



Minutes of Guelph City Council

**March 10, 2026, 9:30 a.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 R. Goller
Councillor K. Hauser
Councillor C. Klassen
Councillor M. Richardson

Absent: Councillor D. Gibson

Staff: T. Baker, Chief Administrative Officer
T. Gayman, Acting Deputy Chief Administrative Officer,
Infrastructure, Development and Environment
S. O'Brien, Deputy Chief Administrative Officer, Corporate
Services
J. Sales, General Manager, Strategy, Innovation and
Intergovernmental Services
K. Walkey, General Manager, Planning and Building Services
C. DeVriendt, Manager, Development Planning
C. Matthews, Manager, Community and Affordable Housing
K. Ghadge, Project Manager, Planning
L. Mollame, Project Manager, Policy Planning
L. Sulatycki, Planner III, Senior Planner
G. Meades, Manager, Legislative Services/Deputy City Clerk
G. Brennan, Council and Committee Coordinator

1. Call to Order

Mayor Guthrie called the meeting to order. (9:32 a.m.)

1.1 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

2. Authority to move into closed session

Moved By Councillor Busuttil

Seconded By Councillor Hauser

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:

Council Education Session: Land Use Planning and Legal Considerations

As per Section 239(3.1) (1) of the Municipal Act, regarding a meeting held for the purpose of educating or training the members.

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

Carried (10 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 Council Education Session: Land Use Planning and Legal Considerations

3. Closed Meeting Summary

Mayor Guthrie called the meeting to order (10:17 a.m.). Mayor Guthrie noted Council will return to closed session to finish discussion regarding the Council Education Session: Land Use Planning and Legal Considerations.

4. Open Meeting - 10:00 a.m.

4.4 Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Caron declared a conflict of interest regarding item 5.1 225 Waterloo Ave - Notice of Intention to Designate - 2026-18, noting that the owners were members of their family.

5. Council Consent Agenda

5.1 225 Waterloo Ave - Notice of Intention to Designate - 2026-18

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

Moved By Councillor Goller

Seconded By Councillor Billings

1. That the City Clerk be authorized to publish and serve notice of intention to designate 225 Waterloo Avenue 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-day objection period.

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

Carried (11 to 0)

5.2 35 Foster Avenue - Notice of Intention to Designate - 2026-62

Moved By Councillor Caron

Seconded By Councillor Allt

1. That the City Clerk be authorized to publish and serve notice of intention to designate 35 Foster Avenue 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-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, and Councillor Richardson

Carried (12 to 0)

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

6.1 Public Meeting for Proposed Official Plan Amendment and Zoning By-law Amendment applications for 70 Fountain Street E, 2026-91

Kanchan Ghadge, Project Manager, Planning presented regarding the Public Meeting for Proposed Official Plan Amendment and Zoning By-law Amendment applications for 70 Fountain Street E, 2026-91.

The following delegates spoke:

Chris Van Der Water, Greg Gilbert, Renata Shamsutdinova, and Christian Tsimenidis, Fitzrovia Residential Inc.

Paul Barson

Anthony Veder, Dlr Vintage

Council recessed for additional delegates (11:05 a.m.). Council reconvened (11:08 a.m.).

The following delegate spoke:

Derek Melo

Moved By Councillor Goller

Seconded By Councillor Klassen

1. That the Statutory Public Meeting Report for the applications received from UP Consulting, on behalf of Fitzrovia Residential Inc. for an Official Plan Amendment to retain the existing 'Mixed Use 1' designation while deleting Subsection 11.1.7.3.9.1 in its entirety, and a Zoning By-law Amendment to rezone the subject lands from D.1-27(H28) to a new site-specific D.1-XX zone together with lifting the holding symbol (H28) to permit a 24-storey, mixed-use building containing 440 square metres of ground-floor retail, 5 stacked townhouse units, and 419 purpose-built rental dwelling units at 70 Fountain Street East, from Infrastructure, Development and Environment dated March 10, 2026 be received.

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, and Councillor Richardson

Carried (12 to 0)

Council recessed (11:21 a.m.). Council reconvened (11:30 a.m.).

6.2 Public Meeting for Proposed Official Plan Amendment and Zoning By-law Amendment applications for 328 Victoria Rd S and 588 Stone Rd E, 2026-86

Lindsay Sulatycki, Planner III, Senior Planner, presented regarding the Public Meeting for Proposed Official Plan Amendment and Zoning By-law Amendment applications for 328 Victoria Rd S and 588 Stone Rd E, 2026-86.

The following delegates spoke:

Dave Aston, MHBC and Fusion Homes

Meg Thorburn, Guelph Trail User-groups Coalition

Council recessed for additional delegates (11:58 a.m.). Council reconvened (12:00 p.m.).

There were no additional delegations.

Moved By Councillor Billings

Seconded By Councillor Hauser

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by MHBC Planning Limited, on behalf of the owner, Fusion Homes, to facilitate the subdivision of the lands into: residential blocks, mixed-use commercial blocks, a school block, employment blocks, stormwater management pond blocks, significant natural area and natural areas blocks, and public parks and open space blocks on lands municipally known as 328 Victoria Road South and 588 Stone Road East and legally described as Part of Broken Front Lots 10, 11 and 12, Concession 1, Division 'G', (Geographic Township of Guelph), City of Guelph, from Infrastructure, Development and Environment dated March 10, 2026 be received.

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, and Councillor Richardson

Carried (12 to 0)

7. Items for Discussion

7.1 Housing in Guelph 2025 Report, 2026-74

The following staff presented the Housing in Guelph 2025 Report, 2026-74:

Tara Baker, Chief Administrative Officer

Terry Gayman, Acting Deputy Chief Administrative Officer,
Infrastructure, Development and Environment

Krista Walkey, General Manager, Planning and Building Services

Cushla Matthews, Manager, Community and Affordable Housing

First Motion

Moved By Councillor Busuttil

Seconded By Councillor Downer

1. That the Housing in Guelph 2025 Report 2026-74, dated March 10, 2026 be received.

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

Carried (10 to 0)

Second Motion

Moved By Councillor Caron

Seconded By Councillor Allt

1. That the Mayor of Guelph and our Intergovernmental staff write a letter to the Minister of Municipal Affairs and Housing to respectfully request a 2 year moratorium to legislative changes to the Ontario Planning Act, specifically related to regulations that affect municipal land use planning resources, staffing, and responsiveness to change.

2. And that the letter be copied to the Premier of Ontario, Association of Municipalities of Ontario, Big City Mayors, and Mike Schreiner, Member of Provincial Parliament.

This motion was withdrawn by the mover and seconder.

Third Motion

Moved By Councillor Goller

Seconded By Councillor Caron

1. That staff be directed to explore next steps to re-establish the Brownfield Community Improvement Plan and to report back to Council in early 2027.

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

Carried (10 to 0)

8. By-laws

By-laws

Moved By Councillor Busuttil

Seconded By Councillor Downer

1. That by-laws (2026) - 21213, (2026) - 21219, (2026) - 21221, (2026) - 21222 and (2026) - 21224 be approved subject to Section 284.11 (4) of the Municipal Act.

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

Carried (10 to 0)

9. Authority to move into closed session

Moved By Councillor Hauser

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 The Municipal Act, to consider:

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Carried (10 to 0)

10. Closed Meeting Summary

Mayor Guthrie called the meeting to order (1:48 p.m.). Mayor Guthrie noted the following:

Council Education Session: Land Use Planning and Legal Considerations

Council received information and participated in the education session.

11. Adjournment

Moved By Councillor Busuttil
Seconded By Councillor Hauser

1. That the meeting be adjourned (1:48 p.m.).

Carried

Mayor Guthrie

Garrett Meades - Deputy City Clerk