# http://ernie/ServiceAreas/informationservices/CorpComm/PublishingImages/Logos/ActualSize/COG_Logo_Black_300dpi_11inches_wide.jpg**Minutes of Guelph City Council**

# **Held in the Council Chambers, Guelph City Hall on**

**May 14, 2018 at 6:30 p.m.**

**Attendance**

Council: Mayor C. Guthrie Councillor J. Gordon

Councillor P. Allt Councillor J. Hofland

Councillor B. Bell Councillor L. Piper

Councillor C. Billings Councillor M. Salisbury

Councillor C. Downer Councillor K. Wettstein

Councillor D. Gibson Councillor A. Van Hellemond

Absent: Councillor M. MacKinnon

Staff: Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise

Ms. C. Clack, Deputy CAO, Public Services

Mr. T. Lee, Deputy CAO, Corporate Services

Mr. C. DeVriendt, Manager, Development Planning

Ms. L. Sulatycki, Senior Development Planner

Ms. K. Nasswetter, Senior Development Planner

Ms. M. Aldunate, Manager, Development Policy

Ms. J. Jylanne, Senior Policy Planner

Mr. D. McMahon, Deputy City Clerk

Ms. D. Black, Council Committee Coordinator

**Call to Order** (6:30 p.m.)

Mayor Guthrie called the meeting to order.

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

Councillor Piper arrived at 6:34 p.m.

**Council Consent Agenda**

**CS-2018-48 Eat Street:  A Brewers Feast Request for Designation as an Event of Municipal Significance**

1. Moved by Councillor Hofland

Seconded by Councillor Billings

That the Eat Street:  A Brewers Feast request to be designated as an event of municipal significance for the purpose of obtaining a Special Occasion Permit from the Alcohol and Gaming Commission of Ontario, be approved.

**Voting in Favour**: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, 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.

**IDE-2018-59 300 Water Street**

**Proposed Official Plan Amendment and Zoning By-law Amendment Files: OP1707/ZC1712**

**Ward 5**

Lindsay Sulatycki, Senior Development Planner, advised the applicant is requesting the Official Plan land use designation be changed from “Open Space and Park” with a “Natural Areas Overlay” to “Low Density Residential” to permit detached, semi-detached, duplex and multiple unit residential buildings. A site-specific density change from 15 to 35 units per hectare to 40 units per hectare and a change from the current “Urban Reserve” to the “Residential Single Detached” and “Specialized Residential On-Street Townhouse” zones are also requested.

Further specialized regulations being requested include:

* A minimum lot area of 165 m2, whereas Table 5.3.2, Row 2 requires a minimum lot area of 180 m2;
* A minimum lot area per dwelling unit of 165 m2, whereas Table 5.3.2, Row 3 requires a minimum lot area of 180 m2; and
* A minimum rear yard of 1.0 metre for one of the townhouse units, whereas Table 5.3.2, Row 7 requires a minimum rear yard of 7.5 metres.

Hugh Handy, GSP Group, agent for the owner, provided details regarding the tree replacement, the development concept, reviews being conducted and site specific variance requests. He indicated that he believes the proposal is consistent with Provincial Policy, efficiently uses land and facilitates development not required for municipal parkland. He stated there are no significant natural heritage features and the tree compensation is adequate.

Nicola Bryant, a neighbourhood resident, raised concerns about the natural habitat. She indicated that the natural habitat should be retained and protected due to its proximity to the river and inclusion in the flood plains. She addressed the benefits of the property in its current state and noted the potential risks for various animal species if the development occurs and the woodlot is lost. She enquired about the feasibility of the City purchasing the land to prevent any development.

Dave Ford, a neighbourhood resident, expressed opposition to the proposed development and agreed with the previous delegation. He noted that the development exceeds height requirements, should have joined driveways and has sidewalks that do not meet AODA requirements. He also addressed tree replacement and the feasibility of the 3:1 replacement ratio, the long-term success rate of the planted trees and the maintenance required for the younger trees. He also indicated his preference to maintain the historical footprint of the 1920s house.

Curtis Maranda, a neighbourhood resident, agreed with the previous delegations and also addressed traffic issues. He noted the loss of habitat already resulting from the hydro corridor clear cut, emerald ash borer and the resulting loss of migrating birds.

Lorna Rourke, on behalf of the Silvercreek Park area neighbours, agreed with the previous delegations and raised concerns about the loss of trees. She also raised traffic and parking issues and discussed the restrictive covenant on the lot and the impact that has on future development.

Sacha Vettor, a nearby resident, supported the previous speakers and would like the City to maintain the current zoning. She suggested redevelopment of a single detached house. She raised concerns regarding parking and indicated that the multiple vehicles from student rentals, visitors and family members have not been given enough consideration. She also agreed that the urban canopy needs to be protected.

Gary Thompson, a neighbourhood resident, agreed with the previous delegations and believes the property should remain zoned Urban Reserve. He stated that the neighbours have invested time and energy in maintaining the woodlot, having conducted various plantings, and that the property is an ecological connector and should be protected.

Ian Barker, a neighbourhood resident, stated that the current zoning protection should remain on the property and no intensification be permitted. He stated the property has a full ecosystem and even the dead trees contribute to the wetlands and this site is one of a few that promotes toad habitat.

Pierre Elrich, a neighbourhood resident, supported the previous delegations. He noted that the First Christian Reformed Church has been providing free parking but will not be doing so any longer; further increasing the parking issues. He indicated that he believes traffic on the trail will decrease as vehicular traffic increases. He also raised concerns about being able to maintain the integrity of the nearby wells and well testing sites.

Martin Litchfield, a neighbourhood resident and experienced forester, agreed with the other delegates. He indicated that he was concerned about the loss of forest canopy and that the City must recognize the value of the woodlot.

Greg Derrett, a neighbourhood resident, requested that Council refuse the application because he believes it is the right thing to do for the neighbourhood.

Discussion ensued about whether the property qualifies as a protected woodlot with the overlay designation. Information was requested regarding:

* a habitat analysis
* environmental impacts of the development
* the scope of the natural heritage
* AODA compliance
* parking on adjacent streets
* cold water recharge
* an explanation for the variance zoning amendments
* the fit with the Community Energy Plan
* whether the woodlot is still considered connected or contiguous
* a complete response to the Peer Review
* the tree replacement plan feasibility
* the potential to place driveways side-by-side to create more greenspace.

2. Moved by Councillor Piper

Seconded by Councillor Gordon

That Report IDE 2018-59 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by GSP Group on behalf of the owner, T.J.L Transport Limited to permit the development of one (1) single detached residential dwelling and seven (7) on-street townhouse units on the property municipally known as 300 Water Street, and legally described as Part of Lot 1, Concession 4, Division ‘G’, Geographic Township of Guelph, City of Guelph, County of Wellington, from Infrastructure, Development and Enterprise dated May 14, 2018, be received.

**Voting in Favour**: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)

**Voting Against**: (0)

Carried

Council recessed at 8:07 p.m. and reconvened at 8:17 p.m.

**IDE-2018-63 233-237 Janefield Avenue**

**Proposed Official Plan Amendment and Zoning By-law Amendment**

**Files: OP1702/ZC1702**

**Ward 5**

Katie Nasswetter, Senior Development Planner, provided information regarding the revised development application and advised that the applicant is requesting that the medium density residential portion be changed to high density to increase the permitted density from 100 to 150 units per hectare. The proposal will rezone the entire site from a mix of “Residential Apartment Zone” with specialized regulations and “Service Commercial Zone” with specialized regulations, to a “High Density Residential Zone” with no special regulations. She stated the revised application reduces the number of storeys from twelve to ten on the east side, from five to one in the middle and from ten to eight on the west. The setback has changed from five meters to eight and the building is shorter in length on both sides. The number of units has been reduced from 185 to 165 and the density decreased from 168 to 150 units per hectare. She noted the entrance was changed from one at Torch Lane and one at Janefield Avenue to one access on Janefield Avenue.

Astrid Clos, agent for the applicant, explained the revised application and stated that no zoning regulation exemptions are required. She explained parking accommodations and stated that the traffic impact study notates sight lines are met or exceeded. Additionally, she noted that the owners will engage in dust compression during construction, have no objection to erecting a boundary privacy fence and are amenable to a site specific regulation limiting building height to eight storeys alongside Torch Lane.

Michael McKnight, MCL Architects, architect for the applicant, highlighted the pedestrian access to the street from the main entrance, the barrier free access and the large treed and landscaped amenity area near Torch Lane. He provided shadow studies and advised that the neighbouring single residence and community garden will not be affected. He noted that the mechanicals on the roof will be set back, elevators will be located on only one end of the buildings and the owners are investigating a geothermal system.

John Mitter, a neighborhood resident, indicated that he agreed with the entrance change but indicated that the building changes are not in keeping with the neighbourhood. He stated that four storeys will tower over neighbouring properties and that the proposal will double the neighbourhood density. He noted that traffic is already at capacity due to the two secondary schools, two public schools and five transit routes already on Janefield. He requested that the property keep the current Official Plan and Zoning By-law designations.

Jim Albrecht, a neighbourhood resident, requested that Council not approve the development. He raised density issues, pedestrian and vehicular traffic flow concerns and pedestrian traffic concerns during construction. He noted that the proposal is still too much and believes the development will have a negative impact.

Julia Webber, on behalf of Priory Park Baptist Church, raised concerns about the density of the property and indicated that she would favour the removal of the commercial aspect of the development and that the zoning should remain unchanged. She stated the traffic study did not acknowledge current issues so conclusions of the traffic study are flawed – partly because Torch Lane and Janefield Avenue are not even noted. She asked to see a diagram showing the fence, landscaping and trees and noted that she believes the proposed parking is inadequate and there is a lack of greenspace.

Frank Scott, a neighbourhood resident, addressed existing traffic and parking issues and stated the situation would worsen with the proposed development.

Catherine Beamish, a neighbourhood resident, stated that parking is already an issue and there is not enough room to provide adequate parking. She indicated that the construction of the underground parking lot will damage surrounding buildings and the increase of units will worsen existing partying issues. She also noted issues with the property entrance location, pedestrian safety and traffic flow and stated that the notification boundaries for development applications should be measured from the outside edge of the property and not the middle of the property.

Morgan Jackson, a nearby resident, stated he will be negatively impacted by shadowing and reiterated previously addressed traffic issues. He noted that highway 6 construction will cut off access to College Avenue and further increase traffic on Janefield Avenue where the street design cannot accomodate the increase.

Merrilee Asselstine, a neighbourhood resident, raised concerns about traffic flow, parking and pedestrian safety. She indicated that the building height is too high and the development is not compatible.

Discussion ensued regarding the issues raised and the following information was requested:

* a traffic study addressing the impact of the plans for the Hanlon Expressway
* a review of pedestrian traffic and pedestrian flow including the number of pedestrian linkages and what needs to occur to develop connections
* information addressing why the property was not identified for more intensification earlier
* a response regarding the feasibility of a left hand turn lane on Janefield Avenue
* will the sight lines be sufficient
* the number of buses using Janefield on a daily basis and the potential effects of the Hanlon Expressway proposed changes
* a review of current traffic issues and how they can be addressed whether this application is approved or not

3. Moved by Councillor Allt

Seconded by Councillor Gordon

That Report IDE 18-63 regarding a proposed Official Plan Amendment and Zoning By-law Amendment application (OP1702 & ZC1702) from Astrid J. Clos Planning Consultants on behalf of Benedetto Di Renzo and Mario Antonio Di Renzo to permit a high density residential development on the property municipally known as 233-237 Janefield Avenue and legally described as Part of Block L, Registered Plan 649; Geographic Township of Guelph, City of Guelph, from Infrastructure, Development and Enterprise dated May 14, 2018, be received.

**Voting in Favour**: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)

**Voting Against**: (0)

Carried

**Downtown Peripheral Parking**

John-Paul Palmer, Kent Street resident, requested the north side of Kent Street be exempted from the peripheral downtown parking plan. He stated that the street is too narrow for emergency vehicles to access if any vehicles are parked.

4. Moved by Councillor Billings

Seconded by Councillor Gibson

That staff be directed to immediately take all necessary actions to temporarily lift parking restrictions that would allow for all day on-street parking on local roads surrounding the downtown core as a means to mitigate the downtown parking shortage resulting from the temporary closure of the West Parkade.

**Amendment**

Councillor Bell declared a conflict of interest relating to the amendment because he lives on the street being discussed. Councillor Bell did not discuss or vote on this item.

5. Moved by Councillor Allt

Seconded by Councillor Hofland

That Arthur Street between Elizabeth Street and Eramosa Road be considered for extension of parking from two hour parking to all day on-street parking in accordance with the recommendation to temporarily lift parking restrictions on roads surrounding the downtown core.

**Voting in Favour**: Councillors Allt, Hofland and Salisbury (3)

**Voting Against**: Mayor Guthrie, Councillors Billings, Downer, Gibson, Gordon, Piper, Van Hellemond and Wettstein (8)

Defeated

**Main Motion**

6. Moved by Councillor Billings

Seconded by Councillor Gibson

That staff be directed to immediately take all necessary actions to temporarily lift parking restrictions that would allow for all day on-street parking on local roads surrounding the downtown core as a means to mitigate the downtown parking shortage resulting from the temporary closure of the West Parkade.

**Voting in Favour**: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)

**Voting Against**: (0)

Carried

**IDE-2018-60 Proposed Administrative Amendment to Zoning By-law (1995)-14864 to Address Service Animals**

**File: ZC1803**

Lindsay Sulatycki, Senior Development Planner, provided information regarding the history and purpose of the need to amend the Zoning By-law to address Service Animals.

7. Moved by Councillor Bell

Seconded by Councillor Gordon

That Report IDE 2018-60 regarding a proposed administrative amendment to Zoning By-law (1995)-14864 to address service animals from Infrastructure, Development and Enterprise dated May 14, 2018, be received.

**Voting in Favour**: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)

**Voting Against**: (0)

Carried

Councillor Van Hellemond left the meeting at 9:55 p.m.

**IDE-2018-57 Commercial Policy Review: Draft Policy Alternatives**

Joan Jylanne, Senior Policy Planner, outlined the development and purpose of the Commercial Policy Rewview: Draft Policy Alternatives and she identified current issues.

Lorelie Jones, Principal, Macauley, Shiomi Howson Ltd., explained the vision and principles of the alternatives, provided a summary of the alternatives and advised of the community engagement component.

Joan Jylanne, Senior Policy Planner advised of the next steps.

Discussion ensued regarding modifying Official Plan permissions, exploring the feasibility of the exchange of lands, developing existing vacant land, establishing a mandatory minimum floor plan, expanding additional policy options and addressing the streetscapes for commercial nodes.

**Extension of Meeting Per Procedural By-law**

8. Moved by Councillor Gibson

Seconded by Councillor Bell

That Section 4.13 (a) and (b) of the Procedural By-law be invoked to allow Council to continue to 11:59 p.m.

**Voting in Favour**: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury and Wettstein (11)

**Voting Against**: (0)

Carried

**Motion**

9. Moved by Councillor Gibson

Seconded by Councillor Billings

That Report IDE-2018-57 regarding the Commercial Policy Review: Draft Policy Alternatives and the Commercial Policy Review: Stage 2 Draft Policy Alternatives Report dated April, 2018 be received.

**Voting in Favour**: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury and Wettstein (11)

**Voting Against**: (0)

Carried

**By-laws**

10. Moved by Councillor Gibson

Seconded by Councillor Piper

That By-laws Numbered (2018)-20275 to (2018)-20278, inclusive, are hereby passed.

**Voting in Favour**: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury and Wettstein (11)

**Voting Against**: (0)

Carried

**Adjournment** (10:59 p.m.)

11. Moved by Councillor Bell

Seconded by Councillor Hofland

That the meeting be adjourned.

Carried

Minutes to be confirmed on June 25, 2018.

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Mayor Guthrie

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Dylan McMahon – Deputy Clerk