



Minutes of Guelph City Council

**September 14, 2020, 6:30 p.m.
Remote meeting live streamed
on guelph.ca/live**

Council: Mayor C. Guthrie
Councillor P. Allt
Councillor B. Bell
Councillor C. Billings
Councillor L. Caron
Councillor C. Downer
Councillor R. Goller
Councillor J. Gordon
Councillor J. Hofland
Councillor M. Salisbury
Councillor M. MacKinnon
Councillor D. O'Rourke

Absent: Councillor D. Gibson

Staff: K. Dedman, Deputy Chief Administrative Officer,
Infrastructure, Development and Enterprise Services
K. Walkey, General Manager, Planning and Building Services
C. DeVriendt, Manager, Development Planning
K. Nasswetter, Senior Development Planner
L. Sulatycki, Senior Development Planner
D. McMahon, Manager, Legislative Services / Deputy City
Clerk
L. Cline, Council and Committee Coordinator
J. da Silva, Council and Committee Assistant

1. Call to Order

Mayor Guthrie called the meeting to order (6:31 p.m.).

2. Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Gordon declared an interest regarding the Statutory Public Meeting Report 120 Huron Street Proposed Official Plan Amendment and Zoning By-law Amendment File: OZS20-005 Ward 1 - 2020-117 as he lives near the property in question.

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

3.1 Statutory Public Meeting Report 1159 Victoria Road South Proposed Red-line Amendment to an Approved Draft Plan of Subdivision and Zoning By-law Amendment File: OZS20-007 and 23T-07506 Ward 6 - 2020-123

Lindsay Sulatycki, Senior Development Planner, provided a summary of the proposed red-line amendment to an approved Draft Plan of Subdivision and Zoning By-law Amendment at 1159 Victoria Road South to permit two additional residential lots on the subject property. She outlined the proposed zone change from the existing "Conservation Land" zone to a "Specialized Residential Single Detached" zone and the associated specialized regulations that have been requested.

John Ariens, IBI Group, agent on behalf of the applicant, provided further detail regarding the purpose of the applications.

Claudia Espindola expressed concerns regarding the amount of development and density happening in the area and resulting impacts on the environment and the existing population.

Council recessed at 7:03 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 7:08 p.m.

Russ Watson expressed that two of his biggest concerns are how traffic flow is going to be rerouted and the increase in noise pollution.

Mumtaz Shivji stated that she purchased property because of its proximity to conservation lands and that she has concerns relating to the impacts on green space, global warming and wildlife.

Moved By Councillor MacKinnon
Seconded By Councillor Hofland

1. That report IDE-2020-123 regarding a proposed red-line amendment to an approved Draft Plan of Subdivision and Zoning By-law Amendment application submitted by IBI Group on behalf of Victoria Park Village Inc. to permit an additional two (2) residential lots on lands municipally known as 1159 Victoria Road South, and legally described as Part of Lot 5, Concession 8 (Geographic Township of Puslinch), City of Guelph from Infrastructure, Development and Enterprise dated September 14, 2020, be received.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron , Councillor Downer, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor Salisbury, Councillor MacKinnon, and Councillor O'Rourke

Carried (12 to 0)

3.2 Statutory Public Meeting Report 120 Huron Street Proposed Official Plan Amendment and Zoning By-law Amendment File: OZS20-005 Ward 1 - 2020-117

Councillor Gordon was removed from the remote meeting as a participant and did not participate in the discussion or vote on the matter.

Katie Nasswetter, Senior Development Planner, provided a summary of the proposed Official Plan Amendment and Zoning By-law Amendment at 120 Huron Street to permit a fifth storey containing 30 additional apartment units proposed to be affordable and supportive in nature. She outlined the current and proposed Official Plan and Zoning By-law designations and the requested specialized zoning regulations.

Hugh Handy, GSP Group Inc., agent on behalf of the applicant, provided information on the site location and history. He outlined the purpose of the proposed development to add an additional fifth storey consisting of 30 additional units intended to be affordable. He also stated that the provision of support services on the fifth floor is being explored. As part of the project team, Sarah Code from GSP Group Inc., Kelly Postma from Alice Block, Erica Bayley from Paradigm, Owen Scott from CHC Limited, Lloyd Grinham and Corinne Maloney from Grinham Architects, and Tim Welch from Tim Welch Consulting, were connected into the remote meeting to respond to questions.

Susan Watson expressed concerns related to parkland dedication with respect to the subject application, as well as 104 Oliver Street.

Nicolas Carney, resident of 120 Alice Street, spoke in support of the application, specifically related to the provision of affordable housing in the City.

Council recessed at 8:19 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 8:24 p.m.

Claudia Espindola expressed concerns with the size of the proposed affordable units.

The following delegate was not present:
Jody Larson

Moved By Councillor MacKinnon
Seconded By Councillor Billings

1. That report 2020-117 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-005) by GSP Group Inc., on behalf of the owner, Alice Block Inc., to permit a fifth storey and an additional 30 apartment units on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, from Infrastructure, Development and Enterprise dated September 14, 2020, be received.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron , Councillor Downer, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor Salisbury, Councillor MacKinnon, and Councillor O'Rourke

Carried (12 to 0)

3.3 Statutory Public Meeting Report 1242-1260 Gordon Street and 9 Valley Road Proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments File: OZS20-004 and 23T-20001 Ward 6 - 2020-124

Councillor Gordon rejoined the remote meeting as a participant.

Lindsay Sulatycki, Senior Development Planner, provided a summary of the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments at 1242-1260 Gordon Street and 9 Valley Road to permit a residential subdivision containing a residential block with two, 12-storey apartment buildings with a total of 377 apartment units, a municipal park block and an open space block. She outlined the current and proposed Official Plan and Zoning By-law designations and the requested specialized zoning regulations

Astrid J. Clos, Astrid J. Clos Planning Consultants, agent on behalf of the applicant, provided an overview of the subject applications, including the surrounding land uses, context within the Gordon Street intensification corridor, details on the municipal road, park and open space to be conveyed to the City, the number of parking spaces being proposed and the proposed density.

Adam Carapella, Tricar, highlighted the company's commitment to energy efficient design and to providing affordable and attainable housing

JP Thornton, Kasian Architecture Ontario Incorporated, provided details surrounding the architectural design of the proposed development including the underground parking, floor plans, construction materials and finishes, and shadowing.

Daniel Eusebi, Stantec, outlined the natural heritage considerations for the subject property, including tree removal, the deer corridor and deer habitat, its proximity to the Torrence Creek Provincially Significant Wetland, and bat, bird and amphibian habitat.

Claudia Espindola expressed concerns with the proximity of the proposed development to the wetland and conservation area and the potential impact on the deer path and other wildlife. She also expressed concerns with the number of developments happening in the area and the cumulative impact on traffic and density. She stated that the use of public transportation in the area is not always possible.

Bruce Wilson, a homeowner on Valley Road, stated that Gordon Street and Edinburgh Road is not an intensification hub and as such a 12-storey building should not be approved. He expressed concerns with the lack of amenities in the area and the canyonization of Gordon Street. He also expressed concerns with the current parking

inadequacies and the parking calculations provided for the proposed development.

Tony Campagnolo, a resident on Valley Road, expressed concerns with allowing multiple developments along corridors such as Gordon Street.

Tamara Baggio, an adjacent property owner, expressed concerns relating to overflow parking on Landsdown Drive and Valley Road and resulting safety issues for emergency vehicles and school buses. She also expressed concerns with the removal of trees on the subject property, as well as the construction of a 12-storey building directly adjacent to a residential neighbourhood with single family homes.

Susan Watson spoke regarding the parkland dedication aspect of the proposed development and she requested clarity surrounding the parkland calculation.

Council recessed at 10:05 p.m. to allow time for delegations to call into the remote meeting to speak to the item. Council reconvened at 10:10 p.m.

Morgan Dandie-Hannah expressed the importance of maintaining the deer corridor on the subject property. She stated that the City must meet the growth targets set out by the Province while maintaining the character of existing neighbourhoods. She also expressed concerns with the loss of trees.

Moved By Councillor MacKinnon
Seconded By Councillor Bell

1. That report 2020-124 regarding proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications submitted by Astrid J. Clos Planning Consultants on behalf of Tricar Properties Limited for a Draft Plan of Subdivision containing a residential block with two, 12-storey apartment buildings with a total of 377 apartment units, a municipal park block and an open space block on lands municipally known as 1242-1260 Gordon Street and 9 Valley Road, and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) and Lot 15, Registered Plan 488, City of Guelph from Infrastructure, Development and Enterprise dated September 14, 2020, be received.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron , Councillor Downer, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor Salisbury, Councillor MacKinnon, and Councillor O'Rourke

Carried (12 to 0)

4. By-laws

Moved By Councillor Hofland
Seconded By Councillor Billings

That By-law Numbered (2020)-20524 is hereby passed.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron , Councillor Downer, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor Salisbury, Councillor MacKinnon, and Councillor O'Rourke

Carried (12 to 0)

5. Mayor's Announcements

Mayor Guthrie announced that the City is currently recruiting members to join various advisory boards and committees and that further details are available at www.guelph.ca/committees

Councillors Caron and Downer will be holding a Ward 5 virtual town hall on Thursday, October 1, 2020. Further details can be found at www.ward5.ca.

6. Adjournment

Moved By Councillor Caron
Seconded By Councillor Downer

That the meeting be adjourned (10:44 p.m.).

Carried

Mayor Guthrie

Dylan McMahon - Deputy City Clerk