

**Minutes of Guelph Special City Council
Held in the Council Chambers, Guelph City Hall on
Wednesday, April 18, 2018 at 6:05 p.m.**

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 A. Van Hellemond
Councillor K. Wettstein

Absent: Councillor M. Salisbury

Staff: Ms. C. Clack, Deputy CAO, Public Services
Mr. T. Lee, Deputy CAO, Corporate Services
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
Mr. S. O'Brien, City Clerk
Ms. D. Tremblay, Council and Committee Coordinator

Call to Order (6:05 p.m.)

Mayor Guthrie called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

**IDE -2018-45 Decision Report – 75 Dublin Street North Proposed Official
Plan Amendment (File: OP1706) Ward 3**

Mr. Todd Salter, General Manager, Planning Urban Design Building Services, provided a summary staff's recommendation and the contents of the Staff Report.

Delegations:

Astrid Clos, Planning Consultants, agent for the applicant, provided a summary of the proposal, including the Applicant's Official Plan Amendment requests relating to Guelph's Affordable Housing Strategy and information regarding the shadow studies.

Jim Fryett, architect for the applicant, provided a summary of the shadow analysis study and impacts of the height of the proposal.

Tom Lammer, the applicant, advised that the proposed land swap was no longer an option and provided a summary of the application in relation to affordable housing.

Scott Snider, solicitor for the applicant, summarized the requirements of the official plan amendment for a 5 storey structure in order to support the affordable housing requirements.

Catherine Killen, a resident, expressed concerns regarding the application and was in support of the property being developed as greenspace.

Kaija Horgan-Liinamaa, a student at Central Public School, expressed concern regarding safety of the students and lack of greenspace.

Mervyn Horgan, a member of the Central School community, expressed concerns including the use of term of affordable housing in relation to the application and the location of the project in relation to the school.

Telsche Peters and Rowen Conrad, Central School students, expressed concerns regarding the height of the proposal and shadows and supported the use of the location as greenspace.

Sarah Thomson, a Central School student, advised that she was in support of use of the property as a park.

Rev. Anne Gajerski-Cauley, advised that she was in support of the staff recommendation and supported the City purchasing of the property for use as a park and greenspace.

Kathryn Folkl advised that she was in support of the staff recommendation and supported the use of the property as parkland.

Councillor Van Hellemond arrived at 7:13 p.m.

Leo Barei expressed concerns regarding the current proposal, tax dollars defending an application at the Ontario Municipal Board, location of the proposal for affordable housing for seniors and was in support of a land swap negotiation and the property being used for a park.

Pia Muchaal spoke on behalf of Glynis Logue who supported the use of the property as parkland.

Jane Londerville expressed support of the application and senior affordable housing in the area.

Alan Heisey, solicitor for the Upper Grand District School Board, expressed support of the staff recommendation.

Werner Zimmermann, an area resident and senior, expressed concerns on the location of the proposal and impacts on the view of and school children.

Susan Ratcliffe expressed concerns regarding cultural heritage landscape of the area.

Council recessed at 7:53 p.m. and reconvened at 8:05 p.m.

Melissa Dean expressed concerns regarding references to affordable housing for seniors on fixed incomes.

Eric Lyon expressed concerns regarding the Official Plan Amendment.

Lin Grist expressed support of the staff recommendation.

Roger Johnson, an area resident, expressed support of the staff recommendation and preservation of the view of Catholic Hill.

Mary Tivy expressed concerns regarding the preservation of the view of Catholic Hill and preservation of the historical landscapes of the area.

Paul Gascho expressed concerns regarding lack of affordable housing available to individuals with limited incomes in the downtown area, construction noise and the impact on school children.

Marina Gascho, an area resident, expressed concerns regarding traffic volumes and future impacts of the project and supported the use of the property as parkland.

The following delegations were not present.

Glynis Logue

Donna Jennison

IDE -2018-45 Decision Report – 75 Dublin Street North Proposed Official Plan Amendment (File: OP1706) Ward 3

1. Moved by Councillor Hofland
 Seconded by Councillor Allt

That the application by Astrid J. Clos Planning Consultants on behalf of Rykur Holdings, the owner of the of 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, for approval of an Official Plan Amendment application to permit a maximum height of five (5) storeys where four (4) storeys is permitted on the subject lands, be refused; Council's reasons for refusal are set out in ATT-2 of Report IDE 2018-45 "Decision Report 75 Dublin Street North Proposed Official Plan Amendment (File: OP1706) Ward 3, dated Wednesday, April 18, 2018.

Authority to Resolve into a Closed Meeting of Council

2. Moved by Councillor Wettstein
 Seconded by Councillor Piper

That Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239.2 (c) (e) and (f) a proposed or pending acquisition or disposal of land by the municipality or local board, 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.

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

Voting Against: (0)

Carried

Closed Meeting (8:49 pm)

The following matter was considered:

IDE -2018-45 Decision Report – 75 Dublin Street North Proposed Official Plan Amendment (File: OP1706) Ward 3

Rise from Closed meeting (9:27 pm)

Open Meeting (9:29 p.m.)

Mayor Guthrie called the meeting to order.

Closed Summary

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

IDE -2018-16 Decision Report – 75 Dublin Street North Proposed Official Plan Amendment (File: OP1706) Ward 3

Information was received and no direction given.

Council resumed discussion regarding Decision Report – 75 Dublin Street North Proposed Official Plan Amendment (File: OP1706) Ward 3

3. Moved by Councillor Hofland
Seconded by Councillor Allt

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Voting in Favour: Councillors Allt, Downer, Gordon, Hofland, MacKinnon, Piper, and Van Hellemond (7)

Voting Against: Mayor Guthrie, Councillor Bell, Billings, Gibson and Wettstein (5)

Carried

Adjournment (9:47 p.m.)

4. Moved by Councillor Bell
Seconded by Councillor Gordon

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, May 28, 2018.

Mayor Guthrie

Stephen O'Brien, City Clerk