

**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
April 9, 2018 at 6:30 p.m.**

Attendance

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

Absent: Councillor J. Gordon

Staff: Mr. D. Thomson, Chief Administrative Officer
Ms. K. Dedman, General Manager, Engineering and Capital Infrastructure/City Engineer
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services
Mr. C. DeVriendt, Manager, Development Planning
Ms. M. Aldunate, Manager, Policy Planning
Ms. C. Kennedy, Manager, Policy and Intergovernmental Relations
Ms. E. Keating, Development Researcher
Mr. T. Gayman, Manager, Development and Environmental Engineering
Mr. A. Hindupur, Supervisor, Infrastructure Engineering
Mr. D. Degroot, Senior Urban Designer
Mr. M. Witmer, Development Planner II
Mr. T. Donegani, Policy Planner
Mr. R. Dalbello, Planner
Ms. K. Nasswetter, Senior Development Planner
Ms. S. Laughlin, Senior Policy Planner
Mr. D. McMahon, Deputy City Clerk
Ms. L. Cline, Council Committee Assistant

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.

Presentation:

Derrick Thomson, Chief Administrative Officer, Cathy Kennedy, Manager, Policy and Intergovernmental Relations, and Emily Keating, Development Researcher, provided an update on the Smart Cities Challenge, including details regarding the City's submission centered around creating a circular food economy within Guelph and Wellington County.

1. Moved by Councillor Allt
Seconded by Councillor Piper
1. That Council endorse a regional application submission to Infrastructure Canada's Smart Cities Challenge outlining the aim of Guelph and Wellington County to become a circular food ecosystem.
2. That Intergovernmental Affairs and Business Development and Enterprise staff be directed to submit the application on behalf of the City of Guelph and Wellington County.

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

Voting Against: (0)

Carried

Council Consent Agenda:

IDE-2018-54 131 Malcolm Road – Municipal Servicing and Access Agreement

2. Moved by Councillor Van Hellemond
Seconded by Councillor Piper
1. That staff be directed to negotiate a municipal servicing and access agreement between the City of Guelph and Ceva Animal Health Inc. for the purposes described in Council Report # IDE-2018-54.
2. That the Mayor and City Clerk be directed to execute a municipal servicing and access agreement between the City of Guelph and Ceva Animal Health Inc. for the purposes described in Council Report # IDE-2018-54, subject to the terms and conditions of the agreement being satisfactory to the City Solicitor, the Deputy CAO for Infrastructure, Development and Enterprise Services and the Deputy CAO for Corporate Services.
3. That staff be directed to prepare a draft Corporate Policy, which will serve to consider and direct potential requests for the extension of municipal services and access to properties abutting City of Guelph boundaries, and to report to Council with the results by no later than the end of Q1/2019.

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

Voting Against: (0)

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-2018.46**119 Ingram Drive and 35 Wideman Boulevard
Proposed Zoning By-law Amendment File: ZC1713
Ward 2**

Michael Witmer, Development Planner II, provided an overview of the 119 Ingram Drive and 35 Wideman Boulevard proposed Zoning By-law Amendment. He advised that the applicant is requesting to change the zoning on the subject lands from the current General Apartment (R.4A) Zone to a Specialized On-Street Townhouse Zone to permit 28 on-street townhouses. The applicant has requested one site-specific provision to permit a minimum exterior side yard of 5.83 metres to Victoria Road North, where the Zoning By-law requires a minimum exterior side yard of 6 metres.

Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson Limited, speaking on behalf of the owner, provided background information surrounding the history of the property. She also addressed the proposed density in relation to the Official Plan designation and noted that there are similar developments to what is being proposed in the surrounding area along Victoria Road.

3. Moved by Councillor Piper
Seconded by Councillor Wettstein

That Report IDE 2018-46 regarding a proposed Zoning By-law Amendment application (ZC1713) from Black, Shoemaker, Robinson & Donaldson Limited on behalf of Artifex Construction Limited to permit 28 on-street townhouses on the properties municipally known as 119 Ingram Drive and 35 Wideman Boulevard, and legally described as Blocks 41 and 42, Registered Plan 61M-173, City of Guelph, from Infrastructure, Development and Enterprise dated April 9, 2018, be received.

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

Voting Against: (0)

Carried

IDE-2018.24**Brownfield Redevelopment Community Improvement Plan
Update**

Tim Donegani, Policy Planner, provided an update on the Brownfield Redevelopment Community Plan and outlined the proposed changes that are intended to provide clarity and ease administration. He noted that one major proposed revision allows for developers to borrow against future grant payments under the Tax Increment Based Grant program to pay development charges. Other revisions include updates to the policy context, increased flexibility in timing requirements, increasing the Environmental Study Grant maximum, aligning standards of environmental review under the Tax Increment Based Grant program with the City's new Contaminated Sites Guidelines, and clarifying language surrounding grants to polluting applicants.

Mitchell Fasken, Kim Shaw Holdings Ltd., spoke in support of staff recommendations regarding the Tax Increment Based Grant program and encouraged the program to be reinstated with the required funding.

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

Voting Against: (0)

Carried

Items for Discussion:

IDE-2018.50 Built Form Standards for Mid-rise Buildings and Townhouses

The following delegate spoke regarding this item:
John Steggles

7. Moved by Councillor Downer
 Seconded by Councillor Bell

That Council approves the Built Form Standards for Mid-rise Buildings and Townhouses, included as Attachment 1 in Report IDE-2018-50 dated April 9, 2018.

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

Voting Against: (0)

Carried

IDE-2018.51 Urban Design Concept Plans for the Gordon Street Intensification Corridor

8. Moved by Councillor Bell
 Seconded by Councillor Hofland

1. That Council endorse the Urban Design Concept Plans for the Gordon Street Intensification Corridor included as Attachment 1 to report IDE-2018-51 dated April 9, 2018.
2. That staff be directed to use the Urban Design Concept Plans for the Gordon Street Intensification Corridor to guide the review of future development applications within this corridor.

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

Voting Against: (0)

Carried

Council recessed at 9:01 p.m. and reconvened at 9:13 p.m.

Suspending the Procedure By-law

9. Moved by Councillor Piper
 Seconded by Councillor Billings

That Section 4.8 (b) of the Procedural By-law be suspended to allow delegates to speak without registering.

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

Voting Against: (0)

Carried

IDE-2018.49 Clair-Maltby Secondary Plan: Planning and Design Charrette

Stacey Laughlin, Senior Policy Planner, introduced the Clair-Maltby Secondary Plan process and provided an overview of the design charrette process that was held to receive community input. She provided an overview of the vision and guiding principles for the Clair-Maltby community and outlined the conceptual community structure and the three community structure alternatives that were developed.

Dave Sajecki, Consultant, Brook McIlroy Inc., outlined quantitative and qualitative feedback that was received throughout the design charrettes to evaluate the three community structure alternatives and how they fit within the guiding principles.

Liz Howson, Consultant, Macaulay Shiomi Howson Ltd., outlined the preliminary preferred community structure that was presented and summarized the feedback that was received from stakeholders and members of the public.

Stacey Laughlin, Senior Policy Planner, outlined next steps for the Clair-Maltby Secondary Plan.

The following delegates spoke regarding this item:

Benjamin Perry

James Nagy

Ted Michalos

Kelly Hunter

William Rowe

David Charlton

Sam Lamont, Rolling Hills Residents' Association

Stephen Goodwin, Rolling Hills Residents' Association

Councillor Gibson left the meeting at 10:55 p.m.

Extension of Meeting Per Procedural By-law

10. Moved by Councillor Piper
Seconded by Councillor Hofland

That Section 4.13 (a) and (b) of the Procedural By-law be invoked to allow Council to continue to 11:59 p.m.

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

Voting Against: (0)

Carried

Councillor Gibson returned at 11:01 p.m.

The following delegates spoke regarding this item.

Ed Ross, Rolling Hills Residents' Association

Heather Tremain, Options for Homes

Domenic Sacco

Mary Morrone

Robert Pavlis

Tullia Marcolongo, Foundation for the Support of International Medical Training

Kelly Hodgson

Lise Burcher

Suspending the Procedural By-law

11. Moved by Councillor Wettstein
Seconded by Councillor Piper

That the Procedural By-law be suspended to allow Council to continue beyond 12:00 a.m.

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

Voting Against: (0)

Carried

The following delegates spoke regarding this item:

Raquel Hartwig

Barb Reilly

Marnie Bensen, Nature Guelph

The following delegate was not present:

Rod MacDonald

12. Moved by Councillor Mackinnon
Seconded by Councillor Gibson

That the Clair-Maltby Secondary Plan Preferred Community Structure be received.

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

Voting Against: Councillor Allt (1)

Carried

By-laws

13. Moved by Councillor Allt
Seconded by Councillor Hofland

That By-law Numbers (2018)-20264 to (2018)-20266, inclusive, are hereby passed.

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

Voting Against: (0)

Carried

Adjournment (1:02 a.m.)

14. Moved by Councillor Billings
Seconded by Councillor Wettstein

That the meeting be adjourned.

Carried

Minutes to be confirmed on May 28, 2018.

Mayor Guthrie

Dylan McMahon – Deputy City Clerk