



Minutes of Guelph City Council

April 18, 2023, 10:00 a.m.

Council Chambers

Guelph City Hall, 1 Carden Street

Council:

Mayor C. Guthrie
Councillor P. Alit
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
D. Godfrey, General Manager, Operations
K. Walkey, General Manager, Planning and Building Services
M. Aldunate, Manager, Policy Planning and Urban Design
D. de Groot, Senior Urban Designer
K. Patzer, Senior Bylaw Administrator
A. Watts, Project Manager, Policy Planning
D. McMahon, Manager, Legislative Services/Deputy Clerk
J. da Silva, Council and Committee Coordinator
G. Meades, Council and Committee Coordinator

A. Sandor, Council and Committee Assistant

Also Present: Michael Giallonardo, Associate, BA Consulting Group

2. Call to Order

Mayor Guthrie called the meeting to order. (10:00 a.m.)

2.4 Disclosure of Pecuniary Interest and General Nature Thereof

None

3. Council Consent Agenda

3.1 65 Delhi Street - Notice of Intention to Designate - 2023-105

Moved By Councillor Downer

Seconded By Councillor Klassen

1. That the City Clerk be authorized to publish and serve notice of intention to designate 65 Delhi Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

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. Items for Discussion

4.1 Sign Variance Report for 245 Hanlon Creek Boulevard - 2023-119

The following delegate spoke:
Kevin Thompson

Motion

Moved By Councillor O'Rourke

Seconded By Councillor Goller

1. That the SV Law fascia sign, with a maximum sign face area of 7.8 square metres, located on the top (3rd) storey, left side, of the building façade facing the Hanlon Expressway (east elevation), be approved.
2. That the SV Law fascia sign, with a maximum sign face area of 7.8 square metres, located on the top (3rd) storey, left side, of the building façade facing Hanlon Creek Boulevard (west elevation), be approved.

Amendment to the Motion

Moved By Councillor Caron

Seconded By Councillor Allt

1. That the **non-illuminated** SV Law fascia sign, with a maximum sign face area of 7.8 square metres, located on the top (3rd) storey, left side, of the building façade facing the Hanlon Expressway (east elevation), be approved, and;
2. That the **non-illuminated** SV Law fascia sign, with a maximum sign face area of 7.8 square metres, located on the top (3rd) storey, left side, of the building façade facing Hanlon Creek Boulevard (west elevation), be approved.

Voting in Favour: (3): Councillor Allt, Councillor Caron, and Councillor Caton

Voting Against: (10): Mayor Guthrie, Councillor Billings, Councillor Busuttil, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Defeated (3 to 10)

Motion

Moved By Councillor O'Rourke

Seconded By Councillor Goller

1. That the SV Law fascia sign, with a maximum sign face area of 7.8 square metres, located on the top (3rd) storey, left side, of the building façade facing the Hanlon Expressway (east elevation), be approved.

2. That the SV Law fascia sign, with a maximum sign face area of 7.8 square metres, located on the top (3rd) storey, left side, of the building façade facing Hanlon Creek Boulevard (west elevation), be approved.

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)

4.2 Sustainable Development Checklist - 2023-111

David de Groot, Senior Urban Designer presented the Sustainable Development Checklist.

Moved By Councillor Caron
Seconded By Councillor Allt

1. That the Sustainable Development Checklist included as Attachment 1 to this report be approved.
2. That the Sustainable Development Checklist be applied by staff through the Site Plan Approval process as required.

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)

4.3 Decision Report Comprehensive Zoning Bylaw and Companion Official Plan Amendment - 2023-129

Krista Walkey, General Manager, Planning and Building Services, Abby Watts, Project Manager, Policy Planning and Jayne Holmes, Deputy Chief Administrative Officer, Infrastructure Development and Enterprise presented the Decision Report Comprehensive Zoning Bylaw and Companion Official Plan Amendment.

The following delegates spoke:

Dayna Gilbert

John Lawson

The following delegates did not speak:

Sandra Cocco

Claudia Espindola

First Motion

Moved By Councillor Allt

Seconded By Councillor Busuttil

1. That the City-initiated Official Plan Amendment No. 88, be approved in accordance with Attachment 3 of the Comprehensive Zoning Bylaw Decision Report, dated April 18, 2023.
2. That the City-initiated Comprehensive Zoning Bylaw (2023)-20790, be approved in accordance with Attachment 1 of the Comprehensive Zoning Bylaw Decision Report, dated April 18, 2023 and the Council Memo - Amendment to Report 2023-129, Decision Report- Comprehensive Zoning Bylaw and Companion Official Plan Amendment - 2023-149 dated April 18, 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 changes to the proposed Zoning Bylaw.
4. That the Council approved development application for 1408 Gordon Street and 33-41 Arkell Road from March 21, 2023 Council Planning be integrated as an administrative update to the Comprehensive Zoning Bylaw as site-specific zone in accordance with Attachment 7 of the March 21 Decision Report, once Zoning Bylaw (2023)-20790 is in effect.

First Amendment to the First Motion

Moved By Councillor Billings

Seconded By Councillor Busuttil

1. That the Maximum width of attached garage for Single detached dwelling in Zone RL.2 be amended to read - 50% of the lot frontage or 5 metres, whichever is greater (1) as shown on table 5.9, row 2.

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)

Council recessed (11:57 a.m.)

Council reconvened (12:31 p.m.)

Moved By Councillor Allt

Seconded By Councillor Goller

1. That City Council confirms that the previous vote included only clause one of the displayed motion, as follows:

That the Maximum width of attached garage for Single detached dwelling in Zone RL.2 be amended to read - 50% of the lot frontage or 5 metres, whichever is greater (1) as shown on table 5.9, row 2.

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)

Second Amendment to the First Motion

Moved By Councillor O'Rourke

Seconded By Councillor Chew

1. That Table 5.3, Row 2, be amended to "For the first 20 dwelling units: 1.5 spaces per dwelling unit, and for each dwelling unit in excess of 20: 1.25 spaces per dwelling unit. A minimum of 20% of the required parking spaces shall be for the use of visitor parking" as the minimum required within the parking adjustment (PA) area and for lots without the parking adjustment (PA) suffix.

Voting in Favour: (10): Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Voting Against: (3): Mayor Guthrie, Councillor Allt, and Councillor Downer

Carried (10 to 3)

Third Amendment to the First Motion

Moved By Councillor O'Rourke

Seconded By Councillor Richardson

1. That Section 5.11.2 be amended as follows:

5.11.2 Garage location

(a) Within residential zones, attached garages are permitted to project a maximum of 2 metres beyond the main front wall of the first storey containing habitable floor space oriented towards the front lot line or exterior side lot line abutting a street line.

(i) For single detached dwellings and semi-detached dwellings in downtown zones, attached garages shall not project beyond the main front wall of the building.

Voting in Favour: (6): Councillor Billings, Councillor Chew, Councillor Gibson, Councillor Goller, Councillor O'Rourke, and Councillor Richardson

Voting Against: (7): Mayor Guthrie, Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, and Councillor Klassen

Defeated (6 to 7)

Fourth Amendment to the First Motion

Moved By Councillor Gibson

Seconded By Councillor Goller

1. That Table 5.10 – Maximum residential driveway width be amended as follows:

Table 5.10 – Maximum residential driveway width

Row	Zone	Driveway, residential width – maximum permitted
1.	RL.1	Single detached dwellings/duplex dwelling, multi-unit building (up to 3 units) - 6.5 metres Semi-detached dwellings- 60% of lot frontage or 5 metres, whichever is less.
2.	RL.2	Single detached dwellings/duplex dwelling, multi-unit building (up to 3 units) - 5 metres (1) Semi-detached dwellings- 60% of lot frontage or 5 metres, whichever is less.
3.	RL.3, RL.4, RM.5, RM.6, D.1, D.2	Single-detached, semi-detached and duplex dwelling- 50% of lot frontage or 5 metres, whichever is less. Townhouses- 65% of lot frontage or 5 metres, whichever is less.

Additional regulations for Table 5.10:

Lots with lot frontage of 12 metres or greater may have a maximum driveway, residential width of 6 metres

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

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

Carried (11 to 2)

Fifth Amendment to the First Motion

Moved By Councillor Billings

Seconded By Councillor Gibson

1. That the Maximum residential driveway width for Single detached dwelling in Zone RL.2 be amended to read - 50% of

the lot frontage or 5 metres, whichever is greater (1) as shown on table 5.10, row 2.

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

Voting Against: (1): Councillor Caron

Carried (12 to 1)

Sixth Amendment to the First Motion

Moved By Councillor Caron

Seconded By Councillor Downer

1. That Section 4.12.1(c)(i)(A) be amended to "Despite Section 4.12.1 (c)(i), if the additional residential dwelling unit is located within the basement, the additional residential dwelling unit may occupy the entirety of the basement."

Voting in Favour: (2): Councillor Caron, and Councillor Downer

Voting Against: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Defeated (2 to 11)

Seventh Amendment to the First Motion

Moved By Councillor Goller

Seconded By Councillor Gibson

1. That staff consider as-of-right permissions for greater than 3 units per property within the low density residential designation and report back to Council with options and recommendations by the end of Q1 of 2024

Amendment to the Seventh Amendment

Moved By Councillor Downer

Seconded By Councillor Goller

1. That staff consider as-of-right permissions for greater than 3 units per property within the low density residential designation

and report back to Council with options and recommendations by the end of **Q1 of 2025**

Voting in Favour: (9): Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Klassen, and Councillor O'Rourke

Voting Against: (4): Mayor Guthrie, Councillor Gibson, Councillor Goller, and Councillor Richardson

Carried (9 to 4)

Seventh Amendment as Amended

Moved By Councillor Goller

Seconded By Councillor Gibson

1. That staff consider as-of-right permissions for greater than 3 units per property within the low density residential designation and report back to Council with options and recommendations by the end of Q1 of 2025

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)

Eight Amendment to the First Motion

Moved By Councillor Goller

Seconded By Councillor Gibson

1. That staff investigate opportunities to remove winter on-street parking restrictions through the city-wide parking review identified as an action in the Transportation Master Plan and consistent with the direction previously given by City Council on July 28, 2014.

The motion was withdrawn by the mover and seconder.

Ninth Amendment to the First Motion

Moved By Councillor Goller

Seconded By Councillor Gibson

1. That staff remove the maximum size of 80 m2 for Additional Residential Units.

Voting in Favour: (7): Mayor Guthrie, Councillor Billings, Councillor Caton, Councillor Chew, Councillor Gibson, Councillor Goller, and Councillor O'Rourke

Voting Against: (6): Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Downer, Councillor Klassen, and Councillor Richardson

Carried (7 to 6)

First Motion as Amended

Moved By Councillor Allt

Seconded By Councillor Busuttil

1. That the City-initiated Official Plan Amendment No. 88, be approved in accordance with Attachment 3 of the Comprehensive Zoning Bylaw Decision Report, dated April 18, 2023.
2. That the City-initiated Comprehensive Zoning Bylaw (2023)-20790, be approved in accordance with Attachment 1 of the Comprehensive Zoning Bylaw Decision Report, dated April 18, 2023 and the Council Memo - Amendment to Report 2023-129, Decision Report- Comprehensive Zoning Bylaw and Companion Official Plan Amendment - 2023-149 dated April 18, 2023 and as amended
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 changes to the proposed Zoning Bylaw.
4. That the Council approved development application for 1408 Gordon Street and 33-41 Arkell Road from March 21, 2023 Council Planning be integrated as an administrative update to the Comprehensive Zoning Bylaw as site-specific zone in accordance with Attachment 7 of the March 21 Decision Report, once Zoning Bylaw (2023)-20790 is in effect.
5. That staff consider as-of-right permissions for greater than 3 units per property within the low density residential designation and report back to Council with options and recommendations by the end of Q1 of 2025.

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)

Second Motion

Moved By Councillor Goller

Seconded By Councillor Gibson

1. That staff investigate opportunities to remove winter on-street parking restrictions through the city-wide parking review identified as an action in the Transportation Master Plan and consistent with the direction previously given by City Council on July 28, 2014.

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 Allt

Seconded By Councillor Busuttil

That By-laws numbered (2023) - 20751, (2023) - 20790 and (2023) - 20793 are hereby passed as amended. (Councillor Allt)

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)

7. Adjournment

Moved By Councillor Chew

Seconded By Councillor Billings

1. That the meeting be adjourned. (2:13 p.m.)

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)

Mayor Guthrie

Dylan McMahon - Deputy City Clerk