



Minutes of Guelph City Council

April 9, 2024, 9:30 a.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: 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
C. DeVriendt, Manager, Development Planning
K. Nasswetter, Program Manager, Policy Planning
C. Matthews, Development Advisor
E. Rempel, Planner
G. Meades, Acting Manager, Legislative Services/Deputy Clerk
C. Murray-Sprague, Council and Committee Coordinator
A. Sandor, Council and Committee Coordinator

1. Call to Order

Mayor Guthrie called the meeting to order (9:33 a.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 Klassen

Seconded By Councillor Busuttil

1. That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, section 239(2) (k) of the Municipal Act relating to a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Goller, Councillor Klassen, and Councillor O'Rourke

Carried (10 to 0)

The following items were considered:

2.1 Call to Order (closed meeting)

2.2 Disclosure of Pecuniary Interest and General Nature Thereof

2.3 Housing Development Financial Request - 2024-178

3. Closed Meeting Summary

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

Housing Development Financial Request - 2024-178

Staff direction was given.

4. Open Meeting - 10:00 a.m.

Mayor Guthrie called the meeting to order. (10:07 a.m.)

4.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

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

5.1 Public Meeting Report Gentle Density Four Dwelling Units on a Lot Proposed Zoning By-law Amendment - 2024-140

Cushla Matthews, Development Advisor, introduced the item.
Katie Nasswetter, Program Manager, Policy Planning, explained the details of the proposed regulation changes.

The following delegates spoke:

Andrew Arklie spoke in support of the proposed changes.

Annia Kycia expressed concern about the intensification of the population in certain neighbourhoods.

Dillon Fraser spoke in support of the increase in housing.

Philip Maher feels that the increase is too much and that it is not gentle.

Dave Groen expressed concern about the lack of oversight that would occur should this pass.

Council recessed at 11:30

Council reconvened at 11:35

Lyle McNair requested that a maximum number of bedrooms per property be instated.

The following delegates did not speak:

Andy Donlan

Susan Ratcliffe

Paul Szymanski

Moved By Councillor Goller

Seconded By Councillor O'Rourke

1. That report 2024-140 regarding a proposed city-initiated Zoning Bylaw Amendment (File OZS24-002) to permit up to four dwelling units on a lot in zones that permit low density residential uses, from Infrastructure, Development and Environment dated April 9, 2024, 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)

5.2 Statutory Public Meeting and Decision Report 35 and 41 Janefield Avenue Proposed ZBA File OZS23-013, 2024-127

Eric Rempel, Development Planner, introduced the application.

The following delegate spoke:

Jeff Buisman, provided general information about the application.

Council recessed at 1:07 p.m.

Council reconvened at 1:10 p.m.

Moved By Councillor Goller

Seconded By Councillor Busuttil

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) and the "Low Density Residential" (RL.1) Zone (2023 - 20790) to the "Specialized Residential Semi-Detached/Duplex" (R.2-XX(H)) Zone, and a "Specialized Low Density Residential" (RL.1-XX(H)) Zones to permit the proposed semi-detached dwellings with site-specific provisions at 35-41 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) and the "Low Density Residential" (RL.1) Zone (2023 - 20790) to the "Specialized Residential Semi-Detached/Duplex" (R.2-XX(H)) Zone, and a "Specialized Low Density Residential" (RL.1-XX(H)) Zones to permit the proposed semi-detached dwellings with site-specific provisions at 35-41 Janefield Avenue be approved in accordance with Attachments 4 and 5 of the Infrastructure, Development and Environment Report 2024-127, dated April 9, 2024.

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. By-laws

Moved By Councillor Goller
Seconded By Councillor Allt

- 1. That by-laws (2024) - 20931 through (2024) - 20935 are 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. Adjournment

Moved By Councillor Busuttil
Seconded By Councillor Billings

That the meeting be adjourned (1:13 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

Garrett Meades - Acting Deputy City Clerk