



Minutes of Guelph City Council

**January 16, 2024, 3:30 p.m.
Council Chambers
Guelph City Hall, 1 Carden Street**

Council: Mayor C. Guthrie
Councillor P. Allt
Councillor C. Billings
Councillor L. Busuttil
Councillor E. Caton
Councillor K. Chew
Councillor C. Downer
Councillor D. Gibson
Councillor R. Goller
Councillor C. Klassen
Councillor D. O'Rourke
Councillor M. Richardson

Absent: Councillor L. Caron

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
C. Murray-Sprague, Council and Committee Coordinator
S. O'Brien, General Manager, City Clerk's Office/City Clerk
A. Sandor, Council and Committee Assistant
J. Tang, Legislative Coordinator

1. Call to Order

Mayor Guthrie called the meeting to order. (3:30 p.m.)

2. Authority to move into closed meeting

Moved By Councillor Busuttil

Seconded By Councillor Allt

1. That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, Sections 239(2)(a)(e) and (f) related to the security of the property of the municipality or local board, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

The following items were considered:

2.3 140 Hadati Road - Ontario Land Tribunal Update

2.4 78-82 Eastview Road – Ontario Land Tribunal Update

2.5 Downtown Construction, Encampments and Public Space Use Bylaw

3. Closed Meeting Summary

Mayor Guthrie provided a summary stating that staff direction was given on items 2.3 140 Hadati Road - Ontario Land Tribunal Update and 2.4 78-82 Eastview Road – Ontario Land Tribunal Update, and Council had discussions and received legal advice on item 2.5 Downtown Construction, Encampments and Public Space Use Bylaw. An open meeting motion relating to this discussion is noted below.

Moved By Councillor Goller

Seconded By Councillor Richardson

1. That staff be directed to draft a Public Space Use Bylaw to address safety concerns regarding encampments and related activities on

lands owned or operated by the City of Guelph, to be brought for Council consideration by the end of February, 2024.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttill, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

4. Open Meeting – 6:00 p.m.

Mayor Guthrie called the meeting to order. (6:00 p.m.)

4.1 O Canada

4.2 Silent Reflection

4.3 Indigenous Territorial Acknowledgement

4.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

5. Council Consent Agenda

Moved By Councillor Billings

Seconded By Councillor Downer

That the January 16, 2024 Council Planning Consent Report identified below be adopted.

5.1 Decision Report 151 Bristol Street Zoning Bylaw Amendment File OZS23-012 Ward 3 - 2024-09

1. That the application submitted by Van Harten Surveying Inc. on behalf of the owner, Madalikat Developments Ltd., to change the zoning from the current "Residential Single Detached" (R.1B) to "Specialized Residential Semi-Detached/Duplex" (R.2-34(H)) in the Zoning By-law (1995)-14864; and from the "Low Density Residential 1" (RL.1) to the "Specialized Low Density Residential 1" (RL.1-24(H)) in the Comprehensive Zoning By-law (2023)-20790; to permit the development of two semi-detached buildings and Additional Residential Dwelling Units on the lands municipally known as 151 Bristol Street and legally described as Lots 35 & 36, Plan 42, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure,

Development and Environment report 2024-09, dated January 16, 2023.

5.2 Correction to October 17, 2023 City Council Planning Minutes - 2024-13

1. That that approved October 17, 2023 City Council Planning meeting minutes be amended to correct the vote result noted for item 4.1 716 Gordon Street Official Plan and Zoning By-law Decision, as described in report 2024-13, dated January 16th, 2023.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

6. Items for Discussion

6.1 Development Charge Background Study and By-Law Adoption - 2024-05

The following delegate spoke:
Susan Watson

Moved By Councillor O'Rourke
Seconded By Councillor Chew

1. That the assumptions contained within the 2023 Development Charge Background Study are adopted as an 'anticipation' with respect to capital grants, subsidies and other contributions.
2. That the approach of calculating the Development Charge continue to be on a uniform City-wide basis for all services/classes of services.
3. That the capital project listing set out in Chapter 5 of the Development Charge Background Study dated September 27, 2023, as amended be approved and subject to further annual review during the capital budget and confirmation process.
4. That the Development Charge Background Study dated September 27, 2023, be approved as amended.

5. That, in accordance with the Development Charges Act, 1997, as amended, Council determine that no further public meeting is required in respect of the proposed 2024 Development Charges By-laws.
6. That the Development Charge By-laws, with by-law numbers (2024) – 20866 to (2024) – 20880, as set out in the By-laws section of this meeting agenda be approved.
7. That a new Development Charge Reserve Fund for Long-Term Care be created and that Appendix A of the General Reserve and Reserve Fund Policy be updated accordingly.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

7. By-laws

Moved By Councillor Allt
Seconded By Councillor Downer

That By-laws numbered (2024) - 20859, (2024) - 20866 to (2024) - 20880, (2024) - 20886, (2024) - 20887, (2024) - 20890, to (2024) - 20892, and (2024) - 20897 to (2024) - 20900 be approved subject to Section 284.11 (4) of the Municipal Act.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

8. Mayor's Announcements

There were no announcements.

9. Adjournment

Moved By Councillor Allt
Seconded By Councillor Klassen

That the meeting be adjourned. (6:28 p.m.)

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

Mayor Guthrie

Dylan McMahon - Deputy City Clerk