

**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
December 12, 2016 at 6:30 p.m.**

Attendance

Council: Mayor Guthrie
Councillor B. Bell
Councillor C. Billings
Councillor C. Downer
Councillor J. Gordon
Councillor D. Gibson
Councillor J. Hofland
Councillor L. Piper (arrived at 6:45 p.m.)
Councillor M. MacKinnon
Councillor M. Salisbury
Councillor A. Van Hellemond
Councillor K. Wettstein

Absent: Councillor P. Allt

Staff: Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise Services
Mr. T. Salter, General Manager, Planning, Urban Design and Building Services
Mr. C. DeVriendt, Acting Manager, Development Planning
Mr. P. Cartwright, General Manager, Business Development and Enterprise Services
Ms. M. Aldunate, Manager, Policy Planning
Mr. D. Mast, Associate Solicitor
Ms. K. Nasswetter, Senior Development Planner
Ms. J. Jylanne, Senior Policy 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.

Balance of Council Consent Agenda

1. Moved by Councillor Hofland
Seconded by Councillor Billings

That the balance of the December 12, 2016 Council Consent Agenda, as identified below, be adopted:

**CON-2016.65 108 and 110 Nottingham Street Proposed Zoning By-law
Amendment File: ZC1611 - Ward 5**

Recommendation:

That the application submitted by Van Harten Surveying Inc. on behalf of Henry Hanlon to amend the Zoning By-law from the "Residential Single Detached" (R.1B) Zone to "Specialized Residential Semi-Detached/Duplex"

(R.2-?) Zone to recognize the existing semi-detached dwelling on the property municipally known as 108 and 110 Nottingham Street, and legally described as as Part of Lot 259, Plan 8, City of Guelph, Part 3 of 61R-20160, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in ATT-3 of Infrastructure, Development and Enterprise Report 16-88, dated December 12, 2016.

**CON-2016.66 389 Speedvale Avenue West Proposed Zoning By-law Amendment
File: ZC1603 - Ward 4**

Recommendation:

1. That the application submitted by DS Lawyers LLP on behalf of U-Haul Co. (Canada) Limited to amend the Zoning By-law from the "Specialized Service Commercial" (SC.1-17) Zone to a "Specialized Highway Service Commercial" (SC.2-?) Zone to permit a self-storage facility and truck rental establishment on the property municipally known as 389 Speedvale Avenue West and legally described as Part Lot 7, Plan 599, Part 2, 61R-956, Guelph, City of Guelph, be approved in accordance with the conditions and zoning regulations outlined in ATT-3 of Infrastructure, Development and Enterprise Report 16-82, dated December 12, 2016.
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 the subject property.

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

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.

1 & 15 Stevenson Street North and 8 William Street Proposed Zoning By-law Amendment and Draft Plan of Vacant Land Condominium (ZC1613 and CDM1609)

Katie Nasswetter, Senior Development Planner, presented the 1 and 15 Stevenson Street North and 8 William Street Proposed Zoning By-law Amendment and Draft Plan of Vacant Land Condominium application. Ms. Nasswetter indicated that the proposed Amendment would establish a specialized R.1D zoning to permit 10 detached dwellings with smaller lot sizes and frontages than currently permitted. In addition, one special specialized zoning regulation is requested to prevent fences from being located in the side yards between dwelling units.

Jeff Buisman, Van Harten Surveying Inc., agent for the owner, provided an overview of the proposed application and indicated that a road widening is provided, that severances will occur for properties with frontages on Stevenson Street and William

Street and that the condominium units would each contain one accessory apartment. Mr. Buisman also indicated that the proposal is similar to the existing block configuration and meets all of the required designations for front, side and rear yards as well as lot area.

Rodney Kubis, indicated that he lives nearby the subject property and enjoys the quiet nature of the neighbourhood. Mr. Kubis indicated that he believes the requested change in density is inconsistent with the existing neighbourhood.

2. Moved by Councillor Bell
Seconded by Councillor Gibson

That Report 16-87 regarding a proposed Zoning By-law Amendment application and Draft Plan of Vacant Land Condominium (File: ZC1613 and CDM1609) by Van Harten Surveying Inc. on behalf of Paul and Maria Leombruni for three existing properties municipally known as 1 and 15 Stevenson Street North and 8 William Street, and legally described as Part of Lot 38, Plan 320, City of Guelph, from Infrastructure, Development and Enterprise dated December 12, 2016, be received.

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

Voting Against: (0)

Carried

Items for Discussion

CON-2016.64 200 Beverly Street – IMICO – Memorandum of Understanding

The following delegates spoke regarding this item:

Amer Obeidi, ARQi R&D Inc.
Steve Howard, Habitat for Humanity

3. Moved by Councillor Gibson
Seconded by Councillor Bell
 1. That Guelph City Council authorizes the Mayor to sign the Memorandum of Understanding regarding the Redevelopment of 200 Beverly Street (Commonly Known as the former IMICO Property), as described in Report Number IDE-BDE-1621.
 2. That Guelph City Council authorizes the General Manager of Business Development and Enterprise to manage those matters relating to the City of Guelph's participation in the Memorandum of Understanding regarding the Redevelopment of 200 Beverly Street (Commonly Known as the former IMICO Property), as described in Report Number IDE-BDE-1621.

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

Voting Against: (0)

Carried

CON-2016.67 City of Guelph Response to the Provincial Review of the Ontario Municipal Board

Joan Jylanne, Senior Policy Planner presented the City of Guelph Response to the Provincial Review of the Ontario Municipal Board.

4. Moved by Councillor Downer
 Seconded by Councillor Hofland

That Report 16-89 from Infrastructure, Development and Enterprise Services dated Monday, December 12, 2016, be endorsed and submitted to the Ministry of Municipal Affairs as the City of Guelph's response to the Review of the Ontario Municipal Board Public Consultation Document, October 2016.

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

Voting Against: (0)

Carried

By-laws

5. Moved by Councillor Salisbry
 Seconded by Councillor Bell

That By-laws numbered (2016)-20118 to (2016)-20120, inclusive, are hereby passed.

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

Voting Against: (0)

Carried

Adjournment (7:43 p.m.)

6. Moved by Councillor Bell
 Seconded by Councillor MacKinnon

That the meeting be adjourned.

Carried

Minutes to be confirmed on January 30, 2017.

Mayor Guthrie

Tina Agnello – Deputy Clerk