

Committee Room A  
September 8, 2009 6:45 p.m.

**A meeting of Guelph City Council**

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

Absent: Councillor Hofland

Staff Present: Ms. M. Neubauer, Director of Finance; Ms. L. Payne, Director of Corporate Services/ City Solicitor; Ms. T. Sinclair, Manager of Legal Services; Mr. J. Riddell, Director of Community Design and Development Services; Ms. T. Agnello, Deputy Clerk

1. Moved by Councillor Beard  
Seconded by Councillor Findlay  
THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (e) of the Municipal Act, with respect to:
  - litigation or potential litigation, including matters before administrative tribunals, affecting the municipality.

Carried

The meeting adjourned at 6:46 o'clock p.m.

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Mayor

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Deputy Clerk

Committee Room A  
September 8, 2009 6:47 p.m.

**A meeting of Guelph City Council closed to the public.**

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

Absent: Councillors Hofland

Staff Present: Ms. M. Neubauer, Director of Finance; Ms. L. Payne, Director of Corporate Services/ City Solicitor; Ms. T. Sinclair, Manager of Legal Services; Mr. J. Riddell, Director of Community Design and Development Services; Ms. T. Agnello, Deputy Clerk

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There was no declaration of pecuniary interest.

The City Solicitor provided information regarding the City of Guelph/County of Wellington Arbitration.

1. Moved by Councillor Kovach  
Seconded by Councillor Salisbury  
THAT city staff be given direction with respect to the City of Guelph/County of Wellington Arbitration.

Ms. L.E. Payne  
Ms. M. Neubauer

Carried

The Director of Finance provided an update regarding the Hanlon Creek Business Park development.

**The meeting recessed at 7:00 p.m.**

Council Chambers  
September 8, 2009 7:02 p.m.

**A meeting of Council reconvened at 7:02 p.m.**

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

Absent: Councillor Hofland

Staff Present: Mr. J. Riddell, Director of Community Design and Development Services; Mr. S. Hannah, Manager of Development and Parks Planning; Ms. T. Agnello, Deputy Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

The Mayor announced that the Royal City Ambassadors have generously provided City Council with a new recording of 'O Canada' and that they would lead everyone in the singing of the national anthem.

## PLANNING PUBLIC 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.

### **2 CLOUGH CRESCENT – Proposed Zoning By-law Amendment (File ZC0902) – Ward 6**

Mr. C. DeVriendt, advised the applicant proposed to rezone the southerly 0.24 hectare portion of the site from the current Residential Apartment (R.4A) Zone to the Specialized On-Street Townhouse (R.3B-7) Zone to permit the development of 11 on-street townhouse units. He stated that the current zoning would allow up to eight stories.

Staff will report back on:

- land use density and compatibility;
- topographical information on the north side of the property;
- measurement of change of grade.

Ms. N. Shoemaker, on behalf of the applicant advised that:

- the on-street townhouses should be continued to provide continuity along the streetscape;
- the intent of the application was to provide a higher density than what the residential zoning could in this area.

1. Moved by Councillor Burcher  
Seconded by Councillor Billings

THAT the procedural by-law be suspended to allow for a recorded vote.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

1. Moved by Councillor Findlay  
Seconded by Councillor Billings

THAT Report 09-72 regarding a proposed Zoning By-law Amendment to permit the development of 11 on-street townhouse units and a 50 unit apartment building with a minimum rear yard setback of 6 metres applying to property municipally known as 2 Clough Crescent, and

Mr. J. Riddell

legally described as block 1 on Registered Plan 61M-156, City of Guelph, from Community Design and Development Services dated September 8, 2009, be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

### **1291 Gordon Street: Proposed Zoning By-law Amendment (File ZC0905)**

Ms. K. Nasswetter, Senior Planner advised the applicant wishes to rezone a 1.7 hectare portion of the southeast corner of the site to a specialized R.4A zone to permit a six storey residential apartment building with approximately 128 residential units. Specialized regulations are requested to permit parking in the exterior side yard, amenity area in the front and exterior side yards, and a Floor Space Index (FSI) of 1.34 where 1.0 is required. She advised they are in receipt of letters that have expressed concern regarding the buffer zones, wetland conservation, de-watering, ground water levels and wildlife and vegetation preservation. She clarified the changes made to the wetland boundary

Staff advised they will report back on:

- wetland boundary;
- criteria for original mapping, what indicators were used by the GRCA to determine the boundary and why there is a change
- buffer questions re: dewatering, the reasoning for the positioning to buffer whether driven by setbacks or design considerations,
- construction footprint extending 15m into buffer – wildlife corridor
- clustering some of the development to the Arkell intersection
- show more clearly the original and redefined wetland boundary, when it was redefined
- study of what rare plants exist on the property and their location
- lighting affecting the wildlife
- fencing options
- soil composition and how it relates to fill and other engineering that needs to occur
- examine the role of the GRCA and request them to be present when the application comes back to Council

Mr. Hugh Handy, applicant advised of the following:

- there is a land exchange to take place between the Grand River Conservation Authority and the applicant;
- there is a significant grade change that will help offset the height of the building;
- there is a raised deer crossing;
- the applicant is committed to a high level urban design;
- the Official Plan provides for the proposed use;
- the development will assist in achieving Provincial targets for residential densities and will protect the wetland feature and embrace the natural environmental setting;
- there will be a lot of consultation with staff and they will address the Community Energy Plan and its recommendations;
- the Environmental Impact Study, Storm Water Management study and traffic studies have been completed;
- they are not proposing fencing but they do recognize the need for clear definition of the boundary;
- visuals will be provided when the development comes back to Council to assist with understanding the impact the development will have on the landscape.

Laural Gaudette, a city resident, advised of the following concerns with respect to this application:

- contamination of the wetland;
- negative impact on the wetland as a result of increased vehicular traffic;
- that impact is often under-evaluated and mitigation plans are over-evaluated;
- that the Storm Water Management measures are inadequate and the design and maintenance necessary will not be achieved;
- the potential damage to the habitat and possible loss of the intrinsic value to the property as it stands;
- protecting the buffer area.

The resident also urged Council to reject the application.

Ms. Laura Murr, a city resident, expressed the following concerns:

- that this development is being considered a minor development;

- the soil has been deemed to be unsuitable so a sump pump would likely be on at all times; T
- concern with how the groundwater will be affected
- no reference have been made to the recommendations in the 2004 Hanlon Creek watershed study;
- buffer concerns;
- a need for individual evaluation of the trees on site;
- need to review the numerous deer crossings on the south portion of the property and determine why the deer crossing is being proposed at a major exit and storm water pond
- noise studies be completed before the development is approved.

2. Moved by Councillor Findlay  
Seconded by Councillor Burcher

Mr. J. Riddell

THAT Report 09-73 regarding a proposed Zoning By-law Amendment for the property municipally known as 1291 Gordon Street, City of Guelph, from Community Design and Development Services, dated September 8, 2009, be received.

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

VOTING AGAINST: (0)

Carried

Councillor Kovach was absent at the time of this vote.

**47-51 Paisley Street: Proposed Zoning By-law Amendment (File ZC0901) – Ward 3**

Ms. K. Nasswetter, Senior Development Planner, advised this property currently consists of a one-storey multiple unit residential dwelling and a garage. The units do not currently conform to the zoning for this property. She stated that staff will be evaluating the proposal against the General Residential policies of the Official Plan, the Provincial Policy Statement, the Places to Grow legislation; and review the proposed zoning for any need for specialized zoning.

Ms. N. Shoemaker, on behalf of the applicant, advised:

- this property has been used as apartments but were never correctly zoned and they are to legalize the use of the property;

- parking may be an issue to meet the requirements, but there is sufficient parking to accommodate the apartments.

Mr. J. Riddell

3. Moved by Councillor Billings  
 Seconded by Councillor Burcher  
 THAT Report 09-70 regarding a Zoning By-law Amendment for the property municipally known as 47-51 Paisley Street, City of Guelph, from Community Design and Development Services, dated September 8, 2009, be received.

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

VOTING AGAINST: (0)

Councillor Kovach was absent at the time of this vote.

**CONSENT AGENDA**

**Councillor Laidlaw's request to attend the Ontario Bike Summit.**

Councillor Laidlaw  
Mrs. L.A. Giles  
Ms. M. Neubauer

4. Moved by Councillor Burcher  
 Seconded by Councillor Beard

THAT Councillor Laidlaw be authorized to exceed her 2009 expense allocation in order to attend the Bike Summit in Waterloo.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

**BY-LAWS**

5. Moved by Councillor Kovach  
 Seconded by Councillor Billings  
 THAT By-law Numbers (2009)-18847 to (2009)-18851 inclusive are hereby passed.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

**ADJOURNMENT**

The meeting adjourned at 9:15 o'clock p.m.

Minutes read and confirmed September 28, 2009.

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Mayor

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Deputy Clerk

City Council  
Committee Room A 9:17 p.m.

**A meeting of Guelph City Council closed to the public reconvened.**

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

Absent: Councillors Hofland

Staff Present: Ms. M. Neubauer, Director of Finance; Ms. L. Payne, Director of Corporate Services/City Solicitor; Mr. P. Cartwright, General Manager of Economic Development and Tourism; Mr. J. Riddell, Director of Community Design and Development Services; Mr. R. Henry, City Engineer; Ms. T. Agnello, Deputy Clerk

The Director of Finance and the Director of Corporate Services/City Solicitor provided an update regarding the Hanlon Creek Business Park development.

Staff will report back with additional information.

The meeting adjourned at 9:50 p.m.



Minutes read and confirmed September 28, 2009.

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Mayor

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Deputy Clerk