

Council Chambers

March 7, 2011

Council convened in formal session at 7:00 p.m.

Present: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Kovach, Laidlaw, Piper, Van Hellemond and Wettstein

Absent: Councillor Hofland

Staff Present: Dr. J. Laird, Executive Director of Planning, Engineering & Environmental Services; Mr. J. Riddell, General Manager of Planning & Building Services; Mr. S. Hannah, Manager of Development Planning; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

COUNCIL AS COMMITTEE OF THE WHOLE CONSENT AGENDA

- 1. Moved by Councillor Kovach
Seconded by Councillor Laidlaw
THAT Len Griffiths be appointed to the Guelph Police Services Board for a term ending November, 2011.

Chief R. Davis
Mrs. L.A. Giles

Carried

CONSENT AGENDA

- 2. Moved by Councillor Kovach
Seconded by Councillor Laidlaw
THAT the March 7, 2011 Council Consent Agenda, as identified below, be adopted:

A.1) 83 Rodgers Road – Upcoming Ontario Municipal Board Hearing File A.83/10

Dr. J. Laird
Mr. J. Riddell
Mr. M. Amorosi
Ms. D. Jaques

THAT Report 11-18 regarding an appeal from the Committee of Adjustment Decision A-83/10 refusing a minor variance for a wider driveway at 83 Rodgers Road, City of Guelph, from Planning & Building, Engineering and Environment dated March 7, 2011 be received;

AND THAT the City be a party at any upcoming Ontario Municipal Board proceedings regarding an appeal from the Committee of Adjustment's Decision A.83/10 refusing a

minor variance to permit a wider driveway and that appropriate staff attend the hearing to support Council's direction.

A.2) Part Lot Control Exemption – Hanlon Creek Business Park (PLC1003)

Dr. J. Laird
Mr. J. Riddell

THAT report (10-101) from Planning & Building, Engineering and Environment dated March 7, 2011 regarding a proposed Part Lot Control Exemption request for portions of the Hanlon Creek Business Park from Belmont Equity (HCDP) Holdings Ltd. be received;

AND THAT City Council support the request to exempt Part of Lots 16, 17, 18 and 19, Concession 5, Geographic Township of Puslinch, now in the City of Guelph, more particularly described as Blocks 10, 11 and 14 on the draft Registered Plan from Part Lot Control as identified on Schedule 1 and subject to the conditions set out in Schedule 3 of the Planning & Building, Engineering and Environment report (10-101) dated March 7, 2011.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Kovach, Laidlaw, Piper, Van Hellemond, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

PLANNING PUBLIC MEETING

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.

DELEGATIONS

132 Clair Road West – Proposed Zoning By-law Amendment (File OP0605/ZC0619) – Ward 6

Mr. A. Hearne, Senior Development Planner, provided a brief overview of the application.

Ms. Astrid Clos, on behalf of the applicant, advised that the application has been scaled down from the original application. She advised they are requesting 0 metres side yard setbacks. She stated the retail store size is less than the maximum allowed and only one retail building is being proposed. She also clarified that although there is a cluster townhouse zone just south of Poppy Drive, she

does not believe it is large enough to develop within the current configuration of the property. She also stated the application proposes a commercial zone to implement the existing Mixed Use Node designation in the Official Plan.

Mr. David Rezmovits, applicant, outlined the site plan features and addressed the issues regarding how they plan to ensure the application complies with sustainable development.

The applicant advised they will give consideration to the following:

- increasing the size and number of trees for maximize shading;
- improving pedestrian access;
- incorporating a heritage component to the property;
- including bicycle lanes;
- consideration of a community room.

Mr. Hudson Merritt, raised concerns regarding the integrity of the Official Plan designation and Strategic Plan. He stated the City needs to give consideration to the long-term effects of the development. He believes this development will negatively affect the viability of further development on the adjacent lands and will hamper the goal of residential intensification. He stated that if changes keep being made to current zoning and Official Plan designations, it will lead to an unstable business environment for developers. He encouraged Council to support the ideals of intensification and mixed use that have been supported by the City.

Mr. Patrick Devine of FMC Law, on behalf of FCHT Holdings (Ontario) Corporation stated that the proposal exceeds the maximum building size permitted and should be kept at the 3,250 square feet maximum on other properties within the node. He would like fair and equitable treatment of all the properties.

Staff were directed to:

- review the size of building A and determine its impact;
- address concerns regarding the well;
- clarify the mixed use definitions;
- provide an overview of this application in conjunction with the commercial policy review;
- explore various landscape amenities;
- consider including more pedestrian amenities;
- review the feasibility of cycling lanes;

- provide information on adjacent land uses and site plans for residential development and determine potential impact of this application;
- show the elevation of the rear of building A;
- determine if the term "encourage" tenants could be changed to "require" tenants within the development agreement conditions.

Dr. J. Laird
Mr. J. Riddell

3. Moved by Councillor Findlay
Seconded by Councillor Dennis

THAT Report 11-19 regarding a proposed Zoning By-law Amendment application by Sobeys Capital Incorporated c/o Fieldgate (File #OP0605/ZC0619) applying to property municipally known as 132 Clair Road West, City of Guelph, from Planning & Building, Engineering and Environment dated March 7, 2011, be received.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Kovach, Laidlaw, Piper, Van Hellemond, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

BY-LAWS

6. Moved by Councillor Guthrie
Seconded by Councillor Dennis

THAT By-laws Numbered (2011) - 19164 to (2011) - 19165, inclusive, are hereby passed.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Kovach, Laidlaw, Piper, Van Hellemond, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

ANNOUNCEMENT

The Mayor announced there will be a Ward 1 Town Hall meeting to be hosted by Councillors Bell & Furfaro on March 30th at 7:00 p.m. at the Italian Canadian Club.

ADJOURNMENT

The meeting adjourned at 7:53 o'clock p.m.

Minutes read and confirmed March 28, 2011.

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Mayor

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Deputy Clerk