



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
November 12, 2019 at 6:35 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 R. Goller
Councillor J. Hofland
Councillor M. MacKinnon
Councillor D. O'Rourke
Councillor L. Piper
Councillor M. Salisbury

Staff: Ms. K. Dedman, Deputy CAO, Infrastructure, Development and Enterprise Services
Mr. T. Salter, General Manager, Planning and Building Services
Mr. C. DeVriendt, Manager, Development Planning
Ms. L. Sulatycki, Senior Development Planner
Mr. M. Witmer, Senior Development Planner
Mr. D. McMahon, Manager, Legislative Services/Deputy City Clerk
Ms. L. Cline, Council and Committee Coordinator

Call to Order (6:35 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 O'Rourke
Seconded by Councillor Allt

That the November 12, 2019 Consent Agenda as identified below, be adopted:

IDE-2019-119 14 Forbes Avenue – Heritage Permit Application (HP19-0019)

That heritage permit application HP19-0019 be approved to allow the construction of a new detached garage with overhang at 14 Forbes Avenue as described in Report IDE-2019-119.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (13)

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.

IDE-2019-114 Statutory Public Meeting Report 166 and 178 College Avenue West Proposed Official Plan and Zoning By-law Amendments File: OZS19-010 Ward 5

Lindsay Sulatycki, Senior Development Planner, advised that the applicant has submitted applications for Official Plan and Zoning By-law amendments to permit the development of a six-storey apartment building containing 116 dwelling units and a seniors day use and/or day care centre use on the subject lands. She also outlined the specialized zoning regulations that are being requested through the application.

Jurgen Rodrigues, neighbouring resident, expressed concerns related to increased traffic, safety of pedestrians, congestion, shadowing, capacity of existing infrastructure, insufficient parking, an increase in noise, and a decrease in privacy.

Hugh Handy, GSP Group, speaking on behalf of the owner, provided an overview of the application, including site context, current Official Plan and Zoning By-law designations, application process and timeline. He addressed some of the comments and concerns that have been raised to date, including traffic, building management, and net-zero targets.

Roland Rom Colthoff, architect working on the project, provided details of the development proposal including vehicular access, amenity areas, building materials, and parking.

James Drage, Precision Health Limited, provided clarification with respect to the relocation of College Place's existing residents.

Ed Kruis, area resident, expressed concerns related to increased density leading to an increase in vehicular traffic, insufficient parking, safety of pedestrians, and affordable housing.

2. Moved by Councillor Billings
Seconded by Councillor MacKinnon

That Report IDE-2019-114 regarding proposed Official Plan and Zoning By-law Amendment applications submitted by GSP Group Inc. on behalf of the owner, 2689865 Ontario Limited to permit the development of a six-storey apartment building containing 116 dwelling units and a seniors day use and/or day care centre use on the ground floor on lands municipally known as 166 and 178

College Avenue West, and legally described as Part of Lot 6, Concession 4, Division `G`, Geographic Township of Guelph, City of Guelph from Infrastructure, Development and Enterprise dated November 12, 2019, be received.

Voting in Favour: Mayor Guthrie, Councillors Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (12)

Voting Against: Councillor Allt (1)

Carried

**IDE-2019-116 Statutory Public Meeting Report 1354 Gordon Street
Proposed Official Plan Amendment and Zoning By-law
Amendment File: OZS19-008 Ward 6**

Michael Witmer, Senior Development Planner, advised that the applicant has submitted applications for Official Plan and Zoning By-law amendments to permit the development of an eight storey mixed use building with 88 apartment units, commercial uses on the ground floor and a stand-alone gas station on the subject property. He outlined the site context and surrounding land uses, the current and proposed official plan and zoning designations, and site-specific regulations that are being requested.

Robert Walters, Weston Consulting, speaking on behalf of the owner, outlined the project team, history of the site, surrounding area and developments, and the proposed official plan and zoning by-law amendments. He also outlined the proposed surface-level and underground parking, as well as the sustainability measures that are being considered within the development.

Mike Bedrosian, speaking on behalf of the owner, provided information regarding affordable housing as part of the proposed development.

3. Moved by Councillor Bell
 Seconded by Councillor MacKinnon

That Report IDE-2019-116 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File: OZS19-008) by Weston Consulting, on behalf of the owner, 1354 Gordon Street Inc., to permit the development of an eight storey mixed use building with 88 apartment units, commercial uses at grade and a gas service station on the property municipally known as 1354 Gordon Street and legally described as Part of Southwest Part of Lot 7, Concession 8 (Geographic Township of Puslinch), as in RO708553, Except Parts 1, 2 and 3, 61R-9367 from Infrastructure, Development and Enterprise dated November 12, 2019, be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (13)

Voting Against: (0)

Carried

Council recessed at 8:54 p.m. and reconvened at 9:05 p.m.

Items for Discussion

IDE-2019-89

**Decision Report 1533-1557 Gordon Street and 34
Lowes Road West Proposed Zoning By-law Amendment
File: ZC1710 Ward 6**

The following delegates spoke regarding this item:

Peter Wechselmann

Peter Kastner

Peter Schwerdt

Adam Campbell

Ron Wilson

Eleanor Langdon

Hugh Handy, GSP Group

Jason Martin, MartinSimmons Architects Inc.

Jennifer Mondell, Reid's Heritage Homes

4. Moved by Councillor MacKinnon

Seconded by Councillor Gibson

1. That the application from GSP Group on behalf of Reid's Heritage Homes Ltd., RHH Property Management Ltd. and 883928 Ontario Ltd. for a Zoning By-law Amendment (ZC1710) to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized General Apartment" (R.4A-54) Zone to permit the development of an 86-unit, 6 (six) storey apartment building on the properties municipally known as 1533-1557 Gordon Street and 34 Lowes Road West and legally described as Part of Lots 7 and 8, Registered Plan 74, Lot 1, Registered Plan 467, City of Guelph, be approved in accordance with Attachment 3 of the Infrastructure, Development and Enterprise Report 2019-89 dated October 16, 2019.
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 1533-1557 Gordon Street and 34 Lowes Road West.

Voting in Favour: Mayor Guthrie, Councillors Billings, Downer, Gibson, Goller, Hofland, MacKinnon and Salisbury (8)

Voting Against: Councillors Allt, Bell, Gordon, O'Rourke and Piper (5)

Carried

By-laws

5. Moved by Councillor Billings

Seconded by Councillor Salisbury

That By-law Numbered (2019)-20436 and By-laws Numbered (2019)-20445 to (2019)-20446, inclusive, are hereby passed.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (13)

Voting Against: (0)

Carried

Mayor's Announcements

Councillor Gibson announced there will be two public open houses regarding the comprehensive zoning by-law review on November 26, 2019 from 1:30 to 3:30 p.m. at the Salvation Army Guelph Citadel and on November 28, 2019 from 3:30 to 6:30 p.m. at the Royal Canadian Legion.

Mayor Guthrie announced the relaunch of the 2020 Guelph Urban Design Awards with a deadline to apply of March 2, 2020.

Councillor Downer announced there will be a Ward 5 Town Hall meeting on Thursday, November 21, 2019 at 7:00 p.m. at Mary Phelan Catholic School

Councillor O'Rourke announced a Clair-Maltby Parks and Open Spaces workshop on Tuesday, November 19, 2019 from 1:30 to 3:30 p.m. and 6:30 to 8:30 p.m. at the Salvation Army Guelph Citadel.

Adjournment (10:56 p.m.)

6. Moved by Councillor Gordon
Seconded by Councillor Goller

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, December 16, 2019.

Mayor Guthrie

Dylan McMahon – Deputy City Clerk