

**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
Wednesday, April 20, 2016 at 6:00 p.m.**

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**Attendance**

Council: Mayor C. Guthrie  
Councillor P. Allt  
Councillor B. Bell (*arrived 6:25 p.m.*)  
Councillor C. Billings  
Councillor C. Downer  
Councillor J. Gordon  
Councillor D. Gibson  
Councillor M. MacKinnon  
Councillor L. Piper  
Councillor M. Salisbury  
Councillor K. Wettstein

Regrets: Councillor J. Hofland  
Councillor A. Van Hellemond

Staff: Ms. A. Pappert, Chief Administrative Officer  
Mr. M. Amorosi, Deputy CAO of Corporate Services  
Mr. S. Stewart, Deputy CAO of Infrastructure, Development & Enterprise  
Mr. D. Thomson, Deputy CAO of Public Services  
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services  
Mr. P. Cartwright, General Manager, Business Development and Enterprise  
Ms. M. Aldunate, Manager of Policy Planning & Urban Design  
Ms. S. Kirkwood, Manager of Development Planning  
Mr. I. Panabaker, Corporate Manager  
Ms. S. Laughlin, Senior Policy Planner  
Mr. D. De Groot, Urban Designer  
Mr. J. Downham, Planner II – Policy and Analytics  
Ms. J. Sweeney, Acting Deputy Clerk  
Ms. G. van den Burg, Council Committee Coordinator

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**Call to Order (6:00 p.m.)**

Mayor Guthrie called the meeting to order.

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

There was no disclosure.

**Presentations**

Mr. Scott Stewart, Deputy CAO of Infrastructure, Development & Enterprise, provided an introduction to the growth and development, urban design, and monitoring Downtown implementation.

Ms. Melissa Aldunate, Manager of Policy Planning & Urban Design, provided a general overview of the vision of growth in Guelph and the policies and principles behind the urban design action plan.

Mr. David De Groot, Urban Designer, outlined the principles of designing a city and its public spaces and future approaches to these design plans, including intensification.

Mr. Jason Downham, Planner II – Policy and Analytics, highlighted key components of the City's 2<sup>nd</sup> annual growth monitoring report including information on development activity, the housing supply in accordance with Guelph's population forecast, the provincial policy statement, and the achievement of the Places to Grow targets.

Councillor Bob Bell arrived at 6:25 p.m..

Ms. Sylvia Kirkwood, Manager of Development Planning, outlined the purpose of the development priorities plan, development activity in 2015 and future development activity.

Mr. Peter Cartwright, General Manager, Business Development and Enterprise, provided an overview of the progress on the development of Wilson Street Reconstruction and Parkade project and the Downtown Strategy and Real Estate Market Sounding.

Mr. Ian Panabaker, Corporate Manager, highlighted some of the key development projects that have been completed in the past 5 years in accordance with the community infrastructure plan as well as future infrastructure investments.

Ms. Stacey Laughlin, Senior Policy Planner, provided background on the Downtown zoning by-law regulations, the Downtown Secondary Plan, and its urban design standards related to frontage requirements, cultural heritage resources and vehicle and bicycle parking standards.

Mr. Todd Salter, General Manager, Planning, Urban Design and Building Services, summarized the vision of future development, the plans to implement the vision, and the actions required to implement the vision.

**CON-2016.16      Urban Design Action Plan Update and Urban Design Manual Project**

1.      Moved by Councillor Gordon  
          Seconded by Councillor Gibson

That Report 16-24 from Infrastructure, Development and Enterprise titled "Urban Design Action Plan Update and Urban Design Manual Project" dated April 20, 2016, be received.

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

*VOTING AGAINST: (0)*

CARRIED

**CON-2016.15 Guelph Growth Management – Annual Monitoring Report 2015**

2. Moved by Councillor Downer  
Seconded by Councillor Billings

That Report #16-25 from Infrastructure, Development and Enterprise titled “Guelph Growth Management: Annual Monitoring Report 2015” dated April 20, 2016, be received.

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

*VOTING AGAINST: (0)*

CARRIED

**CON-2016.17 Downtown Zoning By-law Update: Discussion Paper**

3. Moved by Councillor Downer  
Seconded by Councillor Gibson

1. That Report 16-20 from Planning, Urban Design and Building Services regarding the Downtown Zoning By-law Update: Discussion Paper dated April 20, 2016 be received; and
2. That Council directs staff to use the Downtown Zoning By-law Update: Discussion Paper included as Attachment 1 to Report 16-20 as the basis to develop a new draft Zoning By-law for Downtown Guelph and undertake additional stakeholder and public engagement.

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

*VOTING AGAINST: (0)*

CARRIED

**CON-2016.18 2016 Development Priorities Plan**

Ms. Susan Watson, resident, spoke to this item.

4. Moved by Councillor Piper  
Seconded by Councillor Allt

That Council direct staff to investigate and report back on the most effective way to quantify the cost of growth.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Piper, Salisbury, and Wettstein (9)*

*VOTING AGAINST: Councillors Gibson and MacKinnon (2)*

CARRIED

5. Moved by Councillor Gibson  
Seconded by Councillor Wettstein

1. That Report 16-16, from Infrastructure, Development and Enterprise, regarding the 2016 Development Priorities Plan, dated April 20, 2016, be received; and
2. That Council approve a 2016 target for the registration of 934 housing units within plans of subdivision in accordance with the 2016 Development Priorities Plan; and
3. That Council approve a 2016 target for the draft plan approval of up to 540 housing units within plans of subdivision in accordance with the 2016 Development Priorities Plan; and
4. That amendments to the timing of registration of plans of subdivision be permitted only by Council approval unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2016 are not exceeded.

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

*VOTING AGAINST: (0)*

CARRIED

**Adjournment (8:26 p.m.)**

6. Moved by Councillor Downer  
Seconded by Councillor Gibson

That the meeting be adjourned.

CARRIED

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Mayor Guthrie

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Joyce Sweeney – Acting Deputy Clerk