



**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
June 10, 2019 at 6:00 p.m.**

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**Attendance**

Council: Mayor C. Guthrie  
Councillor P. Allt  
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

Absent: Councillor B. Bell  
Councillor M. Salisbury

Staff: Ms. D. Tremblay, Acting Clerk  
Ms. D. Black, Council and Committee Coordinator

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**Call to Order (6:00 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 Goller

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (c) and (k) of the Municipal Act with respect to a proposed or pending acquisition or disposition of land by the municipality; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke and Piper (11)

**Voting Against:** (0)

Carried

**Closed Meeting (6:02 p.m.)**

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

There were no disclosures.

The following matters were considered:

**PS-2019-11                      Animal Control Services and Pound Services**

**Rise and recess from Closed Meeting (6:27 p.m.)**

Council recessed.

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**Attendance**

Council:       Mayor C. Guthrie                      Councillor R. Goller  
                    Councillor P. Allt                      Councillor J. Hofland  
                    Councillor B. Bell                      Councillor M. MacKinnon  
                    Councillor C. Billings                      Councillor D. O'Rourke  
                    Councillor C. Downer                      Councillor L. Piper  
                    Councillor D. Gibson                      Councillor M. Salisbury  
                    Councillor J. Gordon

Staff:           Mr. S. Stewart, Acting Chief Administrative Officer  
                    Ms. C. Clack, Acting Chief Administrative Officer, Public Services  
                    Mr. T. Salter, General Manager, Planning and Building Services  
                    Mr. D. DeGroot, Senior Urban Designer  
                    Mr. M. Witmer, Senior Development Planner  
                    Ms. A. Watts, Development Planner I  
                    Mr. B. Bond, Senior By-law Administrator, Planning and Building Services  
                    Ms. D. Tremblay, Acting Clerk  
                    Ms. D. Black, Council and Committee Coordinator

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**Open Meeting (6:30 p.m.)**

Mayor Guthrie called the meeting to order.

**Closed Meeting Summary**

Mayor Guthrie spoke regarding the matters addressed in closed and identified the following:

**PS-2019-11                      Animal Control Services and Pound Services**  
Staff were given direction on this matter.

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

There were no disclosures.

**Presentations**

**Guelph Predators U19AA Ringette Team 2018-2019**

Mayor Guthrie presented the Guelph Predators U19AA Ringette Team of 2018-2019 with medals for being gold medal winners in their Provincial and National division.

## **Harm Reduction Housing – Concept Information**

Adrienne Crowder, Wellington Guelph Drug Strategy Manager, provided details of the proposed concept.

Cathryn Haight, Peer Workers, Guelph Community Health Centre, provided details of her experience and explained how the program would benefit those in need.

Karen Lomax, Outreach Prevention Coordinator, ARCH, provided input from those that would benefit from the program.

1. Moved by Councillor Goller  
Seconded by Councillor Hofland

That staff be directed to work with the Wellington Guelph Drug Strategy group and report back to Council on the request presented at City Council on June 10, 2019.

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

**Voting Against:** (0)

Carried

## **Urban Design Awards Decision**

David DeGroot, Senior Urban Planner, provided information regarding the Urban Design Awards program and its timelines.

## **Council Consent Agenda**

The following items were extracted:

**CON-2019-53**                      **Request for an Extension of Draft Plan Approval  
55 and 75 Cityview Drive North File: 23T-12501**

### **Balance of Council Consent Items**

2. Moved by Councillor Piper  
Seconded by Councillor Downer

That balance of the June 10, 2019 Consent Agenda as identified below, be adopted:

**PS-2019-12**                      **Fixed Gear Brewing Company – By the Glass  
Manufacturer's Limited Liquor Sales Licence  
Application**

That Council support Fixed Gear Brewing Company's application to the Alcohol and Gaming Commission of Ontario for a By the Glass - Manufacturer's Limited Liquor Sales Licence for their brewery located at 355 Elmira Road, Unit #135 as set out in Report PS-2019-12 dated, June 10, 2019.

**IDE-2019-64**

**Ministry of Transportation Connecting Links  
Program 2019-2020 – York Road Reconstruction  
from Ontario Street to Stevenson Street**

1. That Council authorize staff to submit an application to the Ministry of Transportation with respect to the Connecting Link Program for the reconstruction of York Road from Ontario Street to Stevenson Street.
2. That Council authorize staff to confirm to the Ministry of Transportation the following:
  - i. The submitted Application meets the requirements of MTO's Connecting Links Program as described in the Program Guide;
  - ii. A comprehensive Asset Management Plan including connecting links has been completed and publically posted;
  - iii. The municipality will comply with the conditions that apply to designated connecting links under the Highway Traffic Act to ensure the safe and efficient movement of provincial traffic; and
  - iv. The Application is complete and factually accurate.

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

**Voting Against:** (0)

Carried

**Items for Discussion**

**CON-2019-53**

**Request for an Extension of Draft Plan Approval  
55 and 75 Cityview Drive North File: 23T-12501**

Councillor Allt requested clarity regarding clauses 2 and 3 of the recommendations.

3. Moved by Councillor Billings  
Seconded by Councillor Piper
  1. That in accordance with Section 51(33) of the Planning Act, the application by GSP Group on behalf of Debrob Investments Limited/Fusion Homes for an extension to Draft Plan Approved Subdivision 23T-12501, municipally known as 55 and 75 Cityview Drive North be approved with a five (5) year lapsing date to July 12, 2024, subject to the draft plan conditions approved by City Council on June 13, 2016 contained in ATT-4 of Infrastructure, Development and Enterprise Services Report 2019-53, dated June 10, 2019.
  2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions approved by City Council on June 13, 2016 to update standard wording and new service area names and staff titles, update By-law numbers and allow transition to the City's assumption model.

3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke and Piper (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.

**IDE-2019-57**

### **Statutory Public Meeting Report 78 and 82 Eastview Road Proposed By-law Amendment File: OZS19-004, Ward 2**

Michael Witmer, Senior Development Planner, advised the applicant is requesting to rezone the property to the standard R.3A, Residential Townhouse Zone along with associated Wetland (WL) and Conservation Land (P.1) to permit 57 cluster townhouse units and to recognize natural heritage features. He provided information regarding the surrounding properties and addressed the natural heritage system. He noted the applicant is not requesting any specialized, site-specific zoning provisions.

Robert Russell, Robert Russell Planning Consultants Inc., on behalf of the applicant, provided details regarding the application. He addressed concerns raised by delegates about the natural heritage, the roadway, traffic, parking and privacy. He advised he will speak to his client regarding the feasibility of obtaining Net Zero status.

Jeff Lerch, a neighbourhood resident, voiced opposition to the proposal due to the removal of trees, lack of privacy, risk of a higher crime rate, overflow parking issues, emergency services access, site lines, noise and light pollution, grading, groundwater issues, wetlands destruction and inadequate setbacks. He requested a deer study and believes monitoring of the property should occur for at least a year to protect the trees and natural heritage. He also suggested the plan configuration needs to change.

The Mayor left the Chair and Councillor Allt assumed the Chair. (8:25 p.m.)

Rubina Heddokheel raised concerns about the roadway within the complex due to a lack of privacy, safety, parking and snow removal.

Jeremy O'Connor, a neighbourhood resident, believes there are too many units being proposed for the property, the road standards are inadequate and water hookup exemptions are necessary so he does not want the current proposal approved. He also noted the lack of sidewalks, loss of trees, inadequate grading, and impacts on the adjacent properties. He would also like to see confirmation of the wetlands boundary.

The Mayor resumed the Chair. (8:32 p.m)

Mark Hedden, a Ward 1 resident, raised concerns about the tree management plan and requested a longer stewardship agreement be put in place. He also expressed concern about the effects on bees.

Amulet Smithson, a neighbourhood resident, addressed concerns about the loss of wildlife habitat, the road width and the minimal visual access. She requested that the plan be altered to increase space between units and adjust the road location.

Christine Philips, a neighbourhood resident, raised concerns about the potential tree loss - particularly the large willow tree. She also addressed safety issues due to a potential increase in crime, the lack of a sidewalk, the location of the road and low visibility. She also spoke about noise, traffic and parking issues.

Naomi Ridout, a neighbourhood resident, spoke about safety concerns, particularly for children and believes an increase in petty crime will occur. She believes there are inadequate water resources to maintain care of new trees or provide fire protection

Councillor Salisbury arrived at the meeting (9:01 p.m.)

Discussion ensued and issues raised for staff to consider included: addressing visual barriers, tree removal and planting, visitor parking spaces, sidewalks, lighting pollution, trail connectivity, fencing, accessibility and walkability, wetland boundaries, and whether a deer study would be required.

Staff were encouraged to work to ensure the Community Energy Initiative and applicable Official Plan sections are being met and the developer strives to meet Net Zero carbon goals.

Council encouraged staff to assist with meetings between the neighbourhood and the developer.

4. Moved by Councillor Allt  
Seconded by Councillor Gibson

That Report IDE-2019-57 regarding a proposed Zoning By-law Amendment application (File: OZS19-004) by Robert Russell Planning Consultants Inc., on behalf of the owners 2613598 Ontario Inc. and 2589618 Ontario Inc. to permit the development of 57 cluster townhouses on the properties municipally known as 78 and 82 Eastview Road and legally described as Part of Lot 2, Concession 5, Division C, Former Township of Guelph from Infrastructure, Development and Enterprise dated June 10, 2019, be received.

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

**Voting Against:** (0)

Carried

## Items for Discussion

### **IDE-2019-02                      Procedure to Request Temporary Suspension of Enforcement of Driveway Regulations: Draft Framework Presentation**

The following people delegated on this matter:

Tatjana Gavrilov

Linda Davis, McElderry Residents' Community Group

Councillor Salisbury arrived at the meeting. (9:04 p.m.)

5.     Moved by Councillor MacKinnon  
       Seconded by Councillor Goller

That the provisions identified in the September 10, 2018 motion of Council, related to driveway width enforcement, continue until the review of Section 4.13 of By-law (1995)-14864 is completed as part of the comprehensive Zoning By-law review, and that no further action on an interim procedure for requested suspension of enforcement of driveway regulations be pursued at this time.

**Voting in Favour:** Mayor Guthrie, Councillors Billings, Gibson, Goller, MacKinnon, O'Rourke and Salisbury (7)

**Voting Against:** Councillors Allt, Bell, Downer, Gordon, Hofland and Piper (6)

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 again. The Mayor asked if there were any delegations in attendance with respect to the planning matters listed on the agenda.

### **IDE-2019-56                      Statutory Public Meeting Report 51-53 College Avenue West Proposed By-law Amendment File: OZS19-003, Ward 5**

Abby Watts, Development Planner I, explained the applicant is requesting to change the existing Residential Single Detached Zoning to a Specialized Residential Semi-Detached/Duplex Zone. She noted that no new development will occur and the purpose is to allow the applicant to apply for a consent to sever so separate ownership of each side of the semi-detached building could occur. She also advised of existing non-complying items as listed within the report.

6. Moved by Councillor MacKinnon  
Seconded by Councillor Billings

That Report IDE-2019-56 regarding a proposed Zoning By-law Amendment application (File: OZS19-003) by AJ Lakatos Planning Consultant on behalf of the owner, Fabpiovesan Holdings Inc. to recognize the existing semi-detached dwelling on the property municipally known as 51-53 College Avenue West, and legally described as Part of Lot 8, Registered Plan 283, City of Guelph, from Infrastructure, Development and Enterprise dated June 10, 2019, be received.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke, Piper, Salisbury (13)

**Voting Against:** (0)

Carried

### **By-laws**

7. Moved by Councillor Goller  
Seconded by Councillor Gibson

That By-laws Numbered (2019) - 20411 to (2019) - 20413, inclusive, are hereby passed.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, MacKinnon, O'Rourke, Piper, Salisbury (11)

**Voting Against:** Councillors Gordon and Hofland (0)

Carried

### **Mayor's Announcements**

The Mayor acknowledged staff efforts regarding the Raptor basketball viewing at Market Square held June 7<sup>th</sup> and the attempts made for the viewing again on June 10<sup>th</sup>.

### **Adjournment** (10:30 p.m.)

8. Moved by Councillor Gibson  
Seconded by Councillor Goller

That the meeting be adjourned.

Carried

Minutes to be confirmed on July 22, 2019.

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Mayor Guthrie

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Donna Tremblay - Acting Clerk