

Council Caucus Room
April 6, 2010 6:15 p.m.

A meeting of Guelph City Council.

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

Absent: Councillors Burcher and Farrelly

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Director of Human Resources; Chief S. Armstrong, Director of Emergency Services; Mr. G. Hunt, Manager Labour Relations, Health, Safety & Wellness, Assistant Director of Human Resources; Ms. T. Agnello, Deputy Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

1. Moved by Councillor Piper
Seconded by Councillor Hofland

THAT the Council of the City of Guelph now hold a meeting that is closed to the public with respect to:

Fire Negotiations

S. 239 (2)(d) Labour Relations or Employee Negotiations

Carried

The meeting adjourned at 6:16 o'clock p.m.

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Mayor

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Deputy Clerk

Council Caucus Room
April 6, 2010 6:17 p.m.

A meeting of Guelph City Council closed to the public.

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

Absent: Councillors Burcher and Farrelly

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Director of Human Resources; Chief S. Armstrong, Director of Emergency Services; Mr. G. Hunt, Manager Labour Relations, Health, Safety & Wellness, Assistant Director of Human Resources; Ms. T. Agnello, Deputy Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There were no declarations.

Labour Relations Employee Negotiations

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| Mr. M. Amorosi | <p>1. Moved by Councillor Kovach
Seconded by Councillor Salisbury
THAT staff be given direction with respect to employee negotiations.</p> | Carried |
| | <p>2. Moved by Councillor Salisbury
Seconded by Councillor Bell
THAT staff be given direction with respect to employee negotiations.</p> | Lost |
| Mr. M. Amorosi | <p>3. Moved by Councillor Kovach
Seconded by Councillor Billings
THAT staff be given direction with respect to employee negotiations.</p> | Carried |

The meeting adjourned at 6:55 o'clock p.m.

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Mayor

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Deputy Clerk

Council Chambers

April 6, 2010

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

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

Absent: Councillors Burcher and Farrelly

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. P. Cartwright, General Manager of Economic Development & Tourism; Mr. S. Hannah, Manager of Development & Parks Planning; Ms. T. Agnello, Deputy Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

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. The Mayor asked if there were any delegations in attendance with respect to planning matters listed on the agenda.

Consent Agenda

The following items were extracted from the April 6, 2010 Consent Agenda to be voted on separately:

- A-1: 28 Huron Street: proposed zoning amendment (file ZC0910)
- A-3: Downtown Guelph Community Improvement Plan

1. Moved by Councillor Kovach
Seconded by Councillor Hofland

THAT the balance of the April 6, 2010 Council Consent Agenda as identified below, be adopted:

- a) **26 Willow Road: Proposed Official Plan Amendment and Zoning By-law Amendment (File OP901/ZC0913)**

Ms. A. Clos
Mr. J. Riddell
Mr. D. McCaughan
Ms. M. Neubauer

THAT Report 10-16 regarding a proposed Official Plan Amendment and Zoning By-law Amendment for the property municipally known as 26 Willow Road and legally described as Parts of Lots 1 through 7 and Park Lot 1

Ms. L.E. Payne

Registered Plan 334, City of Guelph, to permit the development of a semi-detached dwelling from Community Design and Development Services dated April 6, 2010, be received;

AND THAT the application (OP0901/ZC0913) by Astrid J. Clos Planning Consultants for a site specific policy amendment to the text of the Official Plan affecting the property at 26 Willow Road, be approved, in the form outlined in Schedule 1 attached;

AND THAT the application (OP0901/ZC0913) by Astrid J. Clos Planning Consultants for approval of a Zoning By-law Amendment from the current R.4B (Residential High Density Apartment) Zone to the R.2 (Residential Semi-Detached/Duplex) Zone, affecting the property municipally known as 26 Willow Road, be approved, in accordance with the permitted uses, regulations and conditions provided in Schedule 2 attached.

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

VOTING AGAINST: (0)

Carried

3 Watson Road South: Proposed Zoning By-law Amendment (File: ZC1002) – Ward 1

Chris DeVriendt, Senior Development Planner outlined the application to permit a religious establishment and office use within the existing Specialized Industrial (B.2-1) Zone. He advised that the religious establishment has been occupying the space under a minor variance granted by the Committee of Adjustment which expires June 30, 2010. He outlined the various aspects which staff will review in relation to this application.

Astrid Clos was present on behalf of the owner and applicant. She provided a brief history of the stone school house. She advised that the application is not requesting any amendments to the existing parking. She provided examples of locations of religious establishments in industrial areas in the City. She suggested that a religious establishment is a good use for this stone structure, and the existing neighbours have no concerns with this use.

Fule Badoe, Senior Pastor of the River of Life International Fellowship provided a brief history and advised that this congregation was formed when two

churches joined together. He provided information in the various programs the church operates for both adults and youth. He further advised that it is very difficult to find a suitable location for their church in the City and requested that Council support their application.

Bob Radford, Associate Pastor advised that their church has seen a growth in membership over the past 3 years. He further advised that they have been looking for other locations but have not been successful and are under pressure to find a location as the Committee of Adjustment timeframe will soon be finished. He suggested that this stone school house in an industrial zone is a unique situation as that it does not have a shipping/receiving bay which would not make it attractive to industrial uses. He encouraged Council to look at other industrial sites being converted to religious spaces similar to other communities.

Adwoa Badoe advised of the importance of the church to new immigrants to the City by providing a comfortable place to worship. She advised that the congregation represents a variety of ethnics and cultures and a wide range of long time and new city residents. She suggested that the old stone school house looks like a church and that adding this use would not take away from the industrial use.

Naresh Thevathasan advised of the contribution the church makes to the residents, youth and visiting international students who participate in various programs. He requested that Council support their application.

Staff were requested to consider the following when reviewing the application:

- Reasons for providing a Committee of Adjustment minor variance on a temporary basis
- Any tax implications
- Advise of previous zoning prior to the industrial use
- Clarification of the uses which would be permitted with a religious establishment
- Outline a use of the structure that would fit an industrial use in light of the fact that there is no shipping/receiving area

2. Moved by Councillor Findlay

Seconded by Councillor Billings

THAT report 10-29 regarding a proposed Zoning By-law Amendment for the property municipally known as 3 Watson Road South, City of Guelph, to permit a religious establishment and an office use, from Community Design

Ms. A. Clos
Mr. J. Riddell

and Development Services, dated April 6, 2010, be received.

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

VOTING AGAINST: (0)

Carried

28 Huron Street: Proposed Zoning By-law Amendment (File ZC0910) – Ward 1

3. Moved by Councillor Kovach
Seconded by Councillor Findlay

Everest Homes
Mr. J. Riddell
Mr. D. McCaughan
Ms. M. Neubauer
Ms. L.E. Payne

THAT Report 10-25 dated April 6, 2010 regarding an application for a Zoning By-law Amendment for 28 Huron Street from Community Design and Development Services be received;

AND THAT the application by Everest Homes for a Zoning By-law Amendment (File ZC0910) from the R.1B Zone to a Specialized R.2-?? affecting the property known as 28 Huron Street and legally described as Plan 231, Part Lot 20, 61R-11214, Part 1, City of Guelph, be approved in accordance with the regulations set out in Schedule 3 attached.

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

VOTING AGAINST: (0)

Carried

Downtown Guelph Community Improvement Plan

It was requested that the clauses be voted in separately.

4. Moved by Councillor Piper
Seconded by Councillor Wettstein

Mr. P. Cartwright
Mr. J. Riddell

THAT Report 09.03 regarding the Downtown Guelph Community Improvement Plan from Economic Development and Tourism Services dated April 6, 2010 be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (10)

VOTING AGAINST: Councillor Kovach (1)

Carried

Mr. P. Cartwright
Mr. J. Riddell

5. Moved by Councillor Piper
Seconded by Councillor Wettstein
THAT the Downtown Guelph Community Improvement
Plan be approved.

VOTING IN FAVOUR: Councillors Beard, Bell, Findlay,
Hofland, Laidlaw, Piper, Salisbury and Mayor Farbridge
(8)

VOTING AGAINST: Councillors Billings, Kovach and
Wettstein (3)

Carried

Mr. P. Cartwright
Mr. J. Riddell

6. Moved by Councillor Piper
Seconded by Councillor Wettstein
THAT staff report back in one year on any resulting
private sector investment; any increase in property
assessment value; and number of jobs created as a result
of the work.

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

VOTING AGAINST: (0)

Carried

BY-LAWS

7. Moved by Councillor Beard
Seconded by Councillor Hofland
THAT By-laws Numbered (2010)-18969 to (2010)-18972,
inclusive, are hereby passed.

Carried

ADJOURNMENT

The meeting adjourned at 8:30 o'clock p.m.

Minutes read and confirmed April 26, 2010.

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Mayor

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Deputy Clerk

26 Willow Road

Official Plan Amendment

Amend the Official Plan text by the addition of a new site specific sub-policy. Amend Official Plan Policy 7.2.47, "High Density Residential" Land Use Designation, by adding the following clause:

7.2.47 "In spite of the provisions of Policy 7.2.41 and 7.2.43, the development of a semi-detached dwelling shall be permitted on the 660 square metre severed portion from 26 Willow Road (133/135 Bagot) at a density of 30 units per hectare".

26 Willow Road

Proposed Zoning By-law Regulations and Conditions

The lands subject to this Zoning By-law Amendment application consist of the 660 square metre southerly portion of the property municipally known as 26 Willow Road.

The following zoning is proposed:

R.2 (Residential Semi-Detached/Duplex) Zone

Regulations

For the R.2 Zone:

Permitted Uses

In accordance with the uses permitted by Section 5.2.1 of Zoning By-law (1995)-14865, as amended.

Regulations

In accordance with Section 4 (General Provisions) and Section 5.2.2 and Table 5.2.2 (Regulations Governing the R.2 Zone) of Zoning By-law (1995)-14864, as amended.

Conditions

Conditions 1 to 8 represent the conditions imposed by the Committee of Adjustment at a meeting held on January 12, 2010 in association with approved consent to sever application B-01/10.

1. That prior to the endorsation of the deeds, the proposed R.2 zoning for the severed lands be in effect.
2. That prior to the endorsation of the deeds, confirmation is required that the retained parcel meets all zoning requirements, including the implementation of an appropriate buffer strip, to the satisfaction of the Director of Community Design and Development Services.
3. That the elevation and design drawings for the new dwelling on the severed parcel be submitted to, and approved by the Director of Community Design and Development Services, prior to the issuance of a building permit for the new dwelling in order for staff to ensure that the design of the new dwelling respects the character of the surrounding neighbourhood.
4. That a site plan be submitted to, and approved by the Director of Community Design and Development Services, prior to the issuance of a building permit for the new dwelling on the severed parcel indicating:
 - a. The location and design of the new dwellings;
 - b. That the location of the new dwellings maintains a setback that is in character with the surrounding area;

c. Grading, drainage and servicing information.

5. That the applicant pay to the City, as determined applicable by the City's Director of Finance, development charges and education development charges, in accordance with City of Guelph Development Charges By-law, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereof, prior to issuance of a building permit, at the rate in effect at the time of issuance of the building permit.
6. That the applicant shall pay to the City cash-in-lieu of park land dedication in accordance with By-law (1989)-13410, as amended from time to time, or any successor thereof, prior to the endorsonation of the deeds, at the rate in effect at the time of the endorsonation.
7. Prior to the issuance of any building permit for the lands, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the project, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
8. That prior to the endorsonation of the deeds, the owner shall enter into an agreement with the City, registered on title, agreeing to satisfy the above-noted conditions and to develop the site in accordance with the approved plans.

Community Energy Plan Compliance

9. The Owner of the new parcel (133/135 Bagot Street) acknowledges and agrees that the residential units on the subject site will be constructed to an ENERGY STAR standard that promotes energy efficiency standards in order to comply with the Community Energy Plan, to the satisfaction of the City. This will include verification through third party certification. The owner agrees to include this condition within the agreement outlined above in Condition 8.

28 Huron Street

Proposed Zoning By-law Amendment Regulations and Conditions

The property affected by this Zoning By-law Amendment is municipally known as 28 Huron Street and legally described as Plan 231, Part Lot 20, 61R-11214, Part 1, City of Guelph.

The following zoning is proposed:

Specialized R.2-?? Semi-detached Residential

Regulations

For the Specialized R.2-?? Zone:

In accordance with Section 5.2.2 of Zoning By-law (1995) – 14864, as amended, with the following additions or exceptions:

Table 5.2.2 Row 3

Minimum Lot Frontage

15 metres for every two units or 7.5 metres for each unit

Conditions

Conditions have already been imposed in a development agreement (WC262776) and storm sewer agreement (WC262777), both registered on title on November 18, 2009. The following additional conditions will be imposed by staff prior to issuance of a building permit:

1. Prior to issuance of a building permit, the owner acknowledges and agrees that the semi-detached dwelling units on the subject site will be constructed to an ENERGY STAR standard that promotes energy efficiency standards in order to comply with the Community Energy Plan, to the satisfaction of the City.
2. Prior to issuance of a building permit, a site plan be submitted to the satisfaction of the Director of Community Design and Development Services showing the location of the trees both to be retained and removed at 10cm DBH or greater. This plan should include the species, caliper size and health of each tree along with the location of any required protection measures for trees to be retained during the construction period. If trees are being removed from the site, compensation plantings should be considered and indicated on the site plan.