



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
December 10, 2018 at 6:45 p.m.**

Attendance

- Council:
- | | |
|------------------------|-------------------------|
| Mayor C. Guthrie | |
| Councillor P. Allt | Councillor J. Gordon |
| Councillor B. Bell | Councillor J. Hofland |
| Councillor C. Billings | Councillor M. MacKinnon |
| Councillor C. Downer | Councillor D. O'Rourke |
| Councillor D. Gibson | Councillor L. Piper |
| Councillor R. Goller | Councillor M. Salisbury |
- Staff:
- Ms. C. Clack, Deputy CAO, Public Services
 - Mr. T. Lee, Deputy CAO, Corporate Services
 - Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise Services
 - Mr. T. Salter, General Manager, Planning and Building Services
 - Mr. C. DeVriendt, Manager, Development Planning
 - Ms. K. Nasswetter, Senior Development Planner
 - Ms. L. Sulatycki, Senior Development Planner
 - Mr. M. Witmer, Senior Development Planner
 - Ms. A. Watts, Development Planner I
 - Mr. D. McMahon, Deputy City Clerk
 - Ms. L. Cline, Council and Committee Coordinator

Call to Order (6:45 p.m.)

Mayor Guthrie called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Council Consent Agenda

CS-2018-27 2018 Third Quarter Operating Variance

1. Moved by Councillor Gibson
Seconded by Councillor Goller

That the 2018 Third Quarter Operating Variance be referred to the February 4, 2019 Committee of the Whole meeting.

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

Items for Discussion

PS-2018-36 Guelph Community Health Centre Request Regarding Consumption and Treatment Services

The following delegates spoke regarding this item:

Dr. Ian Digby

Adrienne Crowder, Wellington Guelph Drug Strategy

Marty Williams, Downtown Guelph Business Association

Rachelle Devereaux, Guelph Community Health Centre

Tracy Hobson

2. Moved by Councillor Hofland
Seconded by Councillor Allt

1. That report PS-2018-35, titled Guelph Community Health Centre Request Regarding Consumption and Treatment Services, and dated December 10, 2018, be received.

2. That Council endorse the application by the Guelph Community Health Centre to the Ministry of Health and Long-Term Care regarding their consumption and treatment services.

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-2018-141 Statutory Public Meeting Report 50-52 Dean Avenue Proposed Zoning By-law Amendment File: OZS18-002 Ward 5

Abby Watts, Development Planner I, provided an overview of the 50-52 Dean Avenue proposed Zoning By-law Amendment. She advised that the applicant is proposing to change the zoning on the subject lands from the current Residential Single Detached (R.1B) Zone to a Specialized Residential Semi-Detached/Duplex Zone to recognize the existing semi-detached dwelling. She also outlined various site-specific provisions that are being requested through the application.

Jeff Buisman, Van Harten Surveying Inc., speaking on behalf of the owner, provided further information regarding the application and advised that an increased driveway width is being proposed for 50 Dean Avenue to accommodate an accessory apartment. He also requested that the application fee for the proposed Zoning By-law Amendment be reduced.

3. Moved by Councillor Billings
Seconded by Councillor Allt

That Report IDE-2018-141 regarding a proposed Zoning By-law Amendment application (File: OZS18-002) by Van Harten Surveying Inc. on behalf of the Owner, Janice Marie Bruinsma to recognize the existing semi-detached dwelling on the property municipally known as 50-52 Dean Avenue, and legally described as Part of Lots 72 & 73, Registered Plan 363, City of Guelph, Part 1 of 61R-10060, from Infrastructure, Development and Enterprise dated December 10, 2018, 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

**IDE-2018-138 Statutory Public Meeting Report 361 Whitelaw Road
Proposed Official Plan and Zoning By-law Amendments Ward
4**

Katie Nasswetter, Senior Development Planner, provided an overview of the 361 Whitelaw Road proposed Official Plan and Zoning By-law Amendments to permit a high density residential development containing up to 800 dwelling units. She outlined the surrounding land uses and advised that the subject property is part of a larger land parcel situated in the Township of Guelph/Eramosa. She advised that a portion of the site is proposed as an open space and parks designation and outlined the various specialized regulations that are being proposed. She also outlined the various issues that staff will address during their review of the application.

Glen Scheels, GSP Group Inc., speaking on behalf of the owners, provided an overview of the site, outlined the development strategy and concept plan for the proposed development, and summarized the various technical studies that have been prepared in conjunction with the application.

Dianne Mackie, area resident, expressed concerns about the proposed development, including height, density, traffic and environmental impacts.

Kathy Johnston, area resident, raised concerns relating to traffic, congestion, noise, privacy of residents along adjacent streets, declining wildlife species and loss of green space. She suggested that a long-term care facility in that area should be something to consider due to the aging population.

Gerry Johnston, area resident, outlined problems with the development including loss of green space, construction noise, traffic, loss of trees and wildlife, and affordability. He emphasized the importance of sustainability for the future of Guelph.

Randall Wagner, area resident, raised concerns with the size of the proposed development and the impacts on the surrounding neighbourhood.

Councillor MacKinnon left the meeting at 8:53 p.m.

4. Moved by Councillor Downer
Seconded by Councillor Bell

That Report IDE-2018-138 regarding proposed Official Plan and Zoning By-law Amendment applications (File: OZS18-005) by GSP Group on behalf of the owners: Armel Corporation, to permit a high density residential development and a neighbourhood park on the lands municipally known as 361 Whitelaw Road and legally described as Part of the NE Half of Lot 5, Concession 1, Division 'B' (Geographic Township of Guelph), City of Guelph, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, O'Rourke, Piper and Salisbury (11)

Voting Against: Councillor Goller (1)

Carried

Councillor Salisbury left the meeting at 9:45 p.m.

Council recessed at 9:45 p.m. and reconvened at 9:55 p.m.

IDE-2018-139 Statutory Public Meeting Report 1657 and 1665 Gordon Street Proposed Zoning By-law Amendment File: OZS18-003 Ward 6

Lindsay Sulatycki, Senior Development Planner, provided an overview of the proposed Zoning By-law Amendment. She advised that the intent of the application is to change the existing Residential Single Detached (R.1B) zoning to a Specialized Cluster Townhouse Zone to permit the development of 78 stacked townhouse units on the subject property. She advised that the applicant is exploring the possibility of acquiring additional lands along Gordon Street, which would result in an alternate proposal of 84 stacked townhouse units. She outlined various specialized regulations that have been requested to facilitate the proposal.

Astrid Clos, Astrid J. Clos Planning Consultants, speaking on behalf of the owner, introduced the site and its context within the surrounding area. She outlined the proposal in relation to its conformity with the Official Plan and discussed the different concept plans. Ms. Clos also outlined the specialized zoning regulations that are being requested and addressed some of the concerns raised by neighbours.

Arvinder Singh, area resident, expressed concerns with access to the development from Gosling Gardens, as well as traffic and the height of the proposed buildings.

5. Moved by Councillor Bell
Seconded by Councillor Gibson

That Report IDE-2018-139 regarding proposed Zoning By-law Amendment application submitted by Astrid J. Clos Planning Consultants on behalf of the Owner, 2601265 Ontario Inc. to permit the development of 78 stacked townhouse units on lands municipally known as 1657 and 1665 Gordon Street, and legally described as Part of Lot 9, Concession 7, Geographic Township of Puslinch, City of Guelph, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, O'Rourke and Piper (11)

Voting Against: (0)

Carried

Special Resolution

CS-2018-67 Memorandum of Agreement Between the City of Guelph and the International Alliance of Theatrical Stage Employees, Moving Picture Technicians, Artists and Allied Crafts of the United States, its Territories and Canada (IATSE) Local No. 357

6. Moved by Councillor Hofland
Seconded by Councillor Allt

That the Memorandum of Agreement between the City of Guelph and IATSE Local No. 357 on the file with Human Resources be approved.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, O'Rourke and Piper (11)

Voting Against: (0)

Carried

Planning Public Meeting

IDE-2018-142 Statutory Public Meeting Report 127 Cityview Drive North Proposed Zoning By-law Amendment File: OZS18-006 Ward 1

Michael Witmer, Senior Development Planner, provided an overview of the subject application, including site context and the existing Official Plan land use designations. He advised that the applicant is proposing to change the existing Urban Reserve (UR) zoning to a Specialized Residential Single Detached zone to permit the development of two single detached residential dwellings. He also advised that the applicant is requesting a specialized regulation with regards to minimum lot frontage.

Extension of Meeting Per Procedural By-law

7. Moved by Councillor Downer
Seconded by Councillor Billings

That Section 4.13 (a) and (b) of the Procedural By-law be invoked to allow Council to continue to 11:59 p.m.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, O'Rourke and Piper (11)

Voting Against: (0)

Carried

IDE-2018-142 Statutory Public Meeting Report 127 Cityview Drive North Proposed Zoning By-law Amendment File: OZS18-006 Ward 1

Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited, speaking on behalf of the owner, provided background information surrounding the history of the property and surrounding area. She outlined how changes to provincial and municipal policies have led to intensification within the area and how the subject application fits within these policies.

Rob Manella, neighbouring property owner, expressed concerns with the proposed development, including height, shadowing, setbacks and privacy.

8. Moved by Councillor Bell
Seconded by Councillor Gibson

That Report IDE-2018-142 regarding a proposed Zoning By-law Amendment application (File: OZS18-006) by Black, Shoemaker, Robinson & Donaldson Limited on behalf of the owner, Linda Da Maren to permit the development of two new single detached residential dwellings on the property municipally known as 127 Cityview Drive North, and legally described as Lot 23, Registered Plan 462, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, O'Rourke and Piper (11)

Voting Against: (0)

Carried

Items for Discussion

IDE-2018-131 Decision Report 278 College Avenue West Zoning By-law Amendment File: ZC1801 Ward 5

The following delegate spoke regarding this item:
Astrid Clos, Astrid J. Clos Planning Consultants

The following delegate was not present:
Linda Busuttil

9. Moved by Councillor Billings
Seconded by Councillor Bell

1. That the application by Astrid J. Clos Planning Consultants on behalf of 9428577 Canada Corp. (Jane Fung) for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized Cluster/Stacked Townhouse" (R.3A-?) Zone to permit the development of 6 back-to-back stacked townhouse units on the property municipally known as 278 College Avenue West and legally described as Part of Lot 13, Registered Plan 435, City of Guelph, be approved in accordance with ATT-3 of the Infrastructure, Development and Enterprise Report 2018-131 dated December 10, 2018.
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 278 College Avenue West.

Voting in Favour: Mayor Guthrie, Councillor Bell, Billings, Gibson, Hofland and O'Rourke (6)

Voting Against: Councillors Allt, Downer, Goller, Gordon and Piper (5)

Carried

By-laws

10. Moved by Councillor Allt
Seconded by Councillor Hofland

That By-laws numbered (2018)-20350 to (2018)-20351, inclusive, are hereby passed.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, O'Rourke and Piper (11)

Voting Against: (0)

Carried

Adjournment (11:19 p.m.)

11. Moved by Councillor Bell
Seconded by Councillor Gibson

That the meeting be adjourned.

Carried

Minutes to be confirmed on Monday, January 28, 2019.

Mayor Guthrie

Dylan McMahon – Deputy City Clerk