

## City Council - Planning Meeting Agenda

**Consolidated as of June 9, 2017**

**June 12, 2017 – 5:00 p.m.**

**Council Chambers, Guelph City Hall, 1 Carden Street**

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on [guelph.ca/agendas](http://guelph.ca/agendas).

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### **Authority to move into closed meeting**

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, to consider:

**C-CON-2017.8**

#### **City of Guelph OPA 48 Appeals – Proposed Partial Settlement**

Section 239 (2)(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.

**C-CON-2017-09**

#### **Potential Disposition of the Baker Street Properties**

Section 239 (2)(c) a proposed of pending acquisition or disposition of land by the municipality or local board.

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### **Open Meeting – 6:30 p.m.**

O Canada

Silent Reflection

First Nations Acknowledgment

Disclosure of Pecuniary Interest and General Nature Thereof

### **Closed Meeting Summary**

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#### **Presentation:**

- a) Medal presentation to Aime MacNeil silver and bronze medalist at the Ontario Provincial Women's Gymnastics Championship.
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### **Council Consent Agenda:**

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a

specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

**CON-2017.24 Paisley/Imperial Node – Proposed Official Plan Amendment and Zoning By-law Amendment (Files: OP1502 and ZC1515)**

**Recommendation:**

1. That the application submitted by Walker, Nott, Dragicevic Associates Limited on behalf of the owner, Armel Corporation to amend the Official Plan for the Paisley/Imperial Node lands, comprised of five (5) properties, municipally known as 926 Paisley Road, 950 Paisley Road, 963 to 1045 Paisley Road, 19 and 71 Elmira Road South, and 129 Elmira Road South, City of Guelph, to increase the overall permitted gross floor area in the Paisley/Imperial Node by 4,400 m<sup>2</sup> from 52,600 m<sup>2</sup> to 57,000 m<sup>2</sup> be approved in accordance with ATT-3 of the Infrastructure, Development and Enterprise Report 17-67 dated June 12, 2017.
2. That the application submitted by Walker, Nott, Dragicevic Associates Limited on behalf of the owner, Armel Corporation to amend the Zoning By-law for the property municipally known as 963 to 1045 Paisley Road to increase the maximum permitted gross floor area from 20,851m<sup>2</sup> to 25,251m<sup>2</sup>, be approved, in accordance with ATT-4 of the Infrastructure, Development and Enterprise Report IDE 17-67, dated June 12, 2017.

**CON-2017.25 Heritage Guelph's Terms of Reference**

**Recommendation:**

1. That the terms of reference for Heritage Guelph, the municipal heritage committee, included as Attachment 1 to IDE Report IDE 17-70 dated June 12, 2017 be approved.
2. That a by-law be enacted to confirm Heritage Guelph as the municipal heritage committee pursuant to the Ontario Heritage Act.

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**Public Meeting to Hear Applications  
Under Sections 17, 34 and 51 of The Planning Act**  
(delegations permitted a maximum of 10 minutes)

**1159 Victoria Road South Proposed Common Element Condominium  
Subdivision File: 23CDM-17501**

**Staff Presentation:**  
Michael Witmer, Development Planner II

**Delegations:**  
Tracy Tucker, IBI Group (presentation)

**Correspondence:**

Don Locke

**Staff Summary** (if required)**Recommendation:**

That Report IDE 17-69 dated June 12, 2017, regarding a proposed Common Element Condominium Subdivision application (File: 23CDM-17501) by IBI Group (on behalf of Victoria Park Village Inc.) on the property municipally known as 1159 Victoria Road South, and legally described as Northeast Half of Lot 5, Concession 8, Geographic Township of Puslinch, be received.

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**Items for Discussion:**

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

**CON-2017.26                      Review of City of Guelph Development Application Fees****Staff Presentation:**

Sylvia Kirkwood, Manager of Development Planning, Urban Design and Building Services

Terry Gayman, Manager of Infrastructure, Development & Environmental Engineering

Todd MacDonald, Consultant, Performance Concepts Consulting Inc.

**Recommendation:**

The staff be authorized to proceed with bringing forward for Council's consideration, a recommended new Development Application Fee By-law, based on the framework contained in the report from Performance Concepts Consulting Inc., entitled "City of Guelph Update of Development Review Process (DRP) Fees" as in ATT-1 to IDE Report 17-73 and input received from Council and business stakeholders.

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**Special Resolutions****By-laws**

Resolution to adopt the By-laws (Councillor Salisbury).

By-law Number (2017)-20176	A by-law to remove Part Lot Control from Lot 1, Plan 61M182, designated as Parts 27 and 28, Reference Plan 61R20095 in the City of Guelph.
By-law Number (2017)-20177	A By-law to dedicate certain lands known as Reserve Block 7, Plan 61M189, City of Guelph as part of Mussen Street.
By-law Number (2017)20178	A by-law to establish Heritage Guelph as the municipal heritage committee for the City of Guelph in accordance with the Ontario Heritage Act, R.S.O 1990.
By-law Number (2017)20179	A by-law to amend the Official Plan for the City of Guelph as it affects the Paisley/Imperial Mixed Use Node lands, City of Guelph (OP1502).
By-law Number (2017)20180	A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 963 to 1045 Paisley, and legally described as Block 1 Plan 61M-53, excluding Part 6 of Reference Plan 61R-10459, City of Guelph (File# ZC1515).
By-law Number (2017)-20181	A by-law to confirm the proceedings of the meeting of Guelph City Council held June 12, 2017.

## Mayor's Announcements

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

## Notice of Motion

## Adjournment

# Proposed Common Element Condominium 1159 Victoria Road South

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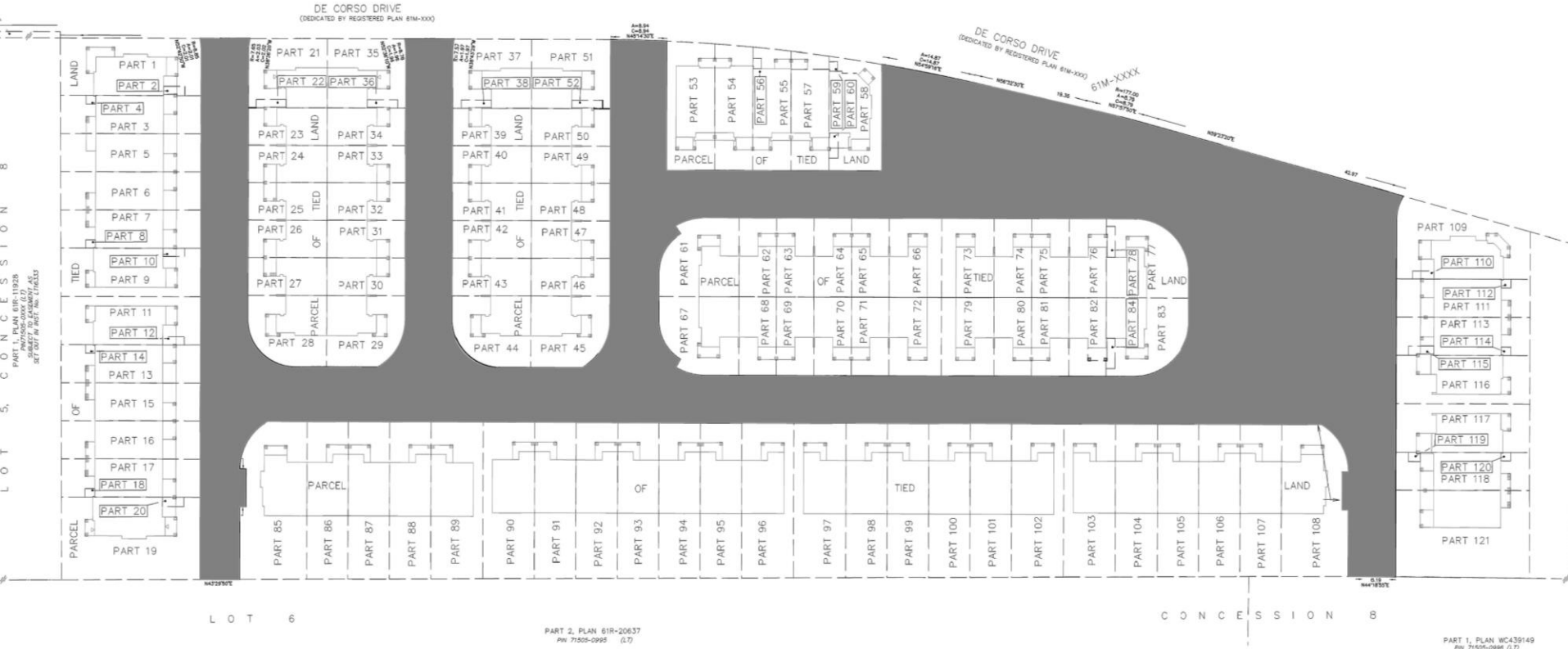
City Council  
Monday June 12 2017  
Victoria Park Village Inc.

# 1159 VICTORIA ROAD SOUTH PROPOSED COMMON ELEMENT CONDOMINIUM



## Site Plan – Block 108

# 1159 VICTORIA ROAD SOUTH PROPOSED COMMON ELEMENT CONDOMINIUM



## Common Element Condominium

Victoria Park Village Inc.  
Victoria Park Village

June 12 2017

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# Thank You

