



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
December 11, 2017 at 6:00 p.m.**

Attendance

Council: Mayor C. Guthrie
Councillor P. Allt
Councillor C. Billings
Councillor D. Gibson
Councillor J. Gordon
Councillor J. Hofland
Councillor M. MacKinnon
Councillor M. Salisbury
Councillor A. Van Hellemond
Councillor K. Wettstein

Absent: Councillor B. Bell
Councillor C. Downer
Councillor L. Piper

Staff: Mr. D. McMahon, Acting Deputy Clerk
Ms. D. Tremblay, Council Committee Coordinator

Call to Order (6:00 p.m.)

Mayor Guthrie called the meeting to order.

Authority to Resolve into a Closed Meeting of Council

1. Moved by Councillor Gibson
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)(b) personal matters about an identifiable individual, including municipal or local board employees.

Voting in Favour: Mayor Guthrie, Councillors Allt, Billings, Gibson, Gordon, Hofland, MacKinnon, Salisbury, Van Hellemond and Wettstein (10)

Voting Against: (0)

Carried

Closed Meeting (6:02 p.m.)

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

The following matter was considered:

C-CON- 2017.18 Public Appointments to the Board of Trustee of the Elliott

Rise and recess from Closed Meeting (6:04 p.m.)

Council recessed.

Attendance

Council: Mayor C. Guthrie
Councillor P. Allt
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

Absent: Councillor B. Bell

Staff: Mr. S. Stewart, Acting Chief Administrative Officer
Mr. T. Lee, Deputy CAO, Corporate Services
Ms. B. Swartzentruber, Executive Director, Strategy, Innovation, and Intergovernmental Services
Ms. C. Kennedy, Manger, Policy and Intergovernmental Relations
Mr. P. Cartwright, General Manager, Business Development and Enterprise
Mr. T. Salter, General Manager, Planning, Urban Design, and Building Services
Mr. C. Devriendt, Manager, Development Planning
Mr. J. Krauter, Deputy Treasurer/Manager, Taxation and Revenue
Ms. K. Nasswetter, Senior Development Planner
Mr. D. McMahon, Acting 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.

Closed Meeting Summary

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

C-CON-2017.18 Public Appointment to the Board of Trustees of the Elliott

The Mayor asked Councillor MacKinnon to bring forward the Special Resolution arising from the closed meeting of Council on this matter.

Special Resolution

2. Moved by Councillor MacKinnon
Seconded by Councillor Van Hellemond

That Lisa Woolley be appointed to the Board of Trustees of the Elliott for a three year term expiring November 30, 2020, or until such time as a successor is appointed.

That Stephanie Kibbee be reappointed to the Board of Trustees of the Elliott for a three year term ending November 30, 2020, or until such time as a successor is appointed.

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

Voting Against: (0)

Carried

Items for Discussion

**CON-2017.55 1 & 15 Stevenson Street North and 8 William Street
Proposed Zoning By-law Amendment and Draft Plan of
Vacant Land Condominium File: ZC1613/CDM1609**

Rodney Kubis advised that he was an adjacent property owner to the development and expressed concerns regarding the number of proposed units, the distance to his property and loss of privacy. Mr. Kubis advised that he has been in consultation with staff to address his concerns.

Jeff Buisman, Van Harten Surveying Inc. advised that he is aware of Mr. Kubis' concerns and will be working with him to address them.

3. Moved by Councillor Gibson
Seconded by Councillor Wettstein

1. That the application from Van Harten Surveying Inc. on behalf of Paul and Maria Leombruni for approval of a Zoning By-law Amendment from the R.1B (Residential, Single Detached) Zone to an R.1D-? (Specialized Residential, Single Detached) Zone to permit the development of 10 single detached dwellings on the site municipally known as 1 and 15 Stevenson Street North and 8 William Street and legally described as Part of Lot 38, Plan 320, City of Guelph, be approved, in accordance with ATT-2A of the Infrastructure, Development and Enterprise Report IDE-2017-131, dated December 11, 2017.
2. That the application from Van Harten Surveying Inc. on behalf of Paul and Maria Leombruni for approval of a proposed draft plan of vacant land Condominium consisting of 7 residential single detached dwellings, as shown in ATT-6, applying to the property municipally known as 1 & 15 Stevenson Street North and legally described as Part of Lot 38, Plan 320, City of Guelph, be approved for a period of three (3) years in accordance with Conditions noted in ATT-2C of the Infrastructure, Development and Enterprise Report IDE-2017-131 dated December 11, 2017.

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

Voting Against: (0)

Carried

CON-2017.56 Draft Built Form Standards for the Gordon Street Intensification Corridor

Scott Stewart, Acting CAO, provided opening remarks regarding the built form standards for the Gordon Street intensification corridor and mid-rise buildings and townhouses.

David de Groot, Senior Urban Designer, presented the Draft Built Form Standards for the Gordon Street Intensification Corridor.

4. Moved by Councillor MacKinnon
 Seconded by Councillor Van Hellemond

That the Draft Built Form Standards for the Gordon Street Intensification Corridor be received.

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

Voting Against: (0)

Carried

CON-2017.57 Draft Built Form Standards for Mid-rise Buildings and Townhouses

David de Groot, Senior Urban Designer presented the Draft Built Form Standards for Mid-rise Buildings and Townhouses.

5. Moved by Councillor Downer
 Seconded by Councillor Gibson

That the Draft Built Form Standards for Mid-rise Buildings and Townhouses be received.

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

Voting Against: (0)

Carried

CON-2017.58 Guelph Innovation District (GID) – Real Estate Options

Peter Cartwright, General Manager, Business Development and Enterprise Services presented the Guelph Innovation District (GID) – Real Estate Options report.

6. Moved by Councillor Downer
 Seconded by Councillor Hofland

1. That staff be directed to implement a proposal to acquire and dispose of real estate located within the Guelph Innovation District as described in Council Report IDE-2017-140, specifically lands identified as the former Wellington Detention Centre and the Turf Grass lands and report back at key implementation milestones as determined by staff.
2. That the Mayor be directed to advise the Minister of Infrastructure about the City of Guelph's intention to submit an Expression of Interest to acquire and dispose of real estate located within the Guelph Innovation District as described in Council Report IDE-2017-140, specifically lands identified as the former Wellington Detention Centre and the Turf Grass lands.
3. That the Mayor and City Clerk be authorized to execute the terms and conditions of a Letter of Intent/Conditional Agreement of Purchase and Sale to acquire from the Province of Ontario property within the Guelph Innovation District, as described in Council Report IDE-2017-140, specifically lands identified as the former Wellington Detention Centre and the Turf Grass lands, subject to the terms and conditions of a Letter of Intent/Conditional Agreement of Purchase and Sale being acceptable to the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise, and the Deputy Chief Administrative Officer Corporate Services.
4. That staff be directed to develop and issue a Request for Proposals to seek submissions from private development interests to develop property within the Guelph Innovation District, as described in Council Report IDE-2017-140, subject to its contents being acceptable to the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise, and the Deputy Chief Administrative Officer Corporate Services.
5. That staff be directed to assess Request for Proposal submissions from private development interests, and subject to the approval of the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise and the Deputy Chief Administrative Officer Corporate Services, conduct negotiations to sell and develop property within the Guelph Innovation District.
6. That the Mayor and Clerk be authorized to execute an agreement of purchase and sale for the purpose of selling property within the Guelph Innovation District to a private development interest, subject to the contents of the agreement of agreement of purchase and sale being acceptable to the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise and the Deputy Chief Administrative Officer Corporate Services.
7. That staff be directed to utilize the Tax Rate Operating Contingency Reserve #180 for operating costs to an upset limit of \$3,500,000, and that the Water Capital Reserve Fund #152 be utilized to fund the refundable deposits as required to an upset limit of \$6,500,000, as identified in Council report IDE-2017-140, and that staff calculate and charge to the project an appropriate rate of return of 3.5% per annum plus an additional 1.5% related to the risk of the project, subject to the approval of the Deputy Chief Administrative Officer Corporate Services, and the City Treasurer.

First Amendment

7. Moved by Councillor Gibson
Seconded by Councillor Piper
5. That staff be directed to assess Request for Proposal submissions from private development interests, and subject to the approval of Council, conduct negotiations to sell and develop property within the Guelph Innovation District.
6. That the Mayor and Clerk be authorized to execute an agreement of purchase and sale for the purpose of selling property within the Guelph Innovation District to a private development interest, subject to the contents of the agreement of agreement of purchase and sale being acceptable to Council.

Voting in Favour: Councillors Billings, Gibson, Piper and Van Hellemond (4)

Voting Against: Mayor Guthrie, Councillors Allt, Downer, Gordon, Hofland, MacKinnon, Salisbury and Wettstein (8)

Defeated

Second Amendment

8. Moved by Councillor Salisbury
Seconded by Councillor Allt
8. That staff be directed to update Council through the weekly information package before each stage on the progress of the GID real estate transaction.

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

Voting Against: (0)

Carried

Main Motion as Amended

9. Moved by Councillor Downer
Seconded by Councillor Hofland
1. That staff be directed to implement a proposal to acquire and dispose of real estate located within the Guelph Innovation District as described in Council Report IDE-2017-140, specifically lands identified as the former Wellington Detention Centre and the Turf Grass lands and report back at key implementation milestones as determined by staff.
2. That the Mayor be directed to advise the Minister of Infrastructure about the City of Guelph's intention to submit an Expression of Interest to acquire and dispose of real estate located within the Guelph Innovation District as described in Council Report IDE-2017-140, specifically lands identified as the former Wellington Detention Centre and the Turf Grass lands.
3. That the Mayor and City Clerk be authorized to execute the terms and conditions of a Letter of Intent/Conditional Agreement of Purchase and Sale to acquire from

the Province of Ontario property within the Guelph Innovation District, as described in Council Report IDE-2017-140, specifically lands identified as the former Wellington Detention Centre and the Turf Grass lands, subject to the terms and conditions of a Letter of Intent/Conditional Agreement of Purchase and Sale being acceptable to the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise, and the Deputy Chief Administrative Officer Corporate Services.

4. That staff be directed to develop and issue a Request for Proposals to seek submissions from private development interests to develop property within the Guelph Innovation District, as described in Council Report IDE-2017-140, subject to its contents being acceptable to the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise, and the Deputy Chief Administrative Officer Corporate Services.
5. That staff be directed to assess Request for Proposal submissions from private development interests, and subject to the approval of the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise and the Deputy Chief Administrative Officer Corporate Services, conduct negotiations to sell and develop property within the Guelph Innovation District.
6. That the Mayor and Clerk be authorized to execute an agreement of purchase and sale for the purpose of selling property within the Guelph Innovation District to a private development interest, subject to the contents of the agreement of agreement of purchase and sale being acceptable to the Deputy Chief Administrative Officer of Infrastructure, Development and Enterprise and the Deputy Chief Administrative Officer Corporate Services.
7. That staff be directed to utilize the Tax Rate Operating Contingency Reserve #180 for operating costs to an upset limit of \$3,500,000, and that the Water Capital Reserve Fund #152 be utilized to fund the refundable deposits as required to an upset limit of \$6,500,000, as identified in Council report IDE-2017-140, and that staff calculate and charge to the project an appropriate rate of return of 3.5% per annum plus an additional 1.5% related to the risk of the project, subject to the approval of the Deputy Chief Administrative Officer Corporate Services, and the City Treasurer.
8. That staff be directed to update Council through the weekly information package before each stage on the progress of the GID real estate transaction.

Voting in Favour: Mayor Guthrie, Councillors Allt, Downer, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (10)

Voting Against: Councillors Billings and Gibson (2)

Carried

By-laws

10. Moved by Councillor Billings
Seconded by Councillor Salisbury

That By-laws Numbered (2017)-20234 to (2017)-20235, inclusive, are hereby passed.

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

Voting Against: (0)

Carried

Adjournment (8:58 p.m.)

11. Moved by Councillor Salisbury
Seconded by Councillor Wettstein

That the meeting be adjourned.

Carried

Minutes to be confirmed on January 29, 2018.

Mayor Guthrie

Dylan McMahon – Acting Deputy Clerk