



Minutes of Guelph City Council

July 15, 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 C. Downer
Councillor D. Gibson
Councillor R. Goller
Councillor C. Klassen
Councillor M. Richardson

Absent:

Councillor K. Chew

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
J. Downham, Planner II – Policy and Analytics
I. Goldie, Project Manager, Heritage Planning
J. Mallon, Planner I - Heritage
K. Nasswetter, Project Manager, Policy Planning Planning and Building Services
G. Meades, Acting Manager, Legislative Services/Deputy Clerk
J. T. McDonald, Council and Committee Assistant
A. Sandor, Council and Committee Coordinator

2. Call to Order

Mayor Guthrie called the meeting to order. (6:02 p.m.)

2.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

3. Council Consent Agenda

Moved By Councillor Goller

Seconded By Councillor Downer

1. That the July 15, 2025 Council Consent Agenda identified below be adopted.

3.1 1 Norwich Street West - Notice of Intention to Designate, 2025-337

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

3.2 3 Norwich Street West - Notice of Intention to Designate, 2025-339

1. That the City Clerk be authorized to publish and serve notice of intention to designate 3 Norwich 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 thirty (30) day objection period.

3.3 5 Norwich Street West - Notice of Intention to Designate, 2025-343

1. That the City Clerk be authorized to publish and serve notice of intention to designate 5 Norwich 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 thirty (30) day objection period.

3.4 7 Norwich Street West - Notice of Intention to Designate, 2025-340

1. That the City Clerk be authorized to publish and serve notice of intention to designate 7 Norwich 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 thirty (30) day objection period.

3.5 9 Norwich Street West - Notice of Intention to Designate, 2025-341

1. That the City Clerk be authorized to publish and serve notice of intention to designate 9 Norwich 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 thirty (30) day objection period.

3.6 240 Woolwich Street - Notice of Intention to Designate, 2025-342

1. That the City Clerk be authorized to publish and serve notice of intention to designate 240 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 thirty (30) day objection period.

3.7 1949 Gordon Street - Notice of Intention to Designate, 2025-338

1. That the City Clerk be authorized to publish and serve notice of intention to designate 1949 Gordon Street pursuant to Part IV, Section 29 of the Ontario Heritage Act; and

2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

3.8 89 Surrey St. E. - Notice of Intention to Designate - 2025-245

1. That the City Clerk be authorized to publish and serve notice of intention to designate 89 Surrey St. E. 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.

3.9 117 Surrey St. E. - Notice of Intention to Designate - 2025-244

1. That the City Clerk be authorized to publish and serve notice of intention to designate 117 Surrey St. E. 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 thirty (30) day objection period.

3.10 18 Paisley Street - Notice of Intention to Designate - 2025-289

1. That the City Clerk be authorized to publish and serve notice of intention to designate 18 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 thirty (30) day objection period.

3.11 56 Paisley Street - Objection to Notice of Intention to Designate, 2025-357

1. That the Notice of Objection to the intention to designate 56 Paisley Street dated May 16, 2025, from Jordan Rye and Charlotte Hopkins Rye be received.
2. That the designation by-law for 56 Paisley Street be approved.

3.12 Grant Agreement – Endorsement of Connecting Links Program, 2025-363

1. That Council direct the City Treasurer to execute a contribution agreement with the Ministry of Transportation to the satisfaction

of the City Solicitor, to access the Connecting Links Program 2025-26 grant funding as outlined in the July 15, 2025, Grant Agreement – Endorsement of Connecting Links Program 2025-26 report.

2. That in accordance with the Province’s reporting requirements under the Connecting Links Program 2025-26 contribution agreement, Council pass a resolution recognizing the award of the first contract to initiate the York Road Phase 4 – Stage 1 Reconstruction project, as outlined in the July 15, 2025, Grant Agreement – Endorsement of Connecting Links Program 2025-26 report.

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)

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

4.1 Extension of Transition Provisions Zoning By-law Amendment, 2025-332

Katie Nasswetter, Project Manager, Policy Planning presented on the Extension of Transition Provisions Zoning By-law Amendment, 2025-332.

No delegates spoke.

Council recessed for call-in delegates. (6:12 p.m.). Council reconvened (6:15 p.m.). There were no call-in delegates.

Moved By Councillor Caton

Seconded By Councillor Klassen

1. That the proposed City-initiated Zoning By-law Amendment to extend transition provisions in the Zoning By-law (2023)-20790 for specific properties as identified in Attachment 2 of the Infrastructure, Development and Environment Report 2025-332 be received.
2. That the City-initiated Zoning By-law Amendment to extend transition provisions in the Zoning By-law (2023)-20790 for

specific properties as identified in Attachment 2 of the Infrastructure, Development and Environment Report 2025-332, dated July 15, 2025, be approved.

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)

5. Items for Discussion

5.1 Decision Meeting – 105 Elmira Road North – Proposed OPA ZBA File OZS25-003, 2025-336

The following delegates spoke:

Rachel Bossie

Daniel Madill

Moved By Councillor Richardson

Seconded By Councillor Gibson

1. That the application from GSP Group on behalf of Killam Apartment Subsidiary II Limited Partnership and HIP for an Official Plan Amendment to change the Zoning from the current "Neighbourhood Commercial Centre" designation to a site specific "Medium Density Residential" designation, and a Zoning By-law Amendment to change the zoning from the current "Neighbourhood Commercial Centre" with a municipal services holding provision (NCC (H12)) Zone (2023 – 20790) to a "Site-specific Medium Density Residential" (RM.6-30) Zone to permit the proposed development on the lands municipally known as 105 Elmira Road North be approved in accordance with Attachments 3 and 4 of the Infrastructure, Development and Environment Services Report 2025-336, dated July 15, 2025.

Voting in Favour: (7): Mayor Guthrie, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Goller, Councillor Klassen, and Councillor Richardson

Voting Against: (4): Councillor Allt, Councillor Billings, Councillor Busuttil, and Councillor Gibson

Carried (7 to 4)

5.2 30-32 Eramosa Road - Objection to Notice of Intention to Designate - 2025-297

The following delegate spoke:
Adam Stewart

Main Motion

Moved By Councillor Caron
Seconded By Councillor Klassen

1. That the Notice of Objection to the intention to designate 30 and 32 Eramosa Road dated May 16, 2025 from Adam Stewart be received.
2. That the designation by-laws for 30 and 32 Eramosa Road be approved.

Motion to Defer

Moved By Councillor Gibson
Seconded By Councillor Goller

1. That item 5.2 30-32 Eramosa Road – Objection to Notice of Intention to Designate – 2025-297 on the July 15, 2025 City Council agenda be deferred.

Voting in Favour: (7): Mayor Guthrie, Councillor Billings, Councillor Busuttil, Councillor Caton, Councillor Gibson, Councillor Goller, and Councillor Richardson

Voting Against: (4): Councillor Allt, Councillor Caron, Councillor Downer, and Councillor Klassen

Carried (7 to 4)

5.3 Guelph Growth Management and Affordable Housing Monitoring Report 2024, 2025-199

Jason Downham, Planner II, Policy Analytics presented on the Guelph Growth Management and Affordable Housing Monitoring Report 2024, 2025-199.

Moved By Councillor Allt
Seconded By Councillor Richardson

1. That the Guelph Growth Management and Affordable Housing Monitoring Report 2024 be received.

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)

6. By-laws

Moved By Councillor Allt
Seconded By Councillor Downer

1. That by-laws (2025) - 21118 to (2025) - 21121 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)

7. Mayor's Announcements

There were no announcements.

8. Adjournment

Moved By Councillor Klassen
Seconded By Councillor Busuttil

1. That the meeting be adjourned (7:29 p.m.)

Carried

Mayor Guthrie

Garrett Meades - Acting Deputy City Clerk