



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
Wednesday, February 26, 2014 at 6:00 p.m.**

Attendance

Council: Mayor Farbridge
Councillor B. Bell
Councillor L. Burcher
Councillor T. Dennis
Councillor I. Findlay
Councillor J. Furfaro
Councillor Guthrie
Councillor Hofland
Councillor Laidlaw
Councillor Kovach
Councillor K. Wettstein
Councillor A. Van Hellemond

Absent: Councillor Piper

Staff: Ms. A. Pappert, Chief Administrative Officer
Mr. M. Amorosi, Executive Director, Corporate & Human Resources
Mr. D. Thomson, Executive Director, Community & Social Services
Mr. A. Horsman, Executive Director, Finance & Enterprise
Dr. J. Laird, Executive Director, Planning & Building, Engineering and Environment
Mr. D. McCaughan, Executive Director, Operations, Transit & Emergency Services
Ms. T. Agnello, Deputy Clerk
Ms. D. Black, Council Committee Coordinator

Mayor Farbridge called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

The Mayor advised that the purpose of the meeting was to address the Guelph Economic Investment Fund and the Province of Ontario – Ministry of Training, Colleges and Universities – Policy Framework on Major Capacity Expansion.

Introduction to Guelph Economic Investment Fund (GEIF)

Ms. Ann Pappert, CAO, explained the need for the Guelph Economic Investment Fund and advised that Council approval to execute the Memorandums of Understanding is the next step for the Baker Street project. She advised staff will be reviewing the percentage of the mix of private and public investment; the percentage of land for institutional, commercial and residential use, and whether current financial policies are adequate. She also noted that the funding model may be affected by various factors.

Council will receive a decision level proforma on the Baker District project for review and approval in May, including a funding model. A sustainable parking enterprise model master plan and a communications plan will also be presented. The fund will be included in a multi-year operating budget and capital budget process.

Mr. Ian Panabaker, Corporate Manager, Downtown Renewal, addressed the reasons for the investment fund, the proposed principles, the downtown project implementation plan and the

interconnection of the major projects within the downtown. He advised that the Province will be requesting expressions of interest for their Major Capacity Expansion Policy Framework for funding opportunities.

Mr. Andrew McNeill, LiveWorkLearnPlay Inc., advised that the Baker Street redevelopment is an opportunity to drive traffic flow, visitation and spending in the downtown and noted the importance of parking to the project. He believes the Baker Street development is a strong example of public and private partnership.

Mr. Doug Minett, Chair, Downtown Advisory Committee, advised the committee has addressed parking, public realm and institutional opportunities and recognize that the potential of this project expands beyond the downtown core. He stated the committee is supportive and excited about the project.

Dr. John Tibbetts, President, Conestoga College Institute of Technology and Advanced Learning, advised that another campus in Guelph will enable them to expand their trades training, address skills gaps, and grow the future economy in a wide range of disciplines and partnerships with the University of Guelph. He noted that 70-75% of students stay in the area where they attend college, which would provide long-term economic benefits to the City.

Dr. Belinda Leach, Associate Dean, College of Social and Applied Human Sciences, University of Guelph advised they intend to develop a local-to-global focus with Conestoga College and believes this project will foster new and existing collaborative efforts. She noted that it provides students with the opportunity to address real world challenges of a community project where the challenges are being faced.

Ms. Pamela Munghen, Student Help and Advocacy Centre Coordinator, Central Student Association, University of Guelph, believes the easier access to the library resources, connectivity with Conestoga College students.

Mr. Jim Bonk, CEO, YMCA-YWCA Guelph, advised the project is an opportunity to integrate more fully into the community and bring more programs to more citizens and work with new partners. He stated they will be able to provide services to the residential community and existing businesses in the downtown.

Ms. Kitty Pope, CEO, Guelph Public Library, supports the development and noted that accessing public and private funds is an opportunity to provide synergy and leverage more opportunities. She stated the inclusion of academic programs on site would complement library use... She advised the project requires a paradigm shift regarding how the library and education are envisioned and is excited about the possibilities.

Ms. Kristel Manes, Director, Innovation Guelph, provided details of the services they offer and advised the Baker Street development would provide additional workshop space for them and complement existing services by providing opportunities for further partnerships with the University of Guelph and Conestoga College.

Mr. McNeil summarized the synergies of the various partners and addressed their physical requirements including underground parking. He noted the financial analysis; including economic spinoffs will be reviewed and will report the findings to Council in May. He noted the development will be over 600,000 square feet, and bring in approximately 1000 students which should result in spending in the downtown core. He summarized the Baker District Value

Proposition and stated that they do not envision a small business opportunity within the development itself but that these would occur on the periphery.

Mr. Panabaker addressed the financial framework, budget issues and funding opportunities. He noted there may be a tax component required and potential operational impacts need to be considered. He noted prioritizing is a key component and the funding must comply with the City's debt policy, reserve policy, investment strategy framework, predictable tax formula; multiple year budgets, capital plan and upcoming asset management strategy.

Questions regarding the financing; particularly the level of City, private and other government levels of funding and the timing of same ensued. There was also discussion regarding available parking and revenues for same.

1. Moved by Councillor Burcher
Seconded by Councillor Hofland

1. That Downtown Renewal report FIN-DR-14-02, Introduction to the Guelph Economic Investment Fund (GEIF), dated February 26, 2014, be received.
2. That Council endorses the principles outlined in Attachment 1 to structure the development of the Guelph Economic Investment Fund as identified in the staff report and that the Investment Fund recommendation be brought forward to Council at a meeting in May 2014.
3. That Council supports Staff executing Memorandums of Understanding (MOU's) with the emerging Baker Street partners to explore and refine program and funding opportunities to inform upcoming GEIF recommendations and project decisions.

It was requested that the clauses be voted on separately.

1. Moved by Councillor Burcher
Seconded by Councillor Hofland

That Downtown Renewal report FIN-DR-14-02, Introduction to the Guelph Economic Investment Fund (GEIF), dated February 26, 2014, be received.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Van Hellemond and Wettstein (12)

VOTING AGAINST: (0)

CARRIED

2. Moved by Councillor Burcher
Seconded by Councillor Hofland

That Council endorses the principles outlined in Attachment 1 to structure the development of the Guelph Economic Investment Fund as identified in the staff report and that the Investment Fund recommendation be brought forward to Council at a meeting in May 2014.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Hofland, Laidlaw, Van Hellemond and Wettstein (10)

VOTING AGAINST: Councillors Guthrie and Kovach (2)

CARRIED

3. Moved by Councillor Burcher
Seconded by Councillor Hofland

That Council supports Staff executing Memorandums of Understanding (MOU's) with the emerging Baker Street partners to explore and refine program and funding opportunities to inform upcoming GEIF recommendations and project decisions.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Van Hellemond and Wettstein (12)

VOTING AGAINST: (0)

CARRIED

Province of Ontario – Ministry of Training, Colleges and Universities – Policy Framework on Major Capacity Expansion

Mr. Peter Cartwright, General Manager, Economic Development, advised that late in 2013, the Province released its policy statement regarding post-secondary school expansion and invited publicly funded institutions to submit expressions of interest to highlight local needs, and potential partnerships. This support is in anticipation of funding opportunities.

5. Moved by Councillor Kovach
Seconded by Councillor Wettstein

1. That Guelph City Council supports in principle the City's need for an expanded post-secondary school campus as recommended by the City of Guelph's Economic Development and Tourism Strategic Plan – 'Prosperity 2020'.
2. That Guelph City Council supports in principle the preparation of an Expression of Interest by Conestoga College and its partners which responds to the Province of Ontario's 2013 Post-Secondary Education Policy Framework on Major Capacity Expansion as described in report FIN-ED-14-01.
3. That Guelph City Council supports in principle the submission of an Expression of Interest for an expanded local post-secondary school capacity by Conestoga College and its partners to the Ministry of Training, Colleges and University, as described in report FIN-ED-14-01, subject to its contents being acceptable to the General Manager of Economic Development.
4. That Guelph City Council commits to the City's continued partnership with the University of Guelph, Conestoga College and the County of Wellington in developing a complete business case which will address the academic programming, funding models, physical requirements and local, regional and provincial benefits relating to expanded local post-secondary school capacity as described in report FIN-ED-14-01.

VOTING IN FAVOUR: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Laidlaw, Van Hellemond and Wettstein (12)

VOTING AGAINST: (0)

CARRIED

Adjournment (8:19 p.m.)

6. Moved by Councillor Hofland
Seconded by Councillor Burcher

That the meeting be adjourned.

CARRIED

Minutes to be confirmed on March 31, 2014.

Karen Farbridge -Mayor

Tina Agnello - Deputy Clerk