



Minutes of Guelph City Council

**June 10, 2025, 5:30 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
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
G. Matthews, Acting Deputy Chief Administrative Officer, Corporate Services
K. Walkey, General Manager, Planning and Building Services
I. Goldie, Project Manager, Heritage Planning
J. Mallon, Planner I - Heritage
E. Rempel, Planner II Development and Urban Design
G. Brennan, Council and Committee Coordinator
C. Murray-Sprague, Election Coordinator
A. Sandor, Council and Committee Coordinator
J. Tang, Legislative Coordinator

1. Call to Order

Mayor Guthrie called the meeting to order. (5:32 p.m.)

1.1 Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Downer declared a pecuniary interest for item 2.3 Memorandum of Agreement between the City of Guelph and the Canadian Union of Public Employees Local 241 and Local 973 - 2025-290, as they have a family member working for CUPE Local 973.

2. Authority to move into closed meeting

Moved By Councillor Klassen

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, to consider, Section 239(2)(d) of the Municipal Act, regarding labour relations or employee negotiations.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor Richardson

Conflict (1): Councillor Downer

Carried (11 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 Memorandum of Agreement between the City of Guelph and the Canadian Union of Public Employees Local 241 and Local 973 - 2025-290

3. Closed Meeting Summary

Mayor Guthrie called the meeting to order (6:00 p.m.) and noted the following:

Memorandum of Agreement between the City of Guelph and the Canadian Union of Public Employees Local 241 and Local 973 - 2025-290

Council received information and provided direction to staff.

4. Open Meeting – 6:00 p.m.

4.4 Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Gibson declared a pecuniary interest for item 7.3 Special Economic Zones Act, 2025 - 2025-231, as their employer is a provincially owned utility company.

5. Council Consent Agenda

5.1 79 Suffolk Street West - Notice of Intention to Designate - 2025-243

Moved By Councillor Goller

Seconded By Councillor Busuttil

1. That the City Clerk be authorized to publish and serve notice of intention to designate 79 Suffolk Street 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 Klassen, and Councillor Richardson

Carried (12 to 0)

Moved By Councillor Allt

Seconded By Councillor Caron

1. That the June 10, 2025 Council Consent Agenda identified below be adopted.

5.2 128 Dufferin Street - Intention to Demolish a Cultural Heritage Resource - 2025-259

1. That 128 Dufferin Street does not meet the criteria for designation under Part IV of the Ontario Heritage Act, and;
2. That 128 Dufferin Street be removed from the Municipal Register of Cultural Heritage Properties to permit demolition.

5.3 14 Mitchell Street - Notice of Intention to Designate - 2025-254

1. That the City Clerk be authorized to publish and serve notice of intention to designate 14 Mitchell 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.

5.4 15 Gordon Street - Notice of Intention to Designate - 2025-238

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

5.5 57 Kirkland Street - Intention to Demolish a Cultural Heritage Resource - 2025-262

1. That 57 Kirkland Street be removed from the Municipal Register of Cultural Heritage Properties to permit demolition.

5.6 75 Suffolk Street West - Notice of Intention to Designate - 2025-241

1. That the City Clerk be authorized to publish and serve notice of intention to designate 75 Suffolk St. W. 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.

5.7 77 Suffolk Street West - Notice of Intention to Designate - 2025-242

1. That the City Clerk be authorized to publish and serve notice of intention to designate 77 Suffolk St. W. 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 Klassen, and Councillor Richardson

Carried (12 to 0)

5.8 72 Gordon Street - Objection to Notice of Intention to Designate - 2025-210

Moved By Councillor Allt

Seconded By Councillor Caron

1. That the Notice of Objection to the intention to designate 72 Gordon Street dated April 10, 2025 from Nancy Schnurr be received.
2. That the designation by-law for 72 Gordon Street be approved.

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

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

Carried (8 to 4)

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

6.1 Public and Decision Meeting - 725 Imperial Road North Proposed Zoning By-law Amendment File: OZS24-004 - 2025-249

Eric Rempel, Planner II Development and Urban Design, presented on 725 Imperial Road North Proposed Zoning By-law Amendment File: OZS24-004 - 2025-249.

The following delegates spoke:

Rachel Wolff

Council recessed for call in delegates (6:18 p.m.). Council reconvened (6:20 p.m.). There were no call-in delegates.

Moved By Councillor Busuttil
Seconded By Councillor Billings

1. That the application from MHBC Planning on behalf of 2794767 Ontario Inc. for a Zoning By-law Amendment to change the zoning from the current "Service Commercial" (SC) Zone (2023 - 20790) to a "Specialized Service Commercial" (SC-5) Zone to permit the proposed 6 storey hotel at 725 Imperial Road North be received.
2. That the application from MHBC Planning on behalf of 2794767 Ontario Inc. for a Zoning By-law Amendment to change the zoning from the current "Service Commercial" (SC) Zone (2023 - 20790) to a "Specialized Service Commercial" (SC-5) Zone to permit the proposed 6 storey hotel at 725 Imperial Road North be approved in accordance with Attachments 4 and 5 of the Infrastructure, Development and Environment Services Report 2025-249, dated June 10, 2025.

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 Richardson

Carried (12 to 0)

6.2 Public and Decision Meeting - 81 Royal Rd Proposed Official Plan and Zoning By-law Amendments File OZS25-004 Ward 4 - 2025-250

Eric Rempel, Planner II Development and Urban Design, presented on 81 Royal Rd Proposed Official Plan and Zoning By-law Amendments File OZS25-004 Ward 4 - 2025 - 250.

The following delegates spoke:

Claudio Balbinot

Brad Ireland

Matt Weishar

Mayor Guthrie asked that questions from Councillor Caton be related to planning matters.

Council recessed for call in delegates (6:47 p.m.). Council reconvened (6:49 p.m.). There were no call-in delegates.

First Motion

Moved By Councillor Caton

Seconded By Councillor Allt

1. That the application from AGORA Research Group Inc. on behalf IJK Holdings Inc. for an Official Plan Amendment to redesignate a portion of the subject lands from Industrial to Site-Specific Industrial and a Zoning By-law Amendment to change the zoning from the current "Industrial" (B) Zone (2023 - 20790) to a "Specialized Industrial" (B-18) Zone to permit the proposed Commercial Use be received.
2. That the application from AGORA Research Group Inc. on behalf IJK Holdings Inc. for an Official Plan Amendment to redesignate a portion of the subject lands from Industrial to Site-Specific Industrial and a Zoning By-law Amendment to change the zoning from the current "Industrial" (B) Zone (2023 - 20790) to a "Specialized Industrial" (B-18) Zone to permit the proposed Commercial Use be refused in accordance with Attachment 9 of the Infrastructure, Development and Environment Services Report 2025-250, dated June 10, 2025.

This motion was requested to be split into two motions.

First Clause of First Motion

Moved By Councillor Caton

Seconded By Councillor Allt

1. That the application from AGORA Research Group Inc. on behalf IJK Holdings Inc. for an Official Plan Amendment to redesignate a portion of the subject lands from Industrial to Site-Specific Industrial and a Zoning By-law Amendment to change the zoning from the current "Industrial" (B) Zone (2023 - 20790) to a "Specialized Industrial" (B-18) Zone to permit the proposed Commercial Use be received.

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 Richardson

Carried (12 to 0)

Second Clause of First Motion

Moved By Councillor Caton

Seconded By Councillor Allt

2. That the application from AGORA Research Group Inc. on behalf IJK Holdings Inc. for an Official Plan Amendment to redesignate a portion of the subject lands from Industrial to Site-Specific Industrial and a Zoning By-law Amendment to change the zoning from the current "Industrial" (B) Zone (2023 - 20790) to a "Specialized Industrial" (B-18) Zone to permit the proposed Commercial Use be refused in accordance with Attachment 9 of the Infrastructure, Development and Environment Services Report 2025-250, dated June 10, 2025.

Voting in Favour: (1): Councillor Caton

Voting Against: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor Richardson

Defeated (1 to 11)

Second Motion

Moved By Councillor Goller

Seconded By Councillor Billings

1. That the applications from AGORA Research Group Inc. on behalf IJK Holdings Inc. for an Official Plan Amendment to redesignate a portion of the subject lands from Industrial to Site-Specific Industrial and a Zoning By-law Amendment to change the zoning from the current "Industrial" (B) Zone (2023 - 20790) to a "Specialized Industrial" (B-18) Zone to permit the proposed Commercial Use be approved in accordance with Attachments 5 and 6 of the Infrastructure, Development and Environment Services Report 2025-250, dated June 10, 2025.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor Richardson

Voting Against: (1): Councillor Caton

Carried (11 to 1)

7. Items for Discussion

7.1 5 Queen Street - Notice of Intention to Designate - 2025-240

The following delegates spoke:

Meg Thorburn

Moved By Councillor Caron

Seconded By Councillor Allt

1. That the 5 Queen Street – Notice of Intention to Designate – 2025 – 240 be deferred to permit continued consultation with the property owner on the crafting of a designation by-law.

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 Richardson

Carried (12 to 0)

7.2 Ward West Heritage Conservation District Study - 2025-180

Council recessed (7:41). Council reconvened (7:50).

Jack Mallon, Planner I - Heritage and Kristina Martens, ASI Consultants, presented on the Ward West Heritage Conservation District Study.

Councillor Caron called a Point of Privilege, regarding comments made by Councillor Gibson. Mayor Guthrie acknowledged Councillor Caron and encouraged discussion to continue.

Moved By Councillor Klassen

Seconded By Councillor Caton

1. That the recommendations of the Ward West Heritage Conservation District Study Report (prepared by ASI and dated April 2025) be approved.
2. That the proposed heritage conservation district be named, "The Ward Heritage Conservation District"

3. That staff be directed to prepare a plan and guideline for the Ward Heritage Conservation District in accordance with the Ontario Heritage Act.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor Richardson

Carried (11 to 0)

7.3 Special Economic Zones Act, 2025 - 2025-231

Councillor Gibson left the meeting and did not participate in debate or discussion on this item.

The following delegates spoke:

Rachel Vear

Evan Ferrari

Moved By Councillor Caron

Seconded By Councillor Goller

1. That the City of Guelph opposes provisions in Bill 5, particularly under Schedules 2 and 9, and provisions in Bill17, that would diminish environmental protections or override municipal planning authority; and
2. That the City of Guelph call on the Province of Ontario to obey their own rule of law, to pursue housing, forestry, infrastructure and critical mineral development through policies that follow sound environmental planning principles, uphold the planning authority of local government, respect Indigenous treaty obligations, and protect vital ecological systems; and
3. That City of Guelph Council endorse the City's submissions regarding Bill 5 to ERO 025-0391 - Special Economic Zones Act, 2025 and ERO 025-0380 - Species Conservation Act, 2025 as posted in Information Items on May 23, 2025; and
4. That this resolution be forwarded to:
 - The Premier of Ontario;
 - Mike Schreiner, MPP for Guelph;
 - Minister of Municipal Affairs and Housing;

- Minister of the Environment, Conservation and Parks;
- Minister of Economic Development, Job Creation and Trade;
- The Association of Municipalities of Ontario (AMO)

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

Conflict (1): Councillor Gibson

Carried (10 to 0)

8. By-laws

Moved By Councillor Klassen

Seconded By Councillor Goller

1. That by-laws (2025) - 21079 - (2025) - 21081, (2025) - 21093, (2025) - 21097 - (2025) - 21099, (2025) - 21101 and (2025) - 21103 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 Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, and Councillor Richardson

Carried (11 to 0)

10. Adjournment

Moved By Councillor Billings

Seconded By Councillor Richardson

1. That the meeting be adjourned (8:54).

Carried

Mayor Guthrie

Andrew Sandor - Acting Deputy City Clerk