



Minutes of Guelph City Council

July 13, 2020, 6:30 p.m.

**Remote meeting live streamed
on guelph.ca/live**

Council:

Mayor C. Guthrie
Councillor P. Allt
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. MacKinnon
Councillor D. O'Rourke
Councillor M. Salisbury

Staff:

K. Dedman, Deputy Chief Administrative Officer,
Infrastructure, Development and Enterprise Services
K. Walkey, General Manager, Planning and Building Services
C. DeVriendt, Manager, Development Planning
M. Aldunate, Manager, Policy Planning and Urban Design
A. Watts, Project Manager, Comprehensive Zoning By-Law
Review
K. Nasswetter, Senior Development Planner
A Thornton, Associate Solicitor
D. McMahon, Manager, Legislative Services / Deputy City
Clerk
J. da Silva, Council and Committee Assistant
D. Tremblay, Council and Committee Coordinator

1. Call to Order

Mayor Guthrie called the meeting to order (6:33 p.m.).

2. Open Meeting

2.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

3. Council Consent Agenda

3.1 120 Huron Street - Notice of Intention to Designate under the Ontario Heritage Act - 2020-19

Moved By Councillor Hofland
Seconded By Councillor Caron

1. That the City Clerk be authorized to publish and serve notice of intention to designate 120 Huron Street pursuant to Section 29, Part IV of the Ontario Heritage Act.
2. That the designation by-law for 120 Huron Street be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

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 MacKinnon, Councillor O'Rourke, and Councillor Salisbury

Carried (13 to 0)

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

4.1 Statutory Public Meeting Report Additional Residential Unit Review: Planning Act Update Proposed Official Plan and Zoning Bylaw Amendment File: OZS20-02 - 2020-73

Abby Watts, Project Manager, Comprehensive Zoning By-Law Review provided a summary of the Additional Residential Review update including the purpose, background and an explanation of the proposed official plan and zoning by-law amendments.

Linda Davis, expressed concerns on behalf of the McElderry Community to proposed recommendations including, height of two

story accessory residences, property line setbacks, multi bedroom residences, parking, allowances for off-street parking, preserving external facades, loss of privacy, daylight and tree canopy. She was in support of limiting single story additions with a minimum three metre set back with sufficient off-street parking for the number of residences on site.

John Lawson, President, of the Old University Neighbourhood Association (OUNA), addressed concerns with respect to student rentals and proposed recommendations which would increase density and dwelling units in the Old University Neighbourhood. He stated that OUNA is supportive of licensing landlords as businesses to assist with enforcement of student rental issues.

Michael Hoffman, expressed concerns relating to proposed recommendations to increase dwelling units which would result in increased parking and noise.

James Smith, a resident, expressed support of the proposed official plan and zoning by-law amendments.

Council recessed at 7:15 p.m. to allow time for delegations to call in to register to speak to the item and resumed at 7:20 p.m.

Doak McCraney, a resident, was in support of the use of additional residential units for senior housing. He expressed concerns relating to two story units, loss of privacy, trees and parking.

Moved By Councillor Salisbury
Seconded By Councillor Allt

1. That Report IDE-2020-73 regarding a City-initiated Official Plan Amendment and Zoning Bylaw Amendment for Additional Residential Unit Review: Planning Act Update dated July 13, 2020 be received.

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 MacKinnon, Councillor O'Rourke, and Councillor Salisbury

Carried (13 to 0)

5. Items for Discussion

5.1 Decision Report 70 Fountain Street East Proposed Official Plan and Zoning By-law Amendments (File OZS19-015) Ward 1 - 2020-23

Council recessed at 8:36 p.m. and resumed at 8:44 p.m.

Katie Nasswetter, Senior Development Planner, provided a summary of the proposed application. She provided details of the current and requested official plan and zoning by-law amendments and summarized the recommendations for refusal of the application.

The following delegates spoke:

Shakiba Shayani

Tanya Gevaert

Morgan Dandie-Hannah

Robert Mullin

Susan Ratcliffe

The following delegates did not speak:

Scott Frederick

Moved By Councillor MacKinnon

Seconded By Councillor Goller

1. That the application by Skydevco Inc. on behalf of Skyline Commercial Real Estate Holdings Inc., the owner of the property municipally known as 70 Fountain Street East, and legally described as Lots 19 & 20, Registered Plan 8, City of Guelph, for approval of an Official Plan Amendment application to permit the development of a twenty-five (25) storey mixed use building containing commercial, office, and apartment units, be refused; a summary of reasons for refusal are set out in Attachment 2 of Report 2020-23 "Decision Report 70 Fountain Street East Proposed Official Plan and Zoning By-law Amendments (File OZS19-015) Ward 1", dated July 13, 2020.
2. That the application by Skydevco Inc. on behalf of Skyline Commercial Real Estate Holdings Inc., the owner of the property municipally known as 70 Fountain Street East, and legally described as Lots 19 & 20, Registered Plan 8, City of Guelph, for approval of a Zoning By-law Amendment application to permit the development of a twenty-five (25) storey mixed use building containing commercial, office, and apartment units, be refused; a summary of reasons for refusal are set out in Attachment 2 of

Report 2020-23 "Decision Report 70 Fountain Street East Proposed Official Plan and Zoning By-law Amendments (File OZS19-015) Ward 1", dated July 13, 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 MacKinnon, Councillor O'Rourke, and Councillor Salisbury
Carried (13 to 0)

6. By-laws

Moved By Councillor O'Rourke
Seconded By Councillor Allt

That By-law Numbers (2020)-20508 to (2020)-20510 are hereby passed.

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 MacKinnon, Councillor O'Rourke, and Councillor Salisbury
Carried (13 to 0)

7. Mayor's Announcements

Councillors MacKinnon and O'Rourke will be holding a Ward 6 virtual town hall on Thursday, July 23, 2020 at 7:00 p.m.

8. Adjournment

The meeting adjourned at 9:33 p.m.

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 MacKinnon, Councillor O'Rourke, and Councillor Salisbury
Carried (13 to 0)

Mayor Guthrie

Dylan McMahon - Deputy City Clerk