



**Minutes of Guelph City Council – Special Meeting  
Held in the Council Chambers, Guelph City Hall on  
July 17, 2017 at 5:32 p.m.**

---

**Attendance**

Council: Mayor C. Guthrie  
Councillor P. Allt  
Councillor B. Bell  
Councillor C. Downer  
Councillor D. Gibson  
Councillor J. Gordon  
Councillor J. Hofland  
Councillor M. MacKinnon  
Councillor M. Salisbury  
Councillor A. Van Hellemond  
Councillor K. Wettstein

Absent: Councillor C. Billings  
Councillor L. Piper

Staff: Ms. C. Clack, Deputy CAO of Public Services  
Mr. T. Lee, Deputy CAO of Corporate Services  
Mr. S. Stewart, Deputy CAO of Infrastructure, Development and Enterprise  
Mr. S. O'Brien, City Clerk  
Ms. T. Di Lullo, Council Committee Coordinator

---

**Call to Order** (5:32 p.m.)

Mayor Guthrie called the special meeting to order.

**Authority to Resolve into a Closed Meeting of Council**

1. Moved by Councillor Downer  
Seconded by Councillor Allt

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (c) of the Municipal Act with respect to a proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

**Closed Meeting** (5:35 p.m.)

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

There were no disclosures.

The following matters were considered:

**C-CON-2017.11 Potential Disposition of Baker District Properties**

**Rise and recess from Closed Meeting** (5:51 p.m.)

Council recessed.

## **Open Meeting** (6:01 p.m.)

Council: Mayor C. Guthrie  
Councillor P. Allt  
Councillor B. Bell  
Councillor C. Downer  
Councillor D. Gibson  
Councillor J. Gordon

Councillor J. Hofland  
Councillor M. MacKinnon  
Councillor L. Piper  
Councillor M. Salisbury  
Councillor A. Van Hellemond  
Councillor K. Wettstein

Absent: Councillor C. Billings

Staff: Mr. D. Thomson, Chief Administrative Officer  
Ms. C. Clack, Deputy CAO of Public Services  
Mr. T. Lee, Deputy CAO of Corporate Services  
Mr. S. Stewart, Deputy CAO of Infrastructure, Development and Enterprise  
Ms. K. Dedman, General Manager, Engineering & Capital Infrastructure/City Engineer  
Ms. T. Baker, Treasurer/General Manager of Finance  
Mr. M. Petricevic, General Manager, Facilities Management  
Mr. P. Cartwright, General Manager, Business Development and Enterprise  
Mr. I. Panabaker, Manager, Downtown Renewal  
Mr. A. McIlveen, Manager, Transportation Services  
Mr. S. O'Brien, City Clerk  
Ms. T. Di Lullo, Council Committee Coordinator

Also

Present: Mr. R. Nussey, Collins Barrow, consultant

Mayor Guthrie called the special meeting to order regarding the Downtown Implementation Strategic Framework.

## **Closed Meeting Summary**

Mayor Guthrie spoke regarding the matters addressed in closed and identified the following:

### **C-CON-2017.11 Potential Disposition of the Baker District Properties**

Information was received on this item.

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

There were no disclosures.

Councillor Piper arrived at the meeting. (6:02 p.m.)

## **Downtown Implementation Strategic Framework (2)**

**CON-2017.34 Parking Master Plan Implementation: Award of the Wilson Street Parkade Design-Build Contract #17-050**

## **Presentation:**

Scott Stewart, Deputy CAO, Infrastructure, Development and Enterprise Services, provided opening remarks and gave an overview of the Parking Master Plan Implementation: Award of the Wilson Street Parkade Design-Build Contract #17-050.

Ian Panabaker, Manager, Downtown Renewal, outlined the Wilson Street Parkade Design-Build Award recommendations.

Mayor Guthrie left the meeting. (7:30 p.m.)  
Councillor Downer assumed the Chair.

The following delegates spoke regarding this item:

Anthony Veder

Will Mactaggart, on behalf of Downtown Advisory Committee

Dorothe Fair, on behalf of Guelph Wellington Seniors Association

Kirk Roberts

Mayor Guthrie returned and resumed the Chair. (7:44 p.m.)

The following delegates also spoke regarding this item:

Martin Collier

Marty Williams, Executive Director, Downtown Guelph Business Association

Cindy Guild

John Leacock withdrew his delegation.

Lynn Kurp was not present.

Councillor Piper raised a point of privilege regarding a comment made by Councillor Bell.

2. Moved by Councillor Hofland  
Seconded by Councillor Gibson

1. That the amended request for proposal for the design and construction of the Wilson Street Parkade, pedestrian bridge and Wilson Street final works from Gordon Street to Carden Street, as recommended by Staff and described in Report IDE-17-80 "Parking Master Plan Implementation: Award of the Wilson Street Parkade Design-Build Contract #17-050", be awarded for a total of \$20,404,532.00 exclusive of HST, and that the Mayor and the Clerk be authorized to execute the contract.
2. That the required total budget increase of \$8,535,000 be approved and funded from debt and reserves funds in accordance with the staff recommendations in Report IDE-17-80 "Parking Master Plan Implementation: Award of the Wilson Street Parkade Design-Build Contract #17-050".
3. That staff report back to Council with an update to the Parking Master Plan that incorporates the changes in strategy, technology, timing and revenue projections since Council endorsement of the plan.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Downer, Gibson, Gordon, Hofland, MacKinnon, Piper, Van Hellemond and Wettstein (11)

**Voting Against:** Councillor Salisbury (1)

Carried

The meeting recessed at 8:29 p.m. and reconvened at 8:40 p.m.

Councillor Gibson left the meeting. (8:29 p.m.)

**CON-2017.33      Downtown Guelph Secondary Plan – Implementation –  
Priority Programs of Work**

**Presentation:**

Peter Cartwright, General Manager, Business Development and Enterprise, presented the Downtown Guelph Secondary Plan – Implementation – Priority Programs of Work.

The following delegates spoke regarding this item:

Susan Watson  
Lin Grist  
Ted Pritchard  
Jonathan Webb

Virginia Gillham withdrew her delegation.

Discussion ensued regarding the library main branch.

**Main Motion**

3. Moved by Councillor Downer  
Seconded by Councillor Hofland
  1. That the Baker District redevelopment, as described in Report IDE 17-71, become the Corporation's priority program of work to further implement the Downtown Secondary Plan; and
  2. That staff be directed to implement a Request for Proposal (RFP) process for the Baker District redevelopment, as described in Report IDE 17-71, and report back to Council on the results by no later than the end of Q1 2018; and
  3. That staff be directed to develop the associated work plan, funding strategy and business term options for the Baker District redevelopment through the Request for Proposal (RFP) process, as described in Report IDE 17-71, and report back to Council by the end of Q1 2018; and
  4. That staff be directed to apply the priority setting criteria and weighting, as described in Report IDE 17-71, to further assess the prioritization of the balance of the programs of work to implement the Downtown Guelph

Secondary Plan, and to report back on the status of this work by the end of Q1 2018.

### **Amendment**

4. Moved by Councillor Downer  
Seconded by Councillor Gordon

**That staff include a requirement for space allocation for a main library within the Baker Street Request for Proposal (RFP).**

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Downer, Gordon, Hofland, Piper, Salisbury, and Wettstein (9)

**Voting Against:** Councillors MacKinnon and Van Hellemond (2)

Carried

### **Main Motion as Amended**

5. Moved by Councillor Downer  
Seconded by Councillor Hofland

1. That the Baker District redevelopment, as described in Report IDE 17-71, become the Corporation's priority program of work to further implement the Downtown Secondary Plan; and
2. That staff be directed to implement a Request for Proposal (RFP) process for the Baker District redevelopment, as described in Report IDE 17-71, and report back to Council on the results by no later than the end of Q1 2018; and
3. That staff be directed to develop the associated work plan, funding strategy and business term options for the Baker District redevelopment through the Request for Proposal (RFP) process, as described in Report IDE 17-71, and report back to Council by the end of Q1 2018; and
4. That staff be directed to apply the priority setting criteria and weighting, as described in Report IDE 17-71, to further assess the prioritization of the balance of the programs of work to implement the Downtown Guelph Secondary Plan, and to report back on the status of this work by the end of Q1 2018; and
5. That staff include a requirement for space allocation for a main library within the Baker Street RFP.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Downer, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (11)

**Voting Against:** (0)

Carried

## By-laws

6. Moved by Councillor Bell  
Seconded by Councillor Salisbury

That By-laws Numbered (2017)-20189 and (2017)-20193, are hereby passed.

**Voting in Favour:** Mayor Guthrie, Councillors Allt, Bell, Downer, Gordon, Hofland, MacKinnon, Piper, Salisbury, Van Hellemond and Wettstein (11)

**Voting Against:** (0)

Carried

## Adjournment (10:01 p.m.)

7. Moved by Councillor Bell  
Seconded by Councillor Gordon

That the meeting be adjourned.

Carried

Minutes to be confirmed on September 25, 2017.

---

Mayor Guthrie

---

Stephen O'Brien - City Clerk