



## **Minutes of Guelph City Council**

**February 14, 2023, 6:30 p.m.  
Council Chambers  
Guelph City Hall, 1 Carden Street**

**Council:** Mayor C. Guthrie  
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

**Absent:** Councillor P. Allt

**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  
C. DeVriendt, Manager, Development Planning  
K. Nasswetter, Senior Development Planner  
D. McMahon, Manager, Legislative Services/Deputy Clerk  
J. da Silva, Council and Committee Coordinator  
G. Meades, Council and Committee Coordinator  
C. Murray-Sprague, Council and Committee Coordinator

## **1. Call to Order**

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

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

There were no disclosures.

## **2. Council Consent Agenda**

Moved By Councillor Caron

Seconded By Councillor O'Rourke

That the following reports are approved.

### **2.1 145 Speedvale Ave West - Decision Report for Zoning By-law Amendment, 2023-21**

1. That the application by AJ Lakatos Planning Consultant Limited on behalf of the owner, 145 Guelph Inc. on the property municipally known as 145 Speedvale Avenue West and legally described as Lots 127 and 128, Registered Plan 532, City of Guelph, for approval of a Zoning By-law Amendment to change the zoning from the current "Specialized Convenience Commercial" (C.1-17) Zone to a new "Specialized Neighbourhood Shopping Centre" (NC-?) Zone, to permit the redevelopment of the existing vehicle gas bar and convenience store and to add an automatic car wash as a permitted use, be approved in accordance with Attachment-3 of Report 2023-21 dated February 14, 2023.
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 145 Speedvale Avenue West.

### **2.2 Decision Report 205-213 Speedvale Ave E Proposed OPA and ZBA Files OZS18-011 and OZS22-003, 2023-34**

1. That the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owner, Beryl Isobel Beard and Michael Fortin, on lands municipally known as 205-213 Speedvale Avenue East and legally described as Part of Lots 30 and 31, Registered Plan 221, City of Guelph, for approval of an Official Plan Amendment to add a site-specific policy to the "Low

Density Residential” land use designation to permit a maximum net density of 45 units per hectare and a maximum building height of four storeys, be approved in accordance with Attachment-3 of Report 2023-34 dated February 14, 2023.

2. That the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owner, Beryl Isobel Beard and Michael Fortin, on lands municipally known as 205-213 Speedvale Avenue East and legally described as Part of Lots 30 and 31, Registered Plan 221, City of Guelph, for approval of a Zoning By-law Amendment to change the zoning from the current “Residential Single Detached” (R.1B) Zone to a new “Specialized Infill Apartment Zone” (R.4D-?) Zone, to permit the development of a three and a half storey, 21-unit apartment building, and the conversion of the existing single detached dwelling located at 213 Speedvale Avenue East into a three-unit building be approved in accordance with Attachment-4 of Report 2023-34 dated February 14, 2023.
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 205-213 Speedvale Avenue East.

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

Carried (12 to 0)

### **3. Withdrawal of Application**

#### **3.1 Sign Bylaw Variances for 43 Woodlawn Road West, 2023-19**

This application has been withdrawn as per the email included in the February 14th agenda.

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

#### **4.1 Public Meeting Report 58 Wellington St E Proposed Official Plan and Zoning By-law Amendments File OZS23-001 , 2023-30**

Katie Nasswetter, Senior Development Planner, summarized the proposed Zoning By-law Amendment and provided details on the site

context, Official Plan designation, current and proposed zoning, and the requested specialized zoning regulations.

The following delegates spoke to this item:

Hugh Handy, Vice President GSP Group, spoke on behalf of the application and provided further details on the proposal.

Ryan Scott, Vice President of Fusion Homes, answered questions from councillors regarding the application.

Jack Anderson expressed concern about the size of the building, the lack of affordable housing and the lack of landscaping proposed.

Scott Frederick expressed concern about the constant requests to exceed Official Plan requirements and would like further explanation on why the parking can't be underground.

Kay Miller stated that this proposal is not adding to the affordable housing supply in Guelph and so should be rejected.

Anita Johnson expressed concerns around parking for the building, as well as a location for delivery or first responder vehicles to stop safely.

Hugh Whitely expressed concerns about the flood plain and underground water ways.

Moved By Councillor Gibson

Seconded By Councillor Caton

1. That report 2023-30 regarding proposed Official Plan and Zoning By-law Amendment applications (File OZS23-001) by GSP Group on behalf of 2278560 Ontario Inc. (Fusion Homes), to permit the development of a 23- storey mixed use building containing 250 residential units, 3 commercial/residential units and 714 square metres of retail commercial space, on the lands municipally known as 58 Wellington Street East, from Infrastructure, Development and Enterprise Services dated February 14, 2023, be received.

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

Carried (12 to 0)

## **5. By-laws**

Councillor Caron requested that by-laws (2023)-20772 and (2023)-20773 be pulled and voted on separately.

Moved By Councillor Downer  
Seconded By Councillor Caron

That By-laws numbered (2023) - 20763 and (2023) - 20774 through (2023) - 20777 are hereby passed.

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

Carried (12 to 0)

Moved By Councillor Downer  
Seconded By Councillor Caron

That By-laws numbered (2023) - 20772 and (2023)- 20773 are hereby passed.

Voting in Favour: (10): Mayor Guthrie, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor O'Rourke, Councillor Richardson

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

Carried (10 to 2)

## **7. Adjournment**

Moved By Councillor Caron  
Seconded By Councillor Richardson

That the meeting be adjourn at 8:41 p.m.

Voting in Favour: (12): Mayor Guthrie, 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 (12 to 0)

---

Mayor Guthrie

---

Dylan McMahon - Deputy City Clerk