

# COUNCIL PLANNING AGENDA



**Consolidated as of November 1, 2013**

**Council Chambers, City Hall, 1 Carden Street**

**DATE November 4, 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**

## **PRESENTATIONS**

- a) Dawn Hamilton, City of Guelph Campaign Manager presentation of the United Way Campaign;
- b) Dean Wyman, General Manager, Solid Waste Resources Department, Heather Connell, Manager, Integrated Systems and Vivian DeGiovanni, Program Development Supervisor presentation of:
  - i) 2013 Municipal Gold Award in Communications and Diversion from the Recycling Council of Ontario in recognition of excellence and commitment to a sustainable environment;
  - ii) Municipal Waste Association Awards:
    - i) 2013 Gold Promotion and Education Award (over 30,000 households) in recognition of the Conservation Calendar;
    - ii) 2013 Silver Award Promotion and Education Award (over 30,000 households) in recognition of the Cart Rollout Campaign.

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

<b>Application</b>	<b>Staff Presentation</b>	<b>Applicant or Designate</b>	<b>Delegations (maximum of 10 minutes)</b>	<b>Staff Summary</b>
55 and 75 Cityview Drive North – Proposed Draft Plan of Residential Subdivision and	Chris DeVriendt	<ul style="list-style-type: none"><li>Hugh Handy</li></ul>	<u>Correspondence:</u> <ul style="list-style-type: none"><li>Paul Kemper, Starwood Watson Development Inc.</li></ul>	

Associated Zoning By-law Amendment (Files: 23T-12501/ZC1202) - Ward 1				
20 and 37 Cityview Drive North – Proposed Draft Plan of Residential Subdivision and Associated Zoning By-law Amendment (File: 23T-12502/ZC1208) - Ward 1	Chris DeVriendt	<ul style="list-style-type: none"> <li>Nancy Shoemaker</li> </ul>	Correspondence: <ul style="list-style-type: none"> <li>Paul Kemper, Starwood Watson Development Inc.</li> </ul>	
12 Summerfield Drive – Proposed Zoning By-law Amendment (File: ZC1311) - Ward 6	Michael Witmer	<ul style="list-style-type: none"> <li>Peter Graham</li> </ul>		

### CONSENT AGENDA

"The attached resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda can be approved in one resolution."

COUNCIL CONSENT AGENDA			
ITEM	CITY PRESENTATION	DELEGATIONS (maximum of 5 minutes)	TO BE EXTRACTED
CON-2013.33 Proposed Demolition of 1159 Victoria Road South - Ward 6			
CON-2013.34 Proposed Merger of 54 and 56 Lyon Avenue - Ward 3			

### SPECIAL RESOLUTIONS

- a) Councillor Piper's Notice of Motion for which notice was given September 30, 2013:

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That staff be directed to issue a Request for Expressions of Interest for the sale or lease of 80 Simmonds Drive (Wilson Farmhouse) for a period of 120 days for community use or residential use (including its permitted uses under the Zoning By-law).

And that staff report back at a future meeting of Council all Expressions of Interest received, for evaluation and further direction.

And that, if no Expressions of Interest are received, or deemed appropriate by Council for further consideration, that the farmhouse at 80 Simmonds Drive be demolished and its materials, where possible, be salvaged for reuse or recycling.

Delegations:

- Susan Watson
- Madeleine Digby
- Malkah McNeilly
- Daphne Wainman-Wood
- Mike Lackowicz
- Frank Barber
- Susan Ratcliffe
- Marcia Santen
- Dennis Galon
- Mary-Kate Gilbertson

Correspondence:

- Mike Lackowicz
- Frank Barber
- Michelle Sperle
- Rita Carroll
- David Tack
- Julia Murray
- Marion Baldwin
- Gail McCormack & Ben Bennett
- Guelph Civic League
- Susan Watson
- Marcia Santen

**BY-LAWS**

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

***That by-law Numbers (2013)-19649 to (2013)-19653 are hereby passed.***



<p>By-law Number (2013)-19649</p> <p>A by-law to deem Lots 11 and 12, Registered Plan 316, not to be a part of a Registered Plan of Subdivision for the purpose of subdivision control.</p>	<p>To deem Lots 11 and 12, Registered Plan 316 not to be part of a Registered Plan of Subdivision.</p>
<p>By-law Number (2013)-19650</p> <p>A by-law to authorize the execution of an Agreement between Prior Construction Corporation and The Corporation of the City of Guelph. (Contract 2-1311 for the servicing and road construction of the Arkell Meadows Subdivision)</p>	<p>To execute an agreement for Contract - 2-1311. (servicing and road construction of Arkell Meadows Subdivision)</p>
<p>By-law Number (2013)-19651</p> <p>A By-law to provide for the temporary closure of Dawes Avenue and Amos Drive within the Arkell Meadows Subdivision during servicing and road construction. (Contract 2-1311).</p>	<p>To provide for the temporary road closure of Dawes Avenue and Amos Drive.</p>
<p>By-law Number (2013)-19652</p> <p>A by-law to amend By-law Number (2002)-17017 (to amend the Traffic By-law and to add the Road Restriction in Schedule XXVIV), and adopt Municipal Code Amendment #500, amending Chapter 301 of the Corporation of the City of Guelph's Municipal Code.</p>	<p>To amend the Traffic By-law</p>
<p>By-law Number (2013)-19653</p> <p>A by-law to confirm proceedings of a meeting of Council. (November 4, 2013)</p>	<p>To confirm the proceedings of a meeting of City Council held November 4, 2013.</p>

## **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**

October 17<sup>th</sup>, 2013

RECEIVED  
OCT 24 2013  
CITY CLERK'S OFFICE

Guelph City Clerk  
1 Carden Street  
Guelph, ON  
N1H 3A1

**Re: Notice of Revised Application & Public Meeting Notice – 55 and 75 Cityview Drive North**  
• **(File: 23T-12501/ZC1202)**

Dear Sir/Madam,

Further to your Public Meeting Notice letter for the above noted proposed draft plan of subdivision and zoning by-law amendment dated September 24<sup>th</sup>, 2013, Starwood Watson Holdings Inc. wishes to submit comments regarding the proposed zoning by-law amendment specific to the currently zoned UR lands identified as Block 153 in 'Schedule 3: Proposed Subdivision Plan', which the application proposes to amend to R.1C-5.

Starwood Holdings Inc. is the owner of lands adjacent to the subject property, legally described as Part 4, Lot 4, Concession 3, Division C, Township of Guelph, being Part 11, 61R-7989. These lands are currently zoned UR (Urban Reserve) and are adjacent to residential lots zoned R.1C-5.

We believe that the zonings to be established on both properties should be coordinated to match. This would allow for eventual development of the lands in conjunction with one another.

Yours very truly,

  
Paul Kemper, President  
Starwood Watson Development Inc.

October 17<sup>th</sup>, 2013

RECEIVED  
OCT 24 2013  
CITY CLERK'S OFFICE

Guelph City Clerk  
1 Carden Street  
Guelph, ON  
N1H 3A1

**Re: Notice of Revised Application & Public Meeting Notice – 20 and 37 Cityview Drive North**  
• (File: 23T-12502/ZC1208)

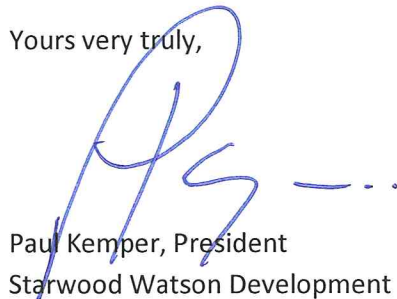
Dear Sir/Madam,

Further to your Public Meeting Notice letter for the above noted proposed draft plan of subdivision and zoning by-law amendment dated September 24<sup>th</sup>, 2013, Starwood Watson Holdings Inc. wishes to submit comments regarding the proposed zoning by-law amendment specific to lands identified as Block 105 in 'Schedule 3: Proposed Subdivision Plan'.

Starwood Holdings Inc. is the owner of lands adjacent to the subject property, legally described as Part 3, Lot 5, Concession 3, Division C, Township of Guelph, being Part 14, 61R-7989. These lands are subject of a zoning by-law application currently pending submission to City of Guelph for which pre-consultation with City of Guelph has already occurred. Starwood Watson Holdings Inc.'s application seeks to amend the site's current B.1 zoning by-law to R.4B Specialized Zoning.

We believe that the zonings to be established on both properties should be coordinated to match. This would allow for eventual development of the lands in conjunction with one another.

Yours very truly,



Paul Kemper, President  
Starwood Watson Development Inc.

**From:** Rita Carroll  
**Sent:** Thursday, October 24, 2013 12:08 PM  
**To:** Todd Dennis; Karl Wettstein  
**Subject:** Wilson Farmhouse

Hello Todd and Karl,

As a concerned tax payer in the City of Guelph I would like to voice my opinion about the Wilson Farmhouse. Wilson farmhouse is not designated a heritage property in Guelph and it needs to be demolished.

There should be no further time or money spent on this issue from Council. City staff have recommended that it be demolished so please 'take a stand' as my Ward representatives and move forward on this issue to vote to demolish it.

We have many, many more important issues that need to be addressed by Council.

Sincerely,

Rita Carroll



**Guelph Soccer**  
375 College Avenue West  
Guelph, ON  
N1G 0C3  
519-824-2199  
[www.guelphsoccer.ca](http://www.guelphsoccer.ca)

October 28, 2013

Her Worship Karen Farbridge  
Mayor  
City of Guelph  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

Mayor Karen Farbridge and Members of Guelph City Council:

Recently, Guelph Soccer was made aware of Councillor Ian Findlay's business plan for community use of the Wilson Farmhouse. Should Council make the decision to retain the Wilson Farmhouse for community use, Guelph Soccer would welcome the development of washrooms and/or change facilities to serve the soccer field.

If you have any questions, please contact Christy Rumfeldt, Executive Director:  
[christy.rumfeldt@guelphsoccer.ca](mailto:christy.rumfeldt@guelphsoccer.ca)

Sincerely,

David Tack,  
Chair, Guelph Soccer



## Submission from Julia Murray regarding Wilson Farmhouse

- The Mayor and the City have admitted there was misinformation and numerous mistakes made regarding the Wilson Farmhouse.
- Why should the citizens of Northern Heights and the rest of the City have to suffer the loss of 10% of our whole block park. 10% of prime park land that we have been accessing and appreciating since we moved in. 10% that was dedicated.
- Take rezoning, sale and severance off the agenda. Selling parkland, especially 10% of a whole block park, has never been done before. This would set an unsavory precedent. Imagine selling 10% of Exhibition Park?
- In the beginning (12+ years ago), the City and Heritage had their chance to implement proper planning procedures as per the Official Plan. Both Hanlon Farmhouses in South Guelph are on 4+ acres of preserved heritage landscape including barns and many mature trees. The City and Heritage have failed to implement many official plan policies.
- Decimating the 108 acre farmstead to 1/3 acres is a major mistake, especially since the entire front yard with majestic trees and heritage barn has vanished. Why didn't the City and Heritage prevent this? It is clearly outlined in the official plan. Guelph Official Plan 3.5.2: *"This plan promotes the design of development proposals in a manner that preserves and enhances the context in which cultural heritage resources are situated."*
- This simply was not done---this is only one of many ignored policies.
- Also consider page 26 of Heritage Property Evaluation: *"Cultural heritage value or interest may be intertwined with location or an association with another structure(s) or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials (i.e. chimneys, fireplaces, back vestibule and workshop, entire interior or entire reworking of the original craftsmanship would warrant an assessment of the integrity (i.e. modern addition)."*

- The Wilson Farmhouse was a part of a landmark farmstead of 108 acres with mature trees, barns, and in close proximity to two other Wilson farmhouses. It is now on 1/3 acre of original land. This has negated three contextual criteria that in turn negated criteria yields information on 19<sup>th</sup> century farming culture. This is significant erosion of heritage integrity.
- Councilor Findlay: do you not realize that the staff and mayor have considered facts like these in 200+ pages of documentation that was presented to them.
- Why are you and other pro-severance councilors not supporting the mayor? Have you and the other councilors read our documentation?
- Why did you present the idea of a multi-use REEP house again when it was considered on two other separate occasions? Please:
  - a) Have you consulted the residents of Northern Heights community as required by the Official Plan Page 135, Section 3.
  - b) Where is the parking lot area for this multi-use facility?
  - c) Perimeter parking around a block park is not permitted anywhere else in Guelph. Wilson Park has a major sportsfield--will not allow for extra parking.
  - d) Will wind turbines and solar panels further degrade the very limited remaining heritage features of this sad old house?
  - e) \$500,000 co-sign from the City after the soccer dome?
  - f) Rezoning?
- The staff, mayor and informed councilors have endorsed and voted for demolition: How do you justify your position?
- How do you justify your position?

**From:** Marion Baldwin  
**Sent:** October 30, 2013 10:16 PM  
**To:** Clerks; Ian Findlay; Andy VanHellemond  
**Subject:** Wilson Farm House

Dear Ward 2 Councillors,

I have followed the issue of the Wilson Farm House with great interest. I was excited to read about the potential business model for a future multi-use facility on Councillor Findlay's Ward 2 blog.

I have read the motion by Leanne Piper that will be voted on at the November 4 meeting. It was worded as follows:

That staff be directed to issue a Request for Expressions of Interest for the sale or lease of 80 Simmonds Drive (Wilson Farmhouse) for a period of 120 days for community use or residential use (including its permitted uses under the Zoning By-law). And that staff report back at a future meeting of Council all Expressions of Interest received, for evaluation and further direction. And that, if no Expressions of Interest are received, or deemed appropriate by Council for further consideration, that the farmhouse at 80 Simmonds Drive be demolished and its materials, where possible, be salvaged for reuse or recycling.

I support this motion, and believe this is the most reasonable approach, with the greatest benefit to all. This approach allows for greater public participation, and allows interested parties an opportunity to explore uses for the property that can benefit the community as a whole, without burdening the taxpayer.

There is nothing to lose and much to gain from this approach. I wish for councillors to vote in favour of this motion, without any further amendments.

Thank you,

Marion Baldwin  
Ward 2 resident

From: Gail McCormack  
Sent: October 30, 2013 9:15 PM  
To: Clerks; Mayors Office; Jim Furfaro; Bob Bell; Ian Findlay; Maggie Laidlaw; June Hofland; Gloria Kovach; Cam Guthrie; Lise Burcher; Leanne Piper; Todd Dennis; Karl Wettstein; Andy VanHellemond  
Subject: wilson farmhouse

Dear mayor and council

We understand the following motion will come before council next Monday:

That staff be directed to issue a Request for Expressions of Interest for the sale or lease of 80 Simmonds Drive (Wilson Farmhouse) for a period of 120 days for community use or residential use (including its permitted uses under the Zoning By-law). And that staff report back at a future meeting of Council all Expressions of Interest received, for evaluation and further direction. And that, if no Expressions of Interest are received, or deemed appropriate by Council for further consideration, that the farmhouse at 80 Simmonds Drive be demolished and its materials, where possible, be salvaged for reuse or recycling.

There has been a lot of rancour and controversy over this issue.  
This seems like a sensible way to settle the matter once and for all.

Please support the motion.

Gail McCormack and Ben Bennett



## **Submission to Council re: Wilson Farm**

Dear Mayor Farbridge and Council,

City Council, through its direction to City Staff, explicitly and clearly emphasizes that citizen engagement in decision-making is a fundamental prerequisite for a successful local democracy. This is also reflected in our city's Official Plan.

The lack of prolonged citizen engagement in the Wilson Farm decision-making process has resulted in an unfortunate bottleneck of citizens attempting to have their voices heard, long after their opinions have a realistic chance of influencing Council's decision. We respectfully urge council to provide the additional necessary time for citizens to be more fully engaged and so that their views can be reflected in the final outcome.

It should come as no surprise to council members that the citizens of Guelph are passionate about heritage conservation. We saw numerous groups and citizens clamoring to have their voices heard at the recent marathon council session.

We are now a city divided on this issue and whatever the fate of the Wilson house, many will be unsatisfied.

We believe this experience can be a vital lesson for our city about the role that citizen engagement can play in choosing our path on important issues.

The lesson is that Guelph is different. In Guelph, passionate citizens will participate in the civic decision making process if asked and if they are given the tools and opportunity. Sustained engagement will always lead to better outcomes than a rush of last-minute citizen delegations to Council.

We respectfully ask that Council re-affirm its commitment to citizen engagement and instruct CAO Pappert to do the same.

Kind regards,

The Guelph Civic League

Madame Mayor and Members of Council:

Please give your support to the motion put forward by Councillor Leanne Piper asking for a 120-day period to receive Expressions of Interest in regard to the Wilson Farmhouse. I would ask that you endorse the motion as worded, without limiting or encumbering it with amendments.

The City of Guelph website page on the Wilson Farmhouse still states the following:

*Next steps*

*Following review of the CRB report, staff will prepare a list of options for the future of the farmhouse and conduct a public consultation process on these.*

As I have expressed in my delegations and written comments to date, it is a key concern for me that no public consultation happened prior to the September 30<sup>th</sup> Council meeting where a deadlock occurred between demolition and severance and sale.

I appreciate that CAO Ann Pappert took responsibility for having “paused” the consultation process, however, the outcome was tantamount to cancellation as there was no window of opportunity for the consultation to be resumed prior to a decision.

I feel that Councillor Piper’s motion, if passed as worded, will allow for a substitute form of public consultation to take place. Anyone with an interest in the farmhouse will be able to put forward their proposal. All EOIs will be on the public record and integrated into a staff report or the agendas of future Council meetings. The EOIs will come back to Council to be debated in an open forum. All citizens will have the opportunity to review every EOI and to make their views known through written comments and verbal delegations.

The open evaluation of all EOIs by Council will address concerns articulated by Councillor Guthrie at the September 30<sup>th</sup> Council meeting regarding the opportunity to consider uses of the farmhouse in the context of the needs of the immediate neighbourhood.

Even more than a public consultation, the EOI process will require that serious proposals be made. Discussion about potential interest in the farmhouse can move from the realm of abstract ideas to concrete bids.

If no EOIs whatsoever are received by the City, I do understand that demolition is the outcome envisioned by this motion. I appreciate the position of the City that an orphaned building with no City use and no interested private buyer or user cannot be left standing indefinitely, particularly in this location.

If a number of EOIs are received by the City, Council will then need to consider a framework for prioritizing and evaluating the appropriateness of the proposals. This

needs to be done in a fair and transparent manner. All members of Council will need to act with goodwill. The playing of political games will only serve to again polarize parties on both sides of the issue.

I would also like to address concerns around making a timely decision. At the September 30<sup>th</sup> Council meeting, Councillor Furfaro stated something to the effect that “this issue has gone on long enough and it is time to make a decision.” While I may share Councillor Furfaro’s concern that there are a number of unexplained delays on the part of City staff in addressing the fate of the farmhouse, I would point out that the building has been owned by the City since 2005, not 1999. Homeowners on the east and west sides of the park, including Northern Heights Residents Association members Mr. Lackowicz and Ms. Sperle took possession of their newly-built homes in 2010. In the ensuing 3-year period, the issue of the farmhouse was put into complete limbo for 18 months as a direct result of the Conservation Review Board appeal launched by Mr. Lakcowicz.

I don’t think it’s too much to ask for 120 days to ensure a fair and open decision-making process. It’s November. No one will be walking to the park to sit under the walnut trees surrounding the house between now and the beginning of March. If no EOIs whatsoever are received by the City, demolition can proceed immediately after the 120-day period has expired and the land can be cleared in time for summer park use.

If a number of EOIs are received by the City, staff and Council resources need to be allocated to make a final decision as quickly as possible.

In regard to the farmhouse, section 3.5.20 of Guelph’s Official Plan states the following:

*1. The farmhouse at 595 Victoria Road North will be incorporated into the design of the main public square for the lands located along the west side of Victoria Road, providing opportunity for the use of this building as a public facility (community centre or library) or alternatively, to be retained as a residential use.*

The opportunity still exists to realize the vision of the Official Plan for the farmhouse, either as a community centre or as a private residence. The publicity surrounding the issue of the farmhouse has already resulted in a number of ideas and proposals being put forward. These have included a letter of interest of private purchase from Ms. Stacy Collison, a proposal of heritage restoration and residential use by Habitat for Humanity, a business plan framework for community use and expressions of interest of rental use of public space by The Trillium Waldorf School and Guelph Soccer. The recent announcement of the “Elevator Project” is an exciting opportunity for both financial and strategic support for potential community uses of the farmhouse.

All of these ideas need to be given a full airing in a fair, open and transparent manner prior to any final decision of either severance and sale or demolition. If a process based on these principles is followed, I can live with the outcome. I would feel sadness if the house is demolished, but I would be reassured that all options had first been fully explored.

The University of Guelph is currently dealing with an extremely challenging decision-making process. A newspaper quote from Maureen Mancuso resonated for me in relation to the Wilson farmhouse situation: "The decisions we need to make...must be transparent so that there is no resentment, even if there is some regret."

Thank you for considering my position.

Sincerely,

Susan Watson



November 1<sup>st</sup> 2013

Dear Mayor Farbridge and Members of Council,

I am really happy about the motion brought forward by Leanne Piper for November 4<sup>th</sup>, 2013. It gives us time to consider a good use for the Wilson Farmhouse as we, the residents, were not adequately prepared and informed throughout this process. I salute Ian Findlay for his incredible work and coming up with a creative solution. Perhaps the figures are optimistic. I am no financial analyst but, to be safe, I'd give it five years to pay for itself. This is still a totally worthwhile endeavour.

I am disappointed with my neighbours who favour demolition.

- I welcome a community house in my street.
- We can argue about the state of the house, but no matter how much or how little of the house is salvaged, the community will benefit from this plan.
- This is NOT going to be a Tim Hortons or a convenience store. Think outside the mall.
- I see this as a destination for cyclists (off the Guelph Lake path), seniors (from Guelph Lake Commons), and local residents on foot and probably school groups and the like in daytime hours.
- Like some of my neighbours, I also do not like increasing traffic to our streets **AND**
- I challenge my neighbours to abandon their own cars before they disapprove of others driving down their street.
- A renovated old house for community use will increase the value of our homes.
- No more shingles will fall on people's driveways. No more wild animals will roam the building. No more boarded up windows to stare at.
- The new neighbourhood house will help us connect as neighbours, which will be much needed after all this is said and done.
- I hereby offer my services as a volunteer or employee of the Wilson Farmhouse.

Finally, I have one request: please add a reading room or small library to the plan.

In conclusion: I support the motion. I support Ian Findlay's plan. How can I help?

Sincerely, Marcia Santen