



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
Monday, December 7, 2015 at 5:30 p.m.**

Attendance

Council: Mayor C. Guthrie
Councillor P. Allt
Councillor B. Bell
Councillor C. Billings
Councillor C. Downer
Councillor D. Gibson

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

Absent: Councillor J. Gordon

Staff: Ms. A. Pappert, CAO
Mr. D. Thomson, Deputy CAO, Public Services
Mr. S. Stewart, Deputy CAO, Infrastructure, Development & Enterprise
Ms. D. Jaques, City Solicitor
Mr. T. Salter, General Manager, Planning, Urban Design & Building Services
Ms. S. Kirkwood, Manager of Development Planning
Ms. L. Sulatycki, Senior Development Planner
Ms. T. Agnello, 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 Hofland
Seconded by Councillor Piper

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2)(a) and (b) of *The Municipal Act*, with respect to security of the property and personal matters about an identifiable individual.

CARRIED

Closed Meeting (5:31p.m.)

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

The following matters were considered:

- C-2015.54 Citizen Appointments to the Elliott Board of Trustees**
- C-2015.55 Advisory Committee Member, Closed Meeting Protocol**
- C-2015.56 GMHI**

Rise and recess from Closed Meeting (6:56 p.m.)

Open Meeting (7:00 p.m.)

Mayor Guthrie called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Closed Meeting Summary

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

C-2015.54 Citizen Appointments to the Elliott Board of Trustees

Council gave direction to rise and report and introduce a motion later in the meeting regarding Citizen Appointments to the Elliott Board of Trustees.

C-2015.55 Advisory Committee Member, Closed Meeting Protocol

This item was not discussed because it was deferred to a future meeting.

C-2015.56 GMHI

Council gave direction to staff and a portion of the matter regarding GMHI has been referred to the December 14, 2015 closed meeting of Council.

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.

Derrick Thomson, Deputy CAO, Public Services introduced Scott Stewart, the new Deputy CAO of Infrastructure, Development & Enterprise.

132 Clair Road West Proposed Draft Plan of Subdivision and Zoning By-law Amendment (Files: 23T-15501 and ZC1510) – Ward 6

Lindsay Sulatycki, Senior Development Planner advised the applicant is requesting to subdivide the lands into: a corporate business park block, a commercial block, a future development block, a stormwater management block and a road widening block. She noted that site plan applications will be required prior to development of the lands. She explained the zone changes from “Urban Reserve” and “Agricultural” to “Specialized Corporate Business Park” with the additional permitted use of a pharmacy, a minimum side yard of 3 metres, and no parking area located within 3 metres of a street line; a “Specialized Community Shopping Centre” that would require 1 parking space per 23 square metres of Gross Floor Area and “Educational Spiritual and Other Services” zoning. She provided clarification regarding the process to rezone the former Puslinch Township property.

Delegations

Ms. Astrid Clos, on behalf of the applicant, advised the zones are implementing what currently exists within the Official Plan. She explained the positioning of the stormwater management, the need for road widening, the traffic concerns, that Poppy Drive will be a municipal road, and concluded by stating the City is supportive of the connection.

Discussion ensued regarding tractor trailer traffic and the options for a feature promised by previous Council resolution to replace the old stone house that used to be on the property.

2. Moved by Councillor Bell
Seconded by Councillor Hofland

That Report 15-98 regarding a proposed Draft Plan of Subdivision and Zoning By-law Amendment application (Files: 23T-15501 and ZC1510) by Astrid J. Clos Planning Consultants on behalf of the owners: McEnery Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann to subdivide and zone the lands for: a corporate business park block, a commercial block, a future development block, a stormwater management block and a road widening block on the lands municipally known as 132 Clair Road West and legally described as Part of Lots 11 and 12, Concession 7, being Part 1 on 61R-952, except Part 1 on 61R-1507 and Parts 1 to 3 on 61R8238 and Parts 1 to 3 on 61R-8731 and Part 1 on 61R-9293 and Parts 1 and 2 on 61R-10491, and secondly as Part Lot 11, Concession 7, being Part 1 on 61R-4386, and, thirdly, as Part Lot 11, Concession 7, as in ROS597207; former Township of Puslinch, now City of Guelph, from Infrastructure, Development and Enterprise dated December 7, 2015, be received.

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

VOTING AGAINST: (0)

CARRIED

Consent

3. Moved by Councillor Hofland
Seconded by Councillor Salisbury

That the December 7, 2015 Council Consent Agenda identified as follows be adopted:

CON-2015.55 PROPOSED DEMOLITION OF 153 KING STREET – WARD 2

1. That Report 15-97 regarding the proposed demolition of one (1) single detached dwelling at 153 King Street, legally described as Plan 341 Pt. Lot 8 Pt. Lot 7; City of Guelph, from Infrastructure, Development and Enterprise dated December 7th, 2015, is received.
2. That the proposed demolition of one (1) detached dwelling at 153 King Street be approved.
3. That the applicant be requested to prepare and submit a Tree Preservation Plan in accordance with the City of Guelph Official Plan (Urban Forest policies) prior to undertaking activities which may injure or destroy trees.
4. That the applicant be requested to erect protective fencing at one (1) metre from the drip line of any existing trees to be retained on the property or on adjacent properties, which may be impacted by demolition or construction activities.
5. That the applicant contact the City's Environmental Planner to inspect the tree protection fence prior to demolition and/or site alteration commencing.
6. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.
7. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

CON-2015.56 PROPOSED DEMOLITION OF 22 STANLEY STREET – WARD 3

1. That Report 15-104 regarding the proposed demolition of one (1) single detached dwelling and one (1) detached garage at 22 Stanley Street, legally described as Plan 361 Lot 81 Lot 80; City of Guelph, from Infrastructure, Development and Enterprise dated December 7, 2015, be received.
2. That the proposed demolition of one (1) detached dwelling at 22 Stanley Street be approved.
3. That the applicant be requested to prepare and submit a Tree Preservation Plan in accordance with the City of Guelph Official Plan (Urban Forest policies) prior to undertaking activities which may injure or destroy trees.

4. That the applicant be requested to erect protective fencing at one (1) metre from the drip line of any existing trees to be retained on the property or on adjacent properties, which may be impacted by demolition or construction activities.
5. That the applicant contact the City's Environmental Planner to inspect the tree protection fence prior to demolition and/or site alteration commencing.
6. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.
7. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

**CON-2015.57 CONFIRMED DEMOLITION OF 48 INKERMAN STREET
– WARD 3**

1. That Report 15-96 regarding the demolition of one (1) single detached dwelling at 48 Inkerman Street, legally described as Plan 28 & 115, Pt. Lot 167; City of Guelph, from Infrastructure, Development and Enterprise dated December 7th, 2015, be received.
2. That the demolition of one (1) detached dwelling at 48 Inkerman Street be retroactively approved.
3. That the applicant is requested to erect protective fencing at one (1) metre from the dripline of any existing trees to be retained on the property or on adjacent properties, which may be impacted by demolition or construction activities.
4. That the applicant be requested to contact the City's Environmental Planner to inspect the tree protection fence prior to further site alteration or construction commencing.

**CON-2015.58 1750 GORDON STREET – APPLICATION FOR SITE PLAN
APPROVAL FOR PHASE 3 OF A MIXED USE COMMERCIAL
DEVELOPMENT (SITE PLAN NO. SP15C028) (WESTMINSTER
MARKET) – WARD 6**

1. That Report 15-95 regarding an application for Site Plan Approval submitted by GSP Group Inc. on behalf of Choice Properties REIT proposing the third phase of a commercial development of the lands municipally known as 1750 Gordon Street, and legally described as Part of Block 64, Plan 61M65, Designated as Parts 1, 7, 8 and 9, Plan 61R11297; Save and Except Parts 1 – 10 (INCL), Plan 61R20462, from Planning, Building, Engineering and Environment dated December 7, 2015, be received.

2. That the site plan application number SP15C028 submitted by GSP Group Inc. on behalf of Choice Properties REIT proposing the third phase of a mixed use commercial development of the lands municipally known as 1750 Gordon Street, and legally described as Part of Block 64, Plan 61M65, Designated as Parts 1, 7, 8 And 9, Plan 61R11297; Save and Except Parts 1 – 10 (INCL), Plan 61R20462, be conditionally approved, subject to resolving the technical and design issues set out in Attachment 2 of Infrastructure, Development and Enterprise Report 15-95, dated December 7, 2015 to the satisfaction of the General Manager of Planning, Urban Design and Building Services.

3. That in accordance with By-law (1995)-14866, the General Manager of Planning, Urban Design and Building Services be designated as the official entitled to exercise Council's authority to impose conditions and require agreements pursuant to Section 41 of the *Planning Act* for all future site plan applications on the lands municipally known as 1750 Gordon Street, and legally described as Part of Block 64, Plan 61M65, Designated as Parts 1, 7, 8 And 9, Plan 61R11297; Save and Except Parts 1 – 10 (INCL), Plan 61R20462.

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

VOTING AGAINST: (0)

CARRIED

Special Resolutions

4. Moved by Councillor Piper
Seconded by Councillor Gibson

That Bill McLay be appointed to the Elliott Board of Trustees for a three year term ending November 30, 2018.

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

VOTING AGAINST: (0)

CARRIED

By-laws

5. Moved by Councillor Downer
Seconded by Councillor Wettstein

That By-laws Numbered (2015)-19990 to (2015)-19993, inclusive, are hereby passed.

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

VOTING AGAINST: (0)

CARRIED

Adjournment (7:30 p.m.)

6. Moved by Councillor Hofland
Seconded by Councillor Gibson

That the meeting be adjourned.

CARRIED

Minutes to be confirmed on December 14, 2015.

Mayor Guthrie

Tina Agnello, Deputy Clerk