

Council Caucus Room
May 3, 2011 5:30 p.m.

A 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: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Executive Director of Human Resources & Legal Services; Dr. J. Laird, Executive Director of Planning, Engineering & Environmental Services; Ms. A. Pappert, Executive Director of Community & Social Services; Mr. D. McCaughan, Executive Director, Operations & Transit, Ms. M. Neubauer, Chief Financial Officer/City Treasurer; Mr. P. Cartwright, Manager of Economic Development & Tourism; Ms. T. Agnello, Acting City Clerk

- 1. Moved by Councillor Hofland
Seconded by Councillor Findlay

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

Proposed or Pending Acquisition or Disposition of Land

S. 239 (2) (c) Proposed or pending acquisition or disposition of land

Personal Matters About Identifiable Individuals

S. 239 (2) (b) and (d) Litigation or Potential Litigation

Carried

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

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Mayor

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Acting City Clerk

Council Caucus Room
May 3, 2011 5:32 p.m.

A meeting of Guelph City Council closed to the public.

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

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Executive Director of Human Resources & Legal Services; Dr. J. Laird, Executive Director of Planning, Engineering & Environmental Services; Ms. A. Pappert, Executive Director of Community & Social Services; Mr. D. McCaughan, Executive Director, Operations & Transit, Ms. M. Neubauer, Chief Financial Officer/City Treasurer; Mr. P. Cartwright, Manager of Economic Development & Tourism; Ms. T. Agnello, Acting City Clerk

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There were no declarations.

Proposed or Pending Acquisition or Disposition of Land – Sale of City-Owned Land – Hanlon Creek Business Park Phase 1

Mr. P. Cartwright

1. Moved by Councillor Piper
Seconded by Councillor Burcher
THAT the report dated May 2, 2011 regarding the sale of City-owned land in the Hanlon Creek Business Park Phase 1 from Economic Development & Tourism Services, be received.

Carried

Personal Matters About Identifiable Individuals

2. Moved by Councillor Burcher
Seconded by Councillor Hofland
THAT staff be given direction with respect to personal matters about identifiable individuals.

Defeated

The meeting adjourned at 6:25 o'clock p.m.

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Mayor

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Acting Clerk

Council Chambers

May 3, 2011

Council reconvened in formal session at 6:30 p.m.

A meeting to provide an update on the City's Organization Functional Model.

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

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Executive Director, Corporate and Human Resources; Dr. J. Laird, Executive Director of Planning & Building, Engineering & Environment; Mr. D. McCaughan, Executive Director, Operations & Transit; Ms. A. Pappert, Executive Director, Community & Social Services; Ms. T. Agnello, Acting City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

Structural Reorganization

The Chief Administrative Officer provided an update of the City's Organization Functional Model.

He advised Tina Agnello has been appointed Acting City Clerk, and the posting for the City Clerk's position will be forthcoming. He clarified that the General Manager of Information Services portion of the position will no longer exist and the various divisions have been dispersed.

He advised of the following changes:

- the Clerk's Department and Information Technology have been integrated into Corporate and Human Resources, reporting to Mr. Mark Amorosi
- ServiceGuelph has been shifted to Community and Social Services, reporting to Ms. A. Pappert;
- Corporate Communications will continue to report to the CAO's office.

The meeting adjourned at 6:43 p.m.

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Mayor

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Acting City Clerk

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

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 & Environment; Mr. J. Riddell, General Manager of Planning & Building Services; 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

CONSENT AGENDA

The following items were extracted from the May 3, 2011 Consent Agenda to be voted on separately:

- A-2 CAO Executive Search Firm Selection Process and Recommendation

1. Moved by Councillor Findlay
 Seconded by Councillor Burcher
 THAT the May 3, 2011 Council Consent Agenda, as identified below, be adopted:

- a) **Dublin Street Reconstruction, From Suffolk Street to Waterloo Avenue – Contract No. 2-1113**

Dr. J. Laird
Ms. S. Aram

THAT the tender of Drexler Construction Limited, Rockwood be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-1113 for the Dublin Street Reconstruction from Suffolk Street to Waterloo Avenue Contract for a total tendered price of \$2,217,683.65 with actual payment to be made in accordance with the terms of the contract.

b) **Potential Sale of City Owned Land – Hanlon Creek Business Park Phase 1**

Mr. P. Cartwright
Mr. M. Amorosi
Ms. D. Jaques
Ms. S. Aram

THAT the Mayor and Clerk be authorized to execute an Option Agreement regarding the potential sale of City-owned land in the Hanlon Creek Business Park Phase 1 to Guelph Hydro Inc., in the amount of \$1,205,750.00, as described in the report of May 3rd, 2011 which has been prepared by Economic Development and Tourism Services, subject to the Option Agreement's format and content being satisfactory to the General Manager of Economic Development and Tourism as well as the General Manager of Legal Services/City Solicitor;

AND THAT the Mayor and Clerk be authorized to execute an Agreement of Purchase and Sale should Guelph Hydro Inc. exercise its option to purchase the property described in the report of May 3rd, 2011, subject to the Agreement of Purchase and Sale's format and content being satisfactory to the General Manager of Economic Development and Tourism as well as the General Manager of Legal Services/City Solicitor.

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

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

381 Woolwich Street: Proposed Zoning By-law Amendment (File ZC1105) - Ward 2

Ms. Stacey Laughlin, Development & Urban Design Planner, advised the applicant is proposing to rezone the property to permit office, residential and limited commercial uses within the existing building. She stated they are not proposing any changes to the site or the building, just the use of the building.

Ms. Astrid Clos, on behalf of the applicant, stated they believe the office residential zone is consistent with the neighbourhood and the Official Plan. They wish to replace the current retail use of the main floor with office space. She stated they also have a letter of support for their application from a nearby business owner.

2. Moved by Councillor Findlay

Seconded by Councillor Hofland

Dr. J. Laird
Mr. J. Riddell

THAT Report 11-41 regarding a Zoning By-law Amendment application to permit office, residential and limited commercial uses in accordance with the 'OR' (Office Residential) zone for the property municipally known as 381 Woolwich Street, and legally described as Part of Lot 18, Registered Plan 18, from Planning & Building, Engineering and Environment dated May 3, 2011 be received.

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

VOTING AGAINST: (0)

Carried

781-783 Wellington Street West: Proposed Zoning By-law Amendment (File ZC1106) – Ward 4

Ms. Stacey Laughlin, Development & Urban Design Planner, advised the property is currently vacant and the applicant wishes to rezone the property to permit the development of a four storey, 15 unit residential apartment building. She stated they are requesting to reduce the parking regulation to 1.3 parking spaces per unit and to reduce the parking setback in the rear yard to 1.5 metres.

She advised that a record of site condition was filed in 2008 and will be reviewed. She confirmed that the trees will most likely be removed from the development site.

Ms. Nancy Shoemaker, on behalf of the applicant, advised the proposal will allow for the development of a brownfield site with medium density transit-supported land use and is consistent with the proposed Official Plan. She advised the building has been located away from the abutting residential properties to provide greater privacy and sunlight on those properties. She advised the applicant is requesting two variances related to parking. She stated a solid privacy fence and landscaping would be put in place

to prevent lighting issues from the cars. The trees are old and it is anticipated they will not survive so a compensation plan will be forthcoming. She also advised that the grading will be matched with the abutting properties. If a retaining wall is needed, it will be located on the development property away from the current residents. She stated the property has been remediated and is suitable for residential use. She stated the garbage collection will be conducted by a service provider. The applicant is targeting their market to seniors and empty nesters.

The applicant will consider the following issues:

- landscaping to discourage graffiti;
- designating parking spaces adjacent to the neighbouring property as visitor parking;
- increasing the parking to 1.5 spots per unit;
- increasing the buffer zone;
- meeting energy star levels.

Ms. Linda Froklage and Mr. Mike Boire advised that they would like consideration given to the access to Wellington Street due to serious traffic concerns. They suggested using one entrance onto Fife Road, closing the entrance to Wellington and making it an on-site turn-around. They also raised concerns regarding the loss of trees.

Staff were directed to address the following:

- access and egress on Wellington Street;
- whether one entrance/exit on Fife Road would suffice;
- lighting concerns;
- fence height, particularly in relation to grading;
- parking;
- buffer distance;
- cut through traffic;
- provide a map to show context of adjacent properties relating to setbacks and building height;
- snow removal;
- garbage collection; and
- landscaping.

3. Moved by Councillor Findlay
Seconded by Councillor Dennis

Dr. J. Laird
Mr. J. Riddell

THAT Report 11-38 regarding a Zoning By-law Amendment application to allow an apartment building for the property municipally known as 781-783 Wellington Street West, and legally described as Part of Lot C, Concession 2, Division E, from Planning & Building, Engineering and Environment dated May 3, 2011 be received.

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

VOTING AGAINST: (0)

Carried

180 Gordon Street: Proposed Zoning By-law Amendment (File ZC1107) – Ward 5

Ms. Stacey Laughlin, Development & Urban Design Planner, advised the applicant wishes to build a 12 unit townhouse development. She advised the specialized regulations relate to:

- building height;
- density;
- number of units in a row;
- lot area per dwelling unit;
- lot coverage;
- landscaped open space; and
- building setbacks from the rear and side property lines.

She advised the alignment with Water Street was requested by city staff to address safety issues.

Mr. Bernard Luttmer, applicant, advised the Official Plan allows general residential and stated they wish to have a multi-residential building consisting of 1, 2 and 3 bedroom condominium units. He stated they have met with the GRCA and City staff and community members to get input. He advised the rooftop access would overlook the water only and not neighbouring properties. They selected the building material and style to fit with the heritage properties, and there will be new tree planting and landscaping to fit the neighbourhood. He advised their architect specializes in infill projects in older neighbourhoods. He stated that the building is categorized as 3 stories under the building code, but 4 stories under the zoning by-law. He said they located the building closer to the street to reduce the impact on the neighbours. They will be dedicating a portion of the property that will be a landscape buffer to the City and the right-of-way to Marianne's park to the GRCA. They will be providing seven more parking spaces than is required by the zoning by-law. He stated they have completed an environmental impact study that concluded there will be no negative impact from the development and an engineering site servicing and storm water management brief that indicates the site can be serviced with the existing services and meet city guidelines. He stated that since the property abuts open parkland, and

has rooftop patios and that land has been dedicated, this mitigates the deficiencies in open space. He advised they are committed to meeting energy star standards. He stated they are high end condominiums.

Dr. Karen Balcom raised concerns regarding:

- balance of student rental and owner occupied or family housing;
- size, density and design of the proposed development;
- traffic and road safety.

She believes the development may encourage student housing, and will upset the neighbourhood balance and will resemble a dorm or party zone. She is concerned about the number of exemptions being requested. She stated the building is too tall. She thinks the development is not in keeping with the heritage neighbourhood. She stated there is significant congestion at the corner of Water Street and Albert Street now, and this development will increase this problem. She is concerned that there are not enough parking spaces for potentially sixty people and does not want to see parking overflow onto Albert Street. She also raised the issue of potentially increased garbage and noise on Albert and Water Streets. She is concerned the increase traffic will increase risk for children playing at the triangular park.

Ms. Wainman-Wood, on behalf of OUNRA (Old University Neighbourhood Residents Association) advised they have no objections and see the development is a positive change and is compatible with the heritage neighbourhood. She believes the building will blend in well and that garbage placement, traffic issues and parking seem to have been given ample consideration. She does not consider this to be suited for student housing.

Dr. Hugh Whiteley raised concerns regarding the notification process and does not believe enough opportunity for input has been provided. He requested additional public meetings. He did not see the river systems management plan included in the list of documents to be used in consideration of this development and would like the City to ensure it is utilized. He would like to see the property designated as parkland to provide connectivity for a southside trail along the Eramosa River. He believes the current proposal would only benefit the residents and is not an appropriate use or good planning. He also raised the issue of the buffer and would not like to see the park used as a buffer. He

referred to the Angular Plane interpretation and stated this development cannot meet the requirements.

Mr. Rick Jamieson advised he is in favour of developing the property; however, he raised concerns regarding the snow removal and parking. He does not see the existing plan being sufficient to provide space for snow removal, garbage collection or handicapped parking. He advised that some of the parking places on the property are not viable. He inquired whether there are basements and stated concern that if so, they could be turned into rooms for rental and increase the number of residents. He believes the development is too high in density.

Mr. Dennis Jamieson believes there is over intensification on this property. He stated the height of the building is acceptable but not the number of units. He inquired whether the road will be widening to accommodate the traffic.

Staff were directed to:

- consider the river systems management plan;
- show the relationship between the property, building, buffer and the river;
- determine location of the bus stop;
- determine whether the building and road should be shifted so the entrance to the property lines up with Water Street
- try to increase the amount of green space
- address snow removal;
- address garbage removal;
- examine the angular plane;
- review the buffers;
- determine whether better delineation could happen;
- address privacy issues on the south.

4. Moved by Councillor Kovach

Seconded by Councillor Hofland

THAT Report 11-40 regarding a Zoning By-law Amendment application to allow an apartment building for property municipally known as 180 Gordon Street, and legally described as Part of Lot A, Plan 302, City of Guelph, from Planning & Building, Engineering and Environment dated May 3, 2011 be received.

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

VOTING AGAINST: (0)

Carried

Dr. J. Laird
Mr. J. Riddell

CONSENT AGENDA

CAO Executive Search Firm Selection Process and Recommendation

Mayor Farbridge provided a brief synopsis of the CAO search and the reasons for selecting the search firm. She also stated the CAO search committee will meet with the search firm to determine the most effective way of including all members of council without affecting the ability to attract the highest caliber of applicants.

Mayor Farbridge

- 5. Moved by Councillor Piper
Seconded by Councillor Findlay

THAT the recommendation to appoint Organization Consulting Limited as the successful executive search firm to conduct the CAO search be approved.

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

VOTING AGAINST: (0)

Carried

SPECIAL RESOLUTION

Mr. P. Cartwright
Mr. M. Amorosi
Ms. D. Jaques
Ms. S. Aram

- 6. Moved by Councillor Piper
Seconded by Councillor Kovach

THAT the Mayor and Clerk be authorized to execute an Agreement of Purchase and Sale regarding the sale of City-owned land in the Hanlon Creek Business Park Phase 1, in the amount of \$530,000.00, as described in the report of May 3rd 2011 which has been prepared by Economic Development and Tourism Services, subject to the Agreement of Purchase and Sale's format and content being satisfactory to the General Manager of Economic Development and Tourism as well as the General Manager of Legal Services/City Solicitor;

AND THAT the Mayor and Clerk be authorized to execute an Option to Repurchase Agreement as described in the report of May 3rd 2011 regarding the sale of City-owned land in the Hanlon Creek Business Park Phase 1 which has been prepared by Economic Development and Tourism Services, subject to the Option to Repurchase Agreement's format and content being satisfactory to the General Manager of Economic Development and Tourism as well as the General Manager of Legal Services/City Solicitor.

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

VOTING AGAINST: (0)

Carried

BY-LAWS

7. Moved by Councillor Wettstein
Seconded by Councillor Guthrie
THAT By-laws Numbered (2011) - 19196 to (2011) - 19198, inclusive, are hereby passed.

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

VOTING AGAINST: (0)

Carried

ADJOURNMENT

The meeting adjourned at 8:40 o'clock p.m.

Minutes read and confirmed May 24, 2011.

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Mayor

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Acting City Clerk