

Council Committee Room B
September 15, 2008 5:30 p.m.

A meeting of Guelph City Council.

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

Absent: Councillors Laidlaw and Salisbury

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Dr. J. Laird, Director of Environmental Services; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

1. Moved by Councillor Hofland
Seconded by Councillor Farrelly
THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (e) and (g) of the Municipal Act, with respect to:
 - litigation or potential litigation
 - a matter in respect of which council 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 15, 2008 5:32 p.m.

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

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

Absent: Councillors Laidlaw

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Chief S. Armstrong, Director of Emergency Services/Fire Chief; Dr. J. Laird, Director of Environmental Services; Mr. J. Riddell, Director of Community Design & Development Services; 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.

Councillor Salisbury arrived at 5:35 p.m.

The Chief Administrative Officer provided information with respect to a matter regarding litigation or potential litigation.

Mr. H. Loewig
Ms. L. E. Payne

1. Moved by Councillor Hofland
Seconded by Councillor Piper
THAT the CAO be given direction with respect to a matter regarding litigation or potential litigation.

Carried

The Committee met as the Guelph Hydro Shareholder for this portion of the meeting.

2. Moved by Councillor Burcher
Seconded by Councillor Hofland
THAT the delegations representing Guelph Hydro be permitted to present to the Committee.

Carried

Mr. A. Stokman, President, Ms. J. Urisk, Director, Mr. I. Miles, Vice-President, Business Development & CFO, Ms. J. Armstrong, Board member and Mr. B. Cowan, Board member of Guelph Hydro provided information to the Committee.

The Council in Committee of the Whole recessed at 6:55 p.m.

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Mayor

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Deputy Clerk

Council Chambers
September 15, 2008

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

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

Absent: Councillor Laidlaw

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Chief S. Armstrong, Director of Emergency Services/Fire Chief; Mr. J. Riddell, Director of Community Design and Development Services; Ms. T. Sinclair, Manager of Legal Services; Mr. S. Hannah, Manager of Development & Parks Planning; Mr. A. Hearne, Senior Development Planner; Ms. M. Plaunt, Manager of Policy Planning; Mr. R. Henry, City Engineer; 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.

O Woodlawn Road West – Proposed Zoning By-law Amendment (File ZC0701) – Ward 3

Mr. S. Hannah, Manager of Development & Parks Planning recapped the application and informed Council that staff have been working with the applicant, the Guelph Curling Club and the Woodlawn Memorial Park and have achieved resolution to their concerns. He stated that the grocery expansion will be reduced to provide the Curling Club with the retail space they are requesting and a financial

contribution will be provided to the cemetery to address their landscaping issues.

Staff made the following recommendations for amendments to the application:

- Condition 10 to change the contribution amount to Woodlawn Memorial Park to be \$41,300
- Regulations 6.2.3.2.18.2.2 and 6.2.3.2.18.2.3 (a) be changed to reflect the reduction of the grocery component for Walmart and increase of retail component for the Curling Club

He also advised that staff will continue to work with the cemetery to resolve the issues.

Staff clarified that the second storey of the buildings will be suitable for use and not just vacant space.

He stated that 6 & 7 Developments have also agreed to participate in an energy study if the City initiates one.

Delegations

1. Moved by Councillor Piper
Seconded by Councillor Findlay

THAT persons desiring to address Council be permitted to do so at this time.

Carried

Ms. Robin-Lee Norris, on behalf of the Guelph Curling Club confirmed that their issues have been settled and resolved. She advised that the Curling Club is extremely pleased with the efforts put forward by staff, and 6 & 7 Developments Limited.

Mr. Paul Taylor, General Manager of Guelph Memorial Park, on behalf of Guelph Cemetery Commission provided a brief history of the changes to their property as a result of the development within the area. He thanked staff and Council for providing a landscaping master plan. He stated that the agreement between Smart!Centres and the cemetery is a prime example of diverse organizations making a neighbourhood work. He advised that the Woodlawn Memorial Park withdraws any concern they had with the zone change.

Ms. Susan Watson stated she appreciates Council deferring this matter. She believes the initial decision to decline the application was based on sound planning principals and adhered to the Places to Grow legislation. She stated that the big picture will no longer come into play if the application proceeds to the Ontario Municipal

Board (OMB). She believes that Council is basing its decision on what will stand up at the OMB. She recognizes that progress has been made but believes the development needs to become more environmentally-friendly such as the Walmart in Vancouver. She stated that this is the first commercial development to come under the CEP and could be setting an undesirable precedent.

Mr. Ben Bennett was pleased to see the deferral of this matter. The Residents for Sustainable Development would like to see a development priorities plan for commercial development similar to the residential development plan. He recommended hiring an independent planner. He believes this development will stall other potential development in the east end. He does not believe a power centre belongs at this location. He suggested the application be refused until such time as a development priorities plan could be put in place.

Mr. Thomas Storr supports the development. He believes the Woodlawn Road location is better than a residential area proposed in the west end. He stated it is time to put this to rest and let the development go forward instead of spending. He believes hiring a planner would be costly and unnecessary.

Mr. Prakash David, on behalf of 6 & 7 Developments, was pleased to announce the issues with the Guelph Curling Club and Woodlawn Memorial Park have been resolved. He stated they are doing more than any other retailer to be environmentally responsible and have a state of the art irrigation system in place and have a state of the art approach to their development. He also advised that other members of the organization were also present and available to answer questions.

He stated that a full build-out of the development will be dictated by the market and estimates that it will be a phased three to five year project. He said the first item will be to expand the grocery component of Walmart.

Staff advised the access to Home Depot will be examined when the site plan control agreements are established.

2. Moved by Councillor Kovach
Seconded by Councillor Billings

6 & 7 Developments
Mr. J. Riddell
Mr. D. McCaughan
Ms. L.E. Payne

That the application by 6&7 Developments Limited for a Zoning By-law Amendment from the UR (Urban Reserve) Zone, the SC.2-3 (Service Commercial) Zone and the CC-18 (Community Shopping Centre) Zone to a new

Ms. M. Neubauer

specialized CC-18 (Community Shopping Centre) Zone (ZC0701) affecting property municipally known as 0 Woodlawn Road West and legally described as Part of Lots 4, 5, 6 and 7, Registered Plan 169, designated as Part 2, 3, 4, 5, 6 and 7 of Reference Plan 61R-9980, City of Guelph, be approved in accordance with the recommendation set out in Schedule 2 of the Community Design and Development Services Report 08-98 dated September 15, 2008, as amended to change Condition 10 and regulations 6.2.3.2.18.2.2 and 6.2.3.2.18.2.3 (a) to read as follows:

Condition 10:

The owner shall contribute \$41,300 towards the Woodlawn Memorial Park Cemetery's proposed tree replacement and buffer improvements along the south side of Woodlawn Road to address the concerns expressed by Woodlawn Memorial Park Cemetery regarding grading, drainage, tree replacement and noise mitigation, to the satisfaction of the Director of Community Design and Development Services, prior to site plan approval.

Regulation 6.2.3.2.18.2.2

6.2.3.2.18.2.2 Maximum Gross Floor Area for a Freestanding (Junior) Department Store which includes a food/grocery component – 17,770m² exclusive of the area associated with any outdoor Garden Centre ancillary thereto.

Regulation 6.2.3.2.18.2.3 (a)

6.2.3.2.18.2.3 (a) Maximum Gross Floor Area for all Buildings and Establishments other than a (Junior) Department Store which includes a food/grocery component 14,800m² GFA.

VOTING IN FAVOUR: Councillors Beard, Billings, Burcher, Findlay, Hofland, Kovach, Piper, Salisbury, Wettstein and Mayor Farbridge (10)

VOTING AGAINST: Councillors Bell, Farrelly (2)

Carried

3. Moved by Councillor Kovach

Seconded by Councillor Wettstein

THAT staff be directed to require future development requiring a zoning by-law amendment or site plan approval within the Woodlawn/Woolwich Mixed Use node to make a financial contribution toward the implementation of the landscape master plan on the Woodlawn Memorial Park lands, with such contribution

Mr. J. Riddell

Ms. M. Neubauer

being determined by proportional share on the basis of the land area (lot size) of each development and using the contribution by Smart Centres as the basis for the amount of the financial contribution required.

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

VOTING AGAINST: Councillors Farrelly (1)

Carried

Contribution Agreement for Funding under the Energy Consumption Building Labelling Pilot Program with Natural Resources Canada

Ms. L.E. Payne

4. Moved by Councillor Salisbury
Seconded by Councillor Burcher

THAT the Contribution Agreement for Funding under the Energy Consumption Building Labelling Pilot Program with Natural Resources Canada Information Report from Corporate Services dated September 15, 2008 be received.

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

VOTING AGAINST: (0)

Carried

BY-LAWS

5. Moved by Councillor Salisbury
Seconded by Councillor Hofland

THAT by-laws (2008)-18603 to (2008)-18606 inclusive, be passed.

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

VOTING AGAINST: (0)

Carried

ANNOUNCEMENT

Councillor Beard announced that there will be a Ward 2 public meeting at the Evergreen Seniors Centre on

Wednesday, September 17, 2008 in Room 4. The topics will be the City budget and the proposed hydro merger.

Meeting adjourned at 8:13 p.m.

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Mayor

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Deputy Clerk

Guelph City Council reconvened in Committee of the Whole at 8:15 p.m.

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

Absent: Councillors Findlay and Laidlaw

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Ms. T. Sinclair, Manager of Legal Services; Ms. T. Agnello Deputy City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

The representatives from Guelph Hydro continued with their presentation.

The meeting adjourned at 9:58 p.m.

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Mayor

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Deputy Clerk