



Minutes of Guelph City Council

**December 12, 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 D. Gibson
Councillor R. Goller
Councillor C. Klassen
Councillor D. O'Rourke
Councillor M. Richardson

Absent: Councillor P. Allt

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
E. Rempel, Development Planner
G. Meades, Council and Committee Coordinator
C. Murray-Sprague, Council and Committee Coordinator
S. O'Brien, General Manager, City Clerk's Office/City Clerk
A. Sandor, Council and Committee Assistant

2. Call to Order

Mayor Guthrie called the meeting to order (6:33 p.m.)

2.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

3. Council Consent Agenda

The following item was extracted from the Council Planning Consent Report:

State of Housing in Guelph - Housing Affordability Strategy Update - 2023-471

Moved By Councillor Busuttil

Seconded By Councillor Richardson

That the December 12, 2023 Council Planning Consent Report identified below be adopted.

3.1 Decision Report 331 Clair Road East, Zoning By-law Amendment File OZS23-007 - 2023-430

1. That the application from MHBC Planning on behalf of the owner, 2488995 Ontario Ltd. (Reid's Heritage Homes partnership) for a Zoning By-law Amendment to change the current "Agricultural" (A-2) zone under the Township of Puslinch Zoning By-law 19/85, to a "Specialized Residential Townhouse" (R.3A-72 (H)) zone in the City of Guelph 1995 Comprehensive Zoning By-law (1995)-14864, as amended; and to change the current "Urban Reserve" (UR.1) zone, to a "Specialized Medium Density Residential 6" (RM.6-25 (H)) zone, in the City of Guelph 2023 Comprehensive Zoning By-law (2023)-20790, as amended, to permit the development of 8 stacked townhouse blocks comprising of 136 units on the lands municipally known as 331 Clair Road East and legally described as Concession 8 Rear Part Lot 11, formerly Township of Puslinch, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Services Report 2023-430, dated December 12, 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 331 Clair Road East.

3.1.1 Revision to Decision Report 331 Clair Road East, Zoning By-law Amendment File OZS23-007 (2023-430) - 2023-486

3.2 Decision Report 55 Baker St., 152 and 160 Wyndham St. N Proposed ZBA File OZS23-008 - 2023-456

1. That the application from GSP Group Inc. on behalf of Windmill Development Group Ltd., for a Zoning By-law Amendment to change the current "Specialized Downtown 1" (D.1-29) Zone to a new "Specialized Downtown 1 (D.1-xx)" Zone in the City of Guelph 1995 Comprehensive Zoning By-law (1995)-14864, as amended, and to change the current "Site-specific Downtown 1" (D.1-22) Zone, to a new "Site-specific Downtown 1" (D.1-xx) Zone, in the 2023 Comprehensive Zoning By-law (2023)-20790, as amended to permit the development of two 15-storey mixed-use towers containing 353 residential dwelling units with ground floor commercial, underground parking and a future stacked townhouse block on the lands municipally known as 55 Baker Street, 152 and 160 Wyndham Street North and legally described as Part of Burying Ground, and Part of Lane Through Burying Ground, Registered Plan 8, Closed by MS80255, Designated as Parts 5, 6 and 7 on Plan 61R-21815, Part of Burying Ground, Part of Lots 73 and 74, and Part of Lane at the Rear of Lots 73 and 74 (Known as Park Lane), Closed by CS31228; Registered Plan 8, Designated as Parts 1, 2, 3, & 4, Reference Plan 61R-21815; Subject to Easement over Part 2, 61R-21815 as in Instrument ROS557919 and Subject to Easement over Part 3, 61R-21815 as in Instrument ROS573090, City of Guelph, be approved in accordance with Attachment-3 of Infrastructure, Development and Enterprise Report 2023-456, dated December 12, 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 proposed Zoning By-law Amendment affecting 55 Baker Street, 152 and 160 Wyndham Street North.
3. That Council provide authorization for the Mayor and City Clerk to enter into an Agreement with the Owner of 55 Baker Street, 152 and 160 Wyndham Street North regarding payment-in-lieu

of parking and addressing transportation demand management measures in a form and final content to the satisfaction of the City Solicitor and Deputy CAO of Infrastructure, Development and Enterprise Services.

3.2.1 Revision to Decision Report 55 Baker St., 152 and 160 Wyndham St. N Proposed ZBA File OZS23-008 (2023-456) - 2023-491

Voting in Favour: (12): Mayor Guthrie, 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 (12 to 0)

4. Items for Discussion

4.1 State of Housing in Guelph - Housing Affordability Strategy Update - 2023-471

Moved By Councillor Goller

Seconded By Councillor O'Rourke

1. That Report 2023-471 regarding the Housing Affordability Strategy: State of Housing in Guelph Report (Attachment-1), dated December 12, 2023, be received.

Voting in Favour: (12): Mayor Guthrie, 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 (12 to 0)

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

5.1 Statutory Public Meeting and Decision Report 27 and 35 Janefield Avenue ZBA File OZS23-010 - 2023-429

Eric Rempel, Development Planner, provided an overview of the Statutory Public Meeting and Decision Report for 27 and 35 Janefield Avenue ZBA File OZS23-010 - 2023-429.

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

Moved By Councillor Goller

Seconded By Councillor Caron

1. That the application from Van Harten Surveying Inc. on behalf of 27 Janefield Inc. for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone (1995 - 14864) to a "Specialized Residential Single Detached" (R.1B-XX) Zone and the "Specialized Residential Semi-Detached/Duplex" (R.2-XX) Zone and to change the zoning from the current "Low Density Residential" (RL.1) Zone (2023 - 20790) to a "Specialized Low Density Residential" (RL.1-XX) Zone to permit the proposed semi-detached dwellings with site-specific provisions at 27-35 Janefield Avenue be received.
2. That the application from Van Harten Surveying Inc. on behalf of 27 Janefield Inc. for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone (1995 - 14864) to a "Specialized Residential Single Detached" (R.1B-XX(H)) Zone and the "Specialized Residential Semi-Detached/Duplex" (R.2-XX(H)) Zone and to change the zoning from the current "Low Density Residential" (RL.1) Zone (2023 - 20790) to a "Specialized Low Density Residential" (RL.1-XX(H)) Zone to permit the proposed semi-detached dwellings with site-specific provisions at 27-35 Janefield Avenue be approved in accordance with Attachments 4 and 5 of the Infrastructure, Development and Enterprise Services Report 2023-429, dated December 12, 2023.

Voting in Favour: (12): Mayor Guthrie, 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 (12 to 0)

6. By-laws

Moved By Councillor Caron

Seconded By Councillor Caton

That By-laws numbered (2023) - 20838 to (2023) - 20842, (2023) - 20856, (2023) - 20857, (2023) - 20861, (2023) -20863 to (2023) - 20865, (2023) -

20881 to (2023) - 20885 and (2023) - 20888, be approved subject to Section 284.11 (4) of the Municipal Act.

Voting in Favour: (12): Mayor Guthrie, 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 (12 to 0)

7. Mayor's Announcements

Mayor Guthrie recognized Graham McNaughton, reporter for the Guelph Mercury-Times, who is working their final Council Meeting at the City of Guelph, and wished them all the best on their future endeavors.

8. Adjournment

Moved By Councillor Caton
Seconded By Councillor Downer

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

Voting in Favour: (12): Mayor Guthrie, 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 (12 to 0)

Mayor Guthrie

Stephen O'Brien - City Clerk