



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
October 11, 2016 at 6:30 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 M. MacKinnon
Councillor L. Piper
Councillor M. Salisbury
Councillor A. Van Hellemond
Councillor K. Wettstein

Absent: Councillor J. Hofland

Staff: Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise Services
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services
Ms. M. Aldunate, Manager, Policy Planning and Urban Design
Ms. S. Sulatycki, Senior Development Planner
Ms. J. Jylanne, Senior Policy Planner
Mr. M. Witmer, Development Planner
Ms. T. Agnello, Deputy Clerk
Mr. D. McMahon, 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.

Council Consent Report

Balance of Council Consent Items

1. Moved by Councillor MacKinnon
Seconded by Councillor Bell

**CON-2016.59 Heritage Review Application requesting removal of
the bank barn at 331 Clair Road East from the
Municipal Register of Cultural Heritage Properties**

Recommendation:

1. That staff be authorized to remove all references to the bank barn at 331 Clair Road East from the Municipal Register of Cultural Heritage Properties.

2. That, should the demolition of the bank barn be approved, the applicant be requested to consult the Senior Heritage Planner and the Manager of Integrated Services, Solid Waste Resources within Infrastructure, Development and Enterprise regarding options for the salvage, reuse or recycling of all demolition materials.

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

Voting Against: Gordon (1)

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.

978-1042 Paisley Road Proposed Vacant Land Condominium Subdivision (23CDM16507) – Ward 4

Michael Witmer, Development Planner, presented the proposed 978-1042 Paisley Road Proposed Vacant Land Condominium Subdivision. Specifically, Mr. Witmer outlined the proposal to create four condominium apartment buildings on the subject property. He advised that three of the four apartment buildings had already received site plan approval and building permits while the fourth building was progressing through the site plan process.

Al Allendorf, agent for the developer, indicated that the first site plan application had covered the entire subject property and that the total available parking was in excess of what the Zoning By-law required. Specifically, Mr. Allendorf explained that the decision to turn the four apartments into individual condominiums was made in consultation with staff and may assist in financing and future sale of the property. Mr. Allendorf also clarified that all of the units within the four apartment buildings would be rented while the buildings themselves could be bought and sold.

2. Moved by Councillor Salisbury
Seconded by Councillor MacKinnon

That Report 16-72 regarding a proposed four (4) unit Vacant Land Condominium Subdivision application (File: 23CDM16507) by Joylife Imperial Towers Limited on the property municipally known as 978-1042 Paisley Road, and legally described as Block 139, Registered Plan 61M-8, and Blocks 2, 3 and 4, Registered Plan 61M-53, City of Guelph from Infrastructure, Development and Enterprise dated October 11, 2016, be received.

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

Voting Against: (0)

Carried

108 and 110 Nottingham Street proposed Zoning By-law Amendment (ZC1611) – Ward 5

Lindsay Sulatycki, Development Planner, indicated that the rezoning of 108 and 110 Nottingham Street, if approved, would recognize the existing semi-detached dwelling to make possible a severance of the land so that the parcels could be sold as separate properties.

Jeff Buisman, agent for the owner, indicated that the intention of the proposal was to re-zone the existing property to allow for severance so that each of the semi-detached dwellings could reside on a distinct piece of property. The severance would be processed through the Committee of Adjustment once the proposed rezoning had occurred.

3. Moved by Councillor MacKinnon
Seconded by Councillor Allt

That Report 16-74 regarding a proposed Zoning By-law Amendment application (File: ZC1611) by Van Harten Surveying Inc. on behalf of Henry Hanlon to recognize the existing semi-detached dwelling on the property municipally known as 108 and 110 Nottingham Street, and legally described as Part of Lot 259, Plan 8, City of Guelph, Part 3 of 61R-20160, from Infrastructure, Development and Enterprise dated October 11, 2016, be received.

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

Voting Against: (0)

Carried

Items for Discussion

CON-2016.60 Affordable Housing Strategy: Final Report

Joan Jylanne, Senior Policy Planner, presented the Affordable Housing Strategy: Final Report. She advised that this report establishes the strategy and that another report to review financing would be forthcoming to Council.

Main Motion

4. Moved by Councillor Bell
Seconded by Councillor Downer
 1. That Council approves the Affordable Housing Strategy included as Attachment 1 in Report 16-75 dated October 11, 2016.
 2. That Council refers the use of the financial actions contained within Section 6.3.3 of the Affordable Housing Strategy included as Attachment 1 in Report 16-75 dated October 11, 2016 to the development of a comprehensive policy for an Affordable Housing Incentive Program for permanent housing funded through the Affordable Housing Reserve fund.

Referral

5. Moved by Councillor Salisbury
Seconded by Councillor Gibson

That the Affordable Housing Strategy: Final Report be referred to staff to further explore and develop strategies to encourage the development of accessory apartments.

Voting in Favour: Mayor Guthrie, Councillors Billings, Gibson, Salisbury (4)

Voting Against: Councillors Allt, Bell, Downer, Gordon, MacKinnon, Piper Van Hellemond and Wettstein (8)

Defeated

First Amendment

6. Moved by Councillor Gibson
Seconded by Councillor Salisbury

That clause two of the recommendation be deleted and replaced with the following:

That Council refer the financial actions contained within section 6.3.3 back to staff to have the report reflect the secondary market in the affordable housing strategy targets.

Amendment to the Amendment

7. Moved by Councillor Wettstein
Seconded by Councillor Allt

That the amendment be further amended by inserting the words "the role, if any, of" after the words "That Council refer".

Voting in Favour: Mayor Guthrie, Councillors Allt, Billings, Gibson, Gordon, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (10)

Voting Against: Councillors Bell and Downer (2)

Carried

Amendment as Amended

8. Moved by Councillor Gibson
Seconded by Councillor Salisbury

That Council refer **the role, if any, of** the financial actions contained within section 6.3.3 back to staff to have the report reflect the secondary market in the affordable housing strategy targets.

Voting in Favour: Mayor Guthrie, Councillors Billings, Gibson, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (8)

Voting Against: Councillors Allt, Bell, Downer and Gordon (4)

Carried

Second Amendment

9. Moved by Councillor MacKinnon
Seconded by Councillor Gibson

That clause one be amended by inserting the words "excluding section 6.3.3" after the words "October 11, 2016".

Voting in Favour: Mayor Guthrie, Councillors Allt, Billings, Gibson, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (9)

Voting Against: Councillors Bell, Downer and Gordon (3)

Carried

Main Motion as Amended

10. Moved by Councillor Bell
Seconded by Councillor Downer

1. That Council approves the Affordable Housing Strategy included as Attachment 1 in Report 16-75 dated October 11, 2016, **excluding section 6.3.3.**
2. **That Council refer the role, if any, of the financial actions contained within section 6.3.3 back to staff to have the report reflect the secondary market in the affordable housing strategy targets.**

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

Voting Against: (0)

Carried

By-laws

11. Moved by Councillor Gordon
Seconded by Councillor Allt

That By-law Number (2016)-20099 is hereby passed.

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

Voting Against: (0)

Carried

Mayor's Announcements

Councillor Downer announced that there would be a Ward 5 Town Hall meeting held on October 19, 2016 at 7:00 p.m. at St. Joseph's Catholic School and that the City of Guelph would be hosting one of the Provincial Government's consultation sessions on Ontario Municipal Reform on November 1, 2016 in Peter Clark Hall at the University of Guelph.

Adjournment (9:53 p.m.)

12. Moved by Councillor Bell
Seconded by Councillor Piper

That the meeting be adjourned.

Carried

Minutes to be confirmed on November 28, 2016.

Mayor Guthrie

Tina Agnello – Deputy Clerk