



Minutes of Guelph City Council

September 13, 2021, 5:00 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 M. MacKinnon
 - Councillor D. O'Rourke
 - Councillor M. Salisbury
- Absent:**
- Councillor J. Hofland
- Staff:**
- C. Clack-Bush, Deputy Chief Administrative Officer, Public Services
 - J. Holmes, 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
 - K. Nasswetter, Senior Development Planner
 - M. Witmer, Senior Development Planner
 - R. Mallory, Planner II
 - D. McMahon, Manager, Legislative Services/Deputy Clerk
 - L. Cline, Council and Committee Coordinator
 - G. Meades, Council and Committee Coordinator
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2. Call to Order

Mayor Guthrie called the meeting to order (5:00 p.m.)

3. Authority to move into closed meeting

Moved By Councillor Allt

Seconded By Councillor Caron

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2)(d), (e) and (f) of the Municipal Act relating to labour relations or employee negotiations, litigation or potential litigation, including matters before administrative tribunals, and affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

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

Carried (10 to 0)

The following items were discussed:

3.1 Declaration of Pecuniary Interest and General Nature Thereof (closed items)

3.2 Memorandum of Agreement between the City of Guelph and the Amalgamated Transit Union Local 1189, 2021-276

3.3 Planning Act Conformity - Legal Update, 2021-258

4. Open Meeting – 6:30 p.m.

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

4.1 Closed Meeting Summary

Mayor Guthrie spoke regarding the items discussed in closed and identified the following:

Memorandum of Agreement between the City of Guelph and the Amalgamated Transit Union Local 1189, 2021-276

Staff were given direction on this item.

Planning Act Conformity - Legal Update, 2021-258

Council received information.

4.5 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

5. Council Consent Agenda

Moved By Councillor Billings

Seconded By Councillor Allt

That the September 13, 2021 Council Planning Consent Report as identified below, be adopted:

5.1 Decision Report 29-31 Fountain Street Zoning Bylaw Amendment File OZS21-005 - 2021-256

1. That the application submitted by Van Harten Surveying Inc. on behalf of 2782552 Ontario Ltd. c/o Thomas MacKillop to amend the Zoning By-law from the current "Residential Single Detached" (R.1B) Zone to the "Residential Semi-Detached/Duplex" (R.2) Zone to recognize the existing semi-detached dwelling on lands municipally known as 29-31 Fountain Street, and legally described as All of Lot 175 and Part of Lot 174, Registered Plan 8, City of Guelph, be approved in accordance with Attachment-6 of the Infrastructure, Development and Enterprise Report 2021-256, dated September 13, 2021.

5.2 Technical Amendment to Bylaw (2019)-20366 to Address Pre-1989 Conveyances, 2021-269

1. That the technical amendment to By-law Number (2019)-20366 to address pre-1989 conveyances, as described in report 2021-269, dated September 13, 2021, to ensure conformity with the Planning Act, be approved.

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

Carried (12 to 0)

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

6.1 Public Meeting 710 Woolwich Street Zoning By-law Amendment OZS21-010 - 2021-234

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 zoning uses, requested specialized regulations, proposed site plan, and proposed stacked townhouses.

Dave Galbraith, Associate Manager, Planning, IBI Group, provided an overview of the application.

Council recessed at 7:06 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 7:09 p.m.

Moved By Councillor MacKinnon

Seconded By Councillor Billings

1. That report 2021-234 regarding a proposed Zoning By-law Amendment application (File OZS21-010) by IBI Group on behalf of the owner, 2776563 Ontario Inc., to permit a mixed use development containing commercial lands and 96 stacked townhouses on the lands municipally known as 710 Woolwich Street, from Infrastructure, Development and Enterprise dated September 13, 2021, be received.

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

Carried (12 to 0)

6.2 Statutory Public Meeting Report - 103-105 Victoria Road North Zoning By-law Amendment (OZS21-008) - 2021-245

Michael Witmer, Senior Development Planner summarized the proposed zoning by-law amendment application and presented on the following items; location, existing Official Plan land use designation, existing zoning, proposed zoning, requested specialized zoning regulations, and proposed conceptual site plan.

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

Mary Gobbi provided concerns about the application in regards to density, parking and traffic.

Brian Rose, Board Member, Wellington Condominium Corporation No. 60 provided support for the application. Brian also provided concerns regarding the possible impacts to surrounding properties.

Albert Pyper provided concerns towards safety, traffic and parking.

Council recessed at 8:03 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 8:08 p.m.

Moved By Councillor MacKinnon

Seconded By Councillor O'Rourke

1. That report 2021-245 regarding proposed Zoning By-law Amendment application (File OZS21-008) by MHBC Planning Limited, on behalf of the owners, Gemini Homes and Alex Maziarz, to permit a 44 unit cluster townhouse development as well as 3 single detached dwellings on the lands municipally known as 103-105 Victoria Road North and legally described as Part of Lot 1, Concession 4, Division 'C', City of Guelph from Infrastructure, Development and Enterprise dated September 13, 2021, be received.

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

Carried (12 to 0)

Council recessed at 8:13 p.m. and reconvened at 8:20 p.m.

6.3 Statutory Public Meeting Report 151 Bristol Street Proposed Zoning Bylaw Amendment File OZS21-011 - 2021-257

Ryan Mallory, Planner II Development and Urban Design summarized the proposed zoning by-law amendment application and presented on the following items; location, existing Official Plan land use designation, existing zoning, proposed zoning, requested specialized zoning regulations, and proposed conceptual site plan.

Jeff Buisman, Van Harten Surveying provided a highlight of the application.

John Cox, JL Cox Planning Consultants provided a summary of the application.

Bianca Iannitelli and Kris Lentsch provided concerns about compatibility with the surrounding area, parking and storm water management.

Martin Ford provided concerns in regards to parking, tree canopy and waste water management. Finally, Martin provided additional concerns related to parking.

Terry Scroggie provided concerns about the application in regards to the flood plain, and tree canopy.

David Hopkins provided concerns around tree canopy, traffic, parking and soil composition.

Carolin Bot provided concerns towards impact to adjacent properties, and tree canopy

Russell Kilbourn provided concerns regarding traffic and parking, and impacts to the surrounding area.

Council recessed at 9:34 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 9:40 p.m.

Glen Prince provided concerns relating to impact to adjacent properties, traffic, and safety.

Chris Boucek provided general concerns about the application.

Richard Zadro provided comments in regards to the history of the property. Richard also provided concerns in regards to the impact of the surrounding area.

Bronagh Ni Chonaill provide concerns in regards to safety.

The following delegates did not speak:

Zachary Fischer

Katrina Bell

Moved By Councillor MacKinnon

Seconded By Councillor Caron

1. That Report 2021-257 regarding proposed Zoning By-law Amendment application submitted by Van Harten Surveying Inc. on behalf of Madalikat Developments Ltd. to amend the Zoning By-law for the lands municipally known as 151 Bristol Street, and legally described as Lots 35 & 36, Plan 42, City of Guelph from Infrastructure, Development and Enterprise dated September 13, 2021, be received.

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

Carried (12 to 0)

7. By-laws

Moved By Councillor O'Rourke
Seconded By Councillor Goller

That by-law numbers (2021) - 20623 to (2021) - 20625 and (2021) - 20627, are hereby passed.

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

Carried (12 to 0)

9. Adjournment

Moved By Councillor Billings
Seconded By Councillor Allt

That the meeting be adjourned (10:22 p.m.)

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

Carried (12 to 0)

Mayor Guthrie

Dylan McMahon - Deputy City Clerk