



Minutes of Guelph City Council

September 12, 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
 - T. Gayman, General Manager, Engineering and Transportation Services/City Engineer
 - K. Walkey, General Manager, Planning and Building Services
 - C. DeVriendt, Manager Development Planning
 - K. Nasswetter, Senior Development Planner
 - L. Sulatycki, Senior Development Planner
 - M. Witmer, Senior Development Planner
 - T. Di Lullo, Acting Deputy City Clerk
 - J. da Silva, Council and Committee Assistant
 - G. Meades, Council and Committee 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

Councillor Caron declared a conflict with item 4.1 Decision Report 785 Gordon Street Proposed Official Plan and Zoning By-law Amendments File OZS22-005 - 2022-280. Councillor Caron indicated their employer has a contractual agreement with the owner of the property.

3. Council Consent Agenda

The following item was extracted:

Decision Report 1354 Gordon Street Official Plan Amendment and Zoning By-law Amendment File OZS19-008 - 2022-271

3.1 Decision Report 111-193 Silvercreek Parkway North Zoning By-law Amendment File OZS20-017 Ward 3 - 2022-272

Moved By Councillor Goller

Seconded By Councillor Billings

1. That the application from Astrid J. Clos Planning Consultants on behalf of D.D. 111-193 Silvercreek Ltd. (Starlight Group Property Holdings Inc.), for a Zoning By-law Amendment to change the zoning from the current "Specialized Community Shopping Centre" Zone (CC-9) to a "Specialized Community Shopping Centre" Zone (CC-32(H)) Zone with a Holding Symbol to permit the development of a six (6) storey, mixed use building with 160 apartment units and 620 square metres of commercial floor area on the property municipally known as 111-193 Silvercreek Parkway North and legally described as Lots 180-204, Registered Plan 568 City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2022-272, dated September 12, 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 111-193 Silvercreek Parkway 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

Carried (11 to 0)

3.2 Request for an Extension to Draft Plan of Subdivision 23T-07506 1159 Victoria Rd S - 2022-285

Moved By Councillor O'Rourke

Seconded By Councillor Gibson

1. That in accordance with Section 51(33) of the Planning Act, the application by Victoria Park Village Limited for an extension to the Victoria Park Village Draft Plan of Subdivision (23T-07506), municipally known as 1159 Victoria Road South be approved with a three (3) year lapsing date to November 22, 2025, subject to the original draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 22, 2013, and subject to changes made to the original draft plan conditions approved by City Council on October 16, 2019 to allow transition to the City's assumption model, contained in Attachment-4 of Report 2022-285, dated September 12, 2022.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 22, 2013 to update standard wording and new service area names and staff titles, and update By-law numbers.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

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

Carried (11 to 0)

4. Items for Discussion

4.1 Decision Report 785 Gordon Street Proposed Official Plan and Zoning By-law Amendments File OZS22-005 - 2022-280

The following delegates spoke:

Rachel Bossie

Edward John

Morgan Dandie

Bill Mungall

Jennifer Harrison

Marrison Sahadeo

The following delegate did not speak:

Sheila Trask

Moved By Councillor Downer

Seconded By Councillor Allt

1. That the application by GSP Group on behalf of 2371633 Ontario Inc, for the property municipally known as 785 Gordon Street, for approval of an Official Plan Amendment application to permit the development of a 10-storey mixed use building containing 389 residential units and 600 square metres of commercial, be refused; reasons for refusal are set out in Attachment 1 of Report 2022-280 "Decision Report 785 Gordon Street", dated September 12, 2022.
2. That the application by GSP Group on behalf of 2371633 Ontario Inc, for the property municipally known as 785 Gordon Street, for approval of a Zoning By-law Amendment application to permit the development of a 10-storey mixed use building containing 389 residential units and 600 square metres of commercial, be refused; reasons for refusal are set out in Attachment 1 of Report 2022-280 "Decision Report 785 Gordon Street", dated September 12, 2022.

Voting in Favour: (10): Councillor Allt, Councillor Bell, Councillor Billings, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, and Councillor O'Rourke

Voting Against: (1): Mayor Guthrie

Carried (10 to 1)

4.2 Decision Report 388 Arkell Rd Proposed Official Plan and Zoning By-law Amendments Files OP1705 and ZC1708 - 2022-286

The following delegate spoke:

Emily Elliot

The following delegate did not speak:

Claudia Espindola

Moved By Councillor O'Rourke

Seconded By Councillor MacKinnon

1. That the application by MHBC Planning on behalf of the owner, Upper Grand District School Board, on the property municipally known as 388 Arkell Road, and legally described as Part of Lot 6, Concession 8, Geographic Township of Puslinch; Part 1, Plan 61R-20599, City of Guelph, for approval of an Official Plan Amendment to add a site-specific policy to the "Neighbourhood Commercial Centre" land use designation to permit the development of a school, be approved in accordance with Attachment-3 of Report 2022-286, dated September 12, 2022.
2. That the application by MHBC Planning on behalf of the owner, Upper Grand District School Board, on the property municipally known as 388 Arkell Road, and legally described as Part of Lot 6, Concession 8, Geographic Township of Puslinch; Part 1, Plan 61R-20599, City of Guelph, for approval of a Zoning By-law Amendment to change the zoning from the current "Agricultural" (A) Zone, according to the Township of Puslinch Zoning By-law 19/85 to a new "Specialized Educational, Spiritual and Other Services" (I.1-?) Zone and to the "Conservation Land" (P.1) Zone, in the City of Guelph Zoning By-law (1995)-14864, as amended, be approved in accordance with Attachment-4 of Report 2022-286 dated September 12, 2022.
3. That 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 388 Arkell Road.

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)

4.3 Decision Report 1354 Gordon Street Official Plan Amendment and Zoning By-law Amendment File OZS19-008 - 2022-271

The following delegate spoke:

Claudia Espindola

Moved By Councillor MacKinnon

Seconded By Councillor Billings

1. That the application from Weston Consulting on behalf of 1354 Gordon Street Inc., for an Official Plan Amendment to add site specific policies to the "Neighbourhood Commercial Centre" land use designation to permit the development of an eight (8) storey, mixed use building with 110 apartment units and 524 square metres of commercial floor area on the property municipally known as 1354 Gordon Street and legally described as Part of Southwest Part of Lot 7, Concession 8 (Geographic Township of Puslinch), as in RO708553, Except Parts 1, 2 and 3, 61R-9367, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2022-271, dated September 12, 2022.
2. That the application from Weston Consulting on behalf of 1354 Gordon Street Inc., for a Zoning By-law Amendment to change the zoning from the current "Urban Reserve" (UR) Zone to a "Specialized Neighbourhood Commercial" (NC-12(H)) Zone with a Holding Symbol to permit the development of an eight (8) storey, mixed use building with 110 apartment units and 524 square metres of commercial floor area on the property municipally known as 1354 Gordon Street and legally described as Part of Southwest Part of Lot 7, Concession 8 (Geographic Township of Puslinch), as in RO708553, Except Parts 1, 2 and 3, 61R-9367, City of Guelph, be approved in accordance with Attachment-4 of the Infrastructure, Development and Enterprise Report 2022-271, dated September 12, 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 1354 Gordon Street.

Voting in Favour: (7): Mayor Guthrie, Councillor Bell, Councillor Billings, Councillor Gibson, Councillor Goller, Councillor Hofland, and Councillor MacKinnon

Voting Against: (5): Councillor Allt, Councillor Caron, Councillor Downer, Councillor Gordon, and Councillor O'Rourke

Carried (7 to 5)

Councillor Gibson raised a point of order. Councillor Gibson asked for confirmation on the vote results. Mayor Guthrie confirmed the results of the vote.

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

5.1 Statutory Public Meeting Report 639 Eramosa Rd Proposed Official Plan and Zoning By-law Amendments File OZS22-014 - 2022-291

Lindsay Sulatycki, Senior Development Planner summarized the proposed Official Plan and Zoning By-law Amendment and provided details on location, existing Official Plan land use designation, proposed Official Plan amendment, existing zoning, proposed zoning, and proposed conceptual site plan.

The following delegates spoke:

Jeff Buisman, on behalf of the applicant, provided a brief summary of the application.

John Cox, on behalf of the applicant, provided a brief summary of the application.

Council recessed at 8:33 p.m.

Council reconvened at 8:36 p.m.

Moved By Councillor Hofland

Seconded By Councillor O'Rourke

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications

submitted by Van Harten Surveying Inc., on behalf of the owner 2795318 Ontario Inc., to permit the redevelopment of the property for a medical clinic (chiropractic clinic) on the property municipally known as 639 Eramosa Road and legally described as All of Lots 4 and 5, and Part of Lots 3 and 6, Registered Plan 549, City of Guelph, from Infrastructure, Development and Enterprise dated September 12, 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)

6. By-laws

Moved By Councillor Downer
Seconded By Councillor Hofland

That By-laws numbered (2022) - 20729, (2022) - 20739 to (2022) 20744, (2022) - 20746 and (2022) - 20747 as amended 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)

7. Mayor's Announcements

None

8. Adjournment

Moved By Councillor Billings
Seconded By Councillor Gordon

That the meeting be adjourned. (8:41 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

Trista Di Lullo - Acting Deputy City Clerk