



**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
Monday, May 9, 2016 at 5:30 p.m.**

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**Attendance**

Council: Mayor C. Guthrie (*arrived 5:50 at p.m.*)  
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 A. Van Hellemond  
Councillor M. Salisbury  
Councillor K. Wettstein (*arrived at 5:02p.m.*)

Staff: Ms. A. Pappert, CAO  
Mr. M. Amorosi, Deputy CAO, Corporate Services  
Ms. J. Sweeney, Acting Deputy Clerk  
Ms. D. Black, Council Committee Coordinator

Also Present: Ms. L. Bernardi, Bernardi Human Resource Law

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**Call to Order (5:30 p.m.)**

Chair Downer called the meeting to order.

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

1. Moved by Councillor Bell  
Seconded by Councillor Salisbury

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) and (c) of *The Municipal Act*, with respect to security of the property, personal matters about identifiable individuals and proposed or pending acquisition or disposition of land.

CARRIED

**Closed Meeting (5:32 p.m.)**

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

There were no disclosures.

The following matters were considered:

- C-2016.33 Downtown Property**
- C-2016.34 Correspondence Received Regarding Employees of the Corporation**
- C-2016.35 CAO Contract**

**Rise and recess from Closed Meeting (7:05 p.m.)**

**Open Meeting (7:12 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 J. Hofland  
Councillor L. Piper  
Councillor M. Salisbury  
Councillor A. Van Hellemond  
Councillor K. Wettstein

Absent: Councillor MacKinnon

Staff: Ms. A. Pappert, CAO  
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  
Mr. C. DeVriendt, Senior Development Planner  
Ms. K. Nasswetter, Senior Development Planner  
Ms. J. Sweeney, Acting 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-2016.33 Downtown Property**

Information was received.

**C-2016.34 Correspondence Received Regarding Employees of the Corporation**

Information was received, staff were given direction and discussion will continue following the open meeting.

**C-2016.35 CAO Contract**

Information was received and staff were given direction.

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

There were no disclosures

The Mayor addressed the evacuation of the residents of Fort McMurray and stated Guelph is sympathetic to their situation and sends best wishes on behalf of the City of Guelph. He advised Councillor Downer will be tabling a motion regarding assistance for them during the meeting.

### **Consent Agenda**

The following item was extracted:

#### **CON-2016.23      ASSOCIATION OF MUNICIPALITIES OF ONTARIO RE: SUPPORT FOR FORT MCMURRAY – CALL TO ACTION**

2. Moved by Councillor Hofland  
Seconded by Councillor Van Hellemond

That the balance of the May 9, 2016 Consent Agenda as identified below, be adopted:

#### **CON-2016.18      41 WOODLAWN ROAD WEST PROPOSED ZONING BY-LAW AMENDMENT (FILE: ZC1508) - WARD 3**

1. That the application submitted by Black, Shoemaker, Robinson and Donaldson Limited on behalf Sherrill Becker to amend the zoning from the "Specialized Service Commercial" (SC.1-31) to the "Specialized Community Shopping Centre" (CC-?) zone to allow a broader range of uses on the property municipally known as 41 Woodlawn Road West, and legally described as Part Lot 5, Registered Plan 169, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Schedule 1 attached hereto.
2. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law amendment affecting the subject lands.

#### **CON-2016.19      492 MICHENER ROAD PROPOSED ZONING BY-LAW AMENDMENT (FILE: ZC1514) - WARD 4**

1. That the application submitted by Astrid J Clos Planning Consultants, on behalf of Four Woods Group Inc. to amend the zoning from the "Specialized Highway Service Commercial" (SC.2-1) zone to the "Highway Commercial" (SC.2) on the property municipally known as 492 Michener Road and legally described as Part of Lot 6, Registered Plan 661, Part 2 of Reference Plan 1403, City of Guelph, be approved in accordance with the zoning regulations outlined in Schedule 2 attached hereto.

#### **CON-2016.20      PROPOSED DEMOLITION OF 75 METCALFE STREET - WARD 1**

1. That Report 16-31 regarding the proposed demolition of one (1) single detached dwelling at 75 Metcalfe Street, legally described as Division F Pt. Lot 1 E/S Eramosa Rd Plan 405 Pt. Block B RP-61R5520 Part 3; City of Guelph, from Infrastructure, Development and Enterprise dated May 9th, 2016, be received.

2. That the proposed demolition of one (1) detached dwelling at 75 Metcalfe Street be approved.
3. That the applicant be requested to prepare and submit a Tree Preservation Plan in accordance with the City of Guelph Official Plan (Urban Forest policies) prior to undertaking activities which may injure or destroy trees.
4. That the applicant be requested to erect protective fencing at one (1) metre from the drip line of any existing trees to be retained on or adjacent to the property, which may be impacted by demolition or construction activities.
5. That the applicant be requested to contact the City's Environmental Planner to inspect the tree protection fence prior to demolition and/or site alteration commencing.
6. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.
7. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

**CON-2016.21 PROPOSED DEMOLITION OF 10 MAYFIELD AVENUE - WARD 5**

1. That Report 16-29 regarding the proposed demolition of one (1) single detached dwelling at 10 Mayfield Avenue, legally described as Plan 552 Lot 19; City of Guelph, from Infrastructure, Development and Enterprise dated May 9<sup>th</sup>, 2016, is received.
2. That the proposed demolition of one (1) detached dwelling at 10 Mayfield Avenue be approved.
3. That the applicant be advised that a tree removal permit must be applied for and received prior to removal of any trees on the site in accordance with the City's Private Tree Protection By-law (2010)-19058.
4. That the applicant prepare and submit a Tree Preservation Plan in accordance with the Private Tree Protection By-law (2010-19058) prior to undertaking activities which may injure or destroy regulated trees.
5. That the applicant erect protective fencing at one (1) metre from the dripline of any existing trees to be retained on or adjacent to the property which may be impacted by demolition and/or construction activities.
6. That the applicant contacts the City's Environmental Planner to inspect the tree protection fence prior to demolition and/or site alteration commencing.

7. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.
8. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

### **CON-2016.22 CAO PERFORMANCE OBJECTIVES 2016**

That the CAO's 2016 Performance Objectives as described in report CAO-C-1604 be approved.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)*  
*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.

### **46, 47 and 87 Hyland Road Proposed Draft Plan of Subdivision and Zoning By-law Amendment (Files: 23T-16501/ZC1601) - Ward 2**

Chris DeVriendt, Senior Development Planner advised the applicant is requesting to change the zoning from the existing UR (Urban Reserve) Zone and WL (Wetland) to the R.1B (Residential Single Detached) Zone to implement the proposed draft plan of subdivision. The applicant wishes to subdivide the property to allow the creation of 19 single detached lots. A cul-de-sac is proposed within the parcel north of Hyland Road to accommodate 10 single detached dwellings. Glenburnie Drive is proposed to be extended into a cul-de-sac to accommodate an additional 9 single detached lots. The applicant intends to leave Blocks 20 and 21 in an un-graded natural state and a formal pedestrian trail is proposed to the east to maintain trail connectivity.

John Dunnink, applicant, advised the proposed plan is designed to keep lot size compatible with the existing properties. He advised they will develop the trail to City requirements and are proposing giving the City some of the property to protect the wetlands. He also addressed the tree plan and traffic concerns for Glenburnie Drive.

Eric McCraney, neighbourhood resident raised concerns regarding the extension of Glenburnie Drive due to the effects it would have on the wetlands. He also raised concerns regarding privacy.

Randy Galway, neighbourhood resident, raised privacy concerns and grading and runoff issues. He requested assurances that damages would receive quality repairs at the expense of the developer.

Discussion ensued regarding protection of the wetlands boundaries, grading and privacy.

3. Moved by Councillor Billings  
Seconded by Councillor Van Hellemond

That Report 16-30 regarding a proposed Draft plan of Subdivision and Zoning By-law amendment application (File: 23T-16501/ZC1601) by Van Harten Surveying Inc. on behalf of Dunnink Homes Ltd. to permit the development of 19 single detached lots on the properties municipally known as 46, 47 and 87 Hyland Road and legally described as Lot 6 and 7, Part of Lots 4 and 5, Registered Plan 359 as in ROS635704 and Part of Lot 12 Registered Plan 359, Part 1, 61R633, City of Guelph, from Infrastructure, Development and Enterprise dated May 9, 2016, be received.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)*  
*VOTING AGAINST (0)*

CARRIED

### **671 Victoria Road North Proposed Zoning By-law Amendment (File: ZC1606) – Ward 2**

Katie Nasswetter, Senior Development Planner advised the applicant is requesting to change the zoning from the existing NC-9 (Specialized Neighbourhood Shopping Centre) to a revised NC-9 (Specialized Neighbourhood Shopping Centre) to permit the development of two six-storey apartment buildings containing a total of 124 apartment units with ground floor commercial space and a separate one storey commercial building. The specialized permitted uses and zoning regulations being requested are to permit the following: a “pharmacy”, a drive-thru for a financial establishment, a maximum building height of 6 storeys from the current 2 storeys, a maximum lot area of 12,487m<sup>2</sup> in lieu of the current 7,500 m<sup>2</sup>, reduced minimum rear and side yards of 6 metres from current 12 metres, and a minimum buffer strip width of 3 metres along the north and easterly lines where 6 metres is required. She provided details of the configuration of the property including parking accommodations.

Discussion ensued regarding traffic issues, grading, setbacks and compatibility.

Astrid Clos, on behalf of the applicant provided information regarding zoning compatibility, parking, traffic, building location, angular planes, and potential commercial uses. She advised there are no tenant applications for the property so drawings can only be conceptual.

Saad Faraj, architect on behalf of the applicant provided information regarding the commercial usage and number of residential units, building design and setback requirements. He explained the six requested zoning by-law amendments.

Discussion ensued regarding building height, storm water management, setbacks and the drive-thru component.

Paul Harrison, neighbourhood resident raised concerns regarding the level of pollution from litter and vehicular traffic, vandalism issues, traffic volume and flow, shadowing and wind effects. He also questioned the level of care the property would receive in relation to the apartment tenant turnover.

Jignesh Nayak, neighbourhood resident raised safety concerns for the children and concurs with previous delegations relating to parking, traffic and setbacks.

Andrew Bilyk, neighbourhood resident stated the slope and grading of the property would make the building appear even higher than the six storeys proposed.

Discussion ensued regarding solid waste collection, snow removal and storage, massing of proposed structures, streetscape, lighting, storm water management, underground parking noise, building materials and relation to the Community Energy Initiative.

4. Moved by Councillor Piper  
Seconded by Councillor Allt

That Report 16-32 regarding a proposed Zoning By-law amendment application (File: ZC1606) by Astrid J. Clos Planning Consultants on behalf of 1830334 Ontario Inc. to permit a mixed use commercial residential development on the property municipally known as 671 Victoria Road North and legally described as Part of Lot 1, Concession 7, Division C, City of Guelph, from Infrastructure, Development and Enterprise dated May 9, 2016, be received.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)*  
*VOTING AGAINST (0)*

CARRIED

### **Extracted Consent Items**

#### **CON-2016.23      ASSOCIATION OF MUNICIPALITIES OF ONTARIO RE: SUPPORT FOR FORT MCMURRAY – CALL TO ACTION**

Councillor Downer advised she is responding to the Call to Action from AMO received in the Weekly Items for Information regarding support for Fort McMurray.

The CAO advised that City staff have been in contact with Fort McMurray representatives, have offered staff resources and are waiting for requests.

5. Moved by Councillor Downer  
Seconded by Councillor Van Hellemond

1. That the City of Guelph donate \$5000 to the Canadian Red Cross Alberta Fires Appeal through AMO or directly in support of Fort McMurray and surrounding First Nations Territories.
2. That the Finance Department identify the appropriate account.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)*

*VOTING AGAINST (0)*

CARRIED

**By-laws**

6. Moved by Councillor Gordon  
Seconded by Councillor Hofland

That By-law Number (2016) – 20049 to (2016) - 20057, inclusive are hereby passed.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)*

*VOTING AGAINST: (0)*

CARRIED

Councillor Gordon raised an issue regarding social media comments made by Councillor Gibson to him and requested an apology.

Councillor Gibson responded and provided an apology to Councillor Gordon.

**Authority to Resolve into a Closed Meeting of Council (9:18 p.m.)**

1. Moved by Councillor Bell  
Seconded by Councillor Allt

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) of The Municipal Act, with respect to personal matters about identifiable individuals.

CARRIED

**Closed Meeting (9:20 p.m.)**

The following matter was considered:

**C-2016.34 Correspondence Received Regarding Employees of the Corporation**

**Rise and recess from Closed Meeting (9:57 p.m.)**

**Open Meeting (9:58 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 J. Hofland  
Councillor L. Piper  
Councillor A. Van Hellemond  
Councillor K. Wettstein

Absent: Councillor MacKinnon  
Councillor Salisbury

Staff: Ms. A. Pappert, CAO  
Ms. J. Sweeney, Acting Deputy Clerk

**Closed Meeting Summary**

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

**C-2016.34 Correspondence Received Regarding Employees of the Corporation**

Staff were given direction.

**Adjournment (10:00 p.m.)**

- 7. Moved by Councillor Bell  
Seconded by Councillor Piper

That the meeting be adjourned.

CARRIED

*Minutes to be confirmed on June 22, 2016.*

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Mayor Guthrie

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Joyce Sweeney, Acting Deputy Clerk

**41 Woodlawn Road West  
Recommended Zoning Regulations and Conditions**

**Part A: Zoning Regulations**

The following zoning is proposed:

**Specialized CC-? (Community Shopping Centre) Zone**

**Permitted Uses**

In accordance with Section 6.2.1.2 of Zoning By-law (1995)-14864, as amended.

Notwithstanding Section 6.2.1.2, the following uses are prohibited:

- **Vehicle Gas Bar;**
- **Carwash, Manual;**
- **Carwash, Automatic.**

In addition to the uses permitted by 6.2.1.2 **Vehicle Service Station** and **Vehicle Specialty Repair Shop** uses are permitted to operate within the building that existed on the property on the day of passing of this **By-law**, to a maximum of 575 m<sup>2</sup> of **Gross Floor Area**.

**Regulations**

In accordance with Section 6.2.2 of Zoning By-law (1995)-14864, as amended.

Notwithstanding Section 6.2.2, the following regulations apply:

**Minimum Lot Frontage**

The minimum Lot Frontage shall be 27.8 metres.

**Minimum Side Yard**

The minimum Side Yard shall be 2.9 metres.

**Minimum Gross Floor Area**

The minimum Gross Floor Area shall be 575 m<sup>2</sup> square metres

**Maximum Gross Floor Area**

The maximum commercial Gross Floor Area shall be 1,000m<sup>2</sup>.

**Off-Street Parking**

The Minimum Off-street parking required shall be 1 space per 23 m<sup>2</sup> of Gross Floor Area.

**41 Woodlawn Road West  
Recommended Zoning Regulations and Conditions**

**Part B: PROPOSED CONDITIONS**

The following conditions are provided as information to Council and will be imposed through site plan approval and a site plan agreement with the City registered on title for the subject property:

1. That the Owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the General Manager/City Engineer, prior to any construction or grading on the lands.
2. That prior to Site Plan Approval, the Owner shall submit a detailed list of energy efficiency measures to be incorporated into the site development and buildings proposed to be constructed, to the satisfaction of the General Manager of Planning, Urban Design and Building Services.
3. That prior to Site Plan Approval, the Owner shall secure an easement, registered on title, to legalize the northerly access to the site, or else close this access to the satisfaction of the General Manager of Planning, Urban Design and Building Services.
4. That prior to Site Plan Approval, the Owner shall contribute \$856.30 towards the implementation of the Woodlawn Memorial Park landscape master plan, to the satisfaction of the Director of Planning, Urban Design and Building Services.
5. That the Owner shall pay to the City, as determined applicable by the Chief Financial Officer/City Treasurer, Development Charges in accordance with the City of Guelph Development Charges By-law (2014)-19692, as amended from time to time, or any successor thereof, prior to the issuance of any building permits, at the rate in effect at the time of the issuance of a building permit.

**492 Michener Road  
Recommended Zoning Regulations and Conditions**

**Zoning Regulations**

**Zoning By-law Amendment**

The following zoning is proposed:

**SC.2 (Highway Service Commercial Zone)**

**Permitted Uses**

In accordance with Section 6.4.1.2 of Zoning By-law (1995)-14864, as amended.

**Regulations**

In accordance with Section 6.4.2 of Zoning By-law (1995)-14864, as amended.