



## **Minutes of Guelph City Council**

**December 5, 2023, 2:30 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  
K. Walkey, General Manager, Planning and Building Services  
M. Aldunate, Manager, Policy Planning and Urban Design  
D. McMahon, Manager, Legislative Services/Deputy Clerk  
S. O'Brien, General Manager, City Clerk's Office/City Clerk  
A. Sandor, Council and Committee Assistant  
J. Tang, Legislative Coordinator

## **2. Call to Order**

Chair O'Rourke called the meeting to order (2:30 p.m.).

### **2.1 Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

## **3. Items for Discussion**

### **3.1 Official Plan Amendment 80 – Minister's Reversal of Provincial Modifications, 2023-459**

Krista Walkey, General Manager, Planning and Building Services and Melissa Aldunate, Manager, Policy Planning Urban Design presented on Official Plan Amendment 80 – Minister's Reversal of Provincial Modifications.

The following delegates spoke on this item:

David Falletta, Bousfields Inc.,  
John Farley, Home Opportunities  
Mike Labbe, Home Opportunities  
Ed Newton, Kiwi Newton Group  
Jim Jarrell, Linamar Corporation, spoke on behalf of registered  
delegate Jeremiah Vanderlaan  
Hugh Handy, GSP Group  
Ian Panabaker, Wood Development Group

The following delegate did not speak:

Lee Piccoli, Fusion Homes

#### **Main Motion**

Moved By Councillor Busuttil

Seconded By Councillor Richardson

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.

**First Amendment to the Main Motion**

Moved By Councillor Goller

Seconded By Councillor Klassen

1. 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.

Voting in Favour: (7): Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Goller, and Councillor Klassen

Voting Against: (6): Mayor Guthrie, Councillor Billings, Councillor Chew, Councillor Gibson, Councillor O'Rourke, and Councillor Richardson

Carried (7 to 6)

**Second Amendment to the Main Motion**

Moved By Mayor Guthrie

Seconded By Councillor Goller

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; and
2. That in regards to the Clair Road 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.

Voting in Favour: (8): Mayor Guthrie, Councillor Billings, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Goller, Councillor O'Rourke, and Councillor Richardson

Voting Against: (5): Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Gibson, and Councillor Klassen

Carried (8 to 5)

Mayor Guthrie called a Point of Order, and inquired as to whether, under the Planning Act, transit should be taken into consideration within the tabled motion as planning justification. Chair O'Rourke ruled the Point out of order, noting that questions on transit could be asked.

### **Third Amendment to the Main Motion**

Moved By Mayor Guthrie

Seconded By Councillor Goller

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

Voting in Favour: (8): Mayor Guthrie, Councillor Billings, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor O'Rourke, and Councillor Richardson

Voting Against: (5): Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Caton, and Councillor Klassen

Carried (8 to 5)

### **Fourth Amendment to the Main Motion**

Moved By Mayor Guthrie

Seconded By Councillor Downer

1. 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.

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)

**Fifth Amendment to the Main Motion**

Moved By Mayor Guthrie

Seconded By Councillor Billings

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

Voting in Favour: (7): Mayor Guthrie, Councillor Billings, Councillor Chew, Councillor Gibson, Councillor Goller, Councillor O'Rourke, and Councillor Richardson

Voting Against: (6): Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, and Councillor Klassen

Carried (7 to 6)

**Sixth Amendment to the Main Motion**

Moved By Mayor Guthrie

Seconded By Councillor Gibson

1. 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.

Voting in Favour: (7): Mayor Guthrie, Councillor Billings, Councillor Chew, Councillor Gibson, Councillor Goller, Councillor O'Rourke, and Councillor Richardson

Voting Against: (6): Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, and Councillor Klassen

Carried (7 to 6)

### **Seventh Amendment to the Main Motion**

Moved By Councillor Klassen

Seconded By Mayor Guthrie

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.

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)

### **Main Motion as Amended**

Moved By Councillor Busuttil

Seconded By Councillor Richardson

1. That Report 2023-459 including feedback outlined in Attachment 1, **and as amended**, 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. 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. 4. That staff be directed to submit comments as outlined in Report 2023-459, **as amended**, to the Ministry of Municipal Affairs and Housing on ERO Posting 019-7885 regarding the Planning Statute Law Amendment Act.

Voting in Favour: (9): Mayor Guthrie, Councillor Billings, Councillor Busuttil, Councillor Chew, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Voting Against: (4): Councillor Allt, Councillor Caron, Councillor Caton, and Councillor Downer

Carried (9 to 4)

#### **4. By-Laws**

Moved By Councillor Caron  
Seconded By Councillor Downer

That By-law (2023)-20862, be approved subject to Section 284.11 (4) of the Municipal Act.

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)

#### **5. Adjournment**

Moved By Councillor Klassen  
Seconded By Councillor Billings

That the meeting be adjourned (8:03 p.m.)

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)

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Mayor Guthrie

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Stephen O'Brien - City Clerk