



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
June 12, 2017 at 5:00 p.m.**

Attendance

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

Staff: Mr. S. Stewart, Deputy CAO of Infrastructure, Development and Enterprise
Mr. Todd Salter, General Manager, Planning, Urban Design and Building Services
Ms. S. Kirkwood, Manager of Development Planning, Urban Design and Building Services
Mr. M. Witmer, Development Planner II
Mr. T. Gayman, Manager of Infrastructure, Development & Environmental Engineering
Mr. T. Agnello, Deputy Clerk
Ms. D. Tremblay, Council Committee Coordinator

Call to Order (5:00 p.m.)

Mayor Guthrie called the meeting to order.

Authority to Resolve into a Closed Meeting of Council

1. Moved by Councillor Van Hellemond
Seconded by Councillor Downer

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (c) (e) and (f) of the Municipal Act with respect to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, advice that is subject to solicitor-client privilege, including communications necessary for that purpose and a proposed of pending acquisition or disposition of land by the municipality or local board.

Carried

Closed Meeting (5:03 p.m.)

Rise and recess from Closed Meeting (6:13 p.m.)

Council recessed.

Councillor Gibson left the meeting. (6:13 p.m.)

Open Meeting (6:30 p.m.)

Mayor Guthrie called the meeting to order.

Closed Meeting Summary

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

C-CON-2017.8 City of Guelph OPA 48 Appeals – Proposed Partial Settlement

Direction was provided to staff regarding this matter.

C-CON-2017.9 Potential Disposition of the Baker District Properties

Direction was provided to staff regarding this matter.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Presentation:

The Mayor presented a medal to Aime MacNeil, a silver and bronze medalist at the Ontario Provincial Women's Gymnastics Championship.

Council Consent Agenda:

The following item was extracted to be dealt with as part of the Items for Discussion:

CON-2017.25 Paisley/Imperial Node – Proposed Official Plan Amendment and Zoning By-law Amendment (Files OP1502 and ZC1515)

Balance of Consent Items

2. Moved by Councillor Piper
Seconded by Councillor Downer

That the balance of the June 12, 2017 Council Consent Agenda, as identified below, be adopted:

CON-2017.25 Heritage Guelph's Terms of Reference

Recommendation:

1. That the terms of reference for Heritage Guelph, the municipal heritage committee, included as Attachment 1 to IDE Report IDE 17-70 dated June 12, 2017 be approved.
2. That a by-law be enacted to confirm Heritage Guelph as the municipal heritage committee pursuant to the Ontario Heritage Act.

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

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.

1159 Victoria Road South Proposed Common Element Condominium Subdivision File: 23CDM-17501

Mr. Michael Witmer, Development Planner II provided council with information regarding an application for a common element condominium subdivision seeking to establish a ninety-eight (98) unit freehold unit cluster and stacked townhouse development with the parcels of tied land (POTLS) to be tied to the common element areas including: private roadways to provide legal access to the townhouse units, visitor parking spaces, sidewalks and shared open spaces for the property known as 1159 Victoria Road South. The application is dependent upon the registration of the first phase of subdivision and site plan approval which has not been completed. The General Manager of Planning, Urban Design and Building Services is the approval authority for approval of common element condominium plans.

Tracy Tucker, IBI Group, representing the owners of the property indicated that the site plan which is before the City would approve the townhouse block as proposed, appropriate Zoning and Official Plan approvals are in place, and the draft plan approval and the completion of a site plan agreement are anticipated to be completed, prior to condominium approval.

Based on discussions of Council, Staff will review the current trail route between the properties.

3. Moved by Councillor Billings
Seconded by Councillor MacKinnon

Recommendation:

That Report IDE 17-69 dated June 12, 2017, regarding a proposed Common Element Condominium Subdivision application (File: 23CDM-17501) by IBI Group (on behalf of Victoria Park Village Inc.) on the property municipally known as 1159 Victoria Road South, and legally described as Northeast Half of Lot 5, Concession 8, Geographic Township of Puslinch, be received.

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

Voting Against: (0)

Carried

Items for Discussion

CON- 2017.24 Paisley/Imperial Node – Proposed Official Plan Amendment and Zoning By-law Amendment (Files: OP1502 and ZC1515)

4. Moved by Councillor Hofland
Seconded by Councillor Billings

Recommendation:

1. That the application submitted by Walker, Nott, Dragicevic Associates Limited on behalf of the owner, Armel Corporation to amend the Official Plan for the Paisley/Imperial Node lands, comprised of five (5) properties, municipally known as 926 Paisley Road, 950 Paisley Road, 963 to 1045 Paisley Road, 19 and 71 Elmira Road South, and 129 Elmira Road South, City of Guelph, to increase the overall permitted gross floor area in the Paisley/Imperial Node by 4,400 m² from 52,600 m² to 57,000 m² be approved in accordance with ATT-3 of the Infrastructure, Development and Enterprise Report 17-67 dated June 12, 2017.
2. That the application submitted by Walker, Nott, Dragicevic Associates Limited on behalf of the owner, Armel Corporation to amend the Zoning By-law for the property municipally known as 963 to 1045 Paisley Road to increase the maximum permitted gross floor area from 20,851m² to 25,251m², be approved, in accordance with ATT-4 of the Infrastructure, Development and Enterprise Report IDE 17-67, dated June 12, 2017.

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

Voting Against: (0)

Carried

CON-2017.26 Review of City of Guelph Development Application Fees

Ms. Sylvia Kirkwood, Manager of Development Planning, Urban Design and Building Services provided Council with an overview of the works conducted during the development application fee review and next steps in the review process.

Mr. Todd MacDonald, Consultant, Performance Concepts Consulting Inc. provided Council with a summary of the review including the purpose for the development fee review, methodology, key findings and recommendations and advised that the City is well positioned to implement a change in fees following the implementation of the IOR.

5. Moved by Councillor Piper
Seconded by Councillor Allt

Recommendation:

1. That the report from Performance Concepts Consulting Inc., entitled "City of Guelph Update of Development Review Process (DRP) Fees" included as ATT-1 to IDE Report 17-73, be received.

2. The staff be authorized to proceed with bringing forward for Council's consideration, a recommended new Development Application Fee By-law, based on the framework contained in ATT-1 to IDE Report 17-73 and input received from Council and business stakeholders.

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

Voting Against: (0)

Carried

By-laws

6. Moved by Councillor Bell
Seconded by Councillor Allt

That By-laws Numbered (2017)-20176 to (2017)-20181, inclusive, are hereby passed.

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

Voting Against: (0)

Carried

Mayor's Announcements

Scott Stewart, Deputy CAO, Infrastructure, Development and Enterprise, advised Council that the July 10, 2017 Council Planning meeting will have an early start time of 4:00 p.m., in order for staff provide a presentation on the Integrated Operational Review (IOR) and a celebration following.

Adjournment (8:17 p.m.)

7. Moved by Councillor Bell
Seconded by Councillor Salisbury

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, July, 24, 2017.

Mayor Guthrie

Tina Agnello- Deputy Clerk