



**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
March 19, 2018 at 6:30 p.m.**

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**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 K. Wettstein

Absent: Councillor A. Van Hellemond

Staff: Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise  
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services  
Mr. C. DeVriendt, Manager, Development Planning  
Ms. L. Sulatycki, Senior Development Planner  
Mr. M. Witmer, Development Planner II  
Ms. K. Nasswetter, Senior Development Planner  
Mr. D. McMahon, Deputy City Clerk  
Ms. D. Black, Council Committee Coordinator

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**Call to Order** (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**

**IDE-2018.29                      7 and 9 Eden Street Proposed Zoning By-law  
Amendment (File: ZC1618) - Ward 4**

1. Moved by Councillor Billings  
Seconded by Councillor Bell
  
1. That the application by Van Harten Surveying Inc. on behalf of Juzef and Stanislawa Kuzyk, the owners of the of the property municipally known as 7 Eden Street, and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lots 8 and 9, Registered Plan 206 , City of Guelph and the owners of the property municipally known as 9 Eden Street and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lot 9, Registered Plan 206 for approval of a Zoning By-law Amendment application to change the zoning from "Residential Single Detached" (R.1B), to a "Specialized Residential Single Detached with Holding Provisions" (R.1B-49(H)) Zone, to permit the development of a coach house in addition to the existing single detached residential dwelling and accessory

apartment on the subject lands be approved in accordance with the zoning regulations and conditions in ATT-3 of the Infrastructure, Development and Enterprise Report 2018-29 dated March 19, 2018.

2. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 7 and 9 Eden Street.

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

**Voting Against:** (0)

Carried

Councillor Piper arrived at 6:35 p.m.

### **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-2018-15                      1533-1557 Gordon Street and 34 Lowes Road West Proposed Zoning By-law Amendment File: ZC1710 Ward 6**

Michael Witmer, Development Planner II, advised the applicant is requesting to rezone the subject lands from the "R.1B" (Residential Single Detached) Zone to a R.4A-? (Specialized General Apartment) Zone with site specific regulations to permit the development of a 102-unit, six storey apartment building. He explained the site specific regulations as outlined within the staff report and stated that the five properties involved would be consolidated and each of the existing single detached dwellings, along with any accessory structures on the property, would be demolished and that site plan approval will be required.

He listed the various documents that will be reviewed in relation to this application. He also mentioned that the Official Plan may allow for higher density if the applicant provides benefits to the City and that possibility would be discussed with the applicant.

Hugh Handy, GSP Group Inc., on behalf of the applicant, provided a synopsis of the development application. He addressed elevations and building design issues, provided information regarding studies being conducted and noted that comments and questions received from the public will be addressed with staff.

Council discussion ensued and questions were raised regarding the parking lot, the water table, on-street parking, clarifying community benefits, car and bike share programs and the feasibility of electric vehicle charging stations.

Peter Kastner, a neighbourhood resident, raised concerns about the shading the proposed building will create. He advised that there was a neighbourhood meeting consisting of approximately 40% of the residents in the area and all present were opposed to the development. He raised the issue of traffic flow, sightlines, parking, snow removal and the destruction of 57 mature trees. He requested a noise study be conducted to address reverberations as well as decibel levels. He also noted that none of the renderings provided included a face on view of the Gordon Street wall. He requested that the City broker a meeting between the developer and neighbours and indicated that he would like the application denied.

Terry Manning, a neighbourhood resident, raised objections to the zone change because the height of the proposed building is not compatible with the two-storey buildings in the neighbourhood. He agreed with the concerns of the previous delegate.

Adam Campbell, a neighbourhood resident, opposed the current building design of the proposed development and raised traffic, water management, infrastructure, lighting, shadowing, noise and dust issues. He stated he does not see any community benefit to the building.

George Cherry was not present.

Joan and Jim Ferguson, neighbourhood residents, raised concerns about the water table and the discharge of water. They noted there are already flooding issues and the proposed development will exacerbate the problem.

Lynda Honsinger, a neighbourhood resident, agreed with the delegates regarding the water table. She encouraged Council to give consideration to the size, shape and location of the building.

Michele Berg, a neighbourhood resident, raised concerns about the strain on the level of services available within the area. He addressed the issue of child safety along such a busy corridor. He stated the parking spaces allotted do not add up with what is being recommended and inquired about car share parking spaces. He was concerned about the number of exemptions being requested and did not see how the community benefits.

Paul Florence, a neighbourhood resident, suggested switching the location of the proposed development with the proposed building of 36 homes on Lowes Road.

Council discussion and questions ensued regarding parking calculations, stormwater management, amenity space, tree replacement, light pollution, on-street parking and noise. Due to concerns regarding crossing zones, walkability and traffic management staff are already reviewing the intersection of Lowes Road and Gordon Street. Council also made comments regarding the need to address affordable housing requirements, aesthetics of the property, waste management, and facilitation of discussions between the developer and the neighbourhood.

2. Moved by Councillor MacKinnon  
Seconded by Councillor Gibson

That Report IDE 2018-15 from Infrastructure, Development and Enterprise dated March 19, 2018 regarding a proposed Zoning By-law Amendment application (ZC1710) from GSP Group Inc. on behalf of Reid's Heritage Homes, RHH Property Management Ltd. and 883928 Ontario Ltd. to permit a 102-unit, six (6) storey apartment building on the properties municipally known as 1533-1557 Gordon Street and 34 Lowes Road West, and legally described as Part of Lots 7 and 8, Registered Plan 74, Lot 1, Registered Plan 467, be received.

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

**Voting Against:** (0)

Carried

The meeting recessed at 8:13 p.m. and reconvened at 8:25 p.m.

**IDE-2018-25                      98 Farley Drive Proposed Zoning By-law Amendment  
File: ZC1711 - Ward 6**

Katie Nasswetter, Senior Development Planner, advised the applicant is requesting to rezone the subject lands from the "CC-17" (Specialized Community Shopping Centre) Zone to a R.4A-?? (Specialized Apartment Residential) Zone with site specific regulations to permit the development of a five storey apartment building containing 92 dwelling units. The applicant has proposed a reduced parking ratio, with a total of 129 spaces where the standard zoning regulations would require 147 spaces. Reduced setbacks from Farley Drive and from the stormwater management block to the north have also been requested, together with a reduction in common amenity area for the site. She also addressed the specialized zoning regulations being requested as outlined within the staff report provided for this meeting.

Hugh Handy, GSP Group Inc., on behalf of the applicant, provided information regarding the site and compliance with the Official Plan before outlining the Zoning By-law Amendment requests. He explained the development concept, provided various views of the property and listed the supporting studies being conducted. He noted the public comments and questions received to date will be reviewed and addressed with staff. He also stated they believe the proposal conforms to legislation and is a suitable use of the property. He explained the access and egress to the property and location of the building.

Celine Akram, a neighbourhood resident, raised concerns regarding traffic flow, parking, litter, water and sewer infrastructure and pedestrian safety. She believes the services within the area are already over extended and the high density building is not compatible. She also raised the issues of privacy and property values.

Gerald Tot, a neighbourhood resident, raised issues regarding the size, massing and architectural design of the structure. He addressed privacy issues relating to the location of the building and parking on the property.

Scott Hannah, a representative of Reid's Heritage Homes, clarified the role of Reid's for each of the properties being discussed.

Sarah Schoettler, a neighbourhood resident, raised the issue of child safety, light pollution, noise pollution, traffic load, and compatibility relating to both the residential and commercial uses in the vicinity. She requested speed and traffic studies be conducted and that a proper pedestrian crossing be created for the trail.

Council discussed shadow studies, building shape and size, elevation studies, access and egress, loading dock issues, noise, snow removal, energy conservation, parking and accommodation for electric vehicles and the common amenity area. Council indicated they would like community involvement, a wildlife and trail system impact study and a review of traffic and parking impacts.

3. Moved by Councillor Piper  
Seconded by Councillor MacKinnon

That Report IDE 2018-25 regarding a proposed Zoning By-law Amendment application (ZC1711) from GSP Group Inc. on behalf of Reid's Heritage Homes to permit a residential development on the property municipally known as 98 Farley Drive and legally described as Block 64, Registered Plan 61M-65, City of Guelph be received.

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

**Voting Against:** (0)

Carried

### **By-laws**

4. Moved by Councillor Piper  
Seconded by Councillor Gibson

That By-laws Numbered (2018)-20252 to (2018)-20257, inclusive, are hereby passed.

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

**Voting Against:** (0)

Carried

### **Adjournment** (9:37 p.m.)

5. Moved by Councillor Piper  
Seconded by Councillor Allt

That the meeting be adjourned.

Carried

Minutes to be confirmed on April 23, 2018.

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Mayor Guthrie

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Dylan McMahon – Deputy City Clerk