



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
April 8, 2019 at 6:30 p.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 R. Goller
Councillor J. Hofland
Councillor M. MacKinnon
Councillor D. O'Rourke
Councillor L. Piper
Councillor M. Salisbury

Staff: Ms. K. Dedman, Acting Deputy CAO, Infrastructure, Development and Enterprise Services
Mr. C. Cooper, General Manager, Legal, Realty and Court Services/City Solicitor
Mr. C. DeVriendt, Manager, Development Planning
Ms. M. Aldunate, Manager, Policy Planning and Urban Design
Ms. L. Sulatycki, Senior Development Planner
Mr. M. Witmer, Senior Development Planner
Mr. S. Robinson, Senior Heritage Planner
Mr. D. McMahon, Manager, Legislative Services/Deputy Clerk
Ms. D. Tremblay, Council and Committee Coordinator

Call to Order (6:30 p.m.)

Mayor Guthrie called the meeting to order.

Councillor Piper arrived at 6:33 p.m.

Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Downer declared an interest with respect to item IDE-2019-38 Public Meeting Report 205-213 Speedvale Avenue East Proposed Zoning By-law Amendment File: 0ZS18-011 Ward 2 as she has a non-development business relationship with Mike Fortin, one of the applicants, not related to this application.

Councillor Gibson arrived at 6:34 p.m.

Council Consent Agenda

The following items were extracted:

**IDE-2019-35 Decision Report 127 Cityview Drive North Zoning By-law
Amendment File: 0ZS18-006 Ward 1**

1. Moved by Councillor Billings
Seconded by Councillor Bell

That the application from Black, Shoemaker, Robinson & Donaldson Limited on behalf of the owner, Linda Da Maren for a Zoning By-law Amendment (OZS18-006) to change the zoning from the current "Urban Reserve" (UR) Zone to a "Specialized Single Detached" (R.1C-?) Zone to permit the development of two (2) new single detached dwellings on the property municipally known as 127 Cityview Drive North and legally described as Lot 23, Registered Plan 462, City of Guelph, be approved in accordance with ATT-3 of the Infrastructure, Development and Enterprise Report 2019-35 dated April 8, 2019.

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

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-2019-38 Statutory Public Meeting Report 205-213 Speedvale Avenue East Proposed Zoning By-Law Amendment File: OZS18-011 Ward 2

Lindsay Sulatycki, Senior Development Planner, provided a summary of the proposed development including demolition of the dwellings located at 205, 207 and 211 Speedvale Avenue East and development of the lands to include a three-storey twenty-one unit apartment building and conversion of the existing single detached dwelling located at 213 Speedvale into a three-unit building. She advised that the proposal includes a request for zoning by-law amendment from the current zoning of Residential Single Detached to a Specialized Infill Apartment and a requests for amendments to the special regulations including a reduction in parking spaces and minimum rear yard setbacks.

Nancy Shoemaker, on behalf of Black, Shoemaker, Robison and Donaldson Limited, provided details regarding the proposed three story building and a summary of the proposal for the existing dwelling at 213 Speedvale Avenue. She summarized the requests for the zoning by-law amendment, including the request for a reduction in number of parking spaces and minimum rear yard setbacks.

David McAuley, on behalf of J. David McAuley Architect Inc., provided a summary of the sustainable intentional living community proposed on the site. He provided a pictorial summary of the neighborhood properties, amenities, vegetation and plantings contained on the site.

Chris Williams, an area resident, expressed concerns regarding the renovation of 213 Speedvale Avenue and suggested that the lot could be used for additional parking. He also expressed concerns regarding increased traffic resulting from the proposal.

Councillor Downer did not discuss or vote on this item.

2. Moved by Councillor Hofland
Seconded by Councillor Allt

That Report IDE 2019-38 regarding proposed Zoning By-law Amendment application submitted by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owners, Beryl Isobel Beard and Michael Fortin to permit the development of a three-storey, 21-unit apartment building and the conversion of the existing dwelling located at 213 Speedvale Avenue East into a three-unit building on lands municipally known as 205, 207, 211 and 213 Speedvale Avenue East, and legally described as Part of Lots 30 and 31, Registered Plan 221, City of Guelph from Infrastructure, Development and Enterprise dated April 8, 2019, be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (12)

Voting Against: (0)

Carried

Councillor Allt assumed the Chair.

3. Moved by Mayor Guthrie
Seconded by Councillor Piper

That in consultation with the applicant, staff explore all opportunities for maximizing further density of units and/or green space within the proposed site by using section 37, specifically section 10.7 of the Planning Act, or through further reduction of parking requirements.

Voting in Favour: Mayor Guthrie, Councillors Goller and Gordon (3)

Voting Against: Councillors Allt, Bell, Billings, Gibson, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (9)

Defeated

Mayor Guthrie assumed the Chair.

Councillor MacKinnon left the meeting at 8:35 p.m.

Councillor Gibson left the meeting at 8:38 p.m.

Items for Discussion

IDE-2019-41 Draft Cultural Heritage Action Plan for Council Input

Stephen Robinson, Senior Heritage Planner, provided a summary of the contents of the Draft Cultural Heritage Acton Plan.

Councillor Billings left the meeting at 9:14 p.m.

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

That the draft Cultural Heritage Action Plan included as Attachment 1, to the Infrastructure, Development & Enterprise Services Report (IDE 2019-41), dated April 8, 2019 be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Downer, Goller, Gordon, Hofland, O'Rourke, Piper and Salisbury (10)

Voting Against: (0)

Carried

By-laws

5. Moved by Councillor Salisbury
Seconded by Councillor Piper

That By-laws numbered (2019)-20394 to (2019)-20396, inclusive, are hereby passed.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Downer, Goller, Gordon, Hofland, O'Rourke, Piper and Salisbury (10)

Voting Against: (0)

Carried

Mayor's Announcements

Councillor Allt advised that April is organ donation month and encouraged those Guelph residents who have not to registered to be organ donors to register.

Councillors Piper and Downer advised that they will be holding a Ward 5 Town Hall meeting on Thursday, April 11, 2018 from 7:00 to 9:00 p.m. at Harcourt Church to discuss items such as rental housing, zoning and the new main library project.

Adjournment (9:39 p.m.)

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

That the meeting be adjourned.

Carried

Minutes to be confirmed on May 27, 2019.

Mayor Guthrie

Dylan McMahon- Deputy Clerk