

# COUNCIL PLANNING AGENDA



**Consolidated as of April 8, 2016**

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

**DATE Monday, April 11, 2016 5:00 p.m.**

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

## **AUTHORITY TO MOVE INTO CLOSED MEETING**

*THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to The Municipal Act, to consider:*

- C-2016.23 Governance Committee Update – CAO Contract**  
Section 239 (2) (b) personal matters about identifiable individuals
- C-2016.24 Labour Relations**  
Section 239 (2) (d) labour relations or employee negotiations
- C-2016.25 Decision Making: Terms of Reference/Scope – Follow Up on February 29, 2016 Matter**  
Section 239 (2) (a) and (b) security of the property and personal matters about identifiable individuals
- C-2016.26 Transactional Committee: Process Update**  
Section 239 (2) (b) personal matters about identifiable individuals

## **CLOSED MEETING**

### **OPEN MEETING – 7:00 P.M.**

**O Canada  
Silent Reflection  
Disclosure of Pecuniary Interest and General Nature Thereof**

## **CLOSED MEETING SUMMARY**

## **PRESENTATION**

- a) None

**PUBLIC MEETING TO HEAR APPLICATIONS UNDER SECTIONS 17, 34 AND 51 OF THE PLANNING ACT**

<b>Application</b>	<b>Staff Presentation</b>	<b>Applicant or Designate</b>	<b>Delegations (maximum of 10 minutes)</b>	<b>Staff Summary</b>
45 Yarmouth Street Proposed Zoning By-law Amendment (File: ZC1604) Ward 1	Chris DeVriendt, Senior Development Planner	<ul style="list-style-type: none"> <li>• Richard Zelinka</li> <li>• Dave Hannam</li> <li>• Russell Fleischer</li> <li>• Raza Mehdi</li> </ul>	<ul style="list-style-type: none"> <li>• Charles Minett</li> <li>• Chris Bisson</li> <li>• Ken Chase</li> </ul> <p><u>Correspondence:</u></p> <ul style="list-style-type: none"> <li>• Charles Minett</li> <li>• Chris Bisson</li> </ul>	

**CONSENT AGENDA**

"The attached resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda can be approved in one resolution."

<b>COUNCIL CONSENT AGENDA</b>			
<b>ITEM</b>	<b>CITY PRESENTATION</b>	<b>DELEGATIONS (maximum of 5 minutes)</b>	<b>TO BE EXTRACTED</b>
CON-2016.11 132 Harts Lane West - Proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment (File: 23T14502/OP1401/ZC1406) Ward 6 (memo & revised recommendations)		<ul style="list-style-type: none"> <li>• Laura Murr</li> <li>• Brent Walkling</li> <li>• Andrew Lambden</li> <li>• Astrid Clos</li> </ul> <p><u>Correspondence:</u></p> <ul style="list-style-type: none"> <li>• Laura Murr</li> </ul>	✓
CON-2016.12 Proposed Demolition of 30 University Avenue West, Ward 5			
CON-2016.13 York Trunk Sewer & Paisley-Clythe Feedermain Phase 2A and Waterworks Place Improvements - Contract No. 2-1606			
CON-2016.14 Report to The City of Guelph Regarding an Allegation of an Improperly Closed Meeting of Council for the City of Guelph			

on January 25, 2016			
---------------------	--	--	--

**BY-LAWS**

Resolution – Adoption of By-laws (*Councillor Billings*)

***“THAT By-law Numbers (2016)-20033 to (2016)-20040, inclusive, are hereby passed.”***

<p>By-law Number (2016) – 20039  A by-law to remove Blocks 1-4 and Blocks 6-8 inclusive, Plan 61M202, designated as Parts 1 to 43, Parts 59 to 81 and Parts 94 to 101 inclusive, Reference Plan 61R20748 in the City of Guelph from Part Lot Control. (78, 80, 82, 84 and 86 Pettitt Drive and 125 to 162 Law Drive inclusive)</p>	<p>To remove lands from Part Lot Control. (78, 80, 82, 84 and 86 Pettitt Drive and 125 to 162 Law Drive inclusive)</p>
<p>By-law Number (2016) – 20040  A by-law to confirm the proceedings of a meeting of Guelph City Council held April 11, 2016.</p>	<p>To confirm the proceedings of Council. (April 11, 2016)</p>

**MAYOR’S ANNOUNCEMENTS**

*Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.*

**NOTICE OF MOTION**

**ADJOURNMENT**

Zoning By-law Amendment

**Proposed 14-storey apartment building  
for 89 units**

45 Yarmouth Street, Guelph



1.1 Downtown Guelph Image adapted from Guelph's Downtown Secondary Plan, 2010

## Site Location (Google Aerial Map)



Note: Location and boundary are approximate

## Images of Subject Lands and Surroundings (Google Streetview)



View along Yarmouth Street (to north)



View along Yarmouth Street (to south)

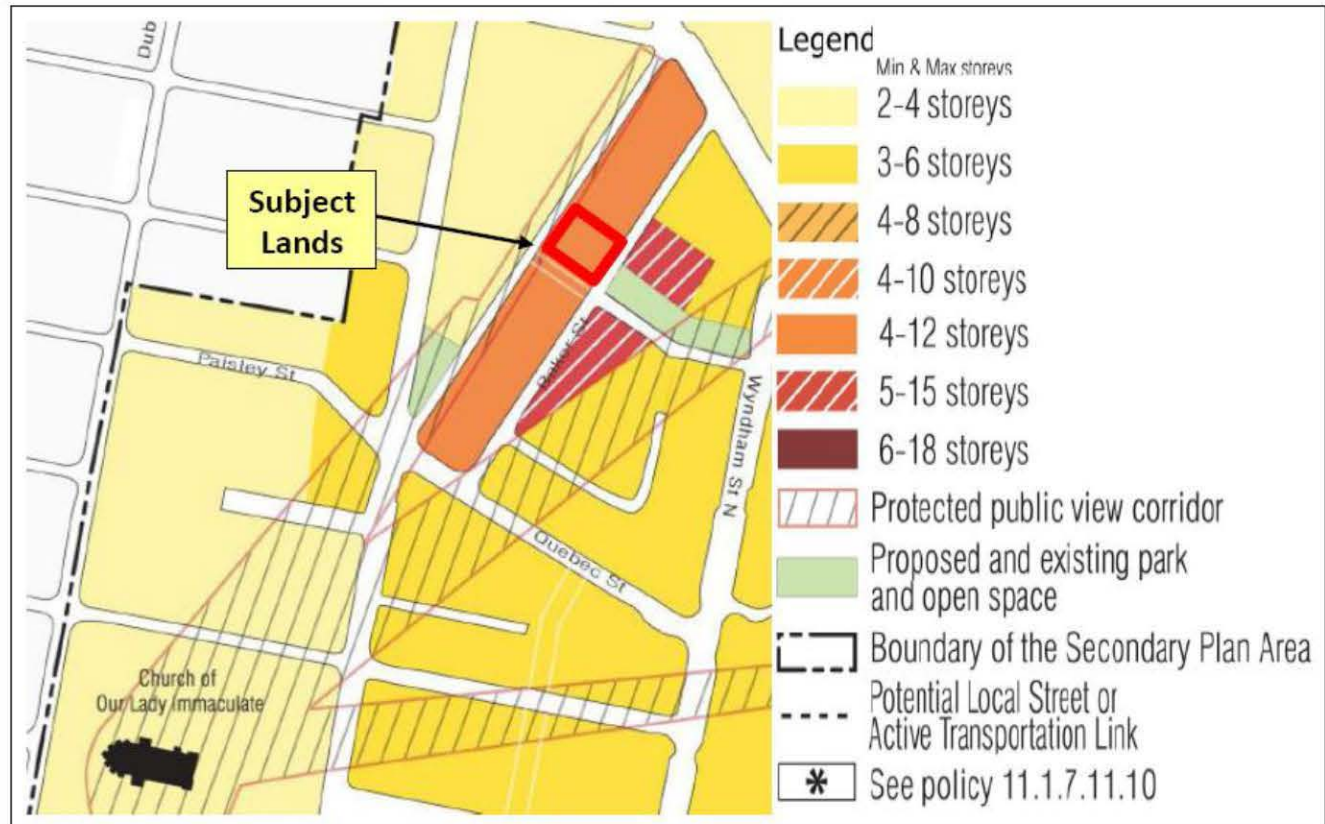
# City of Guelph Official Plan – Downtown Secondary Plan, Schedule C: Land Use Plan



Note: Location and boundary are approximate

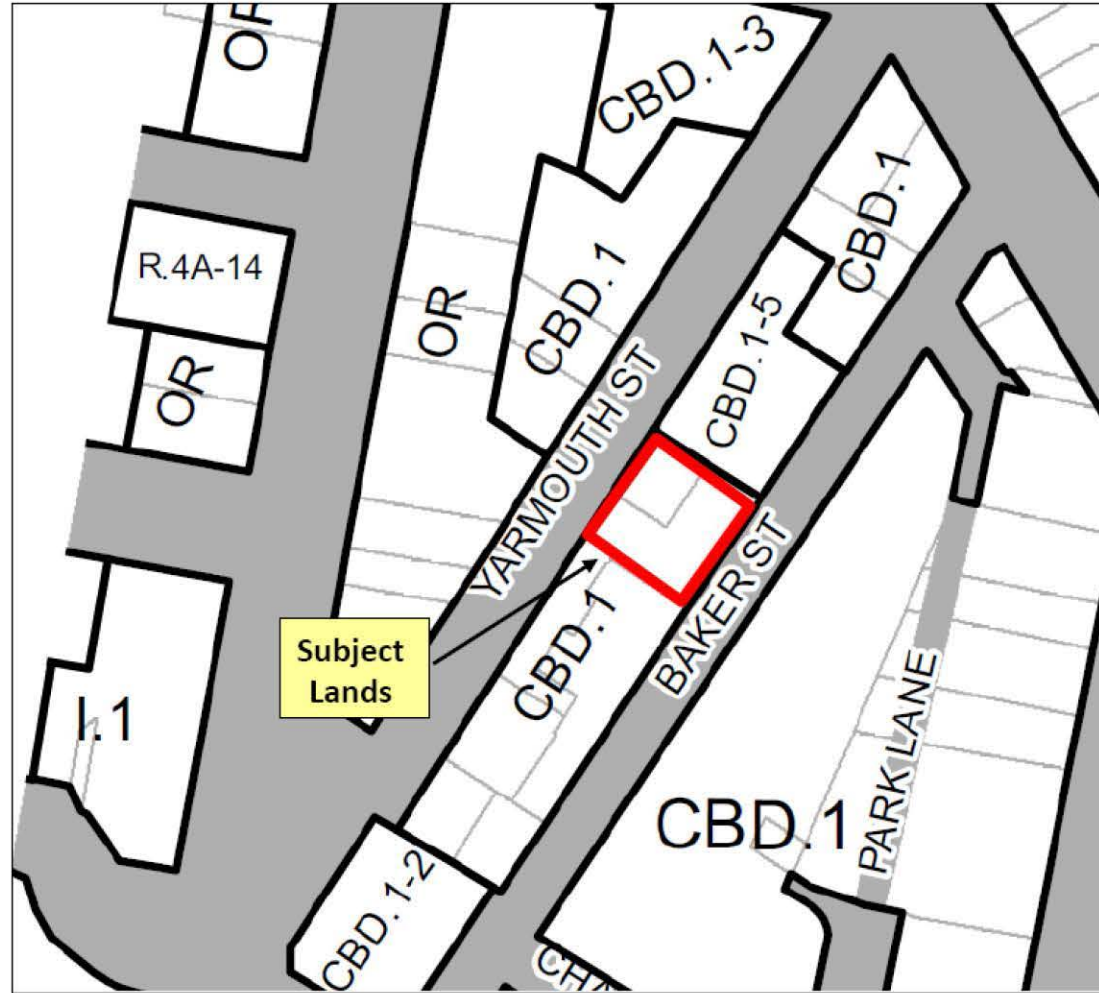


# City of Guelph Official Plan – Downtown Secondary Plan, Schedule D: Building Heights



Note: Location and boundary are approximate

# City of Guelph Zoning By-law No. (1995) – 14864 (Map 36)

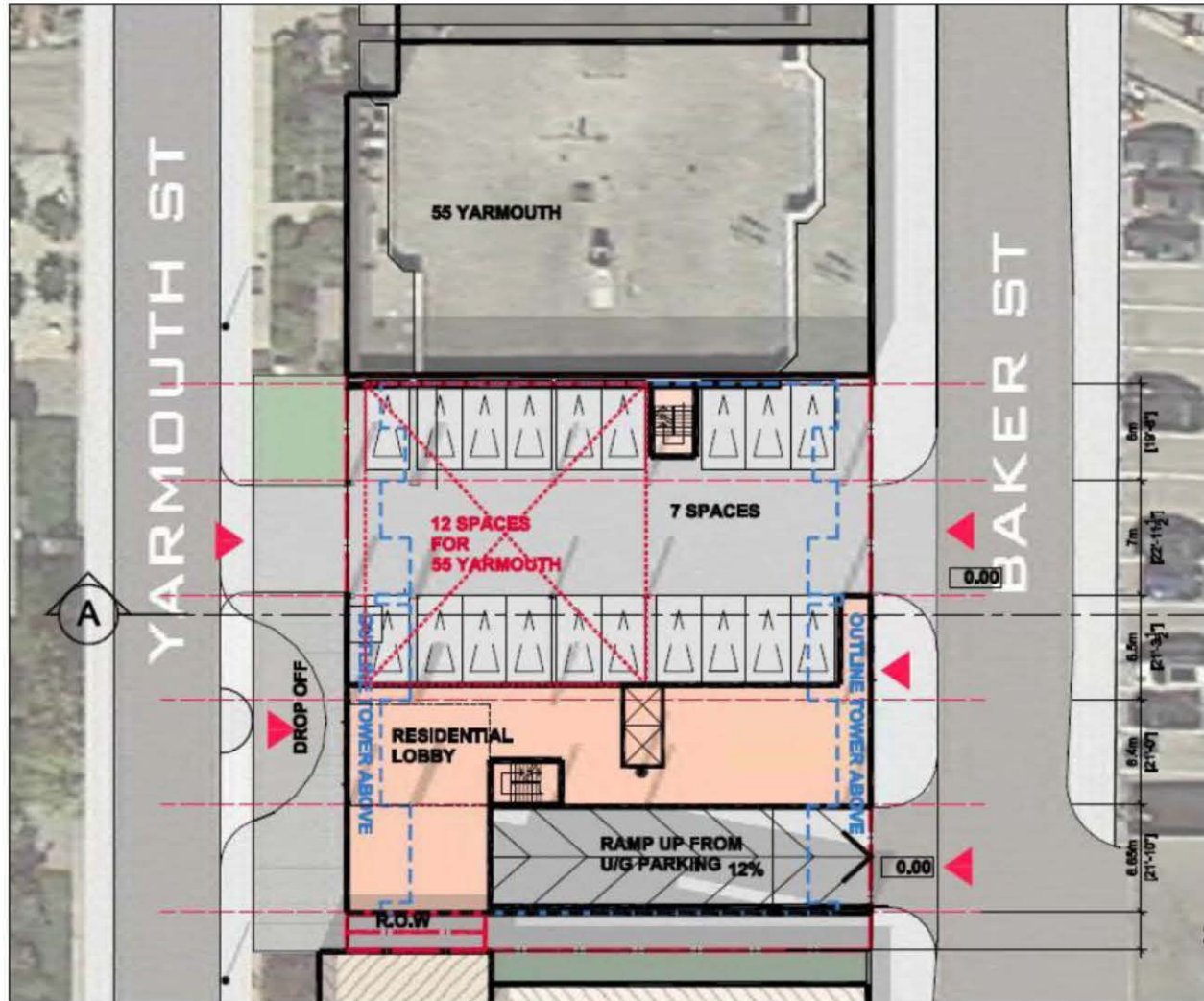


Note: Location and boundary are approximate

## Proposed CBD.I site-specific regulations:

- Add “Apartment Building” as a permitted use;
- A maximum building height of 14 storeys;
- A building that intersects the angular planes from the streets i.e. Yarmouth and Baker; and
- A minimum of sixty-nine (69) on-site off-street parking spaces for the proposed Apartment Building.

# Preliminary Site Concept Plan





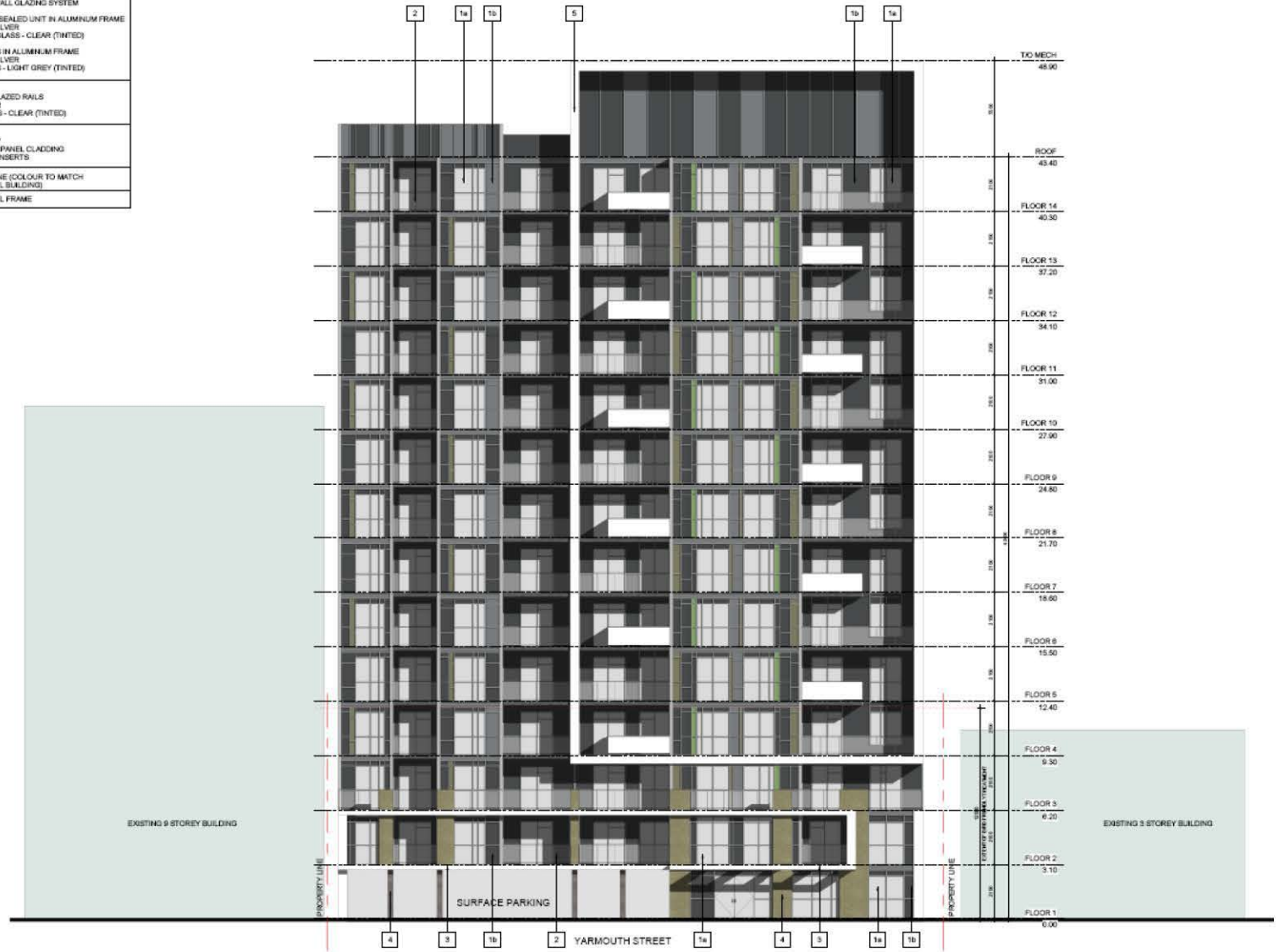


① PEDESTRIAN VIEW TO NORTH EAST ON YARMOUTH ST



② PEDESTRIAN VIEW TO NORTH WEST ON BAKER ST

EXTERIOR FINISHES SCHEDULE	
1-ALUMINUM WINDOW WALL GLAZING SYSTEM	
1a	DOUBLE GLAZED SEALED UNIT IN ALUMINUM FRAME FRAME FINISH - SILVER SOLAR E VISION GLASS - CLEAR (TINTED)
1b	SPANDREL GLASS IN ALUMINUM FRAME FRAME FINISH - SILVER SPANDREL GLASS - LIGHT GREY (TINTED)
2-RAILINGS	
	BALCONY/TERRACE GLAZED RAILS FRAME FINISH - SILVER SOLAR E VISION GLASS - CLEAR (TINTED)
3-CANOPY	
	STEEL FRAME CANOPY W/ METAL COMPOSITE PANEL CLADDING W/ TINTED GLASS INSERTS
4 - ARCHITECTURAL STONE (COLOUR TO MATCH ADJACENT HISTORICAL BUILDING)	
5- PRECAST METAL PANEL FRAME	



Questions?



*Dr. Charles P. Minett*

*Oral and Maxillofacial Surgery*

*Dentistry Professional Corporation*

*51 Yarmouth Street*

*Guelph Ontario N1H 4G2*

*CANADA*

*Phone 519 836 7681*

*FAX 519 836 0533*

April 6, 2016

Guelph City Clerk, and  
City of Guelph Planning Services, City of Guelph  
1 Carden Street, Guelph ON N1H 3A1

**RE: INFRASTRUCTURE, DEVELOPMENT AND ENTERPRISE, FILE: ZC 1604**  
**OPPOSE ZONING BY-LAW AMENDMENT APPLICATION from**  
**ZELINKA PRIAMO LTD on behalf of**  
**AYERSWOOD DEVELOPMENT CORPORATION for lands**  
**municipally known as 45 YARMOUTH STREET**

**My position: OPPOSE APPLICATION**

**I have an Outpatient Surgical Facility at 51 Yarmouth Street, and have practiced here for 35 years.**

- 1) I currently lease two parking spaces in the surface parking lot south of my office, currently known as 46 Yarmouth Street.
  - a) The proposed Ayerswood Development would eliminate this parking lot, which contains a total of 14 parking spaces.
  - b) These 14 parking spaces are required not only by me, but also by owners of residential condominiums at 55 Yarmouth Street.
- 2) There are five health care facilities on Yarmouth Street, in which 8 psychologists, 10 massage therapists, one specialty family physician, two optometrists and I practice
  - a) We all rely on Yarmouth Street curbside parking so that our many elderly and/or disabled patients and clients can access our practices in a safe and efficient manner
  - b) **Baker Street parking is NOT an option.** It is too remote and difficult to access; and especially female patients who have used that parking lot feel intimidated and stressed needing to walk past aggressive 'street people' loitering outside the Baker Street Drop-in Centre, daily.
    - i) At times patients have therefore had to drive around the block awaiting Yarmouth Street curbside parking near my office.
    - ii) The Ayerswood Development would greatly worsen parking needs.

**File: ZC 1604, C P Minett OPPOSITION to ZELINKA PRIAMO BY-LAW  
AMMENDMENT APPLICATION**

- 3) The proposed Ayerswood Development apartment building design, structure and site plan would be completely out of character on our quiet narrow one-way Yarmouth Street, which features residences and businesses in single detached heritage quality dwellings and commercial buildings.
- a) All buildings on Yarmouth Street have setbacks and respect each other's site plans and views, **except** for the Park Mall apartment building, which is far too large, high and obtrusive for its site; it is a blight on the downtown core of our fair city, and grossly obstructs views of our landmark Church of Our Lady, Knox and Chalmers churches and other key downtown core sites.
  - b) At 14 stories plus additional height for mechanical services on top, and because of its planned width and length almost completely filling the entire lot, the proposed Ayerswood Development apartment building would create a huge looming shadow effect on surrounding low-rise properties along Yarmouth Street, Baker Street and Norfolk Street.
  - c) In my opinion The Park Mall apartment building should be taken down as part of a comprehensive downtown core redevelopment plan. The By-law Amendment and Plan proposed by Ayerswood Development would only repeat and compound the error of the Park Mall apartment building.
  - d) There is no need to increase apartment density on Yarmouth Street, especially considering the City's wise plan to locate new high-rise apartment, condominium, retail and commercial development in the south side of the core, extending from the CN railroad mainline down to Wellington Street.

Thank you for your kind consideration, and I wish to attend and speak to these issues at the Guelph City Council public meeting on April 11 2016 at 7pm.

Yours truly,



Charles P. Minett BSc, DDS, MRCDC.  
Head, Division of Dentistry and Oral and Maxillofacial Surgery  
Department of Surgery, Guelph General Hospital  
115 Delhi Street, Guelph ON N1H 4J4

















April 7, 2016

Guelph City Clerk,  
City of Guelph Planning Services, &  
City of Guelph  
1 Carden Street,  
Guelph, ON, N1H 3A1

**RE: APPLICATION for INFRASTRUCTURE, DEVELOPMENT AND ENTERPRISE, FILE: ZC 1604  
ZONING BY-LAW AMENDMENT APPLICATION from ZELINKA PRIAMO LTD. (representing  
AYERSWOOD DEVELOPMENT CORPORATION for lands), municipally known as  
45 YARMOUTH STREET**

To whom it may concern:

I am a local resident and landlord of Yarmouth and Norfolk Streets and **oppose** the application for a 14-storey apartment building at 45 Yarmouth Street for the following reasons:

- The proposal requests additional parking be made available in the Baker Street lot as the proposed structure cannot accommodate parking requirements;
- The building schematics are out of character for the street when you consider the largely historic nature of the buildings on the street;
- The building's height is out of character for this area of the downtown, with the exception of the Park Mall apartment complex;
- The City's focus for high-density high-rise building development is the area south of Carden Street to Wellington, and from the current Tri-Car and Fusion Home Developments to Gordon Street, not in the North section of the CBD;
- It appears that there is a request for set-back exceptions, which differs from the vibe of the rest of the street;
- I disagree with the traffic study provided by the developer and recommend another, unbiased report be conducted to deduce whether or not the intersections of Yarmouth and Woolwich can properly handle the increased traffic flow without a change to the intersection (such as adding traffic lights).
  - The traffic study should also investigate the increased demands placed on Baker Street intersections.
- Making a decision regarding this property prior to firming up the plan of action for the Baker Street Lot is unwise. It would be best to make decisions about this development in parallel to decisions about the future of the Baker Street lot.

I wish to attend and speak regarding these issues at the Guelph City Council public meeting on April 11, 2016 at 7pm.

Yours truly,



Christopher Bisson, MBA,  
125 Norfolk Street,  
Guelph, ON, N1H 4J7  
519-830-3910

# COUNCIL MEMO



DATE Thursday, April 7, 2016

TO **City Council**

FROM Todd Salter, General Manager

DIVISION Planning, Urban Design and Building Services

DEPARTMENT Infrastructure, Development and Enterprise

**SUBJECT Amendment to Report 16-23**

---

In staff report 16-23, under the authority of Section 36 of the *Planning Act* and Section 9.10.7.1 d) of the City's Official Plan, Planning staff recommended that a Holding Symbol (H) be added in conjunction with the proposed R.1C-? (Specialized Single Detached Residential) Zone that was requested exclusively for Lot 58 within the proposed residential subdivision at 132 Harts Lane West.

Planning staff were recommending the Holding (H) Symbol be placed on the R.1-C-? Zoning for Lot 58 that contains the heritage farmhouse to ensure that the lands are not used as a "Neighbourhood Club" until the owner satisfies the City that adequate provision has been made to ensure the sustainability of the use for the long term and that details meet the intent of the definition of the Neighbourhood Club use. The Holding (H) Zone condition also included the option of the owner entering into an agreement with the City to provide the necessary commitment to satisfy the condition of the Holding (H) Zone in order to remove the Holding (H) symbol from the zoning.

A signed development agreement was received by the City on April 8, 2016. Planning and Legal staff have confirmed that the development agreement received is acceptable. It is noted that the signed development agreement was received after staff report 16-23 was finalized by staff and provided to the City Clerk.

In consideration of the above, Planning staff are of the opinion that a Holding (H) Symbol added to the R.1C-? zoning applying to Lot 58 is no longer required given that the obligations under the Holding condition originally recommended by staff has been satisfied by the property owner. Planning staff are now recommending the Zoning By-law Amendment (File ZC1406) be approved without the addition of a Holding (H) Symbol, and prior to this, that the Mayor and Clerk sign the development agreement attached.

Staff report 16-23 has been amended to reflect this minor modification through the deletion of the recommended Holding Symbol). The final recommended Zoning By-law has also been updated accordingly.

Yours truly,

Todd Salter

General Manager, Planning, Urban Design and Building Services  
Infrastructure, Development and Enterprise  
City of Guelph  
T 519-822-1260 x 2395  
E [todd.salter@guelph.ca](mailto:todd.salter@guelph.ca)

# 132 Harts Lane West

## RECOMMENDATIONS

1. That the application from Astrid J. Clos Planning Consultants on behalf of Terra View Custom Homes Ltd. for approval of a proposed Draft Plan of Residential Subdivision consisting of 342 residential units, consisting of 117 single detached dwellings, 4 semi-detached dwellings, 68 cluster townhouse units, and 153 apartment units, an open space block, two stormwater management blocks, a walkway/servicing block, a walkway block and a park block, as shown on Attachment 5, applying to property municipally known 132 Harts Lane West and legally described as Part of Lot 4, Concession 7 (formerly Township of Puslinch), City of Guelph, be approved for a five (5) year period in accordance with Attachment 2 of the Infrastructure, Development and Enterprise Report 16-23 dated April 11, 2016, **AS AMENDED**.
2. That the application by Astrid J. Clos Planning Consultants on behalf of Terra View Custom Homes Ltd. for approval of an Official Plan Amendment to add an exemption clause to Section 7.2.32 of the Official Plan to allow the apartment block (Block 121) to have a net density to not exceed 152 units per hectare, be approved, in accordance with Attachment 2 of the Infrastructure, Development and Enterprise Report 16-23, dated April 11, 2016, **AS AMENDED**.
3. That the Development Agreement outlining the owner's commitment to satisfy the City that the Neighbourhood Club use applying exclusively to Lot 58 within Draft Plan of Subdivision 23T14502 will be operated and maintained in a manner that meet the intent of the zoning by-law between The Corporation of the City of Guelph and Terra View Custom Homes Ltd. be executed by the Mayor and Clerk.
4. That the application by Astrid J. Clos Planning Consultants on behalf of Terra View Custom Homes Ltd. for approval of a Zoning By-law Amendment from the UR (Urban Reserve) Zone to the R.1D-? (Specialized Single Detached Residential) Zone, R.1C-? (~~H~~) (Specialized Single Detached Residential)  ~~Holding~~ Zone, R.1C-28 (Specialized Single Detached Residential) Zone, R.2-? (Specialized Semi-Detached/Duplex Residential) Zone, R.2-3 (Specialized Semi-Detached/Duplex Residential) Zone, R.3A-? (Cluster Townhouse) Zone, R.4B-? (Specialized Apartment) Zone, P.1 (Conservation Land) Zone, P.2 (Neighbourhood Park) Zone, and WL (Wetland) Zone to implement a residential Draft Plan of Subdivision comprising 342 residential units, be approved, in accordance with Attachment 2 of the Infrastructure, Development and Enterprise Report 16-23, dated April 11, 2016, **AS AMENDED**.
5. That Council direct staff to prepare a report to Council describing the proponent's Conservation Plan for the Hart farmhouse and with recommendations regarding Council's intention to designate the Hart farmhouse under Part IV of the Ontario Heritage Act.
6. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor

modifications to the proposed Zoning By-law Amendment affecting 132 Harts Lane West, **AS AMENDED**.

From: Laura Murr  
Sent: April 8, 2016 9:01 AM  
To: Clerks  
Subject: Re 132 Harts Lane

Mayor Guthrie and Guelph city council members

I respectfully request that this development be set back 30 meters from the wetland boundary on the east side. The Solstice property at Edinburgh and Gordon was required to have a 30 meter no touch buffer setback from the Halon PSW why should this development be treated differently. Same wetland same buffer should apply.

Please add my name to delegate.

Laura Murr