

Council Chambers
September 11, 2006

Council reconvened in formal session at 6:30 p.m.

Present: Mayor Quarrie, Councillors Billings, Birtwistle, Burcher, Downer, Ferraro, Furfaro, Kovach, Laidlaw, Moziar and Schnurr.

Absent: Councillors Baily and Hamtak

Staff Present: Mr. L. Kotseff, Chief Administrative Officer; Mr. J. Riddell, Director of Planning & Development Services; Mr. A. Hearne, Senior Development Planner; Ms. S. Smith, Associate Solicitor; Mr. D. Kudo, Infrastructure Planning Manager; Mrs. L.A. Giles, City Clerk/Manager of Council Administrative Services; and 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 Quarrie 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.

REGULAR MEETING

1405, 1409, 1415, 1427 AND 1441 GORDON STREET SOUTH INCLUDING LANDS WITHIN THE CONSERVATION ESTATES SUBDIVISION – proposed Zoning By-law Amendment to permit a Cluster/On-Street Townhouse Development known as Maple Lane (ZC0605)

There was a staff presentation by Mr. A. Hearne, Senior Development Planner. The subject property is located on the west side of Gordon Street South between Arkell Road and Lowes Road. The application is to rezone the site to a Specialized R.3A Townhouse Zone that would permit both cluster and on-street townhouse dwelling building forms.

He advised staff is in support of this application as it fits within urban design guidelines, conforms to the official plan and is compatible with the adjoining land uses.

DELEGATIONS

Astrid Clos was present on behalf of Reids Heritage Homes to show support of the application and answer any questions.

Brian Blackmere was present on behalf of Reids Heritage Homes to answer any questions.

1. Moved by Councillor Moziar
Seconded by Councillor Billings

Mr. B. Blackmere
Mr. J. Riddell
Mr. D. Kennedy
Dr. J. Laird

THAT Report 06-82 regarding the rezoning of lands at 1405, 1409, 1415, 1427 and 1441 Gordon Street South including lands within the Conservation Estates Subdivision from Planning and Development Services dated September 11, 2006 be received;

AND THAT the application by Reids Heritage Homes Limited for approval of a Zoning By-law Amendment from the R.1B (Single-Detached Residential) Zone and the Specialized R.3B-12 (Cluster/On-Street Townhouse) Zone to a new, Specialized R.3A Cluster/On-Street Townhouse Zone, applying to assembled lands municipally known as 1405, 1409, 1415, 1427 and 1441 Gordon Street including lands within a Conservation Estates Subdivision, City of Guelph, to permit a multiple residential townhouse development, be approved, in accordance with the Recommendations outlined in Schedule 1 of the Planning and Development Services report dated September 11, 2006;

AND THAT the request by Reids Heritage Homes Limited to demolish two of the existing three detached dwellings located on the property, municipally known as 1409 and 1441 Gordon Street South be approved;

AND THAT the word “adverse” be removed from Condition 11.

Carried

MAYOR’S ANNOUNCEMENTS

The Mayor announced that the report from the Environmental Services Department with respect to the Water Supply Master Plan will be available on the City of Guelph’s website on Tuesday, September 12, 2006. This report will be on the Planning, Environment & Transportation Committee agenda on September 25th, 2006.

ADJOURNMENT

The meeting adjourned at 6:55 o’clock p.m.

Minutes read and confirmed October 2, 2006.

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Mayor

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Clerk

RECOMMENDED REZONING – USES, REGULATIONS AND CONDITIONS

Proposed Zoning Amendment for lands municipally known as 1405, 1409, 1415, 1427 and 1441 Gordon Street South including lands within the Conservation Estates Subdivision, to permit a Cluster/On-Street Townhouse Development known as Maple Lane, (City of Guelph File ZC0605) in accordance with the following uses, regulations and conditions:

Specialized R.3A-? Cluster Townhouse Zone

“Permitted Uses

Both On-Street and Cluster Townhouse units are permitted.

Regulations

In accordance with Section 5.3.2 of Zoning By-law (1995) – 14864, as amended, with the following exceptions:

- Relief from section 5.3.2 of the Zoning By-law to permit building coverage of 33% compared to the 30% permitted by the By-law.
- Relief from section 5.3.2.6 of the Zoning By-law to permit a density of 48 units per hectare compared to the maximum density of 37.5 units per hectare permitted by the By-law.
- Minimum front yard setback (where no garage is provided) of 4.5 metres along Gordon Street.
- That a portion of the driveway for unit 74 be permitted to encroach within the 9 metre corner sight line triangle.

Conditions

1. That the owner pays to the City, as determined applicable by the City’s Director of Finance, **development charges and education development charges**, in accordance with City of Guelph Development Charges By-law, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereof, prior to issuance of a building permit, at the rate in effect at the time of issuance of the building permit.
2. The owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed **site plan**, indicating the location of buildings, landscaping, parking, circulation, access, lighting, building elevations, grading, drainage, and servicing for the said lands, to the satisfaction of the Director of Planning and Development Services, prior to the issuance of the building permit, and furthermore the Owner agrees to develop the said lands in accordance with the approved plan.
3. That the developer shall complete a **tree inventory and conservation plan** in accordance

with the City of Guelph Tree By-law (1986)-12229, satisfactory to the Director of Planning and Development Services, prior to any grading or construction on the site and prior to the issuance of site plan approval for the lands.

4. The owner shall pay the actual cost of constructing and installing any **service laterals** required and furthermore, prior to issuance of a building permit, the owner shall pay to the City the estimate cost of the service laterals, as determined by the City Engineer.
5. Prior to the issuance of site plan approval for the lands, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph **Residents' Environmental Handbook**, to all future homeowners or households within the project, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
6. The Owner shall pay to the City **cash-in-lieu of parkland dedication** in accordance with By-law (1989)-13410, as amended from time to time, or any successor thereof, prior to the issuance of site plan approval for the lands.
7. The Owner agrees to meet all the requirements of **Guelph Hydro** including the relocation of existing hydro services and the installation of new hydro services and shall enter into any agreements required by Guelph Hydro in order to fully service the said lands with hydro facilities to the satisfaction of Guelph Hydro, prior to the issuance of site plan approval for the lands.
8. The Owner shall enter into a servicing agreement with **Bell Canada** providing for the installation and payment of underground utility services for the development on the said lands, prior to the issuance of site plan approval for the lands.
9. That prior to the issuance of a building permit, the owner shall pay to the City, \$34.64 per metre of frontage for the **existing watermain** across the Gordon Street frontage of the lands, save and except the lands associated with house number 1441.
10. Prior to site plan approval, the owner shall pay to the City its share of the **actual cost of constructing municipal services on Gordon Street** across the frontage of the lands including roadworks, sanitary sewer, storm sewer, curb and gutter, catchbasins, sidewalks and street lighting as determined by the City Engineer.
11. That prior to the issuance of any building permit on the lands, the owner shall have a Professional Engineer **design a grading plan and storm water management system** for the site, satisfactory to the City Engineer. This plan shall ensure that all existing drainage from the 1405 Gordon Street property is incorporated into this design such that there are no adverse drainage impacts to this property.
12. The owner acknowledges and agrees that due to the significant raise in grade envisioned for this development, there is likelihood of the need for a retaining wall along the property boundary of 1405 Gordon Street adjacent to this development, and in the interim and until 1405 Gordon Street is developed, the lands at 1405 Gordon Street will be at a much lower grade than the adjacent property.
13. That the owner grades, develops and maintains the site including the storm **water management facilities** designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the City Engineer. Furthermore the

owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system and that the storm water management system was built as it was approved by the City and that it is functioning properly.

14. That prior to the issuance of any building permit, any **domestic wells and boreholes** drilled for hydrogeological or geotechnical investigations shall be properly abandoned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer.
15. Prior to site plan approval, the developer is responsible for the **total cost of the design and construction** of all services required to service the subject lands, including sanitary, storm and water facilities, the distance and alignment to be determined by the City of Guelph, with such costs to include services required to service the subject lands which are located outside of the subject lands.
16. The developer shall be responsible for the costs associated with the removal/abandonment of any existing municipal servicing of these properties, to the satisfaction of the City Engineer.
17. That prior to the issuance of site plan approval, the owner shall enter into an **agreement** with the City, registered on title, satisfactory to the City Solicitor, covering the conditions noted above.”