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Sep 19 · 34 tweets · [adamadonaldson/status/1704258183500382716](https://twitter.com/adamadonaldson/status/1704258183500382716)

Coming up at 6:30 it's this month's planning meeting. Pretty light agenda, but here's what you're in for:



City Council Preview – What's on the Agenda for the September 19 M...

Planning looks light for this first meeting of the fall. A trio of files are on the docket for this one including a decision on a previously announced project, a request for a sign variance at a Yo...

<https://guelphpolitico.ca/2023/09/08/city-council-preview-whats-on-the-agenda-for-th...>

Chair Busuttil calls the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof? None.

Regrets from Gibson, Allt, O'Rourke and Goller.

First item, Decision Report 25 Alice Street Proposed Zoning By-law Amendment File OZS23-004, 2023-334. Staff say yes on approving the amendment. Claudio Balbinot, Agora Research Group, Agent on behalf of the applicant, is the delegate.

Balbinot does have a presentation, but he's just here to answer any questions, but council has none.

Richardson/Chew move to approve. And it's approved.

That was a simple application: the property owners want to tear down the current detached building and build a new semi-detached building, but they need council's approval because the new zoning bylaw is being appealed at the Ontario Land Tribunal. Staff approves the change.

Next, Sign Variance Report for 176 Morris Street. The Guelph Little Theatre wants to install an LED sign.



Adam Cloet, who lives across the street from GLT, doesn't want the sign bylaw to be approved. He says the sign will cast light directly into his house, the GLT is surrounded by homes, they don't need a sign, and an LED is incompatible with the graffiti/community aesthetic.

Chew asks Cloet if he would okay if the sign was moved off Morris Street. He says he doesn't understand the need for an LED sign in a residential area.

Klassen asks if Cloet was able to connect with the GLT to rake out his concerns. He says he didn't, and he assumed that they would be presenting at this meeting to defend their position.

Klassen says she understands that the sign won't be on all the time, does Cloet know anything about that? Cloet says that he was in touch with Cllr Goller about that very question, never heard back.

Guthrie/Klassen move the recommendation:

Recommendation:

1. That the proposed electronic message board, located 22.4 metres from a residentially zoned property, be approved, and;
2. That the proposed signage located in a Park (P.5-5) Zone under the 1995 Zoning By-law, be approved.

Chew asks if any other placement for the sign was discussed. Staff says that they looked at a standalone sign, but that seemed to be even more obtrusive. This is the proposed location:



Klassen asks about the brightness. Staff say that the sign can have a max of 500 nits during daylight and 200 nits after sundown.

Caron proposes an amendment to refuse the recommendation. She says that this doesn't meet the test in the sign bylaw. Richardson seconds that amendment.

Knew this was coming: Deputy Clerk McMahon notes that amendment can't be contrary to the original motion, which this was. If the motion is defeated, they can put the motion to refuse on the table. The amendment is withdrawn.

Guthrie asks what area this is zoned? Staff says it's in a specialised park zone, which allows theatre use. This might one of those weird cases where the 1995 and 2023 zoning bylaw say (slightly) different things.

Caton asks if this is going to be brighter than house lights, it's hard to visualise the effects. Staff says it's hard to compare lights to lighted signs, more whiteness in the former. Fun fact: laptop screens are measured in nits, streetlights are measuring in Lumens.

A streetlight is over 1,000 nites while the dulllest laptop screen is about 200 nits.

Caron asks if the backyards on York Road within the 30 metre distance. Staff say it's 60 metres from the sign to their property line.

Motion passes 5-4: Richardson, Billings, Downer, and Caron against.

Next, and last: Statutory Public Meeting and Decision Report 585 Hanlon Creek Blvd ZBA File OZS23-006. Eric Rempel, Development Planner, is presenting. (It's his first meeting!)

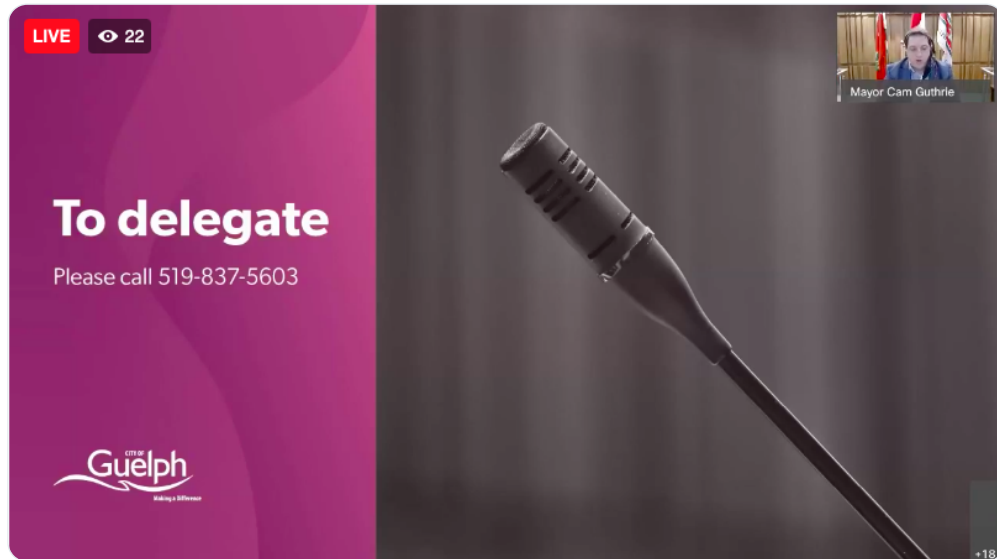
The applicant here is asking for some slight changes to the zoning that will allow for the creation of a golf simulator in two of the units at a new commercial development. Although this is the public meeting for his project, there will also be a decision at this meeting too.

It's the bluish green area.



There are two delegates, Paul Demczak and Ged Smyth, who are listed together but they seem to be unavailable. So we will pause to see if anyone wants to phone in.

Maybe you'd like to phone in.



It appears we have Paul Demczak on the line, he's presenting Ged Smyth the applicant. He says that the business park designation permits complimentary uses like recreation, and he thinks the golf simulator applies here. Read the staff report and no further comments.

There is also a delegate here in the council chambers, Phil McFadden. He represents the building owner, and has nothing else to add.

No further delegations.

No questions from council.

Klassen/Guthrie move the recommendation.

No further comments.

Recommendation passes unanimously.

Recommendation:

1. That the application from Build Consulting Services on behalf of Ged Smyth for a zoning By-law Amendment to change the zoning from the current "Hanlon Creek Business Park" (B.5-3) Zone (1995 - 14864) and the "Specialized Corporate Business Park" (BP-3) Zone (2023 - 20790) to the "Specialized Hanlon Creek Business Park" (B.5-9) Zone, and a "Specialized Corporate Business Park" (BP-9) Zones to permit the proposed recreation facility use to accommodate the proposed golf simulator in units 36 and 37 of the draft approved plan of condominium at 585 Hanlon Creek Boulevard be Received.
2. That the application from Build Consulting Services on behalf of Ged Smyth for a zoning By-law Amendment to change the zoning from the current "Hanlon Creek Business Park" (B.5-3) Zone (1995 - 14864) and the "Specialized Corporate Business Park" (BP-3) Zone (2023 - 20790) to the "Specialized Hanlon Creek Business Park" (B.5-9) Zone, and a "Specialized Corporate Business Park" (BP-9) Zones to permit the proposed recreation facility use to accommodate the proposed golf simulator in units 36 and 37 of the draft approved plan of condominium at 585 Hanlon Creek Boulevard be approved in accordance with Attachments 4 and 5 of the Infrastructure, Development and Enterprise Report 2023-350, dated September 19, 2023.

Richardson/Downer move bylaws of the week and they're approved.

***5.1**

By-law Number (2023) - 20821

A by-law to designate portions of the building and property municipally known as 49 Norfolk Street and legally described as PT LOT 113, PLAN 8, AS IN ROS519826; S/T ROS519826; CITY OF GUELPH as being a property of cultural heritage value or interest.

***5.2**

By-law Number (2023) - 20826

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects the property municipally known as 25 Alice Street and legally described as Part of unnumbered Lot, Registered Plan 244, City of Guelph (File No. OZS23-004).

***5.3**

By-law Number (2023) - 20827

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law (1995) for the City of Guelph as it affects lands municipally known as 585 Hanlon Creek Boulevard, and legally described as Block 2 Plan 61M169, City of Guelph (File#OZS23-006).

***5.4**

By-law Number (2023) - 20828

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law (2023) for the City of Guelph as it affects lands municipally known as 585 Hanlon Creek Boulevard, and legally described as Block 2 Plan 61M169, City of Guelph (File#OZS23-006).

***5.5**

By-law Number (2023) - 20830

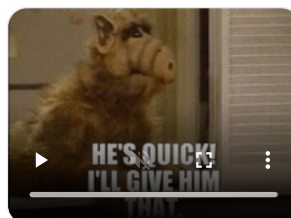
A By-law to dedicate certain lands known as Part Lot 25, Northeast Side of Duke Street, Plan 161, designated as Part 1 and Part 2, Reference Plan 61R-22160, City of Guelph as part of Grove Street.

***5.6**

By-law Number (2023) - 20831

A by-law to confirm the proceedings of a meeting of Guelph City Council held September 19, 2023.

And that's over.



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