



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
July 8, 2019 at 6:32 p.m.**

Attendance

Council: Mayor C. Guthrie
Councillor B. Bell
Councillor C. Billings
Councillor C. Downer
Councillor R. Goller
Councillor J. Gordon
Councillor J. Hofland
Councillor M. MacKinnon
Councillor D. O'Rourke
Councillor L. Piper

Absent: Councillor P. Allt
Councillor D. Gibson
Councillor M. Salisbury

Staff: Mr. S. Stewart, Acting CAO/Deputy CAO, Infrastructure, Development and Enterprise Services
Mr. T. Salter, General Manager, Planning and Building Services
Mr. C. DeVriendt, Manager, Development Planning
Ms. M. Aldunate, Manager, Policy Planning and Urban Design
Ms. L. Sulatycki, Senior Development Planner
Ms. K. Nasswetter, Senior Development Planner
Ms. L. Lefler, Environmental Planner
Mr. C. Lorenz, Environmental Planner
Mr. D. McMahon, Manager, Legislative Services/Deputy City Clerk
Ms. L. Cline, Council and Committee Coordinator

Call to Order (6:32 p.m.)

Mayor Guthrie called the meeting to order.

Councillor Piper arrived at 6:34 p.m.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Council Consent Agenda

IDE-2019-34 Decision Report 19-59 Lowes Road West Draft Plan of Vacant Land Condominium and Zoning By-law Amendment File: 23CDM-17504 and ZC1615 Ward 6

1. Moved by Councillor MacKinnon
Seconded by Councillor Billings

1. That the application from Reid's Heritage Homes on behalf of Parry Schnick and Catriona Forbes for a Zoning By-law Amendment (ZC1615) to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized Single Detached" (R.1D-52) Zone to permit the development of 36 single detached dwellings on the properties municipally known as 19-59 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, be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2019-34 dated July 8, 2019.
2. That the application from Reid's Heritage Homes on behalf of Parry Schnick and Catriona Forbes for approval of a proposed Draft Plan of Vacant Land Condominium (23CDM-17504) consisting of 36 single detached dwelling units, as shown in Attachment-9, applying to the properties municipally known as 19-59 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, be approved for a period of five (5) years in accordance with conditions noted in Attachment-3 of the Infrastructure, Development and Enterprise Report 2019-34 dated July 8, 2019.

Voting in Favour: Mayor Guthrie, Councillors Bell, Billings, Downer, Goller, Gordon, Hofland, MacKinnon, O'Rourke and Piper (10)

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-2019-63 Statutory Public Meeting Report 7 and 9 Omar Street and 19 Alma Street North Proposed Zoning By-law Amendment File: OZS19-005 Ward 3

Lindsay Sulatycki, Senior Development Planner, advised that the applicant has submitted an application for a zoning by-law amendment to permit the development of two new single detached residential dwellings and the redevelopment of two existing single detached residential dwellings on the subject lands. She provided a brief history of the property, outlined the current official plan designation and provided details regarding the specialized zoning regulations that are being requested through the application.

Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited, on behalf of the owner, provided a summary of the proposed development. She outlined the various plans and studies that have been prepared in support of the application and described how the proposal meets the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, and the City of Guelph Official Plan.

Richard Wayne Barber, neighbouring property owner, expressed concerns with the 0.6 metre setback to 15 Omar Street, the future intent of the vacant lot to the rear of 15 Omar Street and the condition of the house at 9 Omar Street.

2. Moved by Councillor Hofland
Seconded by Councillor Goller

That Report IDE-2019-63 regarding proposed Zoning By-law Amendment application submitted by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owner, Knight Lumber Limited to permit the development of two new single detached residential dwellings and the redevelopment of the two existing single detached residential dwellings on lands municipally known as 7 and 9 Omar Street and 19 Alma Street North, and legally described as Lots 62, 64, 65 and Part Lot 63, Registered Plan 258, City of Guelph from Infrastructure, Development and Enterprise dated July 8, 2019, be received.

Voting in Favour: Mayor Guthrie, Councillors Bell, Billings, Downer, Goller, Gordon, Hofland, MacKinnon, O'Rourke and Piper (10)

Voting Against: (0)

Carried

**IDE-2019-66 Statutory Public Meeting Report 361 Whitelaw Road
Proposed Official Plan and Zoning By-law Amendments File:
OZS18-003, Ward 4**

Katie Nasswetter, Senior Development Planner, provided information on the revised applications for official plan and zoning by-law amendments to permit a residential development containing up to 700 units. She outlined the site context and surrounding land uses, the current and proposed official plan and zoning designations, and the specialized regulations that are being requested. She summarized the revisions made to the application, including a reduction in the total number of units, the location and configuration of the proposed apartment buildings, and access to the site.

Hugh Handy, GSP Group Inc., on behalf of the owner, provided details regarding the site context, provided an overview of the development strategy and characteristics, and summarized the modifications to the applications from the original submission.

Gerry Johnston, area resident, expressed concerns related to blocking out sunlight, increased traffic and parking problems, a reduction in wildlife, construction noise, and a loss of privacy.

Kathy Johnston, area resident, expressed concerns related to building height, environmental impacts, loss of nature and health impacts.

Tom Ryan, area resident, expressed concerns related to insufficient parking for the proposed development.

Paul McNamara, area resident, expressed concerns related to density, parking, intensification, congestion and additional infrastructure costs.

Hugh Whiteley raised concerns related to the speed and volume of traffic that will be generated by the proposed development. He recommended that traffic calming measures be implemented as part of the application.

Dean Chan, area resident, expressed concerns related to traffic, parking, speed of vehicles and safety issues along Whitelaw Road.

3. Moved by Councillor MacKinnon
Seconded by Councillor Goller

That Report IDE-2019-66, regarding a proposed Official Plan and Zoning By-law Amendment application (File: OZS18-005) by GSP Group on behalf of the owners: Armel Corporation, to permit a mixed density residential development and a neighbourhood park on the lands municipally known as 361 Whitelaw Road and legally described as Part of the NE Half of Lot 5, Concession 1, Division 'B' (Geographic Township of Guelph), City of Guelph, from Infrastructure, Development and Enterprise dated July 8, 2019, be received.

Voting in Favour: Mayor Guthrie, Councillors Bell, Billings, Downer, Goller, Gordon, Hofland, MacKinnon, O'Rourke and Piper (10)

Voting Against: (0)

Carried

Council recessed at 9:14 p.m. and reconvened at 9:22 p.m.

Items for Discussion

IDE-2019-72 Environmental Advisory Committee and River Systems Advisory Committee Review

Melissa Aldunate, Manager, Policy Planning and Urban Design, provided opening remarks regarding the Environmental Advisory Committee and River Systems Advisory Committee Review.

The following delegate spoke regarding this item:
Hugh Whiteley

4. Moved by Councillor MacKinnon
Seconded by Councillor Goller
 1. That a Natural Heritage Advisory Committee be established for the City of Guelph in accordance with report IDE-2019-72.
 2. That the existing Environmental Advisory Committee and the River Systems Advisory Committee be disbanded as of December 31, 2019 and members thanked for their contributions to the City of Guelph.
 3. That staff be directed to develop terms of reference for the City of Guelph Natural Heritage Advisory Committee for consideration by City Council in Q4 2019.

Amendment

5. Moved by Councillor Bell
Seconded by Councillor Piper

1. That a Natural Heritage Advisory Committee be established for the City of Guelph in accordance with report IDE-2019-72.
2. That the existing Environmental Advisory Committee be disbanded as of December 31, 2019 and members thanked for their contributions to the City of Guelph.
3. That staff be directed to develop terms of reference for the City of Guelph Natural Heritage Advisory Committee **and amended terms of reference for the River Systems Advisory Committee** for consideration by City Council in Q4 2019.

Voting in Favour: Councillors Bell, Gordon and Piper (3)

Voting Against: Mayor Guthrie, Councillors Billings, Downer, Goller, Hofland, Mackinnon and O'Rourke (7)

Defeated

Main Motion

It was requested that the clauses be voted on separately.

6. Moved by Councillor MacKinnon
Seconded by Councillor Goller

1. That a Natural Heritage Advisory Committee be established for the City of Guelph in accordance with report IDE-2019-72.

Voting in Favour: Mayor Guthrie, Councillors Bell, Billings, Downer, Goller, Gordon, Hofland, MacKinnon and O'Rourke (9)

Voting Against: Councillor Piper (1)

Carried

7. Moved by Councillor MacKinnon
Seconded by Councillor Goller

2. That the existing Environmental Advisory Committee and the River Systems Advisory Committee be disbanded as of December 31, 2019 and members thanked for their contributions to the City of Guelph.

Voting in Favour: Mayor Guthrie, Councillors Billings, Downer, Goller, Hofland, MacKinnon, O'Rourke and Piper (8)

Voting Against: Councillors Bell and Gordon (2)

Carried

8. Moved by Councillor MacKinnon
Seconded by Councillor Goller

3. That staff be directed to develop terms of reference for the City of Guelph Natural Heritage Advisory Committee for consideration by City Council in Q4 2019.

Voting in Favour: Mayor Guthrie, Councillors Bell, Billings, Downer, Goller, Gordon, Hofland, MacKinnon, O'Rourke and Piper (10)

Voting Against: (0)

Carried

By-laws

9. Moved by Councillor MacKinnon
Seconded by Councillor O'Rourke

That By-laws Numbered (2019)-20417 to (2019)-20419, inclusive, are hereby passed.

Voting in Favour: Mayor Guthrie, Councillors Bell, Billings, Downer, Goller, Gordon, Hofland, MacKinnon, O'Rourke and Piper (10)

Voting Against: (0)

Carried

Mayor's Announcements

Councillor Goller announced that on Wednesday, July 10, he and Councillor Gordon are hosting a Ward 2 Picnic from 5 to 7 p.m. at Waverley Drive School in support of the North End Harvest Market.

Adjournment (10:22 p.m.)

10. Moved by Councillor Hofland
Seconded by Councillor Gordon

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, July 22, 2019.

Mayor Guthrie

Dylan McMahon - Deputy Clerk