



## **Minutes of Guelph City Council**

**June 13, 2023, 6:00 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  
C. DeVriendt, Manager, Development Planning  
R. Mallory, Senior Development Planner  
M. Witmer, Senior Development Planner  
J. da Silva, Acting City Clerk  
E. Barber, Board and Committee Coordinator  
T. Di Lullo, Council and Committee Coordinator  
A. Sandor, Council and Committee Assistant

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**2. Call to Order**

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

**3. Authority to move into closed meeting**

Moved By Councillor Busuttil

Seconded By Councillor O'Rourke

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239(2) (d) of the Municipal Act relating to labour relations or employee negotiations.

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

Carried (12 to 0)

The following items were considered:

**3.1 Call to Order (closed meeting)**

**3.2 Declaration of Pecuniary Interest and General Nature Thereof**

**3.3 Memorandum of Agreement between the City of Guelph and the Guelph Professional Firefighters Union Local 467 - 2023-254**

**4. Open Meeting - 6:30 p.m.**

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

**4.4 Closed Meeting Summary**

Mayor Guthrie spoke regarding the matters discussed in closed session and identified the following:

**Memorandum of Agreement between the City of Guelph and the Guelph Professional Firefighters Union Local 467 - 2023-254**

Council received information and provided staff direction. Mayor Guthrie provided public comments.

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

Councillor Chew indicated a pecuniary interest for Item 6.1 - Decision Report 1373-1389 Gordon Street OPA and ZBA File OZS22-001 - 2023-162, as he lives within 120 metres of the proposed development site.

#### **5. Council Consent Agenda**

Moved By Councillor Downer  
Seconded By Councillor Allt

That the June 13, 2023 Council Consent Agenda identified below, be adopted:

##### **5.1 20 Cityview Drive North: Removal from Municipal Register of Cultural Heritage Properties - 2023-190**

1. That the property known as 20 Cityview Drive North be removed from the Municipal Register of Cultural Heritage Properties; and
2. That the demolition of the barn building at 20 Cityview Drive North be approved.

##### **5.2 49 Norfolk Street - Notice of Intention to Designate - 2023-186**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 49 Norfolk 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.

##### **5.3 Decision Report 103-105 Victoria Road North Proposed Zoning By-law Amendment - 2023-161**

1. That the application from MHBC Planning Limited on behalf of the owners, Gemini Homes and Alex Maziarz, for a Zoning By-law Amendment to change the zoning from the current "Urban Reserve" (UR) Zone (1995 - 14864) and the "Low Density Residential" (RL.1) Zone (2023 - 20790) to the "Residential Single Detached" (R.1A) Zone, "Specialized Residential Townhouse" (R.3A-70), and a "Specialized Low Density Residential" (RL.4-22) Zones to permit the development of 32 stacked townhouse units and 23 cluster townhouse units as well as 3 single detached dwellings on the lands municipally known

as 103-105 Victoria Road North and legally described as Part of Lot 1, Concession 4, Division 'C', City of Guelph be approved in accordance with Attachment 3 of the Infrastructure, Development and Enterprise Report 2023-20, dated June 13, 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 Amendments affecting 103 and 105 Victoria 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)

Councillor Chew left the meeting. (6:34 p.m.)

## **6. Items for Discussion**

### **6.1 Decision Report 1373-1389 Gordon Street OPA and ZBA File OZS22-001 - 2023-162**

The following delegates spoke on this item:

Hugh Handy  
Hugh Whiteley

The following registered delegate did not speak:

Valerie Schmidt

Moved By Councillor Allt

Seconded By Councillor Goller

1. That the application from GSP Group Inc. on behalf of Vaughan St GP Corp., for an Official Plan Amendment (OPA 89) to add a site-specific policy for building height and to change the land use designation in part from "Medium Density Residential" to "Significant Natural Areas & Natural Areas" to permit the development of a four (4) to seven (7) storey mixed-use apartment building with 99 apartment units and 850 square metres of commercial space on the properties municipally known as 1373 and 1389 Gordon Street and legally described as Part Lot 7, Concession 7, Geographic Township of Puslinch, being Parts 1 and 2, 61R-22009, City of Guelph, County of

Wellington be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2023-162, dated June 13, 2023.

2. That the application from GSP Group Inc. on behalf of Vaughan St GP Corp., for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) zone to a "Specialized Neighbourhood Commercial" (NC-14) zone in the 1995 Comprehensive Zoning By-law (1995)-14864, as amended, and from the current "Neighbourhood Commercial Centre with a Parking Adjustment Suffix and Holding Symbol" ((NCC(PA)(H12)) zone and "Medium Density Residential 5 with a Parking Adjustment Suffix and Holding Symbol" ((RM.5(PA)(H12)) zone to a "Specialized Neighbourhood Commercial Centre with Parking Adjustment Suffix" ((NCC-18)(PA)) zone in the 2023 Comprehensive Zoning By-law (2023)-20790 to permit the development of a four (4) to seven (7) storey mixed-use apartment building with 99 apartment units and 850 square metres of commercial space on the properties municipally known as 1373 and 1389 Gordon Street and legally described as Part Lot 7, Concession 7, Geographic Township of Puslinch, being Parts 1 and 2, 61R-22009, City of Guelph, County of Wellington be approved in accordance with Attachment-4 of the Infrastructure, Development and Enterprise Report 2023-162, dated June 13, 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 1373 and 1389 Gordon Street.

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

Carried (12 to 0)

## **7. By-laws**

Moved By Councillor Busuttil

Seconded By Councillor Downer

That By-laws numbered (2023)-20798 to (2023)-20802 are hereby passed.

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

Carried (12 to 0)

**8. Mayor's Announcements**

Deputy Chief Administrative Officer Jayne Holmes spoke about the upcoming housing crisis workshop.

**9. Adjournment**

Moved By Councillor Allt  
Seconded By Councillor Klassen

That the meeting be adjourned. (7:01 p.m.)

Carried

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Mayor Guthrie

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Juan da Silva - Acting City Clerk