

Council Chambers
January 15, 2007 6:30 p.m.

A meeting of Guelph City Council.

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

Absent: Councillor Kovach

Staff Present: Mr. L. Kotseff, Chief Administrative Officer; Mr. D.A. Kennedy, Director of Finance/City Treasurer; Mr. J. Riddell, Director of Community Design and Development Services; Mr. S. Hannah, Manager of Development and Parks Planning; Ms. T. Sinclair, Assistant City Solicitor; Ms. M. Castellan, Senior Development Planner; Mr. C. DeVriendt, Senior Development Planner; Mr. D. Kudo, Acting City Engineer/Manager of Design and Construction; Ms. T. Agnello, Deputy City Clerk; Ms. N. Marino, Assistant Council Committee Co-ordinator.

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

PLANNING PUBLIC MEETING

Mayor Farbridge announced that in accordance with The Planning Act, Council was now in a public meeting for the purpose of informing the public of various planning matters. The Mayor asked if there were any delegations in attendance with respect to planning matters listed on the agenda.

265 WATSON PARKWAY NORTH and Part of Draft Plan 23T-98501 – Proposed Draft Plan of Subdivision, Redline Amendment and Zoning By-law Amendment (City of Guelph File 23T-06501/ZC0604) – Ward 1

Mr. Chris DeVriendt, Senior Development Planner provided information regarding the proposed application for the development of 89 residential units, one hectare of open space and a storm water management block. He advised that the application represents reasonable intensification consistent with the surrounding area and that there have not been any concerns brought forward from the public to date. The applicant's proposal

conforms to the policies and land use schedules of the Official Plan and staff recommends the application be placed on the February 5, 2007 City Council meeting agenda for decision.

In response to comments from Councillors, Mr. DeVriendt advised that a warning about nutrient application will be added to Clause 38 and a minimum top soil base will be requested for grass.

Councillor Findlay arrived at 6:40 p.m.

DELEGATIONS

Ms. Nancy Shoemaker was present and provided details regarding the tree planting and restoration plan for the site. She advised that the restoration plan is ongoing and will continue as the phases of the site develop. She also advised that there is currently a fair amount of top soil on the site and an additional 12 inches will be added. She addressed issues raised by Dr. Hugh Whiteley in his correspondence to the City with respect to the shape of a few of the lots and advised that it is possible to consider his recommendations regarding realignment of same lots. She also provided details regarding lots 32 and 33 and advised that they are appropriate for development since they are not in an environmental constraint area and will provide infill and intensification as recommended by the City.

Dr. Hugh Whiteley expressed concerns regarding the boundaries of some of the proposed lots and requested that they be made consistent with the other lots. He also questioned the proposed development of lots 32 and 33 and suggested that the development will disrupt the long natural corridor area that currently exists. He requested that Council direct staff to not include the development of lots 32 and 33 in the final proposal.

Mr. DeVriendt advised that a copy of Dr. Whiteley's correspondence will be included in the final report to Council for the February 5, 2007 Council meeting.

1. Moved by Councillor Billings
Seconded by Councillor Burcher

Ms. N. Shoemaker
Mr. J. Riddell

THAT the report 06-102 regarding 265 Watson Parkway North and Part of Draft Plan 23T-98501 from Community Design and Development Services dated January 15, 2007 be received;

AND THAT the revised application by Black, Shoemaker, Robinson and Donaldson Ltd. on behalf of Carson Reid Homes Limited for a Residential Draft Plan of Subdivision at 265 Watson Parkway North, Redline Amendment to Part of Draft Plan 23T-98501 and associated Zoning By-law Amendment (File 23T-

06501, ZC0604) on lands legally described as Part Lot 6, Concession 3, Div 'C' and Part Lot 6, Concession 4, Div 'C' in the City of Guelph be placed on the February 5, 2007 City Council meeting agenda for decision;

AND THAT staff work with the developer and report back on the possibility and implications of the removal of lots 32 and 33 from the final proposal at the February 5, 2007 City Council meeting.

Carried

974 EDINBURGH ROAD SOUTH: Draft Plan of Subdivision and Associated Zoning By-law Amendment (File #23T06502, ZC0609) – Ward 6

Ms. Melissa Castellan, Senior Development Planner advised that the property is the last remaining parcel of undeveloped land in the area of the Southcreek subdivision and the applicant proposes to subdivide the property into nine lots for detached dwellings. She addressed the concerns of residents with respect to the loss of mature trees on the site and advised that the existing trees on the property do not form part of a significant natural heritage feature and does not meet the definition of an urban forest. She advised that a tree plan is included in the conditions of approval. There is no opportunity to retain the existing trees because of grading. She advised that staff is in support of this application and recommends it be placed on the February 5, 2007 City Council meeting agenda for decision.

DELEGATIONS

Mr. Andrew Lambden, president of Terra View Homes, provided information regarding the history of the site and of the company. He advised that Terra View Homes is an energy star builder and that all the homes built on this site will meet high efficiency standards. He explained that the constraints of the land and the need for grading will not allow the retention of all the trees. He will attempt to harvest and retain any trees he can. Trees planted will exceed the caliper required.

Ms. Astrid Clos was present on behalf of the Astrid J. Clos Planning Consultants and advised that the Southcreek community will include shopping, a school, a church, a park and trails and that the proposed residential units will have the capability for accessory apartments creating affordable housing in the area. She also advised that a heritage home and wetlands have been preserved on the site and that mature trees will be retained if possible but that there must be grading in order for the site to be compatible with the surrounding lands. She stated that Terra View Homes is an

innovative and award winning builder and that she is in support of the application.

Ms. A. Clos
Mr. J. Riddell

2. Moved by Councillor Billings
Seconded by Councillor Salisbury

THAT Report 06-103 regarding a Draft Plan of Subdivision and Zoning By-law Amendment for property municipally known as 974 Edinburgh Road South from Community Design and Development Services dated January 15, 2007 be received;

AND THAT the application by Astrid J. Clos Planning Consultants on behalf of Terra View Homes for a Residential Draft Plan of Subdivision and associated Zoning By-law Amendment (File 23T-06502, ZC0609) on lands municipally known as 974 Edinburgh Road South and legally described as Part of Lot 5, Concession 7, City of Guelph be placed on the February 5, 2007 City Council meeting agenda for a decision;

AND THAT staff include a condition for an enhanced tree plan with trees double minimum City standard caliper in both the front and rear yards of each lot.

Carried

ADJOURNMENT

The meeting adjourned at 7:40 o'clock p.m.

Minutes read and confirmed January 22, 2007.

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Mayor

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Deputy City Clerk