



## **Minutes of Guelph City Council**

**September 10, 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

**Absent:** Councillor D. O'Rourke  
Councillor M. Richardson

**Staff:** J. Holmes, Acting Chief Administrative Officer  
C. Clack-Bush, Deputy Chief Administrative Officer, Public Services  
T. Lee, Deputy Chief Administrative Officer, Corporate Services  
A. Vilkkko, Acting Deputy Chief Administrative Officer, Infrastructure, Development and Environment  
K. Walkey, General Manager, Planning and Building Services  
C. DeVriendt, Manager, Development Planning  
L. Sulatycki, Senior Development Planner  
K. Nasswetter, Program Manager, Policy Planning  
G. Meades, Acting Manager, Legislative Services/Deputy Clerk  
C. Murray-Sprague, Council and Committee Coordinator  
A. Sandor, Council and Committee Coordinator

J. Tang, Legislative Coordinator  
J. McDonald, Council and Committee Assistant  
W. Chan, Board and Committee Coordinator

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**1. Call to Order**

Chair Downer 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**

The following item was extracted from the Council Consent Agenda:

**Decision Report 303-317 Speedvale Avenue East Official Plan and Zoning Bylaw Amendments File OZS24-010, 2024-368**

Moved By Councillor Allt  
Seconded By Councillor Busuttil

That the remainder of the September 10, 2024, Council Consent agenda, identified below, be adopted.

**2.1 106 Carden Street: Notice of Intention to Designate, 2024-346**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 106 Carden 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.

Voting in Favour: (10): Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, and Councillor Klassen

Carried (10 to 0)

**3. Items for Discussion**

### **3.1 Decision Report 303-317 Speedvale Avenue East Official Plan and Zoning Bylaw Amendments File OZS24-010, 2024-368**

Moved By Councillor Goller

Seconded By Councillor Klassen

1. That the application from Strik Baldinelli Moniz Ltd. on behalf of the owner, Habitat for Humanity Guelph Wellington, for an Official Plan Amendment to amend the existing Low Density Residential land use designation to a High Density Residential land use designation and add a site specific policy allowing a maximum net density of up to 200 units per hectare and requiring that a minimum of 50 per cent of the residential units shall be affordable as defined in the Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin, as issued by the Minister of Municipal Affairs and Housing, to permit the development of a six-storey 48 unit apartment with 24 affordable units, 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, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2024-368, dated September 10, 2024.
2. That the application from Strik Baldinelli Moniz Ltd. on behalf of the owner, Habitat for Humanity Guelph Wellington, for a Zoning By-law Amendment to rezone the subject lands from the current Low Density Residential 1 (RL.1) Zone and Site-specific Convenience Commercial (CC-5) Zone, to a "Site-specific High Density Residential 7" (RH.7-21) Zone with site specific regulations in the 2023 Comprehensive Zoning By-law (2023)-20790, as amended, to permit the development of a six-storey 48 unit apartment with 24 units that are rented or sold below the provincial thresholds for that year to be considered affordable, 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, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2024-368, dated September 10, 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 Official Plan Amendment and Zoning By-law Amendment 303-317 Speedvale Avenue East.

Voting in Favour: (10): Councillor Allt, Councillor Billings, Councillor Busuttill, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, and Councillor Klassen

Carried (10 to 0)

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

##### **4.1 Public Meeting Report 26-40 Carden St and 27-39 Macdonell St Proposed OPA and ZBA File OZS24-012, 2024-370**

Lindsay Sulatycki, Senior Development Planner, introduced the Public Meeting Report 26-40 Carden St and 27-39 Macdonell St Proposed OPA and ZBA File OZS24-012, 2024-370.

The following delegates spoke:

David Galbraith

Gregory Jones

Anthony Veder

Lin Grist

Chris Greyson-Gaito

Suzanne Swanton

Julia Grady

Scott Frederick

Jason Szewc

Susan Watson

Council recessed (8:24 p.m.)

Council Reconvened (8:26 p.m.)

Moved By Councillor Allt

Seconded By Councillor Goller

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by UP Consulting Limited, on behalf of the owner, Skyline Retail Real Estate Holdings Limited, to permit the development a 14-storey building with 120 residential units and 595 square metres of ground floor commercial space on the lands municipally known as 26-40 Carden St. and 27-39 Macdonell St., legally described as Lot 116, Registered Plan 8, City of Guelph, from Infrastructure, Development and Environment dated September 10, 2024 be received.

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

Carried (11 to 0)

#### **4.2 Site Specific Housekeeping Amendments to the City's Comprehensive Zoning By-law (2023)-20790, 2024-354**

Katie Nasswetter, Project Manager, introduced Site Specific Housekeeping Amendments to the City's Comprehensive Zoning By-law (2023)-20790.

Council recessed (9:12 p.m.)

Council reconvened (9:14 p.m.)

Moved By Councillor Allt

Seconded By Councillor Goller

1. That the proposed City-initiated Zoning By-law Amendments to recognize site-specific zoning or provide placeholders in the Zoning By-law (2023)-20790 for the properties at 12 Poole Street, 78-82 Eastview Road, 140 Hadati Road, 785 Gordon Street, 1242-1270 Gordon Street and 9 Valley Road, 33-41 Arkell Road and 1408 Gordon Street be received.
2. That the City-initiated Zoning By-law Amendments to recognize site-specific zoning or provide placeholders in the Zoning By-law (2023)-20790 for the properties at 12 Poole Street, 78-82 Eastview Road, 140 Hadati Road, 785 Gordon Street, 1242-1270 Gordon Street and 9 Valley Road, and 33-41 Arkell Road and 1408 Gordon Street, be approved in accordance with Attachment 2 of the Infrastructure, Development and Environment Report 2024-354, dated September 10, 2024.

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

Carried (10 to 0)

## **5. By-laws**

Moved By Councillor Goller  
Seconded By Councillor Busuttil

1. That by-laws (2024)-20915, (2024)-20962, (2024)-20967, (2024)-20969 through (2024)-20984, and (2024)-20988 through (2024)-20989 as amended, be approved subject to Section 284.11 (4) of the Municipal Act

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

Carried (11 to 0)

The following bylaw was requested to be voted on separately.

Moved By Mayor Guthrie  
Seconded By Councillor Gibson

1. That by-laws (2024)-20990 as amended, be approved subject to Section 284.11 (4) of the Municipal Act

Voting in Favour: (8): Mayor Guthrie, Councillor Billings, Councillor Caron, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, and Councillor Klassen

Voting Against: (3): Councillor Allt, Councillor Busuttil, and Councillor Caton

Carried (8 to 3)

## **7. Adjournment**

Moved By Councillor Busuttil  
Seconded By Councillor Billings

1. That the meeting be adjourned (9:18 p.m.).

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

Carried (11 to 0)

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Mayor Guthrie

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Garrett Meades - Acting Deputy City Clerk