

Council Committee Room B
January 12, 2009 6:30 p.m.

A meeting of Guelph City Council.

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Farrelly, Hofland, Kovach, Laidlaw, Piper, and Salisbury

Absent: Councillors Burcher and Wettstein

Staff Present: Mr. J. Riddell, Director of Community Design & Development Services; Ms. T. Sinclair, Manager of Legal Services; Mr. S. Hannah, Manager of Development & Parks Planning; Ms. J. Sweeney, Acting Clerk and Ms. D. Black, Assistant Council Committee Coordinator

1. Moved by Councillor Kovach
Seconded by Councillor Laidlaw
THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (e) and (f) of the Municipal Act, with respect to:
 - personal matters about an identifiable individual
 - litigation or potential litigation
 - advice that is subject to solicitor-client privilege.

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Mayor

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Acting Clerk

Council Committee Room B
January 12, 2009 6:31 p.m.

Council reconvened in Committee of the Whole.

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, and Salisbury

Absent: Councillors Burcher and Wettstein

Staff Present: Mr. J. Riddell, Director of Community Design & Development Services; Ms. T. Sinclair, Manager

of Legal Services; Mr. S. Hannah, Manager of Development & Parks Planning; Ms. M. Neubauer, Director of Finance; Mr. R. Henry, City Solicitor; Ms. J. Sweeney, Acting Clerk and Ms. D. Black, Assistant Council Committee Coordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

Councillor Hofland declared a possible pecuniary interest with regards to the litigation matter because she owns property in the vicinity of the proposed development and left the meeting.

- 2. Moved by Councillor Farrelly
 Seconded by Councillor Salisbury
 THAT Committee hear the delegation of Peter Pickfield.

Carried

Mr. Pickfield provided information with respect to a matter before the Ontario Municipal Board.

ADJOURNMENT

The meeting adjourned at 6:40 p.m.

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Mayor

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Acting Clerk

Council Chambers
January 12, 2009 7:00 p.m.

Council reconvened in formal session at 7:00 p.m.

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, and Salisbury

Absent: Councillors Burcher and Wettstein

Staff Present: Mr. J. Riddell, Director of Community Design & Development Services; Mr. S. Hannah, Manager of Development and Parks Planning; Ms. M. Plaunt, Manager of Policy Planning and Urban Design; Mr. P. Cartwright, General Manager of Economic Development and Tourism; Mr. D. Corks, Downtown Economic Development Manager; Mr. C. DeVriendt, Senior Development Planner; Mr. A. Hearne, Senior Development Planner; Ms. K. Nasswetter, Senior Development Planner; Ms. J. Sweeney, Acting Clerk and Ms. D. Black, Assistant Council Committee Coordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

PLANNING PUBLIC MEETING

340 CLAIR ROAD EAST: Proposed Draft Plan of Residential Subdivision and Associated Zoning By-law Amendment (File 23T-02502/ZC0706) – Ward 6

Mr. Al Hearne, Senior Development Planner provided a history of this application. He advised this second public meeting was required due to changes made from the original application. He stated that staff will be addressing the issue of building height as a result of concerns expressed.

Mr. Brian Blackmere, Reid's Heritage Homes, provided an overview of the development. He stated that the majority of the roads are private roadways allowing for less traffic on municipal roadways. He provided examples of the various unit types and advised they are planning on constructing the properties closest to the school property first hoping to alleviate heavy construction in the vicinity of the school when the school opens. He advised that the development exceeds the Places to Grow density and the site plans allow them flexibility to meet the market demand. He proposed they could place holding zones on

the draft plan which would allow Council further opportunity to control the development.

Mr. Dan Duszczyszyn, Wellington Catholic Separate School Board advised the school board would like to see development of the housing development nearest the school site proceed concurrent with the school construction to reduce the flow of construction traffic and alleviate the associated safety concerns. He suggested this would also increase the viability of safe, clear walking and biking routes for the children.

Staff advised they will review issues surrounding school bus traffic, pedestrian traffic and accessibility to the school. They will also consider the pros and cons of the number of private roads versus municipal roads, their widths, locations within the development and setbacks and access/flow relating to a potential closure of a private road, along with the need for a municipal road alongside the commercial development. Staff were directed to pursue the option of ensuring native trees and undergrowth are utilized within the development. Staff will also determine how CPTED (Crime Prevention Through Environmental Design) can be implemented.

1. Moved by Councillor Findlay
Seconded by Councillor Kovach

Mr. J. Riddell

THAT Report 09-01 regarding a revised Draft Plan of Residential Subdivision and associated Zoning By-law Amendment application regarding Phase 4 of the Westminister Woods East Subdivision (File 23T-02502/ZC0706) applying to property municipally known as 340 Clair Road East, City of Guelph, from Community Design and Development Services dated January 12, 2009, be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

1467 GORDON STREET: Proposed Official Plan Amendment and Zoning By-law Amendment (File: OP0501/ZC0502) – Ward 6

Mr. Chris DeVriendt, Senior Development Planner advised this application was originally part of a larger application, however; the applicant has requested a site specific amendment to allow an "office" as an additional non-residential use.

Ms. Astrid Clos, Astrid J. Clos Planning Consultants advised that Alfred Artinger and Chris Sims were also present to answer questions. She advised the applicant is looking for flexibility in order to market the property in the best manner possible. She stated the density is 26 if developed as commercial and office; and would be closer to 47 if there are residential uses on the second floor. She advised that the Official Plan amendment is needed to allow commercial use on the second floor. Ms. Clos stated that a drive-thru is not being considered at this time.

2. Moved by Councillor Findlay
Seconded by Councillor Billings

Mr. J. Riddell

THAT Report 09-03 regarding a Proposed Official Plan Amendment and Zoning By-law Amendment to permit the development of a commercial and office building applying to property municipally known as 1467 Gordon Street, and legally described as Part of Lot 1, Registered Plan 74 and Part of Lot 17, Concession 7, City of Guelph, from Community Design and Development Services dated January 12, 2009, be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

1897 GORDON STREET (BIRD PROPERTY): Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment (File: 23T-08505/OP0801/ZC0306) – Ward 6

Mr. Chris DeVriendt, Senior Development Planner provided a brief outline of the application and the issues staff will address through their review. He advised a tree conservation plan has been submitted and is currently being reviewed.

Staff will review the feasibility of low impact development and how to keep as much of the current topography as possible.

Mr. Tom Krizsan, Thomasfield Homes advised Astrid Clos, Chris Sims, and Steven Aboud are also present to answer questions. He listed the numerous contributions his company has made to the City. He requested Council to expedite the approval of this application which will assist with the local economy.

Ms. Astrid Clos, Astrid J. Clos Planning Consultants, provided information regarding the private roadway and advised that the stormwater management is located in the best location within the development. She stated that the wetland and open space could have a trail connection. She advised stormwater will be addressed during the process and the servicing requirements in the Official Plan will be met. She further advised that an extensive study has been done by the City for stormwater management and traffic and the applicant is working with staff to address the issues. She stated that the density is now 60 and has increased since the original application and exceeds the requirements.

Mr. Chris Sims, Gamsby & Mannerow, advised the stormwater pond is intended to deal with hard services, infiltrating all of the runoff on the site within the site and there will be no physical discharge. The applicant will maintain the wetland.

Mr. Aboud, Aboud & Associates, advised that the trees within the development area are in serious decline and few trees meet the criteria to be saved.

Staff will take a comprehensive look at the adjacent land uses to ensure issues of access and connection are adequate. Their scope of inquiry into the site will include the natural heritage features and wetland features of the site. Staff were directed to provide the environmental reports related to this matter to Council and to show how this application fits into the City's Community Energy Plan.

3. Moved by Councillor Findlay
Seconded by Councillor Kovach

Mr. J. Riddell

THAT Report 09-02 regarding a Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment for approval of a residential subdivision development applying to property municipally known as 1897 Gordon Street, and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, from Community Design and Development Services dated January 12, 2009, be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

CONSENT AGENDA

4. Moved by Councillor Findlay
Seconded by Councillor Hofland
THAT the balance of the January 12, 2009 Consent
Agenda as identified below, be adopted:

a) Downtown Community Improvement Project Area

Mr. P. Cartwright

THAT Report 09.01 regarding the designation of a
Downtown Community Improvement Project Area
from Economic Development and Tourism Services
dated January 12, 2009 be received;

AND THAT Council adopt the by-law attached as
Attachment 1 to the report, designating the
Downtown as a Community Improvement Project
Area pursuant to Section 28(2) of the Planning Act;

AND THAT council direct staff to prepare a plan
suitable for adoption as a Community Improvement
Plan for the Downtown Community Improvement
Project Area.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings,
Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper,
Salisbury and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

**35 BROCKVILLE AVENUE: Proposed Zoning By-law
Amendment (Ward 1)**

Mr. Norm Anderson, an area resident stated he had some
concern with the size of the building and was happy to
see the setback is further than first presented.

Mr. Jeff Buismann, Van Harten Surveying addressed the
tree conservation plan and the setback of the building.
He advised the applicant wishes to maintain the ability to
keep it as a residential single dwelling if they choose.

4. Moved by Councillor Findlay
Seconded by Councillor Billings

Mr. J. Buismann
Mr. J. Riddell
Mr. D. McCaughan
Ms. M. Neubauer
Ms. L.E. Payne

THAT Report 09-04 dated January 12, 2009 regarding an
application for a Zoning By-law Amendment for 35
Brockville Avenue from Community Design and
Development Services be received;

AND THAT the application by Van Harten Surveying Inc.
for a Zoning By-law Amendment (File ZC0805) from the

R.1B Zone to a Specialized R.2-?? affecting the property known as 35 Brockville Avenue and legally described as Lot 9, Registered Plan 24, City of Guelph, be approved in the form of a Specialized R.2-?? (H) Holding Zone, in accordance with the regulations set out in attached Schedule 1;

AND THAT Guelph City Council has determined that no further public notice is required in respect to the proposed Zoning By-law Amendment to the Specialized R.2-?? (H) Zone, (File ZC0804) in accordance with Section 34(17) of the Planning Act.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

300 GRANGE ROAD: Proposed Draft Plan of Subdivision and Zoning Bylaw Amendment (23T07505/ZC0711) – Ward 1

Mr. Neil Rocha, an area resident addressed this application and the 294, 312 and 316 Grange Road application concurrently. He expressed concern that the roadway is positioned directly across from his house and that the increased traffic levels will make it difficult to exit from his property.

Staff will investigate the issue of where headlights from oncoming traffic will land on the residential dwelling

5. Moved by Councillor Findlay
Seconded by Councillor Billings

Mr. J. Laws
Mr. J. Riddell
Mr. D. McCaughan
Ms. M. Neubauer
Ms. L.E. Payne

THAT Report 09-07 regarding a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment applying to property municipally known as 300 Grange Road, City of Guelph, from Community Design and Development Services dated January 12, 2009, be received;

AND THAT the application by Van Harten Surveying Inc. on behalf of Gateway Homes Inc. for a Proposed Draft Plan of Residential Subdivision applying to property municipally known as 300 Grange Road, and legally described as Part Lot 6 and 7, Registered Plan 53, Division "C", City of Guelph, be approved, subject to the conditions outlined in attached Schedule 2;

AND THAT the application by Van Harten Surveying Inc. on behalf of Gateway Homes Inc. for a Zoning By-law Amendment from the UR (Urban Reserve) Zone in the City of Guelph Zoning By-law to the Residential Single Detached R.1D Zone, the R.3A Cluster Townhouse Zone, the R.3B On-Street Townhouse Zone, a Specialized R.3B-? On-Street Townhouse Zone and the P.2 Neighbourhood Park Zone affecting the property municipally known as 300 Grange Road and legally described as Part Lot 6 and 7, Registered Plan 53, Division "C", City of Guelph, be approved, in the form outlined in attached Schedule 2;

AND 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 300 Grange Road (File ZC0711) as set out in Report 09-07 from Community Design and Development Services dated January 12, 2009.

VOTING IN FAVOUR: Councillors Beard, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Mayor Farbridge (10)

VOTING AGAINST: Councillor Bell (1)

Carried

294, 312 AND 316 GRANGE ROAD: Proposed Draft Plan of Subdivision and Zoning Amendment (23T-7502/ZC0705) – Ward 1

Ms. Astrid Clos, Astrid J. Clos Planning Consultants gave a brief overview of the application. She advised that the number of lots deficient in lot area has been reduced and they are all internal to the subdivision. She stated there will be a tree conservation plan and the applicant will strive to maintain the trees. She advised an additional traffic study was requested and that it has been completed and is being reviewed by staff. The applicant is not opposed to prohibition of parking on Grange Road.

6. Moved by Councillor Findlay
Seconded by Councillor Billings

Ms. Astrid J. Clos
Mr. J. Riddell
Mr. D. McCaughan
Ms. M. Neubauer
Ms. L.E. Payne

THAT Report 09-06 regarding a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment applying to property municipally known as 294, 312 and 316 Grange Road, City of Guelph, from Community Design and Development Services dated January 12, 2009, be received;

AND THAT the application by Astrid J. Clos Planning Consultants on behalf of Lunor Group Inc. and Fabbian Homes Inc. for a Proposed Draft Plan of Residential Subdivision applying to property municipally known as 294, 312, and 316 Grange Road, and legally described as Lot 8, Registered Plan 53, Division "C", City of Guelph, be approved, subject to the conditions outlined in attached Schedule 3;

AND THAT the application by Astrid J. Clos Planning Consultants on behalf of Lunor Group Inc. and Fabbian Homes Inc. for a Zoning Bylaw Amendment from the UR (Urban Reserve) Zone and Specialized Residential Single Detached (R.1B-35) Zone in the City of Guelph Zoning By-law to the Residential Single Detached R.1D Zone, a Specialized Residential Single Detached R.1D-? Zone, the Residential Semi-Detached R.2 Zone, the On-Street Townhouse R.3B Zone, a Specialized On-Street Townhouse R.3B-? Zone, and the Neighbourhood Park P.2 Zone affecting the property municipally known as 294, 312, and 316 Grange Road, and legally described as Lot 8, Registered Plan 53, Division "C", City of Guelph, BE APPROVED in the form outlined in attached Schedule 3;

AND 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 294 to 316 Grange Road (File ZC0705) as set out in Report 09-06 from Community Design and Development Services dated January 12, 2009.

VOTING IN FAVOUR: Councillors Beard, Billings, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Mayor Farbridge (9)

VOTING AGAINST: Councillors Bell and Farrelly (2)

Carried

BY-LAWS

7. Moved by Councillor Farrelly
Seconded by Councillor Beard

THAT by-law Number (2009)-18704 is hereby passed.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

ADJOURNMENT

The meeting adjourned at 9:10 p.m.

Minutes read and confirmed January 26, 2009.

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Mayor

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Acting Clerk