



## **Minutes of Guelph City Council**

**May 31, 2021, 6:30 p.m.**

**Remote meeting live streamed  
on [guelph.ca/live](https://guelph.ca/live)**

**Council:**

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

**Staff:**

S. Stewart, Chief Administrative Officer  
C. Clack-Bush, Deputy Chief Administrative Officer, Public Services  
T. Lee, Deputy Chief Administrative Officer, Corporate Services  
S. O'Brien, Acting Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services  
T. Baker, General Manager, Finance/City Treasurer  
J. Regan, General Manager, Economic Development and Tourism  
A. Vilko, General Manager, Facilities and Energy Management  
K. Walkey, General Manager, Planning and Building Services  
G. Clark, Manager, Financial Strategy and Long-term Planning  
B. Ho-Yan, Manager, Corporate Energy and Climate Change

D. McMahon, Acting General Manager, City Clerk's Office/City Clerk  
L. Cline, Council and Committee Coordinator  
T. Di Lullo, Council and Committee Coordinator

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**1. Call to Order**

Mayor Guthrie called the meeting to order (6:32 p.m.).

**1.1 Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

**2. Confirmation of Open Minutes**

Moved By Councillor Allt  
Seconded By Councillor Hofland

That the minutes of the open Council Meetings held April 12, 14, 19, 21, and 26, 2021, and the open Committee of the Whole meeting held April 6, 2021, be confirmed as recorded and without being read.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, Councillor O'Rourke, and Councillor Salisbury

Carried (13 to 0)

**3. Committee of the Whole Consent Report**

Moved By Councillor Hofland  
Seconded By Councillor Allt

That the May 31, 2021 Committee of the Whole Consent Report as identified below, be adopted:

**3.1 Additional Residential Dwelling Unit Registration By-law - 2021-118**

1. That By-law Number (2017)-20199, short titled the Two-unit House Registration By-law be repealed and that the Additional Residential Dwelling Unit Registration By-law included as Attachment 1 of the

report titled "Additional Residential Dwelling Unit Registration By-law" be adopted.

### **3.2 Official Plan Review - Policy Directions - 2021-121**

1. That the Official Plan Review policy paper, attached as Attachment-2 to the "Official Plan Review – Policy Directions" report dated May 3, 2021, be received.

### **3.3 Core Asset Management Plans - 2021-116**

1. That the Core Asset Management Plans dated May 3, 2021, included as Attachment-1 to this report, be approved.

### **3.4 2020 Long-term Financial Statement - Reserves and Debt - 2021-136**

1. That an obligatory reserve fund (344) be opened to manage Federal/Provincial grant funds received in 2021 from the Safe Restart Agreement Public Transit Funding Program as a requirement of the transfer payment agreement.
2. That the Greenhouse Gas reserve (352) and the Ontario Municipal Commuter Cycling reserve fund (350) with nil balances be closed.

### **3.5 2020 Year-end Capital Budget Monitoring Report - 2021-138**

1. That in accordance with the 2020 Year-end Capital Budget Monitoring Report dated May 4, 2021, reallocations BR-20CAP-38 and BR-20CAP-40 in Table 3 of Attachment-3 2020 Capital Budget Reallocations be approved at a net zero change to the 2020 approved capital budget.
2. That in accordance with the 2020 Year-end Capital Budget Monitoring Report dated May 4, 2021, budget adjustment BR-21CAP-28 in Attachment-1 Additional Approved Capital Funding be approved at a net budget increase of \$240,000 to the 2021 approved capital budget.
3. As a result of the new provincial On-Site and Excess Soil Regulation, and understanding that impacted projects may result in costs in excess of approved capital budget of approximately \$5 million, that a one-time strategy to authorize staff to proceed with these projects in 2021 while reporting on these over budget requirements as part of the quarterly budget monitoring reports be approved.

4. That staff seek Council funding approval of the total budget requirement resulting from the On-Site and Excess Soil Regulation at year-end as part of the 2021 year-end budget monitoring report, if in-year capital budget surplus is not sufficient to mitigate this pressure.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, Councillor O'Rourke, and Councillor Salisbury

Carried (13 to 0)

#### **4. Items for Discussion**

##### **4.1 City Operations Campus - Business Case and Staging Plan - 2021-135**

The following delegates spoke regarding this item:

Brooke Fry  
John Fisher  
Carolyn Ross

Moved By Councillor Downer  
Seconded By Councillor Gibson

1. That in accordance with the City Operations Campus Business Case, as included in Attachment 1 of report City Operations Campus – Business Case and Staging Plan dated May 3, 2021, the municipal-owned site located at the northwest corner of Watson Parkway South and Stone Road East be approved as the site for the future City Operations Campus.
2. That in accordance with the multi-year Staging Plan, as included in Attachment 2 of report City Operations Campus – Business Case and Staging Plan dated May 3, 2021, staff proceed with site preparation and servicing of the City Operations Campus.
3. That staff proceed with the planning and design of the future facilities consistent with the City Operations Campus Business Case and Staging Plan and be directed to seek Council approval through the annual budget process.

**Amendment:**

Moved By Councillor Caron  
Seconded By Councillor Downer

4. That a more detailed Site Plan for the Operations Campus come back to Council for review at various stages during development of conceptual design as appropriate.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, Councillor O'Rourke, and Councillor Salisbury

Carried (13 to 0)

It was requested that the clauses be voted on separately.

**Motion as Amended:**

Moved By Councillor Downer  
Seconded By Councillor Gibson

1. That in accordance with the City Operations Campus Business Case, as included in Attachment 1 of report City Operations Campus - Business Case and Staging Plan dated May 3, 2021, the municipal-owned site located at the northwest corner of Watson Parkway South and Stone Road East be approved as the site for the future City Operations Campus.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, Councillor O'Rourke, and Councillor Salisbury

Carried (13 to 0)

Moved By Councillor Downer  
Seconded By Councillor Gibson

2. That in accordance with the multi-year Staging Plan, as included in Attachment 2 of report City Operations Campus – Business Case and Staging Plan dated May 3, 2021, staff proceed with site preparation and servicing of the City Operations Campus.

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

Voting Against: (1): Councillor Bell

Carried (12 to 1)

Moved By Councillor Downer

Seconded By Councillor Gibson

3. That staff proceed with the planning and design of the future facilities consistent with the City Operations Campus Business Case and Staging Plan and be directed to seek Council approval through the annual budget process.

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

Voting Against: (1): Councillor Bell

Carried (12 to 1)

Moved By Councillor Downer

Seconded By Councillor Gibson

4. That a more detailed Site Plan for the Operations Campus come back to Council for review at various stages during development of conceptual design as appropriate.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, Councillor O'Rourke, and Councillor Salisbury

Carried (13 to 0)

#### **4.2 2020 Year-end Operating Budget Monitoring and Surplus Allocation and Deficit Funding - 2021-139**

The following delegate spoke regarding this item:  
Marty Williams, Downtown Guelph Business Association

Moved By Mayor Guthrie  
Seconded By Councillor Hofland

1. That the net operating deficit of \$947,524 be allocated to or funded from the City's reserve and reserve funds or grants as follows:
  - a. Transfer from Safe Restart Transit Stream grant of \$3,814,405 to fund deficit in Transit Services.
  - b. Transfer from Safe Restart Operating Stream grant of \$2,069,019 to fund combined deficit in Parking Services, Ontario Building Code Services, and Court Services.
  - c. Transfer to the 100RE Reserve Fund (355) of \$1,000,000
  - d. Transfer to the City Building Reserve Fund (159) of \$1,524,115
  - e. Transfer to the Police Operating Contingency Reserve (115) of \$417,996
  - f. Transfer to the Library Operating Contingency Reserve (102) of \$200,000
  - g. Transfer to the Water Capital Reserve Fund (152) of \$63,791
  - h. Transfer to the Wastewater Capital Reserve Fund (153) of \$965,693
  - i. Transfer to the Stormwater Capital Reserve (165) of \$764,305
2. That the remaining Phase 1 Safe Restart Transit Stream grant of \$1,282,130 be deferred and applied to expected COVID-related deficit from January 1 to March 31, 2021.
3. That the remaining Phase 1 Safe Restart Operating Stream grant of \$4,842,081 be transferred to the Tax Operating Contingency Reserve (180) to be utilized as follows:
  - a. \$350,000 to increase the amount of COVID-related fiscal relief available within the Tourism Rebuild Fund
  - b. \$350,000 to increase the amount of COVID-related fiscal relief available within the Community Investment Program Emergency Fund
  - c. Remaining balance for expected ongoing COVID-related deficits through 2021 and 2022.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, Councillor O'Rourke, and Councillor Salisbury

Carried (13 to 0)

## **5. By-laws**

Moved By Councillor Bell  
Seconded By Councillor Gibson

That by-law numbers (2021)-20607 to (2021)-20610, inclusive, are hereby passed.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, Councillor O'Rourke, and Councillor Salisbury

Carried (13 to 0)

## **6. Mayor's Announcements**

Mayor Guthrie expressed thanks to Stephen O'Brien for his role as Acting Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services.

## **7. Adjournment**

Moved By Councillor Billings  
Seconded By Councillor Gordon

That the meeting be adjourned (8:04 p.m.).

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, Councillor O'Rourke, and Councillor Salisbury

Carried (13 to 0)



Mayor Guthrie

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Dylan McMahon - Acting City Clerk