



**Minutes of Guelph Special City Council  
Held in the Council Chambers, Guelph City Hall on  
June 14, 2018 at 6:00 p.m.**

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**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 M. MacKinnon  
Councillor L. Piper  
Councillor M. Salisbury  
Councillor A. Van Hellemond  
Councillor K. Wettstein

Staff: Mr. T. Lee, Deputy CAO, Corporate Services  
Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise  
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services  
Ms. K. Dedman, General Manager, Engineering and Capital Infrastructure Services/City Engineer  
Ms. M. Aldunate, Manager, Policy Planning and Urban Design  
Ms. S. Laughlin, Senior Policy Planner  
Mr. D. McMahon, Deputy City Clerk  
Ms. L. Cline, Council and Committee Coordinator

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**Call to Order** (6:01 p.m.)

Mayor Guthrie called the meeting to order.

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

There were no disclosures.

Councillor Wettstein arrived at 6:03 p.m.

**IDE-2018.77 Clair-Maltby Secondary Plan Phase Two Report and Recommended Preferred Community Structure Plan**

Todd Salter, General Manager, Planning, Urban Design and Building Services, provided opening remarks regarding the Clair-Maltby Secondary Plan Phase Two Report and Recommended Preferred Community Structure Plan.

Councillor Gibson arrived at 6:06 p.m.

Stacey Laughlin, Senior Policy Planner, introduced members of the consultant team for the project, which included Liz Howson of Macaulay Shiomi Howson Ltd., Bill Blackport of Matrix Solutions Inc., and Margot Ursic of Beacon Environmental.

Liz Howson, Consultant, Macaulay Shiomi Howson Ltd., provided an overview of the secondary planning and design process.

Councillor Salisbury arrived at 6:26 p.m.

Stacey Laughlin, Senior Policy Planner, provided an overview of the project, outlined the work that has been undertaken, summarized how the conceptual community structure has evolved, and outlined the design process.

Kealy Dedman, General Manager, Engineering and Capital Infrastructure/City Engineer, provided closing remarks.

The following delegates spoke:

Jordana Ross, Options for Homes

Susan Watson

Susan Ratcliffe

Mike Marcolongo, on behalf of the Foundation for the Support of International Medical Training Inc.

Dominique O'Rourke

Cynthia Bragg

Robin-Lee Norris, on behalf of 1077955 Ontario Inc.

Robert Case, on behalf of Wellington Water Watchers

Samantha Lamont

Janet Nairn

Robert Pavlis

Mary Hughes

Ben Perry

Trenton D. Johnson, Miller Thomson LLP

Anton Lamers

Hugh Handy, GPS Group Inc.

Lise Burcher

Valerie Wyatt, Nature Guelph

Barbara Mann

The following delegate was not present:

Levon Saghdjian

Council recessed at 8:54 p.m. and reconvened at 9:09 p.m.

**IDE-2018.77      Clair-Maltby Secondary Plan Phase Two Report and  
Recommended Preferred Community Structure Plan**

1. Moved by Councillor Hofland  
Seconded by Councillor Gibson

That the following be referred to the June 25, 2018 Council meeting for consideration:

1. That the boundary of the Clair-Maltby Secondary Plan be modified to remove the Built-up Area lands, including the Rolling Hills area, from this secondary planning process.
2. That the Clair-Maltby Secondary Plan Preferred Community Structure, included as Attachment 1, be approved as the basis for detailed technical analysis,

numerical modeling and the development of draft policies and draft land use schedule throughout Phase 3 of the project as outlined in report IDE-2018-77.

### **First Amendment**

2. Moved by Councillor Hofland  
Seconded by Councillor Allt
  
3. That staff be directed to request that a member of the Protect the Moraine Coalition be formally seated as a member of the Clair-Maltby Secondary Plan Technical Advisory Group.

### **First Amendment to the First Amendment**

3. Moved by Councillor Billings  
Seconded by Councillor Salisbury
  
3. That staff be directed to request that a member of the Protect the Moraine Coalition be formally seated as **either** a member of the Clair-Maltby Secondary Plan Technical Advisory Group **or Community Working Group**.

**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

### **Second Amendment to the First Amendment**

4. Moved by Councillor Downer  
Seconded by Councillor Wettstein
  
3. That staff be directed to request that a member of the Protect the Moraine Coalition be formally seated as either a member of the Clair-Maltby Secondary Plan Technical Advisory Group or Community Working Group **in consultation with community engagement staff**.

**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

### **First Amendment as Amended**

5. Moved by Councillor Hofland  
Seconded by Councillor Allt
  
1. That staff be directed to request that a member of the Protect the Moraine Coalition be formally seated as either a member of the Clair-Maltby Secondary Plan Technical Advisory Group or Community Working Group in consultation with community engagement staff.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, Piper, Salisbury and Wettstein (10)

**Voting Against:** Councillors Gibson, MacKinnon and Van Hellemond (3)

Carried

### **Second Amendment**

6. Moved by Councillor Hofland  
Seconded by Councillor Allt

4. That staff be directed to communicate to the community the findings of Phase 2 which lead to the Preferred Community Structure.

### **First Amendment to the Second Amendment**

7. Moved by Councillor Downer  
Seconded by Councillor Piper

4. That staff be directed to **continue to** communicate to the community the findings of Phase 2 which lead to the Preferred Community Structure.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland and Piper (8)

**Voting Against:** Councillors Gibson, MacKinnon, Salisbury, Van Hellemond and Wettstein (5)

Carried

### **Second Amendment as Amended**

8. Moved by Councillor Downer  
Seconded by Councillor Piper

4. That staff be directed to continue to communicate to the community the findings of Phase 2 which lead to the Preferred Community Structure.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland and Piper (8)

**Voting Against:** Councillors Gibson, MacKinnon, Salisbury, Van Hellemond and Wettstein (5)

Carried

### **Third Amendment**

9. Moved by Councillor Hofland  
Seconded by Councillor Allt

5. That staff be directed to further engage the community specific to natural heritage systems and water and to do this work prior to the undertaking of the impact assessment or developing mitigation measures.

Withdrawn

## **Extension of Meeting Per Procedural By-law**

10. Moved by Councillor Salisbury  
Seconded by Councillor Bell

That Section 4.13 (a) and (b) of the Procedural By-law be invoked to allow Council to continue to 11:59 p.m.

**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

## **Fourth Amendment**

11. Moved by Councillor Downer  
Seconded by Councillor Piper

2. That the Clair-Maltby Secondary Plan Preferred Community Structure, included as Attachment 1, be approved as the basis for detailed technical analysis, numerical modeling and the development of draft policies and draft land use schedule throughout Phase 3 of the project as outlined in report IDE-2018-77 **while allowing for maximum flexibility in response to updated data and enhanced community engagement.**

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)

**Voting Against:** Councillor Mackinnon (1)

Carried

## **Fifth Amendment**

12. Moved by Councillor Billings  
Seconded by Councillor Piper

5. That the Preferred Community Structure included as Attachment 1, to report IDE-2018-77, include the word 'potential' in front of Parks, Schools, and Features within the legend.

**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

## **Main Motion as Amended**

13. Moved by Councillor Hofland  
Seconded by Councillor Gibson

That the following be referred to the June 25, 2018 Council meeting for consideration:

1. That the boundary of the Clair-Maltby Secondary Plan be modified to remove the Built-up Area lands, including the Rolling Hills area, from this secondary planning process
2. That the Clair-Maltby Secondary Plan Preferred Community Structure, included as Attachment 1, be approved as the basis for detailed technical analysis, numerical modeling and the development of draft policies and draft land use schedule throughout Phase 3 of the project as outlined in report IDE-2018-77 while allowing for maximum flexibility in response to updated data and enhanced community engagement.
3. That staff be directed to request that a member of the Protect the Moraine Coalition be formally seated as either a member of the Clair-Maltby Secondary Plan Technical Advisory Group or Community Working Group in consultation with community engagement staff.
4. That staff be directed to continue to communicate to the community the findings of Phase 2 which lead to the Preferred Community Structure.
5. That the Preferred Community Structure included as Attachment 1, to report IDE-2018-77, include the word 'potential' in front of Parks, Schools, and Features within the legend.

It was requested that the clauses be voted on separately.

14. Moved by Councillor Hofland  
Seconded by Councillor Gibson

That the following be referred to the June 25, 2018 Council meeting for consideration:

1. That the boundary of the Clair-Maltby Secondary Plan be modified to remove the Built-up Area lands, including the Rolling Hills area, from this secondary planning process.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Van Hellemond and Wettstein (12)

**Voting Against:** Councillor Salisbury (1)

Carried

15. Moved by Councillor Hofland  
Seconded by Councillor Gibson

That the following be referred to the June 25, 2018 Council meeting for consideration:

2. That the Clair-Maltby Secondary Plan Preferred Community Structure, included as Attachment 1, be approved as the basis for detailed technical analysis, numerical modeling and the development of draft policies and draft land use schedule throughout Phase 3 of the project as outlined in report IDE-2018-77 while allowing for maximum flexibility in response to updated data and enhanced community engagement.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Van Hellemond and Wettstein (12)

**Voting Against:** Councillor Salisbury (1)

Carried

16. Moved by Councillor Hofland  
Seconded by Councillor Gibson

That the following be referred to the June 25, 2018 Council meeting for consideration:

3. That staff be directed to request that a member of the Protect the Moraine Coalition be formally seated as either a member of the Clair-Maltby Secondary Plan Technical Advisory Group or Community Working Group in consultation with community engagement staff.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, Piper, Salisbury and Van Hellemond (10)

**Voting Against:** Councillors Gibson, MacKinnon and Wettstein (3)

Carried

17. Moved by Councillor Hofland  
Seconded by Councillor Gibson

That the following be referred to the June 25, 2018 Council meeting for consideration:

4. That staff be directed to continue to communicate to the community the findings of Phase 2 which lead to the Preferred Community Structure.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, Piper and Van Hellemond (9)

**Voting Against:** Councillors Gibson, MacKinnon, Salisbury and Wettstein (4)

Carried

18. Moved by Councillor Hofland  
Seconded by Councillor Gibson

That the following be referred to the June 25, 2018 Council meeting for consideration:

5. That the Preferred Community Structure included as Attachment 1, to report IDE-2018-77, include the word 'potential' in front of Parks, Schools, and Features within the legend.

**Voting in Favour:** Mayor Guthrie, Councillors Alt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (13)  
**Voting Against:** (0)

Carried

### **Mayor's Announcements**

Councillor MacKinnon announced that a Ward 6 Town Hall meeting is being held on Tuesday, June 26, 2018 at 7:00 p.m. at the South End Emergency Centre.

### **Adjournment** (11:15 p.m.)

19. Moved by Councillor Bell  
Seconded by Councillor Gordon

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, July 23, 2018.

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Mayor Guthrie

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Dylan McMahon – Deputy City Clerk