

Council Chambers  
May 20, 2010

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

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

Absent: Councillors Burcher, Laidlaw, and Salisbury

Staff Present: Mr. J. Riddell, Director of Community Design and Development Services; Ms. M. Plaunt, Manager of Policy Planning & Urban Design; Mr. G. Atkinson, Policy Planner; Mrs. L.A. Giles, Director of Information Services/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.

**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.

**Envision Guelph – Official Plan Update**

Ms. M. Plaunt, provided an overview of the process of the Official Plan, and highlighted areas of changes and additions within the proposed Official Plan including:

- strategic directions;
- creating complete and healthy communities;
- protecting the natural heritage systems, water resources, energy conservation, cultural heritage resources;
- municipal services – water supply, wastewater, and solid waste management and stormwater management;
- movement of people and goods;
- community infrastructure;
- urban design; and
- various land uses.

She also addressed:

- implementation of bonusing;

- development permitting system; and
- provisions for including Secondary Plans.

Staff will address safety issues within urban design.

Mr. Gene Valeriote advised 94% of his property will come under the Natural Heritage Strategy (NHS) and outlined four areas of concern for his property. He requested that:

- neither the hill nor the linkage strip be in the Natural Heritage Strategy;
- that the former plantation be out of the Natural Heritage Strategy but be used for a linkage corridor;
- that the Natural Heritage Strategy boundary be adjusted to exclude grove, cottage and grounds from the NHS;
- that any PSW changes be incorporated into OP or permit automatic later revision of NHS if needed.

He stated that there are conflicting objectives within the NHS compared to other City policies. He does not believe implementing the most restrictive guidelines is the way to resolve the issues.

Kristi Mahy stated redevelopment of brownfield lands should be an integral part of the Official Plan. She highlighted pitfalls of Greenfield development and requested that City practice become more consistent with City policy.

Albert Willis addressed transportation issues and the need for consideration of the surrounding area. He stated that planning needs to occur in a more efficient manner by examining needs as a whole. He would like to see light rail service with the ability to transfer to buses and more consideration given to successes in Europe. He stated that bicycle paths and trails should be designed for bikes, pedestrians and wheelchairs and that the lane should be above the level of the road to provide a safer laneway.

Arthur Churchyard addressed the issue of student housing and stated that it helps boost density which helps pay infrastructure costs. He would like to see more alternative developments allowed within the City and offered his involvement in reviewing options. He also suggested that neighbourhood groups be provided mechanisms to create a Community Improvement Plan (CIP).

Victor Labreche, representing various restaurants raised the concern about prohibiting drive-thrus. He stated that they serve a purpose and the Ontario Restaurant

Association is concerned about the number of businesses that would lose this option which could cause a number of businesses to shut down.

Matt Soltys indicated his support for the delay in the passing of the Official Plan to allow for more public input. He stated that community gardens inclusion and brownfield studies are a positive step. He raised concerns regarding the staffing of the technical steering committee and would like to see more compromises occur so the public does not get frustrated.

Richard Chaloner, representing Guelph Urban Forest Friends emphasized the need to maintain a strong canopy. He stated that words such as "encourage", "should" and "strongly encourage" need to be replaced with stronger terminology to protect the urban forests. He would like less reliance on engineering and artificial ways to overcome issues and more on natural methods. He stated more development needs to occur that protects the Natural Heritage Strategy to start, rather than trying to do damage control afterward.

The meeting briefly recessed at 8:55 a.m.

Councillor Findlay retired from the meeting.

The meeting reconvened at 9:03 p.m.

Judy Martin expressed her belief that too many natural features are being eliminated and there is too much flexibility with development. She stated there needs to be good, better and ideal options provided to enable best decisions to be made. She requested clarification surrounding the effects of the 20% protection of slopes. She would like to see policy supporting the priority of environmental protection- and strengthening of the language for the Environmental Impact Studies requirements. She requested that storm water management be separated out of natural wetlands and more protection of mature. She advised that common natural areas such as meadows also need to be protected.

Jane Londerville, Chair, Wellington-Guelph Housing Committee, endorsed the Official Plan amendments to support the affordable housing. She stated that enclaves of affordable housing isolate low income families so it must be situated throughout the city. She stated the housing goals are reasonable targets and cover all types of housing but the City needs to continue to advocate with senior government and developers need flexibility to

design affordable housing. She offered her assistance to help develop reasonable tools to implement the policy.

Michael Hoffman, expressed the need to have more facts to support the policy statements. He suggested a reference section would be helpful and less confusing for the public to understand the policy. He stated that certain types of architecture are being discouraged and there should be more flexibility in this area. He raised concerns surrounding the process of the cultural heritage registry and the negative impact it can have on property owners listed in the registry.

Sally Ludwig outlined the vision of Transition Guelph and stated the Official Plan fits well with their vision. She made the following suggestions:

- provide recognition of the role of green infrastructure;
- clarification of the trail maps;
- encourage even more mixed use areas;
- increase the goal of percentage of transit, walking and cycling trips;
- include context monitoring and consideration of the implications to the plan;
- include community energy initiatives;
- include good monitoring goals.

Shirley Greenwood stated that the members of the Residents and 146 Downey Road Adhoc Committee do not want a blanket medium density designation. She advised they have reached an agreement regarding a development that is coming to Council in June after months of deliberation and they believe it would be inappropriate to redesignate the area when a site-specific by-law may be put in place. The community wants any future developer to be bound by the by-law being adopted rather than having the Official Plan opening up the possibility of a greater density on the property.

Laura Murr, President, Kortright Hills Community Association, opposed changes to medium density proposals due to potential negative impact on existing residents. She stated that the Teal Drive property has already gone through OMB and that decision does not support the proposed redesignation for this property. She requested clarification regarding how many five storey apartments could potentially be built on Niska Road. She raised safety issues relating to the Bailey bridge because it cannot handle more traffic. She stated the proposed redesignation to open space/park should not be a sports park but passive parkland only to protect the Speed River wetlands.

Jay Leffler requested more information regarding:

- the public art policy and implementation;
- the innovation district;
- affordable housing;

He stated he would like staff to give further consideration to emissions, green roofs and the canopy issue. He stated there needs to be more incentives to green roofs, and sustainability.

Russell White stated the corridor along Gordon Street is not identified accurately and does not reflect the features that exist on those properties. He would like to see environmental issues addressed prior to the final decision and requested a meeting with staff to address the issues.

Mike Darmon stated the Natural Heritage Strategy removes protection of the woodlot along the east side of Riverside Park and he is concerned that a proposed development application will ruin the natural features.

Staff will:

- strengthen language regarding protective regulations regarding canopies;
- clarify the intensification corridors;
- consult with legal staff to ensure the City is in compliance and not overstepping authority;
- examine financial impact of the social housing goals;
- address the issues raised regarding 146 Downey Road density designation;
- review the issue of community entrances.

1. Moved by Councillor Kovach  
Seconded by Councillor Piper

Mr. J. Riddell

THAT Report 10-59 dated May 20, 2010 from Community Design and Development Services regarding proposed Official Plan Amendment No. 42 be received;

AND THAT staff be directed to bring forward the Natural Heritage System component of the draft Official Plan Amendment to the July 27, 2010 Council meeting;

AND THAT the remainder of the draft Official Plan Amendment be deferred to provide more time for the public to review and provide comments.

VOTING FOR: Councillors Beard, Bell, Billings, Farrelly, Hofland, Kovach, Piper, Wettstein and Mayor Farbridge (9)

VOTING AGAINST: (0)

Carried

**ADJOURNMENT**

The meeting adjourned at 10:30 o'clock p.m.

Minutes read and confirmed June 28, 2010.

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Mayor

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City Clerk