

Council Committee Room "B"
July 30, 2007, 6:30 p.m.

A meeting of Guelph City Council.

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

Absent: None.

Staff Present: Mr. H. Loewig, Interim CAO, and Mrs. L.A. Giles, City Clerk..

- 1. Moved by Councillor Kovach
Seconded by Councillor Salisbury

THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (g) of the Municipal Act, with respect to:

- A matter in respect of which a Council, board, Committee or other body may hold a closed meeting under another Act.

Carried

The meeting adjourned at 6:31 o'clock p.m.

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Mayor

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Clerk

Council Committee Room "B"
July 30, 2007, 6:32 p.m.

A meeting of Guelph City Council meeting in Committee of the Whole.

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

Absent: None.

Staff Present: Mr. H. Loewig, Interim CAO and Mrs. L.A. Giles, City Clerk.

Also in Attendance: Guelph Hydro Inc - Paul Truex, Chair, Jasmine Urisk, Vice-Chair

Guelph Hydro Electric Systems Inc.- Art Stokman, President

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There were no declarations of pecuniary interest.

Paul Truex, Jasmine Urisk and Art Stokman provided information to Council.

The meeting adjourned at 6:59 o'clock p.m.

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Mayor

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Clerk

Council Chambers
July 30, 2007 7:00 p.m.

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

Absent: Councillor Laidlaw

Staff Present: Mr. H. Loewig, Interim Chief Administrative Officer; Mr. R. Henry, City Engineer; Ms. T. Sinclair, Assistant Solicitor; Mr. S. Hannah, Manager of Development and Parks Planning; Mrs. L.A. Giles, City Clerk; Ms. D. Black, Assistant Council Committee Coordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There were no declarations 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.

0 & 11 VALLEY ROAD – Proposed Zoning By-law Amendment and Draft Plan of Vacant Land Condominium Subdivision (23CDM08503/ZC0613)-Ward 1

Mr. S. Hannah, Manager of Development and Parks Planning provided details with respect to the subject property and the development application, including:

- the current zoning uses for the site and the surrounding properties.
- How the site was to be developed as a condominium plan, with the roadway being a common element,
- the owners would be responsible for the on-going maintenance of the private roadway
- demolition of the building at 11 Valley Road to enable the development to take place
- how staff will be responding to the issues that have been raised through public input.
- Studies that would be required as part of a condition of approval if granted relating to drainage, grading, etc.

In response to questions, the Manager of Development and Parks Planning assured Council that staff will be addressing the issue of access of properties by either a private or public road and the issue of connectivity to abutting lands and trails. He advised members of the gallery to sign the sign-in sheet if they wish to receive further notification.

Mr. T. Gaw was present to express concerns with respect to the development. His first concern was that the easement was only 22 feet with respect to emergency vehicles, maintenance vehicles, etc. and he stated he would like to see a 55 foot easement. He also voiced concerns with respect to it being a private road and would like to see it be a public road. His third concern was regarding the pumping station and whether it would be able to accept the additional sewage from outlying development if it does take place.

Mr. M. Venditti, planning consultant retained by Mr. Gaw spoke on planning issues of concern. He stated that the City needs some comprehensive planning in the area. He advised that the residents would prefer a public cul-de-sac as opposed to a private roadway, as some properties would be landlocked if the development proceeds as presented. He raised the concern that the development will be fragmented on properties to the north and south. He advised that the residents are not in opposition to this form of development, but are concerned that the private road would make it a condominium element and wouldn't allow for connectivity. The other issue raised was with respect to the sewage pumping station. He stated that the applicant's engineering consultant had indicated that capacity of the pumping station could be increased to accommodate flow from additional lands. He stated that a comprehensive concept plan is needed to show how these lands will be integrated to the north and suggested that it is premature to move forward with this development at this point in time. He requested that the application be deferred until issues can be looked at by City staff and additional public input sought.

Mr. R. Cremasco owner of several properties in the area, advised that he is not opposed to the development of the lands but feels there needs to be a greater plan – especially to the development toward the south since there is additional development proposed in the Arkell Road area. He expressed concern about fire vehicle access. He suggested that the more appropriate proposal is for Edinburgh Road to be extended to Landsdown Drive and Valley Road closed off, which would open up the area for development. He requested that access be made available to his lands if the proposal proceeds as being shown.

Ms. A. Clos, on behalf of the applicant, was present to provide information. She outlined the access to the site, and advised that the City has made it clear that adjacent lands could not be landlocked. She advised that the pumping station could be increased in size to accommodate additional development. She advised that the lots are freehold and lot owners would be responsible for the cost of maintenance of the private road, pumping station etc and would have to establish a reserve fund for this purpose. She also spoke to steps being taken to address trees, environmental impacts, GRCA concerns, buffer areas and enhancement plantings. She spoke to how the proposal meets or exceeds standards for roadways and fire routes.

Mr. S. O'Connor, owner of lot 13, expressed concern about the City giving too much property to the development and was concerned about the setbacks and easement and access to his lot.

Staff were asked to respond to a number of areas:

- developing a policy for developing private roads;
- flexibility in road standards;
- traffic access and egress onto Gordon Street as well as bike lanes through the area
- consultation with the neighbourhood to see if any enhancements could be brought into this plan
- possible extension of Edinburgh Road.

Council also requested staff to assist with the developer and members of the public with a meeting to address the issues.

Mr. J. Riddell

1. Moved by Councillor Billings

Seconded by Councillor Farrelly

THAT Report 07-63 dated July 30, 2007 regarding a Zoning By-law Amendment and a Draft Plan of Vacant land Condominium Subdivision for the property municipally known as 0 and 11 Valley Road from Community Design and Development Services be received.

Carried

Mr. C. DeVriendt, Senior Development Planner outlined the location of the property and the purpose of the application. He advised that although the current restaurant will continue to operate, and the current development plans are only for a portion of the property, they have applied for a change to the entire site to allow for future development. He advised the applicant would like to adjust the parking requirements from one parking space per 16.5 square meters to 1 for every 18 square meters. He also related the concerns of adjacent residents who submitted correspondence to the City with respect to lack of concern for current area uses. He then proceeded to outline the issues staff have identified to be addressed during review of this application including:

- buffering with respect to dumpsters situated close to the adjoining property
- density
- the mix of residential uses
- development proposals on Hyland Road
- emergency vehicle access and pedestrian access.

Mr. B. Longshaw, representing five residents bordering to the south of the property voiced concerns regarding the buffer zone in the landscaped area and the location of a retaining wall. He inquired if there would be landscaping done and whether it would be maintained or allowed to become overgrown. Other concerns related to the actual uses on the property and what type of lighting

would utilized. He stated that the residents would prefer one storey buildings only but are willing to accept two-storey units, and asked for assurance that nothing higher would be built on this property. He also made inquiries with respect to environmental problems and the amount of parking. He indicated that the residents are willing to work with the developer on this application.

Mr. A. Gordon, on behalf of Dr. O. Eensild was present to express some concerns with respect to the intensity of proposed development and the compatibility with the adjacent land uses. He stated that there is a concern with the increased traffic flow for reasons of safety and impact of noise and light pollution for the adjacent parcels. He advised that they would like a review of some of the buffers between the severed land and residential properties including setbacks, and accessory items such as dumpsters.

Councillor Kovach retired from the meeting at 8:55 p.m.

Ms. A. Clos, on behalf of the applicant was present to provide information with respect to this application and address the concerns of the public. She advised that the applicant has modified the plan to break up the parking area with raised medians, pedestrian traffic and streetscapes and that it will be changed to accommodate future tenants. She addressed access issues and advised that the site plan has changed from two access points to one access point and a possible access to Speedvale Avenue with future development and a walkway out to the back to provide pedestrian access for potential residential development. The storm water management facility is temporary so that when residential development occurs, it can be shared. She stated that the drainage will be at the opposite end from the residents and there will be a landscape buffer strip. She also stated that a six meter setback will be put in place. In response to questions, she advised that because it is a brownfield site it would be difficult to bring into residential use. She also stated that the issues of buffers and dumpsters will be addressed with staff and that they will meet with the delegation to address their concerns. She also advised that an environmental study is underway to address site remediation.

Mr. Sims advised there was cement and asphalt underneath which would be okay under a parking lot, but not for residential use, and that more testing will be necessary to determine the levels of contamination and what steps will be necessary for development. In response to questions, Mr. Sims advised that the storm management system will most likely be a pond facility designed with filters and would be temporary and that a storm management study will be completed. He also advised that there would be landscaping buffers and that all requirements of the Ministry of the Environment for this development would be met.

Ms. T. Zelkowski, a property owner on Speedvale Avenue raised her concern about uses being complementary to the surrounding area.

Staff were given direction to address pedestrian movement and appropriate uses adjacent to residential properties as part of the development conditions.

- 2. Moved by Councillor Findlay
Seconded by Councillor Burcher

Mr. J. Riddell

THAT Report 07-66 dated July 30, 2007 regarding a Zoning By-law Amendment for property municipally known as 681-683 Eramosa Road from Community Design and Development Services be received.

Carried

ADJOURNMENT

The meeting adjourned at 9:12 o'clock p.m.

Minutes read and confirmed August 13th, 2007.

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Mayor

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Clerk