



## **Minutes of Guelph City Council**

**February 8, 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:** K. Dedman, Deputy Chief Administrative Officer,  
Infrastructure, Development and Enterprise Services  
T. Gayman, General Manager, Engineering and  
Transportation Services/City Engineer  
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  
L. Lefler, Planner II - Environment  
D. McMahon, Manager, Legislative Services / Deputy City  
Clerk  
L. Cline, Council and Committee Coordinator  
D. Tremblay, Council and Committee Coordinator

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**1. Call to Order**

Mayor Guthrie called the meeting to order (6:32 p.m.).

**2. Extension of Meeting per Procedural By-law**

Moved By Councillor Goller  
Seconded By Councillor Downer

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 Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Goller, Councillor Gordon, Councillor Hofland, and Councillor MacKinnon

Carried (10 to 0)

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

**3.1 Statutory Public Meeting Report 721 Woolwich Street Proposed Zoning By-law Amendment File: OZS20-015 Ward 2 - 2021-24**

Katie Nasswetter, Senior Development Planner, summarized the proposed Zoning By-law Amendment application to permit the existing motel building at 721 Woolwich Street to be converted into 32 supportive apartment units. She provided details on the site context, Official Plan designation, current and proposed zoning, and the requested specialized zoning regulations.

Andrea Sinclair, MHBC Planning, Urban Design and Landscape Architecture, spoke on behalf of the application and provided further details on the proposal. She provided a comparison of what is proposed by the subject application versus how the site has operated in the past. She also highlighted policies in the City's Official Plan regarding affordable housing that are relevant to the application.

Kate Nixon outlined her support for the project and she expressed concerns regarding the lack of suitable housing options in the community.

Bill Wootton, a resident who owns property across the street from the Parkview Motel, expressed opposition to the project based on the proposed location in a high-density residential area.

Jakki Jeffs, President, Catholic Women's League of the Basilica of Our Lady Immaculate, expressed her support for the application.

Jeanette Browne, a resident of Marilyn Drive, provided her support for the application.

Clyde Bond, a resident of Marilyn Drive, expressed concerns that the proposed amendment does not fit the development plan that was previously approved by Council.

Eric Hafemann expressed concerns with the proposal being located in a residential area. He stated that the land could be better used for higher density apartment buildings.

Gail Hoekstra, Welcome In Drop In Centre, spoke on behalf of the application. She compared the current use of the property as an overflow shelter providing emergency housing versus the proposed use as permanent supportive housing.

Suzanne Swanton, Tim Welch Consulting Inc., and David McAuley, both from the project team for the application, responded to questions regarding site design and architecture.

Louise Callahan, a resident of Marilyn Drive, expressed concerns regarding the proposed amendment, including safety, mixed use zoning and location in a residential area.

Margo Davis expressed her approval of the project.

Ron McKitrick expressed concerns regarding the suitability of the proposed site as well as other homeless individuals who won't be housed within the proposed development.

The following registered delegates withdrew their delegation request:

Hillary Schlaht

Dominica McPherson, Guelph & Wellington Task Force for Poverty Elimination

Council recessed at 8:10 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 8:15 p.m.

Denese Renaud expressed that it's time to move forward with the project.

Tanya Gevaert expressed her concerns that if the proposed amendment is denied a ministerial zoning order may be imposed.

Moved By Councillor Bell  
Seconded By Councillor Allt

1. That report 2021-24 regarding a proposed Zoning By-law Amendment application (File OZS20-005) by MHBC Planning Ltd., on behalf of the Guelph (M.O.G) Welcome Drop in Centre Corporation to permit the existing motel building to be converted into 32 supportive apartment units on the lands municipally known as 721 Woolwich Street and legally described as Lots 1, 2, 3 & 4, Plan 485 and Lot 5, Plan 485, Except Part 1 On 61R-4968; Subject to Ro689274; City of Guelph, from Infrastructure, Development and Enterprise dated February 8, 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

Carried (12 to 0)

### **3.2 Statutory Public Meeting: City Initiated Official Plan Amendment for the Emma Street to Earl Street Pedestrian Bridge - 2021-28**

Leah Lefler, Planner II - Environment, outlined the City-initiated Official Plan Amendment for the Emma Street to Earl Street pedestrian bridge, including background of the project, bridge location, description of the preferred alternative, Official Plan policies and next steps.

Mike Darmon, Guelph Coalition for Active Transportation, expressed satisfaction with the staff report and progress made on the Emma to Earl Street bridge construction. He also emphasized the significance of the wording of the Official Plan Amendment as it relates to active transportation infrastructure.

Bruce Weaver expressed concerns regarding the lack of adequate consultation with Indigenous communities.

Terry Petrie questioned the need for the proposed bridge and expressed concerns related to its location and impact on wildlife and natural heritage.

Nathan Poulton raised concerns as to whether the Emma to Earl Street bridge will accommodate the needs of cyclists and outlined potential safety issues related to the proposed bridge.

Hugh Whiteley outlined why an Official Plan Amendment is needed before the Emma to Earl Street bridge is constructed. He highlighted that the need for the proposed bridge is justified through the river systems management master plan. He requested that a viewing platform be constructed at the center of the bridge on either side.

Martin Collier expressed opposition to the proposed Emma to Earl Street bridge. He raised concerns with the environmental assessment, preferred alternative 2B and problems that will still exist on Speedvale Avenue.

Council recessed at 9:08 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 9:13 p.m.

John Ferguson provided comments regarding the relationship between rebuilding Speedvale Avenue and construction of the Emma to Earl Street bridge. He highlighted the various benefits of building to facilitate diverse forms of movement.

Moved By Councillor Allt

Seconded By Councillor Bell

1. That the statutory public meeting report for the City-initiated Official Plan Amendment for the Emma Street to Earl Street Pedestrian Bridge 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

Carried (12 to 0)

### **3.3 Statutory Public Meeting Report 265 Edinburgh Road North Proposed Official Plan and Zoning By-law Amendment File: OZS20-012 Ward 3 - 2021-02**

Katie Nasswetter, Senior Development Planner, summarized the proposed Official Plan and Zoning By-law Amendment application to permit two, seven storey apartment buildings with a total of 141 residential units and a separate two storey commercial building at 265

Edinburgh Road North. She outlined the existing and proposed Official Plan land use designations, existing and proposed zoning and site-specific policies and regulations.

Hugh Handy, GSP Group Inc., provided further highlights of the project, including parking, landscaping and urban design elements

Harpreet Bhons, Technoarch, and Jonathan Li, Trans-Plan, both from the project team, were available to respond to questions related to the application.

Council recessed at 9:54 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 9:59 p.m

Chris Obermeyer provided comments regarding the potential conversion of the proposed three bedroom units into low-income housing.

Council recessed at 10:06 p.m. and reconvened at 10:13 p.m.

Moved By Councillor Bell

Seconded By Councillor O'Rourke

1. That report 2021-02 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-012) by GSP Group on behalf of the owner, 2479281 Ontario Inc., to permit two, seven storey apartment buildings with a total of 141 residential units as well as a separate two storey commercial building on the lands municipally known as 265 Edinburgh Road North and legally described as Part of Lots 4, 5, 6, and 7, Range 4, Division 'A', Geographic Township of Guelph, City of Guelph, County of Wellington from Infrastructure, Development and Enterprise dated February 8, 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

Carried (12 to 0)

### **3.4 Statutory Public Meeting Report 78 and 82 Eastview Road Proposed Zoning By-law Amendment File: OZS19-004 Ward 2 - 2021-07**

Katie Nasswetter, Senior Development Planner, summarized the proposed Zoning By-law Amendment application to permit 30 cluster townhouses and a five storey apartment building with 40 residential units at 78 and 82 Eastview Road.

Rob Russell, Robert Russell Planning Consultants Inc., speaking on behalf of the application, provided further information regarding the proposal including relevant Official Plan policies, site traffic, environmental considerations and tree removal.

Naomi Ridout, an area resident, provided comments on the project design, including usable amenity space, traffic on Eastview Road and safety.

Rubina Heddokheel, an area resident, expressed concerns regarding lack of appropriate green space, road safety, environmental impacts and tree protection.

Joe Costello, an area resident, expressed concerns regarding insufficient parking, traffic on Eastview Road, safety, density and encroachment on protected land.

Joan Koob, property manager of 467 Auden Road, expressed concerns related to traffic, location of bus stop, lack of playground, height of proposed development and wetland protection.

The following registered delegate did not speak:  
Amulet Smithson

Council recessed at 10:55 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 11:00 p.m.

Moved By Councillor Bell  
Seconded By Councillor Allt

1. That report 2021-07 regarding proposed Zoning By-law Amendment application (File OZS19-004) by Robert Russell Planning Consultants Inc., on behalf of the owners 2613598 Ontario Inc. and 2589618 Ontario Inc. to permit the development of 30 cluster townhouses as well as a five storey apartment building with 40 residential units on the lands municipally known as 78 and 82 Eastview Road and legally described as Part of Lot 2, Concession 5, Division 'C', Former Township of Guelph from Infrastructure, Development and Enterprise dated February 8, 2021, be received.

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Goller, Councillor Hofland, Councillor O'Rourke, and Councillor Salisbury

Carried (10 to 0)

#### **4. By-laws**

Moved By Councillor Hofland  
Seconded By Councillor Allt

That By-laws numbered (2020)-20570 to (2020)-20571 are hereby passed.

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Goller, Councillor Hofland, Councillor O'Rourke, and Councillor Salisbury

Carried (10 to 0)

#### **5. Mayor's Announcements**

Mayor Guthrie encouraged everyone to continue to adhere to public health guidelines.

#### **6. Adjournment**

Moved By Councillor Billings  
Seconded By Councillor Salisbury

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

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Goller, Councillor Hofland, Councillor O'Rourke, and Councillor Salisbury

Carried (10 to 0)

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Mayor Guthrie



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Dylan McMahon - Deputy City Clerk