

Council Chambers  
March 31, 2008 7:00 p.m.

**A meeting of Guelph City Council.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach (arrived at 7:10 p.m.), Laidlaw, Piper, Salisbury and Wettstein

Absent: Councillor Burcher

Staff Present: Ms. T. Sinclair, Assistant City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mr. S. Hannah, Manager of Development & Parks Planning; Mr. C. DeVriendt, Senior Development Planner, 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.

**120 Westmount Road**

Mr. C. DeVriendt, Senior Development Planner outlined the revisions the applicant has made since the public in December of 2007 and stated that the proposed changes were presented at a public information meeting held at the end of February. The revisions include changes in setbacks, building heights, berm landscaping, reduction in residential units, and reduction in the building massing towards the northerly property line. He added that new conditions have been imposed as a result of public input.

Mr. John Cox advised there were changes made since the original concept was presented which include: staggering the façade, using different building materials, and adding balconies and terraces. He stated that the height of the Phase III building has changed from ten storeys to eight storeys and thus provides consistency of heights of all the buildings on the property. He assured everyone that the berm will be retained in tact and St. Joseph's will do more landscaping to address concerns of the residents. The architect confirmed they will utilize many energy saving options such as a heat recovery system, low flow toilets, central heating and cooling systems, and individual smart metering. He advised that St. Joseph's Foundation has advised that they do not believe a Leeds project is

financially feasible but they intend to be as environmentally friendly as possible.

Ms. Marianne Walker, on behalf of the St. Joseph's Foundation, advised that the development has undergone changes to try to accommodate residents' concerns; however, they must maintain a certain size to keep it economically feasible. She addressed landscaping issues and advised they are actively pursuing regrowth options. She also pointed out the amendments made with respect to setbacks and the façade. She stated that the previous building on the site was significantly higher than the proposed buildings. She also stated they are also concerned about thru traffic and has addressed this by the proposed road pattern.

1. Moved by Councillor Billings  
Seconded by Councillor Laidlaw

That the procedural by-law be suspended to allow the delegation to finish their comments.

Carried

Ms. Walker advised that timing is critical so construction can be started in spring and not be delayed for another year.

Ms. Lisa Sharp advised that the residents have been ignored with their request to lower the building to five storeys and lower the density. She believes there would be too much stress on the infrastructure. She stated that the development has gotten larger and closer to encroaching on the berms and the residents were not advised of those changes. They would like the 45 metre setback apply to all three phases. The residents would like more plantings on the berms now and not after the building is completed. She does not believe growth should happen here because it is too large for the neighbourhood. She stated that the residents feel the developer has ignored them and failed to work with the neighbours. She believes more concessions should have been made and asked Council to send it back to staff to decrease the height and density. Ms. Sharp also said she believes Councillor Farrelly is in conflict because she is on the Board of St. Joseph's Foundation and should not vote on this matter.

Mr. Ed Granger advised he supports the project but objects to the density, height and setbacks being proposed. He does not believe Council has given enough consideration to the impact on the surrounding

neighbourhood. He raised concerns with respect to traffic and used the Elliott as an example of the traffic issues.

Ms. Linda Hathorn stated that the residents entered into negotiations with the developer in good faith. In late February, the residents were advised that the Phase 1 building was moved back, yet, nothing was stated about the Phase 2 and Phase 3 buildings; and they were caught by surprise by the changes extending the proximity to the berms. He believes this development is economically viable for the developer but economically detrimental to the residents. This development is too dense for the property, has too much traffic and is not suitable for the neighbourhood.

Mr. Stuart Wren and Ms. Maria Case concurred with the previous delegations. Mr. Wren does not believe these buildings are institutional but are residential so they should have to adhere to the residential zoning regulations of a maximum of eight storeys and not the ten storeys allowed in the institutional zoning. He does not want to see the buildings encroach closer to Westmount Road. He stated they are concerned about future development and wants assurances that things will not be changed in a few years. Ms. Case raised the issue regarding the wetland on the west side of the property and would like a study done to protect the natural habitat.

Mr. J. Fazekas stated that he agrees with the issues raised by previous delegations. He was concerned that the development is going to dominate the neighbourhood and their real estate values will be negatively impacted. He stated that the development is not economically feasible for the neighbourhood. He advised the berm was developed approximately fifteen years ago and St. Joseph's issued an agreement to protect the berm and its surroundings and he requested a copy be provided to the neighbours, Council and involved staff. He requested a meeting where the neighbours could set the agenda so they could address their issues. He requested Council to defer the issue.

Meeting adjourned for a few moments.

Councillor Farrelly addressed the concern of a delegation regarding a potential conflict of interest. She advised that she is the Council appointed representative of the Board of Directors of St. Joseph's Foundation, and is not a staff member, and does not stand to gain financially as a result of her membership on the Board of Directors and therefore she does not have any pecuniary interest.

- 2. Moved by Councillor Farrelly  
Seconded by Councillor Laidlaw

That Report 08-36 regarding a Zoning By-law Amendment for property municipally known as 120 Westmount Road from Community Design and Development Services dated March 21, 2008 be received;

AND THAT the application by J.L. Cox Planning Consultants Inc. on behalf of St. Joseph's Health centre for a Zoning By-law amendment for the property municipally known as 120 Westmount Road and legally described as Part of Lots 17 and 18, Registered Plan 98, City of Guelph, be approved, in accordance with the regulations and conditions set out in Schedule 2 of Planning Report 08-36 dated March 31, 2008.

Mr. J. Riddell

- 3. Moved in Amendment by Councillor Kovach  
Seconded by Councillor Hofland

THAT Condition 1(d) of Schedule 2 of Report 08-36 dated March 31, 2008 be amended to add "including but not limited to deciduous and coniferous trees and that this landscaping plan be done in conjunction with Phase I."

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

Mr. J. Riddell  
Mr. D. McCaughan  
Mr. B. Stewart  
Ms. A. Pappert  
Ms. L.E. Payne  
Mr. J. Cox

- 4. Moved by Councillor Farrelly  
Seconded by Councillor Laidlaw

That Report 08-36 regarding a Zoning By-law Amendment for property municipally known as 120 Westmount Road from Community Design and Development Services dated March 21, 2008 be received;

AND THAT the application by J.L. Cox Planning Consultants Inc. on behalf of St. Joseph's Health centre for a Zoning By-law amendment for the property municipally known as 120 Westmount Road and legally described as Part of Lots 17 and 18, Registered Plan 98, City of Guelph, be approved, in accordance with the regulations and conditions set out in Schedule 2, as attached hereto and amended to include that Condition 1(d) add: "including but not limited to deciduous and coniferous trees and that this landscaping plan be in conjunction with Phase I." of Planning Report 08-36 dated March 31, 2008.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

**35 Mountford Drive**

Staff advised they will address the Community Energy Plan components as part of future development reports.

- 5. Moved by Councillor Findlay  
Seconded by Councillor Wettstein

Mr. J. Riddell  
 Mr. D. McCaughan  
 Mr. B. Stewart  
 Ms. A. Pappert  
 Ms. L.E. Payne  
 Mr. J. Fryett

That Report 08-26 regarding a Zoning By-law Amendment for property municipally known as 35 Mountford Drive from Community Design and Development Services dated March 31, 2008 be received;

And that application by James Fryett Architect Inc. on behalf of Options for Homes for a Zoning By-law amendment from the I.1 (Institutional) Zone to a Specialized R.3.A-? (Residential Cluster Townhouse) Zone and P.3 (Community Park) Zone affecting the property municipally known as 35 Mountford Drive and legally described as Block D, Registered Plan 637, be approved in accordance with the regulations and conditions set out in Schedule 2 of Planning Report 08-26 dated March 31, 2008.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

Minutes read and confirmed April 28, 2008.

Meeting adjourned at 8:40 p.m.

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Mayor

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Deputy Clerk