



Minutes of Guelph City Council

**July 9, 2024, 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
Councillor M. Richardson

Staff:

T. Gayman, Acting 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
R. Mallory, Senior Development Planner
L. Sulatycki, Senior Development Planner
W. Chan, Board and Committee Coordinator
G. Meades, Acting Manager, Legislative Services/Deputy Clerk
S. Osborn, Administrative Coordinator
A. Sandor, Council and Committee Coordinator
J. Tang, Legislative Coordinator

1. Call to Order

Mayor Guthrie called the meeting to order. (6:00 p.m.)

1.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

2. Council Consent Agenda

Moved By Councillor Downer

Seconded By Councillor Caron

That the July 9, 2024 Council Planning Consent Report, identified below be adopted.

2.1 12 Eramosa Road - Notice of Intention to Designate - 2024-315

1. That the City Clerk be authorized to publish and serve notice of intention to designate 12 Eramosa Road 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.

2.2 220 Gordon Street - Notice of Intention to Designate - 2024-312

1. That the City Clerk be authorized to publish and serve notice of intention to designate 220 Gordon 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.

2.3 28 Norfolk Street (St Agnes School) - Notice of Intention to Designate - 2024-297

1. That the City Clerk be authorized to publish and serve notice of intention to designate Saint Agnes School at 28 Norfolk 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.

2.4 331 Clair Road East - Heritage Permit Application - 2024-298

1. That the heritage permit for the relocation of the Hanlon Farmhouse at 331 Clair Road East be approved.

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)

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

3.1 303-317 Speedvale Avenue East Proposed Official Plan and Zoning Bylaw Amendments File OZS24-010 Ward 2-2024-288

Ryan Mallory, Senior Development Planner, presented.

The following delegates spoke:

Sarah Reynolds

Council recessed at 6:19 p.m. Council reconvened at 6:21 p.m.

The following delegates spoke:

Ryan Deska and Nick Dyjach

Moved By Councillor O'Rourke

Seconded By Councillor Chew

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications (File OZS24-010) submitted by Strik Baldinelli Moniz Ltd. on behalf of the owner, Habitat for Humanity Guelph Wellington, to permit the development of a six-storey, 48 unit apartment building on the lands municipally known as 303-317 Speedvale Avenue East and legally described as Pt Lot 15, Concession 2, Div 'F', City of Guelph, from Infrastructure, Development and Environment dated July 9, 2024, 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

4. Items for Discussion

4.1 Decision Report 1166-1204 Gordon St. Proposed OP and Zoning By-law Amendments OZS22-007 Ward 5 - 2024-296

The following delegates spoke:

Mehdi Sargolzaei

Neil Parker

Sarah Burns

Theresa M De Nardis

The following delegates did not speak:

Claudia Espindola

Akashpreet Darar

Harkesh Sharma

First Motion

Moved By Councillor Chew

Seconded By Councillor Goller

1. That the application from MHBC Planning Ltd. on behalf of the owner, GSD Development and Management Inc., for an Official Plan Amendment to add a site-specific policy to the "Medium Density Residential" land use designation to permit the development of two, 6-storey apartment buildings with a total of 122 units and 20, 3-storey on-street townhouse dwelling units on the lands municipally known as 1166-1204 Gordon Street and legally described as Part of Lot 5, Concession 8, (Geographic Township of Puslinch) City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2024-296, dated July 9, 2024.
2. That the application from MHBC Planning Ltd. on behalf of the owner, GSD Development and Management Inc., for a Zoning By-law Amendment to change the zoning on the subject lands from the current "Medium Density Residential 5 with a Parking Adjustment Suffix and Holding Provisions" (RM.5(PA)(H12)) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a "Site-specific Medium Density Residential 5 with a Parking Adjustment Suffix" (RM.5-xx(PA)) Zone and to a "Site-specific Medium Density Residential 6 with a Parking

Adjustment Suffix" (RM.6-xx(PA)) Zone to permit the development of two, 6-storey apartment buildings with a total of 122 units and 20, 3-storey on-street townhouse dwelling units on the lands municipally known as 1166-1204 Gordon Street and legally described as Part of Lot 5, Concession 8, (Geographic Township of Puslinch) City of Guelph, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2024-296, dated July 9, 2024.

3. 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 lands municipally known as 1166-1204 Gordon Street.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, 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 (13 to 0)

Second Motion

Moved By Councillor Downer

Seconded By Councillor O'Rourke

1. That staff study the warrants for a pedestrian crosswalk on Gordon St in the vicinity of Landsdown Rd by the end of Q4 2024.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, 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 (13 to 0)

5. By-laws

Moved By Councillor Richardson

Seconded By Councillor Klassen

1. That by-laws (2024) - 20958 to (2024) - 20960 be approved, subject to Section 284.11 (4) of the Municipal Act.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, 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 (13 to 0)

6. Mayor's Announcements

There were no announcements.

7. Adjournment

Moved By Councillor Busuttil

Seconded By Councillor Allt

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

Carried

Mayor Guthrie

Garrett Meades - Acting Deputy City Clerk