



Minutes of Guelph City Council

**November 12, 2025, 4:00 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 K. Hauser
Councillor C. Klassen
Councillor M. Richardson

Staff:

T. Baker, Chief Administrative Officer
C. Clack-Bush, Deputy Chief Administrative Officer, Public Services
T. Gayman, Acting Deputy Chief Administrative Officer, Infrastructure, Development, and Environment
S. O'Brien, Deputy Chief Administrative Officer, Corporate Services
K. Gibson, Acting General Manager, Engineering and Transportation Services
K. Walkey, General Manager, Planning and Building Services
S. Anderson, Manager, Transportation Engineering
C. DeVriendt, Manager, Development Planning
D. McMahon, Manager, Legislative Services/Deputy Clerk
L. Sulatycki, Planner III, Senior Planner
G. Brennan, Council and Committee Coordinator
A. Sandor, Council and Committee Coordinator

2. Call to Order - 4:00 p.m.

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

2.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

3. Council Consent Agenda

Moved By Councillor Caron
Seconded By Councillor Allt

That the November 12, 2025 Council Consent Agenda, identified below, be adopted:

3.1 Decision Report for Amendments to Sign By-law (2021) - 20621 - 2025-481

1. That Report IDE-2025-481 regarding City-initiated Sign By-law (2021)-20621 Amendment dated November 12, 2025 be approved.

3.2 Notice of Intention to Designate - 88 Ontario Street - 2025-497

1. That the City Clerk be authorized to publish and serve notice of intention to designate 88 Ontario 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.

3.3 Notice of Intention to Designate - 124 Liverpool Street - 2025-498

1. That the City Clerk be authorized to publish and serve notice of intention to designate 124 Liverpool 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 Goller, Councillor Hauser, Councillor Klassen, Councillor Richardson

Carried (12 to 0)

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

4.1 Public Meeting for Proposed Zoning By-law Amendment application and Council Decision on endorsement of revised Urban Design Master Plan for 55 Baker Street and 152 and 160 Wyndham Street North, File: OZS25-016 - 2025-510

Lindsay Sulatycki, Planner III, Senior Planner, presented on the Proposed Zoning By-law Amendment application and Council Decision on endorsement of revised Urban Design Master Plan for 55 Baker Street and 152 and 160 Wyndham Street North.

The following delegates spoke:

Caitlyn McCarthy

Megan Torza

Hugh Handy

Jeremy Reeds

Council recessed for call-in delegates. (5:09 p.m.). Council reconvened (5:12 p.m.). There were no call-in delegates.

Moved By Councillor Klassen

Seconded By Councillor Goller

1. That the Statutory Public Meeting Report regarding a proposed Zoning By-law Amendment application submitted by GSP Group Inc., on behalf of Baker Street Development Inc. (Windmill) to facilitate the development of two mixed-use towers (with proposed building heights of 17 and 19 storeys), containing approximately 401 residential dwelling units with ground floor commercial, and underground and podium parking on the lands municipally known as 55 Baker Street, 152 and 160 Wyndham Street North and legally described as Firstly: Part of Lots 73 and 74, Part of Burying Ground and Part of Lane at the rear of Lots 73 and 74 (AKA Parklane), Closed by CS31228, Plan 8, Parts 1, 2, MS80255, Designated as Parts 6 and 7 Plan 61R21815, City of Guelph, and Part 4 61R21815, S/T & T/w ROS557919 and

ROS573090; Secondly: Part Burying Ground, Plan 8 and Part Lane through Burying Ground, Plan 8, Closed by MS80255, Designated as Parts 6 and 7 Plan 61R21818, City of Guelph, from Infrastructure, Development and Environment dated November 12, 2025 be received.

2. That City Council approve the Revised Urban Design Master Plan for the Baker District Redevelopment as shown in Attachment-7 for the reasons outlined in this report.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttill, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Hauser, Councillor Klassen, and Councillor Richardson

Carried (13 to 0)

5. Items for Discussion

5.1 Arthur Street On Street Parking

Mayor Guthrie spoke to the Arthur Street On Street Parking item.

Main Motion

Moved By Councillor Klassen

Seconded By Councillor Goller

1. That staff be directed to amend the City's Traffic Bylaw to make adjustments for the following on-street parking in the vicinity of 60 Ontario Street, acknowledging that no survey will occur within the designated area:
 - a. To remove Arthur Street South, West, 38 meters south of Cross Street to Ontario Street, Anytime; in the No Parking Zones Schedule.
 - b. To add Arthur Street South, West, Ontario Street to 32 meters north thereof, Anytime; in the No Parking Zones Schedule.
 - c. To add Arthur Street South, West, 38 meters south of Cross Street to 50 meters north of Ontario Street, Anytime; in the No Parking Zones Schedule

Referral to Staff

Moved By Councillor Caron

Seconded By Councillor Caton

1. That this item be referred to staff, and that staff report back to Council by the end of Q1 2026.

Voting in Favour: (6): Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, and Councillor Gibson

Voting Against: (7): Mayor Guthrie, Councillor Billings, Councillor Chew, Councillor Goller, Councillor Hauser, Councillor Klassen, and Councillor Richardson

Defeated (6 to 7)

Main Motion

Moved By Councillor Klassen

Seconded By Councillor Goller

1. That staff be directed to amend the City's Traffic Bylaw to make adjustments for the following on-street parking in the vicinity of 60 Ontario Street, acknowledging that no survey will occur within the designated area:
 - a. To remove Arthur Street South, West, 38 meters south of Cross Street to Ontario Street, Anytime; in the No Parking Zones Schedule.
 - b. To add Arthur Street South, West, Ontario Street to 32 meters north thereof, Anytime; in the No Parking Zones Schedule.
 - c. To add Arthur Street South, West, 38 meters south of Cross Street to 50 meters north of Ontario Street, Anytime; in the No Parking Zones Schedule

Voting in Favour: (8): Mayor Guthrie, Councillor Billings, Councillor Chew, Councillor Gibson, Councillor Goller, Councillor Hauser, Councillor Klassen, and Councillor Richardson

Voting Against: (5): Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Caton, and Councillor Downer

Carried (8 to 5)

6. By-laws

Moved By Councillor Allt

Seconded By Councillor Richardson

1. That by-law (2025) – 21153, and bylaws (2025) – 21161 through (2025) - 21163, be approved subject to Section 284.11 (4) of the Municipal Act.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Hauser, Councillor Klassen, and Councillor Richardson

Carried (13 to 0)

8. Authority to move into closed meeting

Moved By Councillor Goller
Seconded By Councillor Allt

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:

Status Update on Downtown Land Disposition – Baker District Redevelopment - 2025-549

As per section 239(2)(c) of the Municipal Act, regarding a proposed or pending acquisition or disposition of land by the municipality or local board.

Potential Municipal Boundary Expansion

As per section 239(2)(f) and (k) of the Municipal Act, regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Voting in Favour: (13): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Chew, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Hauser, Councillor Klassen, and Councillor Richardson

Carried (13 to 0)

Council recessed (5:48 p.m.)

The following items were considered:

8.1 Call to Order (closed meeting)

8.2 Disclosure of Pecuniary Interest and General Nature Thereof

8.3 Status Update on Downtown Land Disposition – Baker District Redevelopment - 2025-549

8.4 Potential Municipal Boundary Expansion

9. Closed Meeting Summary

Mayor Guthrie called the meeting to order (7:26 p.m.).

Mayor Guthrie noted the following:

Status Update on Downtown Land Disposition – Baker District Redevelopment - 2025-549

Council gave direction to staff and received information.

Potential Municipal Boundary Expansion

Council received information.

10. Adjournment

Moved By Councillor Billings

Seconded By Councillor Caton

1. That the meeting be adjourned (7:27 p.m.).

Carried

Mayor Guthrie

Dylan McMahon - City Clerk