



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
June 11, 2018 at 4:33 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 M. Salisbury
Councillor K. Wettstein

Absent: Councillor D. Gibson
Councillor L. Piper
Councillor A. Van Hellemond

Staff: Ms. D. Black, Acting City Clerk
Ms. D. Tremblay, Council Committee Coordinator

Call to Order (4:33 p.m.)

Mayor Guthrie called the meeting to order.

Authority to Resolve into a Closed Meeting of Council

1. Moved by Councillor Hofland
Seconded by Councillor MacKinnon

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b)(c)(f) and (k) of the Municipal Act with respect to personal matters about an identifiable individual and labour relations or employee negotiations, a proposed or pending acquisition or disposition of land by the municipality or local board; advice that is subject to solicitor client privilege, including communications necessary for that purpose and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, MacKinnon, Salisbury, and Wettstein (10)

Voting Against: (0)

Carried

Closed Meeting (4:36 p.m.)

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

The following matters were considered:

CAO Performance Evaluation

CAO-2018-18 York Road /Victoria Rd South

Rise and recess from Closed Meeting (5:40 p.m.)

Council recessed.

Open Meeting (6:30 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 K. Wettstein

Absent: Councillor D. Gibson
Councillor A. Van Hellemond

Staff: Mr. D. Thomson, Chief Administrative Officer
Ms. C. Clack, Deputy DCAO Public Services
Mr. T. Lee, Deputy CAO Corporate Services
Mr. S. Stewart, Deputy CAO Infrastructure, Development and Enterprise
Ms. B. Swartzentruber, Executive Director, Strategy, Innovation,
Intergovernmental Services
Ms. C. Kennedy, Manager, Policy and Intergovernmental Relations
Mr. T. Salter, General Manager, Planning, Urban Design and Building
Services
Mr. C. DeVriendt, Manager, Development Planning
Ms. M. Aldunate, Manager, Policy Planning and Urban Design
Ms. L. Sulatycki, Senior Development Planner
Ms. J. Jylanne, Senior Policy Planner
Mr. M. Whitmer, Development Planner
Ms. D. Black, Acting City Clerk
Ms. D. Tremblay, Council Committee Coordinator

Mayor Guthrie called the meeting to order.

Closed Meeting Summary

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

CAO Performance Evaluation

Information was received and no direction was given.

CAO-2018.18 York Road/ Victoria Rd South
Staff were given direction on this matter.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Councillor Salisbury arrived at 6:45 p.m.

CAO-2018-22 Smart Cities Update

Derrick Thomson, CAO, provided a summary of the Smart Cities Challenge and acknowledged community partners.

Barbara Swartzentruber, Executive Director, Strategy, Innovation, Intergovernmental Services and Cathy Kennedy, Manager, Policy and Intergovernmental Relations provided an update with respect to the Smart Cities Challenge and summarized next steps in the competition.

2. Moved by Councillor Downer
Seconded by Councillor Piper

That Council approve \$250,000 from the City's Efficiency, Innovation and Opportunity Reserve Fund (351) to support the ongoing work associated with the City of Guelph/County of Wellington competitive proposal to the Smart Cities challenge prize of \$10 million dollars.

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

Voting Against: (0)

Council Consent Agenda

3. Moved by Councillor Hofland
Seconded by Councillor Billings

That the June 11, 2018 Council Consent Reports as identified below be adopted:

IDE-2018-79 Request for an Extension of Draft Plan Approval 1023 Victoria Road South (Phase 4 of Kortright East Subdivision File: 23T-01508)

1. That in accordance with Section 51(33) of the Planning Act, the application by Black, Shoemaker, Robinson & Donaldson Limited on behalf of 2382917 Ontario Inc. (Fusion Homes) for an extension to Phase 4 of Kortright East Draft Plan Approval of Subdivision (23T-01508), municipally known as 1023 Victoria Road South be approved with a three (3) year lapsing date to July 13, 2021, subject to the original draft plan conditions approved by City Council on July 13, 2015 contained in ATT-4 of Infrastructure, Development and Enterprise Services Report 2018-79, dated June 11, 2018.

2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions approved by City Council on July 13, 2015 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

IDE-2018-80 Request for an Extension of Draft Plan Approval 0, 24, 26 and 28 Landsdown Drive - Draft Plan of Vacant Land Condominium File: 23CDM-13507

1. That in accordance with Section 51(33) of the Planning Act, the application by RSM Canada Limited for an extension to Draft Plan Approval of Vacant Land Condominium (23CDM-13507), municipally known as 0, 24, 26 and 28 Landsdown Drive be approved with a three (3) year lapsing date to July 20, 2021, subject to the original draft plan conditions approved by City Council on July 20, 2015 contained in ATT-4 of Infrastructure, Development and Enterprise Services Report 2018-80, dated June 11, 2018.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions approved by City Council on July 20, 2015 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

IDE-2018-83 Proposed Demolition of 34 Hooper Street, Ward 1

1. That the removal of 34 Hooper Street from the Municipal Register of Cultural Heritage Properties be approved; and
2. That the proposed demolition of one (1) single-detached dwelling at 34 Hooper Street be approved.

IDE-2018-84 Proposed Demolition of 13 Highview Place, Ward 3

1. That the removal of 13 Highview Place from the Municipal Register of Cultural Heritage Properties be approved;
2. That the proposed demolition of one (1) single-detached dwelling at 13 Highview Place be approved.

CAO-2018-20 Appointment of a Member of Council to the Association of Municipalities of Ontario

1. That Council endorse Councillor Cathy Downer to stand for election to the Association of Municipalities of Ontario (AMO) Board of Directors, Large Urban Caucus, for the 2018-2020 term ending in August 2020.
2. That Council assume all costs associated with Councillor Downer's attendance at AMO's Board of Directors meetings.

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

Voting Against: (0)

Carried

Items for Discussion

IDE-2018-70 1888 Gordon Street Proposed Official Plan Amendment and Zoning By-Law Amendment (Files: OP1701 and ZC1701) Ward 6

Delegations:

Krista Walkey, Stantec Consulting Ltd., Agent for the Applicant, provided a summary of the submitted changes to the initial proposal which included parking, open spaces, provision of retail spaces, reduction in the number of buildings from five to four and apartment units from 491 to 440.

Susan Watson, a city resident, expressed concerns regarding parkland requirements and cash-in-lieu of parkland payments with respect to the proposal.

Erica Anderson, an area resident and President of Wellington Condominium Element Condominium Corporation No. 219, expressed concerns regarding the proposed Official Plan and Zoning By-law amendments including building heights, shadow and existing retaining wall impacts, noise, lighting, traffic, parking and lack of parkland.

4. Moved by Councillor Bell
Seconded by Councillor Hofland
 1. That the application by Stantec Consulting Limited on behalf of Tricar Properties Limited, for approval of an Official Plan Amendment to permit a 540-unit, high density residential development at a net density of 175 units per hectare and with a maximum height of 14 stories on the properties municipally known as 1858 and 1888 Gordon Street, and legally described as Southwest Part of Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph be approved, in accordance with ATT-4 of the Infrastructure, Development and Enterprise Report IDE-2018-70, dated June 11, 2018.
 2. That the application by Stantec Consulting Limited on behalf of Tricar Properties Limited, for approval of a Zoning By-law Amendment from the C.3-4 (Agricultural Commercial) Zone and A (Agricultural) Zone to R.4B-20(H) (Specialized High Density Residential) Zone to permit the development of a 540-

unit, high density residential development on the properties municipally known as 1858 and 1888 Gordon Street, and legally described as Southwest Part of Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph be approved, in accordance with ATT-4 of the Infrastructure, Development and Enterprise Report IDE-2018-70, dated June 11, 2018.

3. 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 1858 and 1888 Gordon Street.

Voting in Favour: Mayor Guthrie, Councillors Bell, Billings, Downer, Piper, Salisbury and Wettstein (7)

Voting Against: Councillors Allt, Gordon, Hofland, MacKinnon (4)

Carried

Council recessed at 9:02 p.m. and reconvened at 9:08 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-2018-78 132 Clair Road West Proposed Draft Plan of Subdivision and Zoning By-law Amendment Files: 23T-15501 and ZC1510 Ward 6

Lindsay Sulatycki, Senior Development Planner, provided background relating to the initial application and a summary of the revised application submission. Revisions included a request to subdivide and zone the lands for a corporate business park block, a commercial block, two future development blocks and a stormwater management block as well as additional uses of stacked townhouses and apartments.

Delegations:

Astrid Clos, Astrid J. Clos Planning Consultants, Agent for the owners, provided a summary of the revised application and clarification with respect to the changes including relocation of the storm water management pond, revised road configuration, and permitted uses of the stacked townhouses and apartments.

5. Moved by Councillor Billings
Seconded by Councillor Hofland

That Report IDE-2018-78 regarding proposed Draft Plan of Subdivision and Zoning By-law Amendment applications (Files: 23T-15501 and ZC1510) by Astrid J. Clos Planning Consultants on behalf of the owners: McEnery Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann to subdivide and zone the lands for: a corporate business park block, a commercial block, two future development blocks and a stormwater management

block on the lands municipally known as 132 Clair Road West and legally described as Part of Lots 11 and 12, Concession 7, being Part 1 on 61R-952, except Part 1 on 61R-1507 and Parts 1 to 3 on 61R8238 and Parts 1 to 3 on 61R-8731 and Part 1 on 61R-9293 and Parts 1 and 2 on 61R-10491, and secondly as Part Lot 11, Concession 7, being Part 1 on 61R-4386, and, thirdly, as Part Lot 11, Concession 7, as in ROS597207; former Township of Puslinch, now City of Guelph, from Infrastructure, Development and Enterprise dated June 11, 2018, be received.

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

Voting Against: (0)

Carried

IDE-2018-71 City Initiated Official Plan Amendment for Affordable Housing Public Meeting

Joan Jylanne, Senior Policy Planner, provided a summary of the affordable housing policies and the purpose of the Official Plan Amendment to align the policies in accordance with the Council-approved Affordable Housing Strategy.

Delegations:

Lin Grist expressed concerns regarding intensification and growth and suggested that the need of housing for seniors, youth and single mothers be taken into consideration in the development of the affordable housing strategy and Official Plan.

Barbara Mann expressed concerns regarding the varying levels of affordable housing and provided suggestions to maintain affordable housing.

Wendy Chen, Habitat for Humanity Wellington-Dufferin Guelph was not present.

6. Moved by Councillor Bell
Seconded by Councillor Piper

That Report IDE-2018-71 regarding a City-initiated Official Plan Amendment for Affordable Housing dated June 11, 2018 be received.

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

Voting Against: (0)

Carried

By-laws

7. Moved by Councillor MacKinnon
Seconded by Councillor Wettstein

That By-laws Numbered (2018)202-20286 to (2018)-20290, inclusive, are hereby passed.

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

Voting Against: (0)

Carried

Adjournment (9:54 p.m.)

8. Moved by Councillor Bell
Seconded by Councillor Piper

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, July 23, 2018.

Mayor Guthrie

Dolores Black- Acting Clerk