



Minutes of Guelph City Council

**March 18, 2025, 9:30 a.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
Councillor M. Richardson

Absent: Councillor C. Klassen

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
A. Dolcetti, Housing Stability Advisor
C. Matthews, Development Advisory, Affordable Housing
G. Meades, Acting Manager, Legislative Services/Deputy Clerk
C. Murray-Sprague, Election Coordinator
A. Sandor, Council and Committee Coordinator

2. Call to Order - Mayor

Mayor Guthrie called the meeting to order (9:31 a.m.).

2.1 Disclosure of Pecuniary Interest or General Nature Thereof

There were no disclosures.

3. Authority to move into closed meeting

Moved By Councillor Downer

Seconded By Councillor Gibson

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, regarding 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: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor O'Rourke, and Councillor Richardson

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 Strategic Property Acquisition and Disposition Update - 2025-134

4. Closed Meeting Summary

Mayor Guthrie noted the following:

Strategic Property Acquisition and Disposition Update - 2025-134

Council received information.

5. Open Meeting – 10:00 a.m.

Mayor Guthrie called the meeting to order. (10:59 a.m.).

5.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

6. Council Consent Agenda

Moved By Councillor Downer

Seconded By Councillor Gibson

1. That the March 18, 2025 Council Consent Agenda identified below be adopted.

6.1 19 Woodycrest Drive - Notice of Intention to Designate - 2025-93

1. That the City Clerk be authorized to publish and serve notice of intention to designate 19 Woodycrest Drive 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.

6.2 328 Woolwich Street - Notice of Intention to Designate - 2025-95

1. That the City Clerk be authorized to publish and serve notice of intention to designate 328 Woolwich Street 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.

6.3 33 Dormie Lane - Notice of Intent to Designate - 2025-94

1. That the City Clerk be authorized to publish and serve notice of intention to designate 33 Dormie 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.

6.4 330 Woolwich Street - Notice of Intention to Designate - 2025-96

1. That the City Clerk be authorized to publish and serve notice of intention to designate 330 Woolwich Street 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.

6.5 332 Woolwich Street - Notice of Intention to Designate - 2025-97

1. That the City Clerk be authorized to publish and serve notice of intention to designate 332 Woolwich Street 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.

6.6 33-35 James St W - Heritage Permit Application - 2025-81

1. That the heritage permit application for new construction at 33-35 James Street West, a property located in the Brooklyn and College Hill Heritage Conservation District, and designated under Part V of the Ontario Heritage Act, be approved

6.7 59 Green Street - Notice of Intention to Designate - 2025-80

1. That the City Clerk be authorized to publish and serve notice of intention to designate 59 Green Street 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.

6.8 72 Gordon Street - Notice of Intention to Designate - 2025-101

1. That the City Clerk be authorized to publish and serve notice of intention to designate 72 Gordon Street 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.

6.9 99 Maltby Road West – Notice of Intention to Designate, 2025-124

1. That the City Clerk be authorized to publish and serve notice of intention to designate 99 Maltby Road West 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.

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 O'Rourke, and Councillor Richardson

Carried (12 to 0)

7. Items for Discussion

7.1 Strategic Property Acquisition and Disposition Update - 2025-88

The following delegate spoke:
Shirley Szilvasy

The following delegate did not speak:
Susan Watson

Main Motion

Moved By Councillor Allt

Seconded By Councillor Gibson

1. That Council direct staff to disposition the Rodgers Road site in accordance with the Policy for the Sale and Disposition of Real Property Interest policy.
2. That staff be directed to prioritize the evaluation of adding residential use to the City-owned downtown surface parking lots at Neeve Street and Fountain Street and any other properties that align with current City policies and strategies.

Each clause was requested to be voted on separately.

Amendment to Main Motion

Moved By Councillor Caron

Seconded By Councillor Downer

1. That Council direct staff to disposition the Rodgers Road site in accordance with the Policy for the Sale and Disposition of Real Property Interest policy.
2. That staff be directed to prioritize the evaluation of adding residential use to the City-owned downtown surface parking lots at Neeve Street and Fountain Street and any other properties that align with current City policies and strategies, **excluding parkland and land earmarked for future greenspace.**

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 O'Rourke, and Councillor Richardson

Carried (12 to 0)

First Clause of Main Motion

Moved By Councillor Allt

Seconded By Councillor Gibson

1. That Council direct staff to disposition the Rodgers Road site in accordance with the Policy for the Sale and Disposition of Real Property Interest policy.

Voting in Favour: (4): Mayor Guthrie, Councillor Downer, Councillor Gibson, and Councillor Richardson

Voting Against: (8): Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Goller, and Councillor O'Rourke

Defeated (4 to 8)

Second Clause of Main Motion, as Amended

Moved By Councillor Allt

Seconded By Councillor Gibson

1. That staff be directed to prioritize the evaluation of adding residential use to the City-owned downtown surface parking lots at Neeve Street and Fountain Street and any other properties that align with current City policies and strategies, excluding parkland and land earmarked for future greenspace.

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 O'Rourke, and Councillor Richardson

Carried (12 to 0)

7.2 Housing in Guelph Semi-annual Update, 2025-129

The following staff presented on the Housing in Guelph Semi-annual Update, 2025-129:

Tara Baker, Chief Administrative Officer

Krista Walkey, General Manager, Planning and Building Services

Cushla Matthews, Development Advisor - Affordable Housing

Anthony Dolcetti, Housing Stability Advisor

Jayne Holmes, Deputy Chief Administrative Officer, Infrastructure, Development and Environment

Moved By Councillor Allt

Seconded By Councillor Busuttil

1. That the Housing in Guelph Semi-Annual Update report 2025-129, dated March 18, be received.
2. That the proposed Affordable Housing Seed Funding Program, funded up to \$100K from the Affordable Housing Reserve #119, be approved.
3. That the General Reserve and Reserve Fund Policy be updated to reflect the updated policy terms for the Affordable Housing reserve (119) as outlined in report 2025-129.

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 O'Rourke, and Councillor Richardson

Carried (12 to 0)

7.3 Supporting Guelph and Canada's Economy

Mayor Guthrie spoke regarding Supporting Guelph and Canada's Economy.

Moved By Councillor Allt
Seconded By Councillor Caton

1. That the City of Guelph will actively collaborate with the local business community and the broader public sector to navigate these challenges through initiatives such as the Trade and Tariff Resource Hub.
2. That effective immediately, the City of Guelph takes steps to avoid, wherever possible, any new procurements from US-based companies.
3. That the City of Guelph seek clarity and support from the province to implement economic countermeasures encouraged by the province, to ensure that any changes in municipal procurement policies are consistent, collaborative, and do not result in unintended challenges.

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 O'Rourke, and Councillor Richardson

Carried (12 to 0)

8. By-laws

Moved By Councillor Busuttil
Seconded By Councillor Allt

1. That by-laws (2025)-21058, (2025)-21060 and (2025)-21061 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 Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

9. Mayor's Announcements

There were no announcements.

10. Adjournment

Moved By Councillor Richardson

Seconded By Councillor Chew

That the meeting be adjourned (12:42 p.m.).

Carried

Mayor Guthrie

Garrett Meades - Acting Deputy City Clerk