



**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
Tuesday June 9, 2015 at 6:30 p.m.**

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Attendance

Council: Mayor Guthrie  
Councillor P. Allt  
Councillor B. Bell  
Councillor C. Billings  
Councillor C. Downer

Councillor J. Gordon  
Councillor J. Hofland  
Councillor M. Salisbury  
Councillor A. Van Hellemond  
Councillor K. Wettstein

Absent: Councillor D. Gibson  
Councillor M. MacKinnon  
Councillor L. Piper

Staff: Mr. A. Horsman, Deputy CAO, Infrastructure, Development & Enterprise  
Mr. T. Salter, General Manager, Planning Services  
Ms. K. Dedman, General Manager Engineering and Capital Infrastructure  
Services/City Engineer  
Ms. M. Aldunate, Manager, Policy Planning & Urban Design  
Ms. L. Sulatycki, Senior Development Planner  
Mr. M. Witmer, Development Planner II  
Ms. T. Agnello, Deputy Clerk  
Ms. D. Black, Council Committee Coordinator

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**Call to Order (6:30 p.m.)**

Mayor Guthrie called the meeting to order.

**Authority to Resolve into a Closed Meeting of Council**

1. Moved by Councillor Van Hofland  
Seconded by Councillor Allt

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (a) of the *Municipal Act* with respect to security of the property of the municipality.

CARRIED

**Closed Meeting (6:31 p.m.)**

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

The following matter was considered:

**C.2015.23 Guelph Junction Railway Action Plan**

**Rise from Closed Meeting (6:58 p.m.)**

*Council recessed and reconvened in open session at 7:00 p.m.*

**Open Meeting (7:00 p.m.)**

Mayor Guthrie called the meeting to order.

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

The General Manager, Planning, Urban Design and Building Services introduced Peter Kelly, Great Lakes West Regional Director and Ontario Nature Board member.

Mr. Kelly explained the 2014 Ontario Nature's Lee Symmes Municipal Award for Exceptional Achievement in Environmental Planning and presented the award to Mayor Guthrie and planning staff.

**Council Consent Agenda**

The following items were extracted:

- CON-2015.24      209 to 211 Liverpool Street Proposed Zoning By-law  
Amendment (File: ZC1504) – Ward 3**
- CON-2015.27      Willow Watermain Replacement – Contract 2-1509**

**Balance of Council Consent Items**

1. Moved by Councillor Hofland  
Seconded by Councillor Van Hellemond

That the balance of the June 9, 2015 Consent Agenda as identified below, be adopted:

**CON-2015.25      223 Suffolk Street West Proposed Zoning By-law Amendment (File:  
ZC1414) and Proposed Demolition – Ward 3**

1. That the application by 785412 Ontario Limited and 1773438 Ontario Inc. for the approval of a Zoning By-law Amendment from the R.1B (Residential Single Detached) Zone to the R.2 (Residential Semi-Detached/Duplex) Zone to permit the development of a semi-detached dwelling on the property municipally known as 223 Suffolk Street West and legally described as Plan 29, Part Lot 7, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Schedule 2 attached hereto.
2. That the proposed demolition of one (1) single detached dwelling at 223 Suffolk Street West 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 semi-detached dwelling.

4. That the applicant be requested to contact the General Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

**CON-2015.26 Stone Road East Reconstruction (Between Gordon Street South and Village Green Drive) – Contract 2-1510**

1. That the tender of Cox Construction Limited be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract No. 2-1510 for Stone Road East Reconstruction between Gordon Street and Village Green Drive for a total tendered price of \$2,816,308.05 including HST with actual payment to be made in accordance with the terms of the contract.

**CON-2015.28 Elizabeth Street Reconstruction – Contract 2-1503**

1. That the tender of Goetz Construction Inc., Guelph be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-1503 for the Elizabeth Street Reconstruction Contract for a total tendered price of \$6,191,651.24 with actual payment to be made in accordance with the terms of the contract.

**CON-2015.29 15 WYNDHAM STREET SOUTH: HERITAGE REVIEW APPLICATION (PROPOSED REMOVAL FROM MUNICIPAL REGISTER OF CULTURAL HERITAGE PROPERTIES)**

1. That Report 15-48, regarding the recommendation to remove 15 Wyndham Street South from the *Municipal Register of Cultural Heritage Properties* dated June 9, 2015 be received.
2. That staff be authorized to remove all references to 15 Wyndham Street South from the *Municipal Register of Cultural Heritage Properties*.

**CON-2015.30 372 CRAWLEY ROAD: HERITAGE REVIEW APPLICATION (PROPOSED REMOVAL FROM THE MUNICIPAL REGISTER OF CULTURAL HERITAGE PROPERTIES)**

1. That Report 15-40, regarding the recommendation to remove 372 Crawley Road from the *Municipal Register of Cultural Heritage Properties* dated May 11, 2015 be received.
2. That staff be authorized to remove all references to 372 Crawley Road from the *Municipal Register of Cultural Heritage Properties*.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, Salisbury, Van Hellemond and Wettstein (10)*

*VOTING AGAINST: (0)*

CARRIED

## Extracted Items

### **CON-2015.24      209 to 211 Liverpool Street Proposed Zoning By-law Amendment (File: ZC1504) – Ward 3**

Staff advised that urban design plans cannot be addressed because the semi-detached building currently exists and only interior work will be done on this property. They also advised that the 223 Suffolk Street West property urban design will be discussed with that applicant during the site plan process.

2. Moved by Cathy Downer  
Seconded by Councillor Wettstein

That the application by Mark Lough on behalf of The Chandler Holding Company Limited to recognize the existing semi-detached dwelling on the property municipally known as 209 to 211 Liverpool Street, and legally described as Part of Lot 7, Registered Plan 29, Northwest Side of Liverpool Street, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Schedule 1 attached hereto.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, Salisbury, Van Hellemond and Wettstein (10)*

*VOTING AGAINST: (0)*

CARRIED

### **CON-2015.27      Willow Watermain Replacement – Contract 2-1509**

Staff explained the options for the road design and advised there will be an open house soon to provide residents an opportunity to provide input and be shown the City plans for that section of Willow Road and the intersection at Silvercreek Parkway.

They explained that the Delegation of Authority By-law has a threshold limit of 1.5 million dollars so large contracts need to be approved by Council.

3. Moved by Councillor Salisbury  
Seconded by Councillor Billings

That the tender of Drexler Construction Limited be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-1509 for the Willow Watermain Replacement Contract for a total tendered price of \$2,020,000.00 with actual payment to be made in accordance with the terms of the contract.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, Salisbury, Van Hellemond and Wettstein (10)*

*VOTING AGAINST: (0)*

CARRIED

## **By-laws**

4. Moved by Councillor Bell  
Seconded by Councillor Billings

That By-laws Numbered (2015)-19914 to (2015)-19919, inclusive, are hereby passed.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, Salisbury, Van Hellemond and Wettstein (10)

VOTING AGAINST: (0)

CARRIED

### **Notice of Motion**

Mayor Guthrie gave notice that he will be presenting a motion to a subsequent meeting of City Council with respect to staff exploring the option of City Councillors joining the County's Social Services Committee.

### **Authority to Resolve into a Closed Meeting of Council (7:25 p.m.)**

5. Moved by Councillor Gordon  
Seconded by Councillor Billings

That the Council of the City of Guelph now reconvene a meeting that is closed to the public, pursuant to Section 239 (2) (a) of the *Municipal Act* with respect to security of the property of the municipality.

CARRIED

The following matter was given further consideration:

### **C.2015.23 Guelph Junction Railway Action Plan**

#### **Rise from Closed Meeting (7:52 p.m.)**

*Council recessed and reconvened in open session at 7:53 p.m.*

#### **Adjournment (7:54 p.m.)**

6. Moved by Councillor Hofland  
Seconded by Councillor Allt

That the meeting be adjourned.

CARRIED

*Minutes to be confirmed on June 22, 2015.*

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Mayor Guthrie

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Tina Agnello – Deputy Clerk

**209 to 211 Liverpool Street  
Recommended Zoning Regulations and Conditions**

The property affected by the Zoning By-law Amendment application is municipally known as 209 to 211 Liverpool Street and legally described as Part of Lot 7, Registered Plan 29, Northwest Side of Liverpool Street, City of Guelph.

**PROPOSED ZONING – R.2-?**

The following zoning is proposed for 209 to 211 Liverpool Street:

**R.2 (Residential Semi-Detached/Duplex) Zone**

In accordance with Section 5.2 of Zoning By-law (1995)-14864, as amended.

Permitted Uses

In accordance with Section 5.2.1 of Zoning By-law (1995)-14864, as amended.

Regulations

In accordance with Section 5.2.2 of Zoning By-law (1995)-14864, as amended (see Table 5.2.2 below), with the following exceptions:

Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum **Front Yard** shall be 2.8 metres.

Despite Table 5.2.2, Row 15, the minimum **Landscaped Open Space** between the driveway and nearest **Lot Line** for 209 Liverpool Street shall be 0.2 metres.

TABLE 5.2.2 – REGULATIONS GOVERNING THE R.2 **ZONE**

1	Residential Type	<ul style="list-style-type: none"> <li>• <b>Duplex Dwelling</b></li> <li>• <b>Semi-Detached Dwelling</b></li> <li>• <b>Accessory Apartment</b> in accordance with Section 4.15.1</li> <li>• <b>Bed and Breakfast establishment</b> in accordance with Section 4.27</li> <li>• <b>Group Home</b> in accordance with Section 4.25</li> <li>• <b>Home Occupation</b> in accordance with Section 4.19</li> </ul>
2	Minimum <b>Lot Area</b>	460 m <sup>2</sup> for every two units 230 m <sup>2</sup> for each unit
3	Minimum <b>Lot Frontage</b>	15 metres for every two units. 7.5 metres for each unit. Despite the above, the <b>Lots</b> located within the boundaries of Defined Area Map Number 66 of Schedule "A" shall have a minimum <b>Lot Frontage</b> of not less than the average <b>Lot Frontage</b> established by existing <b>Lots</b> within the same <b>City Block Face</b> .
4	Minimum <b>Ground Floor Area</b> 1 <b>Storey</b> 1.5 <b>Storeys</b> 2 or more <b>Storeys</b>	80 m <sup>2</sup> 55 m <sup>2</sup> 40 m <sup>2</sup>

5	Minimum <b>Front Yard</b>	6 metres and in accordance with Sections 4.6, 4.24 and 5.2.2.1.
5a	Minimum <b>Exterior Side Yard</b>	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.2.2.1.
6	Minimum <b>Side Yard</b> (each side)	1.2 metres Where a <b>Garage, Carport</b> or off- <b>street Parking Space</b> is not provided for each <b>Dwelling Unit</b> , each <b>Side Yard</b> shall have a minimum width of 3 metres to accommodate off- <b>street</b> parking. Despite the above, no interior <b>Side Yard</b> is required along the common <b>Lot</b> line of <b>Semi-Detached Dwellings</b> .
7	Minimum <b>Rear Yard</b>	7.5 metres or 20% of the <b>Lot Depth</b> , whichever is less.
8	Accessory <b>Buildings</b> or <b>Structures</b>	In accordance with Section 4.5.
9	<b>Fences</b>	In accordance with Section 4.20.
10	Maximum <b>Building Height</b>	3 <b>Storeys</b> and in accordance with Section 4.18.
11	Maximum <b>Lot Coverage</b>	40% of the <b>Lot Area</b> .
12	Off- <b>Street</b> Parking	In accordance with Section 4.13.
13	<b>Garages</b>	For those <b>Lots</b> located within the boundaries indicated on Defined Area Map Number 66, where a roofed porch is provided, the <b>Garage</b> may be located ahead of the front wall of the dwelling (enclosing <b>Habitable Floor Space</b> on the first floor) equal to the projection of the porch to a maximum of 2 metres.
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
15	Minimum <b>Landscaped Open Space</b>	The <b>Front Yard</b> of any <b>Lot</b> , excepting the <b>Driveway (Residential)</b> , shall be landscaped and no parking shall be permitted within this <b>Landscaped Open Space</b> . Despite the definition of the <b>Landscaped Open Space</b> , for <b>Buildings</b> that do not have a shared <b>Driveway (Residential)</b> access, a minimum area of 0.6 metres between the driveway and nearest <b>Lot Line</b> must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and may include a surfaced walk in accordance with Section 4.13.7.2.4.

### **PROPOSED CONDITIONS**

The following conditions are for the information of Council and are conditions of the Consent application:

1. That prior to endorsonation of the deeds, the owner shall have a licensed Master Plumber certify in writing that the plumbing inside each unit is separate from and independent of the plumbing in the other unit.
2. That prior to endorsonation of the deeds, the servient tenement (209 Liverpool Street, Part of Lot 7, Registered Plan 29), grants an easement approximately 2.80-metres (9.19 feet) wide by approximately 6.0-metres (19.69 feet) long, registered on title, in favour of the dominant tenement (211 Liverpool Street, Part of Lot 7, Registered Plan 29) as shown on the applicant's site plan for existing sanitary and water service laterals.
3. That prior to endorsonation of the deeds, the owner shall have an Ontario Land Surveyor prepare a reference plan identifying the service easement.
4. That prior to endorsonation of the deeds, the owner's solicitor certifies that the easement, in favour of the dominant tenement (211 Liverpool Street, Part of Lot 7, Registered Plan 29), has been granted and registered on title.

5. That prior to the endorsation of the deeds, a one hour fire separation be installed from the basement right through to the attic at the common party wall. A building permit is required for this work.
6. That prior to the endorsation of the deeds, the owner create a legal off-street parking space for the "severed" lands (211 Liverpool Street) being 2.5 metres by 5.5 metres, and located a minimum of 6 metres from the street line and behind the front wall of the building, to the satisfaction of the Chief Building Official or designate.



**223 Suffolk Street West**  
**Recommended Zoning Regulations and Conditions**

The property affected by the Zoning By-law Amendment application is municipally known as 223 Suffolk Street West and legally described as Plan 29, Part Lot 7, City of Guelph.

**PROPOSED ZONING**

The following zoning is proposed for the subject site:

**R.2 (Residential Semi-Detached/Duplex Zone) Zone**

In accordance with Section 5.2 of Zoning By-law (1995)-14864, as amended.

**PROPOSED CONDITIONS**

The following conditions are provided as information to Council and will be imposed through evaluation of the future application for consent to sever and a subsequent development agreement with the City registered on title for the subject site:

1. The Owner shall pay to the City, as determined applicable by the Chief Financial Officer/City Treasurer, **development charges** and education development charges, in accordance with the City of Guelph Development Charges By-law (2014)-19692, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereof, prior to this issuance of any building permits, at the rate in effect at the time of the issuance of a building permit.
2. The Developer shall pay **cash-in-lieu of parkland** for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225), or any successor thereof, prior to the issuance of building permits.
3. The Owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' **Environmental Handbook**, to all future homeowners or households within the project, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City, prior to the issuance of any building permit for the lands.
4. The Owner shall submit a **site plan** under Section 41 of the *Planning Act* to, and have it be approved by the General Manager of Planning, Urban Design and Building Services and the City Engineer, prior to the issuance of a building permit for the new semi-detached dwelling that indicates:
  - a. The **location** of the semi-detached dwelling, drawn in a metric scale;
  - b. **Elevations** of the semi-detached dwelling, drawn in a metric scale, showing and detailing the use of building materials and colours that are respective and in character with the built form of the surrounding neighbourhood;

- c. All **trees** on the subject property, including the extent of their canopies that may be impacted by the development. Any trees within the City boulevard must also be shown, including appropriate protective measures to maintain them throughout the development process. The plan should identify trees to be retained, removed and/or replaced and the location and type of appropriate methods to protect the trees to be retained during all phases of construction; and
  - d. Comprehensive **grading, drainage and servicing** information.
5. The Owner shall not remove any vegetation during the **breeding bird season** (May-July), as per the *Migratory Bird Act*.
  6. That, if required, the Owner shall complete and submit a **Tree Inventory, Preservation and Compensation Plan** to the satisfaction of the General Manager of Planning, Urban Design and Building Services prior to any demolition, grading, tree removal or construction on the site in accordance with the *Urban Forest* policies as outlined in the Official Plan (2014 Consolidation).
  7. That the Owner enters into a **Storm Sewer Agreement**, as established by the City, providing a grading and drainage plan to the satisfaction of the General Manager/City Engineer, registered on title, prior to any construction or grading of the lands.
  8. Prior to any construction or grading of the lands, the Owner shall pay the flat rate **charge** established by the City per metre of **road frontage** to be applied to tree planting for the said lands.
  9. That the Owner pays the actual cost of constructing and **installing sanitary and water service** laterals required including any curb cuts and/or curb fills and furthermore, prior to any construction or grading of the lands, the Owner shall pay to the City the estimated cost of the service laterals, as determined by the General Manager/City Engineer.
  10. The Owner shall confirm and locate the position of the existing 150 mm sanitary sewer lateral and the existing 19 mm water lateral from the point where the existing 150 mm sanitary sewer lateral and the existing 19 mm water **lateral connects to the existing building** at 223 Suffolk Street West, satisfactory to the Plumbing Inspector, prior to demolition of the existing house.
  11. The Owner shall pay to the City the actual cost of the construction of the **new driveway entrances** and required curb cuts and curb fills. Furthermore, prior to any construction or grading of the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cuts and curb fills.
  12. The Owner shall pay the actual cost of the **removal of the existing driveway entrance** including asphalt pavement within the road allowance, the restoration of the boulevard with topsoil and sod including the required curb fill, with the estimated cost of the works as determined by the General Manager/City Engineer being paid, prior to any construction or grading of the lands.

13. Prior to any construction or grading of the lands, the Owner shall construct, install and maintain **erosion and sediment control facilities**, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.
14. That the Owner provides legal **off-street parking** space(s) on the said lands at a minimum set-back of 6.0-metres from the property line at the street.
15. That the Owner constructs the new buildings at such an elevation that the lowest level of the new buildings can be **serviced with a gravity connection** to the sanitary sewer.
16. The Owner shall acknowledge that the City does **not allow retaining walls higher than 1.0 metre** abutting existing residential properties without the permission of the General Manager/City Engineer.
17. That the Owner shall make arrangements satisfactory to the Engineering Department of **Guelph Hydro** Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to any construction or grading on the lands.
18. That the Owner shall make arrangements with **Guelph Hydro** Electric Systems Inc.'s Technical Services department, prior to the demolition of the existing structure.
19. The Owner shall demonstrate on the site plan to be submitted that a **minimum distance of 1.5 metres** is maintained between any driveways/entrances and Guelph Hydro Electric Systems Inc.'s distribution or street light poles or pad-mounted equipment, and any relocations shall be at the Owner's sole expense.
20. That the Owner makes satisfactory arrangements with **Union Gas** for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to any construction or grading of the lands.
21. The Owner shall ensure that all **telecommunication service and cable TV** service on the Lands shall be underground. The Owner shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services for the Lands, prior to any construction or grading of the lands.
22. That prior to any construction or grading on the lands, the Owner shall **enter into an agreement** with the City, registered on title, satisfactory to the City Solicitor, the General Manager of Planning, Urban Design and Building Services, and General Manager/City Engineer, agreeing to satisfy the above-noted conditions and to develop the property in accordance with the approved plans.