



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
Monday, March 7, 2016 at 5:00 p.m.**

Attendance

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

Councillor J. Hofland
Councillor M. MacKinnon
Councillor A. Van Hellemond
Councillor K. Wettstein

Absent: Councillor C. Downer
Councillor J. Gordon
Councillor L. Piper
Councillor M. Salisbury

Staff: Mr. S. O'Brien, City Clerk
Ms. D. Black, Council Committee Coordinator

Call to Order (5:00 p.m.)

Mayor Guthrie called the meeting to order.

Authority to Resolve into a Closed Meeting of Council

1. Moved by Councillor Bell
Seconded by Councillor Gordon

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2)(e) and (f) of *The Municipal Act*, with respect to litigation or potential litigation, including matters before administrative tribunals, and advice that is subject to solicitor-client privilege including communications necessary for that purpose.

CARRIED

Closed Meeting (5:02 p.m.)

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

The following matters were considered:

- C-2016.20 Guelph Storm Negotiation Update**
- C-2016.18 Correspondence of January 21st, 2016 – Options for Response**
- C-2016.19 Social Media Communications**

Rise and recess from Closed Meeting (6:48 p.m.)

Open Meeting (7:00p.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 M. Salisbury
Councillor A. Van Hellemond
Councillor K. Wettstein

Staff: Mr. S. Stewart, Deputy CAO of Infrastructure, Development and Enterprise
Mr. T. Salter, General Manager, Planning, Urban Design & Building Services
Ms. S. Kirkwood, Manager of Development Planning
Ms. L. Sulatycki, Senior Development Planner
Mr. M. Witmer, Development Planner II
Ms. T. Agnello, Deputy Clerk
Ms. D. Black, Council Committee Coordinator

Mayor Guthrie called the meeting to order.

Closed Meeting Summary

Mayor Guthrie addressed the matters discussed in the closed meeting and identified the following:

C-2016.18 Correspondence of January 21st, 2016 – Options for Response

The Mayor and staff were given direction regarding the correspondence of January 21st, 2016 – Options for Response

C-2016.19 Social Media Communications

Staff was given direction regarding the social media communications.

C-2016.20 Guelph Storm Negotiation Update

Staff was given direction regarding the Guelph Storm Negotiation Update

C-2016.17 171 Kortright Road West: Update on Ontario Municipal Board Hearing

The matter will be discussed when Council reconvenes in closed session.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures

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.

Paisley/Imperial Node Proposed Official Plan Amendment and Zoning By-law Amendment (Files: OP1502 and ZC1515) – Ward 4

Lindsay Sulatycki, Senior Development Planner advised the purpose of the amendment is to increase the overall permitted gross floor area of the node by 4,400 m² to allow for the development of the remaining phase of West Hills Plaza (963 to 1045 Paisley Road).

Wendy Nott, on behalf of the applicant stated that they have been successful with the development of the property to date and the requested amendment will secure the final build out of the node. She advised they are working with staff to determine form and build out.

Council raised questions regarding plans for the stub road, timing of a comprehensive commercial policy review, impacts on other identified commercial nodes, considerations of the Community Energy Initiative, potential locations for pedestrian access, timing of the land transfer, drive-through layouts, synchronization of traffic lights, traffic flow, bike lanes, and connection of Elmira Road and Highway 24.

2. Moved by Councillor Billings
Seconded by Councillor Salisbury

That Report 16-11 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (Files: OP1502 and ZC1515) by Walker, Nott, Dragicevic Associates Limited on behalf of the owner, Armel Corporation to amend the Official Plan and Zoning By-law 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, from Infrastructure, Development and Enterprise dated March 7, 2016, be received.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)

VOTING AGAINST (0)

CARRIED

325 and 329 Gordon Street Proposed Zoning By-law Amendment (File ZC1516) – Ward 5

Michael Witmer, Development Planner II provided a history of the property and explained that the amendment will change the northern portion of the property from residential zone to an I.1 Specialized Institution Zone to permit a religious institution. They are requesting specialized zoning to permit a maximum of 15 parking spaces on the 325 Gordon Street portion of the property. He advised the site plan process and

Heritage Guelph input will ensure the heritage value is protected. He noted that the heritage issues, financial impacts, a tree conservation plan and lighting and signage concerns will be addressed in the decision report.

James Webb, WEBB Planning Consultants Inc., introduced other representatives for the applicant and noted staff adequately explained the file.

Rebecca McIlvoy, representing Newman Centre, explained the organization and their plans for the property. She detailed the types of uses and layout of the space and assured Council they do not anticipate a large increase in traffic or noise issues.

Mr. Webb stated they have no intention to have additional uses for the property or change the adjacent carriage house. He explained that new construction will fit within the heritage designation and they will minimize effects on the natural heritage. He clarified no changes are proposed to 329 Gordon Street because of current commitments. They will work with staff to ensure lighting and signs adhere to the heritage regulations and minimize impact on the neighbourhood.

Staff will provide information regarding the interaction of the heritage district designation with zoning applications at the various phases.

3. Moved by Councillor Piper
Seconded by Councillor Allt

That Report 16-14 regarding a Zoning By-law Amendment application (File ZC1516) by James Webb Planning Consultants Inc. (on behalf of The Roman Catholic Episcopal Corporation Diocese of Hamilton) to change the zoning from the current Single Detached Residential (R.1B) Zone to a specialized Institutional: Educational, Spiritual, and Other Services (I.1-?) Zone on the northern half of 325-329 Gordon Street, legally described as Part of Lots 1, 2, 3, 4 and 5, Registered Plan 308, City of Guelph, from Infrastructure, Development and Enterprise dated March 7, 2016 be received.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)
VOTING AGAINST (0)*

CARRIED

By-laws

4. Moved by Councillor Allt
Seconded by Councillor Hofland

That By-law Number (2016) - 20025 is hereby passed.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)
VOTING AGAINST: (0)*

CARRIED

Mayor's Announcements

Councillor Allt announced that Guelph will be featured in a segment on TVO The Agenda with Steve Paikin at 8:00 p.m. on March 8th and encouraged the public to watch.

Authority to Resolve into a Closed Meeting of Council (8:02 p.m.)

1. Moved by Councillor Hofland
Seconded by Councillor Gordon

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (e) and (f) of The Municipal Act, with respect to litigation or potential litigation, including matters before administrative tribunals, and advice that is subject to solicitor-client privilege including communications necessary for that purpose.

CARRIED

Closed Meeting (8:04 p.m.)

The following matter was considered:

C-2016.17 171 Kortright Road West: Update on Ontario Municipal Board Hearing

Rise and recess from Closed Meeting (8:42 p.m.)

Open Meeting (8:43 p.m.)

Attendance

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

Staff: Mr. S. O'Brien, City Clerk

Mayor Guthrie called the meeting to order.

Closed Meeting Summary

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

C-2016.17 171 Kortright Road West: Update on Ontario Municipal Board Hearing

Staff was given direction regarding 171 Kortright Road West: Update on Ontario Municipal Board Hearing

Adjournment (8:45 p.m.)

13. Moved by Councillor Bell
Seconded by Councillor Van Hellemond

That the meeting be adjourned.

CARRIED

Minutes to be confirmed on April 25, 2016.

Mayor Guthrie

Tina Agnello, Deputy Clerk