

Council Committee Room B  
November 3, 2008 5:30 p.m.

**A meeting of Guelph City Council.**

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

Absent: Councillors Bell, Findlay, Hofland and Piper

Staff Present: Mr. J. Riddell, Director of Community Design & Development Services; Ms. T. Sinclair, Manager of Legal Services; Mr. M. Amorosi, Director of Human Resources; Mr. S. Hannah, Manager of Development & Parks Planning; and Mrs. L.A. Giles, City Clerk

- 1. Moved by Councillor Kovach  
Seconded by Councillor Laidlaw

THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b), (e) and (f) of the Municipal Act, with respect to:

- personal matters about an identifiable individual
- litigation or potential litigation
- advice that is subject to solicitor-client privilege.

.....  
Mayor

.....  
City Clerk

Council Committee Room B  
November 3, 2008 5:31 p.m.

**Council reconvened in Committee of the Whole.**

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

Absent: Councillors Bell and Piper

Staff Present: Mr. J. Riddell, Director of Community Design & Development Services; Ms. T. Sinclair, Manager

of Legal Services; Mr. M. Amorosi, Director of Human Resources; Mr. S. Hannah, Manager of Development & Parks Planning; and Mrs. L.A. Giles, City Clerk

Councillor Findlay arrived at 5:35 p.m.

- 2. Moved by Councillor Billings  
Seconded by Councillor Laidlaw  
THAT Committee hear the delegation of Peter Pickfield.

Carried

Mr. Pickfield provided information with respect to a matter before the Ontario Municipal Board.

Ms. T. Sinclair, Manager of Legal Services and Mr. J. Riddell, Director of Community Design & Development Services, provided information with respect to a matter before the Ontario Municipal Board.

Ms. T. Sinclair provided information with respect to a matter before the Environmental Review Tribunal.

Councillor Hofland arrived at 5:55 p.m.

- 3. Moved by Councillor Hofland  
Seconded by Councillor Burcher  
THAT the Mayor be given direction with respect to a personal matter involving an identifiable individual.

Carried

Mayor Farbridge

**ADJOURNMENT**

The meeting adjourned at 6:21 p.m.

.....  
Mayor

.....  
City Clerk

Council Chambers  
November 3, 2008 7:00 p.m.

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

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

Staff Present: Mr. J. Riddell, Director of Community Design & Development Services; Mr. S. Hannah, Manager of Development and Parks Planning; Ms. T. Sinclair, Manager of Legal Services; Ms. S. Laughlin, Development & Urban Design Planner; Mr. D. Belanger, Mr. P. Busatto, 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.

**CONSENT AGENDA**

- 1. Moved by Councillor Beard  
Seconded by Councillor Burcher  
THAT the November 3, 2008 Consent Agenda as identified below, be adopted:

**a) Smallfield Well Permit to Take Water**

Dr. J. Laird  
Ms. L.E. Payne

THAT the staff report entitled "Smallfield Well Permit to Take Water" dated November 3, 2008 be received;

AND THAT Council approve and authorize the Mayor and Clerk to execute Minutes of Settlement in respect of the City's appeal and related application for a stay to the Environmental Review Tribunal ("ERT") in respect of a Permit to Take Water for the Smallfield Municipal Well in accordance with the proposed Minutes of Settlement attached as Schedule 2 to the November 3, 2008 staff report, subject to final wording of such Minutes of Settlement being satisfactory to the Director of Environmental Services and the City Solicitor;

AND THAT Council direct staff and legal counsel to attend the ERT hearing in respect of the Smallfield Municipal Well matter in support of the Minutes of

Settlement, which shall be subject to the ERT's approval.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

## **PLANNING PUBLIC MEETING**

### **1750 Gordon Street: Westminster Market – Application for Site Plan Approval for Phase One of a Mixed Commercial Development (SP07C013) (Ward 6)**

Stacey Laughlin, Development & Urban Design Planner advised that the site plan is before Council as a result of direction given by Council in February, 2006 with respect to this site. She stated that Loblaws will withdraw their appeal if a conditional site plan is approved for phase one. She advised that many of the issues identified by the public have been handled through the Site Plan Approval process. She stated that the applicant has demonstrated that their plans are in keeping with the intent of the goals of the Community Energy Plan.

Mr. Hugh Handy, on behalf of GSP Group advised that. Steve Thompson, from Loblaws; and Matthew West and David Rezmovits from Fieldgate were also present to answer questions. Mr. Handy advised the food store component has been removed from phase one of the development and it will be coming forward at a future date when Loblaws can determine how best to meet current and future market needs. He advised the bus transfer facility was relocated at the request of Guelph transit. He then outlined details of the urban design, landscape design and pedestrian and traffic circulation.

Mr. Thompson, advised Loblaws is evaluating market needs, and re-evaluating the store size and are working out their development plans for both this site and the one in the east end.

The applicant assured Council that the site will be pedestrian and bicycle friendly and they will work closely with staff to address safety concerns.

1. Moved by Councillor Burcher  
Seconded by Councillor Billings

Mr. J. Riddell  
Mr. H. Handy

THAT Report 08-102 regarding a proposed Site Plan Application for approval of a mixed commercial development applying to a property municipally known as 1750 Gordon Street, City of Guelph, from Community Design and Development Services dated November 3, 2008 be received;

AND THAT City Council conditionally approve the site plan application (03-OCT-08, rev. 23) by GSP Group Inc. on behalf of Loblaw Properties Limited proposing the first phase of a mixed commercial development of lands municipally known as 1750 Gordon Street, subject to resolving the technical and design issues set out in the Community Design and Development Services Report 08-102 and the execution and registration of a site plan control agreement on title, containing the conditions of approval set out in Schedule 2 of the same report, to the satisfaction of the Director of Community Design and Development Services.

AND THAT staff work with the applicant to investigate the possibility of using additional glazing and articulations for the south and west elevations of Building B.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

**ADJOURNMENT**

The meeting adjourned at 7:45 p.m.

Minutes read and confirmed November 24, 2008.

.....  
Mayor

.....  
Deputy Clerk