



Minutes of Guelph City Council

January 27, 2020, 6:30 p.m.

Council Chambers, Guelph City Hall, 1 Carden Street

Council:	Mayor C. Guthrie Councillor P. Allt Councillor B. Bell Councillor C. Billings Councillor C. Downer Councillor R. Goller Councillor J. Gordon Councillor M. Salisbury Councillor L. Piper Councillor M. MacKinnon Councillor D. O'Rourke
Absent:	Councillor D. Gibson Councillor J. Hofland
Staff:	K. Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services M. Aldunate, Manager, Policy Planning Urban Design K. Nasswetter, Senior Development Planner M. Witmer, Senior Development Planner S. O'Brien, General Manager, City Clerk's Office/City Clerk D. Tremblay, Council and Committee Coordinator

1. Open Meeting

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

2. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

3. Presentation

The Mayor congratulated Nico Daws, on a gold medal win at the 2020 International Ice Hockey Federation (IIHF) World Juniors Championship and presented him with City of Guelph medals.

4. Council Consent Agenda

Moved By Councillor Billings

Seconded By Councillor Allt

That the January 27, 2020 Council Planning Consent Agenda as identified below, be adopted:

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Downer, Councillor Goller, Councillor Gordon, Councillor Salisbury, Councillor Piper, Councillor MacKinnon, and Councillor O'Rourke

Carried (11 to 0)

1. IDE-2020-05 Sign By-law Variance - 10 Woodlawn Road East

That the request for variance from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit one (1) non-illuminated building sign with an area of 1.76m² to be located 2.08m above the ground surface at the property of 10 Woodlawn Road East, be approved. (Sign B)

2. IDE-2020-06 Sign By-law Variance - 435 Stone Road West

1. That the request for a variance from Table 2, Row 13 of Sign By-law Number (1996)-15245, as amended, to permit one (1) illuminated menu board/order board with a height of 3.13m above the adjacent roadway, at the property of 435 Stone Road West, be approved. (Sign 1)

2. That the request for a variance from Table 2, Row 13 of Sign By-law Number (1996)-15245, as amended, to permit one (1) illuminated pre-sell menu board with a height of 1.81m above the adjacent roadway at the property of 435 Stone Road West, be approved. (Sign 2)

3. IDE-2020-09 17 Mary Street - Heritage Permit Application (HP19-0021)

That heritage permit application HP19-0021 be approved to allow the demolition of the existing dwelling at 17 Mary Street and the construction of a new dwelling as described in Report IDE-2020-009.

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

1. IDE-2020-07 Statutory Public Meeting Report - 68-76 Wyndham Street South - Proposed Official Plan Amendment and Zoning By-Law Amendment File: OZS-19-013 - Ward 1

M. Witmer, Senior Development Planner provided a summary of the application including proposed official plan and zoning by-law amendments and site specific zoning requests.

John Cox, JL Cox Planning Consultants Inc. appeared on behalf of the owners and provided a summary of the property, details regarding number of units and tenants. He summarized the requests for official plan and zoning by-law amendments including parking and proposed set backs.

Brian McCulloch, James Fryet Architect Inc, appeared on behalf of the owners to provided details regarding the design of proposed building.

Scott Frederick, an area resident expressed concerns regarding the use of the property for student rental housing, loss of trees, proposed set backs and parking requirements.

Robin Angel, an area resident, expressed concerns regarding the use of the property for student rental housing, the density of the proposed application and variances.

Lisa Gray, an area resident, expressed concerns regarding the proposed design of the building.

Jack Anderson, a resident, expressed concerns regarding the proposed set backs, parking and traffic volume.

Moved By Councillor MacKinnon
Seconded By Councillor Billings

That Report IDE-2020-07 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File: OZS19-013) by JL Cox Planning Consultants Inc., on behalf of the owner, M. Flaman Productions Ltd., to permit the development of a four storey apartment building with nine units and a duplex on the property municipally known as 68-76 Wyndham Street South and legally described as Part of Lots 7 & 8, Registered Plan 306, City of Guelph from Infrastructure, Development and Enterprise dated January 27, 2020, be received.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Downer, Councillor Goller, Councillor Gordon, Councillor Salisbury, Councillor Piper, Councillor MacKinnon, and Councillor O'Rourke

Carried (11 to 0)

**2. IDE-2020-08 Statutory Public Meeting Report - 47-75
Willow Road Proposed Zoning By-Law Amendment
File: OZS19-014 - Ward 3**

Katie Nasswetter, Senior Development Planner, provided a summary of the application and proposed zoning by-law amendments.

Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson, Limited, appeared on behalf of the owner, and provided a summary of current surrounding land uses, historical property uses. She also provided information regarding current commercial tenants, parking and affordability of units.

James Gollinger, appearing on behalf of Shelldale Family Gateway and an area resident expressed concerns regarding the size and affordability of the proposed units and suggested that the proposal consider units which would accommodate growing and larger families.

Dana Nuttley, appearing on behalf of Onward Willow Community and a long time area resident, expressed concerns regarding

retaining the existing services at the plaza and suggested that community engagement take place to ensure that existing services are maintained.

Moved By Councillor Billings

Seconded By Councillor MacKinnon

That Report IDE-2020-008 regarding proposed Zoning By-law Amendment application (File: OZS19-014) by Black, Shoemaker, Robinson & Donaldson Ltd., on behalf of the owner, Willow Court Ltd., to permit the development of two, six storey mixed use buildings with ground floor commercial units and a total of 130 apartment units on the property municipally known as 47-75 Willow Road and legally described as Lots 6 & 7 and Part Lot 8, Registered Plan 593, City of Guelph from Infrastructure, Development and Enterprise dated January 27, 2020, be received.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Downer, Councillor Goller, Councillor Gordon, Councillor Salisbury, Councillor Piper, Councillor MacKinnon, and Councillor O'Rourke

Carried (11 to 0)

6. Items for Discussion

1. IDE-2020-04 Decision Report - Official Plan Amendment No. 69 Commercial Policy Review

Jennifer Meader, legal counsel for Starlight Investments, expressed concerns regarding section 9.4.3.4.7 of the proposed policy and suggested that the alternate proposal contained in correspondence submitted by Astrid Clos be considered and that Council defer approval of the Official Plan Amendment No. 69 until regulations under Bill 108 have been established.

Moved By Councillor MacKinnon

Seconded By Councillor Downer

That Official Plan Amendment No. 69, initiated by the City of Guelph, be approved in accordance with Attachment 1 to Report IDE-2020-04 dated January 27, 2020.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Downer, Councillor Goller, Councillor Gordon, Councillor Salisbury, Councillor Piper, Councillor MacKinnon, and Councillor O'Rourke

Carried (11 to 0)

7. By-laws

Moved By Councillor MacKinnon

Seconded By Councillor O'Rourke

That By-Law Numbers (2020)-20473 and (2020)-20475 are hereby passed.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Downer, Councillor Goller, Councillor Gordon, Councillor Salisbury, Councillor Piper, Councillor MacKinnon, and Councillor O'Rourke

Carried (11 to 0)

9. Adjournment

Moved By Councillor Billings

Seconded By Councillor Allt

That Council adjourn at 8:54 p.m.

Mayor Guthrie

Stephen O'Brien- City Clerk