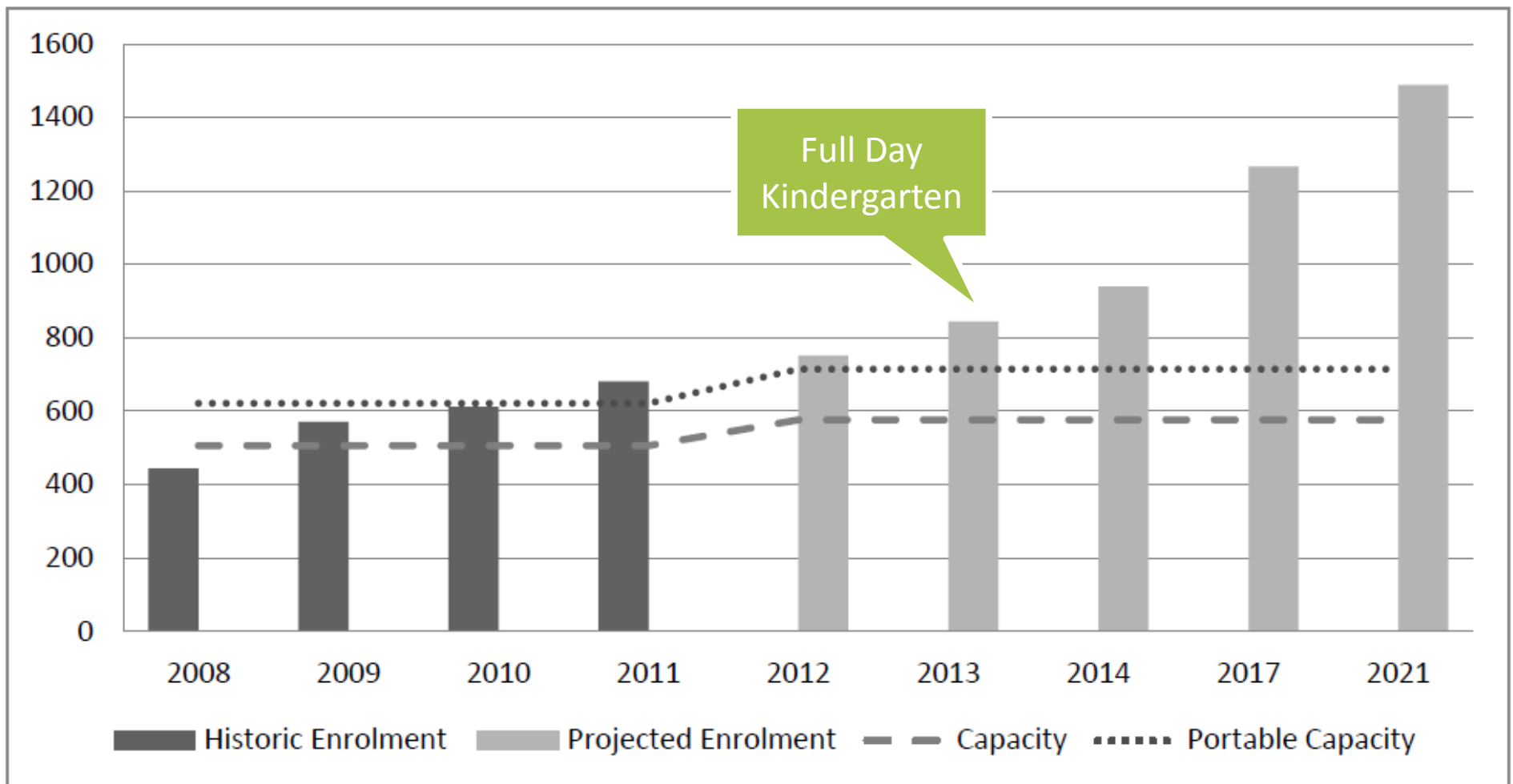


# Full Day Kindergarten Capital Plan Implementation



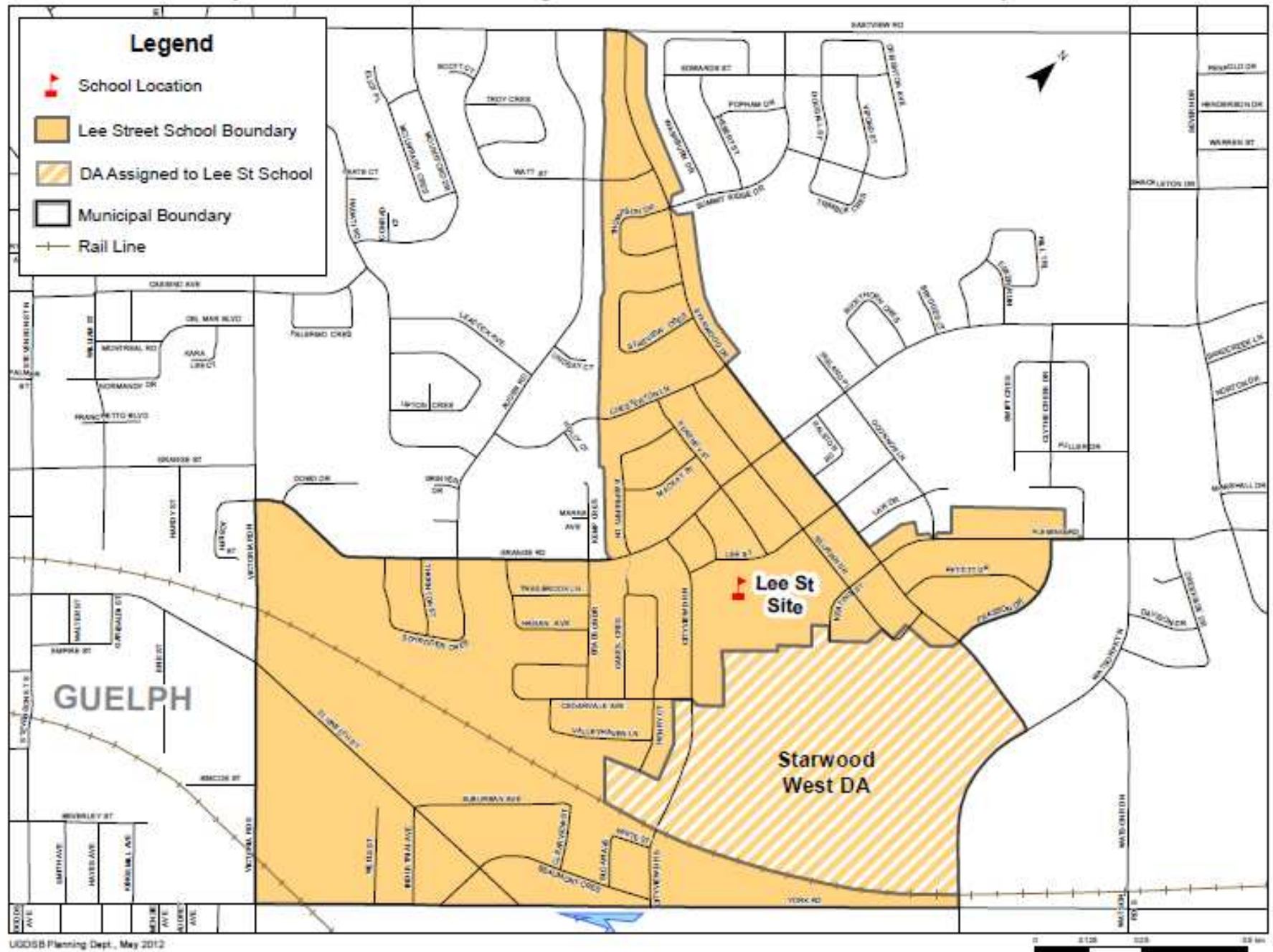
- The FDK Capital Plan identified the need for a new school in East Guelph to meet growing enrolment pressures.
- A two classroom addition was opened at Ken Danby PS in September 2012 increasing the built capacity of the school to 576 pupil places.
- 5 existing portables can remain on site & there is hydro capacity for a 6<sup>th</sup>.
- FDK to be in place at Ken Danby PS Fall 2013.

# Forecasted Ken Danby PS Enrolment

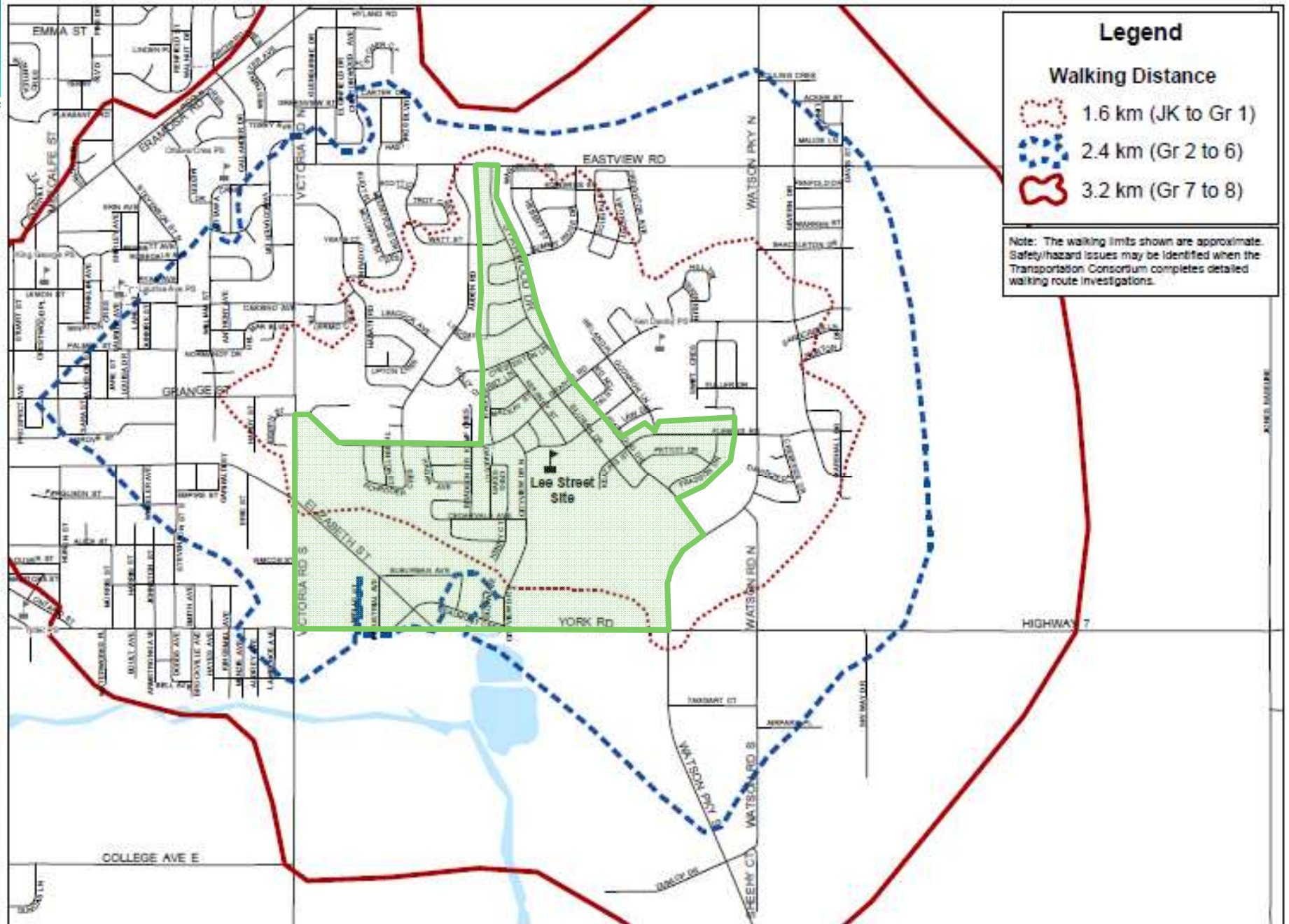




Map 4 - Lee Street School - English JK-8 Attendance Area - Effective Sep 2013



Map 4 - Lee Steet Site - Walking Limits





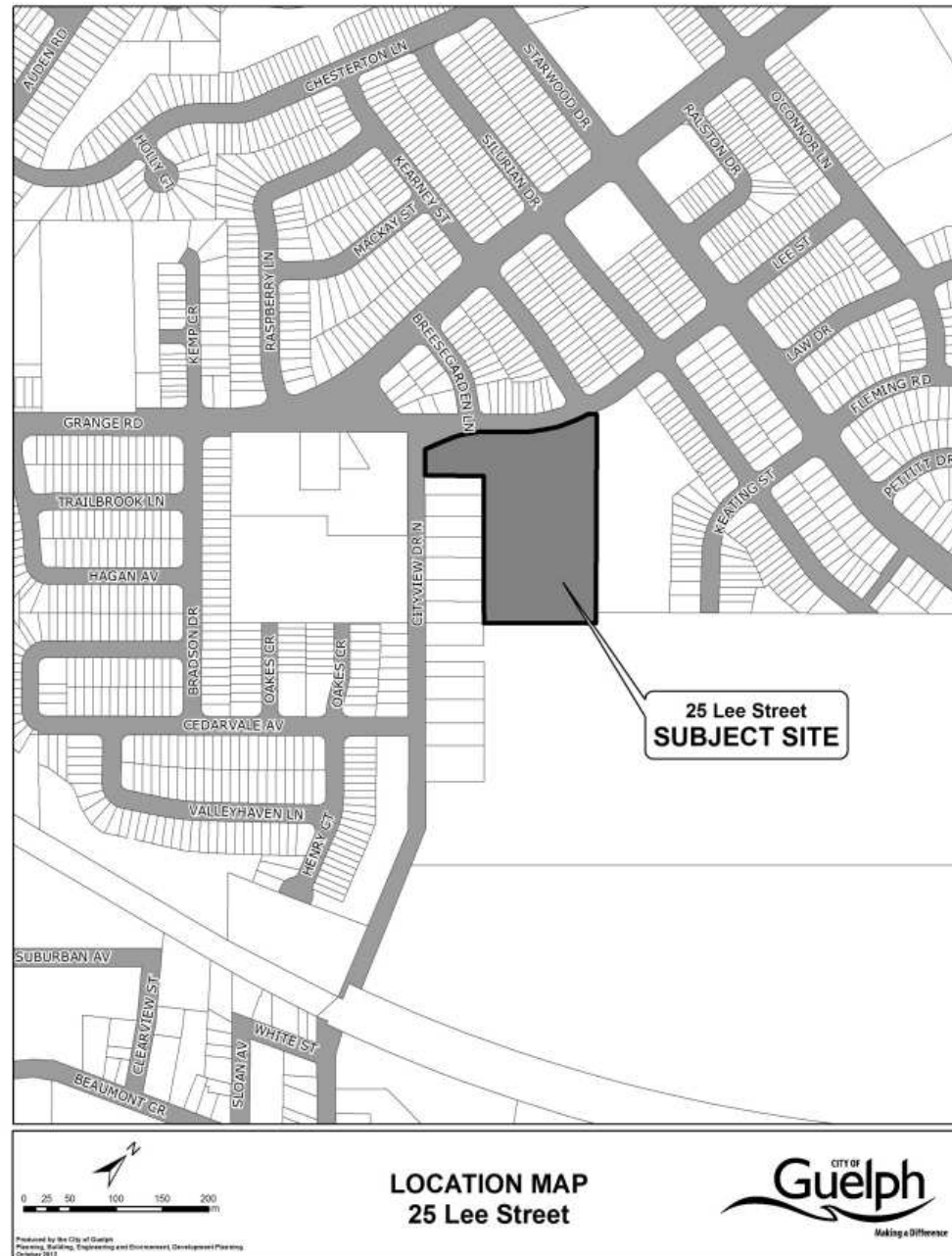


## Development Areas



# Proposed Zoning

Institutional One – I.1  
Site specific provision to  
exclude the 20m  
maximum front yard  
setback.



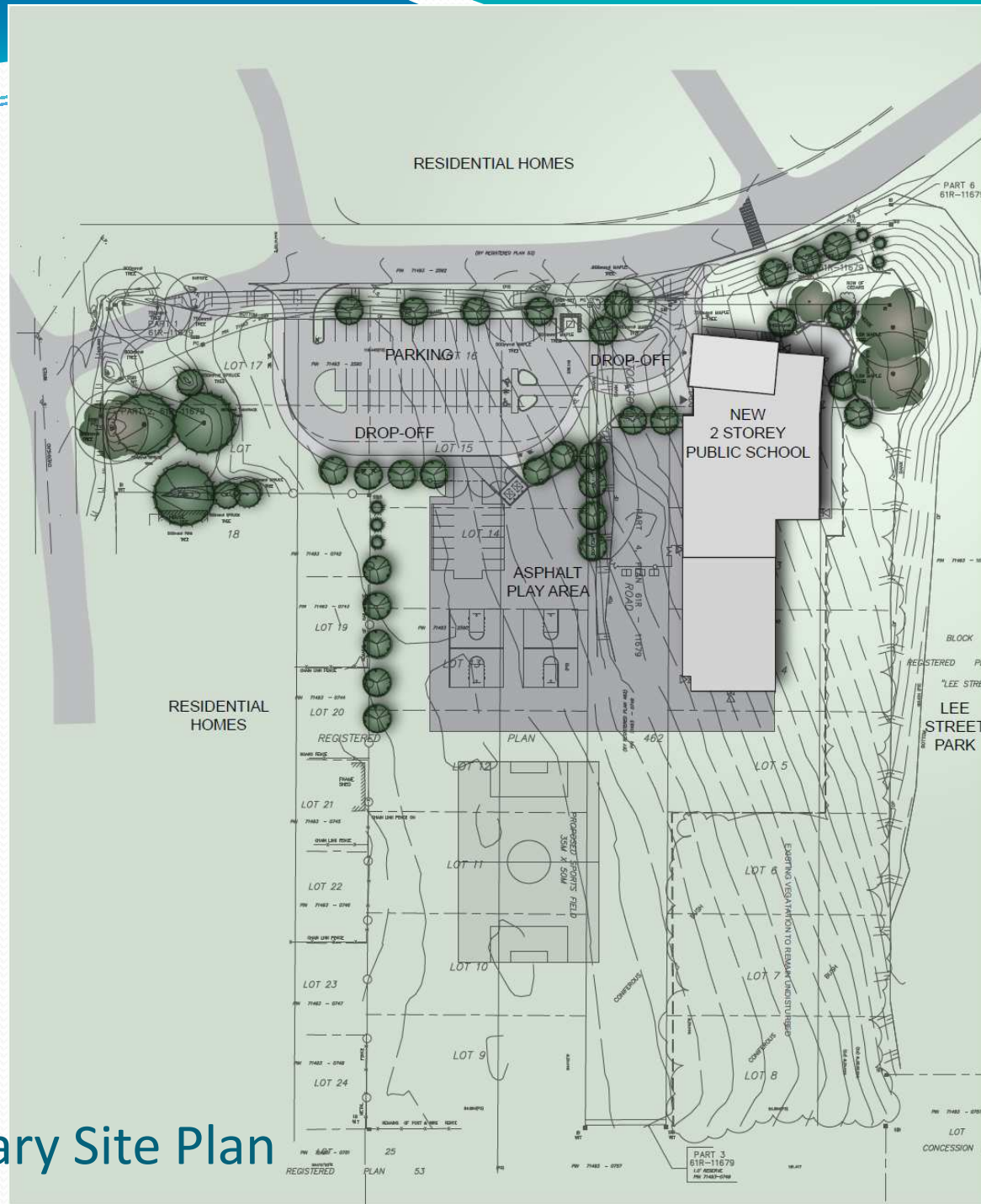


# Studies submitted in support:

- Scoped EIS
- Traffic Impact Study
- Tree Conservation Plan
- Functional Servicing Study & Storm Water Management Report
- Archaeology was cleared by Ministry of Culture in January 2009.
- Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations approval was granted by GRCA in February 2012.
- Site Alterations Permit granted for westerly ½ of site by City November 2012.



# Preliminary Site Plan





View of proposed school from  
parking lot





View of proposed school from Lee Street (northeast corner)

The background is a solid blue gradient. At the top, there is a decorative wavy line that separates a lighter blue header area from the main blue body. The wavy line has a slight 3D effect with a darker blue shadow underneath.

**Thank You**

**From:** judy martin  
**Sent:** December 3, 2012 11:23 AM  
**To:** Dolores Black  
**Subject:** Sierra Club comments on 25 Lee St.



December 2, 2012

Re: 25 Lee

Dear Mayor Farbridge and Councillors,

Sierra Club has the following comments with respect to this planning application:

Our concern lies primarily with the planning process for this application. The Environmental Advisory Committee was informed at its last meeting that the Environmental Impact Study for this project may be on the agenda for the month of December. The committee was also told that a site alteration permit had already been issued for this site and that trees had been removed and a tree compensation plan prepared.

I will separately send photos of the site as it appeared on November 30, 2012, showing piles of removed vegetation and extensive excavation and alteration of the site. (I am resending this because my original email with attached photos was rejected by the City's email system.)

The City's Site Alteration By-law states "EXEMPTIONS 21. The provisions of this by-law **do not** apply to: . . . b) the Placing or Dumping of Fill, removal of Topsoil or Alteration of the Grade of land imposed as a condition to the approval of a site plan, a plan of subdivision or a consent under

section 41, 51, or 53, respectively, of the **Planning Act** . . . ." It would seem that this by-law is not intended to be used when an application is in process under the Planning Act.

When we raised concerns about the site alteration occurring prior to EAC's review or Council approval of this planning application, staff in the engineering department informed us that this site was "not exempt from the Site Alteration By-law (2007)-18420 because there are no Planning approvals under the Planning Act (Sections 41, 51 or 53)."

In our opinion, this interpretation undermines the planning process: massive site alteration can occur prior to the public meeting, prior to EAC's review and prior to the council decision. This precedent raises the concern that future planning applications could be similarly short-circuited.

We therefore request that council ask for clarification as to the legality of allowing site alteration to occur prior to the public meeting, EAC review and Council approval of planning applications.

Sincerely,

Judy Martin, Regional Representative  
cc: Janet Laird  
Todd Salter













**From:** coc.guelph@gmail.com

**On Behalf Of** Council of Canadians Guelph Chapter

**Sent:** December 1, 2012 10:25 AM

**To:** Andy VanHellemond; Bob Bell; Cam Guthrie; Gloria Kovach; Ian Findlay; Jim Furfaro; June Hofland; Mayors Office; Karl Wettstein; Leanne Piper; Lise Burcher; Maggie Laidlaw; Todd Dennis

**Cc:** Clerks

**Subject:** Guelph Area Transmission Refurbishment



Dear Mayor Farbridge and City Councilors,

Guelph's Community Energy Initiative is well known. We are on the vanguard of some courageous cities who are making the changes necessary to accommodate increased population and energy use and climate change. As a city we have committed through our plan to "use less energy in 25 years than we do today " and to use less energy per capita than comparable cities in Canada. We also want to produce less greenhouse gas per capita. Our plan has been years in the making with much research from experts and wide involvement from citizens, organizations and groups in Guelph.

The current plan of Ontario Power Authority and Hydro One is to increase capacity of transmission lines and possibly bring a fossil-fueled peak demand power plant to this area. The plan is called the Guelph Area Transmission Refurbishment (GATR) Project. Implementation of GATR would reduce the viability of the Guelph Community Energy Initiative.

We understand that Mississauga and Oakville have rejected this kind of plan. We too want to register our opposition. First, it is tremendously expensive. We think that spending millions of dollars on a system that increases our dependence on fossil fuels and increases greenhouse gas emissions is wrong, especially when so much innovation is happening in the renewable energy field and the cost of renewable energy is decreasing. In addition, the increased fine particulates from a fossil fuel plant would increase air quality problems here. There is much medical information on the negative effects of these plants on the health of citizens.

Therefore, we believe that the best scenario for Guelph is for OPA and Ontario Hydro to support funding of the CEI, which would require a fraction of the amount that it would take to implement the plan for a new transmission line with a possible peaker plant in future.



OPA and Ontario Hydro could do a cost/benefit analysis to show that conservation/FIT would be adequate based on our new CEI projections. Guelph Hydro could hire students to sign up residents for the “peaksaver plus” plan. We could also implement a plan to support and carry out retrofits with a fraction of the money thereby lowering energy demand. We have used the model of education and downsizing before with our water use and our garbage.

The last two years, the OPA funded a local initiative that was well received by people in Guelph. Guelph Urban Forest Friends and the City of Guelph Healthy Landscapes and LEAF promoted “Cool Communities” where Guelph residents bought a tree to reduce energy demand for their homes and helped to cool the city. It worked well and could be stepped up with more emphasis on contributing to the CEI.

Finally, we know that the OPA has applications from Guelph Hydro and private sector developers for producing more than 50 megawatts of electricity through solar photovoltaics and through combined heat and power (CHP). The city needs to advocate for these projects so that we can continue to move ahead on our CEI. These all include jobs in Guelph and the GATR plan would sap the strength from companies that are keen to go ahead at this time. These jobs will help us build the resilience that we strive to achieve.

Our CEI rests heavily on citizens that are well informed about conservation and energy efficiency. We know we need to do a lot more in this area. With your help we will succeed and will save Ontario many millions of dollars at the same time.

Sincerely yours,

Norah Chaloner and Keith Bellairs for Guelph Chapter , Council of Canadians.

November 29, 2012

Re: CIE, not the OPA plan

Dear City Councillors of Guelph:

The Ontario Power Authority (OPA) and Hydro One are planning to build more transmission lines to supply Guelph with more power. They also have a plan to build a gas fired 'peaking plant' in our area similar to the ones that were cancelled recently in Mississauga and Oakville. They claim that the city needs this power in order to continue to operate and grow into the future.

But do we in fact need it? No. Guelph's Community Energy Initiative (CEI) could fill the gap and is preferable by far. People of Guelph have proven in the past -- with waste management and again with water efficiency -- that citizen awareness and focus on wise use and conservation are our strong suits.

The city's CEI will replace a portion of our electricity needs through efficiency, solar, and combined heat and power (using natural gas to create heat and electricity). Guelph Hydro and private sector developers have submitted applications to the OPA for approximately 50 megawatts of new small-scale renewable and combined heat and power projects to be built in Guelph. It is urgent that the OPA approve the pending applications and allow this new capacity to be built as soon as possible.

Energy efficiency and renewable energy projects create real jobs and benefit our local individuals, businesses and institutions. Long distance transmission lines kill the need for local efficiency and renewable energy projects, not only costing ratepayers more but taking jobs and economic activity out of the area -- not bringing them to Guelph. The CEI will develop jobs right here in Guelph, keeping those wages in the local economy. It will provide power more responsibly and at lower cost than building large-scale lines and generating plants.

Hydro One and the OPA are close to the final stages of planning for the massive undertaking they tell us we need. Their plan will cut our made-in-Guelph energy plans off at the knees, just as we are increasing the amount of economic activity related to renewable energy right here.

We think it's time for Hydro One and the OPA to take Guelph's record and our plans seriously. The OPA needs to cancel the transmission line and the new gas plant now, before they start building them, and support our city's commitments to managing demand and supplying our needs locally.

We call on the OPA to sign electricity supply contracts with Guelph Hydro for all of its proposed solar PV and CHP projects. We call for them to provide funding to Guelph

Hydro to hire students to sign up more residential customers for their great *Peaksaver Plus* program and give conservation the strong boost it needs. Our Community Energy Initiative fits the needs of Guelph now and positions us for a thriving future.

Thank you for your attention. Please let me know how you intend to exert your influence in this situation.

Sincerely,

Sally Ludwig

**From:** Dave Sills

**Sent:** December 3, 2012 8:14 AM

**To:** Clerks

**Cc:** Lise Burcher; Mayors Office; Maggie Laidlaw; Cam Guthrie; Gloria Kovach; Ian Findlay; Leanne Piper; Jim Furfaro; Karl Wettstein; Bob Bell; Andy VanHellemond; June Hofland; Todd Dennis

**Subject:** GCL comments on OPA, Hydro One and the Community Energy Initiative

Hello Mayor Farbridge and Councillors,

The Guelph Civic League strongly supports the Community Energy Initiative (CEI). It is a forward-looking policy that sets a standard for community energy planning across Ontario and beyond by meeting energy needs locally at a lower cost, creating new green jobs, and creating economic benefits for the community.

It appears that the Ontario Power Authority (OPA) and Hydro One are planning to build a new transmission line to supply Guelph with power generated outside of the City. This would likely undermine Guelph's efforts with the CEI.

The GCL urges Council to ask OPA and Hydro One to fund the nearly 60 megawatts of new small-scale renewable and combined heat and power projects proposed for Guelph instead of building a new transmission line, and possibly a new gas peaker plants in the area.

Guelph residents have shown that they strongly support going beyond standard approaches to resource management, whether it be water or waste. We need OPA and Hydro One to allow the same kind of community resolve when it comes to energy by respecting the CEI.

Sincerely,

Dave Sills, President

Guelph Civic League

<http://guelphcivicleague.ca>



From: George Kelly  
Sent: December 3, 2012 10:17 AM  
To: Clerks  
Subject: CEI support !

Please forward this message to Mayor Farbridge and all city councillors:

Our Guelph / Wellington Coalition for Social Justice strongly supports the Community Energy initiative ( CEI ) . We also endorse the letter of support from the Guelph Chapter of the Council of Canadians to the Mayor and Councillors Re the CEI recently sent to City Council.

Thanks for your consideration of this request !

George Kelly                      Co-Chair ,   Guelph / Wellington Coalition for  
Social Justice