



## **Minutes of Guelph City Council**

**October 17, 2023, 12:30 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  
Councillor D. O'Rourke  
Councillor M. Richardson

**Staff:**

S. Stewart, Chief Administrative Officer  
C. Clack-Bush, Deputy Chief Administrative Officer, Public Services  
J. Holmes, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services  
T. Lee, Deputy Chief Administrative Officer, Corporate Services  
T. Baker, General Manager, Finance/City Treasurer  
K. Walkey, General Manager, Planning and Building Services  
D. McMahon, Manager, Legislative Services/Deputy Clerk  
G. Meades, Council and Committee Coordinator  
C. Murray-Sprague, Council and Committee Coordinator  
A. Sandor, Council and Committee Assistant

**1. Call to Order**

Mayor Guthrie called the meeting to order (12:35 p.m.).

**2. Authority to move into closed meeting**

Moved By Councillor Klassen

Seconded By Councillor O'Rourke

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act section 239(2) (f) of the Municipal Act relating to advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

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

Carried (11 to 0)

The following items were considered:

**2.1 Call to Order (closed meeting)**

**2.2 Disclosure of Pecuniary Interest and General Nature Thereof (closed items)**

**2.3 Housing and Collective Results Update - 2023-384**

**3. Closed Meeting Summary**

Council received information and discussed the Housing and Collective Results Update.

**4. Open Meeting - 1:00 p.m.**

Mayor Guthrie Called the meeting to order (1:05 p.m.).

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

There were no disclosures.

**5. Housing in Guelph Workshop Actions and Responses**

Jayne Holmes, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services, introduced the presentation and explained the staff recommendations.

Colleen Clack-Bush, Deputy Chief Administrative Officer, Public Services,

discussed the housing continuum.

The following delegates spoke:

Helen Fishburn

Kristen Cairney

Shakiba Shayani

Dominica McPherson

Mark Walton

James Smith

Council Recessed (3:01 p.m.)

Council Reconvened (3:13 p.m.)

Moved By Councillor Goller

Seconded By Councillor Downer

1. That the City of Guelph adopts a human rights-based approach to housing, including a Housing First philosophy, to align with the National Housing Strategy.
2. That the Mayor and CAO be directed to work with the County of Wellington Warden and CAO to conduct a review of the governance model of the County of Wellington's Social Services Committee, to establish clarity and accountability regarding the City and the County's role in the approval of priorities and spending related to Social Services, and report back to Council no later than Q1 2024.
3. That Council supports the County of Wellington's plan to host a Housing and Homelessness Symposium, no later than Q1 2024, including key community stakeholders to address the urgent needs facing the community. The planning committee should include representatives from the City of Guelph, the GW Ontario Health Team, WDG Public Health, the WG Drug Strategy and the Guelph and Wellington Task Force for Poverty Elimination. The Symposium should consider the community needs for housing on the left-hand side of the continuum including shelter services and permanent supportive housing, as well as the integration of health services in the housing sector.
4. That Council call on the County of Wellington to develop and lead a coordinated, joint community advocacy effort as articulated in Appendix A of the County of Wellington's preliminary Homelessness Plan presented to Council on September 12, 2023.

5. That the Mayor be directed to send a letter to the Minister of Municipal Affairs and Housing, copied to the County of Wellington, the Premier of Ontario and area MPPs, requesting that the Government of Ontario develop and adopt a provincial housing strategy that considers the donation of provincial lands for affordable and supportive housing and incorporates measurable targets and sufficient funds for ending homelessness and ensuring access of all Ontarians, including those of limited income, to housing of an adequate standard without discrimination.
6. That staff be directed to work with the County of Wellington, GW Ontario Health Team and local supportive housing service providers to provide letters of support to the Ministry of Health expressing the urgent need for accessible base funding to support wraparound health supports on the left-hand side of the housing continuum; and that staff work with CMHA Waterloo Wellington to provide any necessary letter of support for the application to the Ministry of Health to establish an alternate care destination clinic.
7. That given the recent success with donated land for the Kindle Supportive Housing project, Council urge local developers and the Chamber of Commerce to discuss and consider opportunities for land donation to address urgent housing needs in Guelph; and that the City continue to utilize the Strategic Real Estate program to look at all opportunities to repurpose City land and assets in ways to address housing needs.
8. That staff are directed to seek feedback from the DGBA, local downtown social service agencies and the County of Wellington to consider the best location(s) and delivery method for the provision of 12-hour service, 7 days a week daytime shelter space in the downtown secondary plan area, reporting back to Council on recommended next steps no later than November 2023. Options presented should consider issuing a Request for Proposals to identify interested service partners, and identification of possible funding sources. Staff are also directed to work with Royal City Mission to consider a month-to-month extension of the current Community Benefit Agreement, to ensure consistent service provision until Council has time to consider next steps.
9. That the Housing Affordability Strategy be completed with a goal to enable a greater supply and mix of housing and to enhance capacity, awareness and support for affordable housing throughout the community.

10. That the newly hired Development Advisor develop and support partnerships by establishing a community Housing Affordability Strategy focus group to advance the housing supply initiatives along the right-hand side of the housing continuum.
11. That the Development Advisor and Housing Stability Advisor review all available incentives to increase supply in the housing market of both affordable and market rate housing.
12. That staff be directed to immediately prepare a zoning by-law amendment that would permit, as-of-right, up to 4 residential units per lot within residential zones where the Council-approved (subject to appeal) Comprehensive Zoning Bylaw (2023)-20790 permits a maximum of 3 residential units per lot. The implementing zoning by-law may address criterion such as servicing capacity to support the proposed units.
13. That the City use the Housing Accelerator Fund (HAF) funding, if received, to incentivize approximately 975 additional new residential units by prioritizing and implementing initiatives such as advancing a cash-in-lieu program for parking, stormwater, and parkland, developing an evaluation framework to optimize city-owned land, and supporting, incentivizing, and attracting development of housing types that the City has identified as most needed. Attachment 1 provides a detailed overview of the City's HAF Action Plan initiatives.
14. That the Mayor be directed to follow up on his [correspondence to Minister Calandra](#), dated September 7, 2023, to discuss the provincial actions identified in Guelph's [Housing Pledge](#) to help reach our housing targets, including making us whole financially.
15. That Council call on the Province of Ontario and the Government of Canada to reconsider the fiscal framework in a new deal for municipalities to achieve healthy, equitable and thriving communities, and refine the way we engage across orders of government.
16. That the City support local post secondary institutions in requesting funding from other levels of government, beyond those already provided by the City in the form of development fee exemptions to expedite the development of more post secondary accommodation spaces.
17. That the Development Advisor work with the Guelph and District Homebuilders Association and Developers Association to advance

outstanding sites that have approvals in place but have not been built and that the City maintain the list of approved and unbuilt sites.

**Amendment to Main Motion**

Moved By Councillor Goller

Seconded By Councillor Klassen

8. That staff are directed to seek feedback from the DGBA, local downtown social service agencies and the County of Wellington to consider the best location(s) and delivery method for the provision of 12-hour service, 7 days a week daytime shelter space with an emphasis on locating such services outside of the downtown core, reporting back to Council on recommended next steps no later than November 2023. Options presented should consider issuing a Request for Proposals to identify interested service partners, and identification of possible funding sources.

Motion was withdrawn by mover and seconder.

**Amendment to Main Motion**

Moved By Councillor Goller

Seconded By Councillor Klassen

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Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (13 to 0)

Councillor Busuttil requested that clause 8 be split and voted on separately.

**Main Motion as Amended**

Moved By Councillor Goller

Seconded By Councillor Downer

1. That the City of Guelph adopts a human rights-based approach to housing, including a Housing First philosophy, to align with the National Housing Strategy.
2. That the Mayor and CAO be directed to work with the County of Wellington Warden and CAO to conduct a review of the governance model of the County of Wellington's Social Services Committee, to establish clarity and accountability regarding the City and the County's role in the approval of priorities and spending related to Social Services, and report back to Council no later than Q1 2024.
3. That Council supports the County of Wellington's plan to host a Housing and Homelessness Symposium, no later than Q1 2024, including key community stakeholders to address the urgent needs facing the community. The planning committee should include representatives from the City of Guelph, the GW Ontario Health Team, WDG Public Health, the WG Drug Strategy and the Guelph and Wellington Task Force for Poverty Elimination. The Symposium should consider the community needs for housing on the left-hand side of the continuum including shelter services and permanent supportive housing, as well as the integration of health services in the housing sector.
4. That Council call on the County of Wellington to develop and lead a coordinated, joint community advocacy effort as articulated in Appendix A of the County of Wellington's preliminary Homelessness Plan presented to Council on September 12, 2023.
5. That the Mayor be directed to send a letter to the Minister of Municipal Affairs and Housing, copied to the County of Wellington, the Premier of Ontario and area MPPs, requesting that that the Government of Ontario develop and adopt a provincial housing strategy that considers the donation of provincial lands for affordable and supportive housing and incorporates measurable targets and sufficient funds for ending homelessness and ensuring access of all Ontarians, including those of limited income, to housing of an adequate standard without discrimination.
6. That staff be directed to work with the County of Wellington, GW Ontario Health Team and local supportive housing service providers to provide letters of support to the Ministry of Health expressing the urgent need for accessible base funding to support wraparound health supports on the left-hand side of the housing continuum; and that staff work with CMHA Waterloo Wellington to provide any necessary

letter of support for the application to the Ministry of Health to establish an alternate care destination clinic.

7. That given the recent success with donated land for the Kindle Supportive Housing project, Council urge local developers and the Chamber of Commerce to discuss and consider opportunities for land donation to address urgent housing needs in Guelph; and that the City continue to utilize the Strategic Real Estate program to look at all opportunities to repurpose City land and assets in ways to address housing needs.
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9. Staff are also directed to work with Royal City Mission to consider a month-to-month extension of the current Community Benefit Agreement, to ensure consistent service provision until Council has time to consider next steps.
10. That the Housing Affordability Strategy be completed with a goal to enable a greater supply and mix of housing and to enhance capacity, awareness and support for affordable housing throughout the community.
11. That the newly hired Development Advisor develop and support partnerships by establishing a community Housing Affordability Strategy focus group to advance the housing supply initiatives along the right-hand side of the housing continuum.
12. That the Development Advisor and Housing Stability Advisor review all available incentives to increase supply in the housing market of both affordable and market rate housing.
13. That staff be directed to immediately prepare a zoning by-law amendment that would permit, as-of-right, up to 4 residential units per lot within residential zones where the Council-approved (subject to appeal) Comprehensive Zoning Bylaw (2023)-20790 permits a maximum of 3 residential units per lot. The implementing zoning by-



law may address criterion such as servicing capacity to support the proposed units.

14. That the City use the Housing Accelerator Fund (HAF) funding, if received, to incentivize approximately 975 additional new residential units by prioritizing and implementing initiatives such as advancing a cash-in-lieu program for parking, stormwater, and parkland, developing an evaluation framework to optimize city-owned land, and supporting, incentivizing, and attracting development of housing types that the City has identified as most needed. Attachment 1 provides a detailed overview of the City's HAF Action Plan initiatives.
15. That the Mayor be directed to follow up on his [correspondence to Minister Calandra](#), dated September 7, 2023, to discuss the provincial actions identified in Guelph's [Housing Pledge](#) to help reach our housing targets, including making us whole financially.
16. That Council call on the Province of Ontario and the Government of Canada to reconsider the fiscal framework in a new deal for municipalities to achieve healthy, equitable and thriving communities, and refine the way we engage across orders of government.
17. That the City support local post secondary institutions in requesting funding from other levels of government, beyond those already provided by the City in the form of development fee exemptions to expedite the development of more post secondary accommodation spaces.
18. That the Development Advisor work with the Guelph and District Homebuilders Association and Developers Association to advance outstanding sites that have approvals in place but have not been built and that the City maintain the list of approved and unbuilt sites.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (13 to 0)

#### **Additional Motion**

Moved By Councillor Downer

Seconded By Councillor Caron

1. That Council direct staff to initiate discussions with the Guelph Community Health Centre to explore the expansion of the Welcoming Streets program and report back to Council for consideration in the 2024 Budget discussion.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (13 to 0)

### **Additional Motion**

Moved By Councillor Klassen

Seconded By Councillor Busuttil

1. That the County informs Guelph City Council, where this information can be shared through an upcoming information report, the plans and oversight for homelessness during the winter months, including highlighting warming centres or the need for further shelter opportunities.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (13 to 0)

### **Additional Motion**

Moved By Councillor Goller

Seconded By Councillor Caron

1. That staff budget \$1.5M towards the Affordable Housing Reserve for consideration as part of the upcoming multiyear budget process.

### **Referral**

Moved By Councillor Busuttil

Seconded By Councillor Allt

That the motion that staff budget \$1.5 M towards the Affordable Housing Reserve be referred to the 2024-2027 Multi-year Budget Process.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (13 to 0)

**Additional Motion**

Moved By Councillor Goller

Seconded By Councillor Klassen

1. That Guelph City Council respectfully request the County of Wellington to explore the provision of a temporary structured encampment site within the city of Guelph, and that the County facilitate a report including potential financial costs for both capital and operating with potential locations of such a service, with input from other stakeholders and agencies that provide services to individuals that would use such an encampment, and after engagement with people with lived experience. And that any initiative be contingent upon wrap-around services being provided to the residents within the encampment. And that Council call on the upper levels of government (specifically the Provincial Government) to provide emergency funding for such housing supports immediately.

Motion was withdrawn by the mover and seconder.

**Additional Motion**

Moved By Councillor Downer

Seconded By Councillor Gibson

1. That the issue of temporary housing encampments be referred to the County of Wellington housing symposium.

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

Voting Against: (2): Councillor Allt, and Councillor Richardson

Carried (11 to 2)

**Additional Motion**

Moved By Councillor Goller

Seconded By Councillor Klassen

1. Given the City's human rights-based approach to housing, City of Guelph Council respectfully asks that the County of Wellington form and lead an integrated team approach to undertake regular wellness checks on any existing or new unstructured encampments within the City of Guelph. City Council respectfully asks that WDG Public Health and Guelph Police Services both commit to providing resources to the County of Wellington for participation in the integrated team, in addition to the City's commitment to providing Bylaw team leads, along with staff as required from Paramedic and Fire Services. Council requests quarterly reporting from the County of Wellington on the number of encampments being supported through the integrated team, and the services being provided.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (13 to 0)

## **6. Adjournment**

Moved By Councillor Caton  
Seconded By Councillor Chew

That the meeting be adjourned (5:38 p.m.).

Carried

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Mayor Guthrie

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Dylan McMahon - Deputy City Clerk