

**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
Monday, July 11, 2016 at 7:00 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 M. MacKinnon
Councillor L. Piper
Councillor M. Salisbury
Councillor A. Van Hellemond
Councillor K. Wettstein (arrived at 7:01 p.m.)

Staff: Mr. D. Thomson, Chief Administrative Officer
Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services
Mr. P. Cartwright, General Manager, Business Development and Enterprise
Ms. S. Kirkwood, Manager, Development Planning
Ms. M. Aldunate, Manager, Policy Planning
Mr. A. McILveen, Manager, Transportation Services
Mr. T. Gayman, Manager, Development and Environmental Engineering
Mr. D. Godfrey, Manager, By-law Compliance, Security and Licensing
Mr. I. Panabaker, Manager, Downtown Renewal
Mr. D. Mast, Associate Solicitor
Ms. S. Laughlin, Senior Policy Planner
Ms. L. Sulatycki, Senior Development Planner
Ms. J. Jylanne, Senior Development Planner
Mr. D. DeGroot, Senior Urban Designer
Ms. A. Watts, Policy Planner
Mr. M. Witmer, Development Planner II
Ms. J. Sweeney, Acting Deputy City Clerk
Mr. D. McMahon, Council Committee Assistant

Open Meeting (7:00 p.m.)

Mayor Guthrie called the meeting to order

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Presentation

Amanda MacDougall, Regional Manager, Municipal & Stakeholder Relations, Municipal Property Assessment Corporation (MPAC), presented the 2016 MPAC Assessment Update.

Consent Agenda

The following items were extracted:

- CON-2016.35 Affordable Housing Strategy: Recommended Strategic Actions**
- CON-2016.36 Mixed-Use Nodes Urban Design Concept Plans: Gordon/Clair Community Mixed Use Node and Woodlawn/Woolwich Community Mixed Use Node and Woolwich Intensification Corridor**
- CON-2016.38 1229 Victoria Road South Proposed Official Plan Amendment and Zoning By-law Amendment (File: OP1501/ZC1507) - Ward 6**
- CON-2016.50 Heritage Redevelopment Reserve Grant Application for 5 Arthur Street South (Heritage Building Complex)**

1. Moved by Councillor Billings
 Seconded by Councillor Hofland

That the balance of the July 11, 2016 Consent Agenda as identified below, be adopted:

**CON-2016.37 Bristol Street Reconstruction Phase I
(Edinburgh Road to East of Holliday Street)**

1. That the tender from J.G. Goetz Construction Limited be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract No. 2-1614 for Bristol Street Phase I with actual payment to be made in accordance with the terms of the contract.

**CON-2016.39 Proposed Demolition of Church Manse at 47 Arkell Road,
Ward 6**

1. That Report 16-41 regarding the proposed demolition of one (1) single detached dwelling at 47 Arkell Road, legally described as Part Lot 7, Concession 8, Part 2 RP 61R11921; City of Guelph, from Infrastructure, Development and Enterprise dated July 11, 2016, is received.
2. That the proposed demolition of one (1) detached dwelling at 47 Arkell Road be approved.
3. That the applicant 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.
4. That the applicant contact the City for inspection of the tree protection fence prior to demolition.
5. 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-2016.51 Authorization to Market Debenture

1. That the City Treasurer be authorized to proceed with the marketing through the City's fiscal agent, of a debenture issue in the principal aggregate amount of \$65,200,000 dated July 18, 2016 for a term not exceeding twenty years.

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

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.

Food Vehicles Proposed Zoning By-law Amendment (ZC16-10) Citywide

Abby Watts, Policy Planner, presented the Food Vehicles Proposed Zoning By-law Amendment and indicated that the amendment would update the Zoning By-law to better align it with the current Business Licensing By-law (2009)-18855 and to streamline the process required for food vehicles to operate in Guelph.

2. Moved by Councillor Allt
Seconded by Councillor Billings

1. That Report 16-52 from Planning, Urban Design and Building Services regarding the City initiated Food Vehicle Zoning By-law Review dated July 11, 2016 be received.

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

745 Stone Road East and 58 Glenholm Drive Proposed Zoning By-law Amendment (File: ZC1608) Ward 1

Lindsay Sulatycki, Senior Development Planner, indicated that the proposed Zoning By-law Amendment would permit new single detached residential dwellings on lands municipally known as 745 Stone Road East and 58 Glenholm Drive. Furthermore, Ms. Sulatycki indicated that the subject properties are proposed to contain only a portion of developable land due to natural features and that these natural features would be zoned conservation (P.1).

Nancy Shoemaker, agent for the applicant, provided an overview of the history of the subject properties. Furthermore, Ms. Shoemaker indicated that there was significant

natural heritage features on the subject properties and that the GRCA supported in principle the application as proposed.

3. Moved by Councillor Bell
Seconded by Councillor Billings

1. That Report 16-51 regarding a proposed Zoning By-law Amendment application (File: ZC1608) submitted by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owners: John Drolc and Helen Drolc (745 Stone Road East) and Kenneth William Spira and Carol Spira (58 Glenholm Drive) to permit the development of single detached residential dwellings on lands municipally known as 745 Stone Road East and legally described as Part Eramosa Branch of the River Speed; Part Lot 1, E of Blind Line, Plan 131, as in MS115824; Guelph and 58 Glenholm Drive legally described as Lot 3, Plan 820; Part Lot 1 E of Blind Line, Plan 131, Part 1, 61R10800 and Parts 1 & 2, 61R10340; Guelph; S/T Easement in favour of The Corporation of the City of Guelph as in LT59283, from Infrastructure, Development and Enterprise dated July 11, 2016, be received.

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

389 Speedvale Avenue West Proposed Zoning By-law Amendment (File: ZC1603) Ward 4

Lindsay Sulatycki, Senior Development Planner, indicated that the amendment would permit a self-storage facility and truck rental establishment on the property municipally known as 389 Speedvale Avenue West.

David Anstett indicated his support for the application.

Jake Spelic was not present.

4. Moved by Councillor Billings
Seconded by Councillor Salisbury

1. That Report 16-48 regarding a proposed Zoning By-law amendment application (File: ZC1603) submitted by DS Lawyers LLP on behalf of U-Haul Co. (Canada) Limited to permit a self-storage facility and truck rental establishment on the property municipally known as 389 Speedvale Avenue West and legally described as Part Lot 7, Plan 599, Part 2, 61R-956, Guelph, City of Guelph., from Infrastructure, Development and Enterprise dated July 11, 2016, be received.

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

Extracted Consent Items

CON-2016.38 1229 Victoria Road South Proposed Official Plan Amendment and Zoning By-law Amendment (File: OP1501/ZC1507) - Ward 6

Sylvia Kirkwood, Manager, Development Planning, indicated that the report was brought forward to amend the Official Plan and Zoning By-law to permit the development of a four (4) storey, 101-unit apartment building as well as a neighbourhood commercial plaza with approximately 752.7 m² (8,102 square feet) of gross floor area in two (2) separate buildings on the property municipally known as 1229 Victoria Road South. In addition, Ms. Kirkwood discussed the nature and history of the proposed holding provision.

Hugh Handy, agent for the applicant, indicated that he was in support of the staff report and recommendation but had concerns regarding a requested road widening on the south side of Claire Road as well as the proposed holding provision. Furthermore, Mr. Handy suggested that the cost associated with constructing the infrastructure works included in the holding provision was not proportional to the size of the proposed development.

Discussion ensued regarding the nature of the proposed holding provision.

5. Moved by Councillor Salisbury
Seconded by Councillor Allt

That the matter relating to '1229 Victoria Road South Proposed Official Plan Amendment and Zoning By-law Amendment File: OP1501/ZC1507) - Ward 6' be referred to the July 18, 2016 Council Meeting.

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

Council recessed at 8:40 and resumed at 8:45.

CON-2016.50 Heritage Redevelopment Reserve Grant Application for 5 Arthur Street South (Heritage Building Complex)

Larry Kotseff, Fusion Homes, spoke regarding the Heritage Redevelopment Reserve Grant Application for 5 Arthur Street (Heritage Building Complex).

6. Moved by Councillor Piper
Seconded by Councillor Hofland

1. That Report IDE-BDE-1614 regarding the proposed Heritage Redevelopment Reserve grant application for 5 Arthur Street South (Heritage Industrial Buildings) from Infrastructure, Development and Enterprise dated July 11, 2016 be received.

2. That the Heritage Redevelopment Reserve grant application for 5 Arthur Street South (industrial heritage building complex) be approved in principle to an amount not to exceed a total upset limit of \$1.2M payable over ten years following project completion as per the Heritage Redevelopment Reserve Policy.
3. That the following confirmation of the project details as generally outlined in the Report IDE-BDE-1614 as well as the approval of the required Cultural Heritage Resource Conservation Plan (Stage 2) in consultation with Heritage Guelph, that the City Solicitor be directed to prepare a comprehensive Tax Increment Based Grant Financial Assistance Agreement between the owner and the City of Guelph to the satisfaction of the General Manager of Finance.
4. That as part of requirements of the Financial Assistance Agreement the City and owner conclude the designation process for the property under Part IV of the Ontario Heritage Act as well as enter into a Heritage Conservation Easement Agreement for the 5 Arthur Street South (industrial heritage building complex) to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the City Solicitor prior to any grant payments being issued to the owner.

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

CON-2016.35 Affordable Housing Strategy: Recommended Strategic Actions

Joan Jylanne presented the Affordable Housing Strategy: Recommended Strategic Actions report.

Councillor Piper left the meeting at 9:35 p.m.

Discussion ensued regarding the Affordable Housing Strategy: Recommended Strategic Actions report.

7. Moved by Councillor Gordon
 Seconded by Councillor Salisbury

1. That Report 16-55 from Infrastructure, Development and Enterprise (IDE) regarding the Affordable Housing Strategy: Recommended Strategic Actions Report dated July 11, 2016 be received.
2. That Council endorses the use of the Recommended Strategic Actions Report set-out in IDE Report 16-55 for continued community engagement in the preparation of the final Affordable Housing Strategy.

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

VOTING AGAINST (0)

CARRIED

Councillor Billings left the meeting at 10:10 p.m.

CON-2016.36 Mixed-Use Nodes Urban Design Concept Plans: Gordon/Clair Community Mixed Used Node and Woodlawn/Woolwich Community Mixed Use Node and Woolwich Intensification Corridor

David DeGroot, Senior Urban Designer, presented the Mixed-Use Nodes Urban Design Concept Plans: Gordon/Clair Community Mixed Used Node and Woodlawn/Woolwich Community Mixed Use Node and Woolwich Intensification Corridor report.

8. Moved by Councillor Downer
Seconded by Councillor Hofland
 1. That Report 16-54 from Infrastructure, Development and Enterprise titled Mixed-Use Nodes Urban Design Concept Plans: Gordon/Clair Community Mixed Used Node and Woodlawn/Woolwich Community Mixed Use Node and Woolwich Intensification Corridor dated July 11, 2016 be received.
 2. That Council endorse the Urban Design Concept Plans, Principles and Illustrative Diagrams for the Gordon/Clair Community Mixed Used Node and Woodlawn/Woolwich Community Mixed Use Node and Woolwich Intensification Corridor, included as Attachments 1 and 2 to report 16-54.
 3. That staff be directed to use the Urban Design Concept Plans, Principles and Illustrative Diagrams to guide the review of future development applications within these nodes and corridor.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Downer, Gibson, Gordon, Hofland, MacKinnon, Salisbury, Van Hellemond and Wettstein (11)

VOTING AGAINST (0)

CARRIED

By-laws

9. Moved by Councillor Allt
Seconded by Councillor Salisbury
 1. That By-law Numbers (2016)-20076, (2016)-20077 and (2016)-20080 are hereby passed.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Downer, Gibson, Gordon, Hofland, MacKinnon, Salisbury, Van Hellemond and Wettstein (11)

VOTING AGAINST (0)

CARRIED

Adjournment (10:30 p.m.)

10. Moved by Councillor Bell
Seconded by Councillor Salisbury

That the meeting be adjourned.

CARRIED

Minutes to be confirmed on September 26, 2016.

Mayor Guthrie

Joyce Sweeney, Acting Deputy Clerk