

Council Committee Room B
September 2, 2008 5:30 p.m.

A meeting of Guelph City Council.

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

Absent: Councillors Burcher, Laidlaw and Wettstein

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Ms. M. Neubauer, Director of Finance; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

- 1. Moved by Councillor Piper
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) (b) and (g) of the Municipal Act, with respect to:

- Personal matters about an identifiable individual
- a matter in respect of which council, board, committee or other body may hold a closed meeting under another Act

Carried

The meeting adjourned at 5:31 o'clock p.m.

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Mayor

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Deputy Clerk

Council Committee Room B
September 2, 2008 5:32 p.m.

A meeting of Guelph City Council meeting in Committee of the Whole.

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

Absent: Councillors Burcher, and Wettstein

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Ms. M. Neubauer, Director of Finance; Ms. T. Agnello Deputy City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There were no declarations of pecuniary interest.

Paula Zarnette, Vice-President and John McNeil, President of BDR provided information regarding a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act.

Mr. John Clarke provided information regarding a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act.

The meeting adjourned at 6:59 o'clock p.m.

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Mayor

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Deputy Clerk

Council Chambers
September 2, 2008

Council reconvened in formal session at 7:05 p.m.

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

Absent: Councillors Burcher, and Wettstein

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. J. Riddell, Director of Community Design and Development Services; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. S. Hannah, Manager of Development & Parks Planning; Mr. C. DeVriendt, Senior Development Planner; Ms. K. Nasswetter, Senior Development Planner; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

PLANNING PUBLIC MEETING

35 Brockville Avenue – Proposed Zoning By-law Amendment (File ZC0805) – Ward 1

Katie Nasswetter, Senior Development Planner advised that the application is to rezone the property from the specialized R.1C-3 zone to a R.2 zone to permit a semi-detached dwelling.

Staff advised they will provide a report on the condition of the Oak tree and trees along the property line. Staff will also review the parking situation and width of the driveway.

Mr. Jeff Buisman, on behalf of the applicant, advised that an oil leak on the property deemed demolition of the building and clean up of the property necessary. They are waiting on a record of site condition from the Ministry of the Environment before purchasing the property. He advised the client plans to live on the property and believes the layout is compatible with the neighbourhood and is in keeping with the Official Plan.

Staff will identify the City's desire for the property to meet EnergyStar standards.

Councillor Laidlaw arrived at 7:28 p.m.

Mr. Cameron Bell was present to represent 51 residents within the area that submitted a petition. The petition states objections to the property being semi-detached and expresses a desire to have a single detached dwelling only on the property. He stated concern for the oak tree in the back and the trees lining the property. He advised he was concerned about the proximity of the building to his property.

Ms. Elspeth Smith advised that Mr. Bell had addressed her concerns.

Mr. Leo Russell, who resides on the street, expressed displeasure with the length of time it has taken to clean up the property. He also prefers a single detached building rather than a semi-detached. He believes the application is capitalizing on the unfortunate spill situation. He expressed concern about traffic volume and parking issues that would result. He would like to know if the lot will be severed. He also raised the issue of snow removal and the potential runoff issues resulting from the long driveway. He would like to ensure any development on this property conforms to the neighbourhood streetscape as well as the family-oriented environment that currently exists.

Staff was advised to provide details with respect to on-street parking and review the driveway parameters. They were also requested to clarify if a lot severance will occur and if accessory apartments could be included on this property. Staff was also directed to consider the essence of the street and the existing community when making their recommendations.

1. Moved by Councillor Findlay
Seconded by Councillor Billings

Mr. J. Riddell

That Report 08-94 regarding a Zoning By-law Amendment for the property municipally known as 35 Brockville Avenue, City of Guelph, from Community Design & Development Services, dated September 2, 2008, be received.

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

VOTING AGAINST: (0)

Carried

333 Grange Road & 134 Cityview Drive – Proposed Redline Amendment to Draft Plan of Subdivision 23T-01506 and Associated Zoning By-law Amendment (File 23T-01506/ ZC0806) – Ward 1

Chris DeVriendt, Senior Development Planner advised that the request is to revise approved Draft Plan 23T-01506. The revisions were to include:

- the elimination of Street D (Lacey Way)
- a shift of Oakes Crescent to the south; and
- the inclusion of a pedestrian walkway block.

The associated zoning by-law amendment proposes to rezone a portion of the subject site from the current Urban Reserve Zone to the Specialized Detached/Semi-Detached Residential Zone. A portion of the subject site is also proposed to be rezoned from the current Specialized Detached/Semi-Detached Residential Zone to the Urban Reserve Zone to create a larger future development block. The intent is to ensure that future development of this area is considered and approved comprehensively in conjunction with 327 Grange Road and other adjacent lands.

Mr. DeVriendt advised that due to some last minute negotiations with a neighbouring property, Oakes Crescent will not only be shifted to the south 2 metres and that a portion of the Grange Street property will be transferred to the applicant and be rezoned to allow for development on that site. He stated that the changes will be reflected when the report comes back to Council.

He advised the removal of Lacey Way was due to serious grading issues that would necessitate a different connection to Cedarvale which is part of an adjacent application. The pedestrian walkway from Oakes Court to Grange Road has been added to address pedestrian safety.

Staff was directed to consider a second walkway at the south end of the development. They were also directed to give consideration to allow a public vista with the street configuration to minimize impact of the development.

Jennifer Passey, on behalf of 2017047 Ontario Inc. advised of changes that were negotiated just before the meeting began with a neighbouring property which enables changes to Oakes Crescent to occur. She also advised that the original plans involved an 18 metre difference requiring extensive retaining walls and the city had concerns regarding the long-term maintenance and upkeep.

Mr. Angelo DiCicco advised that as a result of an agreement made earlier in the evening, their family now supports the proposal as outlined.

Mr. Craig Watson was present to advise he is concerned with how the development will affect his view. He would like staff to review the frontage of the lots and increase the size to be more compatible with existing lot sizes. He also asked for clarification of the effects the development would have on the layout of Cityview Drive. He stated

that everyone on Cityview is currently on wells and septic and was concerned about the development impacting his well and value of his home. He requested lots of trees and would like the characteristics of the neighbourhood to remain intact. He also requested clarification regarding the height of the dwellings and how they will affect his view.

Mr. Al Osmond, a resident of Cityview Drive expressed concern regarding the congestion of the development and traffic issues that will result.

Staff advised that service provisions will be an option and they will provide costs information for connecting to City services.

Staff was directed to provide information regarding why it would be unsafe to connect Cityview to Grange. They were also directed to determine if the development would impact the wells.

Staff was also asked to clarify if there will be a public vista from the site.

2. Moved by Councillor Findlay
Seconded by Councillor Billings

Mr. J. Riddell

THAT Report 08-96 regarding a Proposed Redline Amendment to Draft Plan of Subdivision 23T-01506 and associated Zoning By-law Amendment (ZC)8506) applying to property municipally known as 333 Grange Road and 134 Cityview Drive, City of Guelph, from Community Design and Development Services dated September 2, 2008, be received.

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

VOTING AGAINST: (0)

Carried

CONSENT AGENDA

The following items #A-1 and A-2 were extracted from the Consent Agenda to be voted on separately.

A-1) 340 Eastview Road – Morning Crest Subdivision (Phase 2): - Proposed Draft Plan of Subdivision and Associated Zoning By-law Amendment (23T-04501/ZC0404) (Ward 2)

Chris deVriendt advised of changes to the conditions that address energy efficiency and compliance with the City's Community Energy Plan.

3. Moved by Councillor Kovach
Seconded by Councillor Billings

John L. Cox
Almondale Homes
Mr. D. McCaughan
Ms. L.E. Payne
Mr. J. Riddell
Ms. M. Neubauer

THAT Report 08-95 regarding a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment for approval of Phase 2 of the Morning Crest Subdivision applying to property municipally known as 340 Eastview Road, City of Guelph, from Community Design and Development Services dated September 2, 2008, be received;

AND THAT the application by Almondale Homes Limited for Phase 2 of a Residential Draft Plan of Subdivision (File 23T-04501) on lands municipally known as 340 Eastview Road and legally described as Part of Lot 6, Concession 5, Division C, City of Guelph, be approved, subject to the conditions outlined in Schedule 2 of Community Design and Development Services Report 08-95 dated September 2, 2008, as amended to delete the previous Condition #12 and replace with the following Condition #12 to read as follows:

Condition #12.

"Prior to registration of the plan, the Developer and the City will examine the opportunity to connect the apartment block (Block 44), and all other dwelling units within Phase 2 of the subdivision, to the district energy system provided at the closed Eastview landfill site. If that examination shows that a connection to the district energy system may be completed in a timely manner with regard to the other conditions of this plan, at a reasonable cost, and is likely to enhance efficiency and energy conservation, the Developer will pursue the connection of the apartment block, and any other dwelling units within Phase 2 of the subdivision that will benefit from connection to the district energy system."

AND THAT the following condition be added as Condition #46 to Schedule 2 of Community Design and Development Services Report 08-95 dated September 2, 2008:

Condition #46

"The Owner acknowledges and agrees that the dwelling units on the subject site will be constructed to an ENERGY STAR standard that promotes energy efficiency standards in order to comply with the Community Energy Plan, to the satisfaction of the City."

AND THAT Condition #40 to Schedule 2 of Community Design and Development Services Report 08-95 dated September 2, 2008, be amended to read as follows:

Condition #40

"THAT Lots 14 and 15 shall be conveyed at the expense of the Developer to the City and held until Street "B" can be constructed and extended beyond the terminus of the road as shown on the Plan, or it is demonstrated that the Lots can be graded to final elevations to the satisfaction of the City Engineer. Lots 14 and 15 are still to be maintained by the Developer at his expense. The Developer shall ensure that this road does not have curb and asphalt until the road is extended beyond the terminus of the road as shown on the Plan. The Developer shall provide fencing and signage for the stub road block to the satisfaction of the City."

AND THAT the application by Almondale Homes Limited for a Zoning Bylaw Amendment from the Urban Reserve (UR) Zone to the R.1C (Single-Detached Residential) Zone, R.1D (Single-Detached Residential) Zone, R.2 (Residential Semi-Detached/Duplex) Zone, the R.3B (Residential On-Street Townhouse) Zone, R.4A (Residential Apartment) Zone and the P.1 (Conservation Land) Zone affecting the property municipally known as 340 Eastview Road and legally described as Part of Lot 6, Concession 5, Division C, City of Guelph, be approved in the form outlined in SCHEDULE 2 of Planning report 08-95 dated September 2, 2008, as amended.

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

VOTING AGAINST: (0)

Carried

A-2) 596 & 700 Victoria Road North & 595 Victoria Road North – Requests for the Extension of Draft Plan Approval for two residential subdivision plans – J.E. Ingram/Artifax Construction Limited/Northern Heights Subdivision & Northview Estates (Guelph) Limited Subdivision (23T-01501 & 23T-01502) (Ward 2)

Mr. Hannah advised of changes to the Conditions in Schedules 2 & 3 made to address Energy Star efficiencies, and minimum numbers of various types of dwellings.

Ms. N. Shoemaker
Mr. D. McCaughan
Ms. L.E. Payne
Ms. M. Neubauer
Mr. J. Riddell

4. Moved by Councillor Findlay
Seconded by Councillor Billings
THAT Report 08-94 regarding a request for the extensions of the Draft Plan Approval for the Ingram Subdivision (23T-01501) and the Northview Estates Subdivision (23T-01502) from Community Design and Development Services, dated September 2, 2008, be received;

AND THAT the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of J. E. Ingram / Artifax Construction Limited and Northview Estates (Guelph) Limited for a three (3) year Draft Plan Approval extension for both the Ingram Subdivision (23T-01501) located at 596 and 700 Victoria Road North and the Northview Estates Subdivision (23T-01502) located at 595 Victoria Road North, on lands legally described as Part of Broken Front Lots 'G' and 'H', Division 'F' and Part of Lots 1 and 2, Concession 7, Division 'C', City of Guelph, be approved to an extended lapsing date of September 6, 2011, subject to the conditions outlined in Schedules 2 and 3 respectively, of the Community Design and Development Services Report 08-94 dated September 2, 2008.

AND THAT the following be added as Condition 65 to Schedule 2 and Condition 68 to Schedule 3:

"The Owner acknowledges and agrees that the dwelling units on the subject site will be constructed to an ENERGY STAR standard that promotes energy efficiency standards in order to comply with the Community Energy Plan, to the satisfaction of the City."

AND THAT Condition 57 of Schedule 2 be amended to read as follows:

"That the registration of the final phase or phases of the plan shall achieve a minimum of 78 lots for detached dwellings and townhouse and apartment blocks large enough to yield 32 On-street townhouse dwellings, 39 cluster townhouse dwellings and 50 apartment dwellings."

AND THAT Condition 60 of Schedule 3 be amended to read as follows:

"That the registration of the final phase or phases of the plan shall achieve a minimum of 55 lots for detached dwellings."

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

VOTING AGAINST: (0)

Carried

REPORT

Debenture Issue

Ms. M. Neubauer

5. Moved by Councillor Laidlaw
Seconded by Councillor Findlay
THAT the City Treasurer be authorized to proceed with the marketing and securing, through the City's fiscal agent, of a debenture issue in the aggregate amount of \$10,000,000 dated September 22, 2008 for a term not exceeding ten years.

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

VOTING AGAINST: (0)

Carried

BY-LAWS

6. Moved by Councillor Laidlaw
Seconded by Councillor Beard
THAT by-law (2008)-18602 be passed.

Carried

Meeting adjourned at 8:31 p.m.

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Mayor

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Deputy Clerk

Council Committee Room B
September 2, 2008 8:32 p.m.

Council reconvened in Committee of the Whole.

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

Absent: Councillors Burcher, and Wettstein

Staff Present: Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

- 2. Moved by Councillor Bell
Seconded by Councillor Kovach

REPORT

Staff was given direction with respect to a personal matter about an identifiable individual.

Carried

ADJOURNMENT

The meeting adjourned at 8:34 p.m.

Minutes read and confirmed September 22, 2008.

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Mayor

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Deputy Clerk