



Minutes of Guelph City Council

**November 21, 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

Absent: Councillor M. Richardson

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
M. Aldunate, Manager, Policy Planning and Urban Design
C. DeVriendt, Manager, Development Planning
K. Walkey, General Manager, Planning and Building Services
R. Mallory, Senior Development Planner, Development Planning
D. McMahon, Manager, Legislative Services/Deputy Clerk
E. Barber, Board and Committee Coordinator
G. Meades, Council and Committee Coordinator
A. Sandor, Council and Committee Assistant

1. Call to Order

Mayor Guthrie called the meeting to order at 6:01 p.m.

2. Authority to move into closed meeting

Moved By Councillor Goller

Seconded By Councillor Klassen

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, to consider Section 239(2) (e) and (f) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

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

Carried (12 to 0)

2.1 Call to Order (closed meeting)

2.2 Declaration of Pecuniary Interest and General Nature Thereof

2.3 Clair Maltby Secondary Plan – Ontario Land Tribunal Update

3. Closed Meeting Summary

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

Clair-Maltby Secondary Plan - Ontario Land Tribunal Update

Council received information and provided direction to staff.

4. Open Meeting – 6:30 p.m.

Mayor Guthrie called the meeting to order at 6:36 p.m.

4.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

5. Council Consent Agenda

Moved By Councillor Downer

Seconded By Councillor O'Rourke

That the November 21, 2023 Council Planning Consent Report identified below be adopted.

5.1 331 Clair Road East - Notice of Intention to Designate - 2023-433

1. That the City Clerk be authorized to publish and serve notice of intention to designate 331 Clair Road East 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.

5.2 49 Metcalfe St - Notice of Intention to Designate - 2023-446

1. That the City Clerk be authorized to publish and serve notice of intention to designate 49 Metcalfe 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: (11): Mayor Guthrie, Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor O'Rourke

Carried (11 to 0)

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

6.1 151 Bristol Street Proposed Zoning Bylaw Amendment File OZS23-012 Ward 3 - 2023-447

Ryan Mallory, Senior Development Planner, provided an overview of the 151 Bristol Street Proposed Zoning By-law Amendment.

Jeff Buisman, agent for the application, explained the application.

Carolin Bott expressed concerns with the proposed increase in density, removal of trees on the property, parking, and entry to the lot.

Moved By Councillor Goller

Seconded By Councillor Downer

1. That the Statutory Public Meeting Report regarding proposed Zoning By-law Amendment application (File OZS23-012) submitted by Van Harten Surveying Inc. on behalf of the owner, Madalikat Developments Ltd., to permit the development of two semi-detached buildings and accessory additional residential dwelling units on the lands municipally known as 151 Bristol Street and legally described as Lots 35 & 36, Plan 42, City of Guelph, from Infrastructure, Development and Enterprise Services dated November 21, 2023, be received.

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

Carried (12 to 0)

6.2 Public Meeting Report 14 Stevenson Street North Official Plan and Zoning Bylaw Amendments OZS23-011 - 2023-443

Ryan Mallory, Senior Development Planner, provided an overview of the 14 Stevenson Street North proposed Official Plan and Zoning Bylaw Amendments.

Hugh Handy, GSP Group and Hamid Bahrami, HB Developments, agents for the application, explained the application.

Stefano Zicarelli, asked questions related to the proximity of the development to Metrolinx railway tracks, and the impact of proximity to development on their own property.

Pranav Sharma, expressed concerns with the impacts of grading, the height of the proposed development, the increased density, parking, and impacts on their property and the neighbourhood.

Moved By Councillor Goller

Seconded By Councillor Klassen

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications

submitted by GSP Group on behalf of the owner, 1000243563 Ontario Inc, to permit the development of a 10 unit multi-residential building, on the lands municipally known as 14 Stevenson Street North and legally described as Part of Lot 53, Registered Plan 227, City of Guelph, from Infrastructure, Development and Enterprise Services dated November 21, 2023 be received.

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

Carried (12 to 0)

7. By-laws

Moved By Councillor Klassen
Seconded By Councillor Busuttil

That by-laws (2023) - 20852, and (2023) - 20854 be approved subject to Section 284.11 (4) of the Municipal Act.

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

Carried (12 to 0)

8. Mayor's Announcements

Mayor Guthrie noted that the last town hall budget meeting is to be held Thursday November 23, 2023 at the West End Rec Centre, Lion's Room, at 7:00 p.m.

9. Adjournment

Moved By Councillor Billings
Seconded By Councillor Klassen

That the meeting be adjourned (7:55 p.m.)

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

Carried (12 to 0)

Mayor Guthrie

Dylan McMahon - Deputy City Clerk