



Minutes of Guelph City Council

April 11, 2022, 6:30 p.m.

Council Chambers

Guelph City Hall, 1 Carden Street

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 M. Salisbury

Absent: Councillor D. O'Rourke

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
S. Robinson, Senior Heritage Planner
D. McMahon, Manager, Legislative Services/Deputy Clerk
E. Barber, Board and Committee Coordinator
T. Di Lullo, Council and Committee Coordinator
G. Meades, Council and Committee Coordinator
C. Murray-Sprague, Legislative Coordinator

Also Present: P. Brian Skerrett, Chair, Heritage Guelph

1. Call to Order – 6:30 p.m.

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

1.4 Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Caron declared an interest relating to 601 Scottsdale Drive Zoning By-law Amendment Decision being employed by the University of Guelph who also has expressed an interest in the subject property.

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

2.1 Statutory Public Meeting Report - 12 Poole St. Proposed Official Plan Amendment File OZS22-002 - 2022-143

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, purpose and effect of Official Plan amendment application, proposed official plan amendment, existing zoning, and proposed conceptual site plan.

Carrie Vincent provided concerns relating to environmental impacts and density. Carrie also provided concerns regarding transportation and parking as it relates to the subject property.

Kieve Pires expressed concerns regarding traffic, parking, public transit, and density. Kieve provided additional concerns relating to environmental impacts.

Tracy Tucker, Senior Project Manager, IBI Group, agent on behalf of the applicant provided an overview of the application including location, development proposal, elevation drawings, current zoning designation, proposed official plan amendment, proposed site plan, and shadow analysis.

The following delegate did not speak:
Sherin Bimal

Council recessed at 7:36 p.m. and reconvened at 7:42 p.m.

Chris Lane Ackerman provided general concerns regarding the development. Chris provided additional concerns regarding traffic, and public transportation.

Morgan Dandie-Hannah provided concerns regarding traffic, environmental impacts and affordability.

Moved By Councillor Bell

Seconded By Councillor Hofland

1. That the Statutory Public Meeting Report regarding a proposed Official Plan Amendment application submitted by IBI Group on behalf of the owner, Victoria Park Village Inc. to redesignate the subject lands from the "Low Density Greenfield Residential" land use designation to a "High Density Residential" land use designation with a site-specific policy to allow a maximum net density of 208 units per hectare on the lands municipally known as 12 Poole Street and legally described as Block 91, 61M-244, City of Guelph, from Infrastructure, Development and Enterprise dated April 11, 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 Salisbury

Carried (12 to 0)

Councillor Caron left the meeting. (8:05 p.m.)

3. Items for Discussion

3.1 601 Scottsdale Drive Zoning By-law Amendment Decision - 2022-71

The following delegates spoke:

Trevor Hawkins

Dayna Gilbert

Moved By Councillor Hofland

Seconded By Councillor MacKinnon

1. That the application submitted by MHBC Planning, on behalf of the applicant, FEP Real Estate Development Ltd., on lands municipally known as 601 Scottsdale Drive and legally described as Block "K", Registered Plan 649, City of Guelph, for approval of a Zoning By-law Amendment to permit the conversion of the existing hotel building to 151 residential suites and 13 apartment units, be approved in accordance with Attachment-3 of Report 2022-71, dated April 11, 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 601 Scottsdale Drive.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, and Councillor Salisbury

Carried (11 to 0)

Councillor Caron rejoined the meeting. (8:12 p.m.)

3.2 Notice of Objection to Intention to Designate - 919 York Road - 2022-100

Stephen Robinson, Senior Heritage Planner provide a brief summary of the report.

Moved By Councillor Allt

Seconded By Councillor Hofland

1. That the Notice of Objection to the intention to designate 919 York Road dated January 20, 2022 from Kevin Thompson of SmithValeriot Law Firm LLP on behalf of the property owner (Brodie Limited) be received.
2. That the designation by-law for 919 York Road be approved.

It was requested that the clauses be voted on separately.

Moved By Councillor Allt

Seconded By Councillor Hofland

1. That the Notice of Objection to the intention to designate 919 York Road dated January 20, 2022 from Kevin Thompson of SmithValeriot Law Firm LLP on behalf of the property owner (Brodie Limited) 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 Salisbury

Carried (12 to 0)

Moved By Councillor Allt
Seconded By Councillor Hofland

2. That the designation by-law for 919 York Road be approved.

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

Voting Against: (2): Councillor Bell, and Councillor Gibson

Carried (10 to 2)

4. By-laws

Moved By Councillor Goller
Seconded By Councillor Allt

That By-laws numbered (2022) - 20689, and (2022) - 20703 are hereby passed.

It was requested that the By-laws be voted on separately.

Moved By Councillor Goller
Seconded By Councillor Allt

That By-law numbered (2022) - 20689 is 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 Salisbury

Carried (12 to 0)

Councillor Caron left the meeting. (8:29 p.m.)

Moved By Councillor Goller
Seconded By Councillor Allt

That By-law numbered (2022) - 20703 is hereby passed.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, and Councillor Salisbury

Carried (11 to 0)

Councillor Caron rejoined the meeting. (8:30 p.m.)

5. Mayor's Announcements

Councillor Caron noted there will be a Ward Five Virtual Town Hall on Tuesday April 19. The guest speaker will be Krista Walkey, General Manager, Planning and Building Services. More information can be found on their website at www.ward5.ca

6. Adjournment

Moved By Councillor Billings

Seconded By Councillor Downer

That the meeting be adjourned. (8:30 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 Salisbury

Carried (12 to 0)

Mayor Guthrie

Dylan McMahon - Deputy City Clerk