



**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
Monday July 18, 2016 at 5:00 p.m.**

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**Attendance**

Council: Mayor Guthrie  
Councillor P. Allt (arrived 7:53 p.m.) Councillor J. Hofland  
Councillor B. Bell Councillor M. MacKinnon  
Councillor C. Billings Councillor L. Piper (arrived 5:03 p.m.)  
Councillor C. Downer Councillor M. Salisbury (arrived 5:03 p.m.)  
Councillor D. Gibson Councillor A. Van Hellemond  
Councillor J. Gordon Councillor K. Wettstein (arrived 5:30 p.m.)

Staff: Mr. D. Thomson, CAO  
Mr. M. Amorosi, Deputy CAO of Corporate Services  
Mr. S. Stewart, Deputy CAO of Infrastructure, Development & Enterprise  
Ms. C. Clack, Deputy CAO of Public Services  
Mr. S. O'Brien, City Clerk  
Ms. J. Sweeney, Council Committee Coordinator

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**Call to Order (5:00 p.m.)**

Mayor Guthrie called the meeting to order.

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

1. Moved by Councillor Van Hellemond  
Seconded by Councillor Downer

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (a), (b) and (d) of the *Municipal Act* with respect to security of the property; personal matters about identifiable individuals; and labour relations or employee negotiations.

CARRIED

**Closed Meeting (5:02 p.m.)**

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

There were no disclosures.

The following matters were considered:

**C-2016.52 Community Energy Initiative – City of Guelph Downtown and HCBP District Energy Business Case**

**C-2016.53 Bargaining Update for Fire and OPSEU**

**C-2016.54 Resident Appointments to the Wellbeing Grant Allocation Panel**

**Rise and recess from Closed Meeting (6:57 p.m.)**

*Council recessed.*

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

Mayor Guthrie called the meeting to order.

**Closed Meeting Summary**

Mayor Guthrie spoke regarding the matters addressed in closed and identified the following:

**Minutes – Council Closed Session – June 6, 13, 20 and 27, 2016**

These minutes were acknowledged by Council.

**C-2016.52 Community Energy Initiative – City of Guelph Downtown and HCBP District Energy Business Case**

Information was received and direction was given to the Mayor and Staff.

**C-2016.53 Bargaining Update for Fire and OPSEU**

Information was received and no direction was given.

**C-2016.54 Resident Appointments to the Wellbeing Grant Allocation Panel**

There was direction given and a motion will be considered in open session regarding this matter and will be raised under Special Resolutions.

The Mayor extended condolences to Rod Keller's family.

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

Councillor Bell declared a pecuniary interest regarding Heritage Permit Application for partial demolition, alterations and new construction at 72-74 Arthur Street North because he lives in the vicinity of the property.

**Presentation**

The Mayor presented Ross Knechtel with the 2016 Ontario Senior of the Year Certificate.

The Mayor recognized Joyce Sweeney with respect to her upcoming retirement.

## **Confirmation of Minutes**

1. Moved by Councillor Bell  
Seconded by Councillor Billings

1. That the minutes of the Council Meetings held June 6, 13, 20 and 27, 2016 be confirmed as recorded and without being read.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (12)*

*VOTING AGAINST: (0)*

CARRIED

## **Consent Reports**

### **Corporate Services Committee Sixth Consent Report**

The following item was extracted:

#### **CS-2016.26 Restating the 2016 Budget Reflecting Stormwater Service as Rate Supported for the 2017 Budget**

Councillor Hofland presented the balance of the Corporate Services Committee Sixth Consent Report.

2. Moved by Councillor Hofland  
Seconded by Councillor Billings

That the balance of the July 18, 2016 Corporate Services Committee Sixth Consent Report as identified below, be adopted:

#### **CS-2016.24 Customer Service Framework**

That the funding required for initial implementation of a customer service framework to be scoped through the development process, be referred to the 2017 budget, and that costs to future budgets be referred to those budget processes and prioritized by administration.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (12)*

*VOTING AGAINST: (0)*

CARRIED

### **Infrastructure, Development & Enterprise Committee Sixth Consent Report**

The following item was extracted:

#### **IDE-2016.26 Process Recommendation for Identifying Potential Downtown City-owned Real Estate Partnerships**

Councillor Bell presented the balance of the Infrastructure, Development & Enterprise Committee Sixth Consent Report.

3. Moved by Councillor Bell  
Seconded by Councillor Gibson

That the July 18, 2016 Infrastructure, Development & Enterprise Committee Sixth Consent Report as identified below, be adopted:

**IDE-2016.21 Waste Resource Innovation Centre (WRIC) Site Logistics, Yard Waste and Rate Structure**

1. That the report from Infrastructure, Development and Enterprise dated July 5, 2016 entitled "Waste Resource Innovation Centre (WRIC) Site Logistics, Yard Waste and Rate Structure" be received.
2. That staff be directed to increase the minimum fee for mixed solid waste from \$3.00 to \$5.00 as of August 1st, 2016.
3. That staff be directed to implement a new minimum residential yard waste fee of \$5 per load as of August 1st, 2016.
4. That the provision of free drop-off of the first 50 kg. of yard waste at the Public Drop-off Facility for commercial and residential loads as approved in the 2016 User Fee By-law be rescinded and that the commercial rate of \$60 per tonne be applied to all commercial operations in addition to the minimum \$5.00 fee.
5. That staff be directed to transfer \$200,000 from Reserve 352 – Greenhouse Gas Reserve to capital account WP0001 New Public Drop-Off Facility and proceed with interim site works to enhance site access, egress and safety.
6. That staff be directed to transfer \$25,000 from Reserve 352 – Greenhouse Gas Reserve to capital account WP0001 New Public Drop-Off Facility and that staff proceed with conceptual design of new scale infrastructure and site works in 2016 and that budgetary numbers be included for consideration as part of the 2017 capital program.

**IDE-2016.23 Corporate Asset Management Overview and Work Plan**

That the report "Corporate Asset Management Overview and Work Plan," dated July 5, 2016, be received and that staff be directed to proceed with the work plan as outlined.

**IDE-2016.24 Stormwater Funding Study – Implementation Strategy**

That the report "Stormwater Funding Study Implementation Strategy," dated July 5, 2016, be received and that staff be directed to proceed with the implementation strategy as outlined.

**IDE-2016.25 Guidelines for the Development of Contaminated or Potentially Contaminated Sites**

That the "Guidelines for Development of Contaminated or Potentially Contaminated Sites", dated May 2016, be received and endorsed.

**IDE-2016.27 Sign By-law Variances – 37 Quebec Street**

1. That Report 16-49 from Infrastructure, Development and Enterprise dated July 5, 2016 regarding a sign by-law variance for 37 Quebec Street, be received.
2. That the request for a variance from the City of Guelph Sign By-law to permit one (1) illuminated sign with an area of 0.38m<sup>2</sup> and projection of 0.76m to be located perpendicular to the building face on the second storey of 37 Quebec Street, be approved.

**IDE-2016.28 Sign By-law Variances – 111-193 Silvercreek Parkway North**

1. That Report 16-50 from Infrastructure, Development and Enterprise dated July 5, 2016 regarding a sign by-law variance for 111-193 Silvercreek Parkway North, be received.
2. That the request for a variance from the City of Guelph Sign By-law to permit one (1) illuminated freestanding sign to be located 101m from another freestanding sign at 111-193 Silvercreek Parkway North, be approved.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (12)*

*VOTING AGAINST: (0)*

CARRIED

**Council Consent Agenda**

The following items were extracted:

- CON-2016.43 Community Energy Initiative – City of Guelph Downtown and HCBP District Energy Business Case**
- CON-2016.44 Community Energy Initiative (CEI) Update Status Report #1**
- CON-2016.46 Heritage Permit Application (HP16-0005) for Partial Demolition, Alterations and New Construction at 72-74 Arthur Street North under Part IV, Sections 33 and 34 of the Ontario Heritage Act**
- CON-2016.48 Councillors Request for Access to Additional Training Funding, 2016 Budget Year**

**CON-2016.38 1229 Victoria Road South Proposed Official Plan Amendment and Zoning By-law Amendment (File: OP1501 / ZC1507) as referred from July 11, 2016**

**Balance of Council Consent Items**

4. Moved by Councillor Downer  
Seconded by Councillor Piper

That balance of the July 18, 2016 Consent Agenda as identified below, be adopted:

**CON-2016.42 Ward Boundary Adjustment**

1. That report CS-2016-55 entitled 'Ward Boundary Adjustment', be received.
2. That staff be directed to initiate the process to adjust the current ward boundary between Wards 5 and 6 in order to correct the discrepancy noted within report CS-2016-55 and do so in accordance with all legislative and statutory requirements.

**CON-2016.45 Proposed Demolition of 129 Surrey Street East, Ward 1**

1. That Report 16-59 regarding the proposed demolition of one (1) single detached dwelling at 129 Surrey Street East, legally described as PLAN 269 PT LOT 2; City of Guelph, from Infrastructure, Development and Enterprise dated July 11<sup>th</sup>, 2016, is received.
2. That the removal of 129 Surrey Street East from the Municipal Register of Cultural Heritage Properties be approved.
3. That the proposed demolition of one (1) detached dwelling at 129 Surrey Street East be approved.
4. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

**CON-2016.45 Council Appointments to the Committee of Management for the Elliott**

1. That the Delegation of Authority to The Elliott By-law (2014)-19796 be amended as follows:
  - (a) Section 2(e) is deleted;
  - (b) Section 4 is deleted and the following inserted:
    4. The Committee of Management shall be composed of five members of Council appointed by Council, from time to time, for the term directed by Council at the time of appointment.
  - (c) Section 5 is deleted;

- (d) Section 10 is deleted and the following inserted:
    - 10. The Chair of the Committee of Management shall be appointed by Council.
  
  - (e) Section 11 is deleted and the following inserted:
    - 11. Notice and materials for all meetings of the Committee of Management shall be communicated in the same manner as for meetings of Committee of the Whole, except that the Board of Trustees shall also be provided all notices and materials.
  
  - (f) Sections 26 and 27 are amended by changing "Executive Director of Community and Social Services" to "Deputy CAO – Public Services" and "Executive Director" to "Deputy CAO".
- 2. That Mayor Guthrie and Councillors Downer, Billings, Gordon and Van Hellemond be reappointed to the Committee of Management for the Elliott Long-Term Care Residence for a term expiring November 30, 2016 or until their successors are appointed; and
  
  - 3. That Councillor Downer be appointed the Chair and Councillor Billings be appointed the Vice-Chair of the Committee of Management for the Elliott Long-Term Care Residence for the duration of the term

**CON-2016.49 Spring 2016 to Winter 2021 U-Pass Contract Renewal**

- 1. That the Public Services Committee Report #PS-16-17 "Spring 2016 to Winter 2021 U-Pass Contract Renewal" dated July 4, 2016 be received.
  
- 2. That the Mayor and City Clerk be authorized to sign this U-Pass Agreement with the Central Student Association and Graduate Students' Association at the University of Guelph.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (12)*

*VOTING AGAINST: (0)*

CARRIED

**Extracted Items**

**CON-2016.46 Heritage Permit Application (HP16-0005) for Partial Demolition, Alterations and New Construction at 72-74 Arthur Street North under Part IV, Sections 33 and 34 of the Ontario Heritage Act**

- 5. Moved by Councillor Piper  
Seconded by Councillor Gibson
  
- 1. That report 16-56, Heritage Permit Application (HP16-0005) for partial demolition, alterations and new construction at 72-74 Arthur Street North under Part IV, Sections 33 and 34 of the Ontario Heritage Act be received.

2. That Council approve Heritage Permit Application (HP16-0005) for partial demolition, alterations and new construction at 72-74 Arthur Street North under Part IV, Sections 33 and 34 of the Ontario Heritage Act.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (11)*

*VOTING AGAINST: (0)*

Councillor Bell did not vote due to his declared possible pecuniary interest.

CARRIED

**CON-2016.38 1229 Victoria Road South Proposed Official Plan Amendment and Zoning By-law Amendment (File: OP1501 / ZC1507) as referred from July 11, 2016**

Craig Robson, solicitor on behalf of the applicant, advised they had met with staff regarding the developer's obligation relating to the Holding Symbol.

6. Moved by Councillor Billings  
Seconded by Councillor Hofland

1. That the application submitted by Reid's Heritage Homes Ltd. (on behalf of Westminister Woods Ltd.) for approval of an Official Plan Amendment to change the land use designation on the western portion of the lands from "General Residential" to "Neighbourhood Commercial Centre (4650 m<sup>2</sup>)" to permit the development of a neighbourhood commercial plaza with approximately 752.7 square metres (8,102 square feet) of gross floor area in two (2) separate buildings on the property municipally known as 1229 Victoria Road South, legally described as Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph be approved in accordance with the conditions and zoning regulations contained in Attachment 1 hereto attached.
2. That the application submitted by Reid's Heritage Homes Ltd. (on behalf of Westminister Woods Ltd.) for approval of a Zoning By-law Amendment to change the zoning from the "Agricultural" (A) Zone under the former Township of Puslinch Zoning By-law No. 19/85 to the specialized "General Apartment Zone" (R.4A-51(H)) with a holding symbol on the eastern portion of the lands to permit a four (4) storey, 101-unit apartment building and to the "Neighbourhood Commercial" (NC(H)) Zone with a holding symbol on the western portion of the lands to permit a neighbourhood commercial plaza with approximately 752.7 square metres (8,102 square feet) of gross floor area in two (2) separate buildings at the property municipally known as 1229 Victoria Road South, legally described as Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph be approved in accordance with the conditions and zoning regulations contained in Attachment 1 hereto attached.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (12)*

*VOTING AGAINST: (0)*

CARRIED



**IDE-2016.26 Process Recommendation for Identifying Potential Downtown City-owned Real Estate Partnerships**

The following spoke on this item:

Sya Van Geest on behalf of Susan Watson

Elizabeth Macrae was not present.

Ann Gajerski-Cauley

Councillor Allt arrived at 7:53 p.m.

7. Moved by Councillor Bell  
Seconded by Councillor Van Hellemond
  1. That Council receive report IDE-BDE-1611, dated July 5, 2016, titled "Process Recommendation for Identifying Potential Downtown City-owned Real Estate Partnerships", describing the procurement approach to engaging and identifying potential private sector partners in the development of city-owned downtown real estate.
  2. That Council endorses the Real Estate Partnership process as described in report IDE-BDE-1611.
  3. That Council direct staff to consider the downtown library project within the 10 year capital forecast for Council consideration during the 2017 budget process.

**Amendment**

8. Moved by Councillor Allt  
Seconded by Councillor Hofland

That the word "consider" in clause 3 be replaced with "include".

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (11)*

*VOTING AGAINST: Councillors Bell and MacKinnon (2)*

CARRIED

**Main Motion as Amended**

9. Moved by Councillor Bell  
Seconded by Councillor Van Hellemond
  1. That Council receive report IDE-BDE-1611, dated July 5, 2016, titled "Process Recommendation for Identifying Potential Downtown City-owned Real Estate Partnerships", describing the procurement approach to engaging and identifying potential private sector partners in the development of city-owned downtown real estate.
  2. That Council endorses the Real Estate Partnership process as described in

report IDE-BDE-1611.

3. That Council direct staff to **include** the downtown library project within the 10 year capital forecast for Council consideration during the 2017 budget process.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)*

*VOTING AGAINST: (0)*

CARRIED

Council recessed at 8:36 p.m. and resumed at 8:45 p.m.

**CON-2016.43 Community Energy Initiative – City of Guelph Downtown and HCBP District Energy Business Case**

Scott Stewart, Deputy CAO Infrastructure, Development & Enterprise introduced this item.

Pankaj Sardana, GMHI Chief Financial Officer and CEO Envida and GHESI provided a historical overview on the project.

Saleha Safiq of Deloitte presented their findings.

The following spoke on this item:

Jason Dodge

Rena Akerman on behalf of Glen Tolhurst

Pat Fung

Michael Finoro

**Extension of Meeting Per Procedural By-law**

10. Moved by Councillor Gibson  
Seconded by Councillor MacKinnon

That Section 14.6 of the Procedural By-law be suspended to allow Council to place a motion on the floor to continue to 11:59 p.m.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, MacKinnon, Piper, Van Hellemond and Wettstein (9)*

*VOTING AGAINST: Councillors Allt, Gordon, Hofland and Salisbury (4)*

CARRIED

11. Moved by Councillor Gibson  
Seconded by Councillor Billings

That Section 21.1 of the Procedural By-law be invoked to allow Council to continue to 11:59 p.m.

CARRIED

It was requested that the clauses be voted on separately.

12. Moved by Councillor Downer  
Seconded by Councillor Bell

1. That Guelph City Council receive report IDE-BDE-1615 – ‘Community Energy Initiative – City of Guelph Downtown and HCBP District Energy Business Case’; and

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)*

*VOTING AGAINST: (0)*

CARRIED

13. Moved by Councillor Downer  
Seconded by Councillor Bell

2. That Guelph City Council directs staff to support Guelph Municipal Holdings Inc., in efforts to operate the Galt Downtown and HCBP District Energy Nodes “as-is”, while further efficiencies are explored with GMHI; and

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)*

*VOTING AGAINST: (0)*

CARRIED

14. Moved by Councillor Downer  
Seconded by Councillor Bell

3. That Guelph City Council directs staff to include in the Community Energy Initiative Update, which is to be presented for Council’s consideration by no later than the end of Q1 2017, a City wide district energy business development strategy.

*VOTING IN FAVOUR: Councillors Allt, Bell, Downer, Gordon, Hofland, Piper, Salisbury and Wettstein (8)*

*VOTING AGAINST: Mayor Guthrie, Councillors Billings, Gibson, MacKinnon and Van Hellemond (5)*

CARRIED

Council recessed at 11:22 p.m. and resumed at 11:31 p.m.

**CS-2016.26      Restating the 2016 Budget Reflecting Stormwater Service as Rate Supported for the 2017 Budget**

15. Moved by Councillor Hofland  
Seconded by Councillor Allt

That report CS-2016-66 “Restating the 2016 Budget Reflecting Stormwater Service as Rate Supported for the 2017 Budget”, be received.

**Amendment**

16. Moved by Councillor Bell  
Seconded by Councillor Gibson

That \$3.0M be removed from the 2016 tax supported operating budget for stormwater service.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Gibson and Van Hellemond (5)*

*VOTING AGAINST: Councillors Allt, Downer, Gordon, Hofland, MacKinnon, Piper and Salisbury and Wettstein (8)*

DEFEATED

### **Main Motion**

17. Moved by Councillor Hofland  
Seconded by Councillor Allt

That report CS-2016-66 "Restating the 2016 Budget Reflecting Stormwater Service as Rate Supported for the 2017 Budget", be received.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)*

*VOTING AGAINST: (0)*

CARRIED

### **Suspending the Procedural By-law**

18. Moved by Councillor Downer  
Seconded by Councillor MacKinnon

That the Procedural By-law be suspended to allow Council to continue beyond 12:00 a.m.

CARRIED

### **CON-2016.44 Community Energy Initiative (CEI) Update Status Report #1**

Rob Kerr, Manager Community Energy and Alex Chapman, Program Manager, Energy highlighted the first status report.

Pat Fung advised that he had no comments on the item.

19. Moved by Councillor Hofland  
Seconded by Councillor Gordon

That report IDE-BDE-1612 from Infrastructure, Development and Enterprise dated July 18, 2016 entitled "Community Energy Initiative (CEI) Update – Status Report #1 be received for information.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)*

VOTING AGAINST: (0)

CARRIED

**CON-2016.48 Councillors Request for Access to Additional Training Funding, 2016 Budget Year**

20. Moved by Councillor Allt  
Seconded by Councillor Piper

That Councillor Mark MacKinnon and Councillor James Gordon and Councillor June Hofland be authorized to exceed their 2016 training allocation of \$3,250.00 so as to attend conferences scheduled in summer and fall 2016.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)*

*VOTING AGAINST: (0)*

CARRIED

**Special Resolution**

21. Moved by Councillor Hofland  
Seconded by Councillor Gordon

1. That staff be directed to appoint Molly Kriksic to the Wellbeing Grant Allocation Panel for a term ending June 30, 2017 or until such time as successors are appointed.
2. That staff be directed to reappoint Kovarathanan Konesavarathan, Paula Russell and Ruth van Loon, to the Wellbeing Grant Allocation Panel for a term ending June 30, 2018 or until such time as successors are appointed.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)*

*VOTING AGAINST: (0)*

CARRIED

**By-laws**

22. Moved by Councillor Billings  
Seconded by Councillor Bell

That By-laws Numbered (2016)-20078 to (2016)-20079 and By-laws Numbered (2016)-20081 to (2016)-20088, inclusive, are hereby passed.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)*

*VOTING AGAINST: (0)*

CARRIED

**Mayor's Announcements**

The Mayor wished all a happy summer and advised that the next meeting will be held on September 6, 2016, the first Committee of the Whole meeting.

**Adjournment** (12:17 a.m. Tuesday July 19, 2016)

23. Moved by Councillor Bell  
Seconded by Councillor Salisbury

That the meeting be adjourned.

CARRIED

*Minutes to be confirmed on September 26, 2016.*

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Mayor Guthrie

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Stephen O'Brien - City Clerk

The following conditions are provided as information to Council and will be imposed through a development agreement and/or site plan approval with the City, registered on title for the subject lands.

1. That the Developer shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed **site plan**, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the City Engineer, prior to any construction or grading on the lands.
2. The Developer acknowledges and agrees that ensuring the **suitability of the land from an environmental engineering** perspective, for the proposed use(s) is the responsibility of the Developer/Landowner.
3. Prior to the site plan approval or prior to any construction or grading on the lands, the Consultant shall certify that all properties to be developed and/or conveyed to the City pose **no risks to public health and safety and to the environment** and can be developed for proposed uses.
4. Prior to site plan approval and prior to the City accepting any real property interests, if contamination is found, the applicant shall:
  - i. Submit all **environmental assessment** reports prepared in accordance with O. Reg. 153/04 or CSA Z768-00 standard, describing the current conditions of the land to be developed and/or conveyed to the City to the satisfaction of the City; and
  - ii. Complete any **necessary remediation/risk assessment work** and submit certification from a Qualified Person (QP) that the lands to be developed and/or conveyed to the City meet the applicable standard(s) of the intended land use.
5. Prior to site plan approval and prior to any construction or grading on the lands, the Developer shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following **studies, plans and reports** that may be requested by the General Manager/City Engineer:
  - i. A **stormwater management report** and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
  - ii. A **geotechnical report** certified by a Professional Engineer that analyzes the permeability and hydraulic conductivity of the soils and recommends measures to ensure that they are not diminished by the construction and development;
  - iii. A **grading, drainage and servicing plan** prepared by a Professional Engineer for the site; and
  - iv. A detailed **erosion and sediment control plan**, certified by a

Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction.

6. The Developer shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for **adhering to all the recommended measures contained in the plans, studies and reports** outlined in subsections 5 i) to 5 iv) inclusive.
7. The Developer shall pay to the City the actual cost of the construction of the **new driveway entrance and required curb cut and/or curb fill**. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrance and required curb cut and/or curb fill.
8. That the Developer **grades, develops and maintains the site including the storm water management facilities** designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore the Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system and that the storm water management system was built as it was approved by the City and that it is functioning properly.
9. That the Developer will ensure that any **existing domestic wells** as well as all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to site plan approval and prior to any construction or grading on the lands.
10. The Developer acknowledges 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.
11. The Developer agrees to obtain and register all necessary **access easements** over any adjacent provide property to provide legal access to future residents and users of the property, to the satisfaction of the General Manager of Planning, Urban Design and Building Services, and prior to site plan approval.
12. Prior to site plan approval, the **City's Risk Management Official** shall be circulated the site plan drawing/documents, including a salt management plan, for review and comment.
13. The Developer shall deed at no cost the City, free of all encumbrances, any **road widenings** necessary to accommodate the turning lanes on Clair Road East from Victoria Road to west of the Samuel Drive and Megan Place intersection prior to final site plan approval.
14. That all **electrical services** to the lands are underground and the Developer shall



make satisfactory arrangements with 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 site plan approval and prior to any construction or grading on the lands.

15. The Developer agrees to maintain an unobstructed setback of 3.0 metres between any dwelling unit and **pad-mounted transformers** and an unobstructed setback of 1.5 metres between any driveways or entrances and street light poles or pad-mounted transformers and further that any relocations would be at the Developer's expense.
16. The developer agrees to reserve a 6.5 metre by 5.0 metre area for a three-phase, **pad-mounted transformer** on the commercial property to service the proposed commercial buildings to the satisfaction of Guelph Hydro Electric Systems Inc.
17. The developer agrees to reserve a 6.5 metre by 5.0 metre area for a three-phase, **pad-mounted transformer** on the residential property to service the proposed apartment building to the satisfaction of Guelph Hydro Electric Systems Inc.
18. That the developer agrees to supply and erect a sign affixed to the permanent development sign, to the **Upper Grand District School Board's** specifications and satisfaction, that advises prospective residents about schools in the area.

## **PART B: ZONING REGULATIONS**

The portion of the property affected by Official Plan Amendment No. 64 and Zoning By-law Amendment No. ZC1507 is municipally known as 1229 Victoria Road South, and is legally described as Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph.

That the Zoning By-law Amendment application be approved and that City Staff be instructed to prepare the necessary amendment to Zoning By-law (1995)-14864, as amended, to transfer the subject lands from the "Agricultural" (A) Zone in the former Township of Puslinch Zoning By-law No. 19/85 to the following:

### **East Portion (Residential)**

#### **PROPOSED ZONING: "Specialized General Apartment Zone with Holding Provision" - R.4A-51(H)**

In accordance with Section 5.4 of Zoning By-law (1995)-14864, as amended, with the following site specific exceptions:

##### Rear Yard

- Despite Table 5.4.2, Row 9, the minimum Rear Yard shall be 7.5 metres, whereas the Zoning By-law requires a minimum Rear Yard of 21.52 metres.

##### Parking Area Setback

- Despite Section 4.13.2.2, every Parking Space shall be located in the Side or Rear Yard provided that no Parking Space is located within 1 metre of any Lot

Line, whereas the Zoning By-law requires no Parking Space to be located within 3 metres of any Lot Line.

#### Frontage on a Street

- Despite Section 4.1, access from a Building to a public Street may be provided by way of a private Street.

#### Holding Provision (H)

Purpose: To ensure that the development and use of the lands does not proceed until certain conditions have been met to the satisfaction of the City of Guelph.

The Uses permitted under Section 5.4.3.1.51.1 of the Zoning By-law are not permitted until the holding symbol (H) is removed by amendment to this By-law. The holding symbol (H) may be removed when all of the following conditions have been met:

1. Design and construction of traffic control signals and a southbound right turn lane at the Victoria Road South and Frederick Drive intersection, to the satisfaction of the City Engineer/General Manager of Engineering and Capital Infrastructure Services or upon the actual design and construction costs of these works being secured in a manner satisfactory to the City Engineer taking into account all previous contributions to these works.
2. Design and construction of a back to back left turn lane on Clair Road East between Victoria Road South and Samuel Drive/Megan Place, to the satisfaction of the City Engineer/General Manager of Engineering and Capital Infrastructure Services or upon the actual design and construction costs of these works being secured in a manner satisfactory to the City Engineer.
3. Design and construction of turning lanes on Clair Road East at the intersection of Samuel Drive/Megan Place, to the satisfaction of the City Engineer/General Manager of Engineering and Capital Infrastructure Services or upon the actual design and construction costs of these works being secured in a manner satisfactory to the City Engineer.

#### **West Portion (Commercial)**

#### **PROPOSED ZONING: "Neighbourhood Commercial with Holding Provision" - NC(H-31)**

In accordance with Section 6.2.1.1 of Zoning By-law (1995)-14864, as amended, with the following:

#### Holding Provision (H-31)

Purpose: To ensure that the development and use of the lands does not proceed until certain conditions have been met to the satisfaction of the City of Guelph.

The Uses permitted under Section 6.2.1.1 of the Zoning By-law are not permitted until the holding symbol (H) is removed by amendment to this By-law. The holding symbol (H) may be removed when all of the following conditions have been met:

1. Design and construction of traffic control signals and a southbound right turn lane at the Victoria Road South and Frederick Drive intersection, to the

satisfaction of the City Engineer/General Manager of Engineering and Capital Infrastructure Services or upon the actual design and construction costs of these works being secured in a manner satisfactory to the City Engineer taking into account all previous contributions to these works.

2. Design and construction of a back to back left turn lane on Clair Road East between Victoria Road South and Samuel Drive/Megan Place, to the satisfaction of the City Engineer/General Manager of Engineering and Capital Infrastructure Services or upon the actual design and construction costs of these works being secured in a manner satisfactory to the City Engineer.
3. Design and construction of turning lanes on Clair Road East at the intersection of Samuel Drive/Megan Place, to the satisfaction of the City Engineer/General Manager of Engineering and Capital Infrastructure Services or upon the actual design and construction costs of these works being secured in a manner satisfactory to the City Engineer.