



**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
February 11, 2019 at 5:33 p.m.**

---

**Attendance**

Council: Mayor C. Guthrie  
Councillor P. Allt  
Councillor B. Bell  
Councillor C. Billings  
Councillor C. Downer

Councillor D. Gibson  
Councillor R. Goller  
Councillor J. Gordon  
Councillor M. MacKinnon  
Councillor D. O'Rourke

Absent: Councillor J. Hofland  
Councillor L. Piper  
Councillor M. Salisbury

Staff: Mr. S. O'Brien, General Manager, City Clerk's Office/City Clerk  
Ms. D. Tremblay, Council and Committee Coordinator

---

**Call to Order** (5:33 p.m.)

Mayor Guthrie called the meeting to order.

**Authority to Resolve into a Closed Meeting of Council**

1. Moved by Councillor Goller  
Seconded by Councillor Allt

That Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) and (d) of the Municipal Act with respect to personal matters about an identifiable individual, including municipal or local board employees and labour relations or employee negotiations.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, MacKinnon and O'Rourke (10)

**Voting Against:** (0)

Carried

**Closed Meeting** (5:36 p.m.)

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

The following matters were considered:

**Chief Administrative Officer Contract**

**Rise and recess from Closed Meeting** (6:45 p.m.)

**Open Meeting** (6:55 p.m.)

Mayor Guthrie called the meeting to order.

**Attendance**

Council:	Mayor C. Guthrie	
	Councillor P. Allt	Councillor R. Goller
	Councillor B. Bell	Councillor J. Hofland
	Councillor C. Billings	Councillor M. MacKinnon
	Councillor C. Downer	Councillor D. O'Rourke
	Councillor D. Gibson	Councillor L. Piper
	Councillor J. Gordon	Councillor M. Salisbury

Staff:

- Ms. C. Clack, Deputy CAO Public Services
- Mr. T. Lee, Deputy CAO Corporate Services
- Mr. S. Stewart, Deputy CAO Infrastructure, Development and Enterprise Services
- Mr. T. Salter, General Manager, Planning and Building Services
- Ms. T. Baker, General Manager, Finance/Treasurer
- Mr. C. DeVriendt, Manager, Development Planning
- Ms. L. Sulatycki, Senior Development Planner
- Ms. C. Gregson, Senior Corporate Analyst Financial Strategy
- Mr. S. O'Brien, General Manager, City Clerk's Office/City Clerk
- Mr. D. McMahon, Deputy Clerk
- Ms. D. Tremblay, Council and Committee Coordinator

**Closed Meeting Summary**

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

**Chief Administrative Officer Contract**

Mayor Guthrie advised that information was received and this matter will come forward as a special resolution at the open meeting.

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

## **Planning Public Meeting**

**IDE-2019-09**

### **Statutory Public Meeting Report 190, 202, 210 and 216 Arkell Road Proposed Draft Plan of Subdivision and Zoning By-law Amendment**

Lindsay Sulatycki, Senior Development Planner, advised the applicants are requesting to change the current "Agriculture" zone to a specialized "Residential Cluster Townhouse", "High Density Apartment" and "Conservation Land" zones. She also explained the request for specialized regulations relating to each of the proposed zone changes and provided an outline of the two conceptual site plans for the proposed development.

Hugh Handy, on behalf of GSP Group, provided background information on the developers, an overview of the site, the existing official plan policy, proposed zoning amendments and summarized the preliminary development concepts. He also provided information regarding consultations with the neighborhood to date.

Carrie Nethery expressed concerns regarding density, height, layout of common outdoor spaces, parkland dedication, landscaping and layout of parking with respect to the proposed development.

Sarah Taylor expressed concerns regarding increased traffic volume and safety and suggested the re-routing of traffic and the use of traffic calming measures for the neighborhood.

Cyndy Washington expressed concerns regarding the density of the proposed development.

Neale Avery expressed concerns regarding increased traffic and made reference to information contained in the Paradigm Transportation Study. In addition, he expressed concerns regarding increased demands on the local road network.

William Farr expressed concerns regarding density and parking issues relating to the proposed development.

Justin Linebaugh expressed concerns as to whether the proposed development is a good fit with the current neighborhood.

Alan Kay expressed concerns with the density of the proposed development and impacts on the mandates contained in the Natural Heritage action plan.

Susan Watson expressed concerns regarding the proposed zoning by-law amendment requests and calculation for parkland.

Debbie Kay expressed concerns regarding the impacts the proposed development will have on local wildlife, natural heritage and increased traffic.

Laura Murr expressed concerns regarding the distance between the proposed development and Victoria Road and the impacts of traffic noise on the future residents. In addition, she raised concerns regarding the maintenance of water balance to the adjacent wetlands, water recharge impacts on area wells, the encroachment of the construction on the wetland buffer and the proposed underground parking.

2. Moved by Councillor MacKinnon  
Seconded by Councillor Bell

That Report IDE 2019-09 regarding proposed Zoning By-law Amendment application submitted by GSP Group on behalf of the Owners, 2506780 Ontario Inc. and Gamma Developers Ltd. to permit the development of 367 to 400 residential dwelling units comprised of stacked townhouses and apartment units on lands municipally known as 855 and 927 Victoria Road South, and legally described as Part of Lot 2, Concession 8, Township of Puslinch, Part 7 of 61R-9761, City of Guelph (855 Victoria Road South) and Part of Lot 3, Concession 8, Rear, Township of Puslinch, Part 2 of 61R-10792, City of Guelph (927 Victoria Road South), from Infrastructure, Development and Enterprise dated February 11, 2019, be received.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Goller, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (13)

**Voting Against:** (0)

Carried

Council recessed at 9:55 p.m. and reconvened at 10:07 p.m.

### **Items for Discussion**

#### **CS-2019-03                      2018 Development Charges Background Study and 2019 Development Charges By-Law**

The following delegations spoke to this item:

Susan Watson

Audrey Jacob, on behalf of the Guelph Wellington Development Association, Guelph District Home Builders Association and Silvercreek Developments

Jane Loderville, on behalf of Wellington Guelph Housing Committee

The following delegation was not in attendance and did not speak:

Lin Grist

It was requested that the clause 6 and clauses 7 and 8 be voted on separately.

3. Moved by Councillor Allt  
Seconded by Councillor Downer

1. That in accordance with the Development Charges Act, 1997, as amended, Council has decided that no further public meeting is required in respect of the proposed 2019 Development Charges By-law.

2. That the capital project listing set out in Chapter 5 of the 2018 Development Charges Background Study is approved subject to further review during the annual capital budget.
3. That all future capital grants, subsidies, donations and other contribution requests before Council be clearly designated by the donor as being to the benefit of existing development (or new development as applicable).
4. That the assumptions contained within the 2018 Development Charges Background Study are adopted as an 'anticipation' with respect to the capital grants, subsidies donations and other contributions.
5. That a new Development Charge Reserve Fund for Waste Diversion be created and that Appendix A of the General Reserve and Reserve Fund Policy be updated accordingly.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, Piper, O'Rourke and Salisbury (13)

**Voting Against:** (0)

Carried

4. Moved by Councillor Allt  
Seconded by Councillor Downer

6. That the current historical University of Guelph Development Charge Exemption be maintained at 100% in the 2019 Development Charges By-law.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Downer, Gordon, Hofland, MacKinnon, Piper, O'Rourke and Salisbury (9)

**Voting Against:** Councillors Bell, Billings, Goller, Gibson (4)

Carried

5. Moved by Councillor Allt  
Seconded by Councillor Downer

7. That the 2018 Development Charges Background Study dated December 12, 2018 be amended with a revised Schedule H as included in ATT-1 and a revised Schedule E as included in ATT-2 to the staff memo to CS-2019-03.
8. That the 2018 Development Charges Background Study dated December 12, 2018, be approved as amended, enacted through By-law and come into force on March 2, 2019.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, Piper, O'Rourke and Salisbury (13)

**Voting Against:** (0)

Carried

6. Moved by Councillor O'Rourke  
Seconded by Councillor Allt

1. That Staff work collaboratively with the County of Wellington to create a ten-year historical service standard for Social Housing and report back to Council with the governing policies that would be required to address the apportionment of capital costs to "Benefit to Existing Development" with the intent of adding Social Housing to the Development Charge By-law either through an amendment or through the next available Development Charges Background Study.
2. That staff work collaboratively with The Elliott to create a ten-year historical service standard for Homes for the Aged and report back to Council with any governing policies that may be required to address the apportionment of capital costs to "Benefit to Existing Development" with the intent of adding Homes for the Aged to the Development Charge By-law either through an amendment or through the next available Development Charges Background Study.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, Piper, O'Rourke and Salisbury (13)

**Voting Against:** (0)

Carried

### **Extension of Meeting Per Procedural By-law**

7. Moved by Councillor MacKinnon  
Seconded by Councillor Gordon

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, Goller, Gordon, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (13)

**Voting Against:** (0)

Carried

### **Special Resolutions**

8. Moved by Councillor Piper  
Seconded By Councillor Salisbury

1. That Council direct the General Manager Human Resources to temporarily adjust the annual salary, within the approved compensation policy, of the three Deputy Chief Administrative Officers, for carrying out additional Chief Administrative Officer (CAO) responsibilities.
2. That Council direct the General Manager Human Resources to make the salary adjustment effective February 11, 2019 and that it remain in place one (1) month after the commencement of employment for the newly hired CAO.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke, Piper, Salisbury (13)

**Voting Against:** (0)

Carried

Trevor Lee, Deputy CAO, Corporate Services, provided an overview of the Interim Leadership Plan with respect to the Acting CAO division of duties.

### **By-laws**

9. Moved by Councillor Gibson  
Seconded by Councillor Bell

That By-laws Numbered (2019)-20371 to (2019)-20374, inclusive, are hereby passed.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Goller, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (13)

**Voting Against:** (0)

Carried

### **Mayor's Announcements**

Councillor MacKinnon advised that along with Councillor O'Rourke they will be holding a Budget Town Hall at the Clair Road Emergency Centre on Thursday, February 21 from 7:00 p.m. to 9:00

### **Adjournment** (11:01 p.m.)

10. Moved by Councillor Gibson  
Seconded by Councillor Allt

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, February 25, 2019.

---

Mayor Guthrie

---

Dylan McMahon- Deputy Clerk