

# City Council - Planning Meeting Agenda



**Consolidated as of December 8, 2017**

**December 11, 2017 – 6:00 p.m.  
Council Chambers, Guelph City Hall, 1 Carden Street**

Please turn off or place on non-audible all electronic devices during the meeting.

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**Changes to the original agenda have been highlighted. Please note that changes to the order of items have also been made.**

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## **Authority to move into closed meeting**

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, to consider:

**C-CON-2017.18      Public Appointment to the Board of Trustees of the Elliott**  
Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees

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## **Open Meeting – 6:30 p.m.**

### **Closed Meeting Summary**

O Canada  
Silent Reflection  
First Nations Acknowledgment  
Disclosure of Pecuniary Interest and General Nature Thereof

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### **Items for Discussion:**

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

**CON-2017.55      1 & 15 Stevenson Street North and 8 William Street  
Proposed Zoning By-law Amendment and Draft Plan of Vacant Land Condominium  
File: ZC1613/CDM1609**

**Delegation:**

Rodney Kubis

Jeff Buisman, Van Harten Surveying Inc.

**Recommendation:**

1. That the application from Van Harten Surveying Inc. on behalf of Paul and Maria Leombruni for approval of a Zoning By-law Amendment from the R.1B (Residential, Single Detached) Zone to an R.1D-? (Specialized Residential, Single Detached) Zone to permit the development of 10 single detached dwellings on the site municipally known as 1 and 15 Stevenson Street North and 8 William Street and legally described as Part of Lot 38, Plan 320, City of Guelph, be approved, in accordance with ATT-2A of the Infrastructure, Development and Enterprise Report IDE-2017-131, dated December 11, 2017.
2. That the application from Van Harten Surveying Inc. on behalf of Paul and Maria Leombruni for approval of a proposed draft plan of vacant land Condominium consisting of 7 residential single detached dwellings, as shown in ATT-6, applying to the property municipally known as 1 & 15 Stevenson Street North and legally described as Part of Lot 38, Plan 320, City of Guelph, be approved for a period of three (3) years in accordance with Conditions noted in ATT-2C of the Infrastructure, Development and Enterprise Report IDE-2017-131 dated December 11, 2017.

**CON-2017.56      Draft Built Form Standards for the Gordon Street  
Intensification Corridor**

**Presentation:**

David de Groot, Senior Urban Designer

**Recommendation:**

That the Draft Built Form Standards for the Gordon Street Intensification Corridor be received.

**CON-2017.57      Draft Built Form Standards for Mid-rise Buildings and  
Townhouses**

**Presentation:**

David de Groot, Senior Urban Designer

**Recommendation:**

That the Draft Built Form Standards for Mid-rise Buildings and Townhouses be received.

## **CON-2017.58      Guelph Innovation District (GID) – Real Estate Options**

### **Presentation:**

Peter Cartwright, General Manager, Business Development and Enterprise Services

### **Correspondence:**

Bill Mungall

### **Recommendation:**

1. That staff be directed to implement a proposal to acquire and dispose of real estate located within the Guelph Innovation District as described in Council Report IDE-2017-140, specifically lands identified as the former Wellington Detention Centre and the Turf Grass lands and report back at key implementation milestones as determined by staff.
2. That the Mayor be directed to advise the Minister of Infrastructure about the City of Guelph's intention to submit an Expression of Interest to acquire and dispose of real estate located within the Guelph Innovation District as described in Council Report IDE-2017-140, specifically lands identified as the former Wellington Detention Centre and the Turf Grass lands.
3. That the Mayor and City Clerk be authorized to execute the terms and conditions of a Letter of Intent/Conditional Agreement of Purchase and Sale to acquire from the Province of Ontario property within the Guelph Innovation District, as described in Council Report IDE-2017-140, specifically lands identified as the former Wellington Detention Centre and the Turf Grass lands, subject to the terms and conditions of a Letter of Intent/Conditional Agreement of Purchase and Sale being acceptable to the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise, and the Deputy Chief Administrative Officer Corporate Services.
4. That staff be directed to develop and issue a Request for Proposals to seek submissions from private development interests to develop property within the Guelph Innovation District, as described in Council Report IDE-2017-140, subject to its contents being acceptable to the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise, and the Deputy Chief Administrative Officer Corporate Services.
5. That staff be directed to assess Request for Proposal submissions from private development interests, and subject to the approval of the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise and the Deputy Chief Administrative Officer Corporate Services, conduct negotiations to sell and develop property within the Guelph Innovation District.
6. That the Mayor and Clerk be authorized to execute an agreement of purchase and sale for the purpose of selling property within the Guelph Innovation District to a private development interest, subject to the contents of the

agreement of agreement of purchase and sale being acceptable to the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise and the Deputy Chief Administrative Officer Corporate Services.

7. That staff be directed to utilize the Tax Rate Operating Contingency Reserve #180 for operating costs to an upset limit of \$3,500,000, and that the Water Capital Reserve Fund #152 be utilized to fund the refundable deposits as required to an upset limit of \$6,500,000, as identified in Council report IDE-2017-140, and that staff calculate and charge to the project an appropriate rate of return of 3.5% per annum plus an additional 1.5% related to the risk of the project, subject to the approval of the Deputy Chief Administrative Officer Corporate Services, and the City Treasurer.

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## Special Resolutions

### By-laws

Resolution to adopt the By-laws (Councillor Billings).

By-law Number (2017)-20234	A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects the site known municipally as 1 and 15 Stevenson Street and 8 William Street, legally described as Part of Lot 38, Plan 230, City of Guelph (File # ZC1613).
By-law Number (2017)-20235	A by-law to confirm the proceedings of the meeting of Guelph City Council held December 11, 2017.

## 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

Clerk,

City of Guelph

Dear Sir:

**RE: Purchase of GID Lands – IDE-2017-140**

This letter is sent to signify my opposition to the recommendations to Planning Committee as contained in the staff report. Reasons are as follow:

- 1) **Fiscal Room (Financial Implications)** – absent from the report is any discussion of or specificity on the very major capital costs that would be required to purchase the lands, and in particular, its impact in terms of opportunity cost of displacing other major capital projects, eg. Library, South End Rec Centre by tying up fiscal room in the reserves and/or in debentures) for an indefinite period of time. This same comment also applies to absorption of the operating costs.
- 2) **Fiscal “Queue-jumping”** - It has been public knowledge since 2005 that the Province would sell the turfgrass lands for development on transfer of the ownership of these lands to the Province in 2018. Yet no earmarking of funds for this project appears in the current or prior years budgets. This is redolent of the intrusion of other major capital projects into the capital budget in recent years without prior notice, effectively deferring for years projects such as the library and the south end rec centre, which have been sought by the citizenry for many years.
- 3) **Fundamental Rationale** – the Secondary Plan for the GID has had a very lengthy and painstaking history, with a major investment of City staff resources to lead it to completion, which included numerous meetings with Provincial staff. *Yet, the staff report offers NO rationale as to why the Secondary Plan cannot be relied upon to achieve the objectives of the City in the development of these lands.* The recommendation to buy the land leads one to wonder why the City ever bothered investing and engaging in the Secondary Plan process in the first place.
- 4) **Public Consultation** – the York District Secondary Plan process was well attended over the years by a wide array of residents and stakeholders. To now suggest a more direct role for the City in developing the GID lands requires renewed public consultation.
- 5) **Natural Heritage Areas** – substantial areas west of the railway are designated as Natural Heritage System in the Secondary Plan. To not include these as part of the “Conservation Lands” parcel suggests that the City actually plans to develop these reforested and cultural woodland lands west of the railway.  
Secondly, both these NHS areas and the “Conservation Lands” (which are entirely undevelopable floodplain lands, lying east of the railway, also designated as NHS) lack value for developers, and therefore are essentially free for the taking during negotiations with same. Since that is the case, the City should simply ask the Province to turn over both the NHS and Conservation Lands for nominal consideration, given their undevelopable nature, prior to IO’s release of the lands to the market.
- 6) **Brevity** – the report is far too terse for an undertaking of this magnitude and therefore lacks detail. As but one small example of the latter, the current ownership on title at the Land Registry Office of the “turfgrass lands” is in fact not the Province, but The Agricultural Research Institute of Ontario, an agency of the Ministry of Agriculture, Food and Rural Affairs. The ownership only

reverts to the Province as of the end of March, 2018 in accordance with an agreement between the Ministry and Infrastructure Ontario that goes back to 2005.

It would be appropriate for Council to defer this matter at this point, given the above.

Bill Mungall