



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
Tuesday, October 13, 2015 at 5:30 p.m.**

Attendance

Council: Mayor C. Guthrie
Councillor P. Allt
Councillor C. Billings
Councillor C. Downer
Councillor D. Gibson
Councillor J. Gordon

Councillor J. Hofland
Councillor M. MacKinnon
Councillor L. Piper
Councillor M. Salisbury
Councillor A. Van Hellemond
Councillor K. Wettstein

Absent: Councillor B. Bell

Staff: Mr. M. Amorosi, Deputy CAO, Corporate Services
Mr. D. Thomson, Deputy CAO, Public Services
Mr. D. Godwalt, General Manager, Human Resources
Mr. S. Armstrong, General Manager/Fire Chief Emergency Services
Fire/Ambulance
Mr. S. Dewar, EMS Chief
Ms. J. Maitland, Labour Relations Specialist
Mr. R. O'Brien, Labour Relations Specialist
Ms. C. Clack, General Manager, Culture, Tourism and Community
Investment
Mr. T. Salter, General Manager, Planning, Urban Design & Building
Services
Ms. S. Kirkwood, Manager of Development Planning
Mr. M. Witmer, Development Planner II
Ms. T. Agnello, Deputy Clerk
Ms. D. Black, Council Committee Coordinator

Also

Present: Ms. C. Van Andel, Consultant

Call to Order (5:30 p.m.)

Mayor Guthrie called the meeting to order.

Authority to Resolve into a Closed Meeting of Council

1. Moved by Councillor Billings
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 (d) of *the Municipal Act*, with respect to personal matters about an identifiable individual and labour relations or employee negotiations.

CARRIED

Closed Meeting (5:33 p.m.)

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

The following matters were considered:

CON-C-2015.38 OPSEU Contract Negotiations

CON-C-2015.39 IATSE Contract Negotiations

CON-C-2015.40 CAO Performance Appraisal Process

Rise and recess from Closed Meeting (6:59 p.m.)

Open Meeting (7:00 p.m.)

Mayor Guthrie called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Consent Agenda

2. Moved by Councillor Hofland
Seconded by Councillor Allt

That the October 13, 2015 Consent Agenda as identified below, be adopted:

CON-2015.46 Proposed Demolition of 7 Young Street - Ward 5

1. That Report 15-83 regarding the proposed demolition of one (1) single detached dwelling at 7 Young Street, legally described as Plan 464 Pt. Lot 13 Pt. Lot 14; City of Guelph, from Infrastructure, Development and Enterprise dated October 13, 2015, be received.
2. That the proposed demolition of one (1) detached dwelling at 7 Young Street be approved.
3. That the applicant erect protective fencing at one (1) metre from the dripline of all existing trees on or adjacent to the property, to the satisfaction of the City's Environmental Planner, prior to commencing demolition, site alteration or construction.
4. That if tree removal is anticipated the applicant be requested to prepare and submit a Tree Preservation Plan undertaken by an arborist and provide tree compensation to the satisfaction of General Manager of Planning, Urban Design and Building Services and prior to undertaking activities which may injure or destroy trees.

5. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.
6. That the applicant be requested to contact the General Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

CON-2015.47 Councillor Mark Mackinnon Request for Funding to Attend AMO 2015 Ontario West Municipal Conference Linkages on November 20, 2015

That Councillor Mark MacKinnon be authorized to exceed his 2015 expense allocation of \$3,250.00 in order to attend the AMO 2015 Ontario West Municipal Conference Linkages to be held November 20, 2015.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (12)

VOTING AGAINST: (0)

CARRIED

Planning Public Meeting

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

1229 Victoria Road South Proposed Official Plan Amendment and Zoning By-law Amendment (File: OP1501/ZC1507) – Ward 6

Mr. Michael Witmer, Development Planner II, advised the applicant is requesting an Official Plan Amendment to redesignate a portion of the subject lands from the existing "General Residential" land use to the "Neighbourhood Commercial Centre" but retain the existing "General Residential" designation for the portion of the site proposed for the 101-unit residential apartment building.

Mr. Witmer explained that the applicant is proposing to rezone the property from the current Agricultural Zone to a Specialized General Apartment Zone for the residential block and to a Neighbourhood Commercial Zone for the commercial block. The exceptions that are being requested are:

- To permit a minimum rear yard setback of 7.5 metres from the required minimum of 21.52 metres;
- To permit a setback of 1.0 metres from a parking area to a property line; from the required 3.0 metres; and
- Despite Section 4.1 of the Zoning By-law, to permit access from a Building to a public Street by way of a private Street.

Discussion ensued regarding clarification of the location of the setbacks, the process for designating neighbourhood commercial zones, and the feasibility of access at the stub road to the north.

Mr. Hugh Handy, the applicant, advised they are proposing a four storey multi-unit residential building with 101 dwelling units and a commercial plaza of 807 square meters with a landscaped amenity area at the corner of Victoria Road and Clair Road. He noted the property is designed to provide built-form along the streetscape with parking screened to the rear and the site plan process will address specifics.

He noted that access from Victoria Road South between the two buildings is right in, right out only and City staff did not recommend any further access from Victoria Road South due to traffic concerns.

Dr. Hugh Whiteley raised the issue of water quality risk management for the City's water supply. He believes a Risk Assessment Officer is required to evaluate the Burke Well due to its proximity to the subject property. He raised concerns regarding the City's protocol for risk assessments as part of an Environmental Impact Study and suggested a Salt Management Plan be implemented. The Plan should require a risk assessment as part of all standard reviews, salt reduction measures and porous pavement parking areas. He provided information regarding the impacts of road salt on the water supply.

Council discussed the feasibility of staff investigating the option of porous pavement, evaluating waste collection, snow removal and storage, and addressing lighting issues – particularly pertaining to the commercial element and investigating salt management options.

3. Moved by Councillor Hofland
Seconded by Councillor Gibson

That Report 15-67 regarding an Official Plan Amendment and Zoning By-law Amendment application (File OP1501/ZC1507) by Reid's Heritage Homes Ltd. (on behalf of Westminster Woods Ltd.) to permit a four (4) storey, 101-unit apartment building as well as a neighbourhood commercial plaza with approximately 807 m² (8,686.5 square feet) of gross floor area in two (2) separate buildings at 1229 Victoria Road South, legally described as Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph, County of Wellington from Infrastructure, Development and Enterprise dated October 13, 2015 be received.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (12)
VOTING AGAINST: (0)

CARRIED

By-laws

4. Moved by Councillor Salisbury
Seconded by Councillor Billings

That By-laws Numbered (2015)-19970 to (2015)-19972, inclusive, are hereby passed.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (12)
VOTING AGAINST: (0)

CARRIED

Mayor's Announcements

Councillor MacKinnon announced he and Councillor Wettstein will be hosting a Ward 6 Town Hall Meeting on Thursday, November 5th at the Clair Road Emergency Centre, 160 Clair Road West from 7:30 – 9 p.m.

Mayor Guthrie apologized to Councillor Salisbury, all of Council and staff for his reaction to the Point of Privilege raised at the Council meeting of September 28th.

Mayor Guthrie read the following statement:

"Earlier this evening, Council provided direction to staff to start collective bargaining with the Ontario Public Services Employees Union Local 231 (EMS Paramedics) and the International Alliance of Theatrical Stage Employees Local 357.

Council's bargaining mandate directs staff to negotiate contracts that are fair to our employees, whose work we value every day; reasonable and affordable to our citizens; and within the City's capacity to pay."

Rise and Recess (7:55 p.m.)

5. Moved by Councillor Allt
Seconded by Councillor Gibson

That Council recess and reconvene in closed session.

Closed Meeting (8:00 p.m.)

Council reconvened in closed session.

CON-C-2015.40 CAO Performance Appraisal Process

Council received information regarding the CAO Performance Appraisal Process.

Councillor Billings left the meeting. (9:20 p.m.)

Open Meeting (9:53 p.m.)

Closed Meeting Summary

The Mayor provided a summary of the matters addressed in the closed meeting.

CON-C-2015.38 OPSEU Contract Negotiations

Staff direction was given regarding the OPSEU Contract Negotiations.

CON-C-2015.39 IATSE Contract Negotiations

Staff direction was given regarding the IATSE Contract Negotiations.

CON-C-2015.40 CAO Performance Appraisal Process

Council received information regarding the CAO Performance Appraisal Process.

Adjournment (9:55 p.m.)

6. Moved by Councillor
Seconded by Councillor

That the meeting be adjourned.

CARRIED

Minutes to be confirmed on November 23 2015.

Mayor Guthrie

Tina Agnello, Deputy Clerk