

Council Committee Room B  
May 5, 2008 5:30 p.m.

**A meeting of Guelph City Council.**

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

Staff Present: Mr. H. Loewig, City Administrator; Mr. M. Amorosi, Director of Human Resources; Ms. T. Sinclair, Assistant City Solicitor; Dr. J. Laird, Director of Environmental Services; Ms. A. Pappert, Director of Community Services; and Ms. T. Agnello, Deputy City Clerk

- 1. Moved by Councillor Laidlaw  
Seconded by Councillor Beard

THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (a), (b) and (e) of the Municipal Act, with respect to:

- security of the property of the municipality
- personal matters about identifiable individuals
- litigation or potential litigation

Carried

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

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Mayor

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Deputy Clerk

Council Committee Room B  
May 5, 2008 5:32 p.m.

**A meeting of Guelph City Council meeting in Committee of the Whole.**

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

Staff Present: Mr. H. Loewig, City Administrator; Mr. M. Amorosi, Director of Human Resources; Ms. T. Sinclair,

Assistant City Solicitor; Dr. J. Laird, Director of Environmental Services; Ms. A. Pappert, Director of Community Services; and Ms. T. Agnello, Deputy City Clerk

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There were no declarations of pecuniary interest.

The Director of Environmental Services provided information with respect to litigation or potential litigation.

Dr. J. Laird  
Ms. L.E. Payne

- 1. Moved by Councillor Laidlaw  
Seconded by Councillor Piper  
THAT staff be given direction with respect to a matter with respect to litigation or potential litigation.

Carried

The City Administrator provided information with respect to security of the property of the municipality.

Mr. H. Loewig

- 2. Moved by Councillor Kovach  
Seconded by Councillor Laidlaw  
THAT staff be given direction with respect to the security of the property of the municipality.

Carried

The Director of Community Services and the Director of Human Resources provided information with respect to a personal matter about identifiable individuals.

The meeting adjourned at 6:56 o'clock p.m.

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Mayor

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Deputy Clerk

Council Chambers  
May 5, 2008

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

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

Staff Present: Mr. H. Loewig, City Administrator, Mr. J. Riddell, Director of Community Design & Development Services; Ms. T. Sinclair, Assistant City Solicitor; Ms. M. Plaunt, Manager of Policy Planning and Urban Design; Mr. G. Atkinson, Policy Planner; Mr. C. DeVriendt, Senior Development Planner; Ms. T. Agnello, Deputy City Clerk; Ms. D. Black, Assistant Council Committee Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There was no declaration of pecuniary interest.

**PLANNING PUBLIC MEETING**

**Amendments to Brownfield Redevelopment Community Improvement Plan**

Mr. Greg Atkinson, Policy Planner provided a brief synopsis of the report. He advised of the challenges to redevelopment including costs and liabilities. He outlined the benefits of developing brownfield sites and advised of Guelph's approach. He explained the financial incentive programs involved and then reviewed the proposed amendments. He stated staff intends to make amendments to the financial incentives and to expand the brownfield area eligible for financial incentives.

Mr. Andrew Lambden advised that there are over one hundred known contaminated properties in the City, and many more unknown and the level of contamination is uncertain on each property. He stated that being able to rely on financial assistance would provide a lot of incentive for developers to clean up brownfield properties. He provided an example of one of his developments where the level of contamination far exceeded the estimates from initial studies. He said that the importance of brownfield development is supported by all three levels of government. He listed various benefits to the City that would result from brownfield cleanup such as more housing, better transit, cleaner environment and safer groundwater. He would like to see all brownfield

incentives available city-wide. He believes the City will gain financially and environmentally.

1. Moved by Councillor Burcher  
Seconded by Councillor Piper
- Mr. J. Riddell THAT the Community Design and Development Services Report 08-42 regarding proposed amendments to the Brownfield Redevelopment Community Improvement Plan, dated May 5, 2008, be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)  
VOTING AGAINST: (0)

Carried

### **Morning Crest Subdivision (Phase 2)**

Mr. C. DeVriendt, Senior Development Planner, provided a quick overview of the subdivision development. He advised the development proposes a total of 324 residential units, consisting of 47 residential lots for detached dwellings, 90 semi-detached residential units, 22 on-street townhouse units and 165 apartment units. The draft plan also includes a pedestrian walkway as a connection between two of the streets and corresponds with the location of a 10 metre wide servicing easement. He then advised that the owner wishes to rezone the lands to the Single Detached Residential Zone, the Residential Semi-Detached/Duplex Zone, the Residential On-Street Townhouse Zone, the Residential Apartment Zone and the Conservation Land Zone.

2. Moved by Councillor Kovach  
Seconded by Councillor Billings
- Mr. J. Riddell THAT Report 08-48 regarding a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment for approval of Phase 2 of the Morning Crest Subdivision applying to property municipally known as 340 Eastview Road, City of Guelph, from Community Design and Development Services dated May 5, 2008, be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)  
VOTING AGAINST: (0)

Carried

### **CONSENT AGENDA**

The following item #A-1 was extracted from the Consent Agenda to be voted on separately.

3. Moved by Councillor Billings  
Seconded by Councillor Kovach

THAT the balance of the May 5, 2008 Consent Agenda as identified below, be adopted:

**240 & 250-258 Silvercreek Parkway North**

Ms. N. Shoemaker  
Mr. J. Riddell  
Mr. D. McCaughan  
Ms. L.E. Payne  
Mr. B. Stewart  
Mr. P. Cartwright

- a) THAT Report 08-38 dated May 5, 2008 regarding an application for a Zoning By-law Amendment for 240 and 250-258 Silvercreek Parkway North from Community Design and Development Services be received;

AND THAT the application by Black, Shoemaker, Robinson and Donaldson Ltd. on behalf of Armel Properties Ltd. for a Zoning By-law Amendment (File ZC0717) from the SC.1-8 Zone and the SC.1-18 Zone to the CC (Community Shopping Centre) Zone affecting properties municipally known as 240 & 250-258 Silvercreek Parkway North and legally described as Lots 32, 33, 34 and Part Lot 31, Registered Plan 599, City of Guelph be approved in accordance with the regulations set out in Schedule 2 of Community Design and Development Services Report 08-38, dated May 5, 2008.

**219 Silvercreek Parkway North and 292 Speedvale Avenue West**

Ms. N. Shoemaker  
Mr. J. Riddell  
Mr. D. McCaughan  
Ms. L.E. Payne  
Mr. B. Stewart  
Mr. P. Cartwright

- b) THAT Report 08-40 dated May 5, 2008, regarding an application for a Zoning By-law Amendment for 219 Silvercreek Parkway North and 292 Speedvale Avenue West from Community Design and Development Services be received;

AND THAT the application by Black, Shoemaker, Robinson and Donaldson Ltd. on behalf of Armel Properties Ltd. for a Zoning By-law Amendment (File ZC0719) from the SC.1-8 (Service Commercial) Zone to the CC (Community Shopping Centre) Zone affecting properties municipally known as 219 Silvercreek Parkway North and 292 Speedvale Avenue West and legally described as Lots 210-213, Registered Plan 568, City of Guelph be approved in accordance with the regulations set out in Schedule 2 of Community Design and Development Services Report 08-40, dated May 5, 2008.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)  
VOTING AGAINST: (0)

Carried

**104-110 Silvercreek Parkway North**

Ms. N. Shoemaker  
Mr. J. Riddell  
Mr. D. McCaughan  
Ms. L.E. Payne  
Mr. B. Stewart  
Mr. P. Cartwright

4. Moved by Councillor Piper  
Seconded by Councillor Laidlaw  
THAT Report 08-39 dated May 5, 2008 regarding an application for a Zoning By-law Amendment for 104-110 Silvercreek Parkway North from Community Design and Development Services be received;

AND THAT the application by Black, Shoemaker, Robinson and Donaldson Ltd. on behalf of Armel Properties Ltd. for a Zoning By-law Amendment (File ZC0718) from the SC.1-47 (Service Commercial) Zone to the CC (Community Shopping Centre) Zone affecting properties municipally known as 104-110 Silvercreek Parkway North and legally described as Block D and E, Registered Plan 615, City of Guelph be approved in accordance with the regulations set out in Schedule 2 of Community Design and Development Services Report 08-39, dated May 5, 2008.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: Councillor Laidlaw (1)

Carried

Mr. J. Riddell

4. Moved by Councillor Piper  
Seconded by Councillor Laidlaw  
THAT the issue of drive-thrus be referred to staff to develop a policy that will consider the existing Community Energy Plan and Design Policies.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)  
VOTING AGAINST: (0)

Carried

**ADJOURNMENT**

The meeting adjourned at 8:20 o'clock p.m.

Minutes read and confirmed May 26, 2008.

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Mayor

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Deputy Clerk