



Minutes of Guelph City Council

**September 19, 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 C. Klassen
Councillor M. Richardson

Absent: Councillor P. Allt
Councillor D. Gibson
Councillor R. Goller
Councillor D. O'Rourke

Staff: 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
K. McCormick, Senior Development Planner
K. Patzer, Senior Bylaw Administrator
E. Rempel, Development Planner
D. McMahon, Manager, Legislative Services/Deputy Clerk
G. Meades, Council and Committee Coordinator
C. Murray-Sprague, Council and Committee Coordinator
J. Tang, Legislative Coordinator

2. Call to Order

Chair Busuttil called the meeting to order. (6:30 p.m.)

2.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

3. Items for Discussion

3.1 Decision Report 25 Alice Street Proposed Zoning By-law Amendment File OZS23-004, 2023-334 - 2023-334

The following delegate spoke to the item:

Claudio Balbinot

Moved By Councillor Richardson

Seconded By Councillor Chew

1. That the application from the owners, Mario and Anthony Cotroneo, for a Zoning By-law Amendment to change the zoning from the current Specialized "Residential Single Detached" (R.1B-10) to a Specialized "Residential Semi-Detached/Duplex Residential" (R.2-31) Zone in the 1995 Comprehensive Zoning By-law (1995)-14864, and RL.2, Low Density Residential in Zoning By-law 2023-20790, to permit the development of a semi-detached dwelling on the property municipally known as 25 Alice Street and legally described as Part of unnumbered Lot, Registered Plan 244, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2023-334, dated September 19, 2023.

Voting in Favour: (9): Mayor Guthrie, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Klassen, and Councillor Richardson

Carried (9 to 0)

3.2 Sign Variance Report for 176 Morris Street - 2023-337

The following delegate spoke to the item:

Adam Cloet

Motion

Moved By Mayor Guthrie

Seconded By Councillor Klassen

- 1. That the proposed electronic message board, located 22.4 metres from a residentially zoned property, be approved, and;
- 2. That the proposed signage located in a Park (P.5-5) Zone under the 1995 Zoning By-law, be approved.

Amendment to the Motion

Moved By Councillor Caron

Seconded By Councillor Richardson

- 1. That the application be refused.

The motion was ruled out of order by the chair because it was contrary to the main motion.

Motion

Moved By Mayor Guthrie

Seconded By Councillor Klassen

- 1. That the proposed electronic message board, located 22.4 metres from a residentially zoned property, be approved, and;
- 2. That the proposed signage located in a Park (P.5-5) Zone under the 1995 Zoning By-law, be approved.

Voting in Favour: (5): Mayor Guthrie, Councillor Busuttill, Councillor Caton, Councillor Chew, and Councillor Klassen

Voting Against: (4): Councillor Billings, Councillor Caron, Councillor Downer, and Councillor Richardson

Carried (5 to 4)

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

4.1 Statutory Public Meeting and Decision Report 585 Hanlon Creek Blvd ZBA File OZS23-006 - 2023-350

Eric Rempel, Development Planner, provided a presentation on site context, Official Plan designation, zoning, and requested specialized zoning regulations.

Council recessed. (7:04 p.m.)

Council reconvened (7:11 p.m.)

The following delegates spoke on the item:

Paul Demczak, provided comments regarding current zoning and site specific details.

Phil McFadden provided an overview of the application.

Moved By Councillor Klassen

Seconded By Mayor Guthrie

1. That the application from Build Consulting Services on behalf of Ged Smyth for a zoning By-law Amendment to change the zoning from the current "Hanlon Creek Business Park" (B.5-3) Zone (1995 - 14864) and the "Specialized Corporate Business Park" (BP-3) Zone (2023 - 20790) to the "Specialized Hanlon Creek Business Park " (B.5-9) Zone, and a "Specialized Corporate Business Park" (BP-9) Zones to permit the proposed recreation facility use to accommodate the proposed golf simulator in units 36 and 37 of the draft approved plan of condominium at 585 Hanlon Creek Boulevard be Received.
2. That the application from Build Consulting Services on behalf of Ged Smyth for a zoning By-law Amendment to change the zoning from the current "Hanlon Creek Business Park" (B.5-3) Zone (1995 - 14864) and the "Specialized Corporate Business Park" (BP-3) Zone (2023 - 20790) to the "Specialized Hanlon Creek Business Park " (B.5-9) Zone, and a "Specialized Corporate Business Park" (BP-9) Zones to permit the proposed recreation facility use to accommodate the proposed golf simulator in units 36 and 37 of the draft approved plan of condominium at 585 Hanlon Creek Boulevard be approved in accordance with Attachments 4 and 5 of the Infrastructure, Development and Enterprise Report 2023-350, dated September 19, 2023.

Voting in Favour: (9): Mayor Guthrie, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Klassen, and Councillor Richardson

Carried (9 to 0)

5. By-laws

Moved By Councillor Richardson

Seconded By Councillor Downer

That By-laws numbered (2023) - 20821, (2023) - 20826 to (2023) - 20828, (2023) - 20830 and (2023) - 20831, are hereby passed.

Voting in Favour: (9): Mayor Guthrie, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Klassen, and Councillor Richardson

Carried (9 to 0)

7. Adjournment

Moved By Councillor Klassen

Seconded By Mayor Guthrie

1. That the meeting be adjourned. (7:16 p.m.)

Carried

Mayor Guthrie

Dylan McMahon - Deputy City Clerk