

**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
Tuesday, February 27, 2018 at 6:01 p.m.**

Attendance

Council: Mayor C. Guthrie
Councillor P. Allt
Councillor B. Bell
Councillor C. Billings
Councillor C. Downer
Councillor J. Gordon
Councillor J. Hofland
Councillor M. MacKinnon
Councillor L. Piper
Councillor M. Salisbury
Councillor A. Van Hellemond
Councillor K. Wettstein

Absent: Councillor D. Gibson

Staff: Mr. S. Stewart, Deputy CAO of Infrastructure, Development and Enterprise
Mr. T. Salter, General Manager Planning Urban Design Building Services
Mr. C. Devriendt, Manager, Development Planning
Mr. D. Mast, Associate Solicitor
Ms. K. Nasswetter, Senior Development Planner
Ms. T. Agnello, Deputy Clerk
Ms. D. Tremblay, Council Committee Coordinator

Call to Order (6:01 p.m.)

Mayor Guthrie called the meeting to order.

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.

**IDE -2018-16 Statutory Public Meeting Report – 75 Dublin Street North
Proposed Official Plan Amendment (File: OP1706)**

Ms. Katie Nasswetter, Senior Development Planner presented the 75 Dublin Street - Proposed Official Plan Amendment which permits a maximum building height of four storeys. The applicant is proposing a five storey apartment building and the official Plan Amendment is required because the site is permitted a maximum building height of four storeys.

Ms. Astrid Clos, speaking on behalf of the applicant, outlined the proposed Official Plan Amendment request, including the history of the previous application which is currently before the OMB, a summary of the applicant's previous affordable housing development in the City, and summary of the proposed building height, design and

set-backs. She provided clarification regarding the applicant's request for 5 storeys in relation to affordable housing and the results of the shadow study.

Councillor Salisbury arrived at 6:15 p.m.

Mr. Scott Snider, Solicitor, speaking on behalf of the applicant, summarized the applicant's requirement for securing of affordable housing and the use of an amendment to the Official Plan. He noted the differences between the proposed amendment and what is permitted under the current zoning by-law.

Ms. Jennifer Passy, Manager Planning, Upper Grand District School Board and Mr. Alan Heisey, Legal Counsel, speaking on behalf of the Upper Grand District School Board summarized the school boards concerns and noted that the current application contains no additional information. Mr. Heisey expressed concerns regarding the official plan amendment required for affordable housing, and continued concerns regarding height and shadows. Mr. Heisey, suggested that the result of the OMB decision should be taken into consideration before moving forward with this new Official Plan Amendment request.

Dr. Christine Main, expressed her opposition to the proposed amendment.

Ms. Anne Gajerski-Cauley, a resident of the downtown area, expressed concerns regarding the loss of the historical characteristics of the downtown.

Ms. Catherine Killen, area resident, expressed her opposition to the proposal, including loss of green space, shade resulting from a 5 storey structure and requested that the City take into consideration alternative solutions.

Mr. Ian Flett, Solicitor, speaking on behalf of the Guelph Old City Resident's Association Inc., expressed concerns including loss of cultural heritage landscape, and supported the consideration of a land swap for the site to be used as greenspace.

Ms. Elizabeth Macrae, expressed her concerns regarding the loss of the views of Catholic Hill.

Ms. Melissa Dean, expressed her concerns including the loss of the views of Catholic Hill, and the affordable housing request and provided a summary of the maximum housing allowance for both Ontario Works and Ontario Disability Support Program recipients.

Mr. John Parkyn, expressed his opposition to the current application including loss of views of Catholic Hill, height of the proposed development and lack of park land in the downtown area.

Mr. Declan Anderson, a second year landscape architecture student, provided Council with a visual presentation of potential parkland on the proposed development site.

Ms. Elizabeth Mulkins, an area resident, stated that she is in support of social housing and greenspace initiatives and expressed concerns regarding shading of the proposed development and the need for sunshine.

Ms. Corinne Maloney, an area resident and a business owner, expressed concerns regarding the request for additional set-backs and height amendments, the lack of exterior landscape space, the lack of additional parking, school yard privacy and the development competing with the view of the Basilica.

Mr. Luke Weiler, an area resident, expresses concerns regarding loss of cultural and heritage landscape of the area. He provided a summary of drumlins fields in the downtown area and expressed concerns on effect the cultural landscape of the area.

Ms. Glynis Logue, an area resident, expressed concerns regarding increased shadows resulting from the height of the proposed building, the potential impact on the school yard and lack of park space in the downtown area.

Council recessed at 8:51 pm
Council resumed at 9:08 pm

Ms. Karen McNabb, a teacher at Central School, expressed concerns regarding the lack of green and play space for the students.

Ms. Kathryn Folkl, expressed concerns regarding the proposal and was in support of park space for the property.

Mr. Michael Grand, an area resident, expressed concerns regarding the loss of heritage buildings and heritage landscape in the downtown area.

Ms. Susan Watson, a resident, summarized that the school board was unable to purchase the lands given their policy restrictions and encouraged the city to purchase the lands to increase green space.

Mr. Eric Lion, stated he was in support of green space.

Ms. Jennifer Jepp, expressed concerns for the proposal and was in support of greenspace.

Mr. Roger Johnston, questioned as to what is required for an application to have the City use their funds to purchase land for park land purposes.

Ms. Susan Ratcliffe, expressed concerns regarding the amount of tax dollars spent on the OMB appeal. She summarized the heritage restoration works the completed by the Applicant. She supported the City acquiring the property for parkland purposes.

**IDE -2018-16 Statutory Public Meeting Report – 75 Dublin Street North
Proposed Official Plan Amendment (File: OP1706)**

1. Moved by Councillor MacKinnon
 Seconded by Councillor VanHellemond

That Report IDE 2018-16 from Infrastructure, Development and Enterprise Services dated February 27, 2018, regarding a proposed Official Plan Amendment application (OP1706) from Astrid J. Clos Planning Consultants on behalf of Rykur Holdings Inc. to

permit a five-storey residential development on the property municipally known as 75 Dublin Street North and legally described as All of Lot 1051, Part of Lot 1052, Registered Plan 8, City of Guelph, be received.

Authority to Resolve into a Closed Meeting of Council

2. Moved by Councillor Hofland
Seconded by Councillor Allt

That Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239(e) and (f) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

Closed Meeting (9:47 pm)

The following matter was considered:

IDE -2018-16 Statutory Public Meeting Report – 75 Dublin Street North Proposed Official Plan Amendment (File: OP1706)

Rise from Closed meeting (9:55 pm)

Open Meeting (9:58 p.m.)

Mayor Guthrie called the meeting to order.

Closed Summary

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

IDE -2018-16 Statutory Public Meeting Report – 75 Dublin Street North Proposed Official Plan Amendment (File: OP1706)

Information was received and no direction given.

Council resumed discussion regarding Statutory Public Meeting Report – 75 Dublin Street North Proposed Official Plan Amendment (File: OP1706)

3. Moved by Councillor MacKinnon
Seconded by Councillor VanHellemond

That Report IDE 2018-16 from Infrastructure, Development and Enterprise Services dated February 27, 2018, regarding a proposed Official Plan Amendment application (OP1706) from Astrid J. Clos Planning Consultants on behalf of Rykur Holdings Inc. to permit a five-storey residential development on the property municipally known as 75 Dublin Street North and legally described as All of Lot 1051, Part of Lot 1052, Registered Plan 8, City of Guelph, be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, MacKinnon, Piper, Van Hellemond and Wettstein (11)

Voting Against: Councillor Salisbury (1)

Carried

Adjournment (10:33 p.m.)

4. Moved by Councillor Bell
Seconded by Councillor Gordon

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, March 26, 2018.

Mayor Guthrie

Tina Agnello- Deputy Clerk