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Mar 18, 2025 · 72 tweets · [adamadonaldson/status/1901996529566544307](https://twitter.com/adamadonaldson/status/1901996529566544307)

Coming up, it's this month's planning meeting at city council. Stand by for coverage on this agenda:

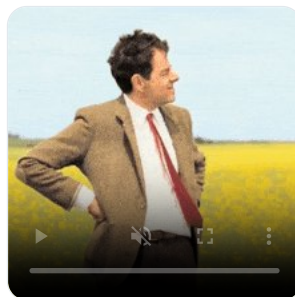


City Council Preview – What's on the Agenda for the March 18, 2025 M...

City council takes March Break too. After the kids go back to school, council will get back to work with this month's planning meeting. No specific project is on the agenda for discussion or ...

<https://guelphpolitico.ca/2025/03/07/city-council-preview-whats-on-the-agenda-for-the-...>

It appears we're running a bit late with the closed session...



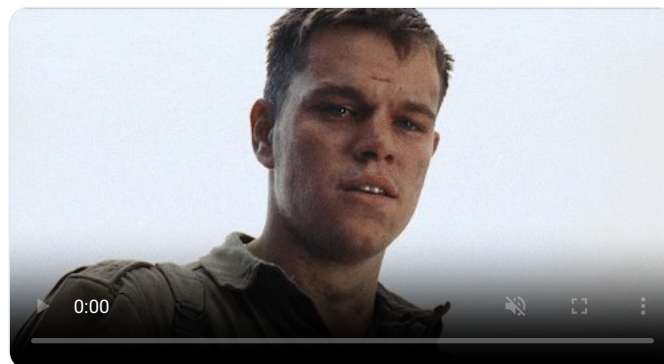
30 minutes now...



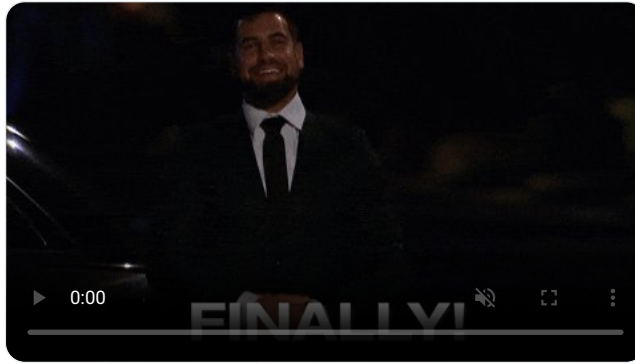
40 minutes. No update.



We're coming up on nearly one hour since the open council meeting was supposed to start...



It looks like we're about to get started...



Mayor Guthrie has called the open session to order.

On the in-camera agenda item: Strategic Property Acquisition and Disposition Update.
Guthrie says all they did was receive info and gave no direction.

Disclosure of Pecuniary Interest and General Nature Thereof? None.

Klassen is still on mat leave.

Consent agenda approved.

6.1 19 Woodycrest Drive - Notice of Intention to Designate - 2025-93

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 19 Woodycrest Drive 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.

6.2 328 Woolwich Street - Notice of Intention to Designate - 2025-95

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 328 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 the thirty (30) day objection period.

6.3 33 Dormie Lane - Notice of Intent to Designate - 2025-94

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 33 Dormie Lane 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.

6.4 330 Woolwich Street - Notice of Intention to Designate - 2025-96



Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 330 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 the thirty (30) day objection period.

6.5 332 Woolwich Street - Notice of Intention to Designate - 2025-97



Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 332 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 the thirty (30) day objection period.

6.6 33-35 James St W - Heritage Permit Application - 2025-81



Recommendation:

1. That the heritage permit application for new construction at 33-35 James Street West, a property located in the Brooklyn and College Hill Heritage Conservation District, and designated under Part V of the Ontario Heritage Act, be approved

6.7 59 Green Street - Notice of Intention to Designate - 2025-80



Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 59 Green Street 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 (30) day objection period.

6.8 72 Gordon Street - Notice of Intention to Designate - 2025-101



Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 72 Gordon 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.

6.9 99 Maltby Road West – Notice of Intention to Designate, 2025-124



Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 99 Maltby Road 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.

We're jumping to Strategic Property Acquisition and Disposition Update. No presentation, but there is a delegation.

Shirley Szilvasy addresses the potential use of this spot on Rodgers Rd for a 5-unit development. She notes that people often park in this portion to access the trail head though Preservation Park, so there's a safety issue.

Figure 1: Rodgers Road Site



Allt/Gibson move the recommendations:

Recommendation:

1. That Council direct staff to disposition the Rodgers Road site in accordance with the Policy for the Sale and Disposition of Real Property Interest policy.
2. That staff be directed to prioritize the evaluation of adding residential use to the City-owned downtown surface parking lots at Neeve Street and Fountain Street and any other properties that align with current City policies and strategies.

Caron offers an amendment and asks to separate the motions. She notes that the Rodgers Rd site will have a tunnelling effect on accessing the trailhead and they want to avoid that. Also wants its clear that parkland will remain parkland.

Strategic Property Acquisition and Disposition Update - 2025-88
Amendment - Councillor Caron



1. That Council direct staff to disposition the Rodgers Road site in accordance with the Policy for the Sale and Disposition of Real Property Interest policy.
2. That staff be directed to prioritize the evaluation of adding residential use to the City-owned downtown surface parking lots at Neeve Street and Fountain Street and any other properties that align with current City policies and strategies, **excluding parkland and land earmarked for future greenspace.**

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Downer seconds the motion. Caron notes that if it comes back so be it, but doesn't want staff working on parkland right now. The amendment passes.

Recommendation #1: fails 5-8 (Billings, Allt, Caron, Caton, Goller, Chew, O'Rourke and Busuttil against)

#2: passes unanimously.

Guthrie thanks staff for putting the work together b/c this has never been done before and a foundation moving forward. Notes that there are 1000s of homes approved and unbuilt, and without that they could have a different convo, maybe that will change.

Next: Housing in Guelph Semi-annual Update.

Presenting are:

Tara Baker, CAO

Jayne Holmes, Deputy CAO

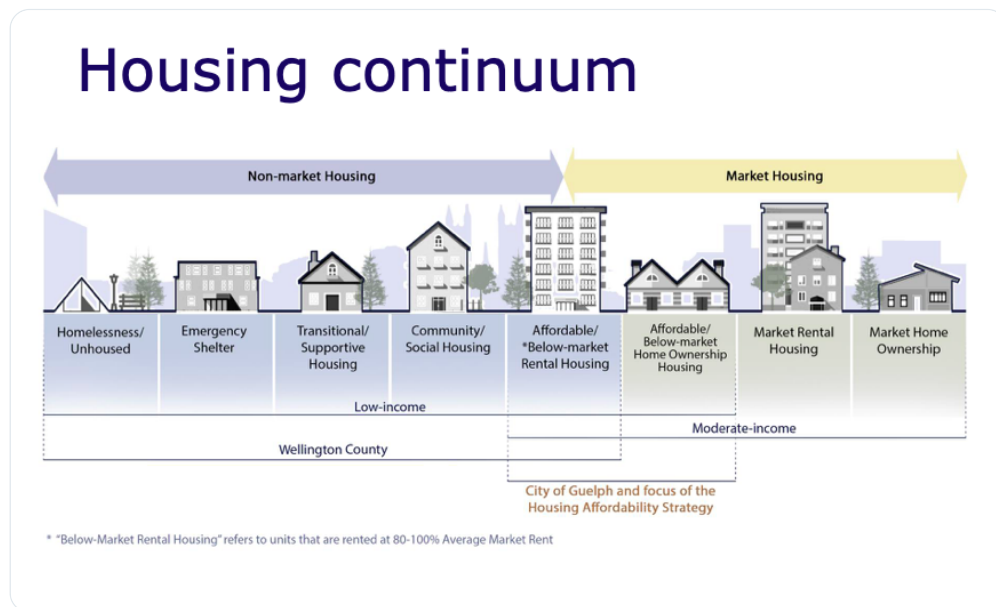
Krista Walkey, GM Planning and Building Services

Cushla Matthews, Development Advisor

Anthony Dolcetti, Housing Stability Advisor

Baker says that this is the first of 2 reports on housing. Since stepping into role, her mandate has been "Housing Now" and challenging the status quo by communicating better. She started HEST, the housing enabling strategy team. The meet twice monthly.

Everything that comes to council on housing goes through the HESTers (?) first and so did this report. We begin with some foundational stuff:



Remember the housing pledge...

Housing Pledge commitments

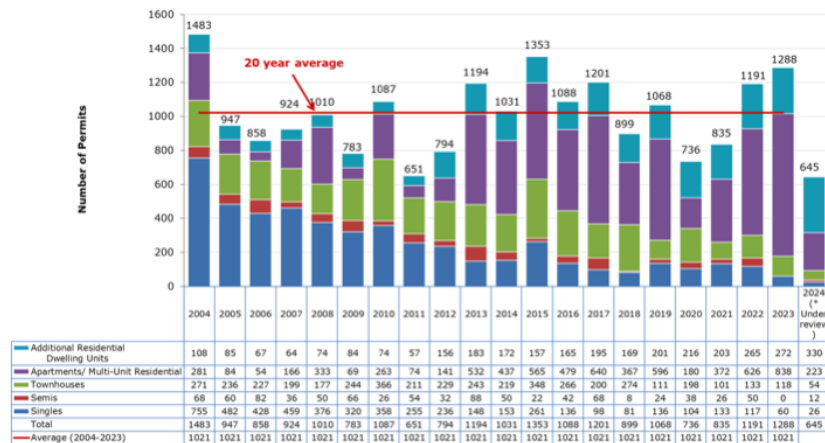
- 18,000 units by 2031, assigned by the Province
- 6,100 units above City's projections; requires unprecedented construction of over 2,000 units per year to 2031.
- City met its annual target in 2023 and fell short in 2024.
- Guelph is among 82% of Ontario municipalities that did not achieve their 2024 target.

Municipalities are facing barriers in meeting their targets

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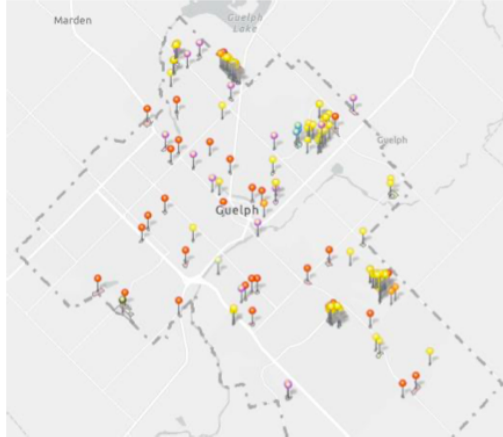
...It was kind of rough year for new permits last year, and 2025 isn't looking much better.

Building permits 2004-2024



The City is tracking the short-term supply, projects that have been approved but are waiting of developers to begin. Walkey notes that two long gestating *big* projects now look to be moving forward.

Short-term housing supply



- Land with infrastructure to support at least three years' worth of new homes
- Almost 5,900 units, already approved but not yet built
- Staff are reaching out to developers and builders

Focus areas on growth:

- ☐ Downtown
- ☐ Strategic Growth Areas
- ☐ Guelph Innovation District
- ☐ Clair-Maltby
- ☐ Dolime quarry site

Increasing the supply elsewhere in the City?

- Unlocking intensification (the CIP for ADUs, converting office space, et al)
- Streamlining approvals
- Committee of Adjustment
- Advocacy

Plus, 10 New policies, programs, and tools.

Ongoing work to create more intensification:

- Constructed 10km of roads, watermains, and sewers for growth (\$20 million).
 - Planned 34km of infrastructure for growth (\$145 million)
 - Completed master plans and environmental assessments.
- (cont'd)

- Design and construct 35+ growth-related infrastructure projects (\$160+ million).
- Execute 9 major water supply and wastewater treatment projects (\$128 million)

Streamlining approvals (stats):

- Avg. approval timelines (% faster than 2022):
- Site plan applications: 23 days (450% faster)
- Zoning applications: 89 days (130% faster)
- Draft Plan of Condominium: 41 days (400% faster)
- Condo registration applications: 14 days (200% faster)

Role of Comm of Adjustment:

- New lots for development created through app. approvals.
- 46 new lots approved in 2024; most semi-detached dwellings.

- Volume of applications increased 47% in '24.
- Merger with Property Standards Committee for greater efficiency coming.

Matthews takes over to talk about new tools and programs to incentivise affordable housing...

Guelph's Housing Accelerator Fund (HAF) Action Plan

Housing Affordability Strategy:

- Affordable Housing Community Improvement Plan
- AH Seed Funding Grant Program
- Municipal Service and Finance Agreement (MSFA)
- Community Planning Permit System pilot project

There's also the Downtown Building Heights Study and Built Form Standards for Tall Buildings.

HAF achievements in 2024:

- Delivered Housing Affordability Strategy
- Developed Affordable Housing CIP
- Affordable Housing Demonstration Project (14 Edinburgh Road)
- Approved 4 units as of right (exploring 5+ in 2025)
- Inventory of City-owned lands and evaluative framework

Guelph just got second HAF payment of \$3.56 million to continue the work. According to CMHC, who administer and monitor the HAF, this is how we're doing. (If we don't get progress and units, we don't get mo' money.)

HAF Program Dashboard

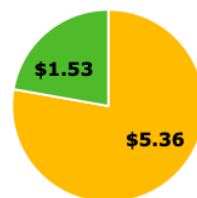
Program Progress (By milestone completion)



■ Completed ■ Remaining

Note: Progress is based on program milestones completed.

HAF Spending (in millions)



■ Received to date
■ Spent over reporting period


Reporting period January 8, 2024 – January 7, 2025

The targets: (the incentive units included in overall number) Matthews says that they're confident that they will see an increase in this numbers this year, especially as the incentives are rolled. CMHC wants to see real progress.

HAF Housing Targets Progress

Housing Unit	CMHC Target	Reporting Period
	Total over 2024, 2025 and 2026	January 8, 2024 – January 7, 2025
Permitted units	3657	625
Incentivized units	739	0

HAF related work through the Housing Affordability Strat.:

- Evaluating the City's role in building affordable housing
- 5-year City-owned Land Strategy 
- collect, monitor, and use data on existing stock to guide policy (e.g., renoviction bylaw, vacant homes tax, etc).

Dolcetti steps up to review the Seed Funding Grant Program.

The skinny:

- Open to registered and charitable non-profits for predevelopment, seed activities.
- Grants up to \$25k awarded.
- Funded by the City's Affordable Housing Reserve to support the creation of affordable units.
- Total of \$100,000 will be allocated annually.

Eligible activities

- Special purpose surveys
- Financial feasibility study
- Business plans
- Professional appraisal
- Site surveys
- Preliminary design assistance
- Project viability study
- Environment assessments
- Accessibility modelling study (cost-benefit)

The expectation will be that rents will be set by the province's affordability bulletin and that those rates will remain in effect for 25 years.

Intake and reporting:

- Funding is first- come, first-served, apps received on an ongoing basis.
- Staff may seek council approval to increase the funding beyond annual limit.
- Updates and evaluations will take place on a semi-annual basis through the semi-annual housing report.

Holmes steps up to talk about Uncertainty of DC collections. To recap:

- DCs pay for growth capital

-Low DC collections and high DC exemptions in 2024

-City’s policy: growth pays for growth

-Conversation about DCs in the public forum

DCs are collected when building permits are issued, so when fewer permits issued, fewer DCs are collected. In fact 23% of 2024 budgeted amount of DCs were collected last fall. This will have an impact on getting that needed housing going.

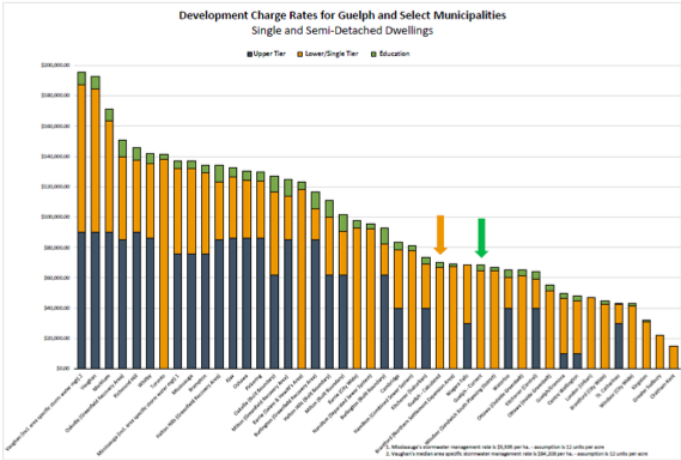
Some municipalities have reduced DCs to spur development, specifically Vaughan and Mississauga. Holmes notes that they are both lower tier gov’s so their DCs don’t cover what our does:

Services included in City Development Charge

Service	Guelph	Vaughan	Mississauga
Roads	Yes	Partial	Partial
Public works	Yes	Partial	Partial
Transit	Yes		Yes
Fire	Yes	Yes	Yes
Police	Yes		
Parks & rec	Yes	Yes	Yes
Library	Yes	Yes	Yes
Long-term care	Yes		
Public health	Yes		
Ambulance	Yes		
Waste diversion	Yes		
Stormwater	Yes	Yes	Yes
Wastewater	Yes	Partial	
Water	Yes	Partial	
Growth studies	Yes	Partial	Partial
By-law Enforcement			Yes

Guelph is relation to other cities with DCs (yellow is now, green is previous DC bylaw):

DC rates: how Guelph compares more broadly



Holmes says that the goal is to lay the ground work to make it easier for builders to build once economic conditions permit. Put there are issues too...

1) OLT Appeals

-2023 Comprehensive Zoning Bylaw

-Clair-Maltby Secondary Plan

-Site-specific appeals

2) Staff retention/attraction (esp engineering, building services)

3) Volume of legislative changes: Bills 108 (2019), 109 (2022), 23 (2022), PPS 2024, and 185 (2024)

All the work from Bill 185 alone:



What's next? 130 Housing projects underway this year so look for:

Building Services Monthly Permit Report

Quarterly Municipal Planning Data

Budget Monitoring (May, Sept, Dec)

Future Guelph Annual Performance Report (July)

Growth Monitoring Report (Q4)

3 recommendations today:

-That the Housing in Guelph Semi-Annual Update report 2025-129, dated March 18, be received.

-That the proposed Affordable Housing Seed Funding Program, funded up to \$100,000 from the Affordable Housing Reserve #119, be approved.

(cont'd)

-That the General Reserve and Reserve Fund Policy be updated to reflect the updated policy terms for the Affordable Housing reserve (#119) as outlined in report 2025-129.

Back to council. Allt/Busuttill move the recommendations.

Allt thanks staff for the "dense" report but notes the Sisyphusian quest. He asks about what count as an ADU and Walkey says it's a new unit, like an additional basement apart. Allt

notes that ADUs are taking majority of new units, at the expense of single-family units? Walkey notes the increase may be because of the change in policy, and with market conditions and price of homes, the benefits for property owners are obvious. Also, there are renos to existing homes too.

Allt says that it looks like they have to accomplish 80% of goal this year for the HAF, is that right? Walkey says she doesn't know the exact percentage, but sound right. Allt says he doesn't think it's likely we'll get there and Walkey agrees.

Allt asks about staff retention. DCAO Lee says they're doing the best they can and notes this is a consistent trend around Ontario.

Gibson asks if most of HAF is going to the incentivised units (brick and mortar)? Matthews says they don't have exact number, but \$7 million is going to incentives, which could be considered B&M.

Gibson says that housing is changing, people have dreams but that may not be attainable, he talks to his kids about not getting caught in a \$1 million 35 year mortgage. □ Hopes things calm down soon.

Goller asks if there's been uptake from when CAP was passed in December. Matthews says they have, and received a formal application last week.

Busuttil asks if someone takes a unit and makes 3, is there an unintended consequence of renoviction. James Goodram says that this CAP was designed to preclude that the space has to be previously uninhabitable and/or to bring it up to code.

Busuttil asks if they have an co-ordination with County about x-over with loss of market affordable units and rent subsidies. Dolcetti says that's work they're doing right now to collect more data.

Billings asks if any of the Seed money can come from grants. Baker says that's not part of the plan, but if there's a new grant program they *can* look at that.

Recommendations approved unanimously.

Recommendation:

1. That the Housing in Guelph Semi-Annual Update report 2025-129, dated March 18, be received.
2. That the proposed Affordable Housing Seed Funding Program, funded up to \$100K from the Affordable Housing Reserve #119, be approved.
3. That the General Reserve and Reserve Fund Policy be updated to reflect the updated policy terms for the Affordable Housing reserve (119) as outlined in report 2025-129.

Next, and last: Supporting Guelph and Canada's Economy. There are 3 motions:

Recommendation:

1. That the City of Guelph will actively collaborate with the local business community and the broader public sector to navigate these challenges through initiatives such as the Trade and Tariff Resource Hub.
2. That effective immediately, the City of Guelph takes steps to avoid, wherever possible, any new procurements from US-based companies.
3. That the City of Guelph seek clarity and support from the province to implement economic countermeasures encouraged by the province, to ensure that any changes in municipal procurement policies are consistent, collaborative, and do not result in unintended challenges.

Guthrie notes again that staff are purchasing 98.5% Canadian including 29% local. This is about sending message to support local and rally the community as best they can. Guelph is 4th-6th most impacted by tariffs in Canada, so lots of sleepless nights ahead.

Guthrie thanks council for promoting this, and though he doesn't really like these support motions, this is about bringing the community together to fight tariffs. There can be "knee jerk reactions" that he doesn't support, but this is a thoughtful reaction.

Allt says ditto, and says, to be clear, they're not promoting anti-American sentiment, and this is about one person and their specific approach to trade.

Recommendations approved as Guthrie puts on a hat.



Bylaws of the week approved.

8. By-laws

Resolution to adopt the By-laws. (Councillor Busuttil)

Recommendation:

1. That by-laws (2025)-21058, (2025)-21060 and (2025)-21061 be approved subject to Section 284.11 (4) of the Municipal Act.

*8.1 By-law Number (2025) - 21058



A by-law to amend By-law Number (2021)-20609, being a by-law to provide for the registration of Small Multi-Unit Residential Properties.

*8.2 By-law Number (2025) - 21060



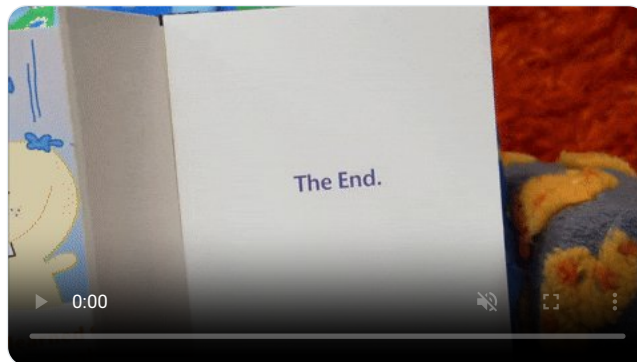
A by-law to confirm the proceedings of a meeting of Guelph City Council held March 18, 2025.

*8.3 By-law Number (2025) - 21061



A By-law to amend By-law Number (2025) – 21055, By-law Number (2025) – 21056 and By-law Number (2025) – 21057, respectively, for the establishment of an administrative penalty system for parking infractions in the City of Guelph.

Meeting adjourned!



@threadreaderapp unroll please!

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