



Minutes of Guelph City Council

**December 13, 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
J. Holmes, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services
T. Lee, Deputy Chief Administrative Officer, Corporate Services
T. Baker, General Manager, Finance/City Treasurer
J. Regan, General Manager, Economic Development and Tourism
K. Walkey, General Manager, Planning and Building Services
M. Aldunate, Manager, Policy Planning and Urban Design
G. Clark, Manager, Financial Strategy, Long Term Planning
C. DeVriendt, Manager, Development Planning
K. Nasswetter, Senior Development Planner
S. Robinson, Senior Heritage Planner

M. Witmer, Senior Development Planner
L. Cline, Acting Deputy City Clerk
J. da Silva, Council and Committee Assistant
T. Di Lullo, Council and Committee Coordinator

2. Call to Order

Mayor Guthrie called the meeting to order

3. Open Meeting – 6:30 p.m.

Mayor Guthrie called the meeting to order.

3.4 Disclosure of Pecuniary Interest and General Nature Thereof

There was no disclosure.

4. Council Consent Agenda

The following items were extracted from the consent agenda:

**Notice of Intention to Designate 919 York Road under Section 29,
Part IV of the Ontario Heritage Act, 2021-341**

**Decision Report 520 Speedvale Avenue East Proposed Official Plan
Amendment and Zoning By-law Amendment File OZS20-006 Ward 2,
2021-337**

4.1 2021 Development Charges By-law Amendment, 2021-264

Moved By Councillor Hofland
Seconded By Councillor Caron

1. That the Development Charges Background Study dated September 17, 2021 attached as Attachment-3 of report 2021-264 be approved;
2. That the updated capital projects set out in Chapter 4 of the September 17, 2021 Development Charges Background Study be approved;
3. That Guelph City Council hereby confirms that no further public meeting is required pursuant to Section 12 of the Development Charges Act, 1997;

4. That the Amending Development Charges By-law as set out in Attachment-4 of report 2021-264 be approved.

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 601 Scottsdale Drive Proposed Zoning By-law Amendment File: OSZ21-012 Ward 5, 2021-349

Katie Nasswetter, Senior Development Planner summarized the proposed zoning by-law amendment application and presented the following items: site context, Official Plan, zoning, requested zoning uses, requested zoning regulations, proposed site plan, proposed building concept, and proposed cluster townhouse development.

Trevor Hawkins, Planner, MHBC Planning, and Dayna Gilbert, Head of Development, Forum Equity Partners, spoke to the general intent and purpose of the application.

Council recessed at 7:18 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 7:21 p.m. No request to delegate was received.

Moved By Councillor Bell

Seconded By Councillor Allt

1. That report 2021-349 regarding a proposed Zoning By-law Amendment application (File OZS21-012) by MHBC Planning, on behalf of the applicant, FEP Real Estate Development, to permit the conversion of the existing hotel into a 151 suite and 13 apartment unit student residence, on the lands municipally known as 601 Scottsdale Drive, dated December 13, 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

6. Items for Discussion

6.1 Decision Report 66 Duke Street Proposed Official Plan and Zoning By-law Amendments File: OZS20-008 Ward: 1, 2021-313

Hugh Handy, Associate Planner, GSP Group, and Edward Thomas, President, SRM Architects, provided a summary of the application.

Scott Frederick, The Ward Residents Association, expressed concerns about intensity, the removal of an existing matured tree, parking, and reduced proposed setbacks.

Moved By Councillor Gibson
Seconded By Councillor Bell

1. That the application by GSP Group on behalf of the owner, IT Enterprises Inc., on lands municipally known as 66 Duke Street, and legally described as Part of Lots 86, 87 & 88, Registered Plan 161, City of Guelph, for approval of an Official Plan Amendment to add a site-specific policy to allow a density of 150 units per hectare, to permit the development of a four-storey apartment building, containing 22 residential dwelling units, be approved in accordance with Attachment 2 of Report 2021-313 dated December 13, 2021.
2. That the application by GSP Group on behalf of the owner, IT Enterprises Inc., on lands municipally known as 66 Duke Street, and legally described as Part of Lots 86, 87 & 88, Registered Plan 161, City of Guelph, for approval of a Zoning By-law Amendment to change the zoning from the current "Specialized Industrial" (B.4-1) Zone to a "Specialized Infill Apartment" (R.4D-12) Zone, be approved in accordance with Attachment 3 of Report 2021-313 dated December 13, 2021.
3. 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 66 Duke Street.

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

Voting Against: (3): Councillor Billings, Councillor Goller, and Councillor O'Rourke

Carried (10 to 3)

4. Council Consent Agenda

4.3 Notice of Intention to Designate 919 York Road under Section 29, Part IV of the Ontario Heritage Act, 2021-341

Moved By Councillor Gibson

Seconded By Councillor Gordon

1. That the City Clerk be authorized to publish and serve notice of intention to designate the property known municipally as 919 York Road pursuant to section 29, Part IV of the Ontario Heritage Act.
2. That the designation by-law for 919 York Road be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

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)

4.2 Decision Report 520 Speedvale Avenue East Proposed Official Plan Amendment and Zoning By-law Amendment File OZS20-006 Ward 2, 2021-337

Moved By Councillor Goller

Seconded By Councillor Gordon

1. That the application from Astrid J. Clos Planning Consultants on behalf of 2601265 Ontario Inc., for an Official Plan Amendment to change the land use designation from "Low Density Residential" to "Medium Density Residential" land use designation to permit a cluster townhouse development with 52 stacked and back-to-back units on the property municipally known as 520 Speedvale Avenue

East and legally described as Block B, Plan 602, City of Guelph, be approved in accordance with Attachment 3 of the Infrastructure, Development and Enterprise report 2021-332, dated December 13, 2021.

2. That the application from Astrid J. Clos Planning Consultants on behalf of 2601265 Ontario Inc., for a Zoning By-law Amendment to change the zoning from the current "Institutional – Educational, Spiritual, and Other Services" (I.1) to a "Specialized Residential Cluster Townhouse" (R.3A-67) Zone to permit a cluster townhouse development with 52 stacked and back-to-back units on the property municipally known as 520 Speedvale Avenue East and legally described as Block B, Plan 602, City of Guelph, be approved in accordance with Attachment 4 of the Infrastructure, Development and Enterprise report 2021-332, dated December 13, 2021.
3. 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 520 Speedvale Avenue East.

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 Bell

Seconded By Councillor Hofland

That by-laws numbered (2021)-20643, (2021)-20645, (2021)-20658 to (2021)-20659 and (2021)-20661, are hereby passed, as amended.

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)

Point of Order

Councillor Goller raised a point of order and noted that By-law (2021)-20644 was not moved and seconded for approval.

The Chair asked if a member of Council would make a motion for this By-law.

Moved By Councillor Bell

Seconded By Councillor Allt

That by-law numbered (2021)-20644, is 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)

Mayor Guthrie

Lindsay Cline – Acting Deputy City Clerk