

DGBA BOARD MEETING

Agenda

Wednesday September 24th, 2025

Location: DGBA Board Room

42 Wyndham St N, Guelph, ON N1H 4E6

Also available via Zoom link

In-person attendance: Kristel Mane, James Goodram, Jordyn Foster,

Regrets: Stacey Laughlin,

Virtually: Tom Lammer, Isade Dallen, Carly Klassen

1. Approval of Agenda: Kristel & Pina

2. Approval of Minutes from the previous meeting (Aug 2025): Derrick & Richard

3. Guelph Police Service Presentation (Chief, Deputy Chief & Community Liaison for GPS)

- Andrew Goody & Steve Gill from Guelph Police Service
- Community disclosed frustration of lack of police presence. GPS has increased police presence and deployment of resources in the downtown core
- Andrew Goody: since 2024 an increase of resources have been put into downtown, the positive impact is a result of police working along side various community groups, boards etc to improve the downtown
- 2024; initiated downtown impact worker (Kim Catcher & rescue officer Mark O'Connell) provided additional crisis management
- Mark & Kim Over 190 visits downtown, over 150 have had individuals given access to crisis management resources
- In October 2024, public space initiative (focused on open air drug use), over 115 arrests since implementation
- Every person dealt with was referred to a social service agency, every situation was met with the baseline of helping the individual

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- Community resource officers looking to expand what the unit looks like, specifically responsible for proactive initiatives to downtown; take the time to get to the root of the problem and work towards a solution (also attend community focused events)
- First response officers deploy to emergency situations
- CSOC: inside GPS service that has 19 cameras across the downtown to survey the area (looking to expand in the near future; no date determined)
- Proactive initiatives just over 3000, over 1500 were in the downtown
- Presently over 500 in the downtown for 2025 so far
- Steve Gill: CSOC expansion will further act as a deterrent to criminal activity throughout the city of Guelph
 - Q: will there be more notices of cameras in the area? Yes, by-law is currently in the process of putting up more signage to provide notice of areas where cameras will be placed/are recording
 - Q: is it possible to get another impact workers to partner with downtown officers? Yes, there are 7 additional impact workers that work throughout the city, they will attend to at risk community members
 - Q: any risks from the police regarding construction? Yes, thoughts that the safety of downtown during construction is important, plans in place to maintain safety in a dynamic ways (bikes over cars, CPTED - have your business assessed by an officer for crime prevention)
 - Q: increased call volume to areas near Norfolk manor & Delhi street, more social agencies being deployed, additional resources available as needed
 - Q: is there an increase of at risk community members from other cities & how do we manage? Yes, GPS is aware of increases but no direct link to any particular reason, some individuals seek services from within the county and end up staying close to resources

4. Downtown Heritage Conservation Project Team Presentation (City of Guelph)

- Imogen Goldie, Rebecca & Matt
- Draft planning guidelines were revised in July, indigenous review recieved at the end of August, September was endorsed by council & released to the public
- Rebecca partner with ASI

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- Matt Reid: planner/urban designer with Fotan (working with Rebecca on guidelines)
- The city is completing a Heritage Conservation District plan to develop policies and guidelines in the commercial core of downtown Guelph; protect significant buildings and landscapes that create a heritage sensitive plan for future development
- Activities exempt from heritage permits: interior changes or property use, minor repairs and routine maintenance, property appearance maintenance with similar materials or colours
- Activities requiring Minor Heritage Permit: replacements/additions of exterior building elements with new or different materials
- Activities requiring Major Heritage Permit: altering exterior building elements, relocating a building
- Heritage Permits: no application fee, minor permit turned around in 10-15 business days, major permit: 15-45 days, new construction/demolition reviewed within 90 days
- Plan does not require the replacement of heritage attributes in the event of a total loss event; this responsibility is not imposed as an obligation to insurers
- *Highlights for Property Owners:*
 - Policy is mandatory; guidelines are discretionary
 - Owners of contributing properties are required to maintain them in the likeness of Heritage Conservation
 - Policies & guidelines do not impact building use
 - Policies and guidelines apply to exterior of buildings only — not interiors
 - Owners of contributing properties are encouraged to replace heritage attributes “in kind” but not mandatory
 - Restoration of a contributing property to a previous state or period is not required, but may be appropriate in some cases
 - Q: what would the heritage committees input be on an empty lot (with prospective new build). The idea is that the heritage committee/council would have some review on what would be built there, with a focus on ensuring that it “fits” into the area (design approach)

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- Q: will insurance go up once building receives heritage designation? It should not impact the building. However, the assumptions would over charge and under ensure.
- Currently working with insurance companies to review language of certain by-laws
- Permissions for certain heights & parameters; considered an opportunity site
- Intensification within the downtown is both contributing properties (what already has significance) & making sure any new developments are not negatively impacting the heritage attributes of the downtown
- **Q: has the city spoken to HCD about the redesign of St.George's Square?**
 - Board perceives current materials for St.George's square do not reflect Heritage Sites; materials are modern and cold
 - Stat public meeting on October 15th: if you have any comment to object or appeal the process down the line, you need to make representation at the October meeting

5. Revised Budget - Richard Overland

- Everyone should have received copy of revised budget (omitted portion of OBIA, added contingency should we (the board) choose to atten
- Motion to approve the revised budget for 2026: Richard, Second Derrick
 - No objections, motion carries

6. Treasurer's Report: Richard Overland

- Nothing alarming, sent over this morning

7. Chair Updates: Charles Nash

- Last week the city moved into the DGBA office, AV update (\$15,000 budget provided from city) we received a quote for over \$50,000 to upgrade AV
- Sam & Charles looked up high end camera, microphone & TV for AV addition to board room
- Bright Lights: skyline declined to participate in the project (1 of 3 that have declined) still waiting on the bank buildings to confirm participation

8. Welcoming Streets: Charles Nash

- Been requested by the mayor that the board provides input on Welcoming Streets & what our position is on their purpose and efficacy (for city budget)
- Board had issues with reporting, KPI's & ROI
- Suggest to the Mayor that the city do a survey with local businesses on their experiences with Welcoming Streets to get a more wholistic perspective

9. City Updates: Stacey Laughlin & James Goodram

- No updates

10. St. George's Square: Charles Nash

- At the request of a couple councillors, businesses were invited to a town hall
- City presented its updated version of the square; disappointed that not much has changed (more detailed drawings) same materials, same layout/design
- Board feels were not being heard; design is based on community engagement
- Barb Minette: came up with the idea of a bench with Paper Bag Princess

- Carly Klassen puts forward the Motion that the DGBA respectfully requests that the City of Guelph consider and integrate the proposed Downtown Heritage Conservation District guidelines in the planning and design of St. George's Square. Aligning the design with these guidelines will ensure that the design reflects and enhances Guelph's unique heritage character while supporting a vibrant downtown public space. Second; Kristel Manes

- Carly Klassen puts forward the Motion that The Downtown Guelph Business Association (DGBA) supports the placemaking initiative proposed by Barb Minett, which envisions an interactive structure featuring *The Paperbag Princess*. We believe this initiative celebrates and honors the legacy of author Robert Munsch while enhancing the vibrancy and engagement of our downtown public spaces. Second; Pina Marfisi

- Richard Overland puts forward: Motion The Downtown Guelph Business Association (DGBA) requests that the City of Guelph consider a more discreet location or storefront for the proposed public washroom. We believe this approach maintains accessibility for downtown visitors while preserving the character and functionality of the square. Second; Kristel Manes. No objections

11. CLC Updates: Derrick Rutherford

- Met with the group who put together the email from Norfolk Manor. Shared safety concerns for the area

12. Attractions Updates: Pina Marfisi

- Doggie promenade went well. This year they did 514 photos (up from 180 in 2024)
- More vendors than ever at Doggie Promenade; got 6 more vendor requests for next year
- SOTS huts have been 95% filled
- Trick or Treat is the next event for downtown October

13. Ramp it up! Accessibility Project: Carly Klassen

- In July, council supported a community led initiative for temporary ramp programs (stop gap)
- Consign Your Curves implemented the ramp on Thursday (improving accessibility)
- Request to send out an application to DGBA membership if anyone wants to apply & source charities to partner with to apply to NFP's for sponsorship/funding/grants

14. Staff (Motion to go in camera): Richard Overland (Seconding: Cathy Downer)

15. Next Meeting: Wednesday October 29th, 2025

16. Adjournment