



Minutes of Guelph City Council

**January 21, 2025, 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 L. Caron Councillor E. Caton Councillor K. Chew Councillor C. Downer Councillor D. Gibson Councillor R. Goller Councillor D. O'Rourke
Absent:	Councillor C. Klassen 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 C. DeVriendt, Manager, Development Planning B. MacKinnon, Project Manager L. Sulatycki, Senior Planner D. McMahon, Acting General Manager, City Clerk's Office/City Clerk C. Murray-Sprague, Council and Committee Coordinator A. Sandor, Council and Committee Coordinator

J. Tang, Legislative Coordinator

Also Present: Justine Giancola, Dillon Consulting

1. Call to Order

Mayor Guthrie called the meeting to order. (3:30 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 Allt

Seconded By Councillor Goller

1. 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)(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: (9): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Gibson, Councillor Goller, and Councillor O'Rourke

Carried (9 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 1242-1270 Gordon Street and 9 Valley Road – Ontario Land Tribunal Update - 2025-49

3. Closed Meeting Summary

Mayor Guthrie spoke regarding the items in closed session, and noted the following:

1242-1270 Gordon Street and 9 Valley Road – Ontario Land Tribunal Update - 2025-49

Council received information and gave direction to staff.

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

4.4 Disclosure of Pecuniary Interest or General Nature Thereof

There were no disclosures.

5. Council Consent Agenda

5.1 56-58 Glasgow St. S. - Intention to Demolish a Cultural Heritage Resource - 2025-08

Moved By Councillor O'Rourke

Seconded By Councillor Goller

1. That 56-58 Glasgow St. S. does not meet the criteria for designation under Part IV of the Ontario Heritage Act, and that the demolition of 56-58 Glasgow St. S. be approved.
2. That 56-58 Glasgow St. S. be removed from the Municipal Register of Cultural Heritage Properties.

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

Carried (11 to 0)

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

6.1 Public Meeting Report Draft Official Plan Amendment and Draft Community Planning Permit By-law - 2025-04

Brenna MacKinnon, Project Manager and Justine Giancola, Dillon Consulting, presented the Draft Official Plan Amendment and Draft Community Planning Permit By-law.

Council recessed (4:26 p.m.). Council reconvened (4:30 p.m.).

Moved By Councillor Busuttil

Seconded By Councillor Downer

1. That the Statutory Public Meeting Report regarding the proposed Official Plan Amendment and proposed Community Planning Permit By-law for the Community Planning Permit

System from Infrastructure, Development and Environment dated January 21, 2025 be received.

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

Carried (11 to 0)

Council recessed (5:05 p.m.). Council reconvened at (6:00 p.m.).

6.2 Public Meeting Report 115 Watson Pkwy N Proposed ZBA File OZS24-015 Ward 1 - 2025-15

Lindsay Sulatycki, Senior Planner, presented the 115 Watson Parkway North Proposed Zoning By-law Amendment.

The following delegates spoke:
Jonathan Rodgers

Council recessed (6:49 p.m.). Council reconvened (6:52 p.m.).

Moved By Councillor Gibson
Seconded By Councillor Caton

1. That Statutory Public Meeting Report regarding a proposed Zoning By-law Amendment application submitted by Zelinka Priamo Ltd., on behalf of the owner, Guelph Watson Holdings Inc. to permit the development of four mixed use buildings with 928 dwelling units ranging in height from 9 to 14 storeys and 2,818 square metres of at-grade commercial space, 31 on-street townhouse units, 170 back-to-back townhouse units (1,129 dwelling units in total), a neighbourhood park and conservation of natural heritage system lands on lands municipally known as 115 Watson Parkway North and legally described as Part of Lot 5, Concession 3, Division C, City of Guelph, from Infrastructure, Development and Environment dated January 21, 2025 be received.

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

Carried (11 to 0)

7. By-laws

Moved By Councillor Goller

Seconded By Councillor O'Rourke

1. That by-law (2025)-21031 and (2025)-21034 be approved subject to Section 284.11 (4) of the Municipal Act.

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

Carried (11 to 0)

8. Mayor's Announcements

There were no announcements.

9. Adjournment

Moved By Councillor Downer

Seconded By Councillor Busuttil

That the meeting be adjourned. (7:06 p.m.)

Carried

Mayor Guthrie

Dylan McMahon - Acting City Clerk