



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
February 13, 2017 at 6:00 p.m.**

Attendance

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

Absent: Councillor J. Gordon

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, Senior Development Planner
Ms. S. Kirkwood, Manager, Development Planning
Ms. M. Aldunate, Manager, Policy Planning
Ms. T. Agnello, Deputy City Clerk
Mr. D. McMahon, Council Committee Coordinator

Open Meeting (6:00 p.m.)

Mayor Guthrie called the meeting to order.

Authority to Resolve into a Closed Meeting of Council

1. Moved by Councillor Downer
Seconded by Councillor Allt

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 a matter related to advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

Closed Meeting

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

The following item was considered:

C-2017.1 75 Dublin Street – Ontario Municipal Board Appeals (Ward 3)

Rise from Closed Meeting of Council (6:29 p.m.)

Council recessed.

Open Meeting (6:32 p.m.)

Mayor Guthrie called the meeting to order.

Closed Meeting Summary

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

C-2017.1 75 Dublin Street – Ontario Municipal Board Appeals (Ward 3)

Staff were given direction on this matter.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Councillor Piper arrived at 6:34 p.m.

Consent Agenda

2. Moved by Councillor Hofland
Seconded by Councillor Billings

That the balance of the February 13, 2017 Council Consent Agenda, as identified below, be adopted:

CON-2017.5 Proposed Technical Revisions to Guelph's Comprehensive Zoning By-law (1995)-14864 (File: ZC1616)

Recommendation:

That the proposed technical revisions to Guelph's Comprehensive Zoning By-law (1995)-14864 be approved in accordance with the summary chart provided in ATT-1 of Infrastructure, Development and Enterprise Report 17-10 dated February 13, 2017.

CON-2017.6 Request for an Extension of Draft Plan Approval Watson East Subdivision (File: 23T-98501) - Ward 1

Recommendation:

1. That in accordance with Section 51(33) of the *Planning Act*, the application by Black, Shoemaker, Robinson and Donaldson Limited for a five (5) year Draft Plan Approval extension to the Watson East Subdivision (23T-98501) on lands legally described as Part of Lot 6, Concession 3, Division "C", City of Guelph be approved to an extended lapsing date of March 20, 2022, subject to the original draft plan conditions contained in ATT-4 of Infrastructure, Development and Enterprise Services report IDE 17-16, dated February 13, 2017.

2. That in accordance with Section 51(45) of the *Planning Act*, administrative and technical revisions have been made to original draft plan conditions approved by Council on March 20, 2001 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the *Planning Act*, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

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

Voting Against: (0)

Carried

Items for Discussion

CON-2017.7 Proposed Demolition of 18 Harcourt Drive, Ward 5

Janice Wright spoke regarding the proposed demolition of 18 Harcourt Drive.

3. Moved by Councillor Bell
Seconded by Councillor MacKinnon

That the proposed demolition of one (1) detached dwelling at 18 Harcourt Drive be approved.

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

Voting Against: (0)

Carried

CON-2017.4 45 Yarmouth Street - Proposed Zoning By-law Amendment (File: ZC1604) - Ward 1

Dave Hannam, agent for the owner, indicated that in the time since the first public meeting work had been to address concerns raised by Council, staff and the public. Specifically, he indicated that the height of the proposed building was reduced from 14 to 12 stories, the number of units was reduced from 89 to 75 and an increased set-back was provided. Additionally, Mr. Hannam outlined that an on-site parking plan had been approved by City staff and that bicycle storage, electric vehicle charging, accessible parking and three stream waste collection were provided on-site. Finally, he indicated that an agreement was reached to relocate 12 existing parking spots to the Baker Street parking lot for the duration of construction.

The following delegate was not present:

Charles Minnet

4. Moved by Councillor Bell
Seconded by Councillor Salisbury

1. That the application from Zelinka Priamo Ltd. on behalf of Ayerswood Development Corporation for approval of a Zoning By-law Amendment from the CBD.1 (Central Business District) Zone to a CBD.1-? (Specialized Central Business District) Zone to permit the development of a 12 storey, 75 unit apartment building with approximately 143 square metres of ground floor commercial space on the property municipally known as 45 Yarmouth Street and legally described as Parts 1 to 6, Plan 61R-4481, also known as Part of Lots 90 and 91, Canada Company Survey Registered Plan No. 8, City of Guelph, County of Wellington, be approved, in accordance with ATT-2 of the Infrastructure, Development and Enterprise Report IDE 17-12, dated February 13, 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 45 Yarmouth Street.

By-laws

5. Moved by Councillor Allt
Seconded by Councillor Hofland

That By-laws Numbered (2017)-20134 to (2017)-20137, inclusive, are hereby passed.

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

Voting Against: (0)

Carried

Notice of Motion

Councillor Gibson presented the following notice of motion.

That the following motion be referred to the March Committee of the Whole meeting for consideration:

1. That, in conjunction with the ongoing comprehensive commercial policy review, staff be directed to consider other opportunities for neighborhood commercial development along the York Road Intensification corridor (east of Victoria Road) with the intent of attracting further commercial investment to East Guelph (East of Victoria Road), and
2. That staff report back to Council on these opportunities as they emerge or, at established reporting milestones for the commercial policy review.

Adjournment (7:05 p.m.)

6. Moved by Councillor Bell
Seconded by Councillor Downer

That the meeting be adjourned.

Carried

Minutes to be confirmed on February 27, 2016.

Mayor Guthrie

Tina Agnello – Deputy Clerk