



## **Minutes of Guelph City Council**

**July 13, 2022, 6:00 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 D. O'Rourke  
Councillor M. Salisbury

**Staff:**

S. Stewart, Chief Administrative Officer  
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  
M. Aldunate, Manager, Policy Planning and Urban Design  
C. DeVriendt, Manager Development Planning  
L. Sulatycki, Senior Development Planner  
A. Watts, Project Manager, Comprehensive Zoning Bylaw  
Review, Planning and Building Services  
M. Witmer, Senior Development Planner  
D. McMahon, Manager, Legislative Services/Deputy Clerk  
E. Barber, Board and Committee Coordinator  
T. Di Lullo, Council and Committee Coordinator  
A. Sandor, Council and Committee Assistant

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**1. Call to Order**

Mayor Guthrie called the meeting to order. (6:00 p.m.)

**1.4 Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

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

**2.1 Public Meeting for 1563-1576 Gordon Street - Zoning By-law Amendment (OZS22-006) - 2022-192**

Michael Witmer, Senior Development Planner, provided a presentation on the proposed development.

The following delegates spoke to this item:

Emily Elliott - MHBC Planning, Agent on behalf of the owner, gave a presentation on behalf of the applicant and provided further details on the proposal.

Joan Ferguson and Jim Ferguson spoke jointly and expressed concerns regarding reduced parking, increased traffic on Lowes Road and Dawn Avenue, ground water infiltration, the loss of trees in the neighbourhood, reduced setbacks for the proposed lots, and increased density in the neighbourhood.

Francis Hartman expressed concerns for the loss of greenspace on Dawn Avenue, increased water levels and flooding concerns, increased traffic and parking, increased noise, and increased density.

The following delegate did not speak to this item:

Carrie Sekenda

Council recessed at 7:37 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 7:40 p.m.

Moved By Councillor Allt

Seconded By Councillor Gibson

1. That report 2022-192 regarding proposed Zoning By-law Amendment application (File OZS22-006) by MHBC Planning

Limited on behalf of Reid's Heritage Homes to permit a 154 unit stacked townhouse development as well as eight (8) single detached dwelling units on the lands municipally known as 1563-1576 Gordon Street; 42 & 48 Lowes Road West; and 164-182 Dawn Avenue, from Infrastructure, Development and Enterprise Services dated June 13, 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)

## **2.2 Statutory Public Meeting Report, Comprehensive Zoning Bylaw Review - 2022-245**

Council recessed from 7:50 p.m. to 7:58 p.m.

Krista Walkey General Manager, Planning and Building Services, provided a presentation on the subject as it relates to the Comprehensive Zoning By-law Review.

Abby Watts, Project Manager, Comprehensive Zoning By-Law Review, provided a presentation on the subject as it relates to the Comprehensive Zoning By-law Review.

The following delegates spoke to this item:

Craig Dool expressed concerns regarding the potential loss of storage space within shipping containers and the impact on small businesses and contractors.

Hugh Whiteley expressed concerns regarding impacts to the Natural Heritage System and Open Space System within Guelph.

Erin Caton expressed concerns regarding transit infrastructure accessibility and the impacts of reduced parking.

Harry Ousseren expressed concerns regarding the potential loss of storage space within shipping containers and the impact on small businesses and contractors.

Morgan Dandie expressed concerns regarding the potential loss of storage space within shipping containers and the impact on environmental sustainability.

Moved By Councillor Allt  
Seconded By Councillor Goller

1. That the Statutory Public Meeting Report 2022-245 regarding the proposed Comprehensive Zoning Bylaw and the companion Official Plan Amendment dated July 13, 2022, be received and and that all feedback from Council and delegates be considered in the final report and recommendations.
2. That Schedule B-3: Protected View Area Overlay be approved as an amendment to Zoning Bylaw (1995)-14864, in accordance with Attachment 6 of Report 2022-245 Statutory Public Meeting Report: Comprehensive Zoning Bylaw and Proposed Official Plan Amendment.

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)

Moved By Councillor O'Rourke  
Seconded By Councillor Hofland

That the Special Council Meeting be extended past 11:00 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)

### **3. Items for Discussion**

#### **3.1 50-60 Fife Road: Proposed Demolition of Building listed as non-designated on the Municipal Register of Cultural Heritage Properties - 2022-260**

The following delegate spoke to this item:  
Howard Kennedy - UpBuilding! Non-profit Homes

Councillor Goller raised a point of order. Councillor Goller requested City staff clarify the motion for the delegation. Mayor Guthrie upheld

the point of order and allowed staff to clarify the motion with the delegate.

Moved By Councillor Goller

Seconded By Councillor Salisbury

1. That the heritage attributes of the tower portion of the listed heritage building at 50-60 Fife Road be retained and that partial demolition of the balance of the building be approved.
2. That the property at 50-60 Fife Road be retained on the Municipal Register of Cultural Heritage Properties with a revision of the property description limited to the heritage attributes of the tower portion of the building.
3. That the City Clerk be authorized to publish and serve notice of intention to designate the heritage attributes of the tower portion of the listed heritage building at 50-60 Fife Road pursuant to section 29, Part IV of the Ontario Heritage Act.
4. That the designation by-law for 50-60 Fife Road be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

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

Voting Against: (2): Councillor Allt, and Councillor Caron

Carried (11 to 2)

#### **4. By-Laws**

Moved By Councillor Bell

Seconded By Councillor Goller

That By-laws numbered (2022) - 20690 and (2022) - 20734 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)

**5. Adjournment**

Moved By Councillor Hofland  
Seconded By Councillor Gordon

That the meeting be adjourned. (11:08 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)

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Mayor Guthrie

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Dylan McMahon - Deputy City Clerk