

COUNCIL PLANNING AGENDA



Consolidated as of March 14, 2014

Council Chambers, City Hall, 1 Carden Street

DATE March 17, 2014, 7:00 p.m.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

**O Canada
Silent Prayer
Disclosure of Pecuniary Interest and General Nature Thereof**

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

Application	Staff Presentation	Applicant or Designate	Delegations (maximum of 10 minutes)	Staff Summary
139 Morris Street: Proposed Zoning By-law Amendment (File: ZC1110) – Ward 1	<ul style="list-style-type: none"> Al Hearne, Senior Development Planner 	<ul style="list-style-type: none"> Nancy Shoemaker 	<p><u>Delegations:</u></p> <ul style="list-style-type: none"> Michael Brodie Representative of Guelph Little Theatre <p><u>Correspondence:</u></p> <ul style="list-style-type: none"> Arthur Hanna Lorraine Pagnan and Fred Thoonen F. Charles White, Plant Manager, Owens Corning Nick Mostowy, NGF Canada Limited Maria Pezzano, The Ward Residents Association 	√
78 Starwood Drive – Proposed Official Plan Amendment and Zoning By-law (File: OP1304 / ZC1315) – Ward 1	<ul style="list-style-type: none"> Chris DeVriendt, Senior Development Planner 	<ul style="list-style-type: none"> Paul Kemper Helmuth Strobel Kyle Bittman Astrid Clos 		√

SPECIAL RESOLUTIONS

BY-LAWS

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

“THAT By-law Numbers (2014)-19710 to (2014)-19715, inclusive, are hereby passed.”

By-law Number (2014)-19714 A by-law to restrict outside water use within the City, to repeal By-law Number (2003)-17106, as amended, and to adopt Municipal Code Amendment #508.	Outside Water Use By-law as approved by Council February 24, 2014.
By-law Number (2014)-19715 A by-law to confirm the proceedings of a meeting of Guelph City Council.	To confirm the proceedings of a meeting of Guelph City Council held March 17, 2014.

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: Lorraine Pagnan
Sent: March 12, 2014 7:21 PM
To: Clerks; Al Hearne
Subject: Comments for 139 Morris Street former Biltmore Hats File:zc1110

Dear Clerks and Al Hearne,

We will not be able to make it to the public meeting on March 17th. We would like to leave the following comments and would like them included for the Council's report with regards to Monday's meeting.

We would like to thank planning staff, neighbours and the proponent for the ongoing efforts to work together to make this a good project for our neighbourhood.

Our first concern was the decision to level the red brick factory that housed Biltmore Hats. It was unfortunate that the will was not there to preserve the building, since many progressive cities such as Toronto are encouraging developers to incorporate heritage properties in their new built forms. Since this is not the case here we would like to see some recognition of this historical site such as a formal historical display inside the proposed apartment lobby similar to what the Mill Lofts have done or in the green space area or in the naming of the project.

We feel that there is still more information needed from the proponent before a final decision can be made, such as building elevations and streetscape with its affect on and compatibility with other buildings/homes on Morris Street, number of bedrooms per unit, number of parking spaces provided, waste and garbage location and issues and traffic impacts on local streets.

As always one of our biggest concerns is the traffic impact another development will have on local streets such as Ontario, Morris, Alice, Huron, etc and the definite lack of acknowledgement and implementation of the Ward One Community Improvement Plan, Traffic Impact Study by Paradigm adopted by Council in 2003. This will be the 4th major development surrounding our neighbourhood since 2013 and nothing is being done to address the cumulative affect that this traffic will have for those of us living in the Ward. The Paradigm report states "GIVEN THE PROJECTED GROWTH IN TRAVEL DEMANDS, THE NEIGHBOURHOOD TRAFFIC ISSUES ARE EXPECTED TO CONTINUE AND WORSEN IN THE FUTURE. THE REDEVELOPMENT OF EXISTING INDUSTRIAL USES WILL REDUCE CONFLICTS ASSOCIATED WITH TRUCK TRAFFIC ON RESIDENTIAL STREETS. HOWEVER, THE VOLUME OF TRAFFIC IN THE AREA WILL INCREASE AND TRAFFIC SPEEDS AND RESULTING SAFETY ISSUES WILL REMAIN OR GROW". If the city wants a walkable community then why are they not trying to deal proactively with the increase in traffic?

In closing we do support the applicants proposal for the townhouses to each have their own driveway and garage, backyard and front porch. We also like the idea of the green-space adjacent to the tracks.

Thank-you
Lorraine Pagnan and Fred Thoonen



OCV™ Reinforcements

F Charles White, BS, MS Pr Eng
Plant Manager, Guelph Glass Plant, Canada

March 13, 2014

Subject: 139 Morris Street – Redevelopment of the Former Biltmore Hats Site

Dear Sir/Madame,

In advance of the March 17th Council Meeting, which we understand will include a discussion of the planned redevelopment of 139 Morris Street (the subject lands) adjacent to our facility, we would like to reiterate our concern regarding the potential negative consequences this redevelopment could have on Owens Corning, particularly with respect to our meeting legal obligations under the Environmental Protection Act.

Owens Corning currently has a valid Environmental Compliance Approval (“ECA”), issued by the Ontario Ministry of the Environment (“MOE”), which includes a Ministry approved Noise Abatement Action Plan (“NAAP”). The NAAP, which represents a significant investment on the part of Owens Corning, will upon completion result in facility sound emissions that comply with the applicable MOE limits at all existing sound-sensitive points of reception surrounding the facility.

The technical studies undertaken to develop the NAAP, which formed the basis for the ECA, did not consider the subject lands to be a point of reception for approval purposes, as the current zoning designation of Specialized Industrial is not sound sensitive. However, if the subject lands were to be rezoned to permit a sound sensitive use, such as the proposed residential use, sound emissions from the Owens Corning facility would then be required to meet the MOE limits on that property, immediately jeopardizing our compliance status with the MOE.

As you may be aware, Environmental Noise Guideline NPC-300 is the guidance document that is used as the basis for conducting noise assessments of both stationary sources (i.e. industry, such as Owens Corning) under the Environmental Protection Act and proposed residential developments (such as proposed for the subject lands) under the Planning Act. Section B11 of that guideline, entitled “Development of Adjacent Lands”, clearly outlines the responsibility of the developer of lands adjacent to existing industry to ensure that the applicable sound level limits can be met. Further, Section C1.3.2, entitled “Noise Impact of Stationary Sources”, highlights the responsibility of the land use planning approval authority (i.e. the City) to “ensure that the [industry] will be able to continue to comply with the applicable sound level limits when making new land use planning decisions.”

We understand that the developer of the subject lands is in the process of completing a noise study that will assess the compatibility of the proposed redevelopment with the existing uses of the surrounding lands (including Owens Corning), although we have yet to be contacted to provide any input. We trust that this study will demonstrate, to the satisfaction of the City

OWENS CORNING COMPOSITE MATERIALS

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OCV™ Reinforcements

F Charles White, BS, MS Pr Eng

Plant Manager, Guelph Glass Plant, Canada

(through a qualified peer review process, if appropriate), that the proposed redevelopment is indeed compatible with the existing surrounding uses, and will in no way jeopardize the Environmental Approval or operations of Owens Corning before granting any approval. We would also appreciate the opportunity to review and comment on the study, once it becomes available.

Sincerely,

A handwritten signature in black ink, appearing to read "F Charles White", with a long horizontal flourish underneath.

F Charles White

Plant Manager, Owens Corning, Guelph Ontario Canada



City of Guelph
City Hall, 1 Carden St.
Guelph, ON
N1H 3A1

Via E-Mail: clerks@Guelph.ca

March 13, 2014

**RE: Proposed Zoning Bylaw Amendment – 139 Morris Street
Your File ZC1110**

Please be advised that we are the occupants of 255 York Rd, Guelph. NGF CANADA Limited has operated the facility at 255 York Rd for over 18 years and we employ 39 people.

The purpose of this letter is to express our general opposition to the above-mentioned application in advance of the public meeting scheduled for March 17, 2014. Our reasons are the same as those expressed in our first letter in July 2011.

We oppose the application on the basis that the proposed use of the subject site will be inconsistent with the existing and established industrial use of the property at 255 York Rd.

Our current Certificates of Approval for air and noise emissions are dependent upon maintaining minimum separation distances to residences. The proposed residential development reduces that distance by some 20% and may have an impact on our ability to comply with current approvals and any approvals we would need in the future as a result of business expansion.

We would appreciate receiving all reports, notices and decisions in relation to this application going forward.

Sincerely,

A handwritten signature in black ink that reads 'Nick Mostowy'.

Nick Mostowy
VP and General Manager
NGF CANADA Limited
255 York Rd.
Guelph, Ont. N1E 3G4
Tel: 226-706-8880 Fax: 519-836-4052
Cell: 519-820-3073
Nick.mostowy@ngfcanada.com

The WARD RESIDENTS' ASSOCIATION

Allan C. Hearne | Senior Development Planner
Planning Services
Planning, Building, Engineering and Environment
City of Guelph
T (519) 822-1260 x 2362 | F (519) 822-4632
E al.hearne@guelph.ca

March 13 2014

Dear Al

Thank you for your email containing the site plans for 139 Morris St. The Ward Residents Association has some concerns about the site plan. We feel some questions have not been answered.

We feel a monument of some kind has to be put in place to commemorate the past history of this building in neighborhood. Has some of the original stone been retained for this monument? Is there a thought out plan for this?

Have the concerns from the Railway Junction been addressed?

Have the concerns from Owens Corning been addressed?

Have some of the original concerns of the residents in the neighbourhood been addressed?

Has a traffic study been conducted?

We like the idea of removing the commercial aspect of the proposal from York Rd. We feel this will help traffic congestion. We are in favor of the apartments on York Rd. providing that the windows have double glazing and sufficient sound barriers put in place. We also like the idea of the townhouses on Morris Street. It promotes the neighbourly feel especially with porches. As usual, we are great fans of trees being planted in the neighborhood. This neighborhood has a great deal of mature trees so we hope that the trees that will be planted on the site include mature trees, in fact we would like to see twice as many trees.

While we feel this revised plan is a step in the right direction we still feel as though many questions have gone unanswered and the landowner has had more than two years to prepare.

We would like the property owners move quicker on this site.

All the best
As always grateful for the opportunity to comment
Sincerely,
Maria Pezzano
Chair for THE WARD RESIDENTS'S ASSOCIATION