



Minutes of Guelph City Council

**April 23, 2025, 6:00 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 M. Richardson

Absent: Councillor C. Klassen
Councillor D. O'Rourke

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
G. Matthews, Acting Deputy Chief Administrative Officer, Corporate Services
D. Godfrey, General Manager, Operations
M. Lemon, Acting General Manager, Parks
A. Goss, Manager, Equity and Community Investment
T. Filer, Urban Forestry Field Technologist
D. McMahon, Acting General Manager, City Clerk's Office/City Clerk
G. Brennan, Council and Committee Coordinator
S. Osborn, Administrative Coordinator

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

2. Call to Order

Mayor Guthrie called the meeting to order (6:03 p.m.).

2.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

3. Confirmation of Open Minutes

Moved By Councillor Busuttil

Seconded By Councillor Allt

1. That the minutes of the open Council Meetings held March 18, 19 and 25, 2025, and the minutes of the open Committee of the Whole meeting held March 4, 2025 be confirmed as recorded and without being read.

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 Richardson

Carried (11 to 0)

4. Committee of the Whole Consent Report

Moved By Councillor Goller

Seconded By Councillor Gibson

1. That the April 23, 2025 Committee of the Whole Consent Agenda identified below be adopted.

4.1 Debenture Issue Authority, 2025-160

1. That the capital projects identified in Table 1 of the Debenture Issue Authority report number 2025-160, dated April 1, 2025, be approved for debt financing in 2025 or 2026 in the amounts as listed.

2. That the City Treasurer be authorized to proceed with the marketing, through the City's fiscal agent, of the debenture issue(s) in the principal aggregate amount of not greater than \$118.15 million for terms not exceeding 20 years.
3. That the 2025 associated debt servicing costs be approved to be funded from the City's applicable capital reserve funds as outlined in accordance with Table 2 in the Debenture Issue Authority report number 2025-160, dated April 1, 2025.

4.2 Municipal Service and Financing Agreements Policy, 2025-14

1. That the amended Municipal Service and Financing Agreements Policy, included as Attachment-1 to Council Memo 2025-191 - Municipal Service and Financing Agreements Policy Amendments, dated April 23, 2025, be approved and implemented using a phased approach as described in report 2025-14.
2. That the Delegated Authority By-law be updated at the earliest administratively convenient opportunity to reflect the authority provided to City staff in the Policy.
3. That the User Fees and Charges By-law be amended to add the new application and administration fees as outlined in report 2025-14 - Municipal Service and Financing Agreements Policy.

4.2.1 MSFA Policy Amendments Memo, 2025-192

4.3 Results of the Feasibility Study for Potential Future Arts and Culture Uses of the Drill Hall , 2025-56

1. That the City retain 72 Farquhar St. (the Drill Hall) as a city-owned asset and continue to be responsible to fund and maintain the current state of the structural elements and primary systems, estimated at approximately \$125 000 annually.
2. That staff be directed to identify potential sources of capital funding for the development of a mixed use space including an arts and cultural centre in the former Drill Hall, as well as to identify operating budget implications as part of the MYB, and that Council supports the Mayoral direction to investigate allocating funds to move the project forward in the 2026 budget.

3. That upon confirmation of available capital funds, city staff be directed to develop an open process to evaluate and identify a community partner(s) to transform the Drill Hall into a mixed use space including an arts and cultural centre, and also respect and incorporate the Council designated heritage attributes of the building per Bylaw (2018)-20332, reporting back to Council on the results of that RFP before awarding to any proponent.
4. That the Chief Administrative Officer be directed to advocate to the provincial government for the necessary permissions to allow residential development at 72 Farquhar Street.
5. If necessary permissions are not obtained, or if no potential development proposals are received by September 30, 2025, that no further staff time to advocate for these permissions is required.

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 Richardson

Carried (11 to 0)

5. Council Consent Agenda

5.1 Grant Agreement - Funder Reporting Requirement of the Housing-Enabling Water Systems Fund Grant - 2025-185

Moved By Councillor Caron

Seconded By Councillor Gibson

1. That in accordance with the Province's reporting requirement under the Housing-Enabling Water Systems Fund transfer payment agreement, Council pass a by-law recognizing the awarding of the Wyndham-Wellington Water and Wastewater Capacity Improvement project's construction contracts following tender, as outlined in the April 23, 2025 "Grant Agreement – Funder Reporting Requirement of the Housing-Enabling Water Systems Fund Grant" report.

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 Richardson

Carried (11 to 0)

6. Items for Discussion

6.1 Private Tree Protection By-law Update, 2025-25

The following delegate spoke:
Jonathan Harris

First Motion

Moved By Councillor Downer
Seconded By Councillor Goller

1. That Council endorse the proposed updates to the Private Tree Protection By-law ("Private Tree By-law" or "By-law"), as attached to report 2025-25 as amended, and repeal the existing Private Tree Protection By-law 2010-19058.
2. That staff be directed to place the proposed updated Private Tree By-law as amended, on the April 23, 2025 agenda for final adoption after which the By-law will come into effect.
3. That a by-law be enacted to amend the applicable User Fees By-law 2025-21052 to include the permit fees set out in report 2025-25 when the Private Tree By-law takes effect.

First Amendment to First Motion

Moved By Councillor Chew
Seconded By Councillor Gibson

1. That the Private Tree Protection By-law be amended such that the definition of a Regulated Tree includes any tree greater than 10 centimetres in diameter at breast height (DBH) on private lots greater than 0.2 hectares, and any tree greater than 40 centimetres DBH on all other private lots.
2. That City staff be directed to review the effectiveness and operational impacts of the amended bylaw over a two-year period and provide an information report to Council no later than Q3 2027. This report shall include a summary of permit volumes, service delivery impacts, and compliance issues; a

review of canopy outcomes and private property concerns; and recommendations on whether to revise the DBH thresholds based on operational evidence and community feedback.

Each clause was requested to be voted on separately.

First Clause of First Amendment to First Motion

Moved By Councillor Chew

Seconded By Councillor Gibson

1. That the Private Tree Protection By-law be amended such that the definition of a Regulated Tree includes any tree greater than 10 centimetres in diameter at breast height (DBH) on private lots greater than 0.2 hectares, and any tree greater than 40 centimetres DBH on all other private lots.

Voting in Favour: (3): Mayor Guthrie, Councillor Chew, and Councillor Gibson

Voting Against: (8): Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Goller, and Councillor Richardson

Defeated (3 to 8)

Second Clause of First Amendment To First Motion

Moved By Councillor Chew

Seconded By Councillor Gibson

1. That City staff be directed to review the effectiveness and operational impacts of the amended bylaw over a two-year period and provide an information report to Council no later than Q3 2027. This report shall include a summary of permit volumes, service delivery impacts, and compliance issues; a review of canopy outcomes and private property concerns; and recommendations on whether to revise the DBH thresholds based on operational evidence and community feedback.

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 Richardson

Carried (11 to 0)

First Motion as Amended

Moved By Councillor Downer

Seconded By Councillor Goller

1. That Council endorse the proposed updates to the Private Tree Protection By-law ("Private Tree By-law" or "By-law"), as attached to report 2025-25 as amended, and repeal the existing Private Tree Protection By-law 2010-19058.
2. That staff be directed to place the proposed updated Private Tree By-law as amended, on the April 23, 2025 agenda for final adoption after which the By-law will come into effect.
3. That a by-law be enacted to amend the applicable User Fees By-law 2025-21052 to include the permit fees set out in report 2025-25 when the Private Tree By-law takes effect.
4. That City staff be directed to review the effectiveness and operational impacts of the amended bylaw over a two-year period and provide an information report to Council no later than Q3 2027. This report shall include a summary of permit volumes, service delivery impacts, and compliance issues; a review of canopy outcomes and private property concerns; and recommendations on whether to revise the DBH thresholds based on operational evidence and community feedback.

Voting in Favour: (7): Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Goller, and Councillor Richardson

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

Carried (7 to 4)

Second Motion

Moved By Councillor Downer

Seconded By Councillor Goller

1. That staff report back on a canopy conservation plan in the short term in the updated Urban Forest Management Plan.
2. That a memo be included in the draft 2026 budget update for further consideration by Mayor Guthrie and City Council.

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 Richardson

Carried (11 to 0)

6.2 Vehicle for Hire Accessibility Fund – Request by Red Top Taxi for Vehicle Accessibility Modifications

Mayor Guthrie spoke regarding Vehicle for Hire Accessibility Fund – Request by Red Top Taxi for Vehicle Accessibility Modifications.

The following delegates spoke:

Mohammad Iqbal, Debbie Kelly and Christopher Wilson

Lorelei Root

Sarah Mathison

Anordal Cameron

Morgan Dandie

Maureen Oesch

First Motion

Moved By Councillor Richardson

Seconded By Councillor Gibson

1. That the request from Red Top Taxi for \$39,500 to modify one vehicle for wheelchair accessibility, be approved.

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

Voting Against: (1): Councillor Caton

Carried (10 to 1)

Council recessed (8:51 p.m.). Council reconvened (9:01 p.m.).

Second Motion

Moved By Councillor Busuttil

Seconded By Councillor Richardson

1. That staff be directed to review the TaxiSCRIP program for potential modifications and enhancements through the 2026 budget confirmation process ensuring feedback from AAC.

First Amendment to Second Motion

Moved By Councillor Caton

Seconded By Councillor Busuttil

1. That staff be directed to review the TaxiSCRIP program **and mobility transit applications** for potential modifications and enhancements through the 2026 budget confirmation process ensuring feedback from AAC.

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

Carried (10 to 0)

Second Motion as Amended

Moved By Councillor Busuttil

Seconded By Councillor Richardson

1. That staff be directed to review the TaxiSCRIP program and mobility transit applications for potential modifications and enhancements through the 2026 budget confirmation process ensuring feedback from AAC.

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

Carried (10 to 0)

Third Motion

Moved By Councillor Caton

Seconded By Councillor Allt

1. That staff be directed to report back to City Council with proposed amendments to the Vehicle for Hire Schedule of the Business Licensing Bylaw that would ensure the best use of the funds with regards to publicly accessible mobility options.

First Amendment to Third Motion

Moved By Councillor Allt

Seconded By Councillor Richardson

1. That staff be directed to report back to City Council with **potential** amendments to the Vehicle for Hire Schedule of the Business Licensing Bylaw that would ensure the best use of the funds with regards to publicly accessible mobility options.

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

Carried (10 to 0)

Third Motion as Amended

Moved By Councillor Caton

Seconded By Councillor Allt

1. That staff be directed to report back to City Council with potential amendments to the Vehicle for Hire Schedule of the Business Licensing Bylaw that would ensure the best use of the funds with regards to publicly accessible mobility options.

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

Carried (10 to 0)

7. By-laws

First Motion

Moved By Councillor Downer

Seconded By Councillor Richardson

1. That by-laws (2025)-21059, (2025)-21072 and (2025)-21074 through (2025)-21078 be approved, as amended subject to Section 284.11 (4) of the Municipal Act.

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

Carried (10 to 0)

Second Motion

Moved By Councillor Downer

Seconded By Councillor Richardson

- 1. That by-law (2025)-21073 be approved, subject to Section 284.11 (4) of the Municipal Act.

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

Voting Against: (1): Councillor Goller

Carried (9 to 1)

8. Mayor’s Announcements

Mayor Guthrie celebrated the 198th birthday of the City of Guelph.

9. Adjournment

Moved By Councillor Busuttil

Seconded By Councillor Caton

That the meeting be adjourned (9:18 p.m.).

Carried

Mayor Guthrie

Dylan McMahon - Acting City Clerk