



**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
Monday May 11, 2015 at 5:30 p.m.**

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**Attendance**

Council: Mayor 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. T. Salter, General Manager, Planning Services  
Ms. L. Sulatycki, Senior Development Planner  
Ms. T. Agnello, Deputy City Clerk  
Ms. D. Black, Council Committee Coordinator

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

Mayor Guthrie called the meeting to order.

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

1. Moved by Councillor Hofland  
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), (e) and (f) of *the Municipal Act*, with respect to litigation or potential litigation; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

**Closed Meeting (5:31 p.m.)**

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

There were no disclosures.

The following matters were considered:

- C-2015.17 City of Guelph v. Moriyama & Teshima Architects (MTA)**  
**C-2015.18 City of Guelph v. Aviva**

**Rise and recess from Closed Meeting (6:17 p.m.)**

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

Mayor Guthrie called the meeting to order.

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

There were no disclosures.

## **Consent Agenda**

1. Moved by Councillor Billings  
Seconded by Councillor Piper

That the May 11, 2015 Consent Agenda as identified below, be adopted:

### **CON-2015.18 Request For Frozen Water Infrastructure Disaster Declaration Under The Ontario Disaster Relief Assistance Program (ODRAP)**

Whereas the City of Guelph, having experienced severe winter conditions including extreme cold temperature through the months of February to March 2015, has suffered substantial damage to municipal infrastructure including water distribution infrastructure and related roadways;

And whereas the municipality continues to experience the negative impacts of these extreme winter conditions, including frozen water services and split and broken watermains;

And whereas the costs of response, mitigation, and recovery from these extreme conditions leading to the restoration of water service has stressed the City's financial resources with significant unbudgeted expenditures;

1. That the Council of the City of Guelph hereby requests the Minister of Municipal Affairs and Housing to declare the City of Guelph a "disaster area" for the purposes of the public component of the Ontario Disaster Relief Assistance Program (ODRAP)" and grant assistance under the program.
2. That a copy of this resolution be sent to Kathleen Wynne, Premier; Ted McMeekin, Minister of Municipal Affairs and Housing; Frank Valeriote, MP for Guelph and Liz Sandals, MPP for Guelph.

### **CON-2015.19 265 Edinburgh Road North Proposed Zoning By-Law Amendment (File: ZC1411) - Ward 3**

1. That the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the Wellington Catholic District School Board for approval of a Zoning By-law Amendment to change the zoning from "Specialized Institutional" (I.1-7), "Institutional" (I.1) and "Specialized Service Commercial" (SC.1-29) to the standard "Service Commercial" (SC.1) Zone to permit the development of service commercial uses on the property municipally known as 265 Edinburgh Road North, legally described as Part of Lots 4, 5, 6 and 7, Range '4', Division 'A', City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 1 hereto.

**CON-2015.20      40 Margaret Street: Notice Of Intention to Designate Pursuant to Part IV of the *Ontario Heritage Act***

1. That the Council Planning Report 15-38, dated May 11, 2015 regarding the notice of intention to designate 40 Margaret 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 40 Margaret 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-2015.21      Proposed Demolition of 1274 and 1288 Gordon Street – Ward 6**

1. That Report 15-42 regarding the proposed demolition of two (2) single detached dwellings at 1274 and 1288 Gordon Street, legally described as Concession 8 Part Lot 6, RP 61R9757; Concession 8 Part Lot 6; City of Guelph, from Infrastructure, Development and Enterprise dated May 11, 2015, be received.
2. That the proposed demolition of two (2) detached dwellings at 1274 and 1288 Gordon Street be approved.
3. That the applicant prepare and submit a Tree Preservation Plan in accordance with the Private Tree Protection By-law to the satisfaction of the General Manager of Planning, Urban Design and Building Services prior to undertaking activities which may injure or destroy regulated trees.
4. That the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees to be retained on the property or on adjacent properties which may be impacted by demolition and construction activities.
5. That the applicant 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 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 Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)*

*VOTING AGAINST: (0)*

CARRIED

**By-laws**

12. Moved by Councillor Van Hellemond  
Seconded by Councillor Hofland

That By-laws Numbered (2015)-19899 to (2015)-19903, inclusive, are 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**

The Mayor invited everyone to attend the State of the City Address and Town Hall Meeting on Wednesday, May 13, 2015 at 7:00 p.m. to be held in the Council Chambers.

Councillor Downer announced a Ward 5 Town Hall Meeting will be held on May 28, 2015 at 7:00 p.m. at St. Michael Catholic School, 9 McElderry Road.

**Notice of Motion**

Councillor Salisbury gave notice that he will be bringing forward a motion to a subsequent meeting of Council relating to the development of a bike park and skills facility.

**Adjournment** (7:05 p.m.)

13. Moved by Councillor MacKinnon  
Seconded by Councillor Bell

That the meeting be adjourned.

CARRIED

*Minutes to be confirmed on May 25, 2015.*

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Mayor Guthrie

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Tina Agnello, Deputy City Clerk

**Recommended Official Plan and Zoning Bylaw Amendments  
including associated Conditions and Regulations**

The property affected by the Official Plan Amendment and Zoning By-law Amendment applications is municipally known as 60 Woodlawn Road East and legally described as Part of Lots 1 and 2, Concession 2, Division D, City of Guelph.

**OFFICIAL PLAN AMENDMENT**

The following policy is to be added to Section 7.2.30 of the Official Plan where a number of site specific amendments have been made permitting certain types of non-residential uses in residential areas.

Non-Residential Uses in Residential Areas

7.2.30

In addition to the provisions of policy 7.2.26 a medical office with two (2) or fewer physicians and associated support professionals in a maximum gross floor area of 140 m<sup>2</sup> to be located outside of the long term care facility in conjunction with the uses permitted on the subject property and a living classroom with a maximum gross floor area of 406 m<sup>2</sup> to be located in the existing basement area of the Long Term Care Facility for in-situ learning that integrates theoretical and practical education and training for health care workers in the gerontological field, shall be permitted on property known municipally as 60 Woodlawn Road East.

**ZONING BY-LAW AMENDMENT**

The following two new permitted uses are proposed to be added to the Specialized R.4B-3 (Specialized High Density Apartment) Zone:

- **Medical Office**
- **Living Classroom**

The following Regulations are proposed to be added to the Specialized R.4B-3 (Specialized High Density Apartment) Zone:

The following definitions shall apply in the R.4B-3 Zone:

**Medical Office:** "Medical Office" shall mean a Place in which two or fewer medical health physicians, licensed by the Province of Ontario, provide consultative, diagnostic and treatment services for humans and may include ancillary support professionals. Ancillary support professionals may include but are not limited to: nurse practitioners; registered nurses; chiropractors; administrative support; and the like.

**Living Classroom:** a "Living Classroom" means a Place that provides an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field.

Specific Regulations are to include:

- The Living Classroom shall be limited to 406 square metres and be permitted within the existing long term care facility (or Seniors' Nursing Home which is a defined use);
- Parking for the Living Classroom shall be at a ratio of 1 space per 2 staff members plus 1 per 28 m<sup>2</sup> classroom floor space;
- The location of the Living Classroom shall be limited to the existing basement area of the long term care facility with a separate dedicated external entrance;
- The Medical Office shall have a maximum gross floor area of 140m<sup>2</sup>;
- Parking for the Medical Office shall be 14 spaces, that being 7 per medical practitioner; and
- The Medical Office use must be located outside of the existing long term care facility (or Seniors' Nursing Home which is a defined use) as regulated by the Long Term Care Homes Act, 2007, as amended from time to time or any successor thereof.

### **PROPOSED CONDITIONS**

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

1. 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 existing buildings, landscaping, parking, circulation, access, lighting, tree preservation, grading and drainage and servicing 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 the issuance of a building permit, and furthermore the Owner agrees to develop the said lands in accordance with the approved plan.
2. The Applicant shall consider traffic calming measures as identified in the Traffic Impact and Parking Assessment dated January 22, 2014 from Paradigm Transportation Solutions Limited as part of the Site Plan Application as identified under condition No. 1.
3. That prior to site plan approval, the Owner shall enter into a Site Plan Control Agreement with the City, registered on title, satisfactory to the City Solicitor, the General Manager of Planning, Urban Design and Building Services and the General Manager/City Engineer, covering the conditions noted above.