



## **Minutes of Guelph City Council**

**December 10, 2024, 3:00 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:**

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  
K. Walkey, General Manager, Planning and Building Services  
S. Laughlin, Downtown Revitalization Advisor  
B. MacKinnon, Project Manager  
J. Mallon, Heritage Planner  
C. Matthews, Development Advisor  
L. Mollame, Planner  
K. Nasswetter, Project Manager  
G. Meades, Acting Manager, Legislative Services/Deputy Clerk  
S. Osborn, Administrative Coordinator

A. Sandor, Council and Committee Coordinator  
J. Tang, Legislative Coordinator

Also Present: Cameron Parkin, Consultant, 02 Design

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## **2. Call to Order**

Mayor Guthrie called the meeting to order. (3:03 p.m.)

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

There were no disclosures.

## **3. 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 Section 239(2)(e) and (f) of the Municipal Act, regarding 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: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Goller, Councillor Klassen, and Councillor O'Rourke

Carried (11 to 0)

The following items were considered:

### **3.1 Call to Order (closed meeting)**

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

### **3.3 201 Elmira Road S. – Ontario Land Tribunal Update**

## **4. Closed Meeting Summary**

Mayor Guthrie noted the following:

### **201 Elmira Road S. – Ontario Land Tribunal Update**

Council received information and gave direction to staff.

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

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

Councillor Caron declared a pecuniary interest for item 8.2 as this property is owned by her employer.

**6. Council Consent Agenda**

**6.1 106 Carden Street – Objection to Notice of Intention to Designate, 2024-512**

Moved By Councillor O'Rourke  
Seconded By Councillor Busuttil

1. That the Notice of Objection to the intention to designate 106 Carden Street dated October 8, 2024 from Christienne Uchiyama of LHC Heritage Planning and Archaeology Inc. on behalf of the property owner (Master's Choice Capital Inc.) be received.
2. That the designation by-law for 106 Carden Street be approved.

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

Carried (12 to 0)

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

**7.1 Decision Report Permitting Four Dwelling Units on a Lot City-initiated Zoning By-law Amendment 2024-405, 2024-405**

Cushla Matthews, Development Advisor, and Katie Nasswetter, Project Manager, presented.

The following delegate spoke:  
Mary-Kate Craig

Council recessed (4:37 p.m.). Council reconvened (4:41 p.m.)

The following delegate spoke:  
Dillon Fraser

### **Main Motion**

Moved By Councillor O'Rourke

Seconded By Councillor Klassen

1. That the City-initiated Official Plan Amendment to exclude multi-unit residential buildings with four units or less from the net density calculation in the low density residential designation be approved, as shown in Attachment-1 of Report 2024-405 dated December 10, 2024.
2. That the City-initiated Zoning By-law Amendment to permit up to four units on low density residential lots be approved, as shown in Attachment-2 of Report 2024-405 dated December 10, 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 minor modifications to the proposed Official Plan and Zoning By-law Amendments permitting up to four units on a lot.

### **First Amendment to Main Motion**

Moved By Councillor Downer

Seconded By Councillor Busuttil

1. 4.12.1(g)(vi)B. An additional dwelling unit must be setback from an exterior side lot line no less than the exterior side yard setback of the main dwelling unit.

Voting in Favour: (8): Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, and Councillor Gibson

Voting Against: (5): Mayor Guthrie, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (8 to 5)

### **Second Amendment to Main Motion**

Moved By Councillor Caron

Seconded By Councillor Allt

Councillor Caron called a Point of Privilege regarding comments made by Mayor Guthrie. Mayor Guthrie provided clarifying remarks.

1. That proposed Table 5.3 be amended to require a minimum of 1 off-street parking space per dwelling unit, in all zones except downtown zones.

Voting in Favour: (3): Councillor Allt, Councillor Caron, and Councillor Downer

Voting Against: (10): Mayor Guthrie, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Chew, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Defeated (3 to 10)

### **Main Motion as Amended**

Moved By Councillor O'Rourke

Seconded By Councillor Klassen

1. That the City-initiated Official Plan Amendment to exclude multi-unit residential buildings with four units or less from the net density calculation in the low density residential designation be approved, as shown in Attachment-1 of Report 2024-405 dated December 10, 2024.
2. That the City-initiated Zoning By-law Amendment to permit up to four units on low density residential lots be approved as amended, and as shown in Attachment-2 of Report 2024-405 dated December 10, 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 minor modifications to the proposed Official Plan and Zoning By-law Amendments permitting up to four units on a lot.

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)

Council recessed (5:37 p.m.). Council reconvened (5:47 p.m.).

## **7.2 Final Recommended Housing Affordability Strategy, 2024-517**

Cushla Matthews, Development Advisor, and Lucas Mollame, Planner, presented.

The following delegates spoke:

Susan Watson  
Daniel Segal  
David McAuley  
Mike Labbe  
Adrian Dingle  
Mary-Kate Craig  
Morgan Dandie

Council recessed (7:05 p.m.) Council reconvened (7:25 p.m.)

The following delegates spoke:

Ryan Deska  
Stan Kozak

The following delegates did not speak:

Adam Segal

Councillor Allt called a Point of Order. Councillor Allt expressed concerns over the information being presented. Mayor Guthrie requested the delegate adjust their presentation appropriately.

The following delegates spoke:

Mike Ashkewe  
Cora Pacheco  
Tay Anton  
Dominica McPherson

Council recessed (8:02 p.m.). Council reconvened (8:04 p.m.).

The following delegate spoke:

Dillon Fraser

### **Main Motion**

Moved By Councillor Busuttil

Seconded By Councillor Allt

1. That Council approves the final recommended 2024 Housing Affordability Strategy, included as Attachment-1 to Report 2024-517, dated December 10, 2024.
2. That the City-initiated Official Plan Amendment No. 101 for the new affordable housing targets be received and approved in

accordance with Attachment-2 of Report 2024-517, dated December 10, 2024.

**Amendment to Main Motion**

Moved By Councillor Busuttil

Seconded By Councillor Caton

1. That the 2024 Housing Affordability Strategy be amended to prioritize the protection of affordable housing by moving action 2.1.1 into the high priority actions and that staff report back on this action with a recommended approach and implementation schedule through the semiannual Housing Update in March 2025.

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 Allt

1. That Council approves the final recommended 2024 Housing Affordability Strategy, included as Attachment-1 to Report 2024-517, dated December 10, 2024, as amended.
2. That the City-initiated Official Plan Amendment No. 101 for the new affordable housing targets be received and approved in accordance with Attachment-2 of Report 2024-517, dated December 10, 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)

### **7.3 Special Meeting of Council for Downtown Heights Study under Section 26 of the Planning Act -2024-488, 2024-488**

Stacey Laughlin, Downtown Revitalization Advisor, presented.

The following delegates spoke:

Stephen Litt and David Galbraith

Council recessed (9:02 p.m.). Council reconvened (9:06 p.m.).

#### **Main Motion**

Moved By Councillor Goller

Seconded By Councillor Klassen

1. That Staff be directed to proceed with the Section 26 Official Plan update as outlined in the report titled Special meeting of Council to commence the Downtown Building Heights Study dated December 10, 2024.

#### **Amendment to Main Motion**

Moved By Councillor Goller

Seconded By Councillor Caron

1. That the environmental impact of built form, including carbon footprint, energy consumption, greenhouse gas emissions and heat islands be considered as part of the downtown building heights study.

Voting in Favour: (4): Councillor Allt, Councillor Caron, Councillor Caton, and Councillor Goller

Voting Against: (9): Mayor Guthrie, Councillor Billings, Councillor Busuttill, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Defeated (4 to 9)

#### **Main Motion**

Moved By Councillor Goller

Seconded By Councillor Klassen

1. That Staff be directed to proceed with the Section 26 Official Plan update as outlined in the report titled Special meeting of Council to commence the Downtown Building Heights Study dated December 10, 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)

Council recessed (9:30 p.m.) Council reconvened (9:41 p.m.).

## **8. Items for Discussion**

### **8.1 Decision Meeting – 8 Mitchell Street Proposed Zoning By-law Amendment File OZS24-011, 2024-445**

The following delegates spoke:

Marcel Shlaff  
Sarah Wootton  
Martin Cleaver  
Lenore Ross  
Susan Schappert  
Matthew Glass

The following delegate did not speak:

Bryan Griffin

#### **Main Motion**

Moved By Councillor O'Rourke  
Seconded By Councillor Richardson

1. That the application from Van Harten Surveying Inc. on behalf of 8 Mitchell St Inc. for a Zoning By-law Amendment to change the zoning from the current Neighbourhood Institutional (NI) Zone (2023 – 20790) to a Specialized Low Density Residential (RL.1-26(H)) Zone to permit the proposed semi-detached dwellings on the lands municipally known as 8 Mitchell Street be approved in accordance with Attachment-5 from Infrastructure, Development and Environment Services Report 2024-445 dated December 10, 2024.

#### **Amendment to Main Motion**

Moved By Councillor Caron  
Seconded By Councillor Gibson

1. To amend Subsection 18.1.26 (a)vii to change the word "may" to "shall" with respect to the provision of 4 additional parking spaces accessed from Mitchel Street.

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

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

Defeated (4 to 9)

### **Motion to Extend Meeting**

Moved By Councillor Busuttil

Seconded By Councillor Chew

1. That Council extend the December 10, 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: (12): Mayor Guthrie, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Voting Against: (1): Councillor Allt

Carried (12 to 1)

### **Main Motion**

Moved By Councillor O'Rourke

Seconded By Councillor Richardson

1. That the application from Van Harten Surveying Inc. on behalf of 8 Mitchell St Inc. for a Zoning By-law Amendment to change the zoning from the current Neighbourhood Institutional (NI) Zone (2023 – 20790) to a Specialized Low Density Residential (RL.1-26(H)) Zone to permit the proposed semi-detached dwellings on the lands municipally known as 8 Mitchell Street be approved in accordance with Attachment-5 from Infrastructure, Development and Environment Services Report 2024-445 dated December 10, 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)

## **8.2 37 Christie Lane - Application to Deconstruct a Cultural Heritage Resource - 2024-514**

Councillor Caron recused themselves due to a declared conflict of interest.

Jack Mallon, Heritage Planner, presented. Alex Krucker, Heritage Guelph, presented.

The following delegates spoke:

Aimee Puthon  
Betsy Puthon  
Alex Smith  
Harry Bakker

The following delegates did not speak:

Susan Watson

### **Main Motion**

Moved By Councillor O'Rourke

Seconded By Councillor Chew

1. That City Council approve the deconstruction of the Rutherford Conservatory at 37 Christie Lane on the condition that salvageable steel be retained and conserved for future use in a commemorative structure.

### **Amendment to Main Motion**

Moved By Councillor Klassen

Seconded By Councillor Goller

1. That Council encourage the University of Guelph to retain to the best of their ability as much of the salvaged material from 37 Christie Lane and include and incorporate both limestone and glass into the redeveloped commemorative garden.

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)

### **Main Motion as Amended**

Moved By Councillor O'Rourke

Seconded By Councillor Chew

1. That City Council approve the deconstruction of the Rutherford Conservatory at 37 Christie Lane on the condition that salvageable steel be retained and conserved for future use in a commemorative structure.
2. That Council encourage the University of Guelph to reuse and salvage to the best of their ability to include and incorporate both limestone and glass into the redeveloped commemorative garden.

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)

### **8.2.1 37 Christie Lane - Memo and Heritage Guelph Motion - 2024-532, 2024-532**

## **9. By-laws**

Moved By Councillor Goller

Seconded By Councillor Caron

1. That by-laws (2024)-21016, (2024)-21019, (2024)-21023 to (2024)-21025, (2024)-21029 and (2024)-21030 be approved as amended 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)

**10. Mayor's Announcements**

There were no announcements.

**11. Adjournment**

Moved By Councillor Billings

Seconded By Councillor Busuttil

That the meeting be adjourned (11:49 p.m.).

Carried

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Mayor Guthrie

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Garrett Meades - Acting Deputy City Clerk