



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
September 11, 2017 at 5:30 p.m.**

Attendance

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

Absent: Councillor B. Bell

Staff: Mr. D. Thomson, CAO
Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise
Mr. D. McMahon, Acting Deputy Clerk
Ms. D. Black, Council Committee Coordinator

Call to Order (5:30 p.m.)

Mayor Guthrie called the meeting to order.

Authority to Resolve into a Closed Meeting of Council

1. Moved by Councillor Billings
Seconded by Councillor Salisbury

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (f) of the Municipal Act with respect to advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

Closed Meeting (5:33 p.m.)

Rise and recess from Closed Meeting (6:05 p.m.)

Open Meeting (6:30 p.m.)

Mayor Guthrie called the meeting to order.

Attendance

Council: Mayor Guthrie
Councillor P. Allt
Councillor M. MacKinnon
Councillor C. Billings
Councillor C. Downer
Councillor D. Gibson

Councillor J. Gordon
Councillor J. Hofland
Councillor L. Piper
Councillor M. Salisbury
Councillor A. Van Hellemond
Councillor K. Wettstein

Absent: Councillor B. Bell

Staff: Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise Services
Mr. T. Lee, Deputy CAO, Corporate Services
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services
Mr. C. deVriendt, Acting Manager, Development Planning
Ms. L. Sulatycki, Senior Development Planner
Mr. D. McMahon, Acting Deputy Clerk
Ms. D. Black, Council Committee Coordinator

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Closed Meeting Summary

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

C-CON-2017.15 Guelph Junction Railway – Preliminary Operational and Governance Risk Review

Staff were given direction with regard to the Guelph Junction Railway – Preliminary Operational and Governance Risk Review.

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.

89 Beechwood Avenue Proposed Zoning By-law Amendment File: ZC1706 - Ward 4

Lindsay Sulatycki, Senior Development Planner, advised the applicant is requesting a zoning by-law amendment to permit the development of 34 residential townhouse units and a zone change to the "Specialized Residential Cluster Townhouse" (R.3A-?) Zone. She addressed the requested specialized regulations that include:

- Maximum building coverage of 70%, whereas 40% is permitted;
- Maximum density of 85 units per hectare, whereas 60 units per hectare is permitted;
- Minimum landscaped open space of 19%, whereas a minimum of 40% is required;
- Minimum side yard setback (on north side of property) of 2.45 metres, whereas a minimum side yard no closer than a distance equal to half the building height (being 5.125 metres), and in no case less than 3.0 metres is required;
- A reduced private amenity space for cluster townhouses of 18.27m², whereas 20m² is required;
- A reduced terrace depth of 2.5 metres and 2.1 metres, whereas 4.5 metres is required.

Dave Aston, Vice President, MHBC Planning, on behalf of the applicant outlined the proposal as follows:

- Two three-storey back-to-back cluster and stacked townhouse buildings with one building, fronting onto Beechwood Avenue, containing 16 units, and the second building, at the west portion of the property, containing 18 units;
- Unit sizes vary from 2 to 3 bedrooms;
- 12 stacked townhouse units (end units) and 22 cluster townhouse units;
- Inclusion of upper and lower terraces;
- An interior courtyard/mews connected by a series of walkways internal to the site;
- One level of underground parking (containing 54 resident spaces and 3 visitor spaces) and 4 visitor spaces located above ground; and,
- Driveway access onto Beechwood Avenue along the south side of the property.

The Beechwood-Chadwick-Hearn-Neighbourhood Association Members including Natalia Crewson, Sheila Hollidge, Sally Humphries, Pauline Cunningham, Tom Wood, Cathy Darling and Byron Cunningham provided a presentation. They addressed concerns regarding compatibility with the current low density neighbourhood, parking and traffic, accessibility, park access, waste collection and storage, snow removal and the location of heating and cooling units. They also questioned whether the sale of 103 Beechwood or the Ismaili Centre had been factored into the proposal. Issues relating shadowing and Crime Prevention through Environmental Design compliance, environmental protection, and tree preservation were also raised.

The neighbourhood group advised they have met with the developer three times, however, they wish to have further dialogue and input into the proposal.

Albert Boutin, a neighbourhood resident, raised concerns about traffic flow, City road snow removal, safety, shadowing of the park, and compatibility with the neighbourhood.

Zul Kara, representing the Ismaili community, indicated he shared the neighbourhood concerns regarding parking, traffic flow, and tree preservation.

Nick Wilson, a neighbourhood resident, raised concerns regarding safe access to the park and the potential risk of illegal activity due to the building blocking sightlines from the road.

Councillor Gordon left the meeting. (8:12 p.m.)

2. Moved by Councillor MacKinnon
Seconded by Councillor Hofland

That Report IDE 17-102 regarding a proposed Zoning By-law Amendment application (File: ZC1706) submitted by MHBC Planning on behalf of the owner, 89 Beechwood Inc. to permit the development of 34 residential townhouse units 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, from Infrastructure, Development and Enterprise dated September 11, 2017, be received.

Voting In Favour: Mayor Guthrie, Councillors Allt, Billings, Downer, Gibson, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond, Wettstein (11)

Voting Against: (0)

Carried

By-laws

3. Moved by Councillor Hofland
Seconded by Councillor Allt

That By-law Numbers (2017)-20194 and (2017)-20204 to (2017)-20209, inclusive are hereby passed.

Voting In Favour: Mayor Guthrie, Councillors, Allt, Billings, Downer, Gibson, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (11)

Voting Against: (0)

Carried

Adjournment (7:57 p.m.)

4. Moved by Councillor Piper
Seconded by Councillor Allt

That the meeting be adjourned.

Carried

Minutes to be confirmed on September 25, 2017.

Mayor Guthrie

Dylan McMahon, Acting Deputy Clerk