



## **Minutes of Guelph City Council**

**October 13, 2020, 6:30 p.m.  
Remote meeting live streamed  
on [guelph.ca/live](https://guelph.ca/live)**

**Council:**

Mayor C. Guthrie  
Councillor P. Allt  
Councillor B. Bell  
Councillor L. Caron  
Councillor C. Billings  
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:**

C. Clack-Bush, Deputy Chief Administrative Officer, Public Services  
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  
C. DeVriendt, Manager, Development Planning  
K. Nasswetter, Senior Development Planner  
M. Witmer, Senior Development Planner  
S. Robinson, Senior Heritage Planner  
D. McMahon, Manager, Legislative Services / Deputy City Clerk  
L. Cline, Council and Committee Coordinator  
D. Tremblay, Council and Committee Coordinator

## **2. Call to Order**

Mayor Guthrie called the meeting to order. (6:30 p.m.)

### **2.4 Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

## **3. Council Consent Agenda**

The following reports were extracted:

### **Pandemic Response - By-Law Exemption 2020-167**

Moved By Councillor Gibson

Seconded By Councillor MacKinnon

That the balance of the October 13, 2020 Council Consent Reports as identified below, be adopted:

#### **3.1 68 Albert Street - Heritage Permit HP20-0005 - 2020-144**

1. That heritage permit application HP20-0005 be approved to allow the construction of a new detached rear yard garage at 68 Albert Street.

#### **3.2 Request for an Extension of Draft Plan of Subdivision 23T-11503 635 Woodlawn Rd. E - 2020-151**

1. That in accordance with Section 51(33) of the Planning Act, the application by Astrid J. Clos Planning Consultants on behalf of the owners, Terra View Custom Homes Ltd. and Lambden Farm Trust for an extension to Draft Plan of Subdivision 23T-11503 approval, municipally known as 635 Woodlawn Road East be approved with a five (5) year lapsing date to November 18, 2025, subject to the original draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 18, 2015 contained in Attachment 4 of Infrastructure, Development and Enterprise Services Report 2020-151, dated October 13, 2020.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 18, 2015 to update standard wording and new service area names and staff titles,

update By-law numbers and allow transition to the City's assumption model.

3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Caron, Councillor Billings, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, and Councillor Salisbury

Carried (12 to 0)

### **3.3 Pandemic Response – By-law Exemption - 2020-167**

#### **Main Motion**

Moved By Councillor Downer

Seconded By Councillor Hofland

1. That Council enact the attached draft amending bylaw, amending the City's Parkland Dedication Bylaw 2019-20366 ("PDBL") to add to the exempt categories "Industrial or Commercial Development or Redevelopment that has as its principal purpose compliance with the recommendations of public health in respect of physical distancing, screening and/or testing for COVID-19, and/or the production of urgently required safety equipment and supplies for the primary purpose of supplying the local, provincial, national, and/or international response to the COVID-19 pandemic."

#### **Amendment**

Moved By Councillor Downer

Seconded By Councillor Goller

1. That Council enact the attached draft amending bylaw, amending the City's Parkland Dedication Bylaw 2019-20366 ("PDBL") to add to the exempt categories "Industrial or Commercial Development or Redevelopment that has as its principal purpose compliance with the recommendations of public health in respect of physical distancing, screening and/or testing for COVID-19, and/or the production of urgently required safety equipment and supplies for the primary purpose of supplying the local, provincial, national, and/or international response to the COVID-19 pandemic **and that staff report quarterly on exemptions granted.**

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Caron, Councillor Billings, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor MacKinnon, and Councillor Salisbury

Voting Against: (2): Councillor Bell, and Councillor Hofland

Carried (10 to 2)

### **Main Motion as Amended**

Moved By Councillor Downer

Seconded By Councillor Hofland

1. That Council enact the attached draft amending bylaw, amending the City's Parkland Dedication Bylaw 2019-20366 ("PDBL") to add to the exempt categories "Industrial or Commercial Development or Redevelopment that has as its principal purpose compliance with the recommendations of public health in respect of physical distancing, screening and/or testing for COVID-19, and/or the production of urgently required safety equipment and supplies for the primary purpose of supplying the local, provincial, national, and/or international response to the COVID-19 pandemic and that staff report quarterly on exemptions granted.

Voting in Favour: (9): Mayor Guthrie, Councillor Bell, Councillor Billings, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Hofland, Councillor MacKinnon, and Councillor O'Rourke

Voting Against: (4): Councillor Allt, Councillor Caron, Councillor Gordon, and Councillor Salisbury

Carried (9 to 4)

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

### **4.1 Public Meeting 66 Duke Street Proposed Official Plan and Zoning By-law Amendments 0ZS20-008- 2020-134**

Katie Nasswetter, Senior Development Planner, summarized the proposed application including location, surrounding land uses and details on the current official plan and zoning designations and requested specialized zoning and official plan amendments.

Barbara Mann expressed concerns regarding traffic and parking.

Scott Frederick expressed concerns regarding parking and increased demands for the provision of transit services.

Chris Pidgeon, GSP Group, spoke as Agent for the owner and applicant and provided an overview of the proposed application, existing official planning and zoning by-law designations and requested official plan and zoning by-law amendments. He provided highlights of the various technical reports and details contained in the Parking Justification Report. He summarized information on feedback received at a meeting held by the owner of the property in November 2018.

Mike Barber expressed concerns regarding parking, protection of trees and area residents privacy.

Council recessed at 8:03 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 8:12 p.m.

Moved By Councillor Billings  
Seconded By Councillor Allt

1. That report 2020-134 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-008) by GSP Group Inc., on behalf of the owner, IT Enterprises Inc., to permit a 22 unit, four storey apartment building on the lands municipally known as 66 Duke Street and legally described as Part of Lots 86, 87 & 88, Registered Plan 161, City of Guelph, from Infrastructure, Development and Enterprise dated October 13, 2020, be received.

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

Carried (13 to 0)

#### **4.2 Statutory Public Meeting Report - 520 Speedvale Avenue East File OZS20-006 - 2020-130**

Council recessed at 8:30 p.m. and reconvened at 8:38 p.m.

Michael Witmer, Senior Development Planner, provided a summary of the proposed application, including location, existing official plan and requested official plan amendments and existing zoning by-law

designations and summarized the requested specialized zoning regulations.

Astrid Clos, agent for the applicant provided a summary of the proposed application including the surrounding lands uses and location within a low-density residential area. She provided information on the existing zoning and specialized provisions for stacked townhouse and detailed the additional requested specialized zoning regulations. She summarized the proposed parking and common amenity areas.

Michael Watt, a developer for the proposed application, summarized the affordable housing options, impacts on neighbouring properties and requested zoning amendments. He provided details regarding private amenity space and the proposals energy conservation measures.

Keri Lindsay, an area resident, expressed opposition to the request for increase in density. She expressed concerns regarding increasing traffic, noise and light pollution. She summarized her concerns regarding the outdoor amenity spaces, limited green space and lot grading. She stated that the proposed application was not in keeping with the current neighbourhood and required modifications.

Kim Wakeford, an area resident, expressed concerns regarding the removal and re-planting of trees. She commented that the removal of the trees would permit unshaded parking areas and lack of outdoor amenities. She requested that the application remain low density and existing trees be preserved.

John Zadro, expressed concerns regarding the proposed application.

Jenny McGregor, an area resident, expressed concerns regarding increased density, surface water, snow, garbage and tree removal.

John Steggles, expressed concerns regarding the proposed zoning and official plan amendments.

Cathie Moynihan, an area resident, expressed concerns relating to traffic and parking.

Council postponed this item and tabled Agenda Item 5.1  
Recommended Cultural Heritage Action Plan - 2020-143.

## **5. Items for Discussion**

### **5.1 Recommended Cultural Heritage Action Plan - 2020-143**

Moved By Councillor Caron  
Seconded By Councillor Gibson

1. That the final draft of the Cultural Heritage Action Plan be referred back to staff for further refinement, and public/stakeholder engagement; and
2. That the revised report be brought forward to a future Committee of the Whole meeting for approval.

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

Carried (13 to 0)

**6. Statutory Public Meeting Report - 520 Speedvale Avenue East File 0ZS20-006- 2020-130**

Council resumed with this item.

Council recessed at 10:31 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 10:36 p.m.

James Smith, an area resident, expressed concerns regarding lack of merit of the proposed application including the lack of parking, landscape open space, poor pedestrian and vehicle access to the property. In addition, he expressed concerns regarding information contained in the traffic impact study.

**Extension of Meeting per Procedure By-Law**

Moved By Councillor MacKinnon  
Seconded By Councillor Goller

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: (10): Mayor Guthrie, Councillor Bell, Councillor Caron, Councillor Billings, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor MacKinnon, and Councillor O'Rourke

Voting Against: (3): Councillor Allt, Councillor Hofland, and Councillor Salisbury

Carried (10 to 3)

## **Main Motion**

Moved By Councillor Hofland

Seconded By Councillor O'Rourke

1. That Report 2020-130 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-006) by Astrid J. Clos Planning Consultants, on behalf of the owner, 2601265 Ontario Inc., to permit a cluster townhouse development with 64 stacked, back-to-back units on the lands municipally known as 520 Speedvale Avenue East and legally described as Block B, Plan 602, City of Guelph, from Infrastructure, Development and Enterprise dated October 13, 2020, be received.

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

Carried (13 to 0)

## **7. By-laws**

Moved By Councillor O'Rourke

Seconded By Councillor Hofland

That By-law Numbers (2020)-20531 to (2020)-20534 are hereby passed.

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

Carried (13 to 0)

## **9. Adjournment**

Moved By Councillor Billings

Seconded By Councillor O'Rourke

That the meeting be adjourned. (11:06 p.m.)



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

Carried (13 to 0)

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Mayor Guthrie

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Dylan McMahon - Deputy City Clerk