



Minutes of Guelph City Council

**November 6, 2023, 6:30 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 M. Richardson

Absent: Councillor D. O'Rourke

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
D. McMahon, Manager, Legislative Services/Deputy Clerk
T. Di Lullo, Council and Committee Coordinator
C. Murray-Sprague, Council and Committee Coordinator
A. Sandor, Council and Committee Assistant

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. Decision Report 855 and 927 Victoria Road South Proposed Zoning By-law Amendment File: OZS18-007 , 2023-414

The following delegates spoke:

Susan Church

Cindy Garriock

Sarah Taylor

Wayne Church

William Farr

Hugh Handy

Michael Van Teichman

The following delegate did not speak:

Blake Tonic

Moved By Councillor Allt

Seconded By Councillor Klassen

1. That the application from GSP Group Inc. on behalf of the owners, 2506780 Ontario Inc. and Gamma Developers Ltd. for a Zoning By-law Amendment to change the zoning from the current "Agricultural" (A) Zone in the Township of Puslinch Zoning By-law 19/85 to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone, a "Specialized High Density Apartment" (R.4B-?) Zone and the "Conservation Land" (P.1) Zone in the City of Guelph 1995 Comprehensive Zoning By-law (1995)-14864, as amended, and change the zoning from the current "Medium Density Residential 6 with Holding Provisions" (RM.6(H12)) Zone, "High Density Residential 7 with Holding Provisions" (RH.7(H12)) Zone and the "Natural Heritage System" (NHS) Zone in the 2023 Comprehensive Zoning By-law (2023)-20790, as amended to a "Site-specific Medium Density Residential 6" (RM.6-?) Zone, a "Site-specific High Density Residential 7" (RH.7-?) Zone and the "Natural Heritage System" (NHS) Zone in the 2023 Comprehensive Zoning By-law (2023)-20790, as amended to permit the development of 486 residential development units comprised of 183 townhouses and two (2), ten-storey apartment

buildings with 303 units on the lands municipally known as 855 and 927 Victoria Road South and legally described as Part of Lot 2, Concession 8, Township of Puslinch, Part 7 of 61R-9761, City of Guelph (855 Victoria Road South) and Part of Lot 3, Concession 8, Rear, Township of Puslinch, Part 2 of 61R-10792, City of Guelph (927 Victoria Road South) be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2023-414, dated November 6, 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 855 and 927 Victoria Road South.

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor Richardson

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

Carried (10 to 2)

Additional Motion

Moved By Councillor Caron

Seconded By Councillor Billings

1. That Council direct staff to invite the McAlister Neighbourhood Group to view and provide feedback to the site plan for 855 and 927 Victoria Road South

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 Richardson

Carried (12 to 0)

3. By-laws

Moved By Councillor Billings

Seconded By Councillor Caron

That By-laws numbered (2023) - 20850, (2023) - 20851 and (2023) - 20853 are hereby passed.

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 Richardson

Carried (12 to 0)

4. Mayor's Announcements

Mayor Guthrie commented in response to the comments recently made by the Premier of Ontario

5. Adjournment

Moved By Councillor Allt
Seconded By Councillor Richardson

That the meeting be adjourned (8:24 p.m.)

Carried

Mayor Guthrie

Dylan McMahon - Deputy City Clerk