

**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
Monday July 8, 2013 at 5:30 p.m.**

Attendance

Members: Mayor Farbridge, Councillors Bell, Burcher (arrived at 6:00 p.m.), Dennis, Findlay, Furfaro, Guthrie, Hofland, Laidlaw, Piper, Van Hellemond (arrived at 5:50 p.m.) and Wettstein

Absent: Councillor Kovach

Staff: Ms. A. Pappert, Chief Administrative Officer; Mr. M. Amorosi, Executive Director, Corporate & Human Resources; Dr. J. Laird, Executive Director, Planning & Building, Engineering and Environment; Ms. D. Jaques, General Manager Legal and Realty Services/City Solicitor; Ms. S. Smith, Associate Solicitor, Mr. D. Mast, Associate Solicitor; Ms. S. Kirkwood, Manager Development Planning; Ms. M. Aldunate, Manager Policy Planning and Urban Design; Mr. M. Witmer, Site Plan Coordinator; Ms. T. Agnello, Deputy Clerk; Ms. J. Sweeney, Council Committee Coordinator

Call to Order (5:30 p.m.)

Mayor Farbridge called the meeting to order.

Authority to Resolve into a Closed Meeting of Council

1. Moved by Councillor Dennis
Seconded by Councillor Hofland

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (c) and (e) of the *Municipal Act* with respect to proposed or pending acquisition or disposition of land and litigation or potential litigation.

CARRIED

Closed Meeting (5:31 p.m.)

Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Guthrie declared a potential pecuniary interest with regards to 310 Cole Road Upcoming Ontario Municipal Board Hearing as his sibling owns the subject property and left the room when the matter was discussed.

The following matters were considered:

C.2013.8 Proposed or Pending Acquisition or Disposition of Land

C.2013.10 310 Cole Road: Upcoming Ontario Municipal Board Hearing (A-46.13) – Ward 5

Rise from Closed Meeting (6:50 p.m.)

Council recessed.

Open Meeting (7:00 p.m.)

Mayor Farbridge called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Furfaro declared a potential pecuniary interest with regards to the proposed Official Plan and Zoning By-law Amendment for 5 Arthur Street South as he owns property on Arthur Street in the vicinity of the proposed development. He did not participate or vote on the matter.

Planning Public Meeting

Mayor Farbridge announced that in accordance with The Planning 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.

5 Arthur Street South – Proposed Official Plan and Zoning By-law Amendments (File OP1302/ZC1305) – Ward 1

Katie Nasswetter, Senior Development Planner provided an outline of the application. She advised that since the applications were submitted, portions of Official Plan Amendment 43 for the Downtown Secondary Plan have been approved and are deemed to be in effect, and as a result some of the Official Plan Amendments proposed by the applications may no longer be necessary as they are supported by policies within the Downtown Secondary Plan.

Lee Piccoli representing 5 Arthur Street Developments, said this will be a substantial development with various levels of complexity relating to being a brownfield site, building beside the river, location of bedrock, providing proposed site amenities and historical elements. He said that specific site plans will be developed promoting strong urban design principles while respecting the neighbourhood. He said that they would like to release Phase 1 for presale in 2014.

Joe Lobko of DTAH, architect for the applicant, stated that this site is important as it will provide a transition between St. Patrick's Ward and the downtown. He outlined the proposed open spaces, pedestrian bridge connection to the downtown, public views and public accessibility, the technical challenges of grading, location of bedrock, groundwater, flooding restrictions/requirements, built form framework and river walk. He further outlined the two proposed options for development.

Dan Leeming, urban designer involved in the project, reiterated the transition importance of the site and that the development will be compatible with St. Patrick's Ward. He outlined the various technical studies either completed or to be completed and that the application is

consistent with the Provincial Policy Statement and growth plans and various City plans and initiatives. He advised that various ongoing capital works by the City will be required for site servicing.

William Sleeth of The Ward Residents Association, advised that Option B (10 and 14 storeys) is their preferred development. His primary concern is regarding the context and the relationship to the downtown. He expressed concern with the proposed isolation of the riverside walk and public open space, the importance of the pedestrian bridges over the river and the Arthur Street streetscape and the importance of considering both sides of the street in creating an effective transition.

Maria Pezzano, Chair of the Ward Resident's Association, expressed concern with the proposed wall along the riverwalk and suggested that this walk needs to be animated and welcoming. She advised of their support for the retention of the heritage building and the proposed mixed use of the site. She requested that the City include in the 2014 capital budget funds to support the construction of a pedestrian bridge alongside the rail trestle at Allen's Dam; conduct a study on the heritage wall before determining its fate in the development; plan and develop budgets for the river walk open space to be dedicated as parking by the applicant; consider the urban design streetscape for Wellington Street and the Speed River Corridor adjacent to 5 Arthur Street and the a future location for a second pedestrian bridge.

Marty Williams on behalf of the Guelph Business Association, expressed support for this proposal. He suggested that the proposed development is consistent with the vision of the Downtown Secondary Plan and will bring people and businesses downtown.

Lloyd Longfield, General Manager of Guelph Chamber of Commerce, said the proposed development aligns with the Chamber of Commerce's long term goal of contributing to the prosperity of the downtown and it will provide residential density that will assist in the development of a long term rail service. He encouraged Council to receive the report so Fusion Homes can continue to work with staff and the neighbourhood.

Barbara Mann expressed support for the proposed mixed land uses. She expressed concern with the scale of the development; no control of who will be the commercial tenants; the private road; the request for the river setback to be reduced by 50%; scale of development at Neeve Street end of the site blocking the gateway to the city; increased traffic on neighbourhood streets; stress on existing water services infrastructure; lack of green space & too much concrete; and the introduction of non-native plantings on the proposed wall.

Laura Murr stated that she supports the redevelopment of the site for residential use, but has concerns related to the requested reductions of amenity areas, setbacks between the buildings and parkland dedication, and reduced setback to the water, which she believes will have a negative impact on quality of life. She expressed concern with possible flooding of the site. She further stated that if the development is eligible for any downtown grants that they should be contingent on the requirement for some form of rental housing geared to income.

Judy Martin expressed concern with the, reduced river buffer, open space, common amenities request for reduction from 25 square metres to 5 square metres, the amount of parkland dedication, the angular plane and the proposed wall along the river. She stated that the proposal does not conform to providing public views to the water. She urged Council to approve minimum open space and parkland and to retain the 30m river setback.

There was considerable discussion by Council, and additional information was requested on:

- community energy initiatives
- options for solid waste servicing
- how density bonusing could encourage housing affordability
- traffic implications for corner of Macdonell and Wellington Streets
- interaction between pedestrian and vehicular traffic
- how development is going to fund the relocation of parkland downstream
- ability of the city to fund in the 2014 capital budget the design of the riverwalk, pedestrian bridge, Wellington Street crossing and heritage wall
- service upgrades to the site to complement old and new areas
- any future developments past this site that could affect servicing
- antennas and satellite dishes
- downtown activation grant if development has the opportunity to access funds and if so when would they come back to Council
- shadowing
- wind impacts
- clear understanding of what Council is being asked to decide and when and any parallel decisions that need to be considered

1. Moved by Councillor Burcher
Seconded by Councillor Guthrie

That Report 13-35 regarding Official Plan and Zoning By-law Amendment applications by 5 Arthur Street Developments, to permit a mixed use, commercial and high density residential development at 5 Arthur Street South from Planning, Building, Engineering and Environment dated July 8, 2013, be received.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Guthrie, Hofland, Laidlaw, Piper, Van Hellemond and Wettstein (11)

VOTING AGAINST: (0)

Councillor Furfaro did not vote due to his declared potential pecuniary interest.

CARRIED

By-laws

2. Moved by Councillor Hofland
Seconded by Councillor Bell

That By-laws Numbered (2013)-19601 to (2013)-19603, inclusive, are hereby passed.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Laidlaw, Piper, Van Hellemond and Wettstein (12)

VOTING AGAINST: (0)

CARRIED

Adjournment (9:30 p.m.)

3. Moved by Councillor Dennis
Seconded by Councillor Findlay

That the meeting be adjourned.

CARRIED

Minutes to be confirmed on July 29, 2013.

Mayor Farbridge

Deputy Clerk