

DGBA BOARD MEETING: AUGUST 2025

AGENDA

Wednesday August 27th, 2025 @ 6:06pm

Location: DGBA Board Room

42 Wyndham St N, Guelph, ON N1H 4E6

Also available via Zoom link

- 1. Approval of Agenda: Dereck & Isade, motion carries**
- 2. Approval of Minutes from the previous meeting (June 2025): Derek & Isade; motion carries**
- 3. City of Guelph Presentations: Community Planning Permit System & Parking Operations**
 - Will Gregory, project manager (community planning permit system)
 - Jamie Par, analyst for operations (work to improve parking downtown)
 - Will:
 - CPPS: land use & zoning, how we review and develop changes to downtown
 - Zoning-by law to regulate development, a lot of special provisions for downtown as its a strategic growth area for residential and business development
 - Trying to find ways to expedite/add housing, rethink how we do zoning
 - The CPPS is a way of reforming how we do zoning, with zoning there will be a set of requirements (where certain types of buildings can be located & how it can be built)
 - Allows us to have set rules, but have more flex so staff can administratively approve things that don't quite comply (avoiding needing to go to council or committee of adjustment + site plan review)
 - Currently 180 days just to get through planning before you get to building permits
 - CPPS adjustments/asset design can be done in as little as 45 days (streamlines the process)
 - Also allows us to accept community benefits; set a threshold, allow us to grant additional height or density to certain projects in exchange for specific community benefits (ie: additional floors can be added so long as affordable housing offered)
 - Does affordable housing encourage/discourage developers; can mandate a percentage of development to be affordable to get the additional height. Currently opting for voluntary community benefit exchange

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- Charles: we should encourage developers to build as high/dense as we can allow without any "benefit exchange" to increase volume of housing available to make it easier for people to purchase
- Stacey: the city has certain additional goals that float alongside increasing residential development as well as affordable housing
- What is the process CPPS? Zoning staff would handle smaller projects/changes, and development staff would handle larger scale/complex projects

Jamie: Parking

- Parking ops over all has been split up from operations & planning.
- Since being in control of parking for the last year, making improvements and making it more accessible
- As of November, removing the gate & implementing the honk app to all parking facilities (pay by plate - pay by phone or pay station)
- The removal of the gates will reduce the congestion at parking garages during downtown events, with the convenience of paying from their mobile device
- Honk promo codes (more robust coupons) can be offered to customers to encourage parking in designated areas
- You can add money to accounts, offer discount codes
- Rolling out a new self-service portal to purchase permits, eliminating the need for visiting in person to collect a permit
- East, West & market parkade have increased security & by-law patrol up to three times per day, to hopefully deter b&e/loitering in parkades
- West parkade lobby has been renovated, looking to upgrade the other parkades as well - 15 parking signs on order
- Permit management improvements: no key cards or contracts, you get licence plate and vehicle type and they get onboarded into the system
- Increased security & cleaning of the parkades; lots will be monitored for ticketing & maintenance (track it - QR CODES to ensure patrol is being done)
- .35 cent service fee for using the app goes to Honk

4. Treasurers Report - Richard Overland

- Our bond with 10C has matured, checking with Jenny to ensure all interest payments have been received. \$25,000 bond payment to be received in next few days
- We should not pre-cut the OBIAA budget ahead of deciding if we (The DGBA members) will attend
- Will add \$5,000 to the budget cover the conference cost for OBIAA
- Music weekends funding was cut (\$20,000 added to mitigation budget) due to lack of attendance, venues were not willing to chip in to cover the cost of entertainment
- \$10,000 of event flex budget to add potential activations to event calendar

5. 2026 Budget Review - Richard Overland

6. Chair Updates - Charles Nash

- Working on a date for end of September for town hall regarding St. Georges square design
- Lighting project, about 65% of buildings confirm that they're in. Two small buildings have declined
- Pina has talked to the bookshelf, they want to do a big launch ("Bright Nights") Bookshelf wanted the side of their building mural to be lit up, DGBA to cover 50% cost do do so (\$1100)

7. City Updates - Stacey Laughlin & James Goodram

- Sept 15th: first downtown office opening, mayor to do opening ceremony (10am), construction cafe to be catered by Capistrano (10:30-12:30)
- Hoping to have sample outdoor furniture to be used downtown after renovations to show/touch feel experience
- Open House at Old Quebec Street Shops to show the design for Wyndham street and the design for St. Georges square with new visuals, answer questions & talking about business support services
- Alectra work coming in early September
- License is working on the official permit to keep the heart at St.George's square
- End of October when Wyndham St is going out for tender. Time frame for duration of construction & over all cost
- Short listed 5 contractors; have been working with the city to work through design process for design, staging, sequencing, timeline - this is all part of the tender agreement to go out
- Graffiti removal, DGBA in support of the removal but shouldn't be the sole responsibility of the business owners to remove it

8. CLC Updates - Derrick Rutherford

- Environmental analysis, would like to invite Police Chiefs to the next meeting to provide statistics (will help support CLC's focus on ensuring there is a line in the budget for safety/security for the businesses/civilians around social services)
- Believe there is responsibility to all, to be good neighbours and ensure the downtown is safe for all. Facilitators providing social services are also doing their part to help maintain safe external spaces for all

9. Attractions Updates - Pina Marfisi

- Vintage Market: September 6th (over 40+ vendors)
- September 12th: Jazz Fest (in St.George's square)
- September 20th: Doggy Promenade
- October 25th: Trick or Treating & Halloween Market (on Carden)
- November: Nightengale Centre (third week of November)

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- December: Spirit of the Season

10. Next Meeting: Wednesday September 24th

11. Adjournment