

City Council - Planning Meeting Agenda



Consolidated as of February 10, 2017

Monday, February 13, 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.

Please note that an electronic version of this agenda is available at guelph.ca/agendas.

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-2017.1** **75 Dublin Street - Ontario Municipal Board Appeals (Ward 3)**
Section 239 (2) (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Open Meeting – 6:30 p.m.

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

Closed Meeting Summary

Council Consent Agenda:

The following resolutions have been prepared to facilitate Council's consideration of 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. It will be extracted and dealt with separately as part of the Items for Discussion.

- CON-2017.5** **Proposed Technical Revisions to Guelph's Comprehensive Zoning By-law (1995)-14864 (File: ZC1616)**

Recommendation:

That the proposed technical revisions to Guelph's Comprehensive Zoning By-law (1995)-14864 be approved in accordance with the summary chart provided in ATT-1 of Infrastructure, Development and Enterprise Report 17-10 dated February 13, 2017.

CON-2017.6 Request for an Extension of Draft Plan Approval Watson East Subdivision (File: 23T-98501) - Ward 1

Recommendation:

1. That in accordance with Section 51(33) of the *Planning Act*, the application by Black, Shoemaker, Robinson and Donaldson Limited for a five (5) year Draft Plan Approval extension to the Watson East Subdivision (23T-98501) on lands legally described as Part of Lot 6, Concession 3, Division "C", City of Guelph be approved to an extended lapsing date of March 20, 2022, subject to the original draft plan conditions contained in ATT-4 of Infrastructure, Development and Enterprise Services report IDE 17-16, dated February 13, 2017.
2. That in accordance with Section 51(45) of the *Planning Act*, administrative and technical revisions have been made to original draft plan conditions approved by Council on March 20, 2001 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the *Planning Act*, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

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-2017.7 Proposed Demolition of 18 Harcourt Drive, Ward 5

Delegations:

Janice Wright

Recommendation:

That the proposed demolition of one (1) detached dwelling at 18 Harcourt Drive be approved.

CON-2017.4 45 Yarmouth Street - Proposed Zoning By-law Amendment (File: ZC1604) - Ward 1

Delegations:

Dave Hannam, Zelinka Priamo
Charles Minett

Correspondence:

Steven Jett

John Charles

Recommendation:

1. That the application from Zelinka Priamo Ltd. on behalf of Ayerswood Development Corporation for approval of a Zoning By-law Amendment from the CBD.1 (Central Business District) Zone to a CBD.1-? (Specialized Central Business District) Zone to permit the development of a 12 storey, 75 unit apartment building with approximately 143 square metres of ground floor commercial space on the property municipally known as 45 Yarmouth Street and legally described as Parts 1 to 6, Plan 61R-4481, also known as Part of Lots 90 and 91, Canada Company Survey Registered Plan No. 8, City of Guelph, County of Wellington, be approved, in accordance with ATT-2 of the Infrastructure, Development and Enterprise Report IDE 17-12, dated February 13, 2017.
2. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 45 Yarmouth Street.

Special Resolutions**By-laws**

Resolution to adopt the By-laws (Councillor Allt)

By-law Number (2017)-20134	A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph (Technical Revisions 2017)
By-law Number (2017)-20135	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 property known municipally as 63 Arthur Street South and legally described as Part of Grist Mill Lands, East side of Speed River, Plan 113 and Part Lot 76, and Lots 77, 78, 79, 80, 81 and 82, Plan 113, (as amended), designated as Parts 11, 12 and 13, 61R11955, together with an easement over Part 17, 61R11955 as in Instrument No. WC212993; City of Guelph (removal of Holding (H) provisions)

By-law Number (2017)-20136	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 property known municipally as 45 Yarmouth Street, legally described as Parts 1 to 6, Plan 61R-4481, also known as Part of Lots 90 and 91, Canada Company Survey Registered Plan No. 8, County of Wellington, City of Guelph (File# ZC1604).
By-law Number (2017)-20137	A by-law to confirm the proceedings of meetings of Guelph City Council held February 6, 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

Notice of Motion provided by Councillor Dan Gibson

Adjournment

Zoning By-law Amendment

Proposed 12-storey apartment building for 75 units

45 Yarmouth Street, Guelph

Site Location (Google Aerial Map)



Note: Location and boundary are approximate

Baker Street 3D Rendering



Yarmouth Street 3D Rendering



From: John Charles
Sent: February 4, 2017 5:50 PM
To: Clerks
Subject: Meeting on February 13th re. 45 Yarmouth Street

I wish to submit the following written comments for the Proposed Zoning By-Law Amendment meeting taking place on February 13, regarding the property at 45 Yarmouth Street.

Some of the residents of 55 Yarmouth Street work from home and the prolonged construction work will make it very difficult for us to do our jobs. I hope council members will give us, local business owners and residents, and medical and therapeutic practitioners due consideration when making their judgement.

If city council does approve the application, will Zelinka Priamo Ltd. provide us with proper notice of when the most noisy work will be occurring? Specifically, the exact date the construction will begin, days on which it will be extremely noisy and particularly detrimental to people in the surrounding buildings, and advance notice of when the construction has reached the point where the most extreme noise has stopped?

Respectfully,

John Charles