

**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
April 10, 2017 at 6:30 p.m.**

Attendance

Council: Mayor Guthrie

Councillor P. Allt

Councillor B. Bell

Councillor C. Billings

Councillor C. Downer

Councillor J. Gordon

Councillor D. Gibson

Councillor J. Hofland

Councillor M. MacKinnon

Councillor L. Piper

Councillor M. Salisbury

Councillor A. Van Hellemond

Councillor K. Wettstein

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

Mr. T. Salter, General Manager, Planning, Urban Design and Building Services

Ms. S. Kirkwood, Manager, Development Planning

Mr. C. DeVriendt, Senior Development Planner

Ms. T. Agnello, Deputy Clerk

Ms. D. Tremblay, Council Committee Coordinator

Open Meeting (6:30 p.m.)

Mayor Guthrie called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Council Consent Agenda

CON-2017.10 Proposed Demolition of 73-75 Essex Street, Ward 5

1. Moved by Councillor Bell
Seconded by Councillor Billings

1. That the removal of 73-75 Essex Street from the Municipal Register of Cultural Heritage Properties be approved.

2. That the proposed demolition of a residential building that contains (2) semi-detached units at 73-75 Essex Street be approved.

Voting In Favour: Mayor Guthrie, Councillors Alt, Bell, Billings, Downer, Gordon, Gibson, Hofland, MacKinnon, Salisbury, Van Hellemond, Wettstein (12)

Voting Against: Councillor Piper (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.

1888 Gordon Street Proposed Official Plan and Zoning By-law Amendment File: OP1701/ZC1701 - Ward 6

Chris DeVriendt, Senior Development Planner presented the proposed Official Plan and Zoning By-law Amendment for 1888 Gordon Street indicating the applicant is requesting a change in the Official Plan from "General Residential" to the "High Density Residential" with a maximum residential density of 175 units per hectare. The applicant is also seeking to rezone the lands from Agricultural to High Density Residential Zone to permit two, fourteen (14) storey residential apartment buildings; a ten (10) storey residential apartment building; and two, four (4) storey residential apartment buildings containing approximately 491 residential units in total.

Staff will provide information regarding traffic, density, building height, shadow studies, the benefits of a private versus public road, tree management plan, waste collection, community energy initiative, number of affordable housing units and servicing capacity and strategy based on discussion by Council.

Krista Walkey, Stantec Consulting Ltd., representing the Applicant indicated that the proposal conforms to the general intent of the 2001 Official Plan except for density and the applicant is seeking an Official Plan amended to High Density Residential in accordance the City of Guelph draft Official Plan 48. She provided clarification with respect to the Zoning by-law amendment and the proposed composition and amenities of the site.

John Carvaggio, resident, stated concerns regarding the potential for increased traffic along Gosling Gardens. He advised he is in support of development in the area, but has concerns regarding traffic congestion and safety of the residents and children in the area. He said he did not receive notification from the City of the Public Meeting.

Erica Anderson, resident and President, Board of Directors for Wellington Condominium Corporation No. 219, (WCCEC) raised concerns with moving forward with an amendment in accordance with Official Plan Amendment 48 prior to a decision being made by the Ontario Municipal Board. She expressed concerns regarding proposed heights, increased density and reduction in setbacks. She was also concerned about impacts of noise levels, shadowing, increased night light, loss of privacy, potential structural and nuisance effects to the retaining wall, health and safety concerns relating to a potential access road in the rear of properties, and decreased property values. She advised that the WCCEC had not received a Notice of the Public Meeting. She suggested modifications to the proposal including: reorientation of the conceptual site model with the proposed 4 storey townhomes to the rear of the property with increased setbacks to mitigate shadow effects; reconsideration of the location or removal of the access road along the rear of the property, with speed control measures implemented if not removed.

Jessie Uhrig, resident, raised concerns regarding the loss of green space and the peaceful enjoyment of her property. She would like consideration be given to whether increased density would result in increases to healthcare, hospitals, daycare, schools, hydro utilities, water pressure and traffic using Gosling Gardens as public road.

Rachel Sun, resident, stated concerns regarding the number of trees being removed, traffic impacts and Gosling Gardens being used as a traffic thruway. She indicated that the development will have a negative impact on her quality of life. She requested the City give serious consideration to the development.

2. Moved by Councillor MacKinnon
Seconded by Councillor Billings

That Report IDE 17-43 regarding a proposed Official Plan Amendment and Zoning By-law Amendment application (OP1701/ZC1701) from Stantec Consulting Ltd. on behalf of The Tricar Group to permit a high density residential development on the property municipally known as 1888 Gordon Street and legally described as South West Part Lot 11, Concession 8, Part 1, Plan 61R-3081 and Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph, Wellington County from Infrastructure, Development and Enterprise dated April 10, 2017, be received.

Voting In Favour: Mayor Guthrie, Councillors Alt, Bell, Billings, Downer, Gordon, Gibson, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond, Wettstein (13)

Voting Against: (0)

CARRIED

3. Moved by Councillor Alt
Seconded by Councillor Salisbury

That notification be circulated to a radius of 200 meters for further consideration of 1888 Gordon St. proposed Official Plan and Zoning By-law Amendment File OP1701/ZC1701

Voting In Favour: Mayor Guthrie, Councillors Alt, Bell, Billings, Downer, Gordon, Gibson, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond, Wettstein (13)

Voting Against: (0)

CARRIED

By-laws

3. Moved by Councillor Gibson
Seconded by Councillor Piper

“That By-law Numbers (2017)-20154 to (2017)-20159 are hereby passed.”

Voting In Favour: Mayor Guthrie, Councillors, Alt, Bell, Billings, Downer, Gordon, Gibson, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond, Wettstein (13)

Voting Against: (0)

CARRIED

Adjournment (8:03 p.m.)

6. Moved by Councillor Bell
Seconded by Councillor Piper

That the meeting be adjourned.

Carried

Minutes to be confirmed on April 24, 2017.

Mayor Guthrie

Tina Agnello – Deputy Clerk