

COUNCIL PLANNING AGENDA



Consolidated as of June 10, 2016

Council Chambers, City Hall, 1 Carden Street

DATE Monday, June 13, 2016 7:00 p.m.

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

O Canada

Silent Reflection

Disclosure of Pecuniary Interest and General Nature Thereof

PRESENTATION

a) None

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

Application	Staff Presentation	Applicant or Designate	Delegations (maximum of 10 minutes)	Staff Summary
1131 Gordon Street Proposed Zoning By-law Amendment (File: ZC1609) Ward 6	Katie Nasswetter, Senior Development Planner	• Astrid Clos (presentation)	• Les Schmidt <u>Correspondence:</u> • Les Schmidt	

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."

COUNCIL CONSENT AGENDA			
ITEM	CITY PRESENTATION	DELEGATIONS (maximum of 5 minutes)	TO BE EXTRACTED
CON-2016.27 325 Gordon Street Proposed Zoning By-law Amendment (File: ZC1516) - Ward 5			

CON-2016.28 55 and 75 Cityview Drive North - Proposed Modification to Draft Plan of Subdivision 23T-12501 and Zoning By- law Amendment (File: ZC1512) – Ward 1			
CON-2016.29 Blocks 221-223, Registered Plan 61M18 (Silurian Drive/ Starwood Drive) Proposed Zoning By-law Amendment (File: ZC1513) – Ward 1			
CON-2016.30 Proposed Demolition of Residential Building at 305 Niska Road – Ward 6		<ul style="list-style-type: none"> • Laura Murr • Hugh Whiteley (presentation) 	✓
CON-2016.31 42 Carden Street – Brownfield Environmental Study Grant			
CON-2016.32 District Energy Materials from Previous Council Meetings Deferred to a future Council meeting	Pankaj Sardana, GMHI Chief Financial Officer and CEO Envida and GHESI		✓
CON-2016.33 CAO By-law			
CON-2016.34 Appointment of a Member of Council to the Association of Municipalities of Ontario			

BY-LAWS

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

“THAT By-law Numbers (2016)-20062 to (2016)-20065, inclusive, and by-laws (2016)-20067 – (2016)-20068 inclusive, and by-law (2016)-20070 – (2016) – 20071 inclusive are hereby passed.”

By-law Number (2016)-20070 A by-law to define the general duties, roles and responsibilities of the Chief Administrative Officer and to repeal by- laws (2008)-18693 and (2011)-19310. (to appoint CAO and repeal by-laws)	To appoint Derrick Thomson as CAO and define general duties and role.
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By-law Number (2016)-20071 A by-law to confirm the proceedings of Council for meetings held on May 26 th , May 30 th and June 13 th , 2016.	To confirm the proceedings of Council meetings.
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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







- PROPOSED ZONING: R3A (CURRENT ZONING: R1B)
- PROPERTY AREA: 19875.45 SF (1846.43 SM)
- BUILDING COVERAGE: 30.14 % (REQ'D: 40%)
- PROPOSED PLAN: 16 UNITS STACKED TOWNHOUSE
- FLOOR AREA: 1F- Garage 5526 SF (513 SM),
2F- Residential Units 5991 SF (557 SM),
3F- Residential Units 5991 SF (557 SM)
- PARKING: 20 SPACES INCLUDING 4 VISITOR PARKINGS

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL JOB CONDITIONS ON SITE BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION/REVISIONS



LEE ASSOCIATES ARCHITECTS CORP.

PROJECT:

1131 GORDON ST

DRAWING TITLE:

Stacked Townhouse
SITE PLAN
(16 units)

DRAWING SCALE: 1" = 20'-0"

DRAW BY: Author

CHECKED BY: Checker

PROJECT NO.:

DRAWING NO.: SP-01

REV.: R-12

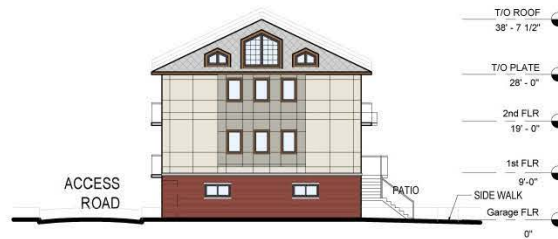
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NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

CONTRACTOR MUST CHECK AND VERIFY
ALL DIMENSIONS AND CHECK ALL JOB
CONDITIONS ON SITE BEFORE
PROCEEDING WITH THE WORK.

NO	DATE	DESCRIPTION	REVISIONS



LEE ASSOCIATES ARCHITECTS CORP.

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Stacked Townhouse
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(16 units)

DRAWING SCALE: 1" = 20'-0"

DRAW BY: Author

CHECKED BY: Checker

PROJECT NO.:

DRAWING NO.: A-01

REV.: R-12

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The TOP 10 Reasons to Deny The Zone Change Application File ZC-1609 1131
Gordon Street

Submitted by: Mr. Les Schmidt, Francie Schmidt and Family, Long Time Residents,

Preamble

Les Schmidt Francie Schmidt

1. We understand that Gordon Street has the designation of a major highway/transport route in Guelph
2. We understand that the Province demands high density housing and funding is based on this model
3. We understand the Great value that the University of Guelph and the students provide economically, socially and environmentally. Both our children are graduates of the University of Guelph
4. We understand that the Supporting documents are provided by very competent people.
5. We understand that we are not providing scientific numbers for our points.

Observation

1. You can really only travel North to South in Guelph three ways, Gordon, Victoria and The Hanlon (Walkway) NOT Edinburgh Road.
2. This report will focus on the part of Gordon , from Heritage Drive to Kortright Road.

My Observational Research

1. Currently these residential buildings exist on this stretch of Gordon and all the traffic comes onto Gordon. 1055 Townhouse Complex, Midrise Complex 1077 to 1087, 1155 Major Townhouse Complex, 5 Storey Solstice (almost complete), 6 story Solstice, 30 Vaghan Townhouse Complex, 1440 Midrise Complex and all of the Heritage House Subdivision is landlocked and must come onto Gordon.

2. To be built/under construction on the same section of Gordon, Midrise Complex Liberty Village, Massive Hart Subdivision with high density Apartments, town houses, semi-detached and detached homes, all coming onto Gordon, 27 Detached Condo bungalows coming from Valley Road to Gordon.
3. If you travel less than 200 meters up Arkell Road from Gordon you have currently, 32 Arkell Condo townhouse Complex , under construction 194 unit Townhouse Complex, to be built 51 Townhomes at Arkell Ridge, 41 Unit Apartment building beside this, the Volvo dealership is now sold??? and all the normal traffic from the Arkell area that comes to the dead end at Gordon.
4. City Bus service seems to have doubled, what about in 5 years when all these projects are complete. Gridlock.
5. During September to May 1 of every year, there are 100's of students crossing the road, some at lights, many not i.e. 1155 complex, 1077 Complex, 1055 Complex. Safety??? I notice this on my daily walk.
6. The speed on this section is dangerous, many vehicles in excess of 70 km. You could pay a police officer's yearly salary.
7. Many people on this part of town who want to travel to GTA, Hamilton will NOT go to the Hanlon and travel the 4km back on the 401. London travel is great.
8. In the future will Emergency services, Ambulance, Fire and Police be in gridlock.
9. There is no left turning lane to get into Heritage Drive, or the Plaza or at many other buildings . If this is a major roadway then why is there not a centre turning lane the length of this main road. It is a great danger with speeding drivers.
10. Try crossing Hart Lane with your family at the corner, try turning left onto Gordon, why are all the buildings right up on the street with minimal landscaping.

Solution

1. Leave the zoning as is, allow an office complex that provides professional jobs, like across from the Day's Inn, I am not sure.

CONSENT AGENDA

Consolidated as of June 10, 2016

Monday, June 13, 2016

His Worship the Mayor
and
Members of Guelph City Council.

SUMMARY OF REPORTS:

The following 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 will be approved in one resolution.

A REPORTS FROM ADMINISTRATIVE STAFF

REPORT	DIRECTION
<p>CON-2016.27 325 GORDON STREET - PROPOSED ZONING BY-LAW AMENDMENT (FILE: ZC1516) - WARD 5</p> <p>1. That the application submitted by Webb Planning Consultants on behalf of the Roman Catholic Episcopal Corporation Diocese of Hamilton for approval of a Zoning By-law Amendment to change the zoning from the "Residential Single Detached" (R.1B) Zone to the specialized "Institutional – Educational, Spiritual and Other Services" (I.1-16) Zone to permit a religious establishment on the lands municipally known as 325 Gordon Street, legally described as Lot 1 and 2, Registered Plan 308, City of Guelph be approved in accordance with the conditions and zoning regulations contained in Attachment 3 of Infrastructure, Development and Enterprise Report 16-35 dated June 13, 2016.</p> <p>2. That in accordance with Section 34(17) of the <i>Planning Act</i>, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting the lands municipally known as 325 Gordon Street as set out in Infrastructure, Development and Enterprise Report 16-14 dated February 8, 2016.</p>	<p>Approve</p>

**CON-2016.28 55 AND 75 CITYVIEW DRIVE NORTH - PROPOSED
MODIFICATION TO DRAFT PLAN OF SUBDIVISION
23T-12501 AND ZONING BY-LAW AMENDMENT
(FILE: ZC1512) - WARD 1**

Approve

1. That the application from GSP Group Inc. to approve a modified Draft Plan of Residential Subdivision with 243 to 323 residential units, consisting of 127 single detached dwellings, 21 on-street townhouse units, and 95-175 multiple residential dwellings, as shown on Attachment 7, applying to property municipally known as 55 and 75 Cityview Drive North and legally described as Parts of Lots 25, 31 and 32, Registered Plan 53 and Part of Lot 4, Concession 3, Division "C", City of Guelph, be approved for a three (3) year period in accordance with Attachment 2 of the Infrastructure, Development and Enterprise Report 16-37 dated June 13, 2016.
2. That the application by GSP Group Inc. for approval of a Zoning By-law Amendment from the R.3A-57 (Specialized Cluster Townhouse) Zone to the R.3B (On-Street Townhouse) Zone, R.1D-47 (Specialized Residential Single Detached) Zone to the R.3B (On-Street Townhouse) Zone, the R.3B (On-Street Townhouse) Zone to the R.1D-47 (Specialized Residential Single Detached) Zone, R.2 (Residential Semi-Detached/Duplex) Zone to the R.1D-47 (Specialized Residential Single Detached) Zone, the R.1C-27 (Specialized Residential Single Detached) Zone to the R.1D-47 (Specialized Residential Single Detached Residential) Zone and modifications to the zoning regulations of the R.3A-57 Zone and R.4A-48 Zone to implement a residential Draft Plan of Subdivision, be approved, in accordance with Attachment 2 of the Infrastructure, Development and Enterprise Report 16-37, dated June 13, 2016.
3. 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 55 and 75 Cityview Drive North.

**CON-2016.29 BLOCKS 221-223, REGISTERED PLAN 61M-18
(SILURIAN DRIVE/STARWOOD DRIVE) PROPOSED
ZONING BY-LAW AMENDMENT (FILE: ZC1513) -
WARD 1**

Approve

1. That the application by GSP Group Inc. for a Zoning By-law Amendment to rezone Future Development Blocks 221, 222 and 223 within Registered Plan 61M-18 from the UR (Urban Reserve) Zone to the R.2-6 (Residential Semi-Detached/Duplex) Zone to

facilitate the development of nine (9) single detached dwellings and two (2) semi-detached dwellings in consolidation with adjoining blocks within Draft Plan of Subdivision 23T-12501, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Planning, Building, Engineering and Environment Report 16-38, dated June 13, 2016.

CON-2016.30 PROPOSED DEMOLITION OF RESIDENTIAL BUILDING AT 305 NISKA ROAD - WARD 6

Approve

1. That Report 16-39 regarding the proposed demolition of one (1) single detached dwelling at 305 Niska Road, legally described as Con 6 Pt. Lots 12 to 15, Division G Con. 5 Pt. Lot 9, Pt. Road Allow; City of Guelph, from Infrastructure, Development and Enterprise dated June 13th, 2016, is received.
2. That the proposed demolition of one (1) detached dwelling at 305 Niska Road be approved.
3. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.
4. The applicant is advised to erect tree protection fencing at one (1) metre from the dripline of any existing trees to be retained on the property which may be impacted by demolition.

CON-2016.31 42 CARDEN STREET BROWNFIELD ENVIRONMENTAL STUDY GRANT

Approve

1. That Report 16-46 regarding 42 Carden Street, dated June 13, 2016 be received.
2. That the Environmental Study Grant application made by 10 Carden and applying to 42 Carden Street be approved.
3. That staff be directed to consider the issue of timing of work and City approvals for the environmental study grant programs through the Brownfield Redevelopment CIP review scheduled for 2017.

CON-2016.32 DISTRICT ENERGY MATERIALS FROM PREVIOUS COUNCIL MEETINGS

Receive

That the report, "District Energy Materials from Previous Council Meetings", CAO-LR-1612, dated June 13, 2016 be received.

Deferred to a future Council meeting.

~~CON-2016.33 — CAO BY-LAW~~

~~(referred from May 16, 2016 meeting)~~

~~Material to be provided at a later date.~~

**CON-2016.34 APPOINTMENT OF A MEMBER OF COUNCIL TO THE
ASSOCIATION OF MUNICIPALITIES OF ONTARIO**

Approve

1. That Council endorse Councillor Cathy Downer to stand for election to the Association of Municipalities of Ontario (AMO) Board of Directors, Large Urban Caucus, for the 2016-2018 term ending in August 2018.
2. That Council assume all costs associated with Councillor Downer's attendance at AMO's Board of Directors meetings.

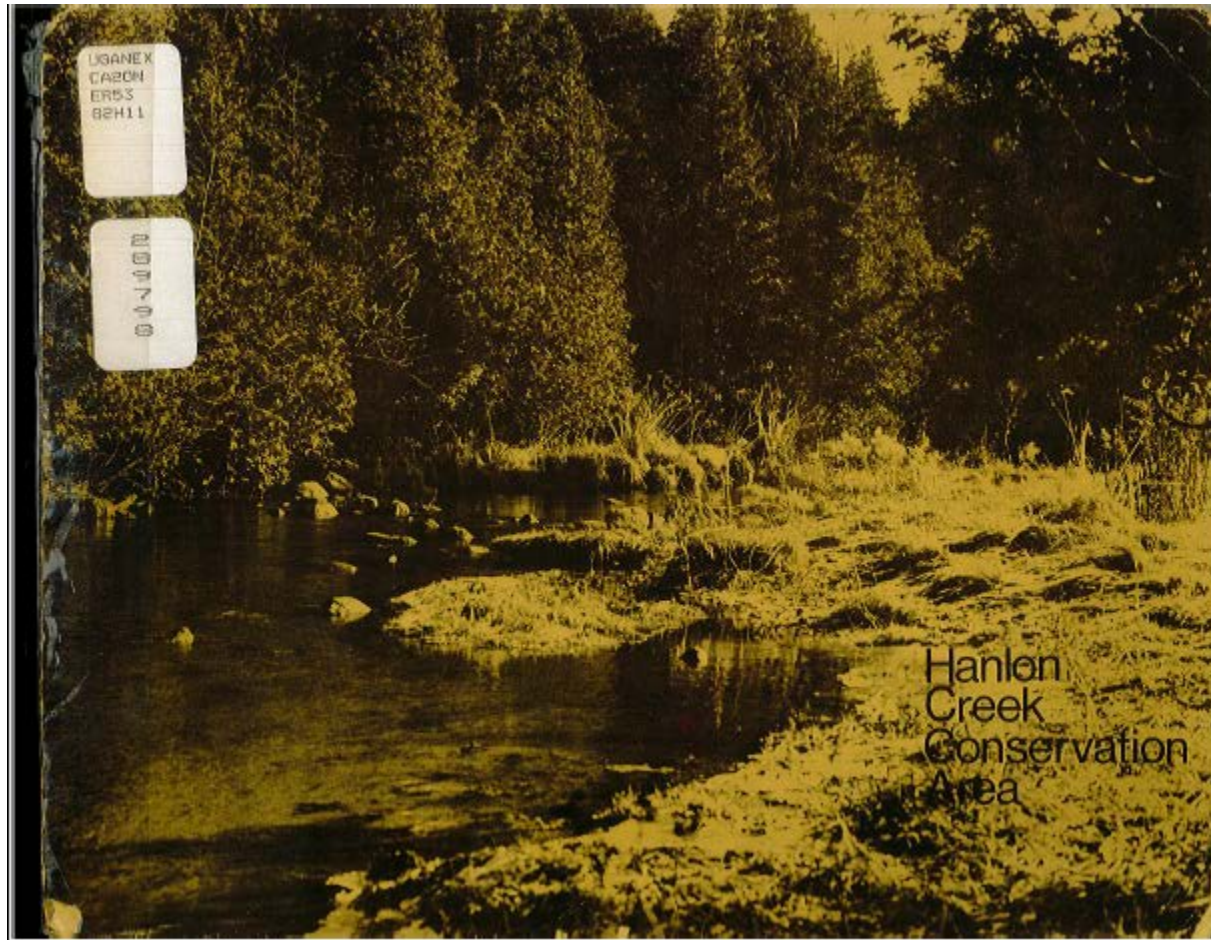
Attach.

Ambassador Landscapes
A Presentation to Guelph City Council

By Hugh Whiteley

June 13 2016

Reclaiming Guelph's Ambassador Landscapes



Ambassador Landscapes and Community Health

- Access to nature is a key ingredient in sustaining human health.
- Rising health care costs constitute a continuing crisis.
- Ambassador landscapes bring the joy of natural landscapes to life.

The Hanlon Valley as an Ambassador Landscape

Kilborn's Hanlon's Creek Basin Report (1968)

“large wooded areas, totalling 450 acres, provide an undisturbed setting which adds considerably to the natural beauty of the region”..“the woodlot southwest of Lowe's road has been included in the conservation area because of its natural beauty.”

Planning an Ambassador Landscape

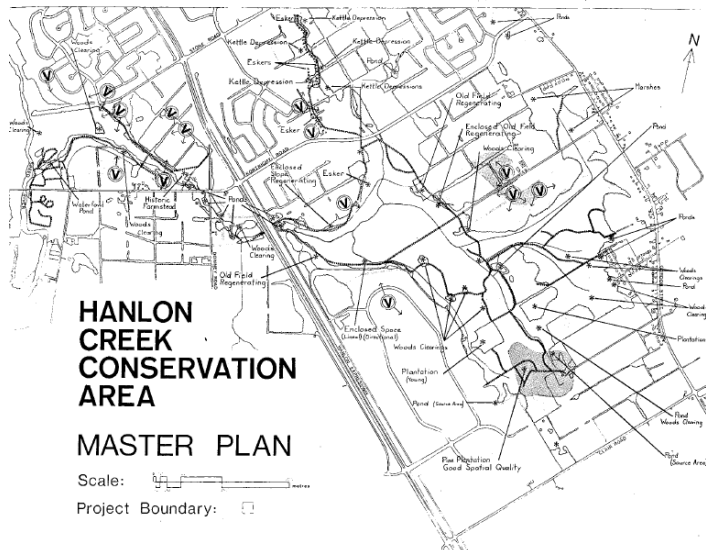
Southview Planning District (1975):

- The natural open spaces and physical features suggest the exciting potential of this Planning District. The Hanlon Creek and Speed River Valleys, bordered by upland areas, provide attractive visual relief.
- The Plan provides for the preservation and conservation of natural areas within the landscape – particularly the Hanlon Creek and Speed River floodplains and the Kortright Waterfowl Park.

Kortright Waterfowl Park Purchased - 1977

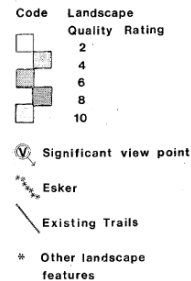
- The City of Guelph initiative to have the Kortright Waterfowl Park taken into public ownership was accomplished in Feb 1977.
- The land was purchased by the GRCA at the request of the City of Guelph to access a Provincial Grant (Province 50%.City 40%,GRCA 10%)
- Mayor Norm Jary said he was very pleased as this was a key parcel of land for the protection of the Hanlon Creek watershed.

Ambassador Landscape in The 1982 Master Plan



6.0

Landscape Quality and Features



Field investigations were carried out in order to determine localized areas of landscape features. Those of particular aesthetic value as well as the significant viewpoints are mapped on the same plan. (6.0). The area was found to be especially interesting for walking because of the variety of spatial relationships and vegetation characteristics to be found.

Hanlon Creek Conservancy – a high priority of the City of Guelph -1986

Re: Hanlon's Creek Master Plan

CENTRAL REGION

Thank you very much for your letter of December 20, 1985 concerning the above matter, which just arrived today.

In view of this project having a long-standing high priority with the City of Guelph, and that there is still land to be purchased as it comes on the market, we are most anxious to have you proceed with obtaining a Master Plan approval.

I would hereby authorize you to make a reduction in the amount of approval requested for land acquisition. In the intervening years since this plan was prepared, we have purchased one major property at a cost of some \$250,000.00. The revised breakdown of costs should now be:

Capital Development	\$ 350,600	Recreation
Land Acquisition	<u>335,400</u>	Water - <i>can this be justified?</i>
	686,000	
<hr/>		
<u>Cost Sharing Arrangement</u>		
Province of Ontario 50% Grant	175,300	
Province of Ontario 55% Grant	<u>184,470</u>	
	359,770	
Grand River Conservation Authority	<u>326,230</u>	
	686,000	

Please find enclosed a revised Map 9.1, which indicates the property that has been purchased since our original application.

Ambassador Landscapes

A Renewed Priority

- Use the City's Open Space Master Plan as the basis for Open Space Planning.
- Inform the GRCA of the City's interest in resuming the partnership arrangement for the implementation of the Hanlon Creek Conservation Area Master Plan.
- Make establishment of an Ambassador Landscape a 150th Anniversary Project

STAFF REPORT



TO City Council

SERVICE AREA Office of the CAO

DATE June 13, 2016

SUBJECT Appointment of a Member of Council to the Association of Municipalities of Ontario

REPORT NUMBER CAO-I-1605

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To obtain City Council's endorsement of Councillor Cathy Downer to stand for election as a member of the Board of Directors with the Association of Municipalities of Ontario (AMO). The election will be held during the August Annual General Meeting. If elected, Councillor Downer will serve for a two year term ending in August 2018.

FINANCIAL IMPLICATIONS

The costs to represent the City on AMO's Board of Directors will be approximately \$3,000 per year. These expenses factor costs for travel, accommodations, and conference registration fees. The costs would be included in the Council budget for the term of the appointment.

A break-down of the expenditure is:

- Travel: \$1,000
- Accommodations: \$1100
- Registration for Conference: \$900

ACTION REQUIRED

Approve the nomination of Councillor Downer to the Association of Municipalities of Ontario Board of Directors ballot and accept responsibility for associated costs.

RECOMMENDATION

1. That Council endorse Councillor Cathy Downer to stand for election to the Association of Municipalities of Ontario (AMO) Board of Directors, Large Urban Caucus, for the 2016-2018 term ending in August 2018.
2. That Council assume all costs associated with Councillor Downer's attendance at AMO's Board of Directors meetings.

STAFF REPORT



BACKGROUND

The AMO Board comprises 43 elected and non-elected municipal representatives composed of:

- President;
- Secretary-Treasurer;
- Caucus Directors representing six (6) Caucuses: County, Large Urban, Northern, Regional and Single Tier, Rural, Small Urban;
- Past President (Ex Officio); and
- Past Secretary-Treasurer (Ex Officio).

The full term of office is 2 years. The Board of Directors' governing by-law stipulates that a member municipality can only have one representative on the Board, unless another representative is on the Board as an appointed official.

The estimated time commitment for Directors is to attend six board meetings per year (six days), spend three days at the AMO Annual Conference and up to six days for other commitments, such as task force or other meetings. An Executive Committee of the Board (i.e. Chairs of each Caucus) is responsible for the business of the Association between Board of Director meetings and meets monthly (ten days), plus an additional eight days for Memorandum of Understanding meetings.

REPORT

Councillor Downer has expressed an interest in serving on the AMO Board of Directors (Large Urban Caucus). To qualify for this position, City Council must endorse the candidate's nomination by resolution for which the candidate must subsequently submit the resolution with the candidates' nomination packages prior to the deadline of June 24, 2016.

Membership in AMO creates opportunities for information sharing between municipalities on a broad spectrum of issues. The presence of a City of Guelph Councillor on the AMO Board of Directors would raise City of Guelph's profile at the provincial level, enable networking opportunities, create new opportunities to influence provincial policies and increase advocacy opportunities.

Elections will be held at the AMO General Meeting in August 2016.

FINANCIAL IMPLICATIONS

The costs to represent the City on AMO's Board of Directors will be approximately \$3,000 per year. These expenses factor costs for travel, accommodations, and conference registration fees. The costs would be included in the Council budget for the term of the appointment.

A break-down of the expenditure is:

- Travel: \$1,000
- Accommodations: \$1100
- Registration for Conference: \$900

STAFF REPORT



CORPORATE STRATEGIC PLAN

Innovation in Local Government

- 2.1 Build an adaptive environment, for government innovation to ensure fiscal and service sustainability
- 2.2 Deliver Public Service better

DEPARTMENTAL CONSULTATION

N/A

COMMUNICATIONS

The nominee is required to submit a copy of the Council resolution indicating its endorsement of the members' position on the Board with their nomination submission. The City Clerk's Office will assist the Councillors in providing this documentation.

ATTACHMENTS

N/A

Report Author

Karen Kawakami

Social Services Policy and Program Liaison

Intergovernmental Relations, Policy and Open Government

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