

Council Committee Room B  
February 4, 2008 5:30 p.m.

**A meeting of Guelph City Council.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein

Staff Present: Mr. H. Loewig, City Administrator; Mr. M. Amorosi, Director of Human Resources; and Ms. T. Agnello, Deputy City Clerk

- 1. Moved by Councillor Hofland  
Seconded by Councillor Beard

THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) of the Municipal Act, with respect to:

- personal matters about identifiable individuals

Carried

The meeting adjourned at 5:31 o'clock p.m.

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Mayor

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Deputy Clerk

Council Committee Room B  
February 4, 2008 5:32 p.m.

**A meeting of Guelph City Council meeting in Committee of the Whole.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein

Staff Present: Mr. H. Loewig, City Administrator; Mr. M. Amorosi, Director of Human Resources; and Ms. T. Agnello, Deputy City Clerk

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There were no declarations of pecuniary interest.

The City Administrator provided information with respect to identifiable individuals.

The meeting adjourned at 6:50 o'clock p.m.

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Mayor

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Deputy Clerk

Council Chambers  
February 4, 2008

**Council reconvened in formal session at 7:00 p.m.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein

Staff Present: Mr. H. Loewig, City Administrator, Ms. T. Sinclair, Assistant City Solicitor; Mr. J. Riddell, Director of Community Design & Development Services; Mr. S. Hannah, Manager of Development and Parks Planning; Ms. J. Jylanne, Senior Policy Planner; Mr. C. DeVriendt, Senior Development Planner; Mr. G. Atkinson, Policy Planner; Ms. K. Nasswatter, Senior Development Planner; Ms. T. Agnello, Deputy City Clerk; Ms. D. Black, Assistant Council Committee Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

Councillor Kovach declared a pecuniary interest on the 308 Stevenson Street North item because family members own property within the mailing distribution area.

## PLANNING PUBLIC MEETING

Mayor Farbridge explained the new meeting proceedings. Mayor Farbridge 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.

### **240 and 250-258 Silvercreek Parkway North; 104-110 Silvercreek Parkway; 219 Silvercreek Parkway North & 292 Speedvale Avenue**

Mr. C. DeVriendt, Senior Development Planner provided background information with respect to the three Zoning Amendment Applications. He outlined the location of the three sites. He advised the sites are designated “Intensification Area” whose purpose is to group complementary uses in close proximity to one another to satisfy several shopping and service needs in one location. He pointed out there is no new development proposed in association with this application at this time. He also clarified the differences of the current zoning and the proposed zoning.

Ms. Nancy Shoemaker, on behalf of the applicant was present to advise that the applications are being brought forward to bring these properties in conformity with the Official Plan. They are wanting to include retail establishments as permitted uses to broaden the potential uses of the property.

1. Moved by Councillor Billings  
Seconded by Councillor Kovach

Mr. J. Riddell

THAT Report 08-08 dated February 4, 2008 regarding an application for a zoning by-law amendment for 240 and 250-258 Silvercreek Parkway North from Community Design and Development Services be received.

AND THAT Report 08-09 dated February 4, 2008 regarding an application for a zoning by-law amendment for 104-110 Silvercreek Parkway North from Community Design and Development Services be received.

AND THAT Report 08-010 dated February 4, 2008 regarding an application for a zoning by-law amendment for 219 Silvercreek Parkway North and 292 Speedvale Avenue from Community Design and Development Services be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**1671 Gordon Street**

Mr. Chris DeVriendt, Senior Development Planner provided information with respect to this zoning application. The application is to request the change from the Residential Single Detached Zone to a Specialized Cluster Townhouse Zone to permit the development of 14 townhouse units. He advised that public concerns were related to future redevelopment of their properties with the current proposal, impact on existing driveways and access to Gordon Street, impact on property line trees and grading and stormwater management. He advised that staff will address these issues and other issues related to the future development of the remaining "Medium Density" residential lands. He also stated that staff will be reviewing stormwater management and drainage and will address alternatives and possible affects on the surrounding properties if land assembly does not occur.

Staff advised they will provide a cross section of the property to show elevation and grading levels. They also stated they will review the septic system issues of the adjacent properties in relation to any development. They will also address parking concerns.

Mr. John Valeriotte, on behalf of the applicant was present to advise that this application is to complete the project envisioned with the existing development and is an extension of the existing Seniors' residence. He stated that the application does not compromise the abutting properties and the owners recognize their responsibility to provide proof that the engineering concerns will be resolved. They will provide a site plan to address the parking and servicing issues raised. He also advised that the owner and consultants were present to answer questions if required.

Mr. Rob Hingston was present to express concerns with respect to this application. He expressed concern about the lack of visitor parking that will be available. He also advised he had concerns about the septic system issues being exacerbated by more development and requested assurance that the existing drainage problems will be addressed.

Dr. Hugh Whiteley was present to speak about the drainage and septic system issue. He advised that he has done some research in the area and believes there is a much elevated water table at the discharge end of the greenway and a wetland has developed. He urged staff to a review the water tables and ground water in that area to determine the cause of the elevated water tables.

Mr. Rocco Romeo, son of an adjacent property owner stated there are a number of issues that need to be addressed before development should occur. He advised constant drainage is

coming onto the property and they have had to install backflow valves to address the issue. He stated the residents have a lot of uncertainty and not enough has been done to correct the situation. They have not been approached within the last year and a half with respect to selling their property.

Mr. DeVriendt advised that staff will review and consider the concerns raised by the delegations with respect to drainage issues, parking and privacy issues. He stated that staff will ensure the engineering issues will not be exacerbated by any further development.

Staff also advised they would like to meet with the delegations for further discussions regarding the septic system issues in order to find a resolution.

2. Moved by Councillor Burcher  
Seconded by Councillor Hofland

Mr. J. Riddell

THAT Report 08-11 dated February 4, 2008 regarding a Zoning by-law amendment for property municipally known as 1671 Gordon Street from Community design and Development Services be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)  
VOTING AGAINST: (0)

Carried

### **Official Plan Update (Phase One)**

Mr. Greg Atkinson, Policy Planner, provided information with respect to the Official Plan Update. He stated this is the first in a three-phase work plan to comprehensively update the City's Official Plan. He outlined the reasons behind the update which included legislative requirements, recently adopted studies and availability of new planning tools. He then explained the relationship of the Official Plan Update with other key policy initiatives such as the Strategic Plan, Local Growth Management Strategy, Urban Design Action Plan, the Trail Master Plan, Transportation Study, Natural Heritage Strategy, Community Improvement Plans and Community Energy Plan. He stated that the goals of the update process are:

- to reflect City-wide objectives set out in the Strategic Plan
- to contain growth management policies to accommodate projected population and employment targets
- to ensure quality design in future development
- to promote energy conservation, sustainable development, and the protection of natural heritage resources; and

- to contain up-to-date Provincial and Municipal policy direction.

He then outlined some key changes being proposed. Several goals, objectives and policies throughout the plan have been updated to reflect parts of the City's 2007 Strategic Plan, the 2005 Provincial Policy Statement and the City's Barrier Free Policy Statement. The Amendment also proposes to establish a new Section in the "Implementation" Chapter of the Official Plan which outlines the procedures and requirements for submitting a complete development application. He also stated that several new definitions have been added and existing definitions are revised to be consistent with the Provincial Policy Statement and recent legislative changes. Further changes include:

- expanding the City's Brownfield Community Improvement Plan Area
- updating development restrictions within and adjacent to significant natural heritage features
- establishing criteria that must be satisfied prior to the conversion of employment lands to non-employment uses
- clearly defining employment lands
- incorporating relevant recommendations from recently approved transportation studies; and
- reflecting recent changes made to the Ontario Heritage Act throughout the Cultural Heritage Section of the Official Plan.

The Policy Planner then advised of the next steps in the amendment process.

Staff was directed to make wording changes in various portions of the Official Plan Update to clarify definitions and intent. They requested a clear definition of "Cultural Heritage". Staff was also requested to update the financial implications portion of the report. Staff asked that the Forestell Road green space will be included in future maps.

The issue of the designation of the Hanlon as a Provincial highway was raised and staff advised they will be reviewing this designation and will report back to Council on this matter.

Mr. David Graham & Ms. Laura New were present to address the transportation issues within the Official Plan. He addressed a concern that the North Mainline Municipal Alliance study of 2006 was not addressed in the amendments. Secondly, he stated he believes Guelph should be pursuing intercity transportation and would like to see railway transportation utilized more, He particularly noted the potential of rail use connected to the Hanlon Industrial Park but stated the proposed Hanlon changes would

prevent it. He would like to have Guelph Transit connect to Grand River Transit to establish an inter-regional system. Thirdly, he recommended that Guelph charge the equivalent of bus fare to park at any parking meter in the city to divert all parking meter revenue directly to Guelph transit. He believes that increasing bus fares and free downtown parking is not conducive to reducing vehicular traffic.

Ms. Magee McGuire was present to express concerns with the current plans for the residential lands on York Road. She feels the language is ambiguous, and in particular feels that Section 9 is too vague and believes it is open to supporting decisions that would undermine the goals. She stated that leaving the designation of York Road as an "arterial" road has contributed to the increasing number of trucks, size and types of loads. She believes York Road has become an unregulated parkway and could affect all future east-west corridors to the Hanlon. She stated that the high level of truck traffic is dangerous and costly and creates unacceptable noise levels, unsafe crossings, unsafe speeds and noise pollution.

Ms. Laura Murr, President of Kortright Hills Community Association was present to address how Official Plan #37 can be amended to make the Kortright Hills Community neighbourhood more walkable by re-designating Downey Road to a collector in the Official Plan and on Schedule 9A and 9B. She stated that the Ministry of Transportation rates Downey Road as a collector so the City should provide consistency and do the same. She would like to see the current road widening allowance in the Official Plan removed so that boulevards could be widened to improve streetscapes. She also stated that she would like to see the bicycle route extended the entire length of Downey Road. She believes approvals of the trail system through the Hanlon Creek Business Park should be deferred until the results of the Environmental Impact Study is approved by the Environmental Assessment Committee and the Grand River Conservation Authority. She suggested the City review Halton and Burlington Official Plans to get ideas on how to strengthen our Official Plan by utilizing stronger wording to "shall be consistent" instead of "may" and "require" instead of "encourage" in order to limit challenges to future decisions.

Staff advised they will review and consider the issues raised by the delegations with respect to transportation, rating Downey Road and trail plans. They stated they would like to meet with the delegations to further discuss the issues raised.

4. Moved by Councillor Billings  
Seconded by Councillor Burcher  
Mr. J. Riddell THAT Report 08-16 dated February 4, 2008 regarding proposed amendment No. 37 to the City of Guelph Official Plan from Community Design and Development Services be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)  
VOTING AGAINST: (0)

Carried

### **308 Stevenson Street North**

Mr. S. Hannah, Manager of Development & Parks Planning advised that this application proposes to amend the zoning on a portion of the property from the Residential Single Detached Zone to the Residential Semi-detached Zone with a new specialized Residential Zone being proposed on the balance of the lands. He advised that a future request to demolish the existing dwelling will be required to accommodate the redevelopment. The proposed zoning would allow the construction of a semi-detached dwelling. He stated that compatibility and loss of privacy are the two main concerns that the public have raised. Staff and the applicant have attempted to address the issues by changing the configuration, and specifying several regulations with regard to setback and building restrictions. He advised that the neighbour at 310 Stevenson Street North is willing to accept the proposed access provided a fence is built and that has been included as a condition of approval. Staff has also included a nine metre height restriction rather than just a two storey regulation as well as increased setback restrictions in order to address privacy issues. Staff sees no issues with the semi-detached or flag lot configuration. Intensification is encouraged by both City and Provincial documents and staff see this as an opportunity towards meeting infill requirements.

Ms. Nancy Shoemaker, on behalf of the applicant was present to advise that they are in support of the staff report. They recognize that the lots are often underutilized and feel flag lots can be better utilized within restrictions that would need to be applied to protect the neighbourhood integrity. She stated they have made efforts with respect to addressing the neighbourhood concerns and believe this application is a compatible use of the property.

Mr. Tony Raffin, a neighbour to the property was present to state opposition to this application. He raised the issue of the increase of traffic and does not feel the number of driveways addresses the issue of the number of vehicles entering and exiting onto the property. He believes the development would adversely affect



the noise levels and peace of the neighbourhood and the changes are invasive and setting a precedent for future homeowners or developers to apply for zone changes and severances so they could develop on their properties. He feels the applicant will conduct their development and walk away with a profit while leaving the local residents with noise pollution, disturbance of peace due to the construction and a sense of invasiveness due to the addition of three homes on the property.

- 5. Moved by Councillor Wettstein  
Seconded by Councillor Billings

THAT the procedural by-law be suspended to allow Mr. Raffin to speak beyond the five minute time limit.

Carried

Mr. Raffin also expressed concern with the detached dwelling that is to be built at the back of the property being built after the semi-detached building at the front thus extending the length of time of disruption. He stated that due to its size and placement, it is an intrusion on the existing neighbourhood and he would like to keep the neighbourhood as it is with large backyards and single detached dwellings.

- 6. Moved by Councillor Burcher  
Seconded by Councillor Wettstein

Ms. N. Shoemaker  
Mr. J. Riddell  
Mr. D. McCaughan  
Mr. R. MacKay  
Ms. L. Payne  
Mr. B. Stewart

THAT the application by Black, Shoemaker, Robinson & Donaldson Limited for a Zoning By-law Amendment from the R.1B (Residential Single Detached) Zone to the R.2 (Residential Semi-detached) and Specialized R.1B-?? (Residential Single Detached) Zones affecting property municipally known as 308 Stevenson Street North and legally described as Lot 43, Registered Plan 265, City of Guelph, be approved in accordance with the regulations and conditions set out in Schedule 2 of the Community Design and Development Services Report 08-12 dated February 4, 2008;

AND THAT the future request to demolish the existing detached dwelling known as 308 Stevenson Street North, to accommodate the redevelopment contemplated by application ZC0713, be approved.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillor Farrelly (1)

Councillor Kovach declared a pecuniary interest and did not vote or speak on this matter.

Carried

**ADJOURNMENT**

The meeting adjourned at 10:03 o'clock p.m.

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Mayor

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Deputy Clerk