



Minutes of Guelph City Council

**December 6, 2022, 6:30 p.m.
Council Chambers
Guelph City Hall, 1 Carden Street**

Council:

Mayor C. Guthrie
Councillor P. Allt
Councillor C. Billings
Councillor L. Busuttil
Councillor L. Caron
Councillor E. Caton
Councillor K. Chew
Councillor C. Downer
Councillor D. Gibson
Councillor R. Goller
Councillor C. Klassen
Councillor D. O'Rourke
Councillor M. Richardson

Staff:

S. Stewart, Chief Administrative Officer
C. Clack-Bush, Deputy Chief Administrative Officer, Public Services
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. Witmer, Senior Development Planner
K. Nasswetter, Senior Development Planner
S. O'Brien, General Manager, City Clerk's Office/City Clerk
G. Meades, Council and Committee Coordinator
C. Murray-Sprague, Council and Committee Coordinator
A. Sandor, Council and Committee Assistant

1. Call to Order – 6:30 p.m.

Mayor Guthrie called the meeting to order (7:45 p.m.)

1.1 O Canada

1.2 Silent Reflection

1.3 First Nations Acknowledgement

1.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

2. Council Consent Agenda

2.1 Decision Report 639 Eramosa Road Proposed Official Plan and Zoning By-law Amendments, 2022-339

Moved By Councillor Billings

Seconded By Councillor Gibson

1. That the application by Van Harten Surveying Inc. on behalf of the owner 2795318 Ontario Inc., 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 for approval of an Official Plan Amendment to change the land use designation from the "Low Density Residential" land use designation to the "Mixed Office/Commercial" land use designation to permit the redevelopment of the property into a medical clinic (chiropractic clinic), be approved in accordance with Attachment-3 of Infrastructure, Development and Enterprise Report 2022-339, dated December 6, 2022.
2. That the application by Van Harten Surveying Inc. on behalf of the owner 2795318 Ontario Inc., 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 for approval of a Zoning By-law Amendment to change the zoning from the "Educational, Spiritual and Other Services" (I.1) Zone to a "Specialized Office Residential" (OR-?) Zone, to permit the redevelopment of the property into a medical clinic (chiropractic clinic), be approved in accordance with Attachment-4 of Infrastructure, Development and Enterprise Report 2022-339, dated December 6, 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 639 Eramosa Road.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

2.2 Sign Bylaw Variances for 158 Clair Rd E , 2022-334

Moved By Councillor Billings

Seconded By Councillor Gibson

1. That the request for variance from Table 20.3.1 – Drive-Through Facilities and Table 24.1 - Electronic Message Centres, of Sign By-law (2021)-20621, as amended, to permit one electronic drive-through pre-sell menu board sign with a display visible to a residentially zoned property and a setback of 14.7 metres from a residentially zoned property line, at 158 Clair Road East, be approved; and
2. That the request for variance from Table 20.3.1 – Drive-Through Facilities and Table 24.1 - Electronic Message Centres, of Sign By-law (2021)-20621, as amended, to permit one electronic drive-through menu-board sign with a display visible to a residentially zoned property and a setback of 14.8 metres from a residentially zoned property line, at 158 Clair Road, be approved; and
3. That the request for variance from Table 20.3.1 – Drive-Through Facilities and Table 24.1 - Electronic Message Centres, of Sign By-law (2021)-20621, as amended, to permit one electronic drive-through menu-board sign with a display visible to a residentially zoned property and a setback of 19.3 metres from a residentially zoned property line, at 158 Clair Road, be approved.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

3. Items for Discussion

3.1 Decision Report 265 Edinburgh Road North Proposed Official Plan Amendment and Zoning By-law Amendment File OZS20-012, 2022-327

Councillor Busuttil joined the meeting (7:52 p.m.)

The following Delegates spoke:

Hugh Handy

Susan Watson

Moved By Councillor Allt

Seconded By Councillor Richardson

1. That the application from GSP Group on behalf of 2479281 Ontario Inc., for an Official Plan Amendment (OPA 84) to change the land use designation from "Service Commercial" to "Medium Density Residential" and to add a site specific policy for building height to permit the development of two (2), seven (7) storey mixed-use apartment buildings with 139 apartment units and 188 square metres of commercial space on the property municipally known as 265 Edinburgh Road North and legally described as Parts 4, 5, 6 and 7, Range 4, Division 'A', Geographic Township of Guelph, City of Guelph, County of Wellington be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2022-327, dated December 6, 2022.
2. That the application from GSP Group on behalf of 2479281 Ontario Inc., for a Zoning By-law Amendment to change the zoning from the current "Service Commercial One" (SC.1) Zone to a "Specialized General Apartment" (R.4A-57) Zone to permit the development of two (2), seven (7) storey mixed-use apartment buildings with 139 apartment units and 188 square metres of commercial space on the property municipally known as 265 Edinburgh Road North and legally described as Parts 4, 5, 6 and 7, Range 4, Division 'A', Geographic Township of

Guelph, City of Guelph, County of Wellington be approved in accordance with Attachment-4 of the Infrastructure, Development and Enterprise Report 2022-327, dated December 6, 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 265 Edinburgh Road North.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (13 to 0)

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

4.1 140 Hadati Road Proposed Official Plan Amendment and Zoning By-law Amendments Public Meeting Report, 2022-333

Presentation by Katie Nasswetter

The following Delegates spoke:

Trevor Hawkins
Colin Lam
Leslie Boutlbee
Genevieve Rodrigue
Dylan Fraser
Bess Elmaraghy
OJ MacDonald
Nicholas Scott
Kristine Haggan
Matthew Attard
Kristen Fedorowicz
Maxwell Bevin
Katie Seifried

Moved By Councillor Goller
Seconded By Councillor Chew

1. That report 2022-333 regarding proposed Official Plan and Zoning By-law Amendment applications (File OZS22-015) by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC Planning) on behalf of Dotty Lake Retreats Inc., to permit the development of 24 stacked townhouse dwelling units, on the lands municipally known as 140 Hadati Road, from Infrastructure, Development and Enterprise Services dated December 6, 2022, be received.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (13 to 0)

5. By-laws

Moved By Councillor Billings
Seconded By Councillor Chew

That By-laws numbered (2022) - 20755, (2022) - 20756, and (2022) - 20759 to (2022) - 20761, as amended, are hereby passed.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (13 to 0)

6. Mayor's Announcements

Mayor Guthrie thanked Marty Williams for his service on the DGBA, acknowledging his leadership during COVID pandemic.

Councillor Caron apologized for comments she made on November 3rd, consultation did occur.

7. Adjournment

Moved By Councillor Allt
Seconded By Councillor Klassen

That the meeting be adjourned (10:16 p.m.).

Carried

Mayor Guthrie

Stephen O'Brien - City Clerk