



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
December 9, 2019 at 6:33 p.m.**

Attendance

- Council:
- | | |
|------------------------|-------------------------|
| Mayor C. Guthrie | |
| Councillor P. Allt | Councillor R. Goller |
| Councillor B. Bell | Councillor J. Hofland |
| Councillor C. Billings | Councillor M. MacKinnon |
| Councillor C. Downer | Councillor D. O'Rourke |
| Councillor D. Gibson | Councillor L. Piper |
| Councillor J. Gordon | Councillor M. Salisbury |
- Staff:
- K. Dedman, Deputy CAO, Infrastructure, Development and Enterprise Services
 - T. Salter, General Manager, Planning and Building Services
 - M. Aldunate, Manager, Policy Planning and Urban Design
 - C. DeVriendt, Manager, Development Planning
 - D. de Groot, Senior Urban Designer
 - L. Sulatycki, Senior Development Planner
 - M. Witmer, Senior Development Planner
 - D. McMahon, Manager, Legislative Services/Deputy City Clerk
 - T. Di Lullo, Council and Committee Coordinator
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Call to Order (6:33 p.m.)

Mayor Guthrie called the meeting to order.

The Baker's Dozen performed Christmas Carols and the National Anthem.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Council Consent Agenda

The following item was extracted:

**IDE-2019-123 Decision Report 1657 and 1665 Gordon Street Proposed
Zoning By-law Amendment File: OZS18-003 Ward 6**

1. Moved by Councillor Hofland
Seconded by Councillor Allt

1. That the application from Astrid J. Clos Planning Consultants on behalf of the Owner, 2601265 Ontario Inc. for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Cluster Townhouse with Holding Provisions" (R.3A-65(H)) Zone to permit the development of 84 stacked townhouse units on lands municipally known as 1657 and 1665 Gordon Street, legally described as Part of Lot 9, Concession 7, Geographic Township of Puslinch, City of Guelph and to

zone the parcel of land to be acquired from the City, legally described as Part 3 on Reference Plan 61R-21700, be approved in accordance with Attachment 3 of the Infrastructure, Development and Enterprise Report 2019-123, dated December 9, 2019.

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 1657 and 1665 Gordon Street and the parcel of land legally described as Part 3 on Reference Plan 61R-21700.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (12)

Voting Against: Councillor Gordon (1)

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-2019-125 Statutory Public Meeting Report 1871-1879 Gordon Street Proposed Zoning By-law Amendment File: OZS19-011 Ward 6

Michael Witmer, Senior Development Planner, advised that the applicant is requesting to amend the Zoning By-law from the "Agricultural" Zone in the former Township of Puslinch Zoning By-law to a specialized "High Density Apartment" Zone to permit the development of a six storey apartment building with 43 units.

Further specialized regulations requested include:

- a minimum interior side yard of 3 metres to the left (south) property line, whereas a minimum interior side yard of 8.6 metres is required;
- a minimum common amenity area of 915 square metres, whereas a minimum common amenity area of 1,060 square metres is required for a building with 43 apartment dwelling units; and
- a minimum landscaped open space area of 32% of the lot area, whereas a minimum landscaped open space of 40% of the lot area is required.

Astrid Clos, Astrid J. Clos Planning Consultants, on behalf of the owner, provided an overview of the application, including the current and proposed zoning regulations and showed various elevation and concept plans.

The following delegation was not in attendance and did not speak:
Wayne Fernandes

- Moved by Councillor Allt
Seconded by Councillor Gibson

That Report IDE-2019-125 regarding proposed Zoning By-law Amendment application (File: OZS19-011) by Astrid J. Clos Planning Consultants, on behalf of the owner, Michael Mario Cotroneo, to permit the development of a six storey apartment building with 43 apartment units on the properties municipally known as 1871 and 1879 Gordon Street and legally described as Part of Lot 11, Concession 11 (Geographic Township of Puslinch), as in IS16048 and RO669984 from Infrastructure, Development and Enterprise dated December 9, 2019, be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (13)

Voting Against: (0)

Carried

Items for Discussion

IDE-2019-122 Commercial Built Form Standards

David de Groot, Senior Urban Designer, provided a summary of the proposed Commercial Built Form Standards.

- Moved by Councillor Allt
Seconded by Councillor Hofland

That the Commercial Built Form Standards, included as Attachment 1 in Report IDE-2019-122 dated December 9, 2019 be approved.

Amendment

- Moved by Councillor Billings
Seconded by Councillor Gibson

That the Commercial Built Form Standards, included as Attachment 1 in Report IDE-2019-122 dated December 9, 2019 be **received**.

Voting in Favour: Councillors Billings, Gibson and O'Rourke (3)

Voting Against: Mayor Guthrie, Councillors Allt, Bell, Downer, Goller, Gordon, Hofland, MacKinnon, Piper and Salisbury (10)

Defeated

Main Motion

- Moved by Councillor Allt
Seconded by Councillor Hofland

That the Commercial Built Form Standards, included as Attachment 1 in Report IDE-2019-122 dated December 9, 2019 be approved.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Downer, Goller, Gordon, Hofland, Piper and Salisbury (9)

Voting Against: Councillors Billings, Gibson, O'Rourke and MacKinnon (4)

Carried

By-laws

6. Moved by Councillor Goller
Seconded by Councillor Bell

That By-laws Numbered (2019)-20463 to (2019)-20468, inclusive, are hereby passed.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (13)

Voting Against: (0)

Carried

Mayor's Announcements

Mayor Guthrie reminded Council and the public that the Special Council Workshop regarding the Transportation Master Plan and Comprehensive Zoning By-law Review was being held on December 11, 2019 and extended his best wishes for the holiday season.

Adjournment (8:17 p.m.)

7. Moved by Councillor Salisbury
Seconded by Councillor Billings

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, January 27, 2020.

Mayor Guthrie

Dylan McMahon - Deputy City Clerk