



## **Minutes of Guelph City Council**

**March 8, 2021, 6:00 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 D. Gibson
- Councillor J. Gordon
- Councillor J. Hofland
- Councillor M. MacKinnon
- Councillor D. O'Rourke
- Councillor M. Salisbury

Absent:

- Councillor R. Goller

Staff:

- 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
- D. de Groot, Senior Urban Designer
- S. Laughlin, Senior Policy Planner
- K. Nasswetter, Senior Development Planner
- L. Sulatycki, Senior Development Planner
- R. Mallory, Planner 2 - Development and Urban Design
- S. O'Brien, General Manager, City Clerk's Office/City Clerk
- 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 (6:00 p.m.).

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

Councillor O'Rourke declared an interest regarding Statutory Public Meeting Report 85 and 89 Willow Road Proposed Zoning By-law Amendment File: OZS21-001 Ward 3 - 2021-48, as her husband is a member of the Kindle Communities Board.

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

**2.1 Statutory Public Meeting Report 85 and 89 Willow Road Proposed Zoning By-law Amendment File: OZS21-001 Ward 3 - 2021-48**

Councillor O'Rourke disconnected from the remote meeting and did not participate in the discussion or vote on the matter.

Katie Nasswetter, Senior Development Planner, summarized the proposed Zoning By-law Amendment application to permit the development of a five storey building containing 32 supportive housing units. She provided details on the site context, Official Plan designation, current and proposed zoning, requested specialized zoning regulations and the proposed site layout.

Hugh Handy, GSP Group Inc., speaking on behalf of Kindle Communities and the owner of the properties, provided further details on the proposal. He outlined the site location, adjacent land uses, proposed zoning regulations, supporting studies and site design elements.

Gregory Jones, President, SkyDev, part of the Skyline Group of Companies, provided information regarding the purpose of the application to provide permanent supportive housing within the community. He outlined zoning considerations, community consultation and outreach, and details of the project timeline.

Sheila Markle, Kindle Communities Inc., provided further information regarding the organization and the project. She addressed some

comments and questions related to snow removal, parking and common amenity space.

James Gollinger, an area resident, expressed concerns with the location of the proposed project, compatibility with the local community, lack of green space and insufficient parking. He also expressed concerns with what would happen if funding for the project is cut.

Kimberley D. Gadoury expressed support for the application as the proposed zoning regulations will provide residents with greater privacy and the necessary resources to access 24/7 support.

Dana Nuttley, an area resident, expressed support for the application as it will address current problems with the existing site, including lack of lighting and the presence of wildlife.

Sandy Clipsham, an area resident, expressed support for the project as it will be an asset to the community and provide support to residents.

Elisha Ogbonna, an area resident, expressed concerns with the project, including the lack of open and transparent community engagement, inadequate housing options for families and insufficient parking.

Donna Haskett, an area resident, provided information regarding the Onward Willow neighbourhood. She expressed concerns regarding the proposal, including density, safety and the lack of green space.

Heather Cowbrough, an area resident, expressed concerns regarding the affordability of units within the proposed development.

Morgan Dandie-Hannah expressed support for proposals that aren't condos.

The following delegate did not speak:  
Benny Monico

Council recessed at 7:48 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 7:52 p.m.

Moved By Councillor Hofland  
Seconded By Councillor Bell

1. That report 2021-48 regarding a proposed Zoning By-law Amendment application (File OZS21-001) by Skydev Inc., on

behalf of the property owners, Skyline Real Estate Holdings Inc. and D.D. 89 Willow Ltd., to permit the development of a five storey building containing 32 supportive housing units on a portion of the lands municipally known as 85 and 89 Willow Road and legally described as Part Lot 8, Plan 593, as in MS73909; City of Guelph; and Part Lot 8, Plan 593, as in ROS636516, City of Guelph, from Infrastructure, Development and Enterprise dated March 8, 2021, be received.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, and Councillor Salisbury

Carried (11 to 0)

Councillor O'Rourke rejoined the remote meeting.

## **2.2 Statutory Public Meeting Report 304 Kathleen Street Proposed Zoning Bylaw Amendment File: OZS20-014 Ward 3 - 2021-52**

Ryan Mallory, Planner 2 - Development and Urban Design, summarized the proposed Zoning By-law Amendment application to permit the development of a semi-detached residential unit. He provided details on the location, existing Official Plan land use designation, existing and proposed zoning, and the proposed conceptual site plan.

Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited, speaking on behalf of the owners, provided further information regarding the proposal including site context, adjacent uses, Official Plan designation and zoning, consistency with the Provincial Policy Statement, compatibility with the surrounding neighbourhood, and applicable community energy initiatives.

The following registered delegate withdrew their delegation request:  
Morgan Dandie-Hannah

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.

Moved By Councillor Allt

Seconded By Councillor Hofland

1. That Report 2021-52 regarding proposed Zoning By-law Amendment application submitted by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owner, 785412 Ontario

Limited and 1773438 Ontario Incorporated to amend the Zoning By-law for the lands municipally known as 304 Kathleen Street, and legally described as Part of Lots 16 and 18, Registered Plan 242 from Infrastructure, Development and Enterprise dated March 8, 2021, be received.

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

Carried (12 to 0)

## **2.3 Statutory Public Meeting Report 111-193 Silvercreek Parkway North Proposed Zoning By-law Amendment File: OZS20-017 Ward 3 - 2021-53**

Lindsay Sulatycki, Senior Development Planner, summarized the proposed Zoning By-law Amendment application to permit the development of two, six-storey buildings. She provided details on the location, existing Official Plan land use designation, existing and proposed zoning, requested specializing zoning regulations, existing and proposed development concept plan.

Astrid Clos, Astrid J. Clos Planning Consultants, speaking on behalf of the owners, provided further details regarding the proposal, including proposed uses and number of units, surrounding land uses and nearby amenities, growth plan conformity, Official Plan designation and proposed zoning regulations.

Marco VanderMaas, Petroff Partnership Architects, speaking as the project architect for the proposed development, addressed key features of the proposal including sustainability, purpose-built rentals, accessibility and active multi-modal transportation.

Susan Watson expressed support for the concept of the proposed development. She expressed concerns related to parking, lack of parkland and green space, and reductions in setbacks.

The following registered delegate withdrew their delegation request:  
Morgan Dandie-Hannah

Council recessed at 9:16 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 9:20 p.m.

Moved By Councillor Allt  
Seconded By Councillor Hofland

1. That Statutory Public Meeting Report 2021-53 regarding proposed Zoning By-law Amendment application submitted by Astrid J. Clos Planning Consultants on behalf of the owner, D.D. 111-193 Silvercreek Ltd. (Starlight Group Property Holdings Inc.) to permit the development of two, six-storey buildings; one with 70 residential units and the other with 78 residential units and 605 square metres of ground floor commercial space, on the lands municipally known as 111-193 Silvercreek Parkway North and legally described as Lots 180-204, Registered Plan 568, City of Guelph, from Infrastructure, Development and Enterprise dated March 8, 2021 be received.

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

Carried (12 to 0)

Council recessed at 9:35 p.m. and reconvened at 9:45 p.m.

### **3. Items for Discussion**

#### **3.1 York Road/Elizabeth Street Draft Land Use Strategy - 2021-23**

David de Groot, Senior Urban Designer, introduced the York Road/Elizabeth Street Draft Land Use Study. He outlined the study area, relative difficulty to approve sensitive land uses and the community engagement methods that informed the draft vision, principles and goals.

Stacey Laughlin, Senior Policy Planner, outlined the existing and proposed land use designations for the study area, proposed modifications to the mixed business designation, draft conclusions and recommendations and next steps.

The following delegates spoke via telephone regarding this item:

Susan Watson

Mike Darmon

Bryan McPherson

Lesley Pharoah

Moved By Councillor Allt  
Seconded By Councillor Hofland

1. That the York Road/Elizabeth Street Draft Land Use Study be received.

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

Carried (12 to 0)

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

Moved By Councillor Gordon

Seconded By Councillor Hofland

That by-laws numbered (2021)-20577 to (2021)-20580 are hereby passed.

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

Carried (12 to 0)

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

Mayor Guthrie recognized International Women's Day and acknowledged Councillors Caron, Billings, Hofland, O'Rourke and Downer.

Mayor Guthrie acknowledged Kealy Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services, on her last meeting with the City and wished her all the best in her future endeavours.

#### **6. Adjournment**

Moved By Councillor Hofland

Seconded By Councillor Allt

That the meeting be adjourned (10:46 p.m.).

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, 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