

COUNCIL PLANNING AGENDA



Consolidated as of February 5, 2016

Council Chambers, City Hall, 1 Carden Street

DATE Monday, February 8, 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-2015.5 January 21st Correspondence Follow-Up

Section 239 (2) (b) and (f) personal matters about an identifiable individual; advice that is subject to solicitor-client privilege including communications necessary for that purpose

C-2015.6 New GMHI Board Progress Report

Section 239 (2) (a) and (b) security of the property of the municipality or local board; personal matters about an identifiable individual including municipal or local board employees

CLOSED MEETING

OPEN MEETING – 7:00 P.M.

O Canada

Silent Reflection

Disclosure of Pecuniary Interest and General Nature Thereof

PRESENTATION

- a) Volunteer Long-term Service Award – Mayor Guthrie will present the award

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

Application	Staff Presentation	Applicant or Designate	Delegations (<i>maximum of 10 minutes</i>)	Staff Summary
492 Michener Road Proposed Zoning By-law Amendment (File: ZC1514) - Ward 4	Tim Donegani, Development Planner	• Astrid Clos		
287 Waterloo Avenue Proposed Zoning By-law Amendment (File: ZC1511) - Ward 3	Michael Witmer, Development Planner II	• Astrid Clos	<u>Correspondence:</u> • Jane Tompkins • Tish Oldreive • Meg O'Brien • Craig & Tanja MacKenzie • Lise Betteridge • Jennifer MacKenzie	
55 and 75 Cityview Drive North Proposed Modification to Draft Plan 23T-12501 and Zoning By-law Amendment (File: ZC1512) - Ward 1	Chris DeVriendt, Senior Development Planner	• Hugh Handy, GSP Group (presentation)		
Blocks 221-223, Registered Plan 61M-18 (Silurian Drive / Starwood Drive) Proposed Zoning By-law Amendment (File: ZC1513) - Ward 1	Chris DeVriendt, Senior Development Planner	• Hugh Handy. GSP Group		

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-2016.2 1511-1517 Gordon Street and 15 Lowes Road Proposed Official Plan Amendment and Zoning By-law Amendment (File: OP1402/ZC1408) - Ward 6 (Memo from Staff)		<u>Correspondence:</u> • Kevin Barry	
CON-2016.3 139 Morris Street Proposed Zoning By-law Amendment (File: ZC1110) - Ward 1		<u>Delegations:</u> • Susan Stauffer • Michael Brodie • Bruce Bennett, on behalf of Guelph Little Theatre • Nancy Shoemaker <u>Correspondence:</u> • Arthur Hanna • Lorraine Pagnan	
CON-2016.4 Proposed Demolition of 176 York Road - Ward 1			
CON-2016.5 Proposed Demolition of 115 Dawn Avenue			

BY-LAWS

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

"THAT By-law Numbers (2016)-20009 to (2016)-20018 inclusive, are hereby passed."

By-law Number (2016) – 20015 A by-law to authorize the execution of an Engineering Services Agreement between Terraview Custom Homes Inc. & Lambden Farm Trust and The Corporation of the City of Guelph. (Nima Trails Subdivision)	To execute an Engineering Services Agreement. (Nima Trails Subdivision)
By-law Number (2016) – 20016 A by-law to authorize the execution of a Professional Consulting Services Agreement between GMBLuePlan Engineering Limited and The Corporation of the City of Guelph. (Nima Trails Subdivision)	To execute a Professional Consulting Services agreement. (Nima Trails Subdivision)

By-law Number (2016)-20017 A by-law to remove part of Block 5, Plan 61M189, designated as Parts 24 to 29 inclusive, Reference Plan 61R20347 in the City of Guelph from Part Lot Control. (5, 7, 9, 11, 15 Mussen Street)	To remove lands from Part Lot Control to create separate parcels for townhouse dwelling units at 5, 7, 9, 11, and 15 Mussen Street.
By-law Number (2016)-20018 A by-law to confirm the proceedings of a meeting of Guelph City Council. (February 8, 2016)	To confirm the proceedings of a meeting of Guelph City Council held February 8, 2016.

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

From: Tish Oldreive
Sent: February 4, 2016 12:48 PM
To: Clerks
Cc: Shane Oldreive; tanja@hotmail.ca
Subject: Letter of Opposition to application at 287 Waterloo Ave. Guelph

Dear Sir or Madam,

Please read at meeting on February 8, 2016.

Zoning By-law Amendment
287 Waterloo Ave
File ZC1511

I am writing in connection to the application to change zoning from Single Detached Residential to a Specialized Office/Residential Amendment application to establish a medical aesthetics office within the existing two storey house on the property of 287 Waterloo Avenue in Guelph.

I have examined the plans and I know the site well. I wish to object strongly to the proposed change. I also object strongly to the proposed application to pave the backyard to accommodate a parking lot.

287 Waterloo Avenue is currently a newly renovated residential home within a community of many families and we would like to keep it as such. There are many suitable locations available to accommodate medical offices which are already zoned to do so.

I believe that if the proposed application is approved it will increase traffic, decrease home values for existing neighbours and create an unsightly parking lot.

I understand many of my neighbours on my block to be in opposition as well.

Sincerely,
Tish Oldreive
Guelph

From: Meg O'Brien
Sent: February 5, 2016 1:55 AM
To: Clerks
Subject: File: ZC1511_287 Waterloo Avenue

Hello: This is in response to the Proposed Zoning By-Law Amendment for the address; 287 Waterloo Avenue.

I am the home owner, and full-time resident at _____, and am opposed to the zoning by-law amendment. We are a long standing Downtown Guelph Community, We are newborns, seniors, well behaved pets, and everything inbetween. We are a family community. We are close, yet respectfull of each other`s privacy. We are culturally diverse and have a strong commitment to our community. As such, we are no strangers to what comes from our, Urban Living. We have endured re-routing of traffic from Edinburg St.(last Summer), with hundreds of cars, at peak hours, being detoured up and down our narrow street. We should have been compensated for this (taxes)! When you have to repair the road cracks, or we have to repair foundation cracks....who pays!! So, no....no to a re-zoning that will bring more unwelcomed traffic to our community street. No, to desperados in search of a drug fix from a closed doctor`s office. And, no to the new owners, who sent disparaging, insulting comments about the previous owners of the property. They are a fine and respected Italian-Canadian family with deep roots in the City of Guelph. Believe me, I can say more in support of opposing this Proposed Zoning By-Law Amendment. Please feel free to contact me for further discussion.

Respectly,

Meg O` Brien

Check into the collison reports last summer for this street...detouring(re-zoning)=more traffic=more accidents=unsafe conditions=You!!
And, might I add, we have endured strays from, Boy`s Night, at the Manor, having fights on our street, but we will address that another time.

From: Tanja MacKenzie
Sent: February 4, 2016 10:22 PM
To: Clerks
Cc: Dolores Black
Subject: Zoning By-law Amendment 287 Waterloo Ave File ZC1511

Dear Sir or Madam,

Please read at meeting on February 8, 2016.

Zoning By-law Amendment
287 Waterloo Ave
File ZC1511

I am writing in connection to the application to change zoning from Single Detached Residential to a Specialized Office/Residential Amendment application to establish a medical aesthetics office within the existing two story house on the property of 287 Waterloo Avenue in Guelph.

We live directly across from the property in question and every room in our home has a window that faces this beautiful house and the lovely backyard. We have lived in our house for almost 15 years now and are raising our family of four children in this wonderful community. We bought our home because of the wonderful neighborhood and plan on spending our lives here.

We feel that an aesthetics clinic would create traffic issues, lower property values for long standing family homes and have no benefit for our community.

We are incredibly upset at the proposed idea of removing the beautiful backyard and creating a 7 car parking lot in it's place. This yard is what we see out of all of the rooms in our home, and it is completely visible to anyone walking or driving down St. Arnaud. It would be such an eyesore and such a disservice to our beautiful century home neighborhood. Undoubtedly it would decrease the value in neighboring homes because no one wants to live next to a paved yard.

Also this past summer when Edinburgh was closed for construction, we had 3 major collisions on our street in a two week time period because of the increased traffic, congestion and speed on St.Arnaud. Our block has families with young children who play and ride their bikes on the side walks all the time.

This newly renovated house was sold to the applicants (by our neighbors) with a verbal agreement that it would become a family home. It sold quite quickly (in just a few weeks) and for a very good price and a family moved in shortly after to rent the home. Not long after the sign went up for proposed zoning change, which after reading

the letter the home owners left in our mailbox recently, we now realize making this a medical office was **always** their intention.

While there are a handful of businesses on Waterloo Ave very few operate out of houses - the vast majority of houses are long standing family owned homes.

We feel that the proposed medical clinic would be of no benefit to this neighborhood. A medical aesthetics office belongs in an office location, not in a family home and not in a community where children play. Their current practice is located on Silvercreek and is easily accessible from downtown or the Hanlon. Also granting the zoning change means that in the future if Artmed were to close or move, it could become any number of businesses that we have no say in living next to.

We wish to object strongly to the proposed zoning change. We also object strongly to the proposed application to pave the backyard to accommodate a parking lot.

We have spoken with all of our direct neighbors and each family is in agreement with the opposition of the zoning change and intended parking lot.

Sincerely,

Craig and Tanja MacKenzie

From: Lise Betteridge
Sent: February 4, 2016 10:40 PM
To: Clerks
Subject: Opposition to Zoning Bylaw Amendment -287 Waterloo Avenue, File ZC1511

Dear Sir or Madam,

Please read at Public Meeting on February 8, 2016.

Zoning By-law Amendment
287 Waterloo Ave
File ZC1511

I am writing regarding the application to change zoning at **287 Waterloo Avenue, Guelph** from Single Detached Residential to Specialized Office/Residential in order to establish a medical aesthetics office within the existing two storey house.

As a homeowner at _____ for 21 years, I am very familiar with the site and the house in question. I have carefully reviewed the plans, and for a number of reasons, strongly oppose the proposed changes. I am particularly dismayed by the proposed paving of the backyard of the home in order to accommodate a parking lot.

287 Waterloo Avenue is currently an attractive, newly-renovated home within a residential neighbourhood. It fits well within the character of the community. I believe that the proposed plan would drastically change the atmosphere in the block in which it is located and beyond, by increasing traffic and destroying what is now an attractive back yard. It is important to note that while there are businesses nearby, they are on the other side of the street and do not interfere with the feeling of community on this section of Waterloo. Like many others in the neighbourhood, I have always appreciated the eclectic aesthetic and feeling of community that exists on Waterloo Avenue. Even though it is a busy street, traffic is fairly minimal and busy only at certain times; we have always known our neighbours, and the community feels safe. I am sure that I am not alone in wanting to keep it this way. Changing the zoning to accommodate a business and/or medical office when there is already an abundance of suitable office space in Guelph seems short-sited, unfair to current residents, and something which can not easily be reversed.

If the proposed application is approved, it will in all likelihood decrease property values for existing neighbours by changing the character of the neighbourhood, increasing traffic and creating an unsightly parking lot.

I have spoken to several of my neighbours about this project. They are also very concerned about this proposal. I hope that our voices will have an impact when a decision on this application is made.

Sincerely,

Lise Betteridge

From: J. MACKENZIE
Sent: February 5, 2016 1:24 AM
To: Clerks
Subject: File ZC1511 287 Waterloo Ave

I am writing in regards to the proposed zoning by-law amendment application for 287 Waterloo Avenue. As a nearby residential property owner I am opposed to any change in zoning for that property for the following reasons:

1. A change in zoning is not in keeping with the largely residential nature of the neighbourhood.
2. Adding any off-street parking spots beyond the existing driveway, will detract from and completely change the pleasant residential nature of St. Arnaud St. for current residents.
3. Added traffic for the proposed use presents a safety issue. This is already a concern on Alma Street at Waterloo where many trucks, trailers and vehicles associated with Sambor Roofing often park and block traffic and sight lines. That business already operates from a building without proper zoning in the same neighbourhood.
4. There are currently many vacant offices and properties in the downtown area suitable for the proposed use. There is no need to re-zone and negatively impact the quality of life for many residents to accomodate the singular desires of one business.

I urge Council to oppose this application.

Sincerely,

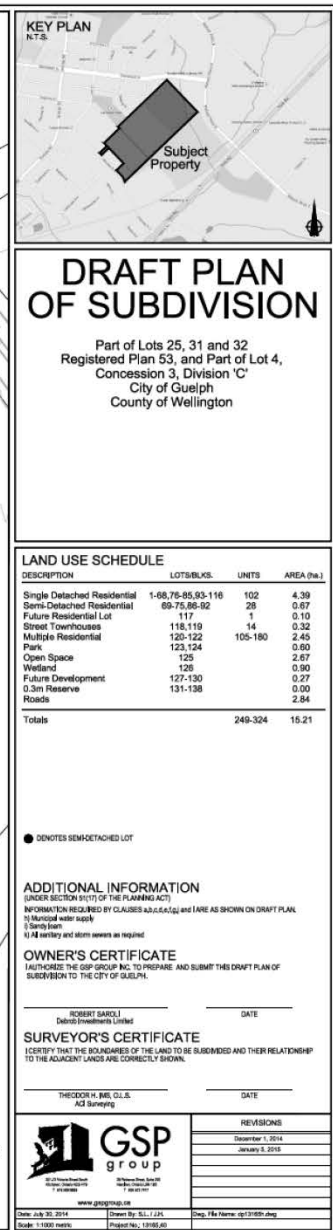
Jennifer MacKenzie

55 & 75 Cityview Drive N and Blocks 221-223 of RP 61M-18

Proposed Draft Plan Modifications and Zoning By-law Amendments
Statutory Public Meeting
February 8, 2016

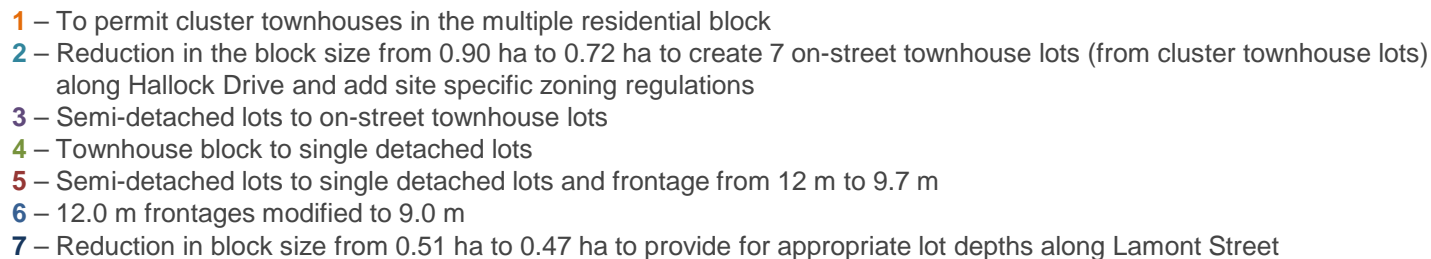
History of Applications

- Draft Plan of Subdivision and Zoning By-law Amendment approved in February 2015
- The Zoning By-law Amendment was subsequently appealed to the OMB
- The OMB approved the Zoning By-law Amendment in June 2015
- Draft Plan Modification and Zoning By-law Amendment submitted in October 2015 due to housing market conditions
- Zoning By-law Amendment submitted to rezone Blocks 221, 222 and 223 from Urban Reserve (UR) to Residential Semi-Detached/Duplex (R.2-6)



February 8, 2016

Proposed Phasing



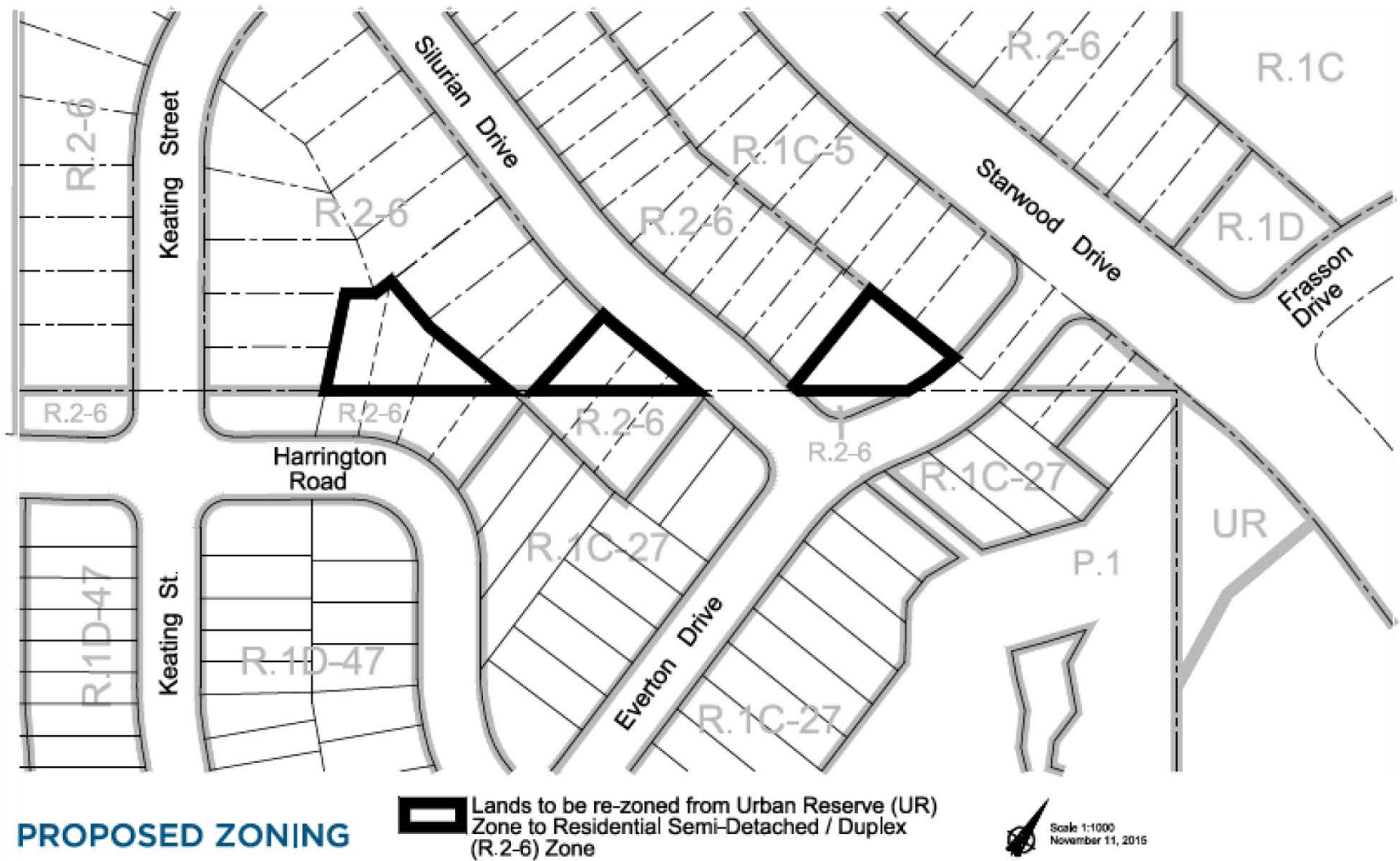
February 8, 2016

Proposed Modifications and Zoning - Cityview



Proposed Zoning By-law Amendment - Grangehill

- Blocks 221, 222 & 223 to be consolidated with adjacent Draft Plan of Subdivision (55 & 75 Cityview Drive)
- These Blocks have always been identified as future residential on the Grangehill Phase 3A Subdivision
- Proposed zoning would facilitate the creation of nine single detached lots and one semi-detached dwelling



55 & 75 Cityview Drive N and Blocks 221-223 of RP 61M-18

February 8, 2016

Proposed Zoning By-Law Amendment

Conclusion

- The proposed modifications will permit a minor shift in the form of low-rise housing product
- The development continues to provide for a range of housing types
- The site specific zoning request maintains the general intent of the Zoning By-law
- The Zoning By-law Amendment request to re-zone the lands zoned Urban Reserve represents an efficient use of land

COUNCIL MEMO



DATE Thursday, February 4, 2016

TO **City Council**

FROM Michael Witmer, Development Planner II

DIVISION Planning, Urban Design and Building Services

DEPARTMENT Infrastructure, Development and Enterprise

**SUBJECT 1511-1517 Gordon Street and 15 Lowes Road
Proposed Official Plan Amendment and Zoning By-law Amendment
(File: OP1402/ZC1408)
Ward 6**

In staff report 16-04, 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 Specialized Commercial Residential ('CR-14') Zone being requested for 1511-1517 Gordon Street and 15 Lowes Road for a proposed commercial office development. If approved, the Zoning would have been amended on the subject lands from the current Residential Single Detached ('R.1B') Zone to a Specialized Commercial Residential ('CR-14(H)') Zone with a Holding Symbol.

Planning staff were recommending the Holding Symbol ('H') be placed on the CR-14 Zoning due to the requirement for the property owner to enter into a development agreement that was to be registered on title to the subject lands. Engineering staff requested the developer enter into a development agreement to secure financial contributions for several public infrastructure provisions in relation to the development of the subject lands. These included making a proportional payment for the construction of a future left turn lane on Gordon Street. Once the development agreement was executed and registered on title, the property owner could apply to have the Holding Symbol lifted from the CR-14 Zoning.

A signed development agreement was received by Planning Staff from the property owner on Monday, January 25, 2016. Engineering 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 16-04 was finalized by staff and provided to the City Clerk.

Considering the above, Planning staff are of the opinion that a Holding Symbol ('H') added to the CR-14 is no longer necessary or required as the obligations of the Holding Symbol originally recommended by staff has been satisfied by the property owner. Planning staff are now recommending the Official Plan Amendment (File OP1402) and Zoning By-law Amendment (File ZC1408) be approved without the addition of a Holding Symbol ('H'), and prior to this, that the Mayor and Clerk sign the development agreement attached. The development agreement contains all recommended conditions in Attachment 4 of Report 16-04.

Staff report 16-04 has been amended to reflect this minor modification (i.e. deletion of recommended Holding Symbol). Further, the final recommended Zoning By-law has also been updated accordingly.

Yours truly,

Michael Witmer
Development Planner II

Planning, Urban Design and Building Services
Infrastructure, Development and Enterprise
T 519-822-1260 x 2790
F 519-822-4632
E michael.witmer@guelph.ca

From: Kevin Barry
Sent: February 1, 2016 12:59 PM
To: Clerks
Cc: Mark MacKinnon
Subject: Written comments for 1511-1517 Gordon St and 15 Lowes Rd OP1402 & ZC1408

Hello,

My name is Kevin Barry, and I reside at Dawn Ave.

I don't oppose to the development (building size, location and uses), my concern is related to additional traffic cause from this development.

The traffic study on record was completed (conveniently) after UofG exams. This study was not an accurate depiction of the current traffic flow in the area.

Our street is a through street, which is often taken as a shortcut. The street is wider than most residential subdivision streets, and speeding is rampant. The majority of homes have kids under the age of 12. This is an issue.

With this development having access from Lowes Rd, there will be a massive increase to traffic (speeding cars) on our street.

Measures must to be made to prevent an accident. This could be;

- Creating a vehicular divide to prevent through traffic between North side of Dawn Ave (older subdivision) and the southern side of Dawn Ave (newer subdivided). This was promised by the developer when homes were purchased.

- Traffic calming designs (speed bumps or narrow street between new and old subdivision. This would also line up with the parks plan to create a bike/ pedestrian path along the easement between subdivisions, (from preservation area and Gordon Rd)

Thank you for your time and please contact me if you have any questions.

Kevin

Dear Mayor and Council,

I wish to comment on the proposed Zoning By-Law Amendment for 139 Morris Street, which use to be the Biltmore Hats Company and included a heritage building.

1 As a result of the unfortunate decision by the applicant to demolish the heritage building, I would like to see a formal historical display inside the proposed apartment building similar to what was done at the Mill Lofts on Ontario Street. I would also like to see acknowledgement somewhere outside on site commemorating the history of the site and perhaps incorporating the Biltmore name in the naming of the project.

2 One of my ongoing concerns due to all the development that is, and has occurred in our neighborhood is the lack of a Traffic Impact Study. Yes the City's Transportation Engineer says that a study should only be submitted where at least 100 additional (new) vehicle trips (inbound and outbound) would be generated during peak hour. There will be 62 units on site and a required 78 parking spaces, plus twenty garages capable of another 20 spaces which adds up to 98 possible trips (inbound and out). As well since we are not sure how many bedrooms, nor the demographics of the proposed tenancy there actually could be more vehicles to contend with. I believe that the engineering department's guidelines need to be changed and begin to acknowledge the accumulative impacts that these smaller developments (less than 300 unit) have on traffic in established neighbourhoods (Arkell Rd story all over again!). Without a Traffic Impact Study we don't know what the impact will be for the neighbourhood. This will be the 4th major development in our neighbourhood since 2013 and nothing is being done to address the cumulative affect of all this traffic. Older studies used a calculation of two trips per unit which would be 124 trips per day.

3. That brings me to my next concern, which is the need to understand fully the housing style being proposed. I wish to see that the proposal provides a mixture of units with different numbers of bedrooms and square footage that would provide a mixture of demographics in order to provide sustainable housing for all life stages. If this is to be a student housing project like Solstice then residents need to know this. How can we analyze the impact of the development when we don't know the demographic style make up?

4. Would like to see a Site Specific Zone approved that includes a complete picture of what will occur on site, ex: design, complete elevations, waste collection, green space, parking , bike racks, etc. A Site Specific Zone would give residents more security in knowing that they are actually getting what they supported in the first place because once this is approved they have no say on what happens. The site plan approval process gives me no comfort as it is a closed door process with no requirement for public input.

5 I don't understand why services and water connects where already put in during the Morris Street reconstruction before the development has even been approved. Who pays for that?

6 I would like the maximum building coverage (% of lot area) to be limited at what the Zoning By-law permits which is 40% not 50%. A larger footprint will have more impact.

In closing I understand and support the development of the former Biltmore site into residential development, but I am still concerned about the density proposed, the uncertainty of configuration of the units and lack of a Traffic Impact Study .

It is therefore hard to access the impact of this proposed development at this time.

Thank-you for your time,

Lorraine Pagnan