



**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
February 12, 2018 at 6:30 p.m.**

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**Attendance**

Council: Mayor C. Guthrie  
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 K. Wettstein

Absent: Councillor P. Allt  
Councillor A. Van Hellemond

Staff: Mr. S. Stewart, Deputy CAO of Infrastructure, Development and Enterprise  
Mr. T. Lee, Deputy CAO of Corporate Services  
Mr. J. Krauter, Manager, Taxation and Revenue / Deputy City Treasurer  
Mr. I. Panabaker, Corporate Manager, Downtown Renewal  
Ms. K. Nasswetter, Senior Development Planner  
Mr. T. Donegani, Policy Planner  
Ms. T. Agnello, Deputy City Clerk  
Mr. D. McMahon, Council Committee Coordinator

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**Call to Order (6:30 p.m.)**

Mayor Guthrie called the meeting to order.

**Mayor's Announcements**

Mayor Guthrie recognized the retirement of Tina Agnello, Deputy City Clerk, and acknowledged her contributions to the City of Guelph.

Mayor Guthrie recognized Ian Panabaker, Corporate Manager, Downtown Renewal, and acknowledged his contributions to the City of Guelph.

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

**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.

Katie Nasswetter, Senior Development Planner, presented the 120-122 Huron Street - Proposed Zoning By-law Amendment which includes the redevelopment of an existing four storey building into an 86 unit apartment building and the development of 96 stacked and cluster townhouses, for a total of 182 residential units. The applicant is requesting to rezone the subject lands from B.4-1 (Specialized Industrial) to R.4A (Specialized Apartment Residential). Specialized zoning regulations to permit stacked and cluster townhouses, a minimum front yard of 2 metres, a minimum exterior side yard of 4.5 metres, a minimum rear yard of 5 metres, and a common amenity area of 1800 square metres, are also being requested.

Chris Pidgeon, GSP Group, speaking on behalf of the applicant, outlined the history and size of the subject property including an exemption to the City Tree Protection By-law, remediation of the brownfield site, existing heritage building and the potential for a parkette across the street. In addition, Mr. Pidgeon showed conceptual designs for the development and indicated that an informal neighbourhood meeting was held with area residents in November, 2017.

Mitch Faskin, on behalf of the applicant, discussed the heritage character of the existing building.

Jason and Melissa Fleming, area residents, expressed concerns about the narrow streets surrounding the proposed development, parking and traffic resulting from new residential units, and the noise and dust caused by construction and HVAC systems.

Joan Fenlon, area resident, showed pictures of Oliver Street to demonstrate how narrow it is and indicated that additional traffic would exacerbate existing parking and safety problems.

Yvette Tendick indicated that she did not support the reduced front yard setback request because it did not leave enough room to grow mature trees or to keep sidewalks a safe distance from the road.

David Larson, area resident, indicated his street was very narrow and could not accommodate additional traffic.

Mandie Hiscocks, area resident, asked questions about the affordability of the proposed units.

The following delegate was not present:

Patrick Sheridan

1. Moved by Councillor Piper  
Seconded by Councillor Gibson

That Report IDE 2018-09 from Infrastructure, Development and Enterprise dated February 12, 2018 regarding a proposed Zoning By-law Amendment application (ZC1709) from GSP Group Inc. on behalf of 120 Huron GP Inc. to permit a residential development on the property municipally known as 120-122 Huron Street and legally described as Part of Lots 1 & 2, Range 2, Division F, City of Guelph and Part 1 of 61R-4274, be received.

**Voting in Favour:** Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury and Wettstein (11)

**Voting Against:** (0)

Carried

## **Items for Discussion**

Councillor Gibson left at 8:27 p.m.

### **IDE 2018-14                    2018 Development Priorities Plan Summary**

The following delegates spoke regarding this item:

Susan Watson

2.        Moved by Councillor Hofland  
          Seconded by Councillor Bell

That Council approve a 2018 target for the draft approval of 286 housing units and the potential for registration of 1014 housing units within plans of subdivision in accordance with the 2018 Development Priorities Plan.

**Voting in Favour:** Mayor Guthrie, Councillors Bell, Billings, Downer, Gordon, Hofland, MacKinnon, Piper and Wettstein (9)

**Voting Against:** Councillor Salisbury (1)

Carried

### **IDE-2018-01                    Downtown, Brownfield and Heritage Grant Performance Monitoring: 2012-2017 and Potential CIP Review Directions**

Ian Panabaker, Corporate Manager, Downtown Renewal, presented the Downtown, Brownfield and Heritage Grant Performance Monitoring: 2012-2017 and Potential CIP Review Directions.

Councillor Billings left the meeting at 10:10 p.m.

3.        Moved by Councillor Piper  
          Seconded by Councillor Wettstein

That Council receive report # IDE-2018-01 titled 'Downtown, Brownfield and Heritage Grant Performance Monitoring: 2010-2017' and Potential CIP Review Directions'.

**Voting in Favour:** Mayor Guthrie, Councillors Bell, Downer, Gordon, Hofland, MacKinnon, Piper, Salisbury and Wettstein (9)

**Voting Against:** (0)

Carried

### **By-laws**

4. Moved by Councillor Gordon  
Seconded by Councillor Bell

That By-laws Numbered (2018)-20245 to (2018)-20247, inclusive, are hereby passed.

**Voting in Favour:** Mayor Guthrie, Councillors Bell, Downer, Gordon, Hofland, MacKinnon, Piper, Salisbury and Wettstein (9)

**Voting Against:** (0)

Carried

### **Adjournment** (10:28 p.m.)

5. Moved by Councillor Bell  
Seconded by Councillor Gordon

That the meeting be adjourned.

Carried

Minutes to be confirmed on March 26, 2018.

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Mayor Guthrie

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Stephen O'Brien - City Clerk