



Minutes of Guelph City Council

February 14, 2022, 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
Absent:	Councillor M. Salisbury
Staff:	J. Holmes, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services K. Walkey, General Manager, Planning and Building Services C. DeVriendt, Manager Development Planning L. Sulatycki, Senior Development Planner D. McMahon, Manager, Legislative Services/Deputy Clerk J. da Silva, Council and Committee Coordinator G. Meades, Council and Committee Coordinator A. Sandor, Council and Committee Assistant

2. Call to Order – 6:30 p.m.

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

2.4 Disclosure of Pecuniary Interest and General Nature Thereof

There was no disclosure.

3. Council Consent Agenda

Moved By Councillor Hofland

Seconded By Councillor Gibson

That the February 14, 2022 Council Planning Consent Report as identified below, be adopted:

3.1 Decision Report - 47-75 Willow Road Proposed Zoning By-law Amendment File OZS19-014 - 2022-05

1. That the application by Black, Shoemaker, Robinson & Donaldson Ltd., on behalf of the owner, Willow Court Ltd., on lands municipally known as 47-75 Willow Road and legally described as Lots 6 & 7 and Part Lot 8, Registered Plan 593, City of Guelph, for approval of a Zoning By-law Amendment to change the zoning from the current "Community Shopping Centre" (CC) Zone to a "Specialized Community Shopping Centre" (CC-31) Zone, be approved in accordance with Attachment-3 of Report 2022-05 dated February 14, 2022.
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 47-75 Willow Road.

3.2 Decision Report - 7 and 9 Omar Street and 19 Alma Street North Proposed Zoning By-law Amendment File OZS19-005 - 2022-36

1. That the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owner, Knight Lumber Limited, on lands municipally known as 7 and 9 Omar Street and 19 Alma Street North, and legally described as Lots 62, 64, 65 and Part Lot 63, Registered Plan 258, City of Guelph, for approval of a Zoning By-law Amendment to change the zoning from the current "Industrial" (B.4) Zone to two new "Specialized Residential Single Detached" (R.1D-xx) Zones, be approved in accordance with Attachment 3 of Report 2022-36 dated February 14, 2022.

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

Carried (12 to 0)

4. Items for Discussion

4.1 Decision Report - 77 Victoria Road North - Proposed Official Plan and Zoning By-law Amendments File OZS20-013 - 2022-22

The following delegate spoke on the item:
Domenico Basso

Moved By Councillor Gibson
Seconded By Councillor O'Rourke

1. That the application by Astrid J. Clos Planning Consultants on behalf of the owner, 2601265 Ontario Inc., on lands municipally known as 77 Victoria Road North, and legally described as Part of Lot 1, Concession 4, Division 'C' (Geographic Township of Guelph), City of Guelph for approval of an Official Plan Amendment to add a site-specific policy to the "Low Density Residential" land use designation to permit the development of 18, three-storey townhouse dwelling units, be approved in accordance with Attachment 3 of Report 2022-22 dated February 14, 2022.
2. That the application by Astrid J. Clos Planning Consultants on behalf of the owner, 2601265 Ontario Inc., on lands municipally known as 77 Victoria Road North, and legally described as Part of Lot 1, Concession 4, Division 'C' (Geographic Township of Guelph), City of Guelph, for approval of a Zoning By-law Amendment to change the zoning from the current "Institutional" (I.1) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone, be approved in accordance with Attachment 4 of Report 2022-22 dated February 14, 2022.
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 77 Victoria Road North.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, and Councillor O'Rourke

Voting Against: (1): Councillor Bell

Carried (11 to 1)

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

5.1 Statutory Public Meeting Report - 145 Speedvale Avenue West Proposed Zoning By-law Amendment File OZS21-013 - 2022-17

Lindsay Sulatycki, Senior Development Planner, summarized the proposed Zoning By-law amendment application and presented the following items; location, existing Official Plan land use designation, existing zoning, proposed zoning, requested specialized zoning regulations, and proposed conceptual site plan.

Joe Lakatos, representative for the owner, explained the general intent of the application.

Mauran Vignarajah, owner, expressed support for the application.

The following delegates did not speak:

Wajid Mansuri

Jamie Paterson

1. That the Statutory Public Meeting Report regarding a proposed Zoning By-law Amendment application submitted by AJ Lakatos Planning Consultant Ltd. on behalf of the owner, 145 Guelph Inc. to change the zoning from the "Specialized Convenience Commercial" (C.1-17) Zone to a new "Specialized Convenience Commercial" (C.1-xx) Zone to allow for the redevelopment of the existing vehicle gas bar and convenience store and to add an automatic car wash as a permitted use on the property municipally known as 145 Speedvale Avenue West and legally described as Lots 127 and 128, Registered Plan 532, City of Guelph, from Infrastructure, Development and Enterprise dated February 14, 2022 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 Hofland, Councillor MacKinnon, and Councillor O'Rourke

Carried (12 to 0)

Council recessed at 7:41 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 7:44 p.m. No request to delegate was received.

6. By-laws

Moved By Councillor Billings
Seconded By Councillor Gibson

That By-laws numbered (2022)-20674 to (2022)-20681 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 Hofland, Councillor MacKinnon, and Councillor O'Rourke

Carried (12 to 0)

8. Adjournment

Moved By Councillor Billings
Seconded By Councillor Caron

That the meeting be adjourned. (7:46 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 Hofland, Councillor MacKinnon, and Councillor O'Rourke

Carried (12 to 0)

Mayor Guthrie

Dylan McMahon - Deputy City Clerk