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Dec 5, 2023 · 164 tweets · [adamadonaldson/status/1732108619141783567](https://twitter.com/adamadonaldson/status/1732108619141783567)

Coming up at 2 pm, it's back-to-back meetings of city council: Committee of the Whole and a special meeting. This is what's coming up:

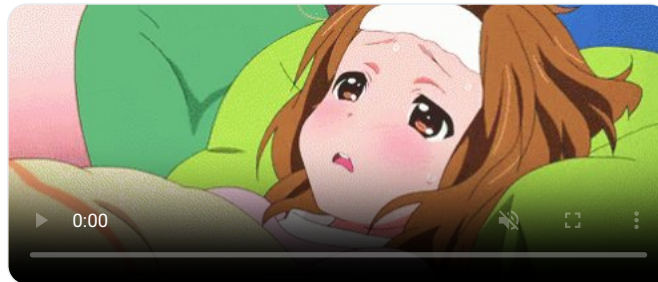


City Council Preview – What's on the Agenda for the December 5 Meeti...

Two big meetings back-to-back, united in the fact that there's only one issue on each of their agendas. The final Committee of the Whole meeting of 2023 will actually look ahead to next year ...

<https://guelphpolitico.ca/2023/11/24/city-council-preview-whats-on-the-agenda-for-the-...>

I will be monitoring the live feed from home office on Snake Mountain due to the head cold I received from my nephew late last week.



Chair Allt has called the meeting to order.

Regrets from Cllr Gibson. Mayor Guthrie is beaming in from Dubai.

Disclosure of Pecuniary Interest and General Nature Thereof? None.

One item on this agenda: 2023 External Audit Plan. Matt Betik from KPMG will present.

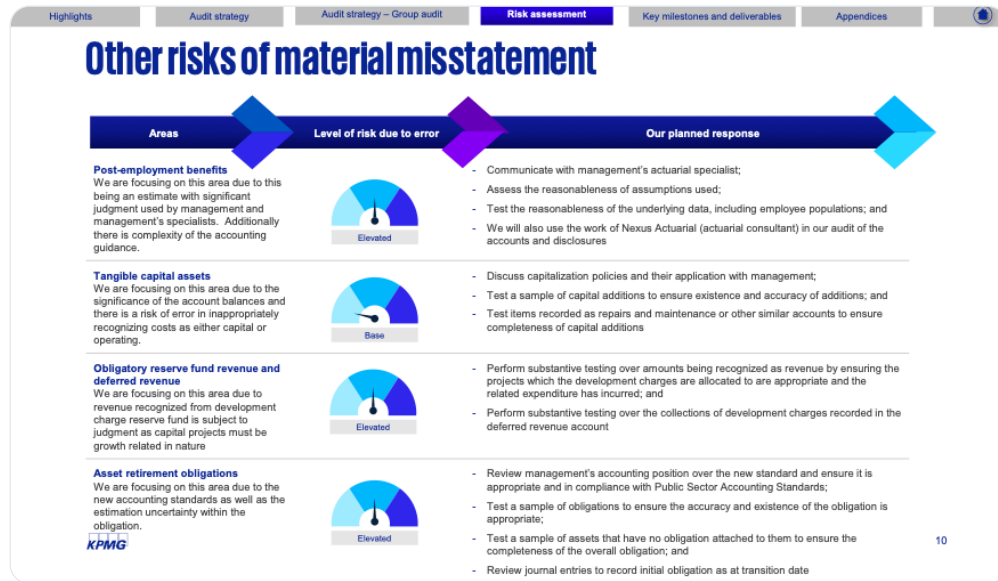
Betik says that they use certain benchmarks by which to measure the materiality in each project. That drives the level of testing they do in the audit, and allow for any uncorrected errors. Materiality here is \$8 million, about 2-3%, which is a pretty good indicator.

Any item that is 5% of the materiality figure, whether corrected or uncorrected, will be reported back to council/committee. One exception, the consolidation process only picks up

City portion of WDG Public Health and not entire PH budget.

Every audit is presumed to be at risk of fraud in spite of internal controls. They do that for all audits and not just Guelph's. KPMG has also done their own risk assessment to find any risk unaccounted for, but they found none.

Different assets have different risk levels:



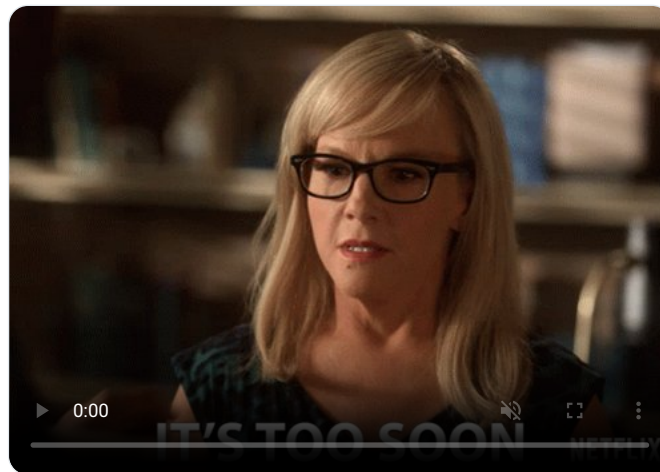
City has to report this year for the first time risks to retiring and decommissioning of City-owned sites. This can include the old landfill, and the removal of asbestos.

Allt asks if there's any reason that Betik think they should meet in closed. He can't think of any.

Allt asks if anyone on committee wants to meeting in closed. They don't.

The report is unanimously received by committee.

Allt has no announcements, so this Committee of the Whole is adjourned!



The next meeting is coming up in 10 minutes though!



Chair O'Rourke has called the meeting to order.

One item here too; Official Plan Amendment 80 – Minister's Reversal of Provincial Modifications.

Presenting are:

Krista Walkey, General Manager, Planning and Building Services

Melissa Aldunate, Manager, Policy Planning Urban Design

No Disclosure of Pecuniary Interest and General Nature Thereof.

The staff report was not in the initial release of the agenda, so here's the follow up from Politico:

Guelph



Official Plan
Amendment 80 -
Minister's Decision

City Council, May 9, 2023

Planning Staff Looking to Reverse Course on Some Official Plan Chan...

The adventure continues... Earlier this year, Ontario's Minister of Municipal Affairs and Housing returned to the City of Guelph the latest version of their Official Plan with 18 modifica...

<https://guelphpolitico.ca/2023/12/01/planning-staff-looking-to-reverse-course-on-some-...>

Here's what OPA80 did when it was passed in July 2022:

Official Plan Amendment 80 Overview

City's Municipal Comprehensive Review to bring the Official Plan into conformity with:

- A Place to Grow
- Amendments to the Planning Act (as of spring 2022)
- Amendments to the Clean Water Act, and
- The Provincial Policy Statement (2020).

Implement the City's growth management strategy

Implement the recommendations of the York/Elizabeth Land Use study

Amendments to improve clarity for implementation or to address city approved plans, procedures or Council decisions.

Housekeeping changes; for example, names of provincial ministries, address updates or policy numbering updates.

The previous minister's decision was released back in April and it came with 18 modifications. Then, in October, the new minister announced that the ONGov would be rescinding those changes citing too much interference. Guelph staff agree.

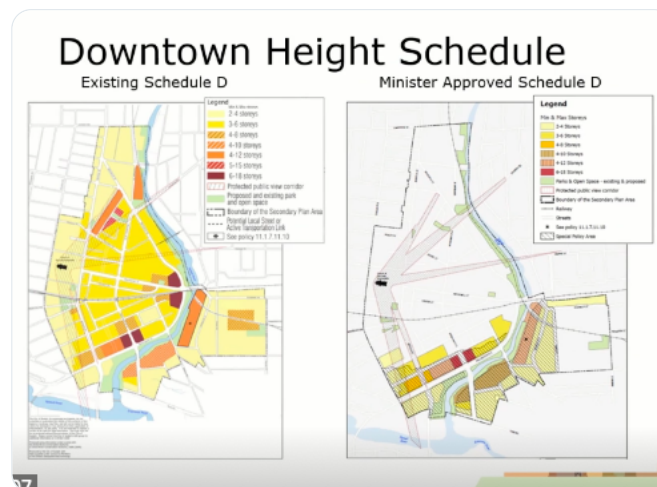
Walkey says that this is a messy process, and that she's never seen anything like this before in her professional career. She says they know the process was wrong, and that the ministry was wrong. She's sorry that the timelines are so short to submit feedback on B150.

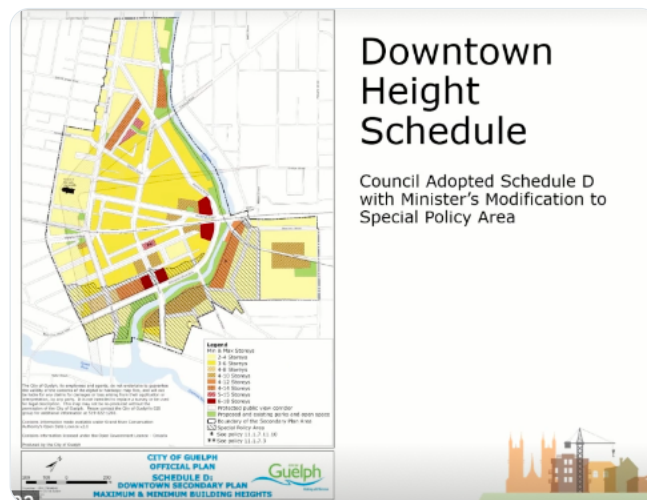
Walkey adds that they are not tone deaf to the housing crisis, but they have to administer and supervise planning for the whole city. Council also has improved the Comprehensive Zoning Bylaw, and are look at 4 units as of right. Making it easier to build in the city.

She adds that staff have been through a lot this year, but have a professional code to uphold.

Aldunate takes over to go over the modifications.

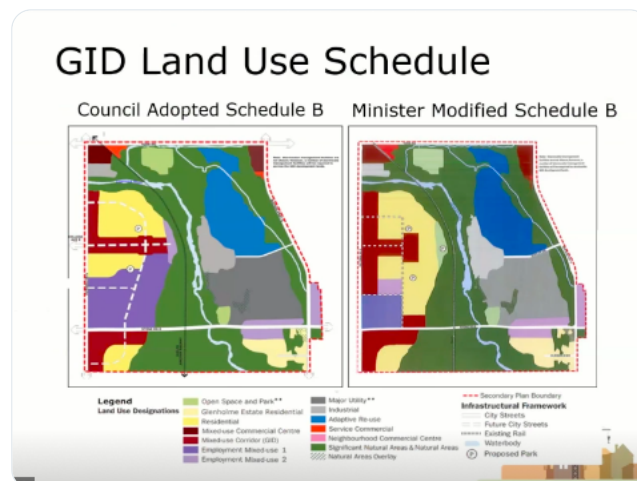
Alduante says they have no concerns with general modifications, since they're about new definitions or meant to align with legislation. As for downtown, this map shows OPA 80, minister's changes and the combined map (left to right):





The council approved plan allowed for the creation of 5,700 new units and 1,250 new jobs.

Changes to Guelph Innovation District lands. The ministry allowed more height and and reduced employment land. The concern is that there's a lack of land in the city that can be turned into employment land, so this loss was pretty major:



Site specific mods.

41-45 George, aka: Armtek site. Council changed the designation from high density to medium over staff objection. The minister decision changed it back.

230 Willow: Staff like the change, want it handled thru site specific application.

384 Crawley: Staff support the change, but would also like to see a site specific application.

280 Clair W: staff support keeping this Industrial since that's the type of business nearby.

Aldunate says that staff have had conversation with Denso about expansion so a change here could scuttle plans.

There are eight delegates on this, starting with David Falletta who is a planner with Bousfields Inc who represent 384 Crawley who want to keep the current zoning so that they stay the course with planned development of the site.

Falletta says that they've been working to develop this site since 2010, and they initiated a formal process with the City in November. Minor variance applications and a site plan application have already been sought, so rolling back changes would create an unfair delay.

Goller asks about fairness, how is it unfair to ask Bousfields to go through the same process everyone else does. Falletta says they filed site plan after the minister approved OPA was in effect.

Goller asks about additional timelines, Falletta said there was a commitment to move quickly, and changing the planning back would add a year to planning and the client might just decide to look elsewhere.

Gibson asks if they were following the process. Falletta says yes, they had filed a minor variance and were moving through site plan. Gibson says he appreciates that because they were moving through the front door and rules were changed.

Allt asks why council hadn't received any applications before the OPA was approved. Falletta he's relatively new to the project, but there were a number of studies that need to be done and they only recently got their ducks in row.

Busuttil asks if there were conversations with staff before the minister's decision. Falletta explains the timeline of applications again. Busuttil asks if they followed on all recommendations of staff. Falletta says a lot of discussion around process.

Busuttil asks again did they follow City's process, yes or no? Falletta says that they followed a different process. Busuttil asks if that's a no? Falletta says that they were guided by staff but still came through the front door with a number of applications.

Guthrie asks for confirmation that this is a billion dollar investment in Guelph. Falletta confirms. Guthrie asks so if the faster this goes the better. Falletta says yes.

Downer asks if 570 jobs is first phase or all phases. Falletta says first phase. Downer asks about 8k trees that will be removed, does City still get 3-1 compensation. Falletta says they prepared enviro impact, being reviewed now. Proposed 14k new trees on site as part of comp.

Billings asks if the applicant will pull the application if there's a reversal. Falletta says yes, they've been pens down since the ONgov announced the reversal. They were going to start building spring '23 but that's almost impossible now.

Billings asks if OPA one year delay would include OLT appeal? Falletta says 1 year was the minimum delay and going through "the regular process" would present more risk.

Chew asks about minor variance request with GRCA in May. Falletta says staff were supportive and helpful, GRCA was commenting agency and they were in support. It was approved rather quickly.

Gibson says its council's desire to see a public process, note previous requests for public input on site plan process, would that okay for applicant here? Falletta says "absolutely" and there are a lot of cases across Ontario where public engagement is done in site plan.

O'Rourke asks about no restrictions for certain uses on the land clause. Falletta says that's notwithstanding all the natural heritage system policies. The way those policies are interpreted could require amendments.

Next delegate, John Farley. He's with Home Opportunities, and will speak to 280 Clair Road West and so will the next four delegates. He says he's tired of seeing people not being able to afford a home in the city they live in.

Home Opportunities owns the buildings at Market Commons and Mountford Condominiums located at 5 Gordon Street and 35 Mountford Drive respectively, fyi.

Mike Labbe, also Home Opportunities, takes over. He says they're asking council to maintain the minister's decision, and that this is an issue that they're running into in many places in Ontario. They're repping for 900 families who will live in this project.

Labbe says that he saw the site today & was reminded that this site is too small for the original employment land designation, but it's perfect for residential as it's a nice quiet area. Also, since they wouldn't pay DCs as it's affordable, but they're open to some accommodation

Downer confirms that they're not all market units. Labbe says that they have arrangements where buyers get help with the downpayment and/or other arrangements where they only pay it back at the point of sale.

Chew asks about reconciling the building on provincially significant employment land. Labbe says and that this is a unique site with unique shape, long and narrow. Not ideal for commercial/industrial.

Caton asks about what happens if the studies come back and don't recommend residential development. Labbe says that's a concern, but there's already significant noise protections, and they have to do a full range of studies.

Labbe says that right now, the biggest source of noise is from the traffic on Clair Road.

Busuttil asks about whether Labbe knows that industry in the area is considering expansion. He says he doesn't know too much, but from what he's heard they're looking expansion south, and they could put their employees in this housing.

Busuttil asks if they looked at any other sites in the city. Labbe says this site came to them quite quickly and right before the reversal, but they have looked elsewhere like the IMICo site on Beverly. They're a developer consultant so demands are different.

O'Rourke says that she wants to know that decisions today are not going to result in council committing to, say, a 20-storey tower. Labbe says they're not committing to that today, but the high-res. use of the site. That will be part of discussion later.

O'Rourke says there will still be a zoning application process if the plan follows the ministerial changes and Labbe says yes.

Ed Newton from Kiwi Newton Group is next. O'Rourke notes that this feels like a planning meeting, but they're merely asking questions that will inform comments submitted to the ministry; will this property remain zoned as high density residential.

Newton is talking about his company works and the challenges building homes now. He says they will bring high quality, low cost and energy efficient buildings. We asks to leave 280 Clair high density so they can get on with building, otherwise this project is years away.

Chew asks why it's worth change from employment land. Newton says that it's narrow, especially at the northing end so it's "unshapely" for industrial development. Similar to Labbe comments.

O'Rourke asks about the sequence of events. A lot of questions about this land, so there's no where they can do this? Newton says every job they've priced in the last few years is tied up in zoning, and this had ready been approved.

O'Rourke asks for assurances that this land won't be flipped. Newton says Labbe can speak to that, but they believe that council will only let this happen because its low cost housing.

O'Rourke asks why not let the ONgov work out the zoning. Newton says that as far as he's concerned they've already made a determination.

Downer asks Newton that he understands that there's still a zoning application that needs to be filed. He says he does.

Next is Jim Jarrell from Linamar, subbing for Jeremiah Vanderlaan (?). He represents a revamp of the Friends of Guelph and says that they're goal is to "Make Guelph Better... Fast" and that was in regards to housing crisis.

The goal of Friends of Guelph 2.0 is to solve the housing crisis at every part of the spectrum and to leverage options to increase housing without burdening taxpayers. Linamar is part of this because they have 9k employees who can't all afford to live here.

O'Rourke asks what Linamar's support looks like. Jarrell says he's here to support Linamar families who drive 90 minutes to Guelph b/c they can't afford to live here. Affordable housing is key to attracting a workforce.

O'Rourke asks about process, what would Jarrell want to see if he's property was next to 280 Clair. He says that he would want to have consultation, but concedes that he would not want to use *this* land for building a new facility.

Hugh Handy, GSP Group, is next also on 280 Clair. He notes this is a strange time, clients have lots of questions and they're trying to figure it out with council and staff. Handy says he hopes for further consideration on these files.

Handy says given the balanced approach to the site he thinks all concerns can be address and asks council to ask the minister to hold on to the designation. They would like to do more consultation and bring report to council in the new year.

Allt asks if they an OPA regardless, why not do both? Handy says this let's be slightly more expeditious and in a perfect world, do you go back to the start? He says that there are things here that make sense to him as a planner, but hopes it's not a leap of faith.

O'Rourke goes back to the conceptual plan for 20-storeys, is this project still viable without that big a building. Handy says he's not involved in the economics, but there's an opportunity to do something here.

O'Rourke asks what's preventing Home Opportunities from selling the land and going somewhere else? Handy says the direction has to be in the policy documents and the regulations.

Last delegate is Ian Panabaker with Wood Development Group. His group owns land DT affected by the 23-storey limit. Panabaker has a chart that's being viewed in chambers but not online.

The chart shows OP changes from 2011 about the increase in people and jobs per hectare downtown in that time, and we have about half of what the City's wanted to see DT. He says 2ndary plan was always ambitious, a River House worth of ppl ever year for 20 years.

He says that on the ground, downtown isn't able to capitalise on the numbers they've laid out. Need some more potential downtown and maybe council needs to send that message to ONgov.

Allt notes that in Paris density is high at max 6 storeys, is Panabaker suggesting something like that. He says there's a level of perfection in the plan that makes the goal pretty restrictive. Can't do all of DT at 6 storeys, because you have to redo all of DT at 6.

Goller asks about Panabaker's request. He says he's not telling them to approve 23 storeys, but they need to present more options throughout downtown. O'Rourke notes that this is one of the recommendations from staff.

O'Rourke calls for a dinner break. We'll be back at 5:20!



We're back!

Busuttil/Richardson move staff recommendations.

Recommendation:

1. That Report 2023-459 including feedback outlined in Attachment 1 be submitted to the Ministry of Municipal Affairs and Housing as the comments from City Council on the modifications and proposed changes to Official Plan Amendment 80.
2. That staff be directed to work with Ministry of Municipal Affairs and Housing to retain modifications that are conformity related.
3. That staff be directed to prepare detailed cost estimates of additional costs incurred by the City as a result of the Provincial modifications to OPA 80 on April 11, 2023 and that any additional costs that have occurred since the Provincial announcement on October 23, 2023 and that they be submitted to the Province.
4. That staff be directed to submit comments as outlined in Report 2023-459 to the Ministry of Municipal Affairs and Housing on ERO Posting 019-7885 regarding the Planning Statute Law Amendment Act.

Guthrie lays out the first amendment, wants to keep the staff recommendation to leave George Street at high density which is captured in the report, so he's not making an amendment. Instead we go to Goller who make George Street medium density again. Klassen seconds.

Goller notes that there was an 8-5 vote of council in 2022 to change that zoning to medium. This restores that.

Official Plan Amendment 80 – Minister's Reversal of Provincial Modifications

Councillor Goller



That the staff comments requesting the ministry to uphold the reversal of a Council decision on the designation of 41-45 George Street be stricken from the letter to the ministry, and that instead, staff be directed to request the Ministry to uphold the July 11, 2022 decision of Council designate 41-45 George Street as Medium Density residential.

Klassen asks to get staff background about the change. Aldunate says brownfields like this factory is now were being looked as potential high density redevelopment back in 2012.

Caron says we're going back to OPA80, a council approved doc even though the George Street decision wasn't staff's recommendations. She says the starting point should not be high density and a significant portion of the site can't be 10 storeys.

O'Rourke warns council about rehashing past debates tonight.
Amendment passes 7-6.

Guthrie puts motion about 280 Clair:

Official Plan Amendment 80 – Minister's Reversal of Provincial Modifications

Mayor Guthrie



1. That staff take no further action on reversal of the site specific land as described in the report, tabled as 280 Clair Rd West.
2. And, that in regards to the Clair Rd lands that Council direct staff to meet with Home Opportunities and its consultants, and that Council encourage the applicants to submit a complete application prior to end of February, 2024 or sooner, to bring forward needed affordable housing units.

Goller seconds. Guthrie adds that there's supposed to be a third clause where council recommends there removal of provincially significant employment land designation. O'Rourke says they'll tackle the first two and go to the third once Guthrie has that in writing.

Busuttill asks about "staff taking no further action", what's the intent? Guthrie says it's not take any action from the staff point of view, leave the property as it is right now.

Allt asks if there will need to be an OPA regardless of this motion. Walkey says since density would be 150/ha they would still need to go through full planning process to move forward with application as submitted.

Allt: That would include all public meetings and feedback.

Walkey: Yes, and the noise studies and other studies they need to do.

Allt asks about process to reverse provincial employment zone. Walkey says that's for the developer to apply to the province but unless the minister approves that re-zoning this application can't go forward.

Allt asks about concerns around Guelph becoming a bedroom community. Walkey says the the employment land needs assessment already said this was going to be tight by 2051. Guelph will be short long-term, but it also depends on the scale of conversion.

Allt asks about addressing transit. Allt says that's a planning question, after O'Rourke tries to interrupt. Guthrie asks if that's a planning matter, a justification question? O'Rourke rules it out of order because that would come with application.

Allt asks if transit if an OPA consideration. Aldunate says it is, and so is transportation and parks. Policy tries to establish transit early in the residential development.

Clack-Bush says building transit is key to housing development, and they do have capacity in this area with 16, and 19 and how they connect to the 99.

Downer asks what makes this an OPA application based on what the planner submitted?

Walkey says height and density primarily. They've have to do noise and vibration study plus setback study.

Klassen asks if there's currently an application for this property. Walkey says no.

Gibson says he will support the motion for two reasons, the first is obvious, but the second is that there's a big shift about the future in employment lands, and looking 25 years out things are going to shift even more.

Caron agrees that she agrees about the shift but will vote against the motion because what ever they do here then council must be prepared to do other places and we need a wholistic approach.

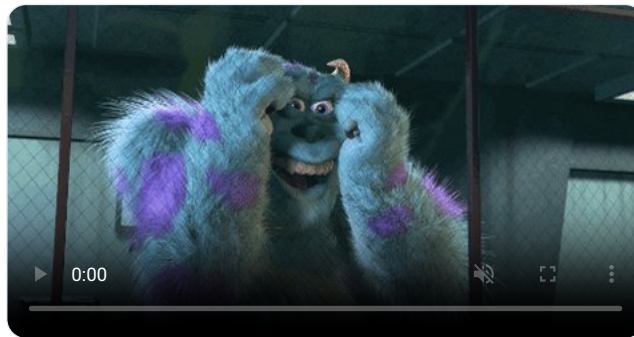
O'Rourke asks about the process for all these recommendations. Walkey says that on December 7 the mayor will send a letter that outlines all there recommendations that council agrees to, after that 🤖. Could be a couple of months, but no one knows.

Walkey says there's no active application for this site only a severance application.

Busuttil notes that council doesn't zone as a future promise. Walkey says that if his is zoned high density there's no guarantee what will be built there is affordable housing. The applicant might not be able to make it work. Walkey does say she does believe their intent.

Allt says that he believes everyone on council supports affordable housing but this project and the very unusual way it came forward is causing a conundrum. Believe he won't support the motion.

fyi: There will be about eight more motions.



Guthrie says this is an opportunity to send a signal that they want to help with the housing crisis and get one hurdle out of the way, even if there are future reports to come. As for outcomes, Guthrie says we had "very honourable people" come to the mic with best of intents.

In case you've forgotten, this is the motion. O'Rourke says someone wants them split.

Official Plan Amendment 80 – Minister's Reversal of Provincial Modifications

Mayor Guthrie



1. That staff take no further action on reversal of the site specific land as described in the report, tabled as 280 Clair Rd West.
2. And, that in regards to the Clair Rd lands that Council direct staff to meet with Home Opportunities and its consultants, and that Council encourage the applicants to submit a complete application prior to end of February, 2024 or sooner, to bring forward needed affordable housing units.

Clause #1 passes 8-5.

Clause #2 passes unanimously.

Clause #3 passes 8-5:

Official Plan Amendment 80 – Minister's Reversal of Provincial Modifications

Mayor Guthrie



3. That Council endorse the removal of the provincial significant employment lands designation.

Klassen asks if they need to add something for consideration of the businesses around this development so that they're included. O'Rourke says that's a good idea.

Guthrie says that he was going to include something like that, but was told that a public application would automatically do that work. Asks staff to confirm. Walkey says 120m is the radius and since the area is large not everyone will be inside the notice requirements.

Guthrie motion approved unanimously

The screenshot shows a video conference interface. The main window displays a presentation slide titled "Official Plan Amendment 80 – Minister's Reversal of Provincial Modifications" by Mayor Guthrie. The slide lists item 4: "That Council endorse the staff recommendation to reverse the additional height in the Downtown Height Schedule in all areas at this time, conditional on an immediate implementation of a study for the entire Urban Growth Center to approve additional heights, and that this study be completed by Q4 2024." The City of Guelph logo is in the top right of the slide. On the right side of the interface, there is a vertical sidebar with five video feeds of participants: Council Chambers, Mayor Cam Guthrie, Karl Yee Chew, Cllr. Caron Ward, and Learning Centre.

Next from Guthrie. He says he wants council to send a message about a big investment for the City.

Official Plan Amendment 80 – Minister's Reversal of Provincial Modifications

Mayor Guthrie



5. That staff take no further action on reversal of the site specific lands as described in the report, tabled as NewCold 384 Crawley.

Walkey notes that the site plan is before the OLT right now. Allt asks about the facility bringing in \$12 mn in taxes, is that correct. Walkey says they don't have a development

application, so depending on use in first phase it could be \$900k/year. No timeline on full build.

Allt asks about the timelines for an application. Walkey said that they thought they were going to get one in Oct 2022. Staff got feedback from council in May of that year, and they worked with the company to get an application to council in Oct, but that never happened.

Downer asks if the turnaround time for a full zoning and OP amendment would be 120 days? Walkey says that's right.

Gibson asks about the possibility of bringing a motion for community feedback to site plan. Walkey says it's possible, because the OLT matter is about the completeness of the application. The 716 Gordon case was unique because of previous OLT decision.

Gibson posts this amendment, and Chew seconds. Allt says this should come after the approval of the official plan. O'Rourke says she thinks it would inform the content of the letter. Allt wants to add a motion to add a line about adding it to the letter.



We're talk a moment to sort out all these motions flying to fast and furiously.

O'Rourke asks Gibson to withdraw his motion for the sake of clarity so that they can deal with Guthrie's original motion first. Gibson agrees.

Klassen asks what this means for the OLT decision. Walkey says that she doesn't think there will be an impact.

Walkey says that the options tonight are uphold the minister's modifications, or reverse it and then the applicant will have to go all the way through the regular planning process.

Walkey adds that they're still held up by the OLT no matter what happens here tonight..

O'Rourke asks economic development staff how often a NewCold comes around. Staff says not every often. O'Rourke asks if there are neighbours to consult given 1 mn sq feet. Walkey says there are residents on the south side of Maltby road. Waiting for comments from Puslinch

O'Rourke says she wants NewCold to go forward, doesn't want to give them carte blanche, would a motion be helpful. Walkey says they can do that.

Busuttill asks if the applicant can drop their OLT appeals and just submit an application? Walkey says they can choose to go thru normal planning process anytime, but council would need to ask the delegates.

Guthrie implores council to support this & but this is about not voting for a delay and maybe allowing a \$1 billion investment. They could call the company's bluff but maybe they will take their jobs and go home. Need a mix of industry and residential. This is a repetitional vote

Downer takes exception to the inference that Guelph is not open for business because they're trying to undo ONgov's backdoor business deals. They're already at the OLT.

O'Rourke says that council may not like the outcomes, but this was a process opened to them by the ONgov. She doesn't think they'll be in this situation again with the minister flip-flopping.

She implores the applicants thought to be good neighbours.
Motion passes 7-6.

New Guthrie/Gibson motion. He says this site has had wide community endorsement and engagement, and this is a local company that he trusts and will follow through on a world-renowned development. Changing now puts that in jeopardy.

**Official Plan Amendment 80 – Minister's
Reversal of Provincial Modifications**
Mayor Guthrie



6. That staff take no further action on reversal of the site specific lands as described in the report, tabled as: Guelph Innovation District Secondary Plan Land Use Schedule and Guelph Innovation District Building Heights Schedule.

Allt asks about employment lands. Walkey says thesis 26 ha, so that's a significant loss. Many blocks to come forward and employment lands are not in the first phase. Staff have encouraged developer to add density. Other councils have had conditions for conversions.

Allt asks about water impacts and schools. Walkey says none of those consultations have happened yet. Water numbers are in jeopardy with new density and height. Meaning?
Walkey says they're looking all options of holding phases.

Caton asks about the framing that this needs to pass or nothing will get built. Walkey says that she doesn't think any timeline will be affected; 4,600 units in first phase, and this is a block process. Gotta go block by block.

In terms of employment lands, Aldunate adds that the finished product will look more like Research Lane than Southgate Business Park.

Downer says the developer told that they're looking to start in 3 years and that's without the City doing anything. Aldunate says that's right though there is the expansion of Collage Ave for the square. Downer notes that nothing council does then will stop phase 1.

Downer asks how long it would take to build 4,600. Aldunate says about 4-6 years considering that the city-wide target for building new units to keep up with pop. growth is about 900-1,200 per year. Downer remarks that it could take longer.

Downer notes that in the past, the City has had to buy a lot of employment land, so they could be creating future liability. For now, Fusion can start building in three years no issue.

Stewart interjects saying that this is a mess not of council's doing. Council just did NewCold and they stopped in Guelph because we have property. We love what Fusion has done, and we've given them a lot of green lights, but there are water issues brewing.

Stewart says the message to Fusion should tonight should be work with the City to make sure we've got the water and that we can do without employment lands. Still got Dolime and Clair-Maltby b/c someone will have to hear no.

Gibson says that the investments needs time and certainty, they cannot be working in 3-5 year timeline, need more like 10-20. City also revisits water supply plans every 5 yrs so there is oversight. Doesn't want to lose momentum. Feels bad for Fusion b/c they're not here to A. Qs

Busuttill says she's fine with taking an incremental approach. Klassen says we're seeing a lot of underutilized land like one-storey malls and plazas and saying that's not good enough. No saying no to residential density but can we get creative.

Richardson is concerned about approving 20 years development, so do we have liability if we run out of water? Stewart says there's potential if nothing's being done to find solutions.

Caton says that she doesn't think going through the proper process is not a bad plan. She's a fan of this project, it's in her ward, but we need jobs for people and that's part of planning. Voting on this now means it's done. Why not take time?

O'Rourke laying down the law. Will not circle back around, but she's not exactly using the 5 minute stop clock on commentating.

Guthrie asks what type of studies the City or the proponent should look at to answer these questions. Walkey says downtown (which Guthrie mentioned) is different because a lot of that work was in progress. Staff will need to go back and talk to Fusion, about scale too.

Walkey says that they will also be coming back to council with block plan and proposed amendments.

Guthrie asks staff would be doing on this if these motions hadn't come up, just adapt the plan as it was right? Stewart says he doesn't know how many wrongs make a right, but council's making the right decision. The ONgov is now listening & that doesn't make first decision right

Guthrie says he's trying to authentic asking these questions, the goal is to hear everybody out. But even with the timeline, the City needs a complete plan for this area and he puts a lot of weight on the impact in the Fusion letter.

It's at back of amendment pack: <https://pub-guelph.escribemeetings.com/FileStream.ashx?DocumentId=43022>

O'Rourke asks about the assumptions in the water plan. Alduante says that water plans were supporting the growth strategy and noted some concerns, but could support up to 208k population.

Downer says due diligence wasn't done and that's why council is here tonight. She agrees with Gibson that Fusion needs to get a bigger plan together, but we're three years before shovels go into the ground, and they know what they're doing in block 1. Things will change in course

To wrap up, O'Rourke says it was a terrible process, but a decision she could support. There will be opportunities to address concerns in planning. GID last best hope for exemplar planning.

Guthrie, Billings, Chew, Goller, Gibson, Richardson and O'Rourke vote to approve and it passes 7-6.

Back to the original motion. Clause #1 and 4 will read "as amended".

Recommendation:

1. That Report 2023-459 including feedback outlined in Attachment 1 be submitted to the Ministry of Municipal Affairs and Housing as the comments from City Council on the modifications and proposed changes to Official Plan Amendment 80.
2. That staff be directed to work with Ministry of Municipal Affairs and Housing to retain modifications that are conformity related.
3. That staff be directed to prepare detailed cost estimates of additional costs incurred by the City as a result of the Provincial modifications to OPA 80 on April 11, 2023 and that any additional costs that have occurred since the Provincial announcement on October 23, 2023 and that they be submitted to the Province.
4. That staff be directed to submit comments as outlined in Report 2023-459 to the Ministry of Municipal Affairs and Housing on ERO Posting 019-7885 regarding the Planning Statute Law Amendment Act.

Klassen has another amendment to clause #1.

**Official Plan Amendment 80 – Minister's
Reversal of Provincial Modifications**

Councillor Klassen



1. That staff be directed to work with the businesses adjacent to 280 Clair Rd. and that their expansion and growth plans be considered as part of future Development applications for this site to allow for residential development.

Guthrie seconds the motion. It passes unanimously.

O'Rourke asks Guthrie about next steps, will he be including the water consideration in his letter? Guthrie says he will, and he will also make the letter public available and transparent. Will also include link to this meeting.

Allt says that they're hearing the bells ringing across the province for changing things, including Peel. Result of bad legislation.

The amended recommendations are passed 9-4.

Bylaw of the week passes unanimously.

***4.1 By-law Number (2023) - 20862**



A by-law to confirm the proceedings of a meeting of Guelph City Council held December 5, 2023

Guthrie thanks O'Rourke for doing such a great job as chair. I will ditto that.

That's a wrap for this meeting!



@threadreaderapp unroll please!

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