



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
September 9, 2019 at 6:34 p.m.**

Attendance

Council: Mayor C. Guthrie
Councillor P. Allt
Councillor B. Bell
Councillor C. Billings
Councillor C. Downer

Councillor J. Hofland
Councillor M. MacKinnon
Councillor D. O'Rourke
Councillor L. Piper

Absent: Councillor D. Gibson
Councillor R. Goller

Councillor J. Gordon
Councillor M. Salisbury

Staff: Ms. K. Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services
Ms. H. Loftin, General Manager, Business Development and Enterprise Services
Ms. T. Baker, General Manager, Finance/City Treasurer
Ms. M. Aldunate, Manager, Policy Planning and Urban Design
Mr. J. Krauter, Manager, Taxation and Revenue/Deputy Treasurer
Mr. R. Dal Bello, Program Manager, Downtown Renewal
Mr. R. Mallory, Planner II, Development and Urban Design
Mr. S. Robinson, Senior Heritage Planner
Mr. D. McMahon, Manager, Legislative Services/Deputy Clerk
Ms. D. Black, Council and Committee Coordinator

Call to Order (6:34 p.m.)

Mayor Guthrie called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Council Consent Agenda

The following items were extracted:

**IDE-2019-93 Redevelopment Incentive Reserve Grant Application
for 120 Huron Street**
**IDE-2019-97 Brownfield Redevelopment Financial Incentives – 71
Wyndham Street South**

Balance of Council Consent Items

1. Moved by Councillor O'Rourke
Seconded by Councillor Billings

That balance of the September 9, 2019 Consent Agenda as identified below, be adopted:

IDE-2019-90 Decision Report 51-53 College Avenue West Zoning By-law Amendment File: OZS19-003 Ward 5

That the application submitted by A.J. Lakatos Planning Consultant on behalf of the Owner, Fabpiovesan Holdings Inc., to amend the Zoning By-law from the "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Semi-detached/Duplex" (R.2-30) Zone 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, be approved in accordance with the proposed zoning and details outlined in Attachment 5 of Infrastructure, Development and Enterprise Services Report IDE-2019-90, dated September 9, 2019.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Hofland, MacKinnon, O'Rourke and Piper (9)

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-2019-86 Statutory Public Meeting Report 167 Alice Street Proposed Zoning By-law Amendment File: OZS19-006 Ward 1

Ryan Mallory, Planner II, Development and Urban Design advised the applicant is requesting to amend the Zoning By-law from the Specialized Industrial (B.4-1) [Zone](#) to a Single Detached Residential (R.1D) Zone to permit the development of two new single detached residential units. He stated that the applicant intends to keep the existing single detached dwelling unit and add two others on the property that would be subject to a severance application.

Delegations:

Nancy Shoemaker, planning consultant on behalf of the owners, confirmed the information presented by the City planner. She noted that an environmental cleanup is necessary on the property due to contamination and it should be completed in six weeks. She provided a synopsis of the neighbourhood land uses and stated the

development is compatible with the neighbourhood and the proposal will maximize the use of an underutilized property in a feasible manner.

Michael Silvestro, a neighbourhood resident, advised he is in favour of the development and is pleased to see the property being cleaned up.

2. Moved by Councillor Billings
Seconded by Councillor Allt

That Report IDE-2019-86 regarding proposed Zoning By-law Amendment application submitted by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owners, Adam Albert Ross Bebuck and Jiyeon Oh to recognize the existing detached dwelling and permit the development of two new single detached residential dwellings on lands municipally known as 167 Alice Street, and legally described as Part Lots 156 and 157, Registered Plan 293, City of Guelph from Infrastructure, Development and Enterprise Services dated September 9, 2019, be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Hofland, MacKinnon, O'Rourke and Piper (9)

Voting Against: (0)

Carried

IDE-2019-94 Statutory Public Meeting: City Initiated Official Plan Amendment for the Commercial Policy Review

Melissa Aldunate, Manager, Policy Planning and Urban Design advised staff are undertaking a review of the commercial policies in the Official Plan to provide an updated commercial policy framework for the City to meet the projected growth needs for 2031. She highlighted the policy amendments as noted within the report and explained the process.

Nancy Shoemaker, on behalf of Willow Court Limited, advised they have been working on the development of two new buildings, including a commercial building, underground parking and rental units. She stated the new limitations will compromise the development's viability. She believes the commercial parking and residential parking regulations should be separated and requested a site specific policy that would exempt them from the density regulations being proposed in the commercial policy so the owner could move forward with their plans.

Matt Howard, on behalf of Smart Centres, stated they would like more flexibility regarding the density regulations and commercial function study trigger. He advised they want to be able to provide retirement living and a self-storage facility and requested a commercial function study be completed. He advised he will provide photos to staff regarding the potential of self-storage uses.

Daniel Rende, Bousfields Inc., on behalf of the owners of Stone Road Mall, advised they are supportive of the commercial policy, however, they have concerns regarding the commercial function study trigger level. They believe the trigger should be higher or removed to allow for flexibility for mixed-use sites.

3. Moved by Councillor Downer
Seconded by Councillor Piper

That Report IDE-2019-94 regarding a City-initiated Official Plan Amendment for the Commercial Policy Review dated September 9, 2019 be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Hofland, MacKinnon, O'Rourke and Piper (9)

Voting Against: (0)

Carried

Items for Discussion

IDE-2019-97 Brownfield Redevelopment Financial Incentives – 71 Wyndham Street South

4. Moved by Councillor Hofland
Seconded by Councillor Allt
 1. That the application by Tricar Properties Limited for a Tax Increment-Based Grant (TIBG), pursuant to the Brownfield Redevelopment Community Improvement Plan, and applying to 71 Wyndham Street South, be approved to an upset limit of \$1,488,890, provided the property be redeveloped and reassessed at a higher value prior to March 25, 2024.
 2. That the request by Tricar Properties Limited for late payment of Development Charges pertaining to the redevelopment of 71 Wyndham Street South be approved in accordance with the framework included in this report up to limit indicated in Clause 1.
 3. That staff be directed to prepare agreement(s) to implement the Tax Increment Based Grant and Development Charges late payment.
 4. That the Mayor and Clerk be authorized to execute the agreement(s).

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Hofland, MacKinnon, O'Rourke and Piper (9)

Voting Against: (0)

Carried

IDE-2019-93 Redevelopment Incentive Reserve Grant Application for 120 Huron Street

5. Moved by Councillor Piper
Seconded by Councillor Downer
 1. That the Redevelopment Incentive Reserve grant application for the conservation of the historic industrial heritage building at 120 Huron Street be approved in principle to an amount not to exceed a total upset limit of \$1.7M

payable following project completion as per the Heritage Redevelopment Reserve Policy (2007).

2. 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.
3. 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 industrial heritage building at 120 Huron Street to the satisfaction of the General Manager of Planning and Building Services and the City Solicitor prior to any grant payments being issued to the owner.
4. That Council commit to continue contributions to the redevelopment incentives reserve up to an additional \$1.4 million over the original \$33 million approved in 2012.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Hofland, MacKinnon, O'Rourke and Piper (9)

Voting Against: (0)

Carried

By-laws

6. Moved by Councillor Billings
Seconded by Councillor Piper

That By-laws Numbered (2019) - 20426 to (2019) - 20430, inclusive, are hereby passed.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Hofland, MacKinnon, O'Rourke and Piper (9)

Voting Against: (0)

Carried

Mayor's Announcements

The Mayor announced that the City is in the process of appointing members of the public to various advisory boards and committees and advised the positions will be advertised September 12th and 19th in the Guelph Mercury Tribune. Details will be available on the City's website and applications will be received until Thursday, September 26th, 2019.

Adjournment (8:13 p.m.)

7. Moved by Councillor Bell
Seconded by Councillor Hofland

That the meeting be adjourned.

Carried

Minutes to be confirmed on October 28, 2019.

Mayor Guthrie

Dylan McMahon - Deputy Clerk