

**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
July 10, 2017 at 4:00 p.m.**

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**Attendance**

Council: Mayor C. Guthrie  
Councillor B. Bell  
Councillor C. Billings  
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 P. Allt  
Councillor C. Downer

Staff: Mr. D. Thomson, Chief Administrative Officer  
Mr. T. Lee, Deputy CAO of Corporate Services  
Mr. S. Stewart, Deputy CAO of Infrastructure, Development and Enterprise  
Mr. T. Slater, General Manager, City Engineer, Engineering and Capital Infrastructure  
Ms. K. Dedman, General Manager, City Engineer, Engineering and Capital Infrastructure  
Mr. P. Cartwright, General Manager, Business Development and Enterprise  
Ms. S. Kirkwood, Manager of Development Planning, Planning Urban Design and Building Services  
Ms. B. Maly, Manger, Economic Development  
Ms. K. Nasswetter, Senior Development Planner  
Mr. M. Witmer, Development Planner II  
Mr. D. de Groot, Senior Urban Designer  
Ms. S. Laughlin, Senior Policy Planner  
Ms. T. Agnello, Deputy Clerk  
Ms. D. Tremblay, Council Committee Coordinator

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**Call to Order** (4:06 p.m.)

Mayor Guthrie called the meeting to order.

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

There were no disclosures.

**CON-2017.29 Integrated Operational Review (IOR) – Program Completion Report (2013 – 2017)**

Staff made a presentation on the completion of the Integrated Operation Review Program. The presentation included a summary of completed recommendations, key improvements and continuous improvement initiatives.

1. Moved by Councillor MacKinnon  
Seconded by Councillor Hofland

**Recommendation:**

That Report 17-75 from Infrastructure, Development and Enterprise Services, entitled the Integrated Operational Review (IOR) Program Completion Report (2013-2017), be received.

**Voting in Favour:** Mayor Guthrie, Councillors Bell, Billings, Gibson, Gordon, Hofland, MacKinnon, Salisbury, Van Hellemond and Wettstein (10)

**Voting Against:** (0)

Carried

Council recessed and reconvened at 6:30 p.m. following this item.

**Council Consent Agenda**

Councillor Piper arrived at 6:30 p.m.

**CON-2017.30            745 Stone Road East and 58 Glenholm Drive  
Proposed Zoning By-law Amendment  
(File: ZC1608)**

2. Moved by Councillor MacKinnon  
Seconded by Councillor Billings

**Recommendation:**

1. That the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owners: John Drolc and Helen Drolc (745 Stone Road East) and Kenneth William Spira and Carol Spira (58 Glenholm Drive) for approval of a Zoning By-law Amendment application to change the zoning from the "Urban Reserve" (UR), "Agricultural" (A) and Hazard (H) zones to a "Specialized Residential Single Detached" (R.1A-?) Zone, "Conservation Land" (P.1) Zone, "Wetland" (WL) Zone and a "Specialized Urban Reserve" (UR-?) Zone, to permit the development of single detached residential dwellings on property municipally known as 745 Stone Road East and legally described as Part Eramosa Branch of the River Speed; Part Lot 1, E of Blind Line, Plan 131, as in MS115824; Guelph and on property municipally known as 58 Glenholm Drive legally described as Lot 3, Plan 820; Part Lot 1 E of Blind Line, Plan 131, Part 1, 61R10800 and Parts 1 & 2, 61R10340; Guelph; S/T Easement in favour of The Corporation of the City of Guelph as in LT59283 be approved in accordance with the regulations and conditions in ATT-3 of the Infrastructure, Development and Enterprise Report 17-78 dated July 10, 2017.
2. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor

modifications to the proposed Zoning By-law Amendment affecting 745 Stone Road East and 58 Glenholm Drive.

3. That Council provide authorization for the Mayor and City Clerk to enter into a Development Agreement with the owners of 745 Stone Road East and 58 Glenholm Drive regarding future requirements to connect to full municipal services once available.

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

**Voting Against:** (0)

Carried

**CON-2017.31                    1131 Gordon Street Proposed Zoning By-law Amendment  
(File: ZC1609)**

3. Moved by Councillor MacKinnon  
Seconded by Councillor Wettstein

**Recommendation:**

1. That the application from Astrid J. Clos Planning Consultants on behalf of 1876698 Ontario Inc. for approval of a Zoning By-law Amendment from the R.1B (Residential, Single Detached) Zone to an R.3A-?(H) (Specialized Cluster Townhouse with a Holding provision) Zone to permit the development of an 8 unit townhouse on the property municipally known as 1131 Gordon Street and legally described as Part of Lots 4 & 5, Concession 7 (Geographic Township of Puslinch), City of Guelph, be approved, in accordance with ATT-2 of the Infrastructure, Development and Enterprise Report IDE 17-55, dated July 10, 2017.
2. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 1131 Gordon Street.

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

**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.

## **233-237 Janefield Avenue Proposed Official Plan and Zoning By-law Amendment File: OP1702 & ZC1702**

Ms. Katie Nasswetter, Senior Development Planner provided a summary of the proposed development for 233-237 Janefield Avenue and the proposed official plan amendment to redesignate the property to a site specific high density residential land use designation with a maximum residential density of 168 units; and a proposed rezoning of the property to permit the development of one residential building with varying heights of 12, 10 and 5 storeys containing a total of 185 apartment units. Ms. Nasswetter advised that a total of 237 parking spaces are being proposed for the development, with two vehicular accesses from Janefield Avenue and one from Torch Lane.

Ms. Astrid Clos, agent for the applicant made a presentation to Council which summarized the proposed development and requests for the Official Plan and Zoning By-law amendments for the site.

Mr. John Mitter indicated that he was not opposed to proper growth or development, but opposed the request for increased density. He was concerned about increased traffic, how this could impact city buses, on-street parking, and the potential removal of trees from the site. Mr. Mitter inquired as to whether shadow and sundowner studies were conducted and suggested that the proposal required refinement.

Mr. James Albrecht, expressed concerns that the proposed development was not in keeping with the surrounding neighborhood, there would be a loss of greenspace and increased traffic. He expressed concerns for the safety of pedestrians, elders and children in the area. Mr. Albrecht stated that any proposal for the site should conform to the existing plans and zoning and developers should not be permitted to overbuild.

Mr. Gerry Fernandez, expressed concerns that the proposal would result in increased traffic and on-street parking issues. Mr. Fernandez expressed concerns with the proposed request for a decrease in the minimum side-yard set-backs and increase in density.

Mr. Morgan Jackson indicated that he resides in the corner unit on Janefield and has witnessed traffic mishaps in the area. Mr. Jackson expressed concerns that the proposed development would result in increased traffic and issues and risks to pedestrian safety.

Staff will provide information regarding a noise study along the Hanlon Creek Parkway, traffic studies, density, building height and esthetics, shadow studies, waste collection, lighting from parking areas and alternatives for access and exits from the property based on discussion by Council.

4. Moved by Councillor MacKinnon  
Seconded by Councillor Van Hellemond

### **Recommendation:**

That Report IDE 17-84 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 July 10, 2017, be received.

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

**Voting Against:** (0)

Carried

Council recessed at 7:40 p.m. and resumed at 7:50 p.m.

### **71 Wyndham Street South Proposed Official Plan and Zoning By-law Amendment File: OP1703 & ZC1705**

Ms. Katie Nasswetter, Senior Development Planner, summarized the proposed development and proposed Official Plan and Zoning By-Law Amendments to permit a 140 residential development, with both below and above grade parking with vehicular access from Wyndham Street on the property located at 71 Wyndham Street South. Ms. Nasswetter advised that the proposed Official Plan amendment is seeking to increase the allowable building height from 10 storeys to 14, with the proposed zoning by-law amendment seeking a rezoning of the property from Specialized Commercial-Residential to Specialized Central Business District with a number of specialized zoning regulations requested through the proposed zoning by-law amendment.

Ms. Krista Walkey, Stantec, on behalf of the applicant provided information regarding the proposed development including a summary of the proposed Official Plan and Zoning By-law Amendments.

Mr. Wayne VanderKraft inquired as to whether the proposal contained any subsidized housing units in the complex. He expressed concerns regarding the volume of truck traffic in the area and the need for a traffic study. He suggested consideration be given to increased lighting along the trail which runs along the property.

Dr. Hugh Whiteley made a presentation to Council expressing concerns regarding the proposal including maintaining the natural heritage features of the river, lack of public access and possible expansion of the river walk trail.

Staff will provide information regarding traffic studies, streetscape, trail connection, affordable housing considerations, building esthetics, and waste collection, based on discussion by Council

5. Moved by Councillor Hofland  
Seconded by Councillor Bell

#### **Recommendation:**

That Report IDE 17-85 regarding a proposed Official Plan Amendment and Zoning By-law Amendment application (OP1703 & ZC1705) from Stantec Consulting Ltd. on behalf of The Tricar Group to permit a residential development on the property municipally known as 71 Wyndham Street South and legally described as Part of

Lots 171 and 172 Registered Plan 113 and portion of former bed of the River Speed lying in front of Broken Lot 3, Division F, City of Guelph, County of Wellington, be received.

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

**Voting Against:** (0)

Carried

**19-59 Lowes Road West Proposed Zoning By-law Amendment and Vacant Land Condominium Files: ZC1705 and 23CDM-17504**

Mr. Michael Witmer, Development Planner II advised that the revised Zoning By-Law amendment is seeking to rezone from Residential Single Detached to Specialized Residential Single Detached to permit thirty-six single detached units to be built in a land unit within the vacant land condominium. Proposed common elements include: internal roadways, sidewalks and private stormwater management facility. Mr. Witmer stated that the proposed By-law Amendment included updated background technical reports to reflect the requested changes.

Ms. Astrid J. Clos, on behalf of the applicant, Reid's Heritage Homes, advised that revisions to the proposed Zoning By-law Amendment included a reduction in the number proposed units, revision to grading and storm water plans, addition of parking spaces and the submission of various new technical reports in support of the application.

Ms. Joan Ferguson advised that the surrounding properties are already overwhelmed with excess water that is required to be drained away from their property and expressed concerns regarding the changes to the proposed application including storm water runoff into the conservation lands, increase in the water table for properties on Dawn Avenue, requirements for adequate resident parking, length of driveways and potential for increased on-street parking and additional traffic.

Mr. Trevor Gonzales advised council of his concerns regarding the proposed storm water and tree management plans and inquired as to whether a study had been conducted with respect to increased water runoff to the conservation lands.

Ms. Mary McNeil advised that she has been a resident of Zess Court for 7 years, she expressed concerns regarding increased water and whether the current studies submitted had taken this into consideration. She also expressed concern regarding the replacement of the trees which had been removed from the property.

Staff was requested to provide Council with information on the distinction between stormwater and water table.

6. Moved by Councillor MacKinnon  
Seconded by Councillor Van Hellemond

**Recommendation:**

That Report IDE 17-89 regarding a proposed Zoning By-law Amendment and Vacant Land Condominium application (ZC1615 and 23CDM-17504) from Reid's

Heritage Homes on behalf of Parry Schnick and Catriona Forbes to permit a 36 unit single detached residential development subdivision 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 July 10, 2017, be received.

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

**Voting Against:** (0)

Carried

Council recessed at 9:15 p.m. and resumed at 9:20 p.m.

### **Items for Discussion**

#### **CON-2017.32 Proposed Downtown Zoning By-law Amendment (ZC1612)**

Todd Salter, General Manager of Planning, Urban Design and Building Services advised that Legal Services staff has identified an issue contained in correspondence from a delegate which relates to Council's legal obligations and has the potential to affect it's position in any appeal of this matter. Mr. Salter advised that staff recommends that Council resolve to move into a closed meeting in accordance with 239(2)(f) of the Municipal Act, to obtain advice that is subject to solicitor client privilege.

#### **Authority to Resolve into a Closed Meeting of Council**

7. Moved by Councillor Wettstein  
Seconded by Councillor MacKinnon

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (f) of the Municipal Act with respect to advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

#### **Closed Meeting (9:25 p.m.)**

The following matter was considered:

#### **CON-2017.32 Proposed Downtown Zoning By-law Amendment (ZC1612)**

#### **Rise and report from Closed Meeting (10:28 p.m.)**

#### **Closed Meeting Summary**

Mayor Guthrie spoke regarding the matter addressed in closed and identified the following:

**CON-2017.32 Proposed Downton Zoning By-Law Amendment (ZC1612)**

Information was received and no direction was given.

8. Moved by Councillor Wettstein  
Seconded by Councillor Salisbury

That the Proposed Downtown Zoning By-law Amendment (ZC1612) agenda item be deferred to the July 24, 2017, Council meeting.

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

**Voting Against:** (0)

Carried

**By-laws**

9. Moved by Councillor Wettstein  
Seconded by Councillor Piper

That By-laws Numbered (2017)-20188 and (2017)-20190 to (2017)-20192, inclusive, are hereby passed.

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

**Voting Against:** (0)

Carried

**Adjournment** (10:32 p.m.)

10. Moved by Councillor Bell  
Seconded by Councillor Hofland

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, September 25, 2017.

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Mayor Guthrie

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Tina Agnello- Deputy Clerk