



**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
November 25, 2015 at 6:00 p.m.**

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**Attendance**

Council: Mayor Guthrie  
Councillor P. Allt  
Councillor B. Bell  
Councillor C. Billings  
Councillor C. Downer  
Councillor J. Gordon  
Councillor J. Hofland  
Councillor M. MacKinnon  
Councillor L. Piper  
Councillor M. Salisbury  
Councillor A. Van Hellemond  
Councillor K. Wettstein (*arrived at 6:10 p.m.*)

Absent: Councillor D. Gibson

Staff: Ms. A. Pappert, CAO  
Mr. M. Amorosi, Deputy CAO of Corporate Services  
Mr. P. Cartwright, General Manager, Business Development & Enterprise  
Mr. I. Panabaker, Corporate Manager Downtown Renewal  
Ms. T. Agnello, Deputy Clerk  
Ms. D. Black, Council Committee Coordinator

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Mayor Guthrie called the meeting to order.

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

**Downtown Secondary Plan – Baker Street Redevelopment**

Peter Cartwright, General Manager Business Development & Enterprise introduced the Downtown Secondary Plan and provided information regarding the process to date, challenges and opportunities, next steps for implementation and the Business Development & Enterprise workplan for 2016.

Ian Panabaker, Corporate Manager Downtown Renewal, reviewed the strategic context, principles, and status of the Plan.

Councillor Piper left the meeting. (*6:22 p.m.*)

Ian Panabaker addressed outlined the 2016 objectives for the Baker Street development.

Peter Cartwright reviewed the options raised in 2014 and explained the current status. He stated the City should be exploring the investment interest from the private sector. He advised staff will create a process to test the marketplace and will report back to Council before initiating discussions.

Ian Panabaker provided an overview of the proposed development, explained the external and project-related dependencies, the required coordination of the project and the work plan.

Peter Cartwright provided examples of other communities that are developing downtown projects and provided details regarding the Business Development and Enterprise 2016 Work Plan specifically relating to the downtown.

Councillor Piper returned to the meeting. (7:56 p.m.)

Discussion ensued regarding infrastructure needs, funding options, parking, understanding options available in the market, the library as a separate entity, timelines, parking needs, development charges and obstacles preventing the project from advancing.

### **Main Motion**

1. Moved by Councillor Allt  
Seconded by Councillor Hofland
  1. That the presentation on the Downtown Secondary Plan - Baker Street Redevelopment, be received.
  2. That staff be directed to develop and implement a *Downtown Implementation Strategy Framework* for Council.
  3. That staff be directed to develop an *Investment /Market Sounding* package for exploring and scoping the private sector's interest regarding the redevelopment of Baker Street and where feasible other downtown projects.
  4. That staff be directed to report back to Council quarterly on the status of the *Downtown Implementation Strategy Framework* and the *Baker Street Investment/Market Sounding*.

### **First Amendment**

2. Moved by Councillor Downer  
Seconded by Councillor Gordon

That the following be added as clause 5:

That staff be directed to work with library staff throughout these processes.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (12)*

*VOTING AGAINST: (0)*

CARRIED

### **Seconded Amendment**

3. Moved By Councillor Bell  
Seconded by Councillor Billings

That the words in Clause 2 "*and implement*" be removed.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Billings, Downer, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (9)

VOTING AGAINST: Councillors Allt, Gordon and Hofland (3)

CARRIED

**Main Motion as Amended**

4. Moved by Councillor Allt  
Seconded by Councillor Hofland
  1. That the presentation on the Downtown Secondary Plan - Baker Street Redevelopment, be received.
  2. That staff be directed to develop a *Downtown Implementation Strategy Framework* for Council.
  3. That staff be directed to develop an *Investment /Market Sounding* package for exploring and scoping the private sector's interest regarding the redevelopment of Baker Street and where feasible other downtown projects.
  4. That staff be directed to report back to Council quarterly on the status of the *Downtown Implementation Strategy Framework* and the *Baker Street Investment/Market Sounding*.
  5. **That staff be directed to work with library staff throughout these processes.**

VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (12)

VOTING AGAINST: (0)

CARRIED

**Adjournment (8:31 p.m.)**

5. Moved by Councillor Bell  
Seconded by Councillor Downer

That the meeting be adjourned.

CARRIED

*Minutes to be confirmed on December 14, 2015.*

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Mayor Guthrie

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Tina Agnello – Deputy Clerk