

Council Caucus Room
April 30, 2012 5:30 p.m.

An Open Meeting of Guelph City Council

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

Absent: Councillor Laidlaw

Staff Present: Ms. A. Pappert, Chief Administrative Officer; Mr. M. Amorosi, Executive Director, Corporate & Human Resources; Mr. D. McCaughan, Executive Director, Operations & Transit; Ms. C. Bell, Executive Director, Community & Social Services; Dr. J. Laird, Executive Director of Planning & Building, Engineering and Environment; Mr. G. Hunt, Manager, Labour Relations, Health & Safety/Assistant Director of Human Resources; and Ms. T. Agnello, Deputy Clerk

1. Moved by Councillor Furfaro
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:

Labour Relations

S. 239 2 (d) of the *Municipal Act* - labour relations or employee negotiations

Executive Director Compensation

S. 239 (2) (b) of the *Municipal Act* - personal matters about an identifiable individual

CAO Performance Objectives

S. 239 (2) (b) of the *Municipal Act* - personal matters about an identifiable individual

Citizen Appointment to the Guelph Public Library Board of Directors

S. 239 (2) (b) of the *Municipal Act* - personal matters about an identifiable individual

Citizen Appointment to Heritage Guelph

S. 239 (2) (b) of the *Municipal Act* - personal matters about an identifiable individual

Carried

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Mayor

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Deputy City Clerk

Council Caucus Room
April 30, 2012 5:32 p.m.

A Closed Meeting of Guelph City Council

Present: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw (arrived at 5:35 p.m.), Piper, Van Hellemond and Wettstein

Staff Present: Ms. A. Pappert, Chief Administrative Officer; Mr. M. Amorosi, Executive Director, Corporate & Human Resources; Mr. D. McCaughan, Executive Director, Operations & Transit, Ms. C. Bell, Executive Director, Community & Social Services; Dr. J. Laird, Executive Director of Planning & Building, Engineering and Environment; Mr. G. Hunt, Manager, Labour Relations, Health & Safety/Assistant Director of HR; Ms. L. McIntyre, Manager Compensation/Benefits/HRIS and Ms. T. Agnello, Deputy Clerk

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There was no disclosure of pecuniary interest.

Labour Relations

The Executive Director of Corporate and Human Resources gave a verbal update of a labor relations matter.

Executive Director Compensation

All staff other than the CAO, the Executive Director of Corporate and Human Resources, Manager Compensation/Benefits/HRIS, and the Deputy Clerk vacated the room for this item on the agenda.

A recorded vote was requested on a separation of the first clause only.

1. Moved by Councillor Burcher
Seconded by Councillor Hofland
That direction be given to staff in respect to Clause 1 of the recommendation regarding Executive Director Compensation.

VOTING IN FAVOUR: Councillors Burcher, Findlay, Guthrie, Hofland, Laidlaw, Piper, Wettstein and Mayor Farbridge (8)

VOTING AGAINST: Bell, Dennis, Furfaro, Kovach, and Van Hellemond (5)

Carried

2. Moved by Councillor Burcher
Seconded by Councillor Hofland
That direction be given to staff in respect to Clauses 2 and 3 of the recommendation regarding Executive Director Compensation.

Carried

CAO Performance Objectives

The CAO gave an overview of the performance objectives.

3. Moved by Councillor Laidlaw
Seconded by Councillor Burcher
That direction be given to staff in respect to the CAO performance objectives.

Carried

Citizen Appointment to the Guelph Public Library Board of Directors

4. Moved by Councillor Findlay
Seconded by Councillor Kovach
That staff be given direction with respect to the citizen appointment to the Guelph Public Library Board of Directors.

Carried

Citizen Appointment to Heritage Guelph

5. Moved by Councillor Findlay
Seconded by Councillor Kovach
That staff be given direction with respect to the citizen appointment to Heritage Guelph.

Carried

Adjournment

6. Moved by Councillor Piper
Seconded by Councillor Burcher
That this meeting does now adjourn.

Carried

The meeting adjourned at 6:43 p.m.

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Mayor

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Deputy City Clerk

Council Chambers
April 30, 2012 7:00 p.m.

An Open Meeting of Guelph City Council

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

Staff Present: Dr. J. Laird, Executive Director of Planning & Building, Engineering and Environment; Mr. T. Salter, Acting General Manager, Building & Planning Services; Ms. S. Aram, Acting City Treasurer; Mr. I. Panabaker, Corporate Manager, Downtown Renewal; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Council Committee Co-ordinator

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There was no disclosure of pecuniary interest.

PRESENTATION

The Mayor congratulated Erin Mielzynski for winning the 2012 World Cup in Alpine Skiing and presented her with an official City of Guelph jacket.

CONSENT AGENDA

The following items were extracted from the April 30, 2012 Consent Agenda to be voted on separately:

- A-1 Proposed Official Plan Amendment 43:
Downtown Guelph Secondary Plan

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.

Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan

Mr. David deGroot, Urban Designer explained how the Local Growth Management Study, the Urban Design Action Plan, the Community Energy Plan, the Culture Master Plan, Prosperity 2020 and the River Systems Management Plan were utilized in forming the Downtown Guelph Secondary Plan. He explained the vision and principles, the city-wide benefits and the balance of growth the Secondary Plan provides. He also identified the sites where the tallest buildings will be permitted.

Mr. Marty Williams, Downtown Guelph Business Association stated they are in support of the Downtown Secondary Plan and it is time to put it into action. He believes more residents will draw more business to the downtown. He said the properties available for development are few placing more pressure to develop available sites well. He said it would not be economically or environmentally feasible to keep all buildings restricted to a maximum of six storeys and he feels the height issues have been addressed.

Mr. Tom Lammer, a member of the Downtown Cultural Advisory Committee and a downtown stakeholder believes the plan provides a framework that offers realistic targets and land use designations. He stated that staff has conducted a comprehensive review of future amenity needs. He said the Secondary Plan has set the targets and now specifics are needed to determine how to make it fit technically and protect the heritage. He supports the adoption of the plan.

Dr. Rob Butler, partner, Guelph Animal Hospital, provided information regarding their business operations and the walkability to surrounding residents. He stated their lease is up for renewal and they must decide whether to buy the building, enter a long-term lease agreement, or relocate.

He said the proposed Secondary Plan has caused the Cat Clinic portion of their business to relocate. He would like to meet with City staff to determine whether severing the property behind Guelph Animal Hospital, and/or resituating the building on the current property would be possible. He asked Council to pass an amendment to allow them to stay in their current location and work with staff to find an alternative solution.

Mr. Mike Abdelmalak, representing the IDA Royal City Pharmacy at the corner of Wellington and Gordon, provided a synopsis of his business and stated he feels there will be more need for a pharmacy than a bigger park. He said he does not know why the City plans to remove existing businesses and put in parkland and then put in small commercial businesses where parkland currently exists.

Mr. Lloyd Longfield, President & CAO, Guelph Chamber of Commerce, stated he is pleased to see the changes made resulting from previous consultation, particularly height flexibility. He said the secondary plan strikes a balance between residential, business and parkland uses and maintains the character of the historic core while accommodating growth and revitalization. He believes the Downtown Parking Strategy needs to be a priority to support economic development of the downtown.

Ms. Pamela Kraft, representing Arthur EMPC Four Limited, 5 Arthur Street South, said they agree with the principles of the Secondary Plan because it is balanced. She said they are encouraged by the compromises among the various stakeholders and would like the plan adopted.

Ms. Maria Pezzano, Chair of The Ward Residents' Association, said they have worked with the developer and achieved a reasonable compromise. She said the Ward Residents Association supports the plan with the condition that the urban development management plan and zoning are public processes.

Mr. William Sleeth, member of The Ward Residents Association, said they are generally in support of the plan with the understanding that they will be able to participate in the Urban Design Master Plans for the redevelopment of

the two large industrial sites and the required rezoning processes. They support twelve storeys in general within the downtown area and the vision of a major park along the river.

Mr. Lee Piccoli, President, Fusion Homes, said they have met with staff, neighbours and stakeholders and believes

in the principles that were developed. He said the height flexibility allows them to meet the principles developed. He agrees with completing an urban design management plan, despite being only one of two properties required to do so.

Mr. Dan Leeming, Urban Planner, Fusion Homes supports the secondary plan and believes the meetings with the stakeholders have been productive and he anticipates more changes. He said the requirement for an urban design master plan, the site constraints of bedrock, floodplains, configuration of the property, and sight lines are all recognized within the secondary plan. He said future development will be part of a zoning by-law amendment.

Mr. Unto Kihlanki, INTBAU (International Network of Traditional Building Association United) Guelph, stated that the taller buildings will lower the quality of life at street level. He believes the target numbers could be met with a complete mid-rise development downtown and he raised concerns that City staff will not be able to defend against the requests for other tall buildings at the OMB. He said the quality of the public realm should be the main concern.

Mr. Tony Darmon, city resident, raised concern about the building heights proposed for the downtown being too high. He believes the taller buildings will result in losing the heart of Guelph and will negatively affect downtown. He said a fulsome Heritage study needs to be conducted before significant development occurs downtown and requested Council to pass a motion to direct staff to do so.

Mr. Stan Kozak, Chair, Allan's Mill Pond Neighbourhood Group, advised they are in general support of the downtown secondary plan but are concerned about the proposed building heights and proposed a ten storey cap which is still double what is currently permitted. He said allowing eighteen storeys will result in the OMB allowing others to build at that height. He said buildings must be beautiful in design since everyone has to look at them and public interest must take priority. He said the practice of bonusing must be strictly controlled and should only be

allowed under three conditions: i) anything over 10 stories must be of exceptional design, ii) must be sustainable with the objective of LEEDS standards and iii) additional floors to be permitted only as a step back from the street and the river.

Dr. Hugh Whiteley, city resident, supports the secondary plan. He said the riverside parkland acquisition needs to be included to achieve the completion of the river system corridor. He recommends approving the plan then make adjustments later if required.

Mr. Dave Sills, President, Guelph Civic League, agrees with the goal of increasing growth in the downtown core and mixed-use development but believes mid-rise developments are the best solution. He said the height ranges need to be scaled back to be no higher than what currently exists downtown.

In response to comments from members of Council, staff will give consideration to the types of windows to be used, and the types of commercial businesses that would complement the parkland. They provided clarification of the bonusing program and the number of jobs and persons per hectare analysis. Staff will clarify the details regarding Council participation and the ward community participation in the urban design management.

Staff advised that they gave consideration to the heritage of downtown when determining the height restrictions. Staff said the three areas of concern are building heights, bonusing and parkland purchase and they will take that into consideration moving forward.

Staff will consider cost efficient alternatives for the purchase of the riverfront parkland including reconsidering the location of the parkland, funding sources and density bonusing. Staff believes that although the amount of commercial space at the park location will be significantly less than the current amount, they expect an overall commercial net gain in the broader area.

1. Moved by Councillor Laidlaw
Seconded by Councillor Burcher
THAT the Planning, Building, Engineering and Environment Report No. 12-49 entitled Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan, dated April 30, 2012, be received;

AND THAT Official Plan Amendment No. 43, initiated by the City of Guelph, to incorporate a Secondary Plan for

Downtown, mapping and associated definitions into the Official Plan, be adopted in accordance with Attachment 1;

AND THAT 'cash-in-lieu of parkland' revenues arising from Downtown redevelopment be directed towards the purchase of additional parkland on the south side of Wellington Street between Wyndham Street and Gordon Street;

AND THAT the funding for the acquisition of additional parkland on the south side of Wellington Street between Wyndham Street and Gordon Street be identified in 2013 ten year capital forecast for the year 2022.

2. Moved in amendment by Councillor Bell
Seconded by Councillor Furfaro

THAT Schedule D of the Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan report dated April 30, 2012, be amended to change the wording regarding the four sites from "6 to 18 storeys" to "6 to 12 storeys" in height.

VOTING IN FAVOUR: Councillors Bell, Furfaro, and Kovach (3)

VOTING AGAINST: Councillors Burcher, Dennis, Findlay, Guthrie, Hofland, Laidlaw, Piper, Van Hellemond and Wettstein and Mayor Farbridge (10)

Defeated

3. Moved in Amendment by Councillor Guthrie
Seconded by Councillor Kovach

THAT increased commercial land be considered along the west side of the river in the vicinity of Wellington Street and Gordon Street while respecting the 30 meter setback from the river's edge.

VOTING IN FAVOUR: Councillors Bell, Furfaro, Guthrie, Kovach and Van Hellemond (5)

VOTING AGAINST: Councillors Burcher, Dennis, Findlay, Hofland, Laidlaw, Piper, and Wettstein and Mayor Farbridge (8)

Defeated

4. Moved in amendment by Councillor VanHellemond
Seconded by Councillor Piper

THAT no commercial or residential development be permitted on the west side of the river as proposed in the vicinity of Gordon and Wellington streets .

VOTING IN FAVOUR: Councillors Bell, Dennis, Piper and Van Hellemond (4)

VOTING AGAINST: Councillors Burcher, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw and Wettstein and Mayor Farbridge (9)

Defeated

It was requested that the clauses be voted on separately.

Dr. J. Laird
Mr. T. Salter

5. Moved by Councillor Laidlaw
Seconded by Councillor Burcher
THAT the Planning, Building, Engineering and Environment Report No. 12-49 entitled Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan, dated April 30, 2012, be received.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Piper, Van Hellemond and Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

Dr. J. Laird
Mr. T. Salter

6. Moved by Councillor Laidlaw
Seconded by Councillor Burcher
THAT Official Plan Amendment No. 43, initiated by the City of Guelph, to incorporate a Secondary Plan for Downtown, mapping and associated definitions into the Official Plan, be adopted in accordance with Attachment 1 – Official Plan Amendment 43.

VOTING IN FAVOUR: Councillors Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Laidlaw, Piper, Van Hellemond and Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillors Bell and Kovach (2)

Carried

Dr. J. Laird
Mr. T. Salter

7. Moved by Councillor Laidlaw
Seconded by Councillor Burcher
THAT 'cash-in-lieu of parkland' revenues arising from Downtown redevelopment be directed towards the purchase of additional parkland on the south side of Wellington Street between Wyndham Street and Gordon Street.

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

VOTING AGAINST: Councillor Kovach (1)

Carried

Dr. J. Laird
Mr. T. Salter

8. Moved by Councillor Laidlaw
Seconded by Councillor Burcher

THAT the funding for the acquisition of additional parkland on the south side of Wellington Street between Wyndham Street and Gordon Street be identified in 2013 ten year capital forecast for the year 2022.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Hofland, Laidlaw, Piper, Van Hellemond and Wettstein and Mayor Farbridge (10)

VOTING AGAINST: Councillors Furfaro, Guthrie and Kovach (3)

Carried

ADJOURNMENT

9. Moved by Councillor Findlay
Seconded by Councillor Burcher

THAT the meeting of Guelph City Council held on April 30, 2012, be adjourned.

Carried

The meeting adjourned at 10:53 p.m.

Minutes to be confirmed on May 28, 2012.

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Mayor

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Deputy City Clerk