



## **Minutes of Guelph City Council**

**January 25, 2021, 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 C. Billings Councillor L. Caron Councillor C. Downer Councillor R. Goller Councillor J. Gordon Councillor J. Hofland Councillor M. MacKinnon Councillor D. O'Rourke Councillor M. Salisbury
Absent:	Councillor D. Gibson
Staff:	S. Stewart, Chief Administrative Officer C. Clack-Bush, Deputy Chief Administrative Officer, Public Services K. Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services T. Lee, Deputy Chief Administrative Officer, Corporate Services K. Walkey, General Manager, Planning and Building Services C. DeVriendt, Manager, Development Planning M. Aldunate, Manager, Policy Planning and Urban Design K. Nasswetter, Senior Development Planner L. Sulatycki, Senior Development Planner S. Robinson, Senior Heritage Planner D. McMahon, Manager, Legislative Services / Deputy City Clerk

**2. Open Meeting – 6:30 p.m.**

Mayor Guthrie called the meeting to order. (6:49 p.m.)

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

There were no disclosures.

**3. Council Consent Agenda**

Moved By Councillor Hofland

Seconded By Councillor Billings

That the January 25, 2021, Council Consent Agenda as identified below be adopted:

**3.1 Decision Report - 1159 Victoria Rd S - Red-line Amendment to an approved Draft Plan and Zoning By-law Amendment File: 0ZS20-007 and 23T-07506 - 2021-16**

1. That the application from IBI Group on behalf of Victoria Park Village Inc. for a red-line amendment to approved Draft Plan of Subdivision 23T-07506 to permit an additional two (2) single detached residential lots on lands municipally known as 1159 Victoria Road South and legally described as Part of Lot 5, Concession 8 (Geographic Township of Puslinch), City of Guelph, be approved with a lapsing date of November 22, 2022 in accordance with the draft plan conditions included in Attachment 3 and the red-lined Draft Plan of Subdivision as shown in Attachment 8 of the Infrastructure, Development and Enterprise Report dated January 25, 2021.
2. That the application from IBI Group on behalf of Victoria Park Village Inc. for approval of a Zoning By-law to change the zoning from the "Conservation Land" (P.1) Zone to the R.1C-26 (Specialized Residential Single Detached) Zone to implement a red-line amendment to approved Draft Plan of Subdivision 23T-07506, be approved, in accordance with Zoning regulations included in

Attachment 3 of the Infrastructure, Development and Enterprise Report, dated January 25, 2021.

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

Carried (12 to 0)

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

##### **4.1 Statutory Public Meeting Report - 77 Victoria Road North Proposed Official Plan and Zoning By-Law Amendments- File OZS20-013, 2021-13**

Lindsay Sulatycki, Senior Development Planner, introduced the proposed application including details of the proposed Official Plan and Zoning-By-law amendments to permit a stacked townhouse development with 24 three-storey stacked townhouses. She summarized the requested special zoning by-law and official plan amendments.

Astrid Clos, agent for the owners, spoke by telephone and provided a summary of the proposed application including surrounding land uses, intensification, permitted uses and requests for proposed Official Plan and Zoning By-law amendments. She summarized the number of proposed units, parking spaces, tree removal and environmental features.

Mary Lou Gobbi, an area resident, spoke by telephone on behalf of her neighbours on Palermo Crescent, she expressed concerns regarding intensification and overcrowding, parking, information provided on traffic counts, noise, privacy, safety, proposed location of the laneway to the school property, traffic control, aesthetics and lack of greenspace.

Stephany Collins an area resident, spoke by telephone to express concerns of the residents of 74, 76 and 78 Victoria Road, properties located directly across from the proposed development. She raised concerns with respect to parking, traffic and traffic survey results, proposed entrance location, potential impacts of additional traffic on the school entrance, safety, potential impacts on infrastructure

including water and sewer services, environmental conditions, removal of trees and lack of greenspace.

Kim Wakeford, a resident spoke by telephone and stated that she was not opposed to growth but that it must be aligned with Guelph's growth management strategies and thoughtful planning. She expressed concerns regarding the density of the proposed development, traffic and safety for school children, parking, the removal of trees and noise.

Rajan Philips, a representative of Paradigm Transportation, spoke by telephone and provided comments regarding traffic concerns and summarized the results of the Traffic Impact Study.

Council recessed at 7:50 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 8:00 p.m.

Domenico Basso, an area resident, spoke by telephone and expressed concern with respect to increased traffic, safety of school children, density, parking, proposed zoning by-law amendments, water infrastructure and removal of trees. He stated that he was not against development and suggested that the development include senior housing.

Moved By Councillor Bell  
Seconded By Councillor Hofland

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by Astrid J. Clos Planning Consultants on behalf of the owner, 2601265 Ontario Inc. to permit a stacked townhouse development with 24 three-storey stacked townhouse units on the property municipally known as 77 Victoria Road North and legally described as Part of Lot 1, Concession 4, Division 'C' (Geographic Township of Guelph) City of Guelph, from Infrastructure, Development and Enterprise dated January 25, 2021 be received.

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

## **5. Items for Discussion**

### **5.1 Decision Report - 120 Huron Street Official Plan and Zoning By-law Amendments File 0ZS20-005 - 2021-09**

The following delegates spoke:

Mike Darmon, on behalf of the Guelph Coalition for Active Transportation

Yvette Tendick

Hugh Handy, GSP Group, on behalf of the applicant.

Moved By Councillor Bell

Seconded By Councillor Caron

1. That the application from GSP Group Inc., on behalf of the owner, Alice Block Inc., on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, for approval of an Official Plan Amendment to permit the development of a fifth storey containing an additional 30 apartment units to an existing four storey apartment building, be approved in accordance with Attachment 2 of Report 2021-09 dated January 25, 2021.
2. That the application from GSP Group Inc., on behalf of the owner, Alice Block Inc., on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, for approval of an Zoning By-law Amendment to permit the development of a fifth storey and an additional 30 apartment units to an existing four storey, apartment building be approved in accordance with Attachment 3 of Report 2021-09 dated January 25, 2021.
3. 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 120 Huron Street.

Amendment

Moved By Councillor Bell

Seconded By Councillor Salisbury

That secure, interior bicycle parking be provided that is accessible through a ramp or other accessible means to facilitate bringing bicycles to and from the basement area.

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

Voting Against: (1): Councillor MacKinnon

Carried (11 to 1)

Main Motion as Amended

Moved By Councillor Bell

Seconded By Councillor Caron

1. That the application from GSP Group Inc., on behalf of the owner, Alice Block Inc., on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, for approval of an Official Plan Amendment to permit the development of a fifth storey containing an additional 30 apartment units to an existing four storey apartment building, be approved in accordance with Attachment 2 of Report 2021-09 dated January 25, 2021.
2. That the application from GSP Group Inc., on behalf of the owner, Alice Block Inc., on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, for approval of an Zoning By-law Amendment to permit the development of a fifth storey and an additional 30 apartment units to an existing four storey, apartment building be approved in accordance with Attachment 3 of Report 2021-09 dated January 25, 2021.
3. That in accordance with Section 34 (17) of the Planning Act, City Council as determined that no further public notice is required

related to the minor modifications to the proposed Zoning By-law Amendment affecting 120 Huron Street.

4. That secure, interior bicycle parking be provided that is accessible through a ramp or other accessible means to facilitate bringing bicycles to and from the basement area.

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

Carried (12 to 0)

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

The following delegates spoke:  
Susan Watson

Moved By Councillor Downer  
Seconded By Councillor Caron

1. That the Cultural Heritage Action Plan dated October 13, 2020 be approved.
2. That a heritage conservation district study be initiated for the Ward West candidate cultural heritage landscape (CCHL-23) and that staff be directed to include a requirement for Indigenous community engagement expertise in the RFP for a public engagement consultant for the Ward West Cultural Heritage Landscape Study.
3. That the future update of the Cultural Heritage Action Plan consider and evaluate candidate cultural heritage landscapes identified as having cultural heritage value or interest by an Indigenous community.
4. That further heritage resources be identified for Council consideration within the 2022 budget.
5. That the City of Guelph acknowledges and thanks the Parish and The Catholic Dioceses of the Basilica of Our Lady for the outstanding restoration work of the Rectory.
6. That Council direct the Mayor and appropriate staff to continue discussions with representatives of the Catholic Dioceses and

Parish of the Basilica of Our Lady regarding future conservation plans for the Catholic Hill Cultural Heritage Landscape as identified in the Cultural Heritage Action Plan.

7. That staff report back on these discussions to Heritage Guelph for further input and consideration.
8. That Guelph City Council expresses our sincere appreciation of the volunteers of Heritage Guelph Committee.
9. That Council direct staff to hire an independent facilitator to work on improved relations between staff and members of Heritage Guelph to ensure collaboration on the City's heritage goals and that Council respectfully request that current Heritage Guelph members participate in these facilitated discussions.
10. That staff in collaboration with Heritage Guelph be directed to bring forward a heritage financial incentive program for approval to council before or aligned with the completion of any future approved heritage conservation district.

It was requested that clauses 4, 9 and 10 be voted on separately.

Clauses 5 to 8

Moved By Councillor Downer

Seconded By Councillor Caron

5. That the City of Guelph acknowledges and thanks the Parish and The Catholic Dioceses of the Basilica of Our Lady for the outstanding restoration work of the Rectory.
6. That Council direct the Mayor and appropriate staff to continue discussions with representatives of the Catholic Dioceses and Parish of the Basilica of Our Lady regarding future conservation plans for the Catholic Hill Cultural Heritage Landscape as identified in the Cultural Heritage Action Plan.
7. That staff report back on these discussions to Heritage Guelph for further input and consideration.
8. That Guelph City Council expresses our sincere appreciation of the volunteers of Heritage Guelph Committee.



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

Carried (12 to 0)

#### Clause 9

Moved By Councillor Downer

Seconded By Councillor Caron

9. That Council direct staff to hire an independent facilitator to work on improved relations between staff and members of Heritage Guelph to ensure collaboration on the City's heritage goals and that Council respectfully request that current Heritage Guelph members participate in these facilitated discussions.

Voting in Favour: (9): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Caron, Councillor Downer, Councillor Goller, Councillor Gordon, Councillor Hofland, and Councillor Salisbury

Voting Against: (3): Councillor Billings, Councillor MacKinnon, and Councillor O'Rourke

Carried (9 to 3)

#### Clause 10

Moved By Councillor Downer

Seconded By Councillor Caron

10. That staff in collaboration with Heritage Guelph be directed to bring forward a heritage financial incentive program for approval to council before or aligned with the completion of any future approved heritage conservation district.

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

Voting Against: (2): Councillor Billings, and Councillor O'Rourke

Carried (10 to 2)

Clauses 1 to 3

Moved By Councillor Downer

Seconded By Councillor Caron

1. That the Cultural Heritage Action Plan dated October 13, 2020 be approved.
2. That a heritage conservation district study be initiated for the Ward West candidate cultural heritage landscape (CCHL-23) and that staff be directed to include a requirement for Indigenous community engagement expertise in the RFP for a public engagement consultant for the Ward West Cultural Heritage Landscape Study.
3. That the future update of the Cultural Heritage Action Plan consider and evaluate candidate cultural heritage landscapes identified as having cultural heritage value or interest by an Indigenous community.

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

Carried (12 to 0)

Clause 4

Moved By Councillor Downer

Seconded By Councillor Caron

4. That further heritage resources be identified for Council consideration within the 2022 budget.

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

Voting Against: (2): Councillor Billings, and Councillor O'Rourke

Carried (10 to 2)

## **6. By-laws**

Moved By Councillor Gordon  
Seconded By Councillor Goller

That by-laws number (2021)-20566 to (2021)-20569 are hereby passed.

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

Carried (12 to 0)

## **8. Adjournment**

Moved By Councillor Salisbury  
Seconded By Councillor Hofland

That the meeting be adjourned. (9:31 p.m.)

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

Carried (12 to 0)

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Mayor Guthrie

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Dylan McMahon - Deputy City Clerk