

**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
September 12, 2016 at 6:30 p.m.**

Attendance

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

Absent: Councillor D. Gibson

Staff: Mr. S. Stewart, Deputy CAO of Infrastructure, Development & Enterprise
Mr. M. Amorosi, Deputy CAO, Corporate Services
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services
Ms. T. Sprigg, General Manager, Corporate Communications and Customer Service
Ms. S. Kirkwood, Manager, Development Planning
Ms. M. Aldunate, Manager, Policy Planning and Urban Design
Mr. D. deGroot, Senior Urban Designer
Ms. S. Laughlin, Senior Policy Planner
Ms. L. Sulatycki, Senior Development Planner
Ms. A. Springate, Communications Officer
Ms. T. Agnello, Deputy Clerk
Mr. D. McMahan, Council Committee Coordinator

Open Meeting (6:30 p.m.)

Mayor Guthrie called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Presentations

Tara Sprigg, General Manager, Corporate Communications and Customer Service, introduced the 2017 Budget – Council Toolkit.

Alison Springate presented the 2017 Budget – Council Toolkit.

Council Consent Report

Balance of Council Consent Items

1. Moved by Councillor Hofland
Seconded by Councillor Piper

That the balance of the September 12, 2016 Council Consent Agenda as identified below, be adopted:

**CON-2016.50 Food Vehicles: Proposed Zoning By-law Amendment
(File: ZC16-10) – City Wide**

Recommendation:

That the City-initiated Zoning By-law Amendment to permit food vehicles to operate in some zones within the City be approved in accordance with the zoning regulations outlined in Attachment 1 of the Infrastructure, Development and Enterprise Report 16-63, dated September 12, 2016.

**CON-2016.52 Request for an Extension of Draft Plan Approval
Victoria Park Village Subdivision 1159 Victoria Road
South File: 23T-07506 – Ward 6**

Recommendation:

1. That in accordance with Section 51(33) of the Planning Act, the application by Victoria Park Village Limited for an extension to the Victoria Park Village Draft Plan of Subdivision (23T-07506), municipally known as 1159 Victoria Road South be approved with a three (3) year lapsing date to November 22, 2019, subject to the original draft plan conditions approved by the Ontario Municipal Board in its Decision/Order, issued on November 22, 2013 contained in Attachment 4 of Infrastructure, Development and Enterprise Services Report 16-67, dated September 12, 2016.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions approved by the Ontario Municipal Board in its Decision/Order, issued on November 22, 2013 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

CON-2016.53 Proposed Demolition of 125 Grange Street – Ward 1

Recommendation:

That the proposed demolition of one (1) detached dwelling at 125 Grange Street be approved.

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

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.

Proposed Downtown Zoning By-law Amendment (ZC16-12) – City Wide

David deGroot, Senior Urban Designer, presented the Proposed Downtown Zoning By-law Amendment. Specifically, Mr. deGroot discussed the Downtown Secondary Plan and elements of the Downtown Zoning By-law Amendment including permitted uses, built form regulations, building tower separation regulations, building height regulations, active frontage regulations, required vehicle and bicycle parking, mechanical servicing, definitions, holding provisions and specialized zones.

Astrid Clos, agent for Tom Lammer, indicated to Council that a development project at 75 Dublin Street North has received an Investment in Affordable Housing grant which would allow for the creation of 20 affordable dwelling units in downtown Guelph contingent upon the issuance of a building permit by April 2017. Furthermore, Ms. Clos indicated that in order to receive a building permit four changes to the zoning proposed in the Downtown Zoning By-law amendment would be required. Specifically, Ms. Clos requested changes to the proposed zoning to permit a five storey building, 27 off-street parking spaces, zero visitor parking spaces and a three metre rear yard.

Ms. Clos requested that Council pass the following motion:

That staff is directed to bring forward the portion of the downtown zoning by-law related to 75 Dublin St. North to the November 2016 council meeting for a decision, in order to facilitate the required April 2017 building permit timing of the Investment in Affordable Housing grant.

Tom Lammer, developer for 75 Dublin St. North, indicated that the timelines for zoning changes are strict because the criteria for Investment in Affordable Housing grants are very specific. Furthermore, Mr. Lammer indicated that the opportunity for the grant would be missed if the zoning change was not approved before the end of November 2016.

Discussion ensued regarding the merits of the motion proposed by Ms. Clos.

2. Moved by Councillor Allt
Seconded by Councillor Hofland

That Report 16-64 from Infrastructure, Development and Enterprise regarding the proposed Downtown Zoning By-law Amendment dated September 12, 2016 be received.

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

VOTING AGAINST: (0)

CARRIED

3. Moved by Councillor Piper
Seconded by Councillor Wettstein

That staff be directed to work with the applicant, and other levels of government, to bring forward a site specific application for 75 Dublin Street North by November 30, 2016.

WITHDRAWN

4. Moved by Councillor Billings
Seconded by Councillor Piper

That staff be directed to bring forward the portion of the Downtown Zoning By-law related to 75 Dublin St North to a November 2016 council meeting for a decision, in order to facilitate the required April 2017 building permit timing of the Investment in Affordable Housing grant and that a public process be provided.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (11)
VOTING AGAINST: Councillor Downer (1)

CARRIED

Councilor Van Hellemond left the Council Chambers at 9:15 p.m.

5. Moved by Councillor Gordon
Seconded by Councillor Hofland

That staff be directed to initiate a site specific Official Plan Amendment for 75 Dublin Street North in order to facilitate the Investment in Affordable Housing grant.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, MacKinnon, Piper, Salisbury, and Wettstein (11)
VOTING AGAINST: (0)

CARRIED

Items for Discussion

**CON-2016.51 Request for an Extension of Draft Plan Approval
Hanlon Creek Business Park Subdivision – Phase 3
(File: 23T-03501) – Ward 6**

6. Moved by Councillor Piper
Seconded by Councillor Billings

Recommendation:

1. That in accordance with Section 51(33) of the Planning Act, the application by Astrid J. Clos Planning Consultants on behalf of Stanford Robert Snyder and the City of Guelph for an extension to the unregistered portion (Phase 3) of the Hanlon Creek Business Park Draft Plan of Subdivision (23T-03501) be approved with a five (5) year lapsing date of November 8, 2021, subject to

the original draft plan conditions approved by the Ontario Municipal Board in its Decision/Order No. 3143, issued on November 8, 2006 contained in Attachment 4 of Infrastructure, Development and Enterprise Services Report 16-66, dated September 12, 2016.

2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions approved by the Ontario Municipal Board in its Decision/Order No. 3143, issued on November 8, 2006 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

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

VOTING AGAINST: (0)

CARRIED

By-laws

7. Moved by Councillor Downer
Seconded by Councillor Wettstein

That By-laws Numbered (2016)-20089 to (2016)-20095, inclusive, are hereby passed.

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

VOTING AGAINST: (0)

CARRIED

Councillor Van Hellemond returned to the meeting at 9:21 p.m.

Mayor's Announcements

Mayor Guthrie indicated that an advertisement regarding citizen vacancies to the City's various advisory committees will be posted on Guelph.ca and in the Guelph Tribune, and that the application is available at Guelph.ca.

Notice of Motion

Councillor Gordon presented the following notice of motion.

That the following motion be forwarded to Council as Committee of the Whole for consideration:

1. That Council, with support from Intergovernmental Relations, Policy and Open Government staff, submit comments through the Ontario Environmental Registry Process in relation to the recent Nestle Water Permit to Take Water

and express Council's concern that the permit to take water is not in the best interest of the City of Guelph and the watershed shared by the City of Guelph.

2. That this letter be sent to the Province, along with staff comments, during the registry process.

Adjournment (9:26 p.m.)

8. Moved by Councillor Bell
Seconded by Councillor Salisbury

That the meeting be adjourned.

CARRIED

Minutes to be confirmed on October 24, 2016.

Mayor Guthrie

Tina Agnello - Deputy Clerk