

Council Committee Room B
September 4, 2007 5:30 p.m.

A meeting of Guelph City Council.

Present: Mayor Farbridge, Councillors Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, and Wettstein

Absent: Councillors Beard, Burcher, Laidlaw and Salisbury

Staff Present: Mr. H. Loewig, Interim City Administrator; Mr. M. Amorosi, Director of Human Resources; Ms. L. MacIntyre, Manager, Compensation, Benefits & HRIS; Ms. T. Agnello, Deputy Clerk

- 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) of the Municipal Act, with respect to:

- personal matters about an identifiable individual

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 4, 2007 5:32 p.m.

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

Present: Mayor Farbridge, Councillors Beard (arrived at 5:45 p.m.), Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Piper, Salisbury (arrived at 5:45 p.m.) and Wettstein

Absent: Councillors Burcher and Laidlaw

Staff Present: Mr. H. Loewig, Interim City Administrator; Mr. M. Amorosi, Director of Human Resources; Ms. L. MacIntyre, Manager, Compensation, Benefits & HRIS; Ms. T. Agnello, Deputy Clerk

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There were no declarations of pecuniary interest.

The Director of Human Resources provided information with respect to identifiable individuals.

Report from the Director of Human Resources

Mr. M. Amorosi

- 1. Moved by Councillor Kovach
Seconded by Councillor Piper
THAT staff be given direction with respect to the report from the Director of Human Resources dated September 4, 2007.

Carried

Item to be Ratified at Public Meeting: Compensation Package for the Chief Administrative Officer (C.A.O.)

SPECIAL RESOLUTION

- 2. Moved by Councillor Beard
Seconded by Councillor Salisbury
THAT the lowest bid for the Executive Search Firm, being Organization Consulting, be selected as the successful consulting firm to conduct the search for the C.A.O. at an upset cost of \$35,000 plus tax.

Carried

The Interim Chief Administrative Officer provided information with respect to identifiable individuals.

The meeting adjourned at 6:42 o'clock p.m.

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Mayor

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Deputy Clerk

Council Chambers
September 4, 2007

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

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

Absent: Councillor Burcher

Staff Present: Mr. H. Loewig, Interim Chief Administrative Officer; Ms. T. Sinclair, Assistant City Solicitor; Mr. P. Cartwright, Manager of Economic Development Services; Mr. J. Riddell, Director of Community Design & Development Services; Mr. S. Hannah, Manager of Development & Parks Planning; Ms. M. Castellan, Senior Development Planner; Mr. C. Devriendt, Senior Development Planner; Ms. S. Aram, Supervisor of Budgets & Reporting; Mr. I. Panabaker, heritage/Urban Design Planner; Mr. M. Humble, Financial Consultant; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

1. Moved by Councillor Findlay
Seconded by Councillor Piper
THAT Sections 16.(4)(i), 16(4)(ii), and 16(5) of Procedural By-law Number (1996)-15200, as amended, regarding the recording of votes for all motions other than procedural, be suspended for this meeting of Council.

Carried

PLANNING PUBLIC MEETING

Mr. S. Hannah, Manager of Development and Parks Planning, reviewed the planning process and advised Council that only the fourth item on the agenda required a decision at this meeting.

Mayor Farbridge announced that in accordance with The Planning Act, Council was 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 planning matters listed on the agenda.

300 Grange Road: Proposed Draft Plan of Subdivision and Zoning By-law Amendment (23T-07505/CZ0711)- Ward 1

Mr. C. DeVriendt, Senior Development Planner, advised the draft plan application is to subdivide the subject property for approximately 92 residential units consisting of 14 lots for single detached dwellings, one cluster townhouse blocks (67 units) and a maximum of 11 residential units proposed within a flex-zoned block. He advised the proposed zoning by-law amendment is designed to accommodate the draft plan of subdivision from the Urban Reserve zone to the Residential Single Detached Zone, Cluster Townhouse Zone and Specialized Cluster Townhouse Zone. He stated that the proposal was in keeping with staff policies. He also advised that staff will be reviewing parking needs and traffic movement as part of this application.

Amy & Neil Rocha were present to express concerns with respect to an increase in traffic flow and the proposed roadway to be located across from their driveway and possible access problems to their property as a result.

2. Moved by Councillor Billings

Seconded by Councilor Farrelly

Mr. J. Riddell

THAT Report 07-76 dated September 4, 2007 regarding an application for a draft plan of subdivision and zoning by-law amendment for property municipally known as 300 Grange Road from Community Design and Development Services be received.

Carried

294, 312, 316 Grange Road: Proposed Draft Plan of Subdivision and Zoning Amendment (23T-07502/ZC0705) – Ward 1

Mr. C. DeVriendt, Senior Development Planner, advised that this application proposes to subdivide the property and infill with 62 residential units, consisting of 7 single detached lots, 34 semi-detached units and 22 on-street townhouse units. The zoning amendment would be changing from Urban Reserve and Specialized Residential Single Detached Zones to Residential Single Detached, Residential Semi-Detached, Specialized Semi-Detached and Specialized On-Street Townhouse Zone. He stated that public input expressed concerns with traffic flow, parking, infrastructure and the phasing, as well as the impact on existing trees. He clarified that the only lots that would be less than the customary lot sizes would be the semi-detached lots.

In response to questions, Mr. Hannah, Manager of Development & Parks Planning advised that staff endeavours to match the grades of surrounding properties.

Ms. Clos, on behalf of the owners, Lunor Group Inc. and Fabbian Homes Inc. was present to provide information with respect to this application. She advised that Mr. Shawn McGuire from Lunor Group Inc. was also available to answer questions. She stated that the reduced lot sizes were requested to fit the units in the existing road pattern and it may not be necessary by the time the process is completed. She advised that a tree conservation plan will be done. She also informed Council that there will be an extension to the existing sidewalk and a traffic study will be completed as well. She stated that they are aware of the City's desire for a park and that they are cooperating with the other land owners and the City to make this happen. They will also be sensitive to on-street parking issues and site lines as well.

Mr. John Brujns, resident on Raspberry Lane was present to express concerns with respect to the plans. He was concerned about how the development will affect the surrounding areas and that the development will have a negative affect on property values. He would like to see a proposal that would better blend with the neighbourhood.

3. Moved by Councillor Laidlaw

Seconded by Councillor Hofland

Jim Riddell

THAT Report 07-75 dated September 4, 2007 regarding an application for a draft plan of subdivision and zoning by-law amendment for property municipally known as 294, 312, and 316 Grange Road from Community Design and Development Services be received.

Carried

200 Crawley Road: Proposed Zoning By-law Amendment (ZC0712) – Ward 6

Ms. M. Castellan, Senior Development Planner, advised this application proposes to amend the property from the Urban Reserve Zone to the Industrial Zone to permit the land to be developed in conjunction with the surrounding lands. She advised the existing dwelling on the property would be removed with this application.

Bill Luffman, on behalf of the applicant advised that they are in process of acquiring the property but have permission to begin the application process. The applicant owns the land to the north and east and plan to incorporate the land into the development in due

course. In response to questions, he advised that they plan to build four industrial buildings onto this property.

4. Moved by Councillor Kovach
Seconded by Councillor Billings

Mr. J. Riddell

THAT Report 07-71 dated September 4, 2007 regarding a zoning by-law amendment for property municipally known as 200 Crawley Road from Community Design and Development Services be received.

Carried

370-372 Stone Road West, 304-324 Stone Road West and 511 Edinburgh Road South and 292 Stone Road West: Proposed Zoning By-law Amendment (ZC0707)-Ward 5

Ms. M. Castellan, Senior Development Planner, advised the purpose of this application would be to expand the retail uses on the property to enable the owners to remain competitive with the surrounding market.

Ms. N. Shoemaker, on behalf of the applicant was present to advise Council that the property owners would like to be able to expand the uses of the property to be brought in conformity with the surrounding properties.

5. Moved by Councillor Piper
Seconded by Councillor Wettstein

Mr. J. Riddell

THAT Report 07-73 dated September 4, 2007 regarding a zoning by-law amendment for properties municipally known as 370-372 Stone Road West, 304-324 Stone Road West and 511 Edinburgh Road South, and 292 Stone Road West from Community Design and Development Services be received;

AND THAT the application by Black, Shoemaker, Robinson and Donaldson Ltd. on behalf of L & G Enterprises [Waterloo] Corp and 798842 Ontario Limited for a Zoning By-law Amendment (File ZC0707) from the SC.1-1 (Service Commercial) Zone, the SC.1-42 Zone and the SC.1-23 Zone to a new Specialized CC (Community Shopping Centre) Zone affecting properties municipally known as 370-372 Stone Road West, 304-324 Stone Road West and 511 Edinburgh Road South, and 292 Stone Road West and legally described as Block 56, Registered 805, City of Guelph and Part Lot 1, Concession 7, City of Guelph be approved in accordance with the regulations set out in Schedule 2 of Community Design and Development Services Report 07-73.

Carried

Heritage Redevelopment Reserve

Mr. I. Panabaker, Heritage and Design Planner, provided background information with respect to the Reserve. He listed examples where this was implemented before. He advised that grants have been provided in the past and that staff would like to formalize the procedure to be used city-wide and not site specific but each individual application would be brought to Council for approval.

Mr. M. Humble, Financial Consultant was also present to answer Council's questions.

Staff recommended that the policy be approved with minor amendments as follows:

1. Point One under "General Criteria" to be changed from "beneficial owner" to "registered owner"
2. That Point 6 under "Procedures" be changed from "City agreeing to" to "City setting out"
3. That Point Seven under "Procedures" read as follows:
"The proposed agreement(s) and a staff recommendation regarding funding the project from the Heritage Reserve Fund will be presented to Guelph City Council for consideration. Approval is at Council's discretion."

6. Moved by Councillor Kovach
Seconded by Councillor Beard

THAT staff be directed to set up a reserve called "Heritage Redevelopment Reserve" in order to support requests for financial assistance to help offset costs associated with the remediation and the retention of heritage features.

AND THAT Council approves the Heritage Redevelopment Reserve Policy as presented.

It was requested that the paragraphs be voted on, as amended, separately.

7. Moved by Councillor Kovach
Seconded by Councillor Beard

THAT staff be directed to set up a reserve called "Heritage Redevelopment Reserve" in order to support requests for financial assistance to help offset costs associated with the remediation and the retention of heritage features, and as an investment.

A recorded vote was requested which resulted as follows:

Mr. J. Riddell
Mr. B. Stewart
Ms. L.E. Payne

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein, and Mayor Farbridge.

VOTING AGAINST: None

The motion was carried.

8. Moved by Councillor Kovach
Seconded by Councillor Beard

Mr. J. Riddell
Mr. B. Stewart
Ms. L.E. Payne

AND THAT Council approves the Heritage Redevelopment Reserve Policy, as amended.

A recorded vote was requested which resulted as follows:

VOTING IN FAVOUR: Councillors Beard, Bell, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein, and Mayor Farbridge.

VOTING AGAINST: Councillor Billings

The motion was carried.

Proposal to Redevelop 1-7 Douglas Street (Gummer Building) and 67-71 Wyndham Street North (Victoria Building)

Mr. P. Cartwright, Director of Economic Development was present to inform Council that staff supports this project.

Mr. Jason Ashdown, one of the owners of Skyline Incorporated provided background information of the owners to assure Council they have the resources and track record for development. He advised they have an offer on the adjacent property conditional on proof that there is a viable option to develop. He stated the property is not viable as a rental property but would be viable on commercial use. They plan to proceed with the original use of flexible commercial space and doubled the square footage of usable space. He also provided information on environmentally friendly dimensions they will utilize in their development. He outlined how this development meets City objectives for the downtown core and what they need to get this project to happen.

Ms. A. Jamal, General Manager, Downtown Board of Management was present to make some comments and provide strong support of this project. The reasons for supporting this project are: it is a highly visible community project; the infill would add much needed rental space in the downtown core and, it is an excellent investment. She stated the project would show the City's commitment to investors in the downtown core and encourage other investors to upgrade and improve their heritage buildings.

She also stated it would showcase what a private/public agreement could do.

9. Moved by Councillor Findlay
Seconded by Councillor Wettstein

Mr. J. Riddell
Mr. B. Stewart
Ms. L. Payne
Mr. P. Cartwright

THAT the report entitled "Proposal to Redevelop 1-7 Douglas Street (Gummer Building) and 67-71 Wyndham Street North (Victoria Building) prepared by the Manager of Economic Development and Tourism dated September 4, 2007 be received;

AND THAT Council authorize staff to negotiate an investment agreement or agreements, for the consideration of Council at a future meeting of Council, in respect of the matters set out in the September 4th, 2007 report.

AND THAT staff also bring forward a business case.

A recorded vote was requested on the motion which resulted as follows:

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein, and Mayor Farbridge.

VOTING AGAINST: None

The motion was carried.

SPECIAL RESOLUTION

10. Moved by Councillor Wettstein
Seconded by Councillor Bell

Mr. M. Amorosi
Mr. B. Stewart

THAT the lowest bid for the Executive Search Firm, being Organization Consulting, be selected as the successful consulting firm to conduct the search for the C.A.O. at an upset cost of \$35,000 plus tax.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein, and Mayor Farbridge.

VOTING AGAINST: None

The motion was carried.

ADJOURNMENT

The meeting adjourned at 9:35 o'clock p.m.

Minutes read and confirmed September 17, 2007.

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Mayor

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Deputy Clerk