



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
September 10 and 11, 2018 at 6:32 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 K. Wettstein

Absent: Councillor A. Van Hellemond

Staff: Ms. C. Clack, Deputy CAO, Public Services
Mr. T. Lee, Deputy CAO, Corporate Services
Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise Services
Mr. C. Cooper, General Manager, Legal, Realty and Risk Services/City Solicitor
Ms. T. Baker, General Manager, Finance/City Treasurer
Mr. R. Reynen, Chief Building Official
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services
Ms. M. Aldunate, Manager, Policy Planning and Urban Design
Mr. C. DeVriendt, Manager, Development Planning
Mr. D. Mast, Associate Solicitor
Ms. K. Naswetter, Senior Development Planner
Mr. D. McMahon, Deputy City Clerk
Ms. L. Cline, Council and Committee Coordinator

Call to Order (6:32 p.m.)

Mayor Guthrie called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Council Consent Agenda

1. Moved by Councillor Bell
Seconded by Councillor Billings

That the September 10, 2018 Council Consent Report as identified below be adopted:

IDE-2018-117 Decision Report Affordable Housing Policies Proposed City Initiated Official Plan Amendment No. 66

That Official Plan Amendment No. 66, initiated by the City of Guelph be approved in accordance with ATT-1 of the Infrastructure, Development and Enterprise Report 2018-117 dated September 10, 2018.

IDE-2018-115 Decision Report 119 Ingram Drive and 35 Wideman Boulevard Zoning By-law Amendment (File: ZC1713) Ward 2

That the application by Black, Shoemaker, Robinson & Donaldson Limited on behalf of Artifex Construction Limited for a Zoning By-law Amendment to change the zoning from the current "General Apartment" (R.4A) Zone to a "Specialized On-Street Townhouse" (R.3A-23) Zone to permit the development of 28 on-street townhouse units on the properties municipally known as 119 Ingram Drive and 35 Wideman Boulevard and legally described as Blocks 41 and 42, Registered Plan 61M-173, City of Guelph be approved in accordance with the zoning regulations and conditions in ATT-3 of the Infrastructure, Development and Enterprise Report 2018-115 dated September 10, 2018.

IDE-2018-122 221 Woolwich Street: Notice of Proposed Amendment to Designating By-law (1992)-14065 pursuant to Section 30.1, Part IV of the Ontario Heritage Act

1. That the City Clerk be authorized to publish and serve notice of proposed amendment to by-law (1992)-14065 for the designated heritage property at 221 Woolwich Street pursuant to Section 30.1, Part IV the Ontario Heritage Act and as recommended by Heritage Guelph.
2. That the by-law to amend by-law (1992)-14065 be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

IDE-2018-126 Sign By-law Variances – 1467 Gordon Street

1. That the request for a variances from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit a 1.23m² non-illuminated building sign to be located on the second storey of a building face fronting a public road allowance, be approved.
2. That the request for a variances from Table 1, Row 6 of Sign By-law Number (1996)-15245, as amended, to permit a 1.23m² non-illuminated building sign to be located on the second storey of a building face fronting an adjacent property, be approved.

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

Voting Against: (0)

Carried

Items for Discussion

IDE-2018-129 Staff Response to the Motion titled "Review of Section 4.13 of Guelph By-law (1995)-14864" regarding Driveway Width Regulations

Todd Salter, General Manager, Planning, Urban Design and Building Services provided introductory remarks regarding the Staff Response to the Motion titled "Review of Section 4.13 of Guelph By-law (1995)-14864" regarding Driveway Width Regulations.

The following delegates spoke regarding this item:

Jennifer Hesch
Sameer Al-Abdul-Wahid
Anthony Lewis
Charlene Downey
Jonathan Knowles
Susan Watson
Rodrigo Goller

City of Guelph By-law (1995)-14864 Review and Suspension of Enforcement

2. Moved by Councillor Salisbury
Seconded by Councillor Gibson
 1. That staff be directed to review specifically Section 4.13 of By-law (1995)-14864 as part of the upcoming comprehensive review of the By-law.
 2. That staff be directed to temporarily suspend enforcement of the following sections of By-law (1995)-14864, while the review is being undertaken, as they apply to existing residential uses:
 - 4.13.7.2.3
 - 4.13.7.2.4
 - 4.13.7.2.5
 - The first sentence of Table 5.2.2, Row 15; and
 - 5.3.2.8.
 3. That staff be directed to suspend enforcement while the review is being undertaken only where the following criteria are met:
 - That any Driveway (Residential) is no wider than 5 metres
 - That there is no negative impact on lot drainage
 - That no hard surface shall be located closer than 1.5m setback from a Municipally owned or boundary tree and not incur loss or damage to the tree
 - That the remaining Front Yard, excepting the Driveway (Residential) shall be landscaped and no parking is occurring within this landscaped Open Space.
 - That the boulevard portion of the Driveway (Residential) does not exceed 3.5 meters.
 - That City-owned water shut off valves shall not be located within any portion of the driveway that exceeds the Zoning By-law sections as listed above

4. That temporary suspension of enforcement shall not be deemed to be a condonation of any contravention of By-law (1995)-14854 or to prevent or stop any future enforcement of that By-law, or any successor to that By-law, by the City.
5. That temporary suspension of enforcement of By-law (1995)-14854 shall not constitute or in any way grant or authorize a variance from that By-law or confer any legal non-conforming or non-complying status in any way whatsoever.

It was requested that clause one and two be voted on separately.

3. Moved by Councillor Salisbury
Seconded by Councillor Gibson

1. That staff be directed to review specifically Section 4.13 of By-law (1995)-14864 as part of the upcoming comprehensive review of the By-law.

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

Voting Against: (0)

Carried

4. Moved by Councillor Salisbury
Seconded by Councillor Gibson

2. That staff be directed to temporarily suspend enforcement of the following sections of By-law (1995)-14864, while the review is being undertaken, as they apply to existing residential uses:

- 4.13.7.2.3
- 4.13.7.2.4
- 4.13.7.2.5
- The first sentence of Table 5.2.2, Row 15; and
- 5.3.2.8.

Voting in Favour: Mayor Guthrie, Councillors Billings, Gibson, Gordon, Mackinnon and Salisbury (6)

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

Defeated

Mayor Guthrie ruled that clauses 3, 4 and 5 were out of order as a result of clause 2 being defeated.

5. Moved by Councillor Gibson
Seconded by Councillor Piper

That staff implement option 3, subject to a minimum of 50% plus 1 agreement from neighbourhood residents.

Withdrawn

The meeting recessed at 8:21 p.m. and reconvened at 8:45 p.m.

6. Moved by Councillor Gibson
Seconded by Councillor Piper
 1. That staff be directed to review specifically Section 4.13 of By-law (1995)-14864 as part of the upcoming comprehensive review of the By-law.
 2. That staff be directed to develop a procedure and report back to Council to enable neighbourhoods to request a temporary suspension of enforcement of the following sections of By-law (1995)-14864 as they apply to existing residential uses:
 - 4.13.7.2.3;
 - 4.13.7.2.4;
 - 4.13.7.2.5;
 - The first sentence of Table 5.2.2, Row 15; and
 - 5.3.2.8.
 3. That the procedure to be developed by staff include the following criteria:
 - That any Driveway (Residential) is no wider than 5 metres
 - That there is no negative impact on lot drainage.
 - That no hard surface shall be located closer than 1.5m setback from a Municipally owned or boundary tree and not incur loss or damage to the tree.
 - That the remaining Front Yard, excepting the Driveway (Residential) shall be landscaped and no parking is occurring within this landscaped Open Space.
 - That the boulevard portion of the Driveway (Residential) does not exceed 3.5 meters.
 - That City-owned water shut off valves shall not be located within any portion of the driveway that exceeds the Zoning By-law sections as listed above.
 4. That temporary suspension of enforcement shall not be deemed to be a condonation of any contravention of By-law (1995)-14854 or to prevent or stop any future enforcement of that By-law, or any successor to that By-law, by the City.
 5. That temporary suspension of enforcement of By-law (1995)-14854 shall not constitute or in any way grant or authorize a variance from that By-law or confer any legal non-conforming or non-complying status in any way whatsoever.

6. That staff be directed to temporarily suspend the laying of charges under the sections of Bylaw (1995)-14864 noted in clause 2, subject to the criteria noted in clause 3, until such time as staff report back to Council on the procedure as directed in clause 2.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper and Salisbury (11)

Voting Against: Councillor Wettstein (1)

Carried

IDE-2018.109

Decision Report 71 Wyndham Street South Official Plan Amendment and Zoning By-law Amendment (File: OP1703 & ZC1705) Ward 1

The following delegates spoke regarding this item:

Andrea McCreery, Stantec Consulting on behalf of the applicant

JP Thornton, Kasian Architecture

Susan Watson

Hugh Whiteley

Scott Frederick

7. Moved by Councillor Bell
Seconded by Councillor Billings

1. That the application by Stantec Consulting Limited on behalf of Tricar Properties Limited, for approval of an Official Plan Amendment for the property municipally known as 71 Wyndham Street South and legally described as Part of Lots 171 and 172 Registered Plan 113 and portion of former bed of the River Speed lying in front of Broken Lot 3, Division F, City of Guelph to permit 4 additional storeys of height through bonusing where 2 additional storeys are permitted in the Official Plan, together with site specific policies permitting larger building floorplates, to develop a 14 storey apartment building with a ground floor commercial unit, be approved in accordance with ATT-2 of the Infrastructure, Development and Enterprise Report IDE-2018-109, dated September 10, 2018.
2. That the application by Stantec Consulting Limited on behalf of Tricar Properties Limited, for approval of a Zoning By-law Amendment from the CR-7 (Specialized Commercial Residential) Zone to a D.1-29(H) (Specialized Downtown 1 with a Holding Provision) Zone to permit the development of a 14 storey residential apartment building with ground floor commercial units on the property municipally known as 71 Wyndham Street South and legally described as Part of Lots 171 and 172 Registered Plan 113 and portion of former bed of the River Speed lying in front of Broken Lot 3, Division F, City of Guelph be approved, in accordance with ATT-3 of the Infrastructure, Development and Enterprise Report IDE-2018-109, dated September 10, 2018.
3. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 71 Wyndham Street.

4. That Council authorize City Staff to negotiate and enter into a Section 37 bonusing agreement with the owner of 71 Wyndham Street South for the additional 4 storeys of height requested in exchange for a cash contribution to the acquisition of parkland downtown, subject to the details provided in the Infrastructure, Development and Enterprise Report IDE-2018-109, dated September 10, 2018.

Voting in Favour: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Hofland, MacKinnon, Piper, Salisbury and Wettstein (10)

Voting Against: Councillors Allt and Gordon (2)

Carried

**IDE-2018-114 Decision Report 89 Beechwood Avenue Zoning By-law
Amendment (File: ZC1706) Ward 3**

The following delegates spoke regarding this item:

Mike Taylor, Granite Homes

Dave Aston, MHBC Planning

Julia Salvini, Salvini Consulting Inc.

Extension of Meeting Per Procedural By-law

8. Moved by Councillor Bell
Seconded by Councillor Allt

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

Carried

**IDE-2018-114 Decision Report 89 Beechwood Avenue Zoning By-law
Amendment (File: ZC1706) Ward 3**

The following delegates spoke regarding this item:

Beechwood-Chadwick-Hearn Neighbourhood Association Members:

Sheila Hollidge

Natalia Crewson

Tom Wood

Byron Cunningham

Sally Humphries

Suspending the Procedural By-law

9. Moved by Councillor Billings
Seconded by Councillor Bell

That Section 4.8 (a) of the Procedural By-law be suspended to allow Dave Aston, MHBC Planning on behalf of the owner, to address Council a second time and speak beyond the five minute time limit.

Carried

Suspending the Procedural By-law

10. Moved by Councillor Hofland
Seconded by Councillor Gibson

That the Procedural By-law be suspended to allow Council to continue beyond 12:00 a.m.

Carried

IDE-2018-114 Decision Report 89 Beechwood Avenue Zoning By-law Amendment (File: ZC1706) Ward 3

11. Moved by Councillor Gibson
Seconded by Councillor Mackinnon

1. That the application by MHBC Planning on behalf of the owner, 89 Beechwood Inc. to permit a residential townhouse development on the property municipally known as 89 Beechwood Avenue and legally described as Part of Lot 21, Concession Division 'A', Guelph Township as in Cs61764, City of Guelph, for approval of a Zoning By-law Amendment application to change the zoning on the site from the "Commercial Recreation Park" (P.5) Zone to a "Specialized Residential Townhouse with Holding Provisions" (R.3A-62(H)) Zone to permit the development of 23 residential townhouse units and to a "Specialized Community Park" (P.3-3) Zone, to recognize a portion of the existing City trail be approved in accordance with the zoning regulations and conditions in ATT-3 of the Infrastructure, Development and Enterprise Report IDE-2018-114 dated September 10, 2018.
3. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 89 Beechwood Avenue.

Voting in Favour: Mayor Guthrie, Councillors Billings, Gibson, Mackinnon, Salisbury and Wettstein (6)

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

Defeated

Motion to Recess

12. Moved by Councillor Salisbury
Seconded by Councillor Allt

That the meeting be recessed and reconvened on September 11, 2018 at 6:00 p.m.

Voting in Favour: Councillors Allt, Bell, Gordon, Hofland, Piper, Salisbury and Wettstein (7)

Voting Against: Mayor Guthrie, Councillors Billings, Downer, Gibson and Mackinnon (5)

Carried

Council recessed at 12:04 a.m. on Tuesday, September 11, 2018 and reconvened at 6:00 p.m. on Tuesday, September 11, 2018.

Attendance

Council:	Mayor C. Guthrie	Councillor J. Gordon
	Councillor P. Allt	Councillor J. Hofland
	Councillor B. Bell	Councillor M. MacKinnon
	Councillor C. Billings	Councillor L. Piper
	Councillor C. Downer	Councillor M. Salisbury
	Councillor D. Gibson	Councillor K. Wettstein

Absent: Councillor A. Van Hellemond

Staff:

- Mr. D. Thomson, Chief Administrative Officer
- Ms. C. Clack, Deputy CAO, Public Services
- Mr. T. Lee, Deputy CAO, Corporate Services
- Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise Services
- Mr. C. Cooper, General Manager, Legal, Realty and Risk Services/City Solicitor
- Mr. T. Salter, General Manager, Planning, Urban Design and Building Services
- Mr. C. DeVriendt, Manager, Development Planning
- Mr. D. Mast, Associate Solicitor
- Ms. K. Naswetter, Senior Development Planner
- Ms. L. Sulatycki, Senior Development Planner
- Mr. D. McMahon, Deputy City Clerk
- Ms. L. Cline, Council and Committee Coordinator

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

IDE-2018-123 150 Delhi Street: Notice of Intention to Designate Pursuant to Section 29, Part IV of the Ontario Heritage Act

The following delegate was not present:
Mike Marcolongo

13. Moved by Councillor Hofland
Seconded by Councillor Piper

1. That the City Clerk be authorized to publish and serve notice of intention to designate 150 Delhi Street pursuant to Section 29, Part IV the Ontario Heritage Act and as recommended by Heritage Guelph.

2. That the designation by-law be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

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

Voting Against: (0)

Carried

IDE-2018-124

148 Delhi Street: Notice of Intention to Designate Pursuant to Section 29, Part IV of the Ontario Heritage Act

The following delegate was not present:
Mike Marcolongo

14. Moved by Councillor Hofland
Seconded by Councillor Piper

1. That the City Clerk be authorized to publish and serve notice of intention to designate 148 Delhi Street pursuant to Section 29, Part IV the Ontario Heritage Act and as recommended by Heritage Guelph.
2. That the designation by-law be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

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

Voting Against: (0)

Carried

IDE-2018-125

147 Delhi Street: Notice of Intention to Designate Pursuant to Section 29, Part IV of the Ontario Heritage Act

The following delegate was not present:
Mike Marcolongo

15. Moved by Councillor Hofland
Seconded by Councillor Piper

1. That the City Clerk be authorized to publish and serve notice of intention to designate 147 Delhi Street pursuant to Section 29, Part IV the Ontario Heritage Act and as recommended by Heritage Guelph.
2. That the designation by-law be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

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

Voting Against: (0)

Carried

IDE-2018-114**Decision Report 89 Beechwood Avenue Zoning By-law Amendment (File: ZC1706) Ward 3**

Mayor Guthrie advised that due to the tie vote on September 10, 2018, further direction was required regarding the Decision Report 89 Beechwood Avenue Zoning By-law Amendment (File: ZC1706) Ward 3.

16. Moved by Councillor Bell
Seconded by Councillor Billings
 1. That the Zoning By-law Amendment (File: ZC1706) for 89 Beechwood Avenue be referred to City Staff for additional consideration and consultation with the applicant.
 2. That all those who have requested notice of the Zoning By-law Amendment (File: ZC1706) for 89 Beechwood Avenue be notified of the referral.

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

Voting Against: (0)

Carried

IDE-2018-111**Decision Report 98 Farley Drive Zoning By-law Amendment (File: ZC1711) Ward 6**

The following delegates spoke regarding this item:
Hugh Handy, GSP Group on behalf of the applicant
Scott Hannah
Susan Watson
Celine Akram

The following delegate was not present:
Marianna Zabiegalska

17. Moved by Councillor MacKinnon
Seconded by Councillor Salisbury
 1. That the application by GSP Group Inc. on behalf of Reid's Heritage Homes to permit a residential development on the property municipally known as 98 Farley Drive and legally described as Block 64, Registered Plan 61M-65, City of Guelph, for approval of a Zoning By-law Amendment application to change the zoning on the site from the "CC-17" (Specialized Community Shopping Centre) Zone to a R.4A-?? (Specialized Residential Apartment) Zone, to permit a six storey residential apartment development containing 93 units be approved in accordance with the zoning regulations and conditions in ATT-3 of the Infrastructure, Development and Enterprise Report 2018-111 dated September 10, 2018.

2. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 98 Farley Drive.

Voting in Favour: Mayor Guthrie, Councillors Alt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Mackinnon, Piper, Salisbury and Wettstein (12)

Voting Against: (0)

Carried

IDE-2018-112 Decision Report 233-237 Janefield Avenue Official Plan and Zoning By-law Amendments (File: OP1702/ZC1702) Ward 5

The following delegates spoke regarding this item:

Astrid Clos, Astrid J. Clos Consultants on behalf of the owner
Michael McKnight
Pete Waters
John Mitter

Suspending the Procedure By-law

18. Moved by Councillor Hofland
Seconded by Councillor Billings

That Section 4.8 (b) of the Procedural By-law be suspended to allow a delegate, James Albrecht, to speak without registering.

Carried

IDE-2018-112 Decision Report 233-237 Janefield Avenue Official Plan and Zoning By-law Amendments (File: OP1702/ZC1702) Ward 5

The following delegates spoke regarding this item:

James Albrecht
Susan Watson
Maralee Asselstine
Julia Webber, on behalf of Priory Park Baptist Church

19. Moved by Councillor Salisbury
Seconded by Councillor Bell

1. That the application by Astrid J. Clos Planning Consultants on behalf of Benedetto Di Renzo and Mario Antonio Di Renzo, for approval of an Official Plan Amendment on a portion of the site from the Medium Density land use designation to the High Density designation to permit a high density residential development on the properties municipally known as 233-237 Janefield Avenue and legally described as Part of Block L, Registered Plan 649; Geographic Township of Guelph, City of Guelph be approved, in accordance with ATT-2 of the Infrastructure, Development and Enterprise Report IDE-2018-112, dated September 10, 2018.

2. That the application by Astrid J. Clos Planning Consultants on behalf of Benedetto Di Renzo and Mario Antonio Di Renzo, for approval of a Zoning By-law Amendment from the R.4A-1 (Specialized Residential Apartment) Zone with and "SC.1-4" (Specialized Service Commercial) Zone to an R.4B-?? (Specialized High Density Residential) Zone to permit the development of a 10 storey, 165 unit high density residential development on the properties municipally known as 233-237 Janefield Avenue and legally described as Part of Block L, Registered Plan 649; Geographic Township of Guelph, City of Guelph be approved, in accordance with ATT-3 of the Infrastructure, Development and Enterprise Report IDE-2018-112, dated September 10, 2018.
3. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 233-237 Janefield Avenue.

Amendment

20. Moved by Councillor Billings
Seconded by Councillor Bell
4. That in addition to the recommended conditions included in ATT-3 of the Infrastructure, Development and Enterprise Report IDE-2018-112, dated September 10, 2018 the following two conditions also be required:
 19. Prior to the issuance of site plan approval, the Owner shall prepare a Dust Suppression Plan to be implemented during the construction of the site to the satisfaction of the City Engineer.
 20. Prior to issuance of site plan approval, the Owner agrees to prepare a Landscape Plan including a boundary privacy fence on the west and south boundaries of the property in accordance with the technical and zoning requirements to the satisfaction of the General Manager of Planning, Urban Design and Building Services.

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

Voting Against: (0)

Carried

Main Motion as Amended

21. Moved by Councillor Salisbury
Seconded by Councillor Bell
1. That the application by Astrid J. Clos Planning Consultants on behalf of Benedetto Di Renzo and Mario Antonio Di Renzo, for approval of an Official Plan Amendment on a portion of the site from the Medium Density land use designation to the High Density designation to permit a high density residential development on the properties municipally known as 233-237 Janefield Avenue and legally described as Part of Block L, Registered Plan 649; Geographic

Township of Guelph, City of Guelph be approved, in accordance with ATT-2 of the Infrastructure, Development and Enterprise Report IDE-2018-112, dated September 10, 2018.

2. That the application by Astrid J. Clos Planning Consultants on behalf of Benedetto Di Renzo and Mario Antonio Di Renzo, for approval of a Zoning By-law Amendment from the R.4A-1 (Specialized Residential Apartment) Zone with and "SC.1-4" (Specialized Service Commercial) Zone to an R.4B-?? (Specialized High Density Residential) Zone to permit the development of a 10 storey, 165 unit high density residential development on the properties municipally known as 233-237 Janefield Avenue and legally described as Part of Block L, Registered Plan 649; Geographic Township of Guelph, City of Guelph be approved, in accordance with ATT-3 of the Infrastructure, Development and Enterprise Report IDE-2018-112, dated September 10, 2018.
3. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 233-237 Janefield Avenue.
4. That in addition the recommended conditions included in ATT-3 of the Infrastructure, Development and Enterprise Report IDE-2018-112, dated September 10, 2018 the following two conditions also be required:
 19. Prior to the issuance of site plan approval, the Owner shall prepare a Dust Suppression Plan to be implemented during the construction of the site to the satisfaction of the City Engineer.
 20. Prior to issuance of site plan approval, the Owner agrees to prepare a Landscape Plan including a boundary privacy fence on the west and south boundaries of the property in accordance with the technical and zoning requirements to the satisfaction of the General Manager of Planning, Urban Design and Building Services.

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

Voting Against: (0)

Carried

By-laws

22. Moved by Councillor Wettstein
Seconded by Councillor Gordon

That By-laws numbered (2018)-20316 to (2018)-20323 and By-laws numbered (2018)-20325 to (2018)-20339, inclusive, are hereby passed.

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

Voting Against: (0)

Carried

Adjournment (8:09 p.m.)

23. Moved by Councillor Gibson
Seconded by Councillor Billings

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, November 19, 2018.

Mayor Guthrie

Dylan McMahon – Deputy City Clerk