

**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
October 10, 2017 at 6:30 p.m.**

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**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 K. Wettstein
Absent:	Councillor D. Gibson	
	Councillor M. Salisbury	
	Councillor A. Van Hellemond	
Staff:	Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise	
	Mr. T. Salter, General Manager, Planning, Urban Design and Building Services	
	Mr. C. DeVriendt, Acting Manager, Development Planning	
	Mr. R. Dal Bello, Development Planner	
	Mr. D. McMahon, Acting Deputy Clerk	
	Ms. D. Black, Council Committee Coordinator	

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**Call to Order** (6:30 p.m.)

Mayor Guthrie called the meeting to order.

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

Councillor Piper arrived at the meeting. (6:32 p.m.)

**Council Consent Agenda**

The following items were extracted:

**CON-2017.42      43 Arthur Street South: Notice of Intention to Designate Pursuant to Part IV of the Ontario Heritage Act**

**CON-2017.43      122 Cardigan Street (Kelly's Inn): Notice of Intention to Designate Pursuant to Part IV of the Ontario Heritage Act**

**Balance Council Consent Items**

1. Moved by Councillor Piper  
Seconded by Councillor Hofland

That the balance of the October 10, 2017 Council Consent Agenda as identified below, be adopted:

**CON-2017.44      Review of City of Guelph Development Application Fees**

1. That the Development Application Fee By-law be approved in accordance with ATT-2 of the Infrastructure, Development and Enterprise Report IDE-2017-116, dated October 10, 2017 and the enacted By-law come into full force and effect on January 1, 2018.
2. That the application fees be increased annually based on the Construction Price Index.
3. That the Development Application Fee by-law be formally reviewed once per Council term.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, MacKinnon, Piper and Wettstein (10)

**Voting Against:** (0)

Carried

2. Moved by Councillor MacKinnon  
Seconded by Councillor Bell

That the balance of the extracted October 10, 2017 Council Consent Agenda reports as identified below be adopted:

**CON-2017.42      43 Arthur Street South: Notice of Intention to Designate Pursuant to Part IV of the Ontario Heritage Act**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 43 Arthur Street South pursuant to Section 29, Part IV of 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.

**CON-2017.43      122 Cardigan Street (Kelly's Inn): Notice of Intention to Designate Pursuant to Part IV of the Ontario Heritage Act**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 122 Cardigan Street pursuant to Section 29, Part IV of 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, Gordon, Hofland, MacKinnon, Piper and Wettstein (10)

**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.

### Items for Discussion

#### **1300 Gordon Street Proposed Official Plan and Zoning By-law Amendment File: OP1704 and ZC1707**

Rino Dal Bello, Development Planner advised the applicant is requesting variances from the Zoning By-law pertaining to the maximum density per hectare, the minimum front, side and rear yards, the number of visitor parking spaces provided above grade and the maximum floor space index as outlined within the report.

Astrid Clos, consultant on behalf of the applicant, provided an overview of the surrounding area and outlined the exemptions being requested by the applicant. She also addressed the ecological corridor linkage and concerns raised in correspondence provided with the agenda.

Les Schmidt, a neighbourhood resident, expressed concerns regarding the impact of the floor space index, building height, effects of designating the property as High Density Residential, lack of common outdoor space, loss of significant natural area, traffic and parking.

Discussion ensued regarding parking, waste management, the Community Energy Plan, snow storage and removal, rooftop mechanicals and lighting.

3. Moved by Councillor Bell  
Seconded by Councillor MacKinnon

That Report IDE 2017-108 regarding a proposed Official Plan Amendment and Zoning By-law Amendment application (OP1704 & ZC1707) from Astrid J. Clos Planning Consultants on behalf of Carousel Estates Homes Inc. to permit a residential development on the property municipally known as 1300 Gordon Street and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) City of Guelph, from Infrastructure, Development and Enterprise dated October 10, 2017, be received.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, MacKinnon, Piper, and Wettstein (10)

**Voting Against:** (0)

Carried

## **By-laws**

4. Moved by Councillor Piper  
Seconded by Councillor Wettstein

That By-laws Numbered (2017) – 20213 to (2017) - 20218, inclusive, are hereby passed.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, MacKinnon, Piper and Wettstein (10)

**Voting Against:** (0)

Carried

## **Mayor's Announcements**

### **Adjournment** (7:37 p.m.)

5. Moved by Councillor Bell  
Seconded by Councillor MacKinnon

That the meeting be adjourned.

Carried

Minutes to be confirmed on November 27, 2017.

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Mayor Guthrie

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Dylan McMahon – Acting Deputy Clerk