

Council Chambers
July 5, 2010

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

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

Absent: Councillors Burcher and Farrelly

Staff Present: Dr. J. Laird, Executive Director of Planning, Engineering & Environmental Services; Mr. J. Riddell, Director of Community Design and Development Services; Ms. T. Agnello, Deputy Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

Consent Agenda

The following items were extracted from the July 5, 2010 Consent Agenda to be voted on separately:

- A-3 1291 Gordon Street: Proposed Zoning By-law Amendment (File ZC0905)

1. Moved by Councillor Kovach
Seconded by Councillor Hofland

THAT the balance of the July 5, 2010 Council Consent Agenda as identified below, be adopted:

- a) **5 and 7 Cambridge Street: Proposed Zoning By-law Amendment (File ZC9011)**

Mr. L.A. Grinham
Mr. J. Riddell
Dr. J. Laird
Mr. D. McCaughan
Ms. M. Neubauer
Legal

THAT Report 10-69 dated July 5, 2010 regarding an application for a Zoning By-law Amendment for 5 and 7 Cambridge Street from Community Design and Development Services, be received;

AND THAT the application by L. Alan Grinham Architect Inc. for a Zoning By-law Amendment (File ZC0911) from the R.1B Zone to a Specialized R.2-?? affecting the property known as 5 and 7 Cambridge Street and legally described as Part of Lot 582, Registered Plan 8, City of Guelph, be approved in accordance with the regulations and conditions set out in Schedule 1 attached.

- b) **3 Watson Road South: Proposed Zoning By-law Amendment (File ZC1002)**

Ms. A. Clos
Mr. J. Riddell
Dr. J. Laird
Mr. D. McCaughan
Ms. M. Neubauer
Legal

THAT Report 10-72 dated July 5, 2010 regarding a Zoning By-law Amendment for property municipally known as 3 Watson Road South from Community Design and Development Services, be received;

AND THAT the application by Astrid J. Clos Planning consultants for a Zoning By-law Amendment to add a religious establishment use with a maximum floor area of 315 square metres and an office use within a mall to the current uses within the existing Specialized Industrial (B.2-1) Zone affecting the property municipally known as 3 Watson Road south and legally described as Part of Block 1, Plan 696, City of Guelph, be approved in accordance with the regulations set out in Schedule 2 attached;

AND THAT in accordance with Section 34 (17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed zoning by-law amendment affecting 3 Watson Road South as set out in Report 10-72 from Community Design and Development Services dated July 5, 2010.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (10)

VOTING AGAINST: (0)

Councillor Laidlaw was not present in the Chambers during the vote.

Carried

DELEGATIONS

1291 Gordon Street: Proposed Zoning By-law Amendment (File ZC0905)

Katie Nasswetter, Senior Development Planner reviewed the application to permit a 128 residential unit apartment building with the remaining site to be rezoned Wetlands. She highlighted three modifications conditions relating to:

- infiltration galleries
- water quality monitoring
- maximum building height of 7 stories, but with only 6 stories being visible from Gordon Street.

Hugh Handy of GSP Group was present on behalf of the applicant and advised that they have worked closely with staff and are supportive of the proposed modified

conditions. He further advised that the public concerns were taken into consideration and the deer corridor has been widened; the building moved closer to the street; and the wetland buffers have been increased. He also advised that this client is prepared to dedicate the wetlands to the City for the long term preservation of this natural environment.

Joe Harris of Stantec, in response to questions provided information with respect to the protection of the water table.

Gwendolyn Weeks of Stantec, in response to questions provided information on tree removal on the site.

Judy Martin was present and suggested that the proposal provides inadequate wetland buffers and is contrary to the Provincial Policy Statement as it does not show that there will be no negative impact on the wetlands. She also suggested that the Environmental Impact Study is inadequate as it lacks critical information regarding impacts to the wetland and habitat for species of concern. She further suggested that the approval of this project is premature and a decision should be postponed until critical information relating to the impacts to groundwater, the provincially-significant wetland and species of concern have been addressed.

2. Moved by Councillor Piper
Seconded by Councillor Beard

Mr. H. Handy
Mr. J. Riddell
Dr. J. Laird

THAT the application by GSP Group for a Zoning By-law Amendment (File ZC0905) from the UR and WL Zones to the WL Zone, P.1 Zone and a specialized R.4A-?? Zone, affecting the property known as 1291 Gordon Street and legally described as Part of Lot 6, Concession 7, Township of Puslinch, and Part 1 of Reference Plan 61R-8098, be deferred until the completion of the Environmental Implementation Report.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Findlay, Kovach, Laidlaw, Piper, Salisbury and Wettstein.
(9)

VOTING AGAINST: Councillor Hofland and Mayor Farbridge (2)

Carried

BY-LAWS

3. Moved by Councillor Laidlaw
Seconded by Councillor Kovach
THAT By-laws Numbered (2010)-19041 to (2010)-19043,
inclusive, are hereby passed.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings,
Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury,
Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Carried

ADJOURNMENT

The meeting adjourned at 8:10 o'clock p.m.

Minutes read and confirmed July 26, 2010.

.....
Mayor

.....
Deputy Clerk

5 & 7 Cambridge Street Zoning Regulations and Conditions

The property affected by this Zoning By-law Amendment is municipally known as 5 and 7 Cambridge Street and legally described as Part of Lot 582, Registered Plan 8, City of Guelph. The following zoning is proposed:

Specialized R.2-?? Semi-detached Residential

Regulations

For the Specialized R.2-?? Zone:

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

Minimum Front Yard

Despite Table 5.2.2 Row 5,
The minimum front yard shall be 2.3 metres.

Minimum Side Yard

Despite Table 5.2.2 Row 6,
The minimum side yard shall be 0.78 metres.

Maximum Lot Coverage

Despite Table 5.2.2 Row 11,
The maximum lot coverage will be 55%.

Off-Street Parking

Despite Table 5.2.2 Row 12,
Each semi-detached unit will require 2 parking spaces.

Conditions

The following conditions will be imposed as conditions of consent:

1. That the owner enters into a Storm Sewer Agreement, as established by the City, providing a grading and drainage plan, registered on title, prior to endorsement of the deeds.
2. That the owner pays the watermain frontage charge of \$8.00 per foot of frontage for 55.61-feet prior to endorsement of the deeds.

3. Prior to endorsation of the deeds, 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.
4. Prior to endorsation of the deeds, the owner shall verify the location and position of the existing sanitary sewer laterals and water service laterals serving both 5 and 7 Cambridge Street.
5. That prior to endorsation 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.
6. That prior to endorsation of the deeds, the servient tenement (5 Cambridge Street), grants an easement approximately 3.0-metres (10.0 feet) wide by approximately 8.84-metres (29.0 feet) long, registered on title, in favour of the dominant tenement (7 Cambridge Street) for the existing sanitary sewer lateral.
7. That prior to endorsation of the deeds, the servient tenement (3 Cambridge Street), grants an easement approximately 3.0-metres (10.0 feet) wide by approximately 9.75-metres (32.0 feet) long, registered on title, in favour of the dominant tenement (5 Cambridge Street) for the existing sanitary sewer lateral.
8. That prior to endorsation of the deeds, the servient tenement (3 Cambridge Street) solicitor certifies that the sewer easement, in favour of the dominant tenement (5 Cambridge Street) has been granted and registered on title, in perpetuity.
9. That prior to endorsation of the deeds, the servient tenement (5 Cambridge Street) certifies that the sewer easement, in favour of the dominant tenement (7 Cambridge Street) has been granted and registered on title, in perpetuity.
10. That prior to endorsation of the deeds, the owner's of 3 Cambridge Street and 5 Cambridge Street shall have an Ontario Land Surveyor prepare a reference plan identifying any right-of-ways and conveyances.
11. That prior to endorsation of the deeds, a building permit will be required to construct this fire separation if it does not exist, to the satisfaction of the Director of Community Design and Development Services.
12. That prior to endorsation of the deeds, separate water service and sanitary sewer connections must be provided into each dwelling unit. A building permit will be required to install these services if they do not exist.
13. That prior to endorsation of the deeds, the owner shall enter into an agreement with the City, registered on title, satisfactory to the City Engineer, agreeing to satisfy the above-noted conditions and to develop the property in accordance with the approved plans.

3 Watson Road South Regulations and Conditions

Specialized B.2-1 (Industrial) Zone

3 Watson Rd. S.

As shown on Defined Area Map Number 58 of Schedule "A" of the By-law.

Permitted Uses

In addition to the permitted Uses listed in Section 7.1.1, the following additional uses shall be permitted in the B.2-1 Zone:

- A religious establishment
- Office within a mall

Regulations

In accordance with Section 7.3 of the By-law, as amended, with the following exceptions:

Maximum Floor Area for Religious Establishment

315 square metres

Location of Religious Establishment

The location of the religious establishment shall be limited to the original stone heritage building (former schoolhouse) and adjoining areas within the existing industrial mall.