

Council Committee Room B  
May 21, 2008 6:00 p.m.

**A meeting of Guelph City Council.**

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

Absent: Councillors Laidlaw and Piper

Staff Present: Mr. H. Loewig, City Administrator; Ms. T. Sinclair, Assistant City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mr. S. Hannah, Manager of Development and Parks Planning; Mr. R. Henry, City Engineer and Ms. D. Black, Acting Clerk by designation

- 1. Moved by Councillor Hofland  
Seconded by Councillor Farrelly

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

- security of the property of the municipality
- litigation or potential litigation

Carried

The meeting adjourned at 6:01 o'clock p.m.

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Mayor

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Acting Clerk by Designation

Council Committee Room B  
May 5, 2008 6:02 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, Piper, Salisbury and Wettstein

Absent: Councillors Laidlaw and Piper

Staff Present: Mr. H. Loewig, City Administrator; Ms. T. Sinclair, Assistant City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mr. S. Hannah, Manager of Development and Parks Planning; Mr. R. Henry, City Engineer; Ms. D. Black, Acting Clerk by Designation

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

Councillor Hofland declared a possible pecuniary interest with regard to 35 & 40 Silvercreek Parkway because she owns property in the area and left the meeting at the time of discussion of this matter.

The Assistant City Solicitor provided information regarding a matter with respect to litigation or potential litigation.

- 1. Moved by Councillor Billings  
 Seconded by Councillor Kovach  
 THAT the delegation of Peter Pickfield be allowed to address the Committee.

Carried

Mr. Pickfield provided information regarding a matter with respect to litigation or potential litigation.

The City Engineer provided information regarding a matter with respect to litigation or potential litigation.

The Chief Administrative Officer provided information regarding a matter with respect to security of the property of the municipality.

Councillor Laidlaw arrived at 6:55 a.m.

The meeting adjourned at 7:04 o'clock p.m.

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Mayor

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Acting Clerk by Designation

Council Chambers  
May 21, 2008

**Council reconvened in formal session at 7:10 p.m.**

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

Absent: Councillor Piper

Staff Present: Mr. H. Loewig, City Administrator, Mr. J. Riddell, Director of Community Design & Development Services; Ms. M. Plaunt, Manager of Policy Planning and Urban Design; Ms. T. Sinclair, Assistant City Solicitor; Mr. S. Hannah, Manager of Development and Parks Planning; Mr. A. Hearne, Senior Development Planner; Ms. D. Black, Acting Clerk by Designation

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There was no declaration of pecuniary interest.

**PLANNING PUBLIC MEETING**

**0 & 11 Valley Road – Proposed Residential Draft Plan of Vacant Land Condominium Subdivision and Associated Zoning By-law Amendment**

Mr. Hearne, Senior Development Planner provided a brief history of the application. The lands will create 21 units for single-detached condominium units, 2 storm water management blocks, 1 signage block (private entrance) and 1 sanitary pumping station block. The applicant is requesting a zoning by-law amendment that would allow:

- Frontage on a common element condominium road in lieu of frontage on a municipal road allowance
- Minimum front yard of 4.5 metres in lieu of 6.0 metres
- Maximum building height of 2 storeys in lieu of 3 storeys
- Minimum lot frontage of 14.38 metres in lieu of 15 metres
- Minimum side ayrd of 1.2 metres in lieu of 1.5 metres

He then reviewed concerns raised at the Planning Public Meeting and outlined how staff addressed those concerns.

Ms. Astrid Clos, on behalf of the applicant advised that Fred Maresse, Jack Nadalin, and Chris Sims were also present to answer questions. She stated that the wetland is protected and well buffered from the area of development and the environmental issues will be addressed. She advised that the four land owners to the north were circulated a letter advising them that they will have road and servicing access. The cedar hedge row at the north will be retained and no change will be made to the grade so water will not flow to the abutting property.

Mr. Sims advised the tree currently located where the roadway is proposed will be must be removed because of turning radiuses needed for emergency vehicles.

Mr. Nadolin, on behalf of Franklin Homes advised they believe there is a demand for higher energy efficient units and they would make their money back within a few years on the capital expenditures with their energy savings.

Mr. Sean O'Connor, who owns a property to the north and adjacent to the proposed plan of subdivision, stated a concern with Unit 9 of the plan being lower than units 10 and 11. He believes this development devalues any development he would do because of the lack of green space behind his property that would occur.

Staff was directed to replace the mature trees removed from this property with other mature trees of equal carbon sequestering capacity.

Staff advised that with the hiring of the Environmental Planner, a Forest Management Plan will be implemented to address these types of issues.

1. Moved by Councillor Findlay  
Seconded by Councillor Burcher

Astrid Clos  
Mr. J. Riddell  
Mr. D. McCaughan  
Ms. L.E. Payne  
Mr. M. Neubauer

THAT the application by Astrid J. Clos Planning Consultants for Draft Plan Approval of a 21-unit Residential Vacant Land Condominium Subdivision and associated Zoning By-law Amendment (Files 23CDM-07503/ZC0709) from the R.1B (Single-Detached Residential) Zone and the UR (Urban Reserve) Zone to a Specialized R.1B (Single-Detached Residential) Zone affecting property municipally known as 0 and 11 Valley Road, legally described as Part of Lot 14, Part of Block A, Registered Plan 488, in the City of Guelph, be approved, in accordance with the recommendation set out in Schedule 2 of the Community Design and Development Services Report 08-41 dated May 21, 2008;

AND THAT the request to demolish the existing single-detached dwelling known as 11 Valley Road, to accommodate the proposed private condominium redevelopment project described in the Community Design and Development Services Report 08-41 dated May 21, 2008, be approved.

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

VOTING AGAINST: (0)

Carried

Staff was directed to add a new Clause to the conditions set out in Schedule 2 of the report to state: "Purchasers and/or tenants of all lots or units are advised that the lands abutting the subdivision to the east will form part of the City trail network."

### **1820 Gordon Street South – Proposed Zoning By-law Amendment – File ZC0702**

Mr. A. Hearne, Senior Planner provided a brief history of this application. He advised that the applicant is requesting a change from Service Commercial to Community Commercial with additional uses that are consistent with the Community Commercial designation. He advised the owner has agreed to retain the residential and institutional uses that City staff wished to have included during the Pergola Subdivision rezoning. He stated the owner is also asking for specialized Community Commercial Zone regulations to include maximum front yard setback, uses prohibited in specific locations, building height and a reduction in required off-street parking. He also advised that the proposal will involve the demolition of the existing buildings associated with the former establishment. He stated that the proposal will allow the construction of a phased, multi-building retail commercial area.

Ms. Christine Yee, on behalf of the applicant, advised that Mr. Jamie Chisholm, Mr. Braydon Kurczak, and Mr. Steve Zakem were also present to answer questions. She advised that the applicant wants the option of outdoor sales and display for a hardware retailer and said it would be enclosed with a hard wall and open area. She also requested that the maximum cap for a building of 35,000 square feet be lifted. She stated the Official Plan allows up to four buildings to exceed 60,000 square feet in this node and to date, there is only one. She further advised

that First Capital has a mandate for this to be a Leeds project and they will incorporate the Pergola name and will provide photographic documentation as per the conditions in Schedule 2. She also stated they have worked with staff and a peer review has taken place on the site plan. She noted that the applicant has enhanced pedestrian access since the original application.

2. Moved by Councillor Burcher  
Seconded by Councillor Findlay

THAT the application by Gordon Driedger Real Estate Advisor Inc. on behalf of FCHT Holdings (Ontario) Corporation for a Zoning By-law Amendment (File ZC0702) from the existing Specialized Service Commercial (SC.1-55) Zone to a Specialized CC (Community Commercial) Zone affecting property municipally known as part of 1820 Gordon Street South, legally described as the Southwest Part of Lot 11, Concession 8, formerly Township of Puslinch, in the City of Guelph, be approved in accordance with the recommendations set out in Schedule 2 of the Community Design and Development Services Report 08-46 dated May 21, 2008;

AND THAT Guelph City Council has determined that no further public notice is required with respect to the proposed zoning by-law amendment to the Specialized CC (Community Commercial) Zone (File ZC0702) in accordance with Section 34(17) of The Planning Act.

3. Moved in Amendment by Councillor Billings  
Seconded by Councillor Wettstein  
THAT the outdoor sales and display with the proper screening be considered to be added to the uses to the zoning by-law amendment

AND THAT staff be directed to work out the details in the site plan approval process with the applicant.

VOTING IN FAVOUR: Councillors Billings, Findlay, Kovach, and Wettstein (4)

VOTING AGAINST: Councillors Beard, Bell, Burcher, Farrelly, Hofland, Laidlaw, Salisbury and Mayor Farbridge (8)

Defeated

4. Moved by Councillor Burcher  
Seconded by Councillor Findlay  
Mr. J. Chisholm THAT the application by Gordon Driedger Real Estate  
Mr. J. Riddell Advisor Inc. on behalf of FCHT Holdings (Ontario)  
Corporation for a Zoning By-law Amendment (File  
Ms. L.E. Payne ZC0702) from the existing Specialized Service  
Mr. D. McCaughan Commercial (SC.1-55) Zone to a Specialized CC  
Ms. M. Neubauer (Community Commercial) Zone affecting property  
municipally known as part of 1820 Gordon Street South,  
legally described as the Southwest Part of Lot 11,  
Concession 8, formerly Township of Puslinch, in the City  
of Guelph, be approved in accordance with the  
recommendations set out in Schedule 2 of the Community  
Design and Development Services Report 08-46 dated  
May 21, 2008;

AND THAT Guelph City Council has determined that no further public notice is required with respect to the proposed zoning by-law amendment to the Specialized CC (Community Commercial) Zone (File ZC0702) in accordance with Section 34(17) of The Planning Act.

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

VOTING AGAINST: (0)

Carried

**Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe – Implementation of the Provincial Growth Plan**

5. Moved by Councillor Billings  
Seconded by Councillor Burcher  
Mr. J. Riddell THAT the City of Guelph Community Design and  
Development Services Report #08-66 dated May 26,  
2008 on the 'Proposed Size and Location of Urban Growth  
Centres in the Greater Golden Horseshoe' Technical Paper  
be received;

AND THAT the City of Guelph supports the definition of the Guelph Downtown Urban Growth Centre as outlined in the Technical Paper;

AND THAT the City of Guelph makes a recommendation that the method of population and job density calculation for the Urban Growth Centres be consistent with the density methodology assigned to the Greenfield areas;

AND THAT this report be forwarded to the staff of the Provincial Ministry of Public Infrastructure Renewal, Ontario Growth Secretariat for their information.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Salisbury, Wettstein and Mayor Farbridge (12)  
VOTING AGAINST: (0)

Carried

### **Youth Shelter**

6. Moved by Councillor Kovach  
Seconded by Councillor Laidlaw

Mr. S. Wilson  
Mr. H. Loewig  
Ms. M. Neubauer  
Ms. L.E. Payne  
Mr. J. Riddell

WHEREAS at the City Council meeting of February 19, 2008, a resolution was passed requesting that the cost sharing between the City of Guelph and County of Wellington for funding of the youth shelter be referred back to the Social Services Committee for reconsideration;

AND WHEREAS at recent Social Services Committee meetings, the County of Wellington representatives have indicated their support to participate in funding the youth shelter through the management of the County of Wellington Social Services and Housing Department;

AND WHEREAS the City of Guelph recognizes that the County of Wellington will purchase and own a building to provide the youth shelter services;

THEREFORE, be it resolved that the City of Guelph agree with the proposal to operate the youth shelter through the Social Services and Housing Department;

AND THAT the City of Guelph agrees that the County will enter into an agreement with Wyndham House to manage and operate the youth shelter with a minimal annual lease payment;

AND THAT the capital renovations and operating expenses be shared between the City and County as part of the Social Housing program;

AND THAT the City of Guelph will not be required to provide any financial contribution to the purchase of the property.



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

VOTING AGAINST: (0)

Carried

**ADJOURNMENT**

The meeting adjourned at 9:25 p.m. o'clock p.m.

Minutes read and confirmed June 23, 2008.

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Mayor

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Acting Clerk by Designation