



## **Minutes of Guelph City Council**

**April 8, 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 C. Klassen

**Absent:** 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  
J. Sales, General Manager, Strategy, Innovation and Intergovernmental Services  
K. Walkey, General Manager, Planning and Building Services  
C. DeVriendt, Manager, Development Planning  
S. Laughlin, Downtown Revitalization Advisor  
D. McKenzie, Planner II, Affordable Housing  
S. Robinson, Planner III, Senior Heritage Planner  
L. Sulatycki, Planner III, Senior Planner  
G. Meades, Acting Manager, Legislative Services/Deputy Clerk  
G. Brennan, Council and Committee Coordinator

C. Murray-Sprague, Election Coordinator  
A. Sandor, Council and Committee Coordinator  
J. Tang, Legislative Coordinator

Also Present: J. Giancola, Dillon Consulting  
J. Tinney, SvN Architects and Planners

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## **2. Call to Order**

Mayor Guthrie called the meeting to order. (3:34 p.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 Allt

Seconded By Councillor Klassen

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.

Carried

The following items were considered:

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

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

### **3.3 895 and 919 York Road – Ontario Land Tribunal Update, 2025-157**

### **3.4 Proposed Employment Land Acquisition – Update**

## **4. Closed Meeting Summary**

Mayor Guthrie called the meeting to order (4:00 p.m.)

Mayor Guthrie noted the following:

### **895 and 919 York Road – Ontario Land Tribunal Update, 2025-157**

Council received information and gave direction to staff.

**Proposed Employment Land Acquisition – 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**

There were no disclosures.

**6. Council Consent Agenda**

Moved By Councillor Caron

Seconded By Councillor Allt

1. That the April 8, 2025 Council Consent Agenda identified below be adopted.

**6.1 52 Paisley Street – Notice of Intention to Designate , 2025-151**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 52 Paisley 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.

**6.2 54 Paisley Street – Notice of Intention to Designate, 2025-152**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 54 Paisley 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.

**6.3 56 Paisley Street – Notice of Intention to Designate, 2025-153**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 56 Paisley 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.

**6.4 136 Glasgow Street North – Notice of Intention to Designate, 2025-131**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 136 Glasgow Street North 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 30 Eramosa Road – Notice of Intention to Designate, 2025-102**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 30 Eramosa Road 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 32 Eramosa Road – Notice of Intention to Designate, 2025-103**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 32 Eramosa Road 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.

**6.7 9 and 13 Paisley Street - Notice of Intention to Designate - 2025-138**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 13 Paisley 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.

**6.8 15 and 17 Paisley Street - Notice of Intention to Designate - 2025-139**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 15 and 17 Paisley 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.

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 Klassen

Carried (11 to 0)

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

### **7.1 Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment, 2025-141**

Stacey Laughlin, Downtown Revitalization Advisor, and Jonathan Tinney, SvN Architects and Planners, presented on the Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment.

The following delegates spoke:

Andrea Sinclair

Tim Smith

Susan Watson

Chad McBain

Wilfred Ferwerda

David Galbraith and Stephen Litt

Council recessed for call-in delegates. (5:27 p.m.). Council reconvened (5:30 p.m.). There were no call-in delegates.

Council recessed (5:31 p.m.). Council reconvened (6:02 p.m.)

#### **Main Motion**

Moved By Councillor Gibson

Seconded By Councillor Chew

1. That the report titled Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment from Infrastructure, Development and Environment dated April 8 2025 be received.
2. That the City-initiated Official Plan Amendment to modify the permitted building heights in the Downtown Secondary Plan

area be approved, as shown in Attachment-1 of Report 2025-141 dated April 8, 2025.

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 Amendment modifying the permitted building heights in the Downtown Secondary Plan area.

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

Moved By Councillor Goller

Seconded By Councillor Billings

1. That Attachment 1 – Recommended Official Plan Amendment (OPA 106) included in the Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment, 2025-141 report dated April 8, 2025 be amended to include the following:

Further to Policy 11.1.8.4.1, in addressing the location and massing of new buildings, Urban Design Master Plans and zoning by-law amendments aligned with Urban Design Master Plans may set height limits that reflect minor adjustments to the boundaries between areas with different maximum heights in Schedule D, provided the proposed massing of buildings resulting from such adjustments meets the principles, objectives and general intent of the Downtown Secondary Plan and maintains the protected public view corridors to the Church of Our Lady.

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 Klassen

Carried (11 to 0)

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

Moved By Councillor Caron

Seconded By Councillor Allt

1. That the Norfolk/Woolwich corridor (from Oxford to London) remain 2-4 storeys, until such time as an HCD study is completed.

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

Moved By Councillor Goller

Seconded By Councillor Billings

1. That the Norfolk/Woolwich corridor (from Oxford to **Edwin**) remain 2-4 storeys, until such time as an HCD study is completed.

Voting in Favour: (10): Mayor Guthrie, Councillor Billings, Councillor Busuttill, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, and Councillor Klassen

Voting Against: (1): Councillor Allt

Carried (10 to 1)

### **Second Amendment to Main Motion as Amended**

Moved By Councillor Caron

Seconded By Councillor Allt

1. That the Norfolk/Woolwich corridor (from Oxford to Edwin) remain 2-4 storeys, until such time as an HCD study is completed.

Voting in Favour: (7): Councillor Allt, Councillor Billings, Councillor Busuttill, Councillor Caron, Councillor Chew, Councillor Downer, and Councillor Klassen

Voting Against: (4): Mayor Guthrie, Councillor Caton, Councillor Gibson, and Councillor Goller

Carried (7 to 4)

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

Moved By Councillor Caron

Seconded By Councillor Allt

1. That Section 11.1.2.1 Vision of the proposed OPA 106 be amended from:  
"Redevelopment will also have created opportunities for renewable and alternative energy systems and excellence in environmental design."

To be replaced by:

"Redevelopment will necessitate a new approach to renewable

and alternative energy systems and excellence in environmental design."

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 Klassen

Carried (11 to 0)

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

Moved By Councillor Caron

Seconded By Councillor Allt

1. That the lands bounded by the railway to the north, Fountain Street to the south, and Wyndham Street to the east, Gordon to the west (Police Station, Armouries, Farmer's Market and Stone Store sites) be amended to a maximum of 12 storeys.

Voting in Favour: (5): Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Downer, and Councillor Klassen

Voting Against: (6): Mayor Guthrie, Councillor Billings, Councillor Caton, Councillor Chew, Councillor Gibson, and Councillor Goller

Defeated (5 to 6)

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

Moved By Councillor Klassen

Seconded By Councillor Caron

1. That the lands bounded by the railway to the north, Fountain Street to the south, and Wyndham Street to the east, Gordon to the west (Police Station, Armouries, Farmer's Market and Stone Store sites) be amended to a maximum of 16 storeys.

Voting in Favour: (5): Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Downer, and Councillor Klassen

Voting Against: (6): Mayor Guthrie, Councillor Billings, Councillor Caton, Councillor Chew, Councillor Gibson, and Councillor Goller

Defeated (5 to 6)

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

Moved By Councillor Caron

Seconded By Councillor Allt

1. That the street-facing lands located along Woolwich Street between Wellington and Eramosa, and Douglas Street, remain as is.

Voting in Favour: (5): Councillor Allt, Councillor Busuttill, Councillor Caron, Councillor Downer, and Councillor Klassen

Voting Against: (6): Mayor Guthrie, Councillor Billings, Councillor Caton, Councillor Chew, Councillor Gibson, and Councillor Goller

Defeated (5 to 6)

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

Moved By Councillor Caron

Seconded By Councillor Allt

1. That the view corridors to the Basilica be amended as follows:

Gordon Street - restore to January 2025 version

Macdonell - full street wide edge to edge from Wellington to Norfolk

Voting in Favour: (6): Councillor Allt, Councillor Billings, Councillor Busuttill, Councillor Caron, Councillor Downer, and Councillor Klassen

Voting Against: (5): Mayor Guthrie, Councillor Caton, Councillor Chew, Councillor Gibson, and Councillor Goller

Carried (6 to 5)

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

Moved By Councillor Caron

Seconded By Councillor Goller

1. That staff report back to Council by the end of Q4 2025 on potential regulatory options to require higher energy standards for tall buildings exceeding 12 storeys within the Downtown Height Study area, including but not limited to mandator net zero energy requirements, energy efficiency measures, distributed energy systems, and prohibition of installation of new fossil gas infrastructure.

This motion was withdrawn by the mover and seconder.

**Ninth Amendment to Main Motion**

Moved By Councillor Caron

Seconded By Councillor Allt

1. That staff report back to Council on potential options to encourage and incentivize higher energy standards for tall buildings exceeding 12 storeys within the Downtown Height Study area, including but not limited to net zero energy requirements, energy efficiency measures, distributed energy systems, and prohibition of installation of new fossil gas infrastructure.

This motion was requested to be split into two motions.

**First Clause of Ninth Amendment to Main Motion**

Moved By Councillor Caron

Seconded By Councillor Goller

1. That staff report back to Council on potential options to encourage and incentivize higher energy standards for tall buildings exceeding 12 storeys within the Downtown Height Study area.

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, and Councillor Klassen

Carried (10 to 0)

**Second Clause of Ninth Amendment to Main Motion**

Moved By Councillor Caron

Seconded By Councillor Goller

1. That the staff report on potential options to encourage and incentivize higher energy standards for tall buildings exceeding 12 storeys within the Downtown Height Study area include, but are not limited to, net zero energy requirements, energy efficiency measures, distributed energy systems, and prohibition of installation of new fossil gas infrastructure.

Voting in Favour: (8): Mayor Guthrie, Councillor Allt, Councillor Busuttill, Councillor Caron, Councillor Chew, Councillor Downer, Councillor Goller, and Councillor Klassen

Voting Against: (2): Councillor Billings, and Councillor Gibson

Carried (8 to 2)

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

Moved By Councillor Klassen

Seconded By Councillor Allt

1. That the west side of Gordon St. between Waterloo Ave and Surrey St. W. be amended to a maximum of 6 storeys.

Voting in Favour: (6): Councillor Allt, Councillor Busuttill, Councillor Caron, Councillor Downer, Councillor Goller, and Councillor Klassen

Voting Against: (4): Mayor Guthrie, Councillor Billings, Councillor Chew, and Councillor Gibson

Carried (6 to 4)

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

Moved By Councillor Downer

Seconded By Councillor Busuttill

1. That Attachment 1 – Recommended Official Plan Amendment (OPA 106) included in the Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment, 2025-141 report dated April 8, 2025 be amended to require an Urban Design Master Plan for the area bounded by Surrey St, Neeve, the Metrolinx railway tracks, and Gordon Street.

Voting in Favour: (7): Councillor Allt, Councillor Busuttill, Councillor Caron, Councillor Chew, Councillor Downer, Councillor Goller, and Councillor Klassen

Voting Against: (3): Mayor Guthrie, Councillor Billings, and Councillor Gibson

Carried (7 to 3)

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

Moved By Councillor Chew

Seconded By Councillor Goller

1. That Attachment 1 – Recommended Official Plan Amendment (OPA 106) included in the Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment, 2025-141 report dated April 8, 2025 be amended to not make changes to existing policy 11.1.7.2.4 c so that it would continue to read “Mechanical penthouses and elevator cores shall be screened and integrated into the design of buildings”.

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, and Councillor Klassen

Carried (10 to 0)

### **Main Motion as Amended**

Moved By Councillor Gibson

Seconded By Councillor Chew

1. That the report titled Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment from Infrastructure, Development and Environment dated April 8 2025 be received.
2. That the City-initiated Official Plan Amendment to modify the permitted building heights in the Downtown Secondary Plan area be approved, as shown in Attachment-1 of Report 2025-141 dated April 8, 2025, as amended.
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 Amendment modifying the permitted building heights in the Downtown Secondary Plan area.

Voting in Favour: (8): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Chew, Councillor Downer, Councillor Gibson, and Councillor Goller

Voting Against: (2): Councillor Caron, and Councillor Klassen

**7.2 Public Meeting and Decision Report, Proposed Official Plan and Zoning By-law Amendments for 132 Clair Rd W (Block 2, Draft Plan of Subdivision 23T-15501), 2025-150**

Lindsay Sulatycki, Senior Planner, presented on the Public Meeting and Decision Report, Proposed Official Plan and Zoning By-law Amendments for 132 Clair Rd W (Block 2, Draft Plan of Subdivision 23T-15501).

The following delegate spoke:  
Andrea Sinclair

Council recessed (8:18 p.m.). Council reconvened (8:22 p.m.)

Moved By Councillor Chew  
Seconded By Councillor Busuttil

1. That the Statutory Public Meeting Report regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by MHBC Planning Limited on behalf of the owner, Mattamy (TruVilla) Limited to facilitate the development of 62 stacked townhouses on a portion of the lands municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, from Infrastructure, Development and Environment dated April 8, 2025 be received.
2. That the application from MHBC Planning Limited on behalf of the owner, Mattamy (TruVilla) Limited, for an Official Plan Amendment to add a site-specific policy to the Commercial Mixed-use Centre land use designation to permit a minimum net density of 60 units per hectare to facilitate the development of 62 stacked townhouses on the subject lands municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2025-150, dated April 8, 2025.
3. That the application from MHBC Planning Limited on behalf of the owner, Mattamy (TruVilla) Limited, for a Zoning By-law Amendment to change the current zoning from "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment and

Holding Provisions" (CMUC -16 (PA)(H21)), according to Zoning By-law (2023)-20790, as amended, to a new "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment and Holding Provisions (CMUC-XX(PA)(H21)) Zone, according to Zoning By-law (2023)-20790, as amended, to facilitate the development of 62 stacked townhouses on a portion of the subject lands municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2025-150, dated April 8, 2025.

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, and Councillor Klassen

Carried (10 to 0)

Council recessed (8:23 p.m.). Council reconvened (8:33 p.m.).

## **8. Items for Discussion**

### **8.1 328 Victoria Road South (Frost Building) - Notice of Intention to Designate - 2025-140**

The following delegates presented:  
Dave Aston and Ryan Scott

#### **Main Motion**

Moved By Councillor Allt

Seconded By Councillor Busuttil

1. That the City Clerk be authorized to publish and serve notice of intention to designate the Frost Building at 328 Victoria Road South 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.

#### **Deferral Motion**

Moved By Councillor Goller

Seconded By Councillor Gibson

1. That the designation of the Frost Building be deferred until the Block Plan for the Guelph Innovation District is presented to Guelph City Council, but no later than March 31, 2026.

Voting in Favour: (7): Mayor Guthrie, Councillor Billings, Councillor Busuttill, Councillor Chew, Councillor Gibson, Councillor Goller, and Councillor Klassen

Voting Against: (3): Councillor Allt, Councillor Caron, and Councillor Downer

Carried (7 to 3)

## **8.2 Stone Road and Edinburgh Road Community Planning Permit Decision Report, 2025-128**

Dawson McKenzie, Planner II, Affordable Housing and Justine Giancola, Dillon Consulting, presented on the Stone Road and Edinburgh Road Community Planning Permit Decision Report.

Moved By Councillor Gibson

Seconded By Councillor Downer

1. That the City-initiated Official Plan Amendment to enable a Community Planning Permit System for the Stone Road/Edinburgh Road Strategic Growth Area be approved, as shown in Attachment 1 of report 2025-128 dated March 27.
2. That the City-initiated Community Planning Permit By-law for the Stone Road/Edinburgh Road Strategic Growth Area be approved, as shown in Attachment 2 of report 2025-128 dated March 27.
3. That the comprehensive zoning by-law 2023-20790, and where applicable, Zoning By-law (1995)-14864, as applied to the Stone Road and Edinburgh Road area as shown in Attachment 1, be repealed and replaced with the community planning permit by-law.
4. That the amendment to the Delegation of Authority by-law Number (2024)-20994, as shown in Attachment-3, be approved.
5. That the amendment to the Planning Fee by-law Number (2025) - 21054, as shown in Attachment-4, be approved.

6. 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 Amendment and Community Planning Permit By-law.
7. That the General Reserve and Reserve Fund Policy be updated to reflect the updated policy terms for the Complete Community Charge reserve fund (307), Cash-in-lieu of Affordable Housing reserve fund (308), and Alternative Facilities, Services, and Matters reserve fund (309), as outlined in report 2025-128 Stone Road and Edinburgh Road Community Planning Permit Decision Report, dated April 8, 2025

Voting in Favour: (8): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Caron, Councillor Chew, Councillor Downer, Councillor Gibson, and Councillor Goller

Voting Against: (1): Councillor Busuttil

Carried (8 to 1)

## **9. By-laws**

Moved By Councillor Caron  
Seconded By Councillor Allt

1. That by-laws (2025)-21037, (2025)-21062 through (2025)-21066 and (2025)-21069 through (2025)-21071 be approved, as amended, subject to Section 284.11 (4) of the Municipal Act.

Voting in Favour: (9): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Chew, Councillor Downer, Councillor Gibson, and Councillor Goller

Carried (9 to 0)

## **10. Mayor's Announcements**

There were no announcements.

## **11. Adjournment**

Moved By Councillor Billings  
Seconded By Councillor Goller

That the meeting be adjourned (9:37 p.m.).

Carried

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Mayor Guthrie

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Garrett Meades - Acting Deputy City Clerk