



Minutes of Guelph City Council

March 21, 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 Councillor M. Salisbury
Staff:	J. Holmes, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services K. Walkey, General Manager, Planning and Building Services M. Aldunate, Manager, Policy Planning and Urban Design P. Sheehy, Program Manager, Zoning, Building Services D. McMahon, Manager, Legislative Services/Deputy Clerk J. da Silva, Council and Committee Coordinator T. Di Lullo, Council and Committee Coordinator C. Murray-Sprague, Legislative Coordinator

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 were no disclosures.

3. Items for Discussion

3.1 Sign By-law Variances for 9 Woodlawn Road East - 2022-85

The following delegate spoke on the item:

J. A. Puterman

Moved By Councillor Hofland

Seconded By Councillor Downer

1. That the request for variance from Table 1, Row 1 of Sign By-law Number (2021)-20621, as amended, to permit a non-illuminated building sign with an area of 7.1 m² attached to the mechanical penthouse of the building at 9 Woodlawn Road East, be refused.

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

4.1 Statutory Public Meeting Report - 1373-1389 Gordon Street Proposed Official Plan and Zoning By-law Amendment, 2022-37

Michael Witmer, 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.

Hugh Handy, representatives for the owner, explained the general intent of the application.

Melissa MacGregor, representatives for the owner, made herself available for questions.

Paul Kraehling expressed concerns regarding environmental and traffic impacts.

Claudia Espindola outlined concerns regarding traffic and removal of mature trees.

Maria Kashevsk-Gozdek expressed opposition to the development due to the environmental impacts.

Jackie Mackenzie outlined concerns regarding wildlife impact, traffic increase, and overflow of on-street parking in nearby streets.

Hugh Whiteley expressed concerns regarding the impact on drinking water and sanitary systems.

Ken Yee Chew expressed concerns regarding parking, proposed building height, and removal of mature trees.

Council recessed at 8:43 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 8:46 p.m. The following members of the public spoke to this item:

Chris Nosek expressed concerns regarding light and sound pollution.

Gabriela Klosak expressed concerns regarding wildlife, noise pollution, and traffic.

Brandon Walter asked for additional crosswalks around the subject property to be considered.

Council recessed at 8:59 p.m. and reconvened at 9:05 p.m.

Moved By Councillor Hofland
Seconded By Councillor Allt

1. That the Statutory Public Meeting Report regarding proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by GSP Group Inc., on behalf of the owner, Vaughan Street GP Corp., to add a site specific Official Plan policy for maximum building height and change the zoning from "Residential Single Detached" (R.1B) Zone and "Wetland" (WL) Zone to a new "Specialized Neighbourhood Commercial" (NC-xx) Zone and a revised configuration of the "Wetland" (WL) Zone to permit the development of a nine storey, 98 unit, mixed-use apartment building with commercial and office uses on the properties municipally known as 1373 and 1389 Gordon Street and legally described as Part Lot 7, Concession 7, Part 1 and Part 2 on 61R-22009, formerly Township of Puslinch, City of Guelph, County of Wellington from Infrastructure, Development and Enterprise dated March 21, 2022, 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)

5. By-laws

Moved By Councillor Downer

Seconded By Councillor O'Rourke

That By-laws numbered (2022)-20684, (2022)-20688, and (2022)-20692 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)

7. Adjournment

Moved By Councillor Billings

Seconded By Councillor Salisbury

That the meeting be adjourned. (9:25 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

Dylan McMahon - Deputy City Clerk