

**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
November 14, 2016 at 6:30 p.m.**

Attendance

Council: Mayor Guthrie
Councillor P. Allt
Councillor B. Bell
Councillor C. Billings
Councillor C. Downer
Councillor J. Gordon
Councillor D. Gibson
Councillor M. MacKinnon
Councillor M. Salisbury
Councillor A. Van Hellemond
Councillor K. Wettstein

Absent: Councillor J. Hofland
Councillor L. Piper

Staff: Mr. S. Stewart, Deputy CAO of Infrastructure, Development and Enterprise Services
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services
Mr. C. DeVriendt, Acting Manager, Development Planning
Ms. K. Nasswetter, Senior Development Planner
Mr. M. Witmer, Development Planner
Ms. D. Black, Acting Deputy Clerk
Mr. D. McMahon, Council Committee Coordinator

Open Meeting (6:30 p.m.)

Mayor Guthrie called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

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.

19-59 Lowes Road West - Proposed Zoning By-law Amendment (File: ZC1615 - Ward 6)

Michael Witmer, Development Planner, presented the Proposed Zoning By-law Amendment for 19-59 Lowes Road West. He indicated that the request was to change the current zoning of the subject property from R.1B to a specialized R.3A zone to permit a 60 unit cluster townhouse development. He also outlined three specific changes to the zoning to permit a minimum front yard setback of 4.5 metres for two end block units rather than the 6 metres permitted; a minimum of 12.5 metres distance between buildings with habitable rooms with windows, rather than the 15

metres minimum, and an 8 metre minimum setback between buildings with habitable rooms with windows and Private Amenity Area rather than the 10.5 metres.

Discussion ensued regarding similar developments in Guelph and accompanying issues, stormwater drainage on the subject property, impact on wildlife, tree preservation, lighting and Storm Water Management.

Astrid Clos, agent for Reid's Heritage Homes, briefly outlined the application and noted the required R.3A zone changes. She indicated that parking for the proposed development was in conformity with the Zoning By-law and that the proposed townhouses would be condominiums.

Peter Fitzgerald, on behalf of the applicant, described the proposed plan for stormwater drainage on the subject property.

Joan and Jim Ferguson, area residents, indicated they believe that the proposed development would generate additional on-street parking and further exacerbate existing stormwater drainage problems.

Monica Frauts, area resident, indicated she believes that the proposed development would lower the value of detached homes in the surrounding area, add to existing on-street parking congestion, project light into nearby homes and be aesthetically incompatible. Furthermore, Ms. Frauts asked the developer to alter the proposed development to include single detached homes and to save existing trees.

Ted Moyse, area resident, reiterated the concerns of the previous delegates and indicated that changing from the existing 6 houses to 60 townhouses was extreme and would lower the house values. Mr. Moyse also indicated he was concerned about stagnant stormwater runoff and light pollution.

Trevor Gonsalves, area resident, asked that existing trees be protected, and voiced concerns about light pollution and noise levels.

Kai Wang, area resident, indicated he was opposed to the proposal; specifically the minimum 12.5 metres between buildings with habitable rooms with windows, and possible light and noise pollution as well as the general impact on existing home owners.

1. Moved by Councillor MacKinnon
Seconded by Councillor Downer

That Report 16-81 regarding a proposed Zoning By-law Amendment application (File: ZC1615) by Reid's Heritage Homes on behalf of Parry Schnick and Catriona Forbes to permit a sixty (60) unit cluster townhouse residential development on the properties municipally known as 19, 29, 35, 41, 51 and 59 Lowes Road West, and legally described as All of Lots 3, 4, 5 and 6, Registered Plan 508 and Part of Lots 15 and 16, Registered Plan 467, Geographic Township of Puslinch, City of Guelph from Infrastructure, Development and Enterprise dated November 14, 2016, be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, MacKinnon, Salisbury, Van Hellemond and Wettstein (11)

Voting Against: (0)

Carried

**Proposed Technical Revisions to Guelph's Comprehensive Zoning By-law
(File: ZC1616 – Citywide)**

Katie Nasswetter, Senior Development Planner, presented the Proposed Technical Revisions to Guelph's Zoning By-law and indicated that technical changes to the Zoning By-law are proposed every two or three years.

2. Moved by Councillor MacKinnon
Seconded by Councillor Salisbury

That Report 16-78, regarding proposed technical revisions (File ZC1616) to Zoning By-law Number (1995)-14864 (Guelph's Comprehensive Zoning By-law) from Infrastructure, Development and Enterprise dated November 14, 2016, be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, MacKinnon, Salisbury, Van Hellemond and Wettstein (11)

Voting Against: (0)

Carried

Items for Discussion

Association of Municipalities of Ontario re: Municipal Fiscal Gap

Councillor Downer introduced a motion from the Association of Municipalities of Ontario regarding the Municipal Fiscal Gap.

3. Moved by Councillor Downer
Seconded by Councillor Gordon

WHEREAS recent polling, conducted on behalf of the Association of Municipalities of Ontario indicates 76% of Ontarians are concerned or somewhat concerned property taxes will not cover the cost of infrastructure while maintaining municipal services, and 90% agree maintaining safe infrastructure is an important priority for their communities;

AND WHEREAS infrastructure and transit are identified by Ontarians as the biggest problems facing their municipal government;

AND WHEREAS a ten-year projection (2016-2025) of municipal expenditures against inflationary property tax and user fee increases, shows there to be an unfunded average annual need of \$3.6 billion to fix local infrastructure and provide for municipal operating needs;

AND WHEREAS the \$3.6 billion average annual need would equate to annual increases of 4.6% (including inflation) to province-wide property tax revenue for the next ten years;

AND WHEREAS this gap calculation also presumes all existing and multi-year planned federal and provincial transfers to municipal governments are fulfilled;

AND WHEREAS if future federal and provincial transfers are unfulfilled beyond 2015 levels, it would require annual province-wide property tax revenue increases of up to 8.35% for ten years;

AND WHEREAS Ontarians already pay the highest property taxes in the country;

AND WHEREAS each municipal government in Ontario faces unique issues, the fiscal health and needs are a challenge which unites all municipal governments, regardless of size;

NOW THEREFORE BE IT RESOLVED that this Council supports the Association of Municipalities of Ontario in its work to close the fiscal gap; so that all municipalities can benefit from predictable and sustainable revenue, to finance the pressing infrastructure and municipal service needs faced by all municipal governments.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, MacKinnon, Salisbury, Van Hellemond and Wettstein (11)

Voting Against: (0)

Carried

By-laws

4. Moved by Councillor MacKinnon
Seconded by Councillor Van Hellemond

That By-laws Numbered (2016)-20109 to (2016)-20110, inclusive, are hereby passed.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, MacKinnon, Salisbury, Van Hellemond and Wettstein (11)

Voting Against: (0)

Carried

Mayor's Announcements

Mayor Guthrie announced he was hosting a Town Hall meeting about the 2017 budget, on November 15, 2016 at 7:00 p.m. in City Hall meeting room 112.

Councillor MacKinnon announced a Ward 6 Town Hall meeting was being held on November 17, 2016 at 7:00 p.m. at the Claire Road Emergency Centre.

Councillor Gordon acknowledged the raised Metis flag outside of City Hall commemorating their 200th year anniversary and Louis Riel's Birthday.

Adjournment (8:01 p.m.)

5. Moved by Councillor Bell
Seconded by Councillor Salisbury

That the meeting be adjourned.

Carried

Minutes to be confirmed on December 19, 2016.

Mayor Guthrie

Dolores Black – Acting Deputy Clerk