



Minutes of Guelph City Council

**July 12, 2021, 6:00 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
- J. Holmes, Deputy Chief Administrative Officer,
Infrastructure, Development and Enterprise Services
- K. Walkey, General Manager, Planning and Building Services
- C. DeVriendt, Manager Development Planning
- B. Bond Zoning Inspector III
- K. Nasswetter, Senior Development Planner
- L. Sulatycki, Senior Development Planner
- D. McMahon, Manager, Legislative Services/Deputy Clerk
- T. Di Lullo, Council and Committee Coordinator
- G. Meades, Council and Committee Coordinator

2. Call to Order

Mayor Guthrie called the meeting to order. (6:00 p.m.)

3. Authority to move into closed meeting

Moved By Councillor Salisbury
Seconded By Councillor Goller

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2)(c) of the Municipal Act, related to a proposed or pending acquisition or disposition of land by the municipality or local board.

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)

The following item was discussed:

3.1 Declaration of Pecuniary Interest and General Nature Thereof

3.2 Hanlon Creek Business Park Potential Land Sale Offer – Update - 2021-229

4. Open Meeting – 6:30 p.m.

Mayor Guthrie called the meeting to order. (6:31 p.m.)

4.5 Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Gordon declared a pecuniary interest with respect to item 8.2 By-law Number (2021)-20618 as Councillor Gordon lives very close to 120 Huron Street quoted in the bylaw and the building may affect traffic flow and property values on their street.

5. Council Consent Agenda

Moved By Councillor Billings
Seconded By Councillor Caron

That the July 12, 2021 Council Planning Consent Report as identified below, be adopted:

5.1 17 Mary Street Heritage Permit for New Detached Garage (HP21-0007) - 2021-192

1. That the Heritage Permit Application (HP21-0007) for construction of a rear yard detached garage at property municipally known as 17 Mary Street be approved.

5.2 60 Albert Street Heritage Permit for New Construction (HP21-0004) - 2021-212

1. That the Heritage Permit Application (HP21-0004) to construct a single detached dwelling at 60 Albert Street be approved.

5.3 Sign Variance Report for 1886 Gordon Street - 2021-201

1. That the request for variance from Table 2, Row 8 of Sign By-law Number (1996)-15245, as amended, to permit an illuminated freestanding sign with height of 3.58m above the adjacent roadway at 1886 Gordon Street, be approved.

5.4 Sign Variance Report for 25 Wellington Street West - 2021-203

1. That the request for variance from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit one (1) non-illuminated building sign with an area of 5.1m² to be located on the east side of the second storey of 25 Wellington Street West, be approved. (Sign A)
2. That the request for variance from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit one (1) non-illuminated building sign with an area of 8.24m² to be located on the east side of the second storey of 25 Wellington Street West, be approved. (Sign B)
3. That the request for variance from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit one (1) non-illuminated building sign with an area of 5.15m² to be located on the south side of the fourth storey of 25 Wellington Street West, be approved. (Sign C)
4. That the request for variance from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit one (1) non-illuminated building sign with an area of 4.01m² to be located on the south side of the fourth storey of 25 Wellington Street West, be approved. (Sign D)
5. That the request for variance from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit one (1) non-illuminated building sign with an area of 3m² to be located on the

south side of the second storey of 25 Wellington Street West, be approved. (Sign E)

5.5 Sign Variance Report for 74 Elizabeth Street - 2021-202

1. That the request for variance from Table 1, Row 6 of Sign By-law Number (1996)-15245, as amended, to permit a non-illuminated building sign with an area of 2.96m² to be located on the east side of the second storey of the building and within 7m of an adjacent property at 74 Elizabeth Street, be approved. (Sign 1)
2. That the request for variance from Table 1, Row 6 of Sign By-law Number (1996)-15245, as amended, to permit an existing non-illuminated building sign with an area of 1.83m² to be located on the east side of the second storey of the building and within 7m of an adjacent property at 74 Elizabeth Street, be approved. (Sign 2)
3. That the request for variance from Table 1, Row 6 of Sign By-law Number (1996)-15245, as amended, to permit a non-illuminated building sign with an area of 2.96m² to be located on the west side of the second storey of 74 Elizabeth Street, be approved. (Sign 3)
4. That the request for variance from Table 1, Row 6 of Sign By-law Number (1996)-15245, as amended, to permit an existing non-illuminated building sign with an area of 1.83m² to be located on the west side of the second storey of 74 Elizabeth Street, be approved. (Sign 4)

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

6.1 Public Meeting 93 Arthur Street South Zoning By-law Amendment OZS21-007 - 2021-182

Katie Nasswetter, Senior Development Planner summarized the proposed zoning by-law amendment application and presented on the following items; site context, Official Plan, zoning, requested specialized zoning regulations, proposed site plan, and proposed building.

Ben Jones, Fusion Homes, on behalf of the applicant, provided a summary of the application.

Hugh Handy, Senior Associate with GSP group, on behalf of the applicant, provided a summary of the current development and proposed application.

Scott Frederick provided concerns about the application and its impact to the surrounding area.

The following delegate did not speak:

Barbara Mann

Council recessed at 7:53 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 7:58 p.m.

Moved By Councillor Allt

Seconded By Councillor Hofland

1. That report 2021-182 regarding a proposed Zoning By-law Amendment application (File OZS21-007) by 2278570 Ontario Inc/5 Arthur St Developments, to permit the development of a 194 unit, 14 storey apartment building with ground floor commercial with revised regulations, on the lands municipally known as 93 Arthur Street South, from Infrastructure, Development and Enterprise dated July 12, 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)

6.2 Statutory Public Meeting Report 300 Grange Road Zoning By-law Amendment OZS21-006 - 2021-194

Lindsay Sulatycki, Senior Development Planner summarized the proposed Zoning By-law Amendment application and presented on the following items; location, purpose and effect of zoning by-law amendment application, existing Official Plan land use designation, existing zoning, proposed zoning, proposed conceptual site plan.

Dave Aston, MHBC Planning, Urban Design and Landscape Architecture, provided a summary of the application.

Deborah Vogel provide comments as it relates to concerns regarding traffic around the subject site.

Council recessed at 8:21 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 8:25 p.m.

Moved By Councillor Allt

Seconded By Councillor Hofland

1. That the Statutory Public Meeting Report regarding a proposed Zoning By-law Amendment application submitted by MHBC Planning Limited on behalf of the owner, 2538003 Ontario Inc. to rezone a portion of the subject lands to permit a private driveway access for lands currently zoned for townhouses on the lands municipally known as 300 Grange Road and legally described as Part of Lot 6, Plan 53, Division 'C', Part 1 on 61R-10871, City of Guelph, from Infrastructure, Development and Enterprise dated July 12, 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)

7. Items for Discussion

7.1 Sign Variance Report for 9 Woodlawn Road East - 2021-204

The following delegate spoke:

Jason Puterman, Woodlawn Kids Dental, Woodlawn Orthodontics

Moved By Councillor Gibson

Seconded By Councillor Billings

1. That the request for variance from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit an illuminated building sign with an area of 4.01m² on the second storey of the building at 9 Woodlawn Road East, be refused. (Sign 1)
2. That the request for variance from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit an illuminated building sign with an area of 3.78m² on the third storey of the building at 9 Woodlawn Road East, be refused. (Sign 2)

3. That the request for variance from Table 1, Row 1 of Sign By-law Number (1996)-15245, as amended, to permit an illuminated building sign with an area of 3.25m² on the fourth storey of the building at 9 Woodlawn Road East, be refused. (Sign 3)
4. That the request for variance from Section 6(3)(b) of Sign By-law Number (1996)-15245, as amended, to permit an illuminated freestanding sign with an area of 6.45m² be located 9.94m from a residentially zoned property at 9 Woodlawn Road East, be approved. (Sign 4)

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 9:07 p.m. and reconvened at 9:14 p.m.

7.2 65 Delhi Street Zoning By-law Amendment Decision - 2021-191

The following delegates spoke:

Dave Aston, MHBC Planning, Urban Design and Landscape Architecture
Mark Poste, Director of Housing, County of Wellington
Stephen Kilburn, Delhi Eramosa Neighbourhood Advocates
Robert Eilers, Vesterra Group of Companies

Main Motion

Moved By Councillor Goller

Seconded By Councillor Gordon

1. That the application from MHBC Planning Ltd., on behalf of the County of Wellington, on 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, to permit a 36 bedroom supportive housing development be approved in accordance with Attachment 2 of Report 2021-191 dated July 12, 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 65 Delhi Street.

Amendment to the Main Motion

Moved By Councillor Goller

Seconded By Councillor Gordon

1. That Attachment 2, Table 5.4.2, Row 5 be amended to a maximum of 28 bedrooms.
2. That the application from MHBC Planning Ltd., on behalf of the County of Wellington, on 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, to permit a **28** bedroom supportive housing development be approved in accordance with Attachment 2 of Report 2021-191 dated July 12, 2021.

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)

Main Motion as Amended

Moved By Councillor Goller

Seconded By Councillor Gordon

1. That the application from MHBC Planning Ltd., on behalf of the County of Wellington, on 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, to permit a 28 bedroom supportive housing development be approved in accordance with Attachment 2 of Report 2021-191 dated July 12, 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 65 Delhi Street.

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)

8. By-laws

Moved By Councillor Gordon

Seconded By Councillor Goller

That by-law numbers (2021)-20617 and (2021)-20619, 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)

Councillor Gordon disconnected from the remote meeting and did not participate in the remainder of the meeting.

Moved By Councillor Billings
Seconded By Councillor Caron

That by-law number (2021)-20618, are hereby passed.

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

Carried (12 to 0)

10. Adjournment

Moved By Councillor Allt
Seconded By Councillor O'Rourke

That the meeting be adjourned (10:30 p.m.).

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

Carried (12 to 0)

Mayor Guthrie

Dylan McMahon - Deputy City Clerk