



Minutes of Guelph City Council

May 10, 2021, 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:

S. Stewart, Chief Administrative Officer
C. Clack-Bush, Deputy Chief Administrative Officer, Public Services
S.O'Brien, Acting 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
D. de Groot, Senior Urban Designer
K. Nasswetter, Senior Development Planner
M. Witmer, Senior Development Planner
S. Laughlin, Senior Policy Planner
S. Robinson, Senior Heritage Planner
T. Di Lullo, Acting Manager Legislative Services/Deputy City Clerk
G. Meades, Council and Committee Coordinator

3. Call to Order

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

3.4 Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Caron declared a pecuniary interest with respect to item 6.1 Decision Report 85 and 89 Willow Road Zoning By-law Amendment, as Councillor Caron's spouse has ongoing business with Kindle Communities.

Councillor O'Rourke declared a pecuniary interest with respect to item 6.1 Decision Report 85 and 89 Willow Road Zoning By-law Amendment, as Councillor O'Rourke's spouse is on the Kindle Communities Board of Directors, a proponent in the application.

4. Council Consent Agenda

4.1 By-law Exemption - Places of Worship - 2021-145

Moved By Councillor Downer
Seconded By Councillor Gibson

1. That Council enact the attached draft amending bylaw, amending the City's Parkland Dedication Bylaw 2019-20366 to add to the exempt categories "Development for a Place of Worship or for the purposes of a cemetery or burial site exempt from taxation under the Ontario Assessment Act."

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

5.1 Statutory Public Meeting Report 65 Delhi St Zoning By-law Amendment, File OZS21-004, Ward 2, 2021-132

Katie Nasswetter, Senior Development Planner, summarized the proposed Zoning By-law Amendment application to permit the reuse of the existing building as transitional housing. Katie provided details on the site context, Official Plan designation, current and proposed zoning, requested specialized zoning regulations, proposed site plan and proposed building elevations.

Dave Aston, MHBC Planning, Urban Design and Landscape Architecture, speaking on behalf of the applicant, provided a high level review of the site operations and how to engage in this topic. Dave provided comments on how this application can support a need in the community and the proposed updates to the site as it relates to the proposed zoning changes.

Susan Watson provided comments in favour of the application and how the proposed changes could impact the local community, and also provided comments regarding parkland considerations as it relates to the site.

Jason Blokhuis provided comments regarding impacts to adjacent properties, parking and the interior design of the building.

Stephen Kilburn, an area resident, commented on multiple zoning considerations as it relates to the application, and expressed concerns about the interior design of the building.

Gail Hoekstra provided comments on the intended use of the site and gave comparison to other similar sites within the City of Guelph.

Susan Bushell, an area resident, spoke about concerns as a user of adjacent properties.

John Anderson, an area resident, provided concerns regarding the design of the building and the multiple zoning changes requested.

Matt Sheehy, ASnow Alliance, provided comments as it relates to the property and its operations. Mayor Guthrie requested that the delegate continue their delegation towards the Planning matters of the application. The delegate chose not to continue.

Karen Kowalchuk, an area resident, spoke regarding the impacts of the property's green space on the local area, and raised concerns about parking, hard surface areas, heritage aspects and interior design.

Council recessed at 8:30 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 8:34 p.m.

Robert Eilers, an area resident, expressed concerns regarding the preservation of heritage aspects of the property, property access, and impacts to the access of adjacent sites.

Mark Enchin provided concerns as it relates to the application and its proposed operation.

The following delegation withdrew and did not speak:
Mark Post

Moved By Councillor Allt
Seconded By Councillor Hofland

1. That report 2021-132 regarding a proposed Zoning By-law Amendment application (File OZS21-004) by MHBC Planning Ltd, on behalf of The County of Wellington, to permit the reuse of the existing building as transitional housing, on a portion of the lands municipally known as 65 Delhi Street and legally described as Part 1 and Part 3 of Lot 40, Registered Plan 133, City of Guelph, from Infrastructure, Development and Enterprise dated May 10, 2021, 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)

Council recessed at 9:03 p.m. and reconvened at 9:08 p.m.

5.2 Statutory Public Meeting Report 33-41 Arkell Road and 1408 Gordon Street Zoning Bylaw Amendment, File: OZS21-002, Ward 6, 2021-123

Michael Witmer, Senior Development Planner summarized the proposed Zoning By-law Amendment application to permit the development of a mixed use retirement community. Michael provided details on the location, existing Official Plan designation, existing zoning and proposed zoning, requested specialized zoning regulations and proposed conceptual site plan.

David Galbraith, All Seniors Care, speaking on behalf of the applicant, provided information on the site location and an overview of the proposed development.

Susan Watson provided comments regarding increased density, parking and the need for affordable retirement and long-term care facilities.

Council recessed at 9:44 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 9:50 p.m.

Moved By Councillor Allt

Seconded By Councillor Billings

1. That Report 2021-123 regarding proposed Zoning By-law Amendment application submitted by IBI Group on behalf of ASC (Guelph) Facility Limited Partnership and Resolve Project Management to amend the Zoning By-law for the lands municipally known as 33-41 Arkell Road and 1408 Gordon Street, and legally described as Pt Lot 7, Concession 8 , City Of Guelph, as in RO700881, Pt Lot 7, Concession 8, Designated As Part 3 On PLAN 61R-1192; and 1 Pt Lot 7, Concession 8 , City Of Guelph, as in IS15763, IS14494; GUELPH from Infrastructure, Development and Enterprise dated May 10, 2021, 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)

6. Items for Discussion

6.1 Decision Report 85 and 89 Willow Road Zoning By-law Amendment, File: OZS21-001, Ward 3 - 2021-111

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

The following delegates spoke regarding this item:

Greg Jones, President, SkyDev

Hugh Handy, Senior Associate, GSP Group, on behalf of the applicant

David Estill
Kim Ritcher
Dana Nuttley
Joanne Younge Evans, Family Counselling and Support Services for
Guelph-Wellington
Paula Monico
Donna Haskett
Dominica McPherson, Guelph and Wellington Task Force for Poverty
Elimination
Barb McPhee

The following delegate withdrew his delegation and did not speak:
Benny Monico

The following delegate did not speak:
James Gollinger

Moved By Councillor MacKinnon
Seconded By Councillor Hofland

1. That the application from by Skydev Inc., on behalf of the property owners, Skyline Real Estate Holdings Inc. and D.D. 89 Willow Ltd., 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, for approval of a Zoning By-law Amendment from the "R.4B" (High Density Residential) Zone to the "R.4B-26" (Specialized High Density Residential) Zone, the "R.4B-27" (Specialized High Density Residential Zone) and the R.4B-28(H) (Specialized High Density Residential Zone with a Holding Provision) to permit the development of a five storey building containing 32 supportive housing units, be approved in accordance with Attachment 2 of Report 2021-111 dated May 10, 2021.
2. 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 85 & 89 Willow Road.

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

Carried (11 to 0)

Councillor O'Rourke and Councillor Caron rejoined the remote meeting.

6.2 Extension of Meeting per Procedural By-law

Moved By Councillor Caron

Seconded By Councillor O'Rourke

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: (11): Mayor Guthrie, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, Councillor O'Rourke, and Councillor Salisbury

Voting Against: (2): Councillor Allt, and Councillor Goller

Carried (11 to 2)

6.3 York Road/Elizabeth Street Recommended Land Use Study, 2021-99

David de Groot, Senior Urban Designer, and Stacey Laughlin, Senior Policy Planner, provided a summary of the recommended York Road/Elizabeth Street Land Use Study.

The following delegates spoke to the item:

Brenda Aherne

Terry Hatzis

Moved By Councillor Gibson

Seconded By Councillor Hofland

1. That the York Road/Elizabeth Street Recommended Land Use Study included as [Attachment 2](#) to this report be approved.
2. That the properties identified in Attachment 3 of the report entitled "York Road/Elizabeth Street Recommended Land Use Study", dated

May 10, 2021, be listed on the Municipal Register of Cultural Heritage Properties.

3. That Council direct staff to consider a Community Improvement Plan for this area following a Council decision on Community Improvement Plan funding for the City.

It was requested that the clauses be voted on separately.

Moved By Councillor Gibson

Seconded By Councillor Hofland

1. That the York Road/Elizabeth Street Recommended Land Use Study included as [Attachment 2](#) to this report be approved.

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

Voting Against: (1): Councillor Bell

Carried (12 to 1)

Moved By Councillor Gibson

Seconded By Councillor Hofland

2. That the properties identified in Attachment 3 of the report entitled "York Road/Elizabeth Street Recommended Land Use Study", dated May 10, 2021, be listed on the Municipal Register of Cultural Heritage Properties.

Voting in Favour: (7): Councillor Allt, Councillor Caron, Councillor Downer, Councillor Gordon, Councillor Hofland, Councillor O'Rourke, and Councillor Salisbury

Voting Against: (6): Mayor Guthrie, Councillor Bell, Councillor Billings, Councillor Gibson, Councillor Goller, and Councillor MacKinnon

Carried (7 to 6)

Moved By Councillor Gibson
Seconded By Councillor Hofland

3. That Council direct staff to consider a Community Improvement Plan for this area following a Council decision on Community Improvement Plan funding for the City.

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. By-laws

Moved By Councillor Salisbury
Seconded By Councillor Goller

That by-law numbers (2021)-20603 to (2021)-20605, 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)

9. Adjournment

Moved By Councillor Billings
Seconded By Councillor Allt

That the meeting be adjourned (11:59 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

Trista Di Lullo - Acting Deputy City Clerk