



Minutes of Guelph City Council

**November 9, 2020, 6:30 p.m.
Remote meeting live streamed
on guelph.ca/live**

Council:

Mayor C. Guthrie
Councillor P. Alit
Councillor B. Bell
Councillor C. Billings
Councillor L. Caron
Councillor C. Downer
Councillor D. Gibson
Councillor R. Goller
Councillor J. Gordon
Councillor J. Hofland
Councillor M. Salisbury
Councillor M. MacKinnon
Councillor D. O'Rourke

Staff:

K. Dedman, Deputy Chief Administrative Officer,
Infrastructure, Development and Enterprise Services
K. Walkey, General Manager, Planning and Building Services
M. Aldunate, Manager, Policy Planning and Urban Design
S. Laughlin, Senior Policy Planner
L. Sulatycki, Senior Development Planner
D. McMahon, Manager, Legislative Services / Deputy City
Clerk
L. Cline, Council and Committee Coordinator
J. da Silva, Council and Committee Assistant

1. Call to Order

Mayor Guthrie called the meeting to order (6:31 p.m.).

1.1 Disclosure of Pecuniary Interest and General Nature Thereof

Councillor O'Rourke declared an interest regarding Decision Report - 816 Woolwich Street Proposed Zoning By-law Amendment - File OZS19-002 - 2020-166, as her husband is a member of the Guelph Curling Club and holds a membership share.

Councillor Allt declared an interest regarding Decision Report - 816 Woolwich Street Proposed Zoning By-law Amendment - File OZS19-002 - 2020-166, as he is a member of the Guelph Curling Club and holds a membership share.

2. Public Meeting to Hear Applications Under Sections 17, 34 and 51 of The Planning Act

2.1 Special Meeting of Council to Commence the Five-year Review of the Official Plan, 2020-159

Stacey Laughlin, Senior Policy Planner, introduced the Five-year Review of the Official Plan as required under the Planning Act. She outlined the purpose of an Official Plan, the scope of the review, details of the review process and community engagement.

Claudia Espindola spoke via telephone and expressed concerns with the quality of feedback received from the survey, in particular related to the density corridors. She requested that in future consultations, further information is made available regarding wildlife, traffic and protected areas. She suggested that more zoning rules should be developed to better reflect issues faced by developing areas, including concerns about the water supply and waste management. She agreed with the comments made in the survey regarding housing supply. She also suggested that condo developments downtown should provide a shuttle service to parking. She expressed concerns with meeting provincial growth targets if it compromises green space.

Hugh Whiteley spoke via telephone and reinforced the importance that, when the final document is prepared, any changes being made are identified as meeting provincial legislation or city policy changes. He stated that changes made in OPA 48 regarding open space policies weren't clearly identified or justified by any Council-approved policy changes. He also expressed the need to immediately correct the mis-identification of the boundary of the City's built up area within the Kortright Lands area south of Niska Road.

The following delegate did not speak:
Mike Darmon

Moved By Councillor O'Rourke
Seconded By Councillor MacKinnon

1. That Staff be directed to proceed with the Section 26 Official Plan review as outlined in the report titled "Special meeting of Council to commence the five-year review of the Official Plan dated November 9, 2020".

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

Carried (13 to 0)

3. Items for Discussion

3.1 Decision Report - 816 Woolwich Street Proposed Zoning By-law Amendment - File OZS19-002 - 2020-166

Councillor Allt and Councillor O'Rourke left the remote meeting and did not participate or vote on the matter.

The following delegates spoke via telephone regarding this item:
Dave Aston, MHBC Planning Limited
Morgan Dandie-Hannah
Hugh Whiteley

Moved By Councillor Hofland
Seconded By Councillor Gibson

1. That the application by MHBC Planning Limited on behalf of Chief Holdings (816 Woolwich) Limited, for a Zoning By-law Amendment to change the zoning from the current "Specialized Highway Service Commercial" (SC.2-3) Zone to a "Specialized Community Shopping Centre" (CC-29) Zone, to permit the development of 200 stacked townhouse units, a five-storey apartment building containing 48 units, a commercial building, and maintain the existing Curling Club on the property municipally known as 816 Woolwich Street, and legally described as Part of Lots 6 and 7, Registered Plan 169, be approved in accordance with Attachment-3 of Report 2020-166, dated November 9, 2020.

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 816 Woolwich Street.

Voting in Favour: (11): Mayor Guthrie, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor Salisbury, and Councillor MacKinnon

Carried (11 to 0)

4. By-laws

Moved By Councillor Bell
Seconded By Councillor Gibson

That By-laws Numbered (2020)-20539 to (2020)-20542 are hereby passed.

Voting in Favour: (11): Mayor Guthrie, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor Salisbury, and Councillor MacKinnon

Carried (11 to 0)

5. Mayor's Announcements

Councillor Goller announced a Ward 2 virtual town hall on Wednesday, November 18, 2020 at 7:00 p.m.

Councillor Caron announced a Ward 5 online budget town hall on Saturday, November 21, 2020 from 2:00 to 4:00 p.m.

Councillor MacKinnon announced a Ward 6 virtual budget town hall on Tuesday, November 24, 2020. Further information will be posted on social media.

6. Adjournment

Moved By Councillor Caron
Seconded By Councillor Billings

That the meeting be adjourned (7:50 p.m.).

Voting in Favour: (11): Mayor Guthrie, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor Salisbury, and Councillor MacKinnon

Carried (11 to 0)

Mayor Guthrie

Dylan McMahon - Deputy City Clerk