



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
Monday, June 9, 2014 at 7:00 p.m.**

Attendance

Council: Mayor Farbridge
Councillor B. Bell
Councillor T. Dennis
Councillor I. Findlay
Councillor J. Furfaro
Councillor C. Guthrie
Councillor J. Hofland
Councillor G. Kovach
Councillor A. Van Hellemond
Councillor K. Wettstein

Absent: Councillor L. Burcher
Councillor M. Laidlaw
Councillor L. Piper

Staff: Mr. A. Horsman, Executive Director, Finance & Enterprise
Dr. J. Laird, Executive Director, Planning, Building, Engineering and Environment
Mr. T. Salter, General Manager Planning Services
Ms. S. Kirkwood, Manager of Development Planning
Ms. M. Aldunate, Manager, Policy Planning & Urban Design
Ms. T. Agnello, Deputy Clerk
Ms. D. Black, Council Committee Coordinator

Open Meeting (7:00 p.m.)

Call to Order

Mayor Farbridge called the meeting to order.

Silent Prayer

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Council Consent Agenda

The following item was extracted:

CON-2014.34 Terra View, 72 York Road Property DC Redevelopment Reduction Letter

Balance of Council Consent Items

1. Moved by Councillor Dennis
Seconded by Councillor Hofland

That the balance of the June 9, 2014 Consent Agenda as identified below, be adopted:

CON-2014.33 Stone Road East Reconstruction (Between Victoria Road South and Village Green Drive) - Contract No. 2-1403

That the tender of Cox Construction Limited be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract No. 2-1403 for Stone Road East Reconstruction between Victoria Road South and Village Green Drive for a total tendered price of \$2,348,276,47 with actual payment to be made in accordance with the terms of the contract.

CON-2014.35 Proposed Demolition of 41 Irving Crescent, Ward 6

1. That Report 14-39 regarding the proposed demolition of a detached dwelling at 41 Irving Crescent, legally described as Lot 40, Registered Plan 61M-80, City of Guelph, from Planning, Building, Engineering and Environment dated June 9, 2014 be received.
2. That the proposed demolition of the detached dwelling at 41 Irving Crescent be approved.
3. That the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees on the property or on adjacent properties which can be preserved prior to commencement of demolition and maintain fencing during demolition and construction of the new dwelling.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Van Hellemond and Wettstein (10)

VOTING AGAINST: (0)

CARRIED

Planning Public Meeting

Mayor Farbridge announced that in accordance with The Planning Act, and The Heritage Act, Council is 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 the planning matters listed on the agenda.

21 Couling Crescent Proposed Zoning By-law Amendment (File: ZC1405) - Ward 2

Mr. Chris DeVriendt, Senior Development Planner advised the applicant is requesting the zoning be changed to Institutional to permit an elementary school and he noted the Official Plan permits the institutional use. He outlined the proposed site plan and advised the lot has been pre-created and serviced in conjunction with the surrounding existing development including the existing stormwater management facility to the south of the site.

Astrid Clos, on behalf of the applicant, advised they are proposing a two storey school with a capacity for 500 students. She noted the building location, the parking lot and the access points that include separation of the bus traffic from pedestrian and vehicular traffic. She noted there will be direct access to Watson Parkway to mitigate traffic activity on Couling Crescent and Severn Drive and the parking lot size and the space for future portables have been accommodated. She advised there are no specialized zoning recommendations being requested, however, they need the application approved prior to October so the site plan process and building permit process will be completed and construction begun by the summer of 2015 for the school to be opened in September of 2016.

Discussion ensued regarding the timing of sidewalk installation, potential school board boundary changes, transportation plans and portables requirements, as well as addressing the safe drop off of students.

2. Moved by Councillor Kovach
Seconded by Councillor Hofland

That Report 14-37 regarding a proposed Zoning By-law Amendment application (File ZC1405) by Astrid J. Clos Planning Consultants to permit the development of a school at 21 Couling Crescent, legally described as Block 14, Registered Plan 61M-170, City of Guelph, from Planning, Building, Engineering and Environment dated June 9, 2014, be received.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Van Hellemond and Wettstein (10)

VOTING AGAINST: (0)

CARRIED

24, 26, 28 & 0 Landsdown Drive Proposed Draft Plan of Vacant Land Condominium and Associated Zoning By-law Amendment (File 23CDM-1307/ZC1317) - Ward 6

Mr. A. Hearne, Senior Development Planner advised the applicant is planning the creation of 26 units with common elements of private roads and that would connect to the existing Valley Road condominium. They are requesting rezoning similar to the abutting condominium development to permit new single detached dwellings.

There was some discussion regarding the development of Lot 16 and its connectivity to existing developments.

Ms. Astrid Clos, on behalf of the applicant advised the zoning being requested is the same as that approved for the abutting condominium and only one freehold lot with frontage onto Landsdown Drive does not meet the 15 metre minimum. She spoke to traffic and parking concerns and advised the access road has been moved, there will be two-car garages with additional driveway accommodation for two cars, there is an existing sidewalk on Landsdown Drive; and Gordon Street has a left hand turn lane for access onto Landsdown. She advised that groundwater concerns have been addressed through a commitment to minimize grading issues by saving as many trees as possible, the development will be above ground water levels, and a condition within the development agreement that prohibits negative impacts to the well or septic system. She also noted that the proposed detached house will be comparable to infill lots further down on Landsdown Drive and the applicant will meet with the neighbouring condominium board to address their issues. She also confirmed there is the potential for municipal waste pickup.

There was discussion regarding the use of the stub road on Valley Road for access and the need for its completion.

Mr. Bruce Wilson, on behalf of the neighbouring condominium board, advised they are in general support and further negotiations will be determined by the results of their new and final property inspections. He raised concerns regarding the use of the unfinished stub road for construction traffic due to the potential damage the trucks could cause. He also noted issues regarding the interface design and some common elements, snow removal, and waste collection management. He confirmed they support the stub road connection.

Ms. Valerie Gilmour, a resident of the condominium to the south, noted that although that the neighbourhood properties have four parking spots, and their condominium property has ample parking, there is still a lot of on-street parking on Landsdown Drive and the new development could add to that number. She also raised a concern that the snow collection area is insufficient.

Dr. Hugh Whiteley believes the stormwater management plan for the site is insufficient. He requested site specific measurements be completed and a stormwater system design be based on the field measurements and that a seasonal high water table be established before the design construction is determined.

Discussion ensued regarding how to address Dr. Whiteley's request, the need for an analysis of the stub road and a review of the snow removal, waste collection and emergency vehicle access.

3. Moved by Councillor Findlay
Seconded by Councillor Dennis

That Report 14-27 regarding an application for Draft Plan Approval of a Vacant Land Condominium Plan and associated Zoning By-law Amendment by Astrid J. Clos Planning Consultants on behalf of Households Gaw, Henry, Norton & O'Connor c/o Dunsire Developments (Landsdown) Inc. applying to lands legally described as Part of Lots 6, 9, 10 and 13, Registered Plan 488, (formerly Puslinch Township), municipally known as 24, 26, 28 and 0 Landsdown Drive, City of Guelph, to permit the development of the site for 26 condominium single-detached dwellings and one freehold single-detached dwelling at 28 Landsdown Drive, from Planning, Building, Engineering and Environment dated June 9, 2014, be received.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Van Hellemond and Wettstein (10)

VOTING AGAINST: (0)

CARRIED

Brooklyn and College Hill Heritage Conservation District - Draft Plan and Guidelines

Mr. Stephen Robinson, Senior Heritage Planner provided an overview of the process and addressed the value of designating a heritage conservation district. He differentiated between heritage properties and non-heritage properties within the conservation district and clarified they are all subject to the heritage permit system. He highlighted the proposed implementation recommendations and next steps.

Discussion ensued regarding incentives, protecting streetscape, addressing the guidelines, management of new builds, regulations on adjacent properties outside the boundary, the feasibility of setting an adjacency width to help determine boundaries, financial implications, incentives program, public engagement methods, best practices of other municipalities, insurance issues; enforcement of the property standards by-law, impacts on property values, the permit process, staffing requirements, the appeal process; a chart to show heritage, non-heritage, abutting properties, etc., the timing process and the need for solid numbers of costs.

The meeting recessed. (9:15 p.m.)

The meeting resumed. (9:21 p.m.)

Mr. Mike Lackowicz believes the heritage district should not be instituted in this neighbourhood because most properties are vernacular in nature and do not fit a particular stylistic feature or they are modern or contemporary. He requested reconsideration of what constitutes a strong candidate for a heritage district and suggested other areas within the City. He believes a city-wide survey should have been conducted before the district area was determined and cited the City of Cambridge process as a best practice example for citizen engagement.

Mr. Bruce Ryan, Vice-President, OUNRA (Old University Neighbourhood Residents' Association), advised they had approximately 100 people of 1500 attended their information session and there was strong support of the heritage district.

Ms. Cathy Downer, resident within the district area, addressed key findings of the study within the staff report. She highlighted the large percentage of satisfied residents living within a heritage district and explained that property owners did not find the process onerous and most requests are processed within three months with a large percentage completed within a month. She noted the study found more consistency of the process when it is delegated to staff. She also advised that most of the properties are already on the heritage registry.

Ms. Susan Watson, resident within the district area, is pleased about the heritage district and noted that property values within a heritage district become more stable and their values rise faster than others in a positive market and decline more slowly with a down market. She suggested grants for heritage properties should be separated from the establishment of a heritage district; a maximum limit of 50% of the costs allowed with a ceiling of \$10,000; and one application once every five years be permitted. She also addressed the issue of insurance and explained that a value amount is determined and design guidelines put in place for a rebuild. She advised there are over 100 heritage districts in Ontario, and are becoming more common and she would like more in Guelph.

Dr. Karen Balcom, a resident within the proposed heritage district, favours the designation and believes it can be a model regarding how to address new development and it will protect the parkland around the Speed River. She noted the heritage district designation could address neighbourhood concerns regarding tear downs and infill and manage changes to protect the character of the neighbourhood. She explained she was able to install solar panels and still meet the guidelines because they are not restrictive or preventative of additions. She also made note of the effect heritage districts have on properties and requested Council accept the report and adopt the heritage district in September.

Mr. Roy Allingham, a resident within the proposed heritage district supports the conservation district designation and believes it will help preserve the character of the neighbourhood.

Ms. Daphne Wainman Wood, Heritage Guelph, advised the committee unanimously endorsed the report because heritage districts are vital to provide responsible stewardship. She noted the study reveals the satisfaction level of residents within a heritage district is high, it is not difficult or time consuming to make alterations and changes; real estate values rise more consistently; and there are strong real estate performance results when guidelines are enforced. The committee recommends the creation of more districts.

Dr. Hugh Whiteley believes Guelph is behind in heritage designations and viewscape designations and the Gordon Streetscape is one that should be preserved. He stated there has been adequate community engagement but the boundaries of the cultural heritage district are inadequate. He suggested the boundaries along the river should be adjusted and the water levels below the dam

need to be measured to determine whether they are of significance and should be maintained or whether the dam should be removed. He advised a process needs to be established to address these types of decisions.

Discussion ensued regarding the adjacent properties and their regulations including the lands along the river; the appeals process and possibility of establishing an option between an OMB appeal and the staff recommendation. The communication program, promotion of the heritage district, infill projects, insurance concerns and heritage permits best practices were also discussed.

4. Moved by Councillor Findlay
Seconded by Councillor Hofland

That Report 14-30 from Planning, Building, Engineering and Environment, dated June 9, 2014 regarding the draft Brooklyn and College Hill Heritage Conservation District Plan and Guidelines be received.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Van Hellemond and Wettstein (10)

VOTING AGAINST: (0)

CARRIED

Extracted Consent Agenda Items

CON-2014.34 Terra View, 72 York Road Property DC Redevelopment Reduction Letter

Mr. David Brix, President, Terra View Homes, provided a history of the property and advised the property contamination caused a delay. He did not see the staff report before the meeting.

Mr. A. Horsman, Executive Director, Finance & Enterprise/CFO highlighted the reasons for the staff recommendation to refuse the extension and advised of communications with the applicant on this matter.

5. Moved by Councillor Guthrie
Seconded by Councillor Furfaro

1. That Report FIN-14-27 "Terra View, 72 York Road Property DC Redevelopment Reduction Letter decision be deferred to the June 23, 2014 Council meeting.

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

VOTING AGAINST: (0)

CARRIED

Special Resolutions

6. Moved by Councillor Kovach
Seconded by Councillor Hofland

That the Rules of Procedure be suspended to permit discussion and voting on a resolution regarding submitting a claim under the Ontario Ice Storm Assistance Program for costs incurred as a result of the December 22, 2013 Ice Storm.

CARRIED

Ontario Ice Storm Assistance Program

Mr. Al Horsman, Executive Director, Finance & Enterprise/CFO, provided information regarding the Ontario Ice Storm Assistance Program parameters and deadlines.

7. Moved by Councillor Kovach
Seconded by Councillor Findlay
 1. Whereas, the City of Guelph experienced a winter ice storm weather event on December 22, 2013 and has experienced substantial costs associated with immediate and on-going clean-up efforts and damage to municipal property and infrastructure.
 2. That Council delegate authority to the Chief Financial Officer of the City of Guelph to submit a claim under the Ontario Ice Storm Assistance Program for costs incurred as a result of the December 22, 2013 Ice Storm.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Van Hellemond and Wettstein (10)

VOTING AGAINST: (0)

CARRIED

By-laws

8. Moved by Councillor Furfaro
Seconded by Councillor Bell

That By-laws numbered (2014)-19765 to (2014)-19768, inclusive, are hereby passed.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Van Hellemond and Wettstein (10)

VOTING AGAINST: (0)

CARRIED

Notice of Motion

Councillor Kovach gave notice that she will be bringing a motion to a subsequent meeting regarding City Councillors attendance as City representatives.

Adjournment (10:40 p.m.)

9. Moved by Councillor Dennis
Moved by Councillor VanHellemond

That the meeting be adjourned.

CARRIED

Minutes to be read and confirmed July 26, 2014.

Mayor Farbridge

Deputy Clerk