

Council Caucus Room
September 6, 2011 5:30 p.m.

A meeting of Guelph City Council.

Present: Mayor Farbridge, Councillors Bell, Dennis, Findlay, Furfaro, Guthrie, Kovach, Laidlaw Piper, Van Hellemond and Wettstein

Absent Councillors: Burcher and Hofland

Staff Present: Mr. H. Loewig, Chief Administrative Officer

1. Moved by Councillor Piper

Seconded by Councillor Guthrie

THAT the Council of the City of Guelph now hold a meeting that is closed to the public with respect to:

Personal Matters About Identifiable Individuals

S. 239 (2) (b), of the Municipal Act regarding personal matters about identifiable individuals

Carried

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

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Mayor

.....
Clerk Designate

Council Caucus Room
September 6, 2011 5:32 p.m.

A meeting of Guelph City Council closed to the public.

Present: Mayor Farbridge, Councillors Bell, Dennis, Findlay, Furfaro, Guthrie, Kovach, Laidlaw Piper, Van Hellemond and Wettstein

Absent Councillors: Burcher and Hofland

Staff Present: Mr. H. Loewig, Chief Administrative Officer and Acting City Clerk

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There were no declarations.

Personal matters about identifiable individuals

1. Moved by Councillor Findlay
Seconded by Councillor Dennis
THAT Robert Johnston of Organization Consulting Limited be invited to attend the closed session meeting.

Carried

Mr. Johnston provided Council with information regarding the CAO recruitment process.

2. Moved by Councillor Dennis
Seconded by Councillor Findlay
THAT Council rise and report the following motion as a special resolution in Council open session:

That Ann Pappert be appointed as the Chief Administrative Officer for the City of Guelph effective September 7, 2011

AND that the Mayor is authorized to sign the CAO Employment agreement, subject to the terms and conditions agreed upon, to come into effect on October 17, 2011.

Carried

3. Moved by Councillor Furfaro
Seconded by Councillor Wettstein
THAT staff be given direction with respect to the CAO employment agreement.

Carried

4. Moved by Councillor Findlay
Seconded by Councillor Dennis
THAT staff be given direction with respect to a change in severance to the CAO employment agreement.

A recorded vote was requested as follows:

VOTING IN FAVOUR: Councillors Dennis, Findlay, Laidlaw, Wettstein and Mayor Farbridge (5)

PASSED IN COUNCIL
BY SPECIAL
RESOLUTION

Ms. D. Nixon

VOTING AGAINST: Councillors Bell, Furfaro, Guthrie, Kovach, Piper, Van Hellemond, (6)

Defeated

The meeting adjourned at 7:04 o'clock p.m.

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Mayor

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Clerk Designate

Council Chambers
September 6, 2011

Council reconvened in formal session at 7:10 p.m.

Present: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Kovach, Laidlaw, Piper, Van Hellemond and Wettstein and Mayor Farbridge

Absent: Councillor Hofland

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Dr. J. Laird, Executive Director, Planning & Building, Engineering and Environment; Mr. J. Riddell, General Manager of Planning and Building Services; Ms. A. Pappert, Executive Director, Community & Social Services; Ms. T. Agnello, Acting City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

Councillor Burcher declared a potential pecuniary interest with respect to Official Plan Amendment 47: Updating Policies Regarding Community Improvement and Renewal because she owns property in the area that may be affected.

COUNCIL AS COMMITTEE OF THE WHOLE CONSENT REPORT

Ms. B. Boisvert

1. Moved by Councillor Burcher
Seconded by Councillor Findlay
THAT Robert Aumell be appointed to the Board of Directors of the Guelph Municipal Holding Company (GMHC) as the independent member for a term ending November 30, 2014.

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

VOTING AGAINST (0)

Carried

CONSENT AGENDA

The following items were extracted from the September 6, 2011 Consent Agenda to be voted on separately:

- A-1 - Official Plan Amendment 47: Updating Policies Regarding Community Improvement and Renewal
- A-3- 2011 Market Square Business Promotion Program

2. Moved by Councillor Findlay
Seconded by Councillor Dennis
THAT the items from the September 6, 2011 Council Consent Agenda as identified below, be adopted:

a) Guelph Municipal Holdings Inc. (GHMI) – Administrative Matters

Ms. B. Boisvert
Ms. D. Jaques

THAT the Mayor and Clerk be authorized to sign and seal the following documents in a form satisfactory to the Chief Administrative Officer (CAO):

- a) the forms related to the transfer of shares in Guelph Hydro Inc. from the City to GMHI;
- b) the Council-approved Shareholder Declaration with GMHI, Guelph Hydro Inc., Guelph Hydro Electric Systems Inc. and Ecotricity Guelph Inc; and
- c) the Support Services Agreement with GMHI;

AND THAT Council approve the Acknowledgement, Consent and Agreement Regarding Legal Services, provided by the City Solicitor.

b) Sale of City Owned Land – Hanlon Creek Business Park Phase 1

Mr. P. Cartwright
Ms. D. Jaques

THAT the Mayor and Clerk be authorized to execute an Amending Agreement to an Offer to Purchase/Agreement of Purchase and Sale with 2257524 Ontario Inc. regarding the sale of City-owned land in Hanlon Creek Business Park Phase 1, as described in the report of September 6, 2011, which has been prepared by Economic Development and Tourism Services, subject to the Amending Agreement of Purchase and Sale's format and content being satisfactory to the General Manager of Economic Development and Tourism as well as the General Manager of Legal Services/City Solicitor.

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

VOTING AGAINST: (0)

Carried

PLANNING PUBLIC MEETING

The Mayor 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 Councillor asked if there were any delegations in attendance with respect to planning matters listed on the agenda.

1274, 1280 & 1288 Gordon Street – Proposed Zoning By-law Amendment (File ZC1109) – Ward 6

Al Hearne, Senior Development Planner advised that the applicant wishes to amend the zoning permit the construction of 200 apartment units located within three separate buildings. They are requesting that the minimum sideyard requirement to be reduced and the building floor space be increased. He detailed the ingress and egress and noted that a stub road at the north property line could act as an extension to Edinburgh Road South in the future.

Staff were requested to provide:

- maps showing exits and entrances in relation to the property across the street that has a proposed development;
- a map showing the proposed road;
- results of consultation with the school boards regarding school bus pickup locations;

- an overlay preliminary site plan with schedule 3 – existing zoning with regard to wetlands and buffer zones;

Ms. N. Shoemaker, on behalf of the applicant, advised numerous documents have been provided to staff to show how their application meets various criteria for development within the City. They have consulted with the GRCA regarding the natural areas and have added an additional 10 metre buffer to provide linkage for the wildlife corridor established on the adjacent property. She noted the Storm Water Management is adjacent to but not in the buffered area. She stated that a traffic consultant determined it would be best not to introduce another intersection on Gordon Street and once the street is built, left hand turns onto Gordon will be prohibited. She advised that the greenspace within the site has increased through the provision of underground parking.

3. Moved by Councillor Findlay

Seconded by Councillor Burcher

Dr. J. Laird
Mr. J. Riddell

THAT Report 11-78 regarding a Zoning By-law Amendment application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of MRL Developments Inc., MTCM Developments Inc. and 2182805 Ontario Inc. to allow a proposed apartment development (ZC1109) on lands legally described as Part Lot 6, Concession 8, formerly Township of Puslinch and Parts 1 and 2, Plan 61R9757 municipally known as 1274, 1280 and 1288 Gordon Street, City of Guelph, from Planning & Building, Engineering and Environment dated September 6, 2011, be received.

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

VOTING AGAINST: (0)

Carried

1077 Gordon Street: Proposed Official Plan Amendment and Associated Zoning By-law Amendment (File OP1101/ZC1011) – Ward 6

Chris DeVriendt, Senior Development Planner advised that the applicant is submitting a revised application resulting from comments received at previous meetings. He advised the middle building was relocated from the south to the north side of the property to provide better privacy to the adjacent townhouse development and the entrance

was moved. The maximum number of units has increased from 150 to 184 units, but the overall building coverage is consistent with their original proposal. He advised the applicant is requesting the following amendments:

- redesignate from medium to high density;
- a site-specific amendment to allow ground oriented live/work units;
- redesignate from a R.3A cluster townhouse to a R.4B-?) Specialized High Density Apartment;
- limiting building height to 4 storeys;
- permitting reduced off-street parking of 1.25 spaces per unit.

Due to the number of developments along Gordon Street being considered, staff were directed to ensure that traffic issues are reviewed as a whole and not on a development by development basis.

Mr. Helmuth Strobel, applicant, believes they have addressed the concerns raised at the earlier meeting and subsequent meetings with the owners of 1055 Gordon Street. He stated the mixed use is intended for offices, not retail space and the parking ratio for those units will be addressed. They will be submitting an environmental report. He also advised a lighting study will be conducted and they intend to place shields on the lamps to restrict light onto adjacent properties. He stated they plan to install a 6 foot woodscreen fence along the adjacent townhouse property line.

4. Moved by Councillor Burcher
Seconded by Councillor Findlay

Dr. J. Laird
Mr. J. Riddell

THAT Report 11-79 regarding an Official Plan Amendment and Zoning By-law Amendment to permit the development of a residential apartment project and live/work units applying to property municipally known as 1077 Gordon Street, and legally described as Concession 7, Part Lot 4, Plan 61R9349, City of Guelph, from Planning & Building, Engineering and Environment dated September 6, 2011, be received.

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

VOTING AGAINST: (0)

Carried

2011 Market Square Business Promotion Program

Mr. Marty Williams, Downtown Guelph Business Association (DGBA) advised they are in support of the proposed program. He believes it is appropriate use of market square promotional funds and look forward to assisting with the program. He advised they will meet with auditors to assure the funds are used appropriately.

Mr. Ron Valeriotte, Carden Street Merchants, acknowledged that the Carden Street situation is unique. He advised that each business will be accountable and must show the disbursement of their funds received within one year.

Mr. Mark Rodford, The Cornerstone, thanked Council for their support of the downtown business and advised he is in favour of the proposed program which will re-invigorate this area.

5. Moved by Councillor Furfaro

Seconded by Councillor Van Hellemond

Mr. I. Panabaker
Ms. S. Aram

THAT the report dated September 6, 2011, prepared by Downtown Renewal, regarding the 2011 Market Square Business Promotion be received;

AND THAT Council approve the staff recommended program and the funding be assigned to the Downtown Guelph Business Association for administration;

AND THAT the Downtown Guelph Business Association report back to Council on the program uptake and success measurement following the conclusion of the program.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Furfaro, Guthrie, Kovach, Laidlaw, Van Hellemond and Wettstein and Mayor Farbridge (10)

VOTING AGAINST: Councillors Findlay and Piper (2)

Carried

6. Moved by Councillor Findlay

Seconded by Councillor Dennis

THAT the remaining item from the September 6, 2011 Council Consent Agenda as identified below, be adopted:

- a) **Official Plan Amendment 47: Updating Policies Regarding Community Improvement And Renewal**

Dr. J. Laird
Mr. J. Riddell

THAT Report 11-82 dated September 6, 2011 from Planning & Building, Engineering and Environment regarding Official Plan Amendment 47: Updating Policies Regarding Community Improvement and Renewal be received;

AND THAT Official Plan Amendment 47, initiated by the City of Guelph, to update the City's Official Plan policies regarding Community Improvement and Renewal be adopted in accordance with Attachment 1 – Official Plan Amendment 47.

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

VOTING AGAINST: (0)

Councillor Burcher did not vote on the matter due to her declared potential pecuniary interest.

Carried

SPECIAL RESOLUTIONS

Ms. D. Nixon
Mayor Farbridge

7. Moved by Councillor Dennis
Seconded by Councillor Guthrie
THAT Ann Pappert be appointed as the Chief Administrative Officer for the City of Guelph effective September 7 2011;

AND THAT the Mayor is authorized to sign the CAO Employment Agreement, subject to the terms and conditions agreed upon, to come into effect on October 17 2011.

VOTING IN FAVOUR: Councillors Burcher, Dennis, Findlay, Furfaro, Guthrie, Laidlaw, Piper, Van Hellemond and Wettstein and Mayor Farbridge (10)

VOTING AGAINST: Councillors Bell and Kovach (2)

BY-LAWS

8. Moved by Councillor Kovach
Seconded by Councillor Laidlaw
THAT By-laws (2011)-19248 and (2011)-19249, inclusive, are hereby passed.

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

VOTING AGAINST: (0)

Carried

ADJOURNMENT

The meeting adjourned at 8:47o'clock p.m.

Minutes read and confirmed September 26, 2011.

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Mayor

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Acting Clerk