



**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
Monday March 9, 2015 at 7:00 p.m.**

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**Attendance**

Council: Mayor Guthrie  
Councillor B. Bell  
Councillor C. Billings  
Councillor C. Downer  
Councillor D. Gibson  
Councillor Hofland  
Councillor M. MacKinnon  
Councillor L. Piper  
Councillor M. Salisbury  
Councillor A. Van Hellemond (*arrived at 7:03 p.m.*)  
Councillor K. Wettstein (*arrived at 7:03 p.m.*)

Absent: Councillor P. Allt  
Councillor J. Gordon

Staff: Mr. A. Horsman, Deputy CAO, Infrastructure, Development & Enterprise  
Mr. T. Salter, General Manager, Planning Services  
Mr. M. Witmer, Development and Urban Design Planner  
Ms. L. Sulatycki, Senior Development Planner  
Mr. C. DeVriendt, Senior Development Planner  
Ms. T. Agnello, Deputy City Clerk  
Ms. D. Black, Council Committee Coordinator

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**Call to Order (7:00 p.m.)**

Mayor Guthrie called the meeting to order.

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

There were no disclosures.

**Council Consent Agenda**

1. Moved by Councillor Hofland  
Seconded by Councillor Bell

That the March 9, 2015 Consent Agenda as identified below, be adopted:

**CON-2015.9 5 Arthur Street South – Request to Lift the Holding Symbol on Zoning for Phase 1 Lands (File: ZC1503) – Ward 1**

1. That Report 15-22 regarding an application to lift the Holding symbol submitted by 5 Arthur Street Developments, 2278560 Ontario Inc., on the R.4B-15 (H) zoning of the lands municipally known as 5 Arthur Street South, and legally described as Part of Grist Mill Lands, East side of Speed River, Plan 113 and Part Lot 76, and Lots 77, 78, 79, 80,

81 and 82, Plan 113, (as amended), designated as Parts 11, 12 and 13, Reference Plan 61R11955, together with an easement over Part 17, 61R11955 as in Instrument No. WC212993; Guelph and Part of Grist Mill Lands, Plan 113, East of River Speed, designated as Parts 14, 15 and 16, Reference Plan 61R11955; subject to an Easement as in Instrument No. RO682767; together with an Easement over Part 17, 61R11955 as in Instrument No. WC212993; City of Guelph, from Infrastructure, Development and Enterprise, dated March 9, 2015, be received.

2. That City Council authorize the CAO to execute a development agreement between the City of Guelph and 2278560 Ontario Inc., on the terms and conditions described in Staff Report 15-22, with a form and content satisfactory to the Deputy CAO of Public Services.
3. That City Council direct that the City Solicitor register, or confirm registration of, the executed development agreement referred to in recommendation 2, above, on title to the property municipally known as 5 Arthur Street South.
4. That City Council approve the By-law to lift the Holding symbol imposed by Bylaw (2014)-19793, which shall take effect upon confirmation of the registration on title to the property of the development agreement referred to in recommendations 2 and 3, above, by the City Solicitor.

**CON-2015.10 18 Kathleen Street – Notice of Intention to Designate Pursuant to Part IV of the *Ontario Heritage Act* – Ward 3**

1. That the Council Planning Report 15-02, dated March 9, 2015 regarding the notice of intention to designate 18 Kathleen Street pursuant to Part IV of the *Ontario Heritage Act* be received.
2. That the City Clerk be authorized to publish and serve notice of intention to designate 18 Kathleen Street pursuant to the *Ontario Heritage Act* and as recommended by Heritage Guelph.
3. That the designation by-law be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

**CON-2015.11 251 Arthur Street North – Heritage Review Application (Proposed Removal from Municipal Register of Cultural Heritage Properties) and Demolition Permit Application – Ward 2**

1. That the Council Planning Report 15-04, regarding the recommendation to remove 251 Arthur Street North from the *Municipal Register of Cultural Heritage Properties* dated March 9, 2015 be received.
2. That staff be authorized to remove all references to 251 Arthur Street North from the *Municipal Register of Cultural Heritage Properties*.
3. That the proposed demolition of one (1) detached dwelling at 251 Arthur Street North be approved.

4. That the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees on the property or on adjacent properties which can be preserved prior to commencement of demolition and maintain fencing during demolition.
5. That the applicant be requested to contact the General Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

**CON-2015.12 41, 43 and 45 Wyndham Street South and 53 Surrey Street East – Heritage Review Application (Proposed Removal from Municipal Register of Cultural Heritage Properties) – Ward 1**

1. That the Council Planning Report 15-05, regarding the recommendation to remove 41, 43 and 45 Wyndham Street South and 53 Surrey Street East from the *Municipal Register of Cultural Heritage Properties* dated March 9, 2015 be received.
2. That staff be authorized to remove all references to 41, 43 and 45 Wyndham Street South and 53 Surrey Street East from the *Municipal Register of Cultural Heritage Properties*.

**CON-2015.13 Proposed Demolition of 27 Clarke Street West – Ward 3**

1. That Report 15-16 regarding the proposed demolition of one (1) single detached dwelling at 27 Clarke Street West, legally described as Plan 205 Part Lot 39 Part Lot 40; City of Guelph, from Infrastructure, Development and Enterprise dated March 9, 2015, be received.
2. That the proposed demolition of one (1) detached dwelling at 27 Clarke Street West be approved.
3. That the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees on the property or on adjacent properties which may be impacted by demolition and construction activities.
4. That the applicant be requested to contact the General Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

**CON-2015.14 30 Norwich Street East – Heritage Review Application (Proposed Removal of Residential Coach House from Municipal Register of Cultural Heritage Properties) and Demolition Permit Application – Ward 2**

1. That the Council Planning Report 15-18, regarding the recommendation to remove the residential coach house (a former barn/stable) at 30 Norwich Street East from the *Municipal Register of Cultural Heritage Properties* dated March 9, 2015 be received.
2. That staff be authorized to remove all references to the residential coach house (a former barn/stable) at 30 Norwich Street East from the *Municipal Register of Cultural Heritage Properties*.

3. That the proposed demolition of one (1) detached building (the residential coach house - a former barn/stable) at the rear of 30 Norwich Street East be approved.
4. That the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees on the property or on adjacent properties which can be preserved prior to commencement of demolition and maintain fencing during demolition.
5. That the applicant be requested to contact the General Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (11)*

*VOTING AGAINST: (0)*

CARRIED

### **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.

### **223 Suffolk Street West – Proposed Zoning By-law Amendment (File: ZC1414) – Ward 3**

Mr. Michael Witmer, Development and Urban Design Planner, advised the applicant wishes to rezone the property from its current Residential Single Detached Zone to a Residential Semi-Detached Zone to permit semi-detached dwellings on the north side of Suffolk Street West. He noted that a consent application to sever the subject lands will be brought forward to the Committee of Adjustment and each part lot will be equal in size with frontages of 7.693 metres with front yard setbacks consistent with the neighbourhood.

Mr. Subhash Chugh, applicant, advised they plan to demolish the building on the property and create a semi-detached dwelling and that it is an appropriate infill project. He advised a neighbour who had concernst is now supportive of the plan. He stated the garage is large enough to accommodate a vehicle and the waste collection carts.

2. Moved by Councillor Bell  
Seconded by Councillor Billings

That Report 15-21 regarding a proposed Zoning By-law Amendment application (File: ZC1414) by 785412 Ontario Limited and 1773438 Ontario Inc. to permit the development of a semi-detached dwelling on the property municipally known as 223 Suffolk Street West, and legally described as Plan 29, Part Lot 7. City of Guelph, from Infrastructure, Development and Enterprise dated March 9, 2015, be received.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (11)*

*VOTING AGAINST: (0)*

CARRIED

**0 Lee Street – Proposed Zoning By-law Amendment (File: ZC1501) – Ward 1**

Mr. Chris DeVriendt, Senior Development Planner advised the City is initiating the Zoning By-law Amendment to comply with a 2013 Ontario Municipal Board Settlement Agreement regarding the subdivision application at 11 Starwood Drive. The existing dwelling will be demolished and a consent application to sever the subject lands will be brought forward to the Committee of Adjustment. The application will consolidate the subject lands with adjacent future development blocks and used to create three single detached lots with frontage on Lee Street.

Discussion ensued regarding traffic speed control measures, road maintenance and clarifying the parkland dedication issues.

3. Moved by Councillor Piper  
Seconded by Councillor Hofland

That Report 15-20 regarding a City initiated Zoning By-law Amendment to rezone a portion of the former Grange Road alignment to facilitate the creation of three (3) single detached lots for the property municipally referred to as 0 Lee Street, and legally described as Part of Grange Road and Cityview Drive, Registered Plan 53, City of Guelph, from Infrastructure, Development and Enterprise dated March 9, 2015 be received.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (11)*

*VOTING AGAINST: (0)*

CARRIED

**129 Elmira Road South and 963 to 1045 Paisley Road – Proposed Zoning By-law Amendment (File: ZC1502) – Ward 4**

Ms. Lindsay Sulatycki, Development Planner advised the purpose of the application is to permit a home improvement retail warehouse establishment. The amount of retail space permitted is being reduced to comply with the gross floor area requirements for the West End Node so the "Holding" provision can be removed. The applicant has received consent from the Committee of Adjustment to sever and been granted easements and a right-of-way for municipal services and mutual vehicular access and circulation.

Discussion ensued regarding loading dock access, grading, the cumulative effect of the proposed commercial uses in the node, the internal road network and the potential effect of decreased parking on future uses. Documentation regarding parking needs at the other Lowes stores will be requested to support their parking needs assessment.

Ms. Wendy Nott, Walker, Nott, Dragicevic Associates Ltd., Planning Consultants for Armel, stated that the warehouse meets the function of the identified node and is permitted within the Official Plan. She addressed the gross floor area limitation and explained the application is to accommodate the warehouse size and configuration. She explained they used historical data from their other stores to determine their reduced parking request and it applies only to the lowest portion of the site. She noted an engineering analysis revealed access from the warehouse to Whitelaw Road is not possible and they intend to have connectivity with Costco. She advised the site plan process will address the traffic flow issues raised.

Mr. Jeff Boyd, Lowes representative stated they have a measured growth program and believe this site is one of a very few possible in the City. They plan to build to Leed standard but will not get certified due to the expense, and they have been Energy Star certified for seven years straight.

Council requested information be provided regarding the urban design policy at it pertains to pedestrians, plans for realignment of Whitelaw Road by both the Township and the City, methods to address stormwater management, the internal traffic flow network, clarity of employment numbers and the correlation of the square footage and parking requirements. Traffic was also a concern and staff were asked to address the feasibility of synchronizing the traffic lights, a possible roundabout and options for limited directional access and egress.

4. Moved by Councillor Salisbury  
Seconded by Councillor Downer

That Report 15-19 regarding a proposed Zoning By-law Amendment application (File: ZC1502) by Walker, Nott, Dragicevic Associates Limited on behalf of Armel Corporation to permit the development of a home improvement retail warehouse establishment on the property municipally known as 129 Elmira Road South, and legally described as Part of Lot 6, Concession 1, Division "B", and Part of the Original Allowance Between part of Lot 4, Concession 2, Division "E" (Geographic Township of Guelph), City of Guelph, more specifically described as Part 23, Part 24 and Part 26 of Plan 61R-20091 and to reduce the maximum permitted commercial gross floor area (GFA) on the property municipally known as 963 to 1045 Paisley, and legally described as Block 1, Plan 61M-53, excluding Part 6 of Reference Plan 61R-10459, from Infrastructure, Development and Enterprise dated March 9, 2015, be received.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (11)*

*VOTING AGAINST: (0)*

CARRIED

### **By-laws**

5. Moved by Councillor Gibson  
Seconded by Councillor MacKinnon

That By-laws Numbered (2015)-19869 to (2015)-19876, inclusive, are hereby passed.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (11)*

*VOTING AGAINST: (0)*

CARRIED

### **Adjournment (8:02 p.m.)**

6. Moved by Councillor MacKinnon  
Seconded by Councillor Gibson

That the meeting be adjourned.

CARRIED

*Minutes to be confirmed on April 27, 2015.*

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Mayor Guthrie

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Tina Agnello, Deputy City Clerk