

# COUNCIL PLANNING AGENDA



**Consolidated as of September 11, 2015**

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

**DATE Monday, September 14, 2015 – 6:00 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-2015.30 171 Kortright Road West Upcoming Ontario Municipal Board Hearing**

Litigation or Potential Litigation

*Section 239 (2) (e) (litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board)*

**C-2015.31 CAO Performance Appraisal Process**

Personal Matters About an Identifiable Individual

*Section 239 (2) (b) (personal matters about an identifiable individual)*

## **CLOSED MEETING**

## **OPEN MEETING – 7:00 P.M.**

**O Canada**

**Silent Reflection**

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

## **PRESENTATION**

- a) Abby Richardson being recognized for receiving the 2015 Offensive Player of the Year for the Ontario Ringette Association, selected to represent Canada at the 2016 World Ringette U21 Championships and being the first overall draft pick in the National Ringette League
- b) United Way Campaign Kickoff Presentation – Alex Chapman, United Way Campaign Manager

**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>
41 Woodlawn Road West Proposed Zoning By-law Amendment (File: ZC1508) – Ward 3	Tim Donegani, Development Planner	<ul style="list-style-type: none"> <li>Nancy Shoemaker</li> </ul>		
200 Chancellors Way Proposed Zoning By-law Amendment (File: ZC1506) – Ward 5	Chris DeVriendt, Senior Development Planner	<ul style="list-style-type: none"> <li>Astrid Clos</li> </ul>	<u>Correspondence:</u> <ul style="list-style-type: none"> <li>Liliana Diaz</li> <li>Jason Kuhnow</li> <li>Peter Namis &amp; Ehab Saad</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-2015.34 Ontario Municipal Board Hearing – 171 Kortright Road West Zoning By-law Amendment (File: ZC1413) – Ward 5		<ul style="list-style-type: none"> <li>Michele Richardson, McElderry Residents' Community Inc. (MRCI)</li> <li>Bruce Taylor, Citizens for Community</li> <li>Linda Davis</li> </ul> <u>Correspondence:</u> <ul style="list-style-type: none"> <li>Linda &amp; Reid Davis</li> <li>Karen Pentland</li> <li>Carlton Thorne, for MRCI</li> <li>Lois Reeb</li> </ul>	√
CON-2015.35 129 Elmira Road South and 963 to 1045 Paisley Road Proposed Zoning By-law Amendment (File: ZC1502) – Ward 4			

CON-2015.36 Wyndham Street Reconstruction from York Road to the Bridge Speed River			
CON-2015.37 Proposed Demolition of 4 Picadilly Place – Ward 5			
CON-2015.38 Proposed Demolition of a Portion of 210 Edinburgh Road North – Ward 3			
CON-2015.39 Proposed Demolition of a Portion of 29-37 Yarmouth Street – Ward 1			
CON-2015.40 Proposed Demolition of 33 Arkell Road – Ward 6			

## SPECIAL RESOLUTIONS

### BY-LAWS

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

**"THAT By-law Numbers (2015)-19946 to (2015)-19961, inclusive, are hereby passed."**

<p>By-law Number (2105)-19956 A by-law to dedicate certain lands known as Part of Lot 6, Concession 8, (formerly Township of Puslinch) designated as Part 1, Reference Plan 61R-20656, City of Guelph, as part of Arkell Road.</p>	<p>To dedicate lands as part of Arkell Road.</p>
<p>By-law Number (2015)-19957 A by-law to remove: Block 90, Plan 61M182 designated as Parts 103 to 118, Reference Plan 61R20212 in the City of Guelph from Part Lot Control. (to create separate parcels for townhouse dwelling units: 44,46,48,59,52,54,56,58 Jeffrey Drive)</p>	<p>To remove lands from Part Lot Control.</p>

<p>By-law Number (2015)-19958  A by-law to remove:  Blocks 1 to 6 inclusive, Plan 61M201 designated as Parts 1 to 61 inclusive, Reference Plan 61R20642 in the City of Guelph from Part Lot Control. (to create separate parcels for townhouse units: 60,62,64,66,68,70,72,,74,76,78,80,82, 84,86,88,90,92,94,96,98,100,102,104, 106,108,110,112,114,116,118,120,122, 124 and 126 Hawkins Drive)</p>	<p>To remove lands from Part Lot Control.</p>
<p>By-law Number (2015)-19959  A by-law to remove:  Blocks 101, Plan 61M200 designated as Parts 1 to 12 inclusive, Reference Plan 61R20660 in the City of Guelph from Part Lot Control. (to create separate parcels for apartment buildings: 10 Kay Crescent)</p>	<p>To remove lands from Part Lot Control</p>
<p>By-law Number (2015)-19960  A by-law to amend By-law Number (2012)-19356, as amended, being a by-law respecting Building, Demolition, Conditional and Change of Use Permits, Inspections, Appointment of Inspectors and a Code of Conduct.</p>	<p>To appoint Inspectors respecting Building, Demolition and Change of Use Permits.</p>
<p>By-law Number (2015)-19961  A by-law to confirm the proceedings of meetings of Guelph City Council. (July 28, and September 14, 2015)</p>	<p>A by-law to confirm the proceedings of meetings of Guelph City Council held July 28 and September 14, 2015.</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**

**DR. LILIANA DIAZ MD CCFP**  
**Family Medicine and General Practice Psychotherapy**  
334 Speedvale Ave E Guelph, ON T: 519-265-5945 F: 519-821-7255

September 8, 2015

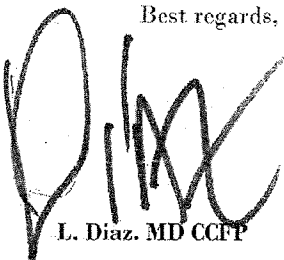
ATT: Guelph City Council  
1 Carden St. Guelph, ON  
N1H 3A1

RE: Medical building Chancellor's way

I am a family physician practicing unrestricted family medicine and general practice psychotherapy in Guelph. I intend to permanently locate my practice and provide the much needed service of OHIP covered psychotherapy at the medical center that will be built on Chancellor's way this upcoming year.

If you have any questions please don't hesitate to contact me.

Best regards,



L. Diaz, MD CCFP

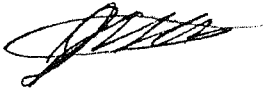
September 7, 2015

Dear Guelph City Council,

I am a physiotherapist working in the communities of Guelph and Kitchener. I would like to convey my support for the medical centre project for which Dr. Boudreau is proposing. It would be a facility that would be an excellent and needed addition to the city of Guelph. The proposed medical centre would provide a hub for the residents of Guelph to achieve all of their health care needs in one location. Having physicians, chiropractors, physiotherapists, dieticians and other health care professionals all in one location will guarantee that the residents of Guelph will have access to fast and efficient care. The proposed project is a facility that I would ultimately be excited to participate in as a rehabilitation professional.

If you have any question please do not hesitate to contact me at

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Kuhnow', written in a cursive style.

Jason Kuhnow  
B.Sc.HK, M.PT

Wednesday August 26, 2015

To: City Council

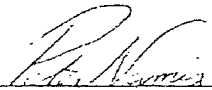
From: Peter Namis  
Ehab Saad

## Letter of Intent

This letter is to serve as our intention to bring our pharmacy services to the Chancellors Way Medical Arts Centre. We believe strongly that the integration of our independent, family orientated pharmacy within the medical centre will greatly benefit the overall pharmacare in Guelph. Our main objective is to provide comprehensive quality patient care to the community through collaboration with a multidisciplinary team of physicians, chiropractors, nurses, physiotherapists, dentists and pharmacists. We look forward to providing safe and effective medications and pharmaceutical advice to the city of Guelph for many years to come.

Peter Namis, B.Sc.Pharm, R.Ph.

Signature:


  
\_\_\_\_\_

Date:

August 26<sup>th</sup> 2015

Ehab Saad, B.Sc.Pharm, R.Ph.

Signature:

  
\_\_\_\_\_

Date:

August 26<sup>th</sup>, 2015

Cam Guthrie, Mayor  
Guelph City Hall

Re: Council Vote on File ZC1413 September 14<sup>th</sup>

Dear Cam:

I want to personally thank you for the efforts you have put forth regarding the above file. The entire neighbourhood appreciates that you have a difficult balance to achieve between meeting development targets in Guelph and preserving established stable communities.

We do hope that our community has conveyed to you how much we value Guelph as a healthy and vibrant city in which to live. We also care deeply about our own neighbourhood and its supportive character which exists primarily due to the families, seniors, working singles and students who live in harmony in the area. It is for this reason that we are so opposed to the Solstice 3 proposal which threatens the stability we currently enjoy.

We know that the ability of Council to make an initial decision on this file was removed when HIP Developments filed their appeal to the OMB. However, the Staff Report released last week, validates most of the concerns that we expressed to you on April 13<sup>th</sup> and even highlights additional reasons not to force Solstice 3 on our community.

All talk of stacked townhomes aside, Council now has the opportunity to show Guelph residents that they stand fully behind their Planners and the local taxpayers who say that Solstice 3 is inappropriate for a low-rise neighbourhood of single-family residences. Due to the intransigence of HIP Developments, residents have been forced to make their own way through the maze of planning procedures and policy at great personal expense. This is not a frivolous exercise; this is serious business and we are working very hard.

On September 14<sup>th</sup>, please vote to oppose this appeal at the OMB. And, it must be opposed vigorously in order to prove that the City takes its responsibilities on planning appropriate infill seriously. This is your opportunity to stand up and say proudly: "the City of Guelph is firmly against inappropriate development in established family neighbourhoods and we will oppose the Solstice 3 OMB appeal with all the resources we have at our disposal". Those resources must include senior legal and planning staff along with the necessary expert witnesses. We expect nothing less after the McElderry Community has shown such leadership in its efforts to preserve the quality of life in this community.

We would be pleased to discuss this matter with you further at any time.

Regards

Linda & Reid Davis



**From:** Karen Pentland

**Sent:** September 9, 2015 3:51 PM

**To:** Mayors Office; Karl Wettstein; Mark MacKinnon; Mike Salisbury

**Subject:** HIP development and upcoming vote

To the Honourable Mayor Guthrie and City Counselors

I would like to add my voice to the procedures surrounding the upcoming vote regarding the property of St Mathias church on Kortright Rd.

I have been very impressed on the way that City Council and the planning department have proceeded so far on this issue.

This is our neighbourhood and we feel we should have a say on how the development proceeds. City Council has listened to our concerns and I feel they understand the situation better than most.

HIP development, on the other hand, has not treated anyone with respect. They have disregarded due process by going to the OMB before City Council hears and votes on the Planning Department recommendations.

HIP has tried to sway public opinion by claiming that they have proposed an alternative but they are not being open in their procedure and have not done anything to make us believe that there is any substance in this claim.

I also understand that they have made changes to their proposals for other properties once the zoning was changed .

This is an indication of their lack of respect for the people of Guelph, the intent of the zoning change and their disrespect for City Council.

Please continue to consider the best decision for the people of the City of Guelph and vote NO to the HIP zoning change request for our neighbourhood

Karen Pentland



montréal • ottawa • toronto • hamilton • waterloo region • calgary • vancouver • beijing • moscow • london

August 28, 2015

VIA E-MAIL CLERKS@GUELPH.CA

Guelph City Clerk  
1 Carden Street  
Guelph, Ontario, N1H 3A1

Carlton Thorne  
Direct 519-569-4561  
Direct Fax 519-569-4061  
carlton.thorne@gowlings.com  
File No. K0554131

Dear: City Clerk

**Re: Opposition to Proposed Zoning By-law Amendment  
171 Kortright Road West, City of Guelph**

We represent McElderry Residents' Community Inc. in this matter.

#### **MCELDERRY RESIDENTS' COMMUNITY INC. OPPOSES THE PROPOSED RE-ZONING**

McElderry Residents' Community Inc. is an active Ontario corporation whose three directors, Ms. Linda Davis, Ms. Cynthia Forsyth, and Mr. Greg Ross, all made verbal and written submissions before the Council of the City of Guelph (the "City") on April 13, 2015.

During the aforementioned Council meeting, Ms. Davis, Ms. Forsyth and Mr. Ross expressed their opposition and reasonable concerns with respect to the Proposed Development, as defined hereafter in this letter. It is the position of McElderry Residents' Community Inc. that the Proposed Development is too big and not appropriate for the proposed location.

Ms. Davis, Ms. Forsyth and Mr. Ross all live in very close proximity to 171 Kortright Road West and, along with numerous other adjacent residents, are passionate about ensuring that only those developments that constitute good planning are approved and endorsed by the City and the Ontario Municipal Board ("OMB").

It should be noted that McElderry Residents' Community Inc. has received over 100 financial contributions from the residents of this community and has an active email distribution list of over 500 persons who have requested to be placed on this list.

For the foregoing, among other reasons, the objection raised by McElderry Residents' Community Inc. should be given significant weight and consideration by the City.

#### **WRITTEN COMMENTS AND ORAL DELEGATION BEFORE CITY COUNCIL**

We formally request that this letter be presented to City Council in advance of its meeting to be held on September 14, 2015 (the "Council Meeting").

Moreover, we request that McElderry Residents' Community Inc. be provided with an opportunity to speak to Council as a delegation at the Council Meeting.

## REQUEST FOR NOTICE OF CITY COUNCIL'S DECISION

We formally request notice of any decision made by City Council concerning the matters addressed in this letter, including City Council's decision regarding whether to support or oppose the Proposed Development and associated rezoning application.

Yours truly,

**GOWLING LAFLEUR HENDERSON LLP**



Carlton Thorne

cc: Michael Witmer; City of Guelph

cc: John Doherty; Gowlings LLP

cc: Councillors Leanne Piper and Cathy Downer (Ward 5); City of Guelph

cc: Linda Davis, Cyndy Forsyth, Greg Ross; McElderry Residents' Community Inc.

K0554131\EDC\_LAW\1362831\1

---

From: Lois Reeb  
Sent: September 9, 2015 11:58 PM  
To: Clerks  
Subject: File ZC1413

Mayor Guthrie  
City Councillors  
Guelph City Hall

Re: Council Vote on File ZC1413 September 14th

Dear Mayor & Councillors,

Further to my letter of April 9th, I wish to ask you to please accept the recommendation of City Staff to oppose the application for the "specialized R4 re-zoning" of 171 Kortright Road West.

The St. Matthias Church has been my side yard neighbour for the past 30 years. I feel that it has been a privilege for the Anglican Diocese of Niagara to have had "tax free" use of this property. It's very hard knowing that we have local Guelph Churches, currently holding services in a school gymnasium & the Best Western conference rooms, declined fair market value bids for "institutional land" by the Diocese. It's very disturbing to myself, a City of Guelph Tax Payer, that in the "Business of Religion"...Bishop Bird's intentions are to put "Business First" & double his profits by re-zoning this tax free property. My feelings are that it is "sacrilegious" & a "rape of our Institutional Land." I sincerely hope that neither the City of Guelph nor the OMB allow this re-zoning application to become a precedent for designated institutional lands.

Secondly, I feel strongly that HIP Developments is in the business of building very large, modern, box structures of high density that simply stated, are not pleasing nor a good fit for the development of this site. These structures need to stay on the intensification corridors. I am bothered by the knowledge that HIP's Serene Condos became Solstice 1; that he cut down our wetland trees without a permit to do so; that he has forced our community into the high costs of an OMB hearing before our council voted...& lastly that he wants to seek mediation of stacked townhouses on a Solstice 3 application. How is this even possible to abuse the process this way?

As previously stated in my letter of April 9th, I work for Hospitality Services at the University of Guelph. I was aware that the University was expecting a decrease of 300 students on this fall's enrolment & a steady decline in the years to come. I wasn't aware until late spring, that the University does not expect enrolment to increase until the early 2030's & the increase is hopefully going to meet the enrolment of 2014. Why so many concerns about increased student towers? (I forgot to mention that HIP's sales

techniques used inaccurate numbers based on Humber Guelph stats...whaaaat? Foreign investors might ask, Solstice 1 isn't located there?)

Lastly, I continue to watch my neighbourhood access our south amenities through the church property. We have young mothers pushing baby strollers, dog walkers & families heading to the Preservation Park trails, University students catching the Kortright bus, plus the grade school kids biking & hiking with their backpacks, & I couldn't even put a figure on how many Zehrs bags have come home via this route. Did I mention football, frisbee, soccer, volleyball?...all played along the north east open green space of the church yard. This "Institutional Land" has been the "gateway" to our McElderry neighbourhood & continues to be a "valued community asset" to the diverse group of people who live here.

Surely "Places to Grow" still requires the preservation & necessity of Institutional Land too. This Church is capable of fulfilling it's purpose, but is being denied it's ability to do so by the Anglican Diocese...please vote NO on this re-zoning of Institutional Land.

Thank you for your consideration of my request.

Sincerely,  
Lois Reeb