



Minutes of Guelph City Council

**February 13, 2024, 3:30 p.m.
Council Chambers
Guelph City Hall, 1 Carden Street**

Council: Mayor C. Guthrie
Councillor P. Allt
Councillor C. Billings
Councillor L. Busuttil
Councillor E. Caton
Councillor K. Chew
Councillor C. Downer
Councillor D. Gibson
Councillor R. Goller
Councillor C. Klassen
Councillor D. O'Rourke

Absent: Councillor L. Caron
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 Environment
T. Lee, Deputy Chief Administrative Officer, Corporate Services
K. Walkey, General Manager, Planning and Building Services
M. Aldunate, Manager, Policy Planning and Urban Design
M. Witmer, Senior Development Planner
R. Mallory, Senior Development Planner
S. Robinson, Senior Heritage Planner
J. Mallon, Heritage Planner
B. Garrovillas, Policy and Design Technician
D. McMahon, Manager, Legislative Services/Deputy Clerk

G. Meades, Council and Committee Coordinator
C. Murray-Sprague, Council and Committee Coordinator
J. Tang, Legislative Coordinator

1. Call to Order

Mayor Guthrie called the meeting to order. (3:33 p.m.)

1.1 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

2. Authority to move into closed meeting

Moved By Councillor Allt

Seconded By Councillor Klassen

1. That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, sections 239(2)(c) and (f) a proposed or pending acquisition or disposition of land by the municipality or local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

The following items were considered:

2.1 Call to Order (closed meeting)

2.2 Disclosure of Pecuniary Interest and General Nature Thereof

2.3 Status Update on Downtown Land Disposition, 2024-98

3. Closed Meeting Summary

Mayor Guthrie stated that staff direction was given.

Council recessed (5:25 p.m.)

4. Open Meeting - 6:00 p.m.

Mayor Guthrie called the open meeting to order (6:02 p.m.)

4.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

5. Council Consent Agenda

5.1 Decision Report 14 Stevenson Street North Official Plan and Zoning By-law Amendments File: OZS23-011, 2024-32

Moved By Councillor Goller

Seconded By Councillor Klassen

1. That the application from GSP Group Inc. on behalf of 1000243563 Ontario Inc., for an Official Plan Amendment 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, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2024-32, dated February 13, 2024.
2. That the application from GSP Group on behalf of the owner, 1000243563 Ontario Inc., for Zoning By-law Amendment to amend the current "Residential Single Detached" (R.1B) Zone to a specialized "Residential Infill Apartment" (R.4D-15) Zone in the Zoning By-law (1995)-14864, as amended; and from the current "Low Density Residential 1" (RL.1) Zone to a specialized "Medium Density Residential 6" (RM.6-27) Zone in the Comprehensive Zoning By-law (2023)-20790, 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, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2024-32, dated February 13, 2024.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, 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 Public Meeting and Decision for Official Plan Amendment to Implement the York-Elizabeth Land Use Study, 2024-38

Beatrice Garrovillas, Policy and Design Technician, presented the application.

Moved By Councillor Gibson
Seconded By Councillor Goller

1. That the City-initiated Official Plan Amendment No. 93 for the York-Elizabeth Land Use Study be received and approved in accordance with Attachment-1 of Report 2024-38, dated February 13, 2024.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor O'Rourke

Carried (11 to 0)

7. Items for Discussion

7.1 Decision Report 1563-1576 Gordon Street; 42 & 48 Lowes Road West and 164-182 Dawn Avenue Proposed Zoning Bylaw Amendment , 2024-45

The following delegates spoke:

Patrick Quirk

Joan and Jim Ferguson

Emily Elliot

Moved By Councillor Chew

Seconded By Councillor Caton

1. That the application from MHBC Planning Limited on behalf of the owner, Reid's Heritage Homes, for a Zoning By-law Amendment to rezone the subject property from the current "Residential Single Detached" (R.1B) Zone in the City of Guelph 1995 Zoning By-law (1995)-14864, as amended, to a "Specialized Residential Townhouse" (R.3A-73) Zone with site-specific zoning regulations, and a "Residential Single Detached" (R.1D) Zone in the City of Guelph 1995 Zoning By-law (1995)-14864, as amended, and to further rezone the subject property from the current "Medium Density Residential 6 with a Parking Adjustment Suffix and Holding Symbol" (RM.6[PA][H12]) Zone and "Low Density Residential 1" (RL.1) Zone in the City of Guelph Comprehensive Zoning By-law (2023)-20790, as amended, to a "Site-Specific Medium Density Residential 6 with a Parking Adjustment Suffix" (RM.6-26[PA]) Zone with site-specific zoning regulations, and a "Low Density Residential 2"

(RL.2) Zone in the City of Guelph Comprehensive Zoning By-law (2023)-20790, as amended, to permit a 150 unit stacked townhouse development and eight (8) single detached dwelling units on the lands municipally known as 1563-1579 Gordon Street; 42 & 48 Lowes Road West; and 164-182 Dawn Avenue and legally described as Part Lot 7 and Part Lot 8, Plan 74, Township of Puslinch and Lots 2, 3, 7, 8, and 9, Plan 467, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2024-45, dated February 13, 2024.

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 1563-1579 Gordon Street; 42 & 48 Lowes Road West; and 164-182 Dawn Avenue.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor O'Rourke

Carried (11 to 0)

7.2 Notice of Objection to Intention to Designate 331 Clair Road East under Section 29, Part IV of the Ontario Heritage Act, 2024-36

Jack Mallon, Heritage Planner, presented the intention to designate. Jaoudat Abou-Jaoude, Heritage Guelph, presented the motion from Heritage Guelph in support of the designation of this property.

The following delegate spoke:
Barbara Skinner

Moved By Councillor Caron
Seconded By Councillor Allt

1. That the Notice of Objection to the intention to designate 331 Clair Road East dated December 21, 2023 from Jennifer Meader of Turkstra Mazza Associates on behalf of the property owner (2488995 Ontario Ltd.) be received.
2. That the designation by-law for 331 Clair Road East be approved.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor O'Rourke

Carried (11 to 0)

7.3 Notice of Objection to Intention to Designate 2187 Gordon Street under Section 29, Part IV of the Ontario Heritage Act, 2024-36

Stephen Robinson, Senior Heritage Planner, introduced the application. David Cameletti, Heritage Guelph, expressed the support of the Heritage Guelph Committee.

Moved By Councillor Allt

Seconded By Councillor O'Rourke

1. That the Notice of Objection to the intention to designate 2187 Gordon Street dated November 24, 2023 from Turkstra Mazza Associates on behalf of the property owner (2575950 Ontario Ltd.) be received.
2. That the designation by-law for 2187 Gordon Street be approved.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor O'Rourke

Carried (11 to 0)

8. By-laws

Moved By Councillor Chew

Seconded By Councillor O'Rourke

That by-laws (2024)-20889, (2024)-20893 through (2024)-20896, (2024) - 20901, (2024) - 20907, (2024)-20912, (2024) - 20917 and (2024) - 20918 be approved subject to Section 284.11 (4) of the Municipal Act.

Carried

10. Adjournment

Moved By Councillor Billings
Seconded By Councillor Caton

That the meeting be adjourned (7:54 p.m.)

Carried

Mayor Guthrie

Dylan McMahon - Deputy City Clerk