



## **Minutes of Guelph City Council**

**November 13, 2024, 5:30 p.m.  
Council Chambers  
Guelph City Hall, 1 Carden Street**

**Council:** Mayor C. Guthrie  
Councillor P. Allt  
Councillor C. Billings  
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

**Absent:** Councillor L. Busuttil

**Staff:** T. Baker, Chief Administrative Officer  
C. Clack-Bush, Deputy Chief Administrative Officer, Public Services  
J. Holmes, Deputy Chief Administrative Officer, Infrastructure, Development and Environment  
T. Lee, Deputy Chief Administrative Officer, Corporate Services  
J. Goodram, General Manager, Economic Development and Tourism  
K. Walkey, General Manager, Planning and Building Services  
S. Robinson, Senior Heritage Planner  
J. Mallon, Heritage Planner  
G. Meades, Acting Manager, Legislative Services/Deputy Clerk  
C. Murray-Sprague, Council and Committee Coordinator

T. Di Lullo, Council and Committee Coordinator  
J. Tang, Legislative Coordinator

Also Present: Heidi Schopf, MES, CAHP, Cultural Heritage Team Lead, WS

---

**1. Call to Order**

Mayor Guthrie called the meeting to order. (5:33 p.m.)

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

There were no disclosures.

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

Moved By Councillor Klassen

Seconded By Councillor Billings

1. That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to section 239(2)(f) of the Municipal Act, regarding 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 Caron, 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:

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

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

**2.3 Public Space Use By-law Update**

**3. Closed Meeting Summary**

Mayor Guthrie called the open meeting to order (6:13 p.m.).

Mayor Guthrie spoke regarding the matters discussed in closed session and identified the following:

**Public Space Use By-law Update**

Council received information and staff direction was given.

**4. Open Meeting - 6:00 p.m.**

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

Councillor Caron declared a pecuniary interest for items 6.1 and 7.2 as these two items are properties that are owned by her employer.

**5. Council Consent Agenda**

Moved By Councillor Caron  
Seconded By Councillor Allt

1. That the November 13, 2024 Council Consent Agenda identified below be adopted.

**5.1 Development Charges By-law Update for Bill 185, 2024-410**

1. That the Amendment Memorandum, Development Charges By-Law Amendment - Growth Studies dated October 10, 2024, included as Attachment-1 of Development Charges By-law Update for Bill 185 2024-410 be approved;
2. That the updated capital projects set out in Table 1 of the October 10, 2024, Amendment Memorandum - Growth Studies be approved;
3. That By-laws number (2024) – 20997 and (2024) – 20998, included as Attachment-2 of Development Charges By-law Update for Bill 185 dated November 13, 2024, be approved.

**5.2 Development Charge Interest Policy Update - 2024-452**

1. That the updated Development Charge Interest Policy included as Attachment-1 of Development Charge Interest Policy Update 2024-443 be approved.

**5.3 22 James Street East: Notice of Intention to Designate, 2024-434**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 22 James Street East pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

**5.4 19 Fountain Street West: Notice of Intention to Designate, 2024-432**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 19 Fountain Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation by-law be brought before Council for approval if no objections are received within the thirty (30) day objection period.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Caron, 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**

Councillor Caron left the meeting and did not participate in the discussion or debate.

**6.1 37 Christie Lane - Notice of Intention to Designate - 2024-422**

Jack Mallon, Heritage Planner, introduced 37 Christie Lane - Notice of Intention to Designate.

David Cameletti, Heritage Guelph, spoke on behalf of Heritage Guelph.

The following delegates spoke:

Rene Van Acker, University of Guelph

Harry Bakker, University of Guelph

Justin Selby, University of Guelph

Arlin Otto, University of Guelph

Lloyd Grinham, University of Guelph

**Main Motion**

Moved By Councillor Allt

Seconded By Councillor Klassen

1. That the City Clerk be authorized to publish and serve notice of intention to designate 37 Christie Lane pursuant to Part IV, Section 29 of the Ontario Heritage Act.

2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

**Amendment to Main Motion**

Moved By Councillor Downer

Seconded By Councillor Allt

1. That staff revise the heritage attributes of the designation bylaw to be limited to salvageable steel elements of the conservatory structure.

**Amendment to Amendment**

Moved By Councillor O'Rourke

Seconded By Councillor Billings

1. That staff revise the heritage attributes of the designation bylaw to be limited to salvageable steel elements of the conservatory structure **and that the salvage be to the satisfaction of the University.**

Councillor Downer raised a point of order regarding the amendment. Mayor Guthrie ruled this amendment to be out of order.

**Amendment to Main Motion**

Moved By Councillor Downer

Seconded By Councillor Allt

1. That staff revise the heritage attributes of the designation bylaw to be limited to salvageable steel elements of the conservatory structure.

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

Voting Against: (5): Mayor Guthrie, Councillor Billings, Councillor Chew, Councillor O'Rourke, and Councillor Richardson

Carried (7 to 5)

**Main Motion as Amended**

Moved By Councillor Allt

Seconded By Councillor Klassen

1. That the City Clerk be authorized to publish and serve notice of intention to designate 37 Christie Lane pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That staff revise the heritage attributes of the designation bylaw to be limited to salvageable steel elements of the conservatory structure.
3. That the revised designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

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

Carried (12 to 0)

Council recessed at 7:20 p.m.

Council reconvened at 7:42 p.m.

## **7. Public Meeting to Hear Applications Under Sections 17, 34 and 51 of The Planning Act**

### **7.1 Affordable Housing Community Improvement Plan Public Meeting - 2024-451, 2024-451**

James Goodram, General Manager, Economic Development and Tourism, introduced Affordable Housing Community Improvement Plan

The following delegates spoke:

David Douglas

Mike Labbe

Morgan Dandie

Council recessed 8:20 p.m.

Council reconvened 8:23 p.m.

Eric Martin

Susan Watson

#### **Main Motion**

Moved By Councillor Goller

Seconded By Councillor Gibson

1. That report 2024-451 Affordable Housing Community Improvement Plan Public Meeting be received.

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

Carried (11 to 0)

**Additional Motion**

Moved By Councillor Goller

Seconded By Councillor Caton

2. That staff provide options to develop a deferral of Property Tax through incremental tax financing (TIF) program for non-profit developers who are building affordable home ownership projects, to be recovered when homes are re-sold or rented, as part of the Affordable Housing Strategy.

3. That staff provide options to develop a program for non-profit affordable housing developers that allows a no interest deferral of municipal application, and permit fees prior to building permit, which would be payable in full, prior to issuance of the building permit, as part of the Affordable Housing Strategy

**Amendment**

Moved By Councillor Allt

Seconded By Councillor O'Rourke

2. That staff consider the feasibility to develop a deferral of Property Tax through incremental tax financing (TIF) program for non-profit developers who are building affordable home ownership projects, to be recovered when homes are re-sold or rented, as part of the Affordable Housing Strategy.

3. That staff consider the feasibility to develop a program for non-profit affordable housing developers that allows a no interest deferral of municipal application, and permit fees prior to building permit, which would be payable in full, prior to issuance of the building permit, as part of the Affordable Housing Strategy

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

Carried (11 to 0)

The motions were requested to be voted on separately.

**Additional Motion as amended clause 1**

Moved By Councillor Goller

Seconded By Councillor Caton

1. That Staff consider the feasibility to develop a deferral of Property Tax through incremental tax financing (TIF) program for non-profit developers who are building affordable home ownership projects, to be recovered when homes are re-sold or rented, as part of the Affordable Housing Strategy.

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

Carried (11 to 0)

**Additional Motion as amended clause 2**

Moved By Councillor Goller

Seconded By Councillor Caton

2. That Staff consider the feasibility to develop a program for non-profit affordable housing developers that allows a no interest deferral of municipal application, and permit fees prior to building permit, which would be payable in full, prior to issuance of the building permit, as part of the Affordable Housing Strategy

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

Carried (11 to 0)

**7.2 Decision Meeting - 601 Scottsdale Drive Proposed Official Plan and Zoning By-law Amendments File OZS24-007, 2024-460**

Councillor Caron left the meeting and did not participate in discussion or debate.

The following delegate spoke:

Dayna Gilbert

Moved By Councillor Downer

Seconded By Councillor Allt

1. That the application from MHBC Planning Limited on behalf of Forum Asset Management, for an Official Plan Amendment to add a site-specific policy to the Mixed-Use Corridor 1 land use designation to permit a maximum net density of 300 units per hectare to facilitate the development of two, 7-storey residential buildings with 489 residential suites on the vacant portion of the subject lands municipally known as 601 Scottsdale Drive and legally described as Block K, Registered Plan 649, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2024-460, dated November 13, 2024.
2. That the application from MHBC Planning Limited on behalf of Forum Asset Management, for a Zoning By-law Amendment to change the zoning on the subject lands from the current Site-specific Mixed-use Corridor with a Parking Adjustment Suffix and Holding Provisions (MUC-2(PA)(H12)) Zone, in Zoning By-law (2023)-20790, as amended, to a new Site-specific Mixed-use Corridor with a Parking Adjustment Suffix and Holding Provisions (MUC-XX(PA)(HXX)) Zone, as amended to permit the development of two, 7-storey residential buildings with 489 residential suites on the vacant portion of the subject lands municipally known as 601 Scottsdale Drive and legally described as Block K, Registered Plan 649, City of Guelph, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2024-460, dated November 13, 2024.
3. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the proposed Zoning By-law Amendment affecting lands municipally known as 601 Scottsdale Drive.

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (10 to 0)

### **7.3 Ontario Reformatory Heritage Conservation District - Draft Plan and Guidelines, 2024-487**

Stephen Robinson, Senior Heritage Planner, introduced Ontario Reformatory Heritage Conservation District - Draft Plan and Guidelines.

Heidy Schopf, MES, CAHP, Cultural Heritage Team Lead, WS

Council recessed at 9:45 p.m.

Council reconvened at 9:50 p.m.

#### **Motion to Extend Beyond the Automatic Adjournment Time**

Moved By Councillor Goller

Seconded By Councillor Richardson

1. That Council extend the November 13, 2024 Council Planning meeting beyond the automatic adjournment time of 11:00 p.m. and extend the meeting to 11:59 p.m.

Voting in Favour: (9): Mayor Guthrie, Councillor Allt, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor O'Rourke, and Councillor Richardson

Carried (9 to 0)

The following delegates spoke:

Susan Ratcliffe

Connie Shaw, speaking on behalf of Norah Chaloner

Lin Grist

Ron East

P. Brian Skerrett

Morgan Dandie

Lynn Bestari

Alex Smith

James Smith

Council recessed 11:07 p.m.

Council reconvened 11:13 p.m.

Susan Watson

Thomas Kaufmann  
Daniel Kaufmann

**Authority to Move into Closed Meeting**

Moved By Councillor Goller

Seconded By Councillor Richardson

1. That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239(2)(c) and (f) of the Municipal Act, a proposed or pending acquisition or disposition of land by the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (10 to 0)

**Closed Meeting Summary**

Mayor Guthrie called the open meeting to order (11:41 p.m.).

Mayor Guthrie spoke regarding the matters discussed in closed session and identified the following:

**Ontario Reformatory Heritage Conservation District - Draft Plan and Guidelines**

Council received information and staff direction was given.

**Main Motion**

Moved By Councillor Goller

Seconded By Councillor Gibson

1. That Report 2024-487 from Planning Building Engineering and Environment, dated November 13, 2024, regarding the draft Ontario Reformatory Heritage Conservation District Plan and Guidelines be received.

**Motion to Suspend the Procedural Bylaw**

Moved By Councillor Goller

Seconded By Councillor Caton

1. That Section 4.13 of the Procedural By-law be suspended to allow Council to continue the November 13, 2024 Council Planning meeting beyond 12:00 a.m.

Voting in Favour: (8): Councillor Billings, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor Richardson

Voting Against: (3): Mayor Guthrie, Councillor Allt, and Councillor O'Rourke

Carried (8 to 3)

**Motion to Refer**

Moved By Councillor O'Rourke

Seconded By Councillor Billings

1. That this item be referred to the next Council Planning meeting.

This motion was withdrawn by the mover and seconder.

**Motion to Recess**

Moved By Councillor Allt

Seconded By Councillor Klassen

That the meeting be recessed until a time to be determined by clerks (12:07 p.m.).

Voting in Favour: (6): Councillor Allt, Councillor Billings, Councillor Gibson, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Voting Against: (5): Mayor Guthrie, Councillor Caron, Councillor Caton, Councillor Downer, and Councillor Goller

Carried (6 to 5)

---

Mayor Guthrie

---

Garrett Meades - Acting Deputy City Clerk