

# Special City Council Meeting Agenda

Consolidated as of February 9, 2018



**Tuesday, February 13, 2018 – 6:00 p.m.**  
**Council Chambers, Guelph City Hall, 1 Carden Street**

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on [guelph.ca/agendas](http://guelph.ca/agendas).

Changes to the original agenda have been highlighted.

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**Open Meeting– 6:00 p.m.**

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

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**Special Council - Baker District Redevelopment Status Update**

**Guelph Public Library New Main Library Business Case (memo attached)**

**Presentation:**

Lisa Maslove, Chair, Guelph Public Library Board  
Bruce Peever, Director, Public Sector Advisory, KPMG  
Douglas Tipple, Principal, Creva Group Ltd.  
Carly Klassen, Guelph Public Library Board Member

**Delegations:**

Rick Petersen  
John Lawson  
Cameron Fioret  
Donna Jennison  
Randalin Ellery  
Marty Williams, Executive Director, Downtown Guelph Business Association  
Susan Watson  
Bruce Ryan, Old University Neighbourhood Residents' Association  
Jessica Gladio, Trillium Waldorf School  
Karen Kowalchuk  
Alan Pickersgill, Friends of the Guelph Public Library  
Virginia Gillham, Friends of the Guelph Public Library  
Ted Pritchard  
Bill McLellan  
Elaine Duignan  
Carol-Ann Betz  
Averyl Shifflett

Elsie Shifflett  
Nora Shifflett  
Vivian Webb  
Jonathan Webb  
Lisa MacTaggart  
Valentyna Zinkevych  
Cameron Shelley  
Will MacTaggart, Downtown Advisory Committee  
Ella Henderson, Minga Skill Building Hub  
Agnieszka Mlynarz  
Cynthia Bragg

**Correspondence:**

Paul Fair  
Betty Wickett  
Andrew Whitfield  
Janine Buisman Wilcox  
Susan Watson  
Bruce Ryan, Old University Neighbourhood Residents' Association  
Virginia Gillham  
Bill McLellan  
Lisa MacTaggart  
Norah Whitfield  
Marie Smith  
Nick Ruddock  
Sally Ludwig  
Erin Calvin  
Linda Kearns  
Kathy MacLean  
Annica Napier  
Jane Litchfield  
Sam Stevenson  
Lin Grist  
Oxanna Adams  
Emina Bektic  
Carly Klassen  
John Hart  
Ted Bangay  
Kithio Mwanzia, Guelph Chamber of Commerce  
Yvette Tendick  
Claire Tacon  
Maria Case and Stuart Wren  
Alexandre Krucker  
Levi Medeiros  
Denya Medeiros  
Leo Medeiros  
Mira Clarke, Action Read  
Chris Boyadjian

**Delegations:**

Kira Vermond, Professional Writers Association of Canada

**Recommendation:**

1. That the size of the library component of the Baker District Development be confirmed to be 88,000 ft<sup>2</sup> as recommended in the KPMG Guelph Public Library business case dated January 24, 2018.
2. That \$1,900,000 be approved in the capital budget to allow for the establishment of preliminary design concepts and construction costs for the library component of the Baker District Development, to be funded as per the February 13, 2018 IDE-2018-22 report entitled Baker District Redevelopment Status Update.
3. That preliminary library design concepts be co-ordinated with the preferred development partner and Guelph Public Library under the City of Guelph's Tier 1 Project Management Governance and Community Engagement Framework.
4. That staff explore various ownership structures for the library with the preferred development partner; including full ownership, lease to own and long-term lease and report back to Council on the findings by Q4 2019.

**Adjournment**

DATE February 8, 2018

TO **Mayor and Guelph City Council**

FROM Guelph Public Library Staff  
Guelph Public Library Board

**SUBJECT Business Case New Main Library**

This memo provides Members of Council conclusions drawn in the Business Case for a new Main Library. It answers questions regarding system consistency, existing branches, FTE's, space allotments and potential new revenue.

**What is the Library's vision for the current "hub and spoke" model of service? Does a larger 'head office' approach change our system?**

- We envision continuing with the hub and spoke model.
- The branches and the Main Library are part of the efficient hub and spoke model that delivers library service economically to the community. A main hub provides the infrastructure to support the whole system. Human Resources, Finance, and IT, Interlibrary Loan, as well as communication and senior administrative functions are centralized in the Main Library.
- Neighbourhood branches remain nimble because they are supported by a dynamic and efficient central facility. Branches cannot offer city-wide services just as the Main Library cannot respond to the specific and diverse needs of individual neighbourhoods.
- A main library should act as an amplifier for existing cultural, business, civic activities and engagements. It does so by offering programming, resources and specialized staff that support the City as a whole. A Main Library can offer the following:
  - a media studio;
  - an historical reading room and archives;
  - special collections (Indigenous, world languages, genealogy);

- teen spaces designed for collaboration and creativity;
  - digital learning lab;
  - small business innovation space;
  - large and small meeting spaces;
  - café, gallery/exhibition space for local artists.
- The inadequacies of the current Main Library have compromised these roles, and as a result is unable to act as an effective hub for the system.

**Is the Library Board considering consolidating or closing branches to cover the operating increases?**

- Our plan for the new Main library is not linked to a consolidation of branches. As part of the library's Strategic Plan, the Board regularly reviews the status, needs and next steps for local communities or neighbourhoods and how we serve them.
- Closing or consolidating branches would not cover the cost of the increased operating expenses on a new Main Library. Rather it would increase the burden on collections at Main and reduce community/neighbourhood service and efficiencies.
- Note: The Internal Auditor recommends that "in order to obtain savings to facilities....the CEO and the Board of GPL be proactive in their attempt to get library branches in Guelph re-located at City owned property whenever the opportunity arises."

**How soon will there be an increase in FTE's after the facility is constructed?**

- A larger facility will immediately require more staff to operate and maintain.
- The increase to the operating budget will be possible to clarify once the building design is finalized.
- The library plans to add staff in an incremental manner as much as possible so as not to overburden the operating budget and to allow for manageable library program expansion.

**What are the current space allotments in each of the Library's locations?**

<b>Location</b>	<b>Net sq. ft.</b>	<b>Public Computers</b>	<b>Meeting space sq. ft.</b>
Main	27,364	32	1070
Bullfrog	3,000	6	0
Bookmobile	68	0	0
Scottsdale	4,600	6	0
West End	4,600	7	0
Westminster	9,800	6	460
East Side	7,600	9	480
<b>Total</b>	<b>58,668</b>	<b>157</b>	<b>2010</b>

**What new revenue streams become possible as part of the new library?**

- To date the Main Library has seen an increase in revenue from room rentals. With added meeting space there is good reason to believe there will be additional revenue. Some libraries have benefited from cafés or small food service providers in their facilities. However, it must be remembered that the public library is not a revenue generating organization.
- While revenue generation is not a principal goal of libraries, fundraising for our Library is undertaken to support programs and services beyond what core funding can sustain.

**From:** Susan Watson

**Sent:** February-09-18 10:00 AM

**To:** Clerks; Mayors Office; Dan Gibson; Bob Bell; James Gordon; Andy VanHellemond; Phil Allt; June Hofland; Mike Salisbury; Christine Billings; Leanne Piper; Cathy Downer; Mark MacKinnon; Karl Wettstein

**Subject:** Please approve the library business case

Dear Mayor Guthrie and Members of Council:

Please approve the library business case this coming Tuesday so that the project can finally move forward. In addition, I would ask that some flexibility be allowed for the final floor space, as requested by the Library Board.

There are a few observations I would like to make before the 10 am submission deadline for the agenda:

1) The figure for the cost of the 2012 Building Program and Functional Plan on p. 20 of the KPMG report is incorrect: <https://www.guelphpl.ca/en/about-us/resources/Documents/2012-Functional-plan.pdf>

The total costing of \$64,263,300 is on p. 57.

In 2021 dollars, this amount would grow to \$73,466,307.59. It is important to understand that \$23.5 million has already been cut from this project behind the scenes before it has even reached Council.

2) There is no business case to support a main library smaller than the one put forward by KPMG. It is important to note that 21,000 square feet is "non-assignable" space for washrooms, elevators, stairwells, heating, etc; This space cannot be cut, so the cost efficiency of the building drops the smaller the size and increases with a larger building.

3) The report makes clear that the current library building has become a legal liability for the City. We are now at risk of lawsuits under the Ontario Building Code and the Ontarians with Disabilities Act. Most seriously, constant line-ups of wheelchairs, scooters and strollers for the elevator block a key emergency exit.

4) The presence of asbestos makes renovations to the current building expensive and difficult. There is already insufficient parking.

5) The current business plan only projects to 2036. If the library is completed in 2024, it will only be the correct size for the community for 12 years. Flexibility needs to be built in to adjust floor size for future population as the project moves forward.

Best,  
Susan Watson

## Remarks to City Council Regarding the Guelph Public Library Business Plan

Feb 13, 2018

Bruce Ryan speaking on behalf of the Old University Neighbourhood Residents' Association

Mayor Guthrie and Members of Council

My name is Bruce Ryan and I am speaking on behalf of the Old University Neighbourhood Residents' Association regarding the business plan proposed for the development of a new main branch for the Guelph Public Library.

We are asking Council to approve the proposed business plan so that the next steps in the planning of the new facility can move forward.

In support of our position, I would make the following observations.

1. Over the past 25 years the geography of Guelph has changed significantly. The City has grown in population and the neighbourhoods have pushed to the east, the west and far to the south. The Old University Neighbourhood feels like and is increasingly perceived as a downtown neighbourhood. In a very real sense, the Main Branch of the GPL is our local branch and we have a strong interest in it being the best it can be. But the residents of the OUN are citizens for Guelph. We also want the GPL to be a modern and up-to-date library system. This means that the Main Branch must provide those services that are representative of good libraries everywhere.
2. Largely because of the refusal of previous Councils to move forward on the development of a new Main Branch, the GPL has fallen behind in the provision of services increasingly emerging in the library systems of neighbouring communities and beyond. Cambridge, Waterloo and Kitchener have all undergone significant redevelopments with respect to their main libraries and to the mix of services they are able to provide. In contrast, Guelph is, in a sense, stuck in the past, limited as it is by its seriously inadequate central library building. Unfortunately, GPL has been forced by its lack of facilities to stick largely to the 'Book Lending Model'. This is a rapidly vanishing breed of library.
3. The new, modern, emerging concept of the public library is that of the 'Cultural and Intellectual Hub Model'. Book lending remains, of course, but less predominantly. The newer emphasis is on providing opportunities for citizens to explore ideas and to learn from each other. This is the notion embodied in the Guelph Downtown Secondary Plan under the heading of 'Public Realms'. Indeed, the Cambridge Public Libraries were renamed, Idea



Exchange, in order to capture this sense of what such a public space and resource can enable. In addition to shelf space for the books, the modern library needs flexible spaces for creative programming for children and adults and activities involving new technologies and innovations.

Regrettably, the GPL can do few of these things easily. They simply don't have the spaces in which to do them. The staff know what they need to do but they can't do it without the right infrastructure. The new building proposed in the business plan will permit the right kind of library development.

4. It has to be acknowledged that the GPL system has tried to develop significantly over the last 25 years in the face of previous Councils' inability to redevelop the Main Branch. It has done so almost exclusively by expanding its branch system and implementing a bookmobile. A possible unfortunate and unintended consequence of this form of development was to deepen the GPL's apparent adherence to the Book Lending Model.

Consider the following. GPL has 5 branches + a book mobile in addition to the Main Library. The Waterloo Public Library has 2 branches. The Kitchener Public Library has 4 branches. Idea Exchange in Cambridge currently has 3 branches. Compared with Waterloo and Kitchener (much larger communities), Guelph has many more branches per capita. While the per capita count in Cambridge is closer to Guelph's, it must be remembered that Cambridge was created out of the amalgamation of 3 towns each of which had its own library. Clearly, Guelph has a more articulated library system compared with neighbouring communities. By moving to a Cultural and Intellectual Hub Model especially for the downtown branch, the entire system will be better balanced and the more book oriented branches will also be enhanced.

As the stewards of Guelph's future, Council's approval of the GPL's progressive and exciting business plan will result in the creation of a state-of-the-art facility, which Guelph so rightly deserves. The OUNRA supports and endorses a facility that will provide the citizens of Guelph a vibrant community anchor and highly visible centre of civic life. The time has come to do what is right.

Thank you.

**City Council submission to accompany delegation presentation. 13 Feb. 2018.**

**The Economic Benefits to the City of a new main library in the downtown core.**

**Virginia Gillham**

It is important to understand that, contrary to the belief of some that a new library is an unaffordable expense, it will be, in fact, an economic benefit.

It is well-known in the Library profession, that when a new or renovated library building comes into use, traffic statistics (that is, numbers of users) increase exponentially. The excerpt below is taken from a study of academic libraries; however the same phenomenon is true of public library buildings.

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Shill, Harold B., and Shawn Tonner. Does the Building Really Matter?

<http://www.ala.org/acrl/sites/ala.org.acrl/files/content/conferences/pdf/shill.PDF>

*“Anecdotal evidence from many new, enlarged and renovated libraries suggests that facilities investments are associated with significant increases in student usage, even with abundant Internet and electronic database resources accessible from non-library locations. Experienced planners on the Library Administration and Management Association (LAMA) Facility Planning Discussion Group estimate that **usage in new buildings typically increases 30 to 70 percent.** The King’s College Library at Western Ontario University experienced a 420 percent facility usage increase after opening a new library.”*

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Even the current, dismally inadequate, main library building receives nearly 400,000 person-visits in a year. That number can be expected to rise significantly in a new building. If the building is located in the north-east corner of the Baker Street property, as has been discussed, all of those people would be entering and exiting onto or near Wyndham Street. Guelph’s Downtown Secondary Plan has been described as reflecting **“the City’s longstanding goal to support the downtown’s vitality by attracting more people and jobs to downtown and to demonstrate that a thriving urban Downtown benefits all of Guelph,”**. These numbers would not only benefit existing businesses, but would attract new ones. An understanding of this economic advantage needs to be incorporated into any deliberation about a new library building.

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Council’s attention is also directed to the Globe and Mail of November 3, 2014 and an article about the new Halifax Public Library entitled: Libraries Lend a Hand to Development

...2

This item describes libraries in Halifax, Ottawa, Calgary and Toronto and quotes local authorities who describe the economic benefits to their downtowns.

*"The Halifax Regional Municipality is consciously using the [\\$57.6-million library](#) to attract development along Spring Garden's bustling retail corridor.*

*The library is crucial infrastructure needed to bring Halifax into the 21st century, says [Wadih Fares](#), who, on top of developing two of those parking lots, just announced a \$100,000 donation to the branch. Mr. Fares sees it as a **stimulus for downtown growth**, likening it to the first spark in a fireplace: "It will ignite the whole fire."*

*Mr. Fares, who emigrated from Lebanon to Halifax in the 1980s, wants people to live and play downtown in the city that has supported his life and career. "The more community places you have, the more modern, 21st-century buildings that go up, it attracts people to that area," he says.*

*Paula Saulnier, interim chief executive officer of Halifax Public Libraries, says "any city that invests in their libraries makes a commitment to learning, to culture and democracy." That, in turn, brings people: "We're going to see this as a catalyst to encourage people to live and work in the downtown."*

Submission from Bill McLellan

# Teens and the GPL

Tomorrow's leaders need equal  
access to learning opportunities

# Guelph Public Library Can Make A Difference In Leveling the Playing Field For All Kids

- Not all kids have equal opportunities
- Disruptive, unstable or impoverished home environments
- The school system cannot meet the needs of all students regarding equal access

# School System limitations

- Overcrowded, very noisy, study spaces with many distractions
- Closed when classes are not on
- Extremely limited access to computers, declining and out of date resources

# GPL Already Serves Disadvantaged Kids

- Provides space for tutoring, individual and group study, learning programs, resources
- Provides access to technology/ devices
- GPL encourages field trips and visits by students at risk
- Teachers use the GPL resources to enhance their classroom experiences

# Conclusion

- Current facilities are limited in their ability to serve this demographic
- More dedicated spaces / resources needed to ensure every child has an equal opportunity to develop their skills, knowledge and reach their potential



**February 8, 2018**

City Clerk  
Guelph City Hall  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

**Re: A Modern Central Library**

**Dear City Clerk:**

I would like to express my support for the business case for a larger main library downtown and have this letter included in the materials for consideration by Mayor Guthrie and Council.

The current building is the same building that I used to check out the best sellers: *Hairy the Dirty Dog* and *Curious George* from. I now bring my teenagers to get the latest magazines and adventure series books. It astonishes me at how many people are there no matter what the time of day. There is even a line up in the morning waiting for the doors to open.

It is my hope that not only is a new library built – but that it is also a beautiful building. Any new building will be a significant cost to construct. Good design doesn't necessarily add to the construction price tag. A well-built structure

can adapt to changing needs of the future community. A well-designed building makes beautiful spaces both inside its wall and outside. Let's not be penny wise and pound foolish.

One of the best projects that I have ever worked on was when I worked with LGA Architectural Partners and Walter Fedy as the project landscape architect on the Kitchener Public Library Main Branch redevelopment back in 2009. It was a challenging project because it was a renovation and addition and the site is really small for all the planned functions. And the library remained open throughout the three phases of the redevelopment.

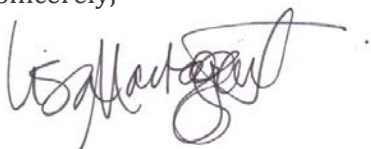
The City of Kitchener and the Region came together to leverage not just an expanded library but an underground parking structure and underground service upgrades along Ahrens Street. The future plan for the precinct also includes a public plaza between the library and Civic Centre Park.

The library is fully accessible inside and out with a long ramp across the front of the building from the bus stop and the accessible parking. The children's department is now located on the ground floor in the brand-new wing that replaced and enlarged an addition built in the eighties. It looks onto a courtyard area that sits on top of the new underground parking structure and is enclosed by a stone wall that was part of the first jail in the area. The second floor reading room looks to the park.

KPL recently started a musical instrument lending library. KPL was able to receive a large donation of instruments because they had the space to house them. This was not a planned use back in 2009.

As fun as it was to work on this project, I left every progress meeting feeling envious that Kitchener was getting their amazing library while this type of project wasn't happening in my home town. I hope that the library I have been dreaming about gets closer to reality with your vote of the business case for a new main branch library in downtown Guelph.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lisa Mactaggart', with a stylized flourish at the end.

**Lisa Mactaggart**

# Guelph Public Library

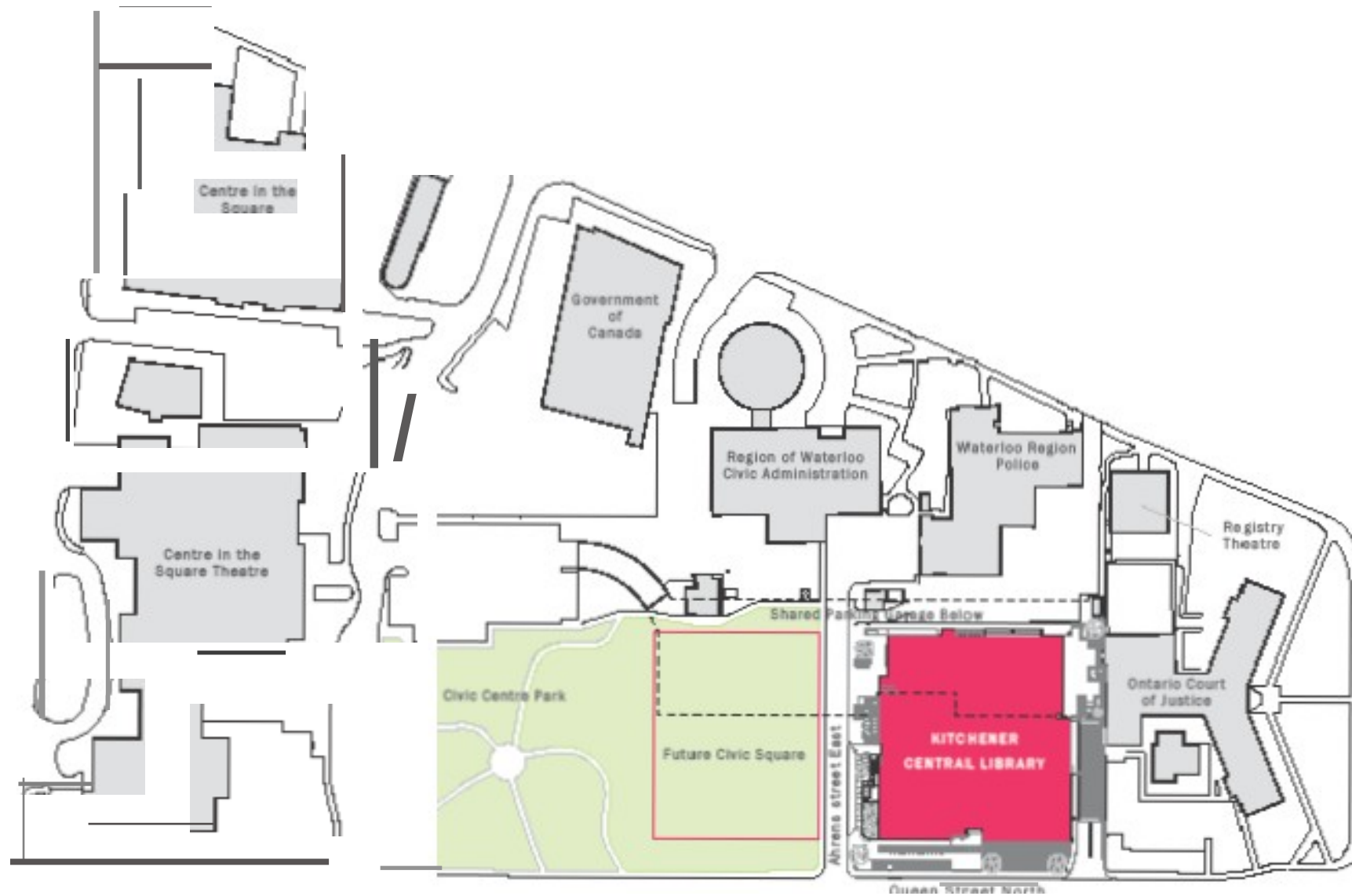
Delegation by Lisa Mactaggart

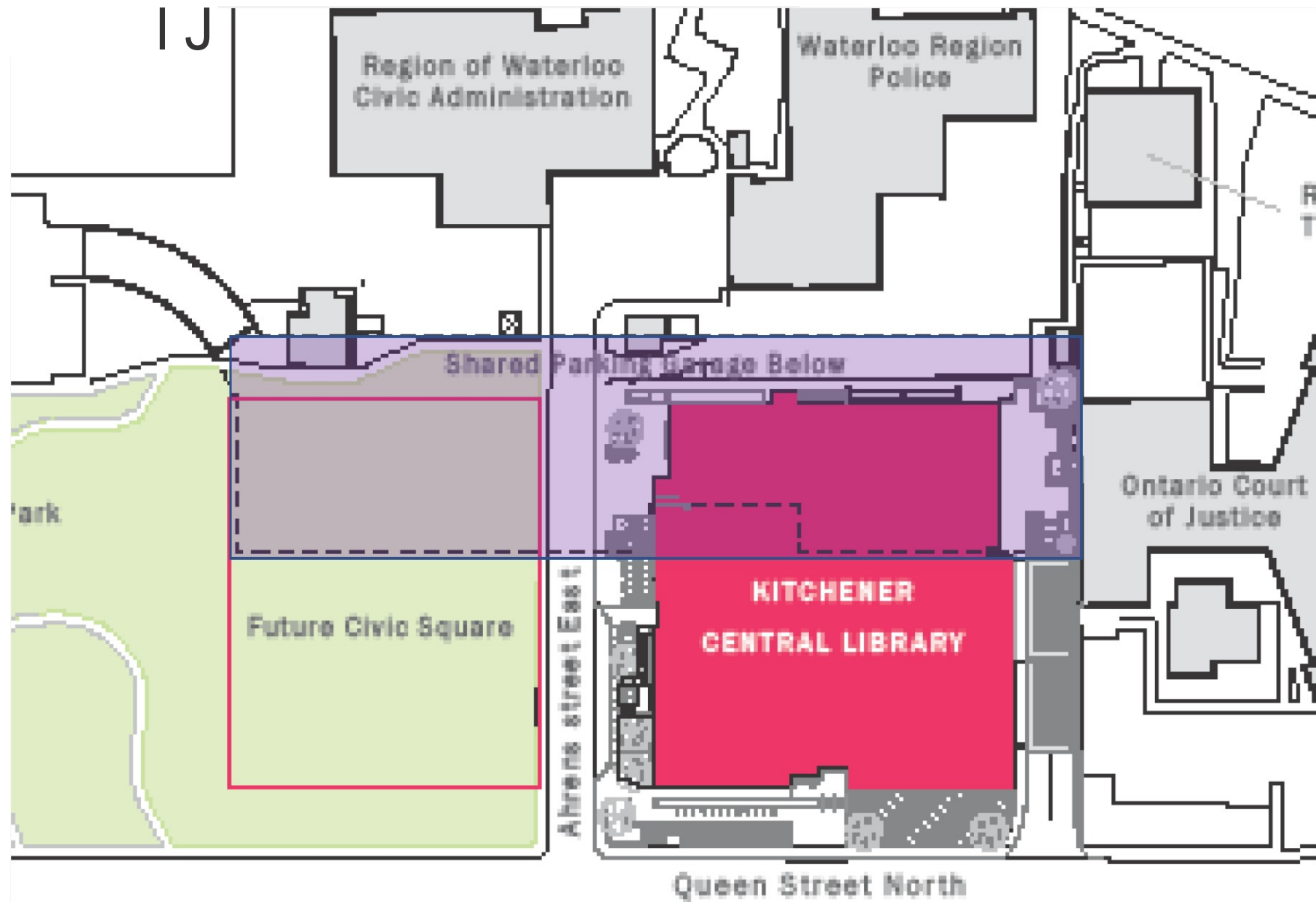
Guelph Public Library user for as long as I can remember.

Libraries?

Some of my best friends are libraries.

*Ken Del Piero, January 2018.*







# Kitchener Public Library











*Photo: Ben Rahn/A Frame Photography and LGA Architectural Partners*





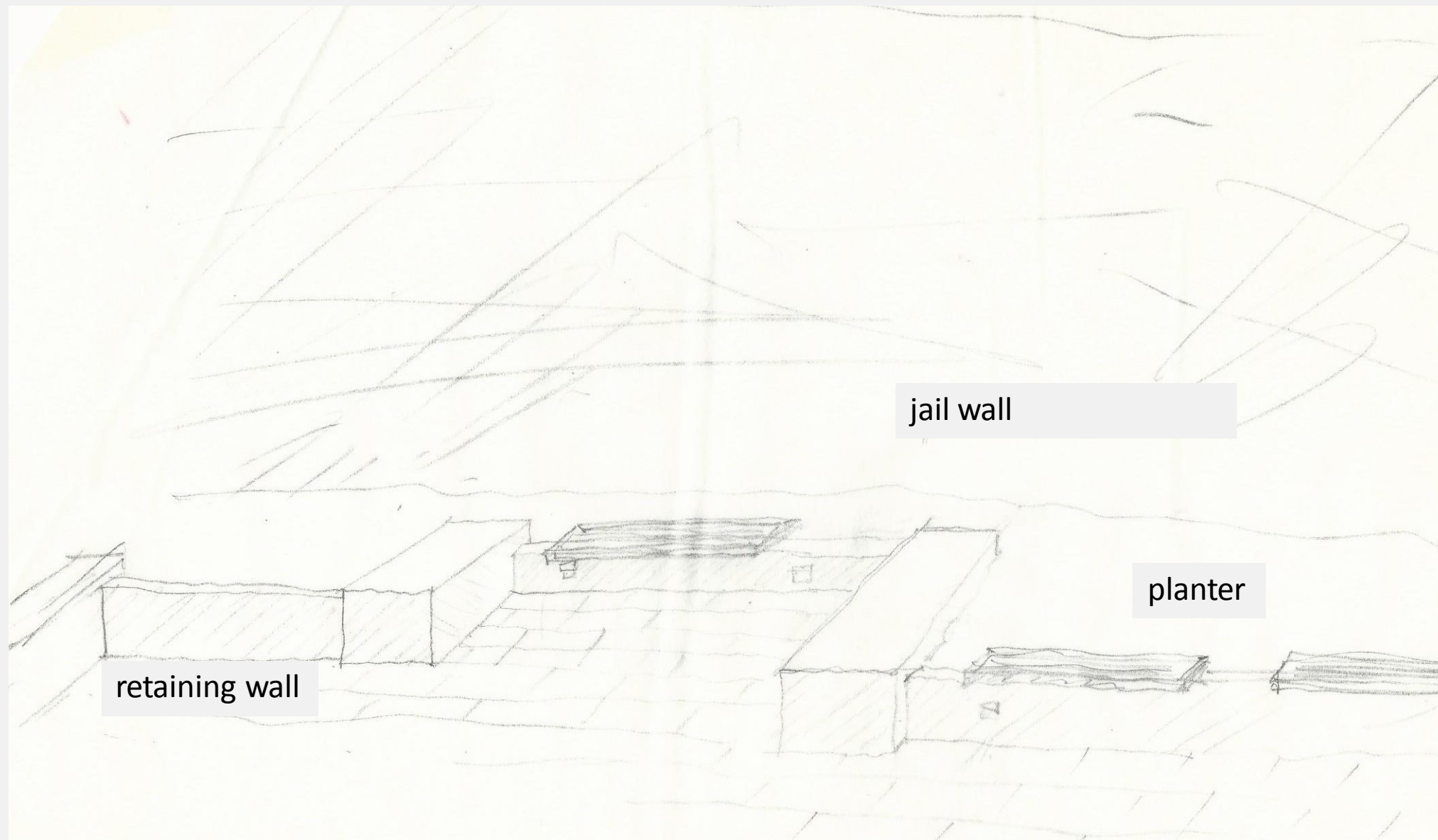


August 1891





*Photo: Ben Rahn/A Frame Photography and LGA Architectural Partners*



retaining wall

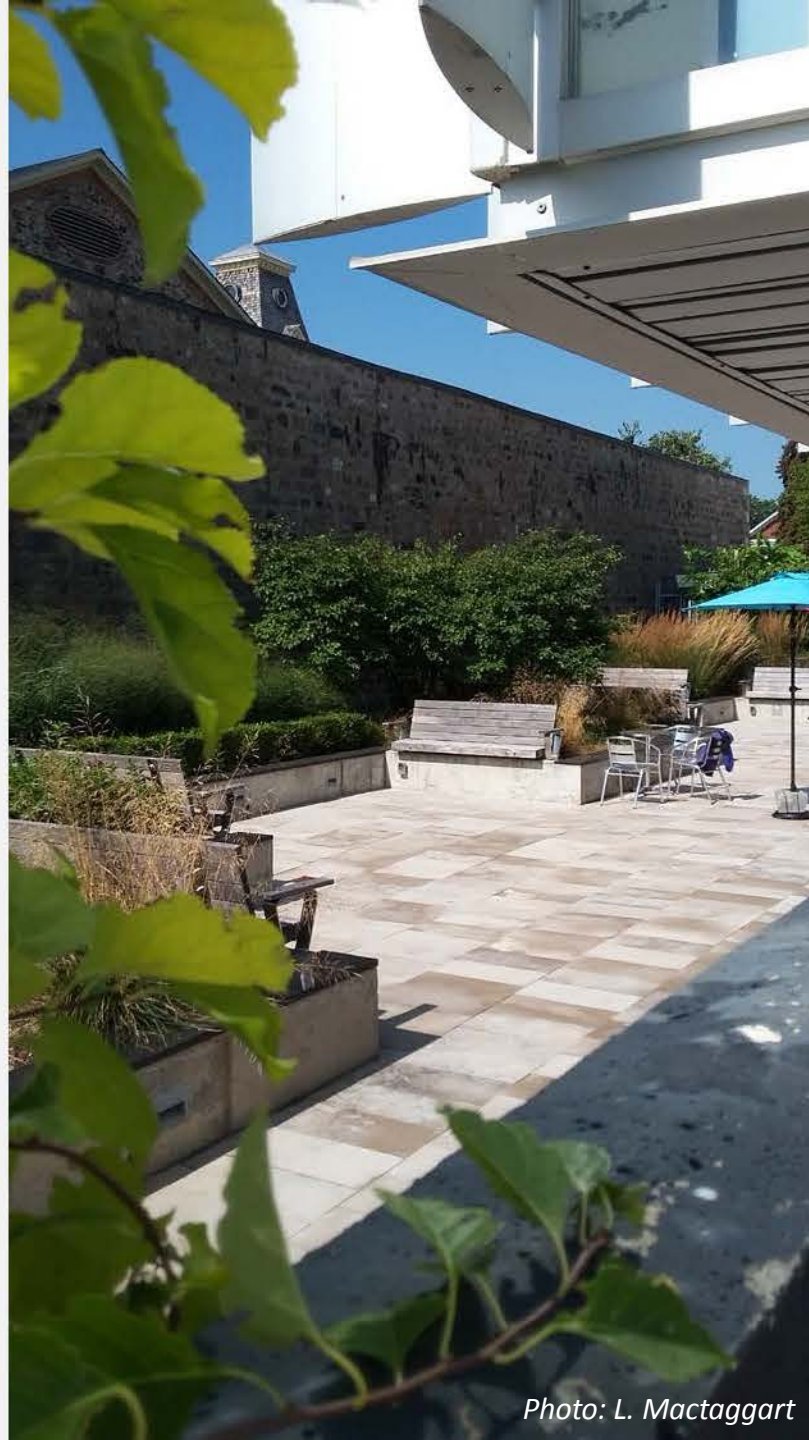
jail wall

planter



*Photo: Ben Rahn/A Frame Photography and LGA Architectural Partners*





*Photo: L. Mactaggart*





*Photo: Ben Rahn/A Frame Photography and LGA Architectural Partners*





*Photo: Ben Rahn/A Frame Photography and LGA Architectural Partners*



*Photo: Ben Rahn/A Frame Photography and LGA Architectural Partners*

February 1<sup>st</sup>, 2018

City Council,

I am writing to express my support of a new downtown GPL main branch. As a mother, I support the development of a new main branch because I need access to innovative children's programming that is delivered in an inspiring space. I live downtown yet I do not attend programs at our downtown branch. I am fortunate to have a car, and so I prefer to drive to the Westminster branch because the space is clean and inviting, the toys are of high quality, and the staff deliver inspiring programs. My friends do the same. While this is an inconvenience to my family, I believe it is important that my children have the opportunity to participate in musical and literary programs. As a family we cannot afford to have our children continuously participate in other for-profit music programs. Therefore, my family, and many, many other families rely on libraries to provide equal access to programs that support the healthy development of our children.

As a professional, I support the development of a new main library branch because through my work I have learned how libraries are pivotal to community and economic development. I am a social research consultant who has participated in the development of youth homelessness strategies (including the development of the youth homelessness action plan for the County of Wellington), youth mental health strategies, and programs designed to support the welcoming of newcomers. When speaking with young people, old people, people experiencing homelessness, people not experiencing homelessness, people with access to resources, and people without access to resources, libraries are always named as a central pillar to any strategy. If a library is doing what it should be doing, it knows its citizens. It can support outreach, deliver programming, provide warmth, provide skills, provide employment, and provide connection. Right now, our main branch simply does not have the capacity to do what it should be doing to support our city.

As a citizen, I support the development of a vibrant main branch because I believe that an innovative, inviting, and well-designed library in the downtown core is an essential component to a city. It represents that a city understands the needs of its citizens enough to ensure that all citizens have equal access to information, technology, programs, and space to meet their needs. It invites people downtown and showcases how a city is staying relevant. I have friends who I have encouraged to move to Guelph and on multiple occasions our main library branch has been cited as a reason not to move. My friends in Kitchener, Fergus, Halifax, and Burlington are proud of their main library branch. Young families rely on libraries to support literacy development and to provide them with a connection to community. They are proud that their library is on point with current trends and can easily see its modern relevance. I want to live in a city where families believe they will thrive. A vibrant main library branch plays a major role in this.



As a taxpayer, I support the development of a new main branch because I want my money to be put toward initiatives that nurture personal development, community development, and economic development. Libraries have enormous power to play a role in each of these areas. Right now I feel as though my tax dollars are being wasted on maintaining an institution that is simply not meeting the needs of citizens. As it stands, people are not utilizing the main branch of the GPL because the space is tired and the staff seem uninspired. As previously stated, people are driving to smaller branches located around the city. This divides our city, drives people away from our downtown core, discourages local business owners, and adds unnecessary cars to our roads.

In conclusion, it's time. I urge you to use your position of power to ensure that those with less are not without. And I urge you to use your wisdom to ensure that we have a main branch that represents our intellectual and economic wealth as a city. And I urge you to use your heart to do what will bring our city together.

With hope,

Norah Whitfield

From: Marie  
Sent: February-01-18 9:24 PM  
To: Clerks  
Subject: Library

Attention: Clerks@Guelph Municipal Office and Council:

re: Location of a new Library

I believe a downtown library is essential to maintaining the life and growth of downtown Guelph. A vibrant city centre is a hub for many activities, a sense of belonging to a community and most importantly, provides easy access for all who may want to use it as it is close to the bus terminal.

There is nothing more depressing than a hollowed out downtown. A library at the Baker Street location can provide and maintain the life essential for a healthy active city and support the local businesses of downtown Guelph.

Sincerely,

Marie Smith

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On Feb 3, 2018, at 7:20 PM, Nicholas Ruddock wrote:

Dear Phil,

I'm writing to encourage you to support our new central library in a big way. You probably already are, but I'm writing everyone on council. Our family alone takes out 30 books a month, and some of us have given talks there, and we all recognize the importance of books, particularly in the socialization and learning of children. We're not the size of Halifax, but we could have a similar impact with our new library.

Yours,

Nick

\*\*\*\*\*

**From:** Sally Ludwig  
**Sent:** February-03-18 12:04 PM  
**To:** Clerks  
**Subject:** Feb 13 special council meeting

I urge City Councillors to go ahead with the development of a new central public library at the Baker Street Site.

As a member of Transition Guelph, which focuses on community resilience, I recognize that our citizens and businesses need strong literacy, innovation, inclusivity and gathering places. A modern central library with better capacity will support learning and adaptation to the changing economic, environmental and social circumstances facing our city.

Thank you for your consideration,

Sally Ludwig

\* \* \* \* \*

**From:** Deane Calvin  
**Sent:** February-06-18 8:29 AM  
**To:** Clerks  
**Subject:** Newly Proposed Guelph Library.

Dear Mayor Guthrie and members of Council

I am writing this email to express my hope that you will be voting to move forward on the much needed downtown library space.

I have been to the downtown Kitchener library on many occasions and am so delighted to be in a space that has a cafe, TEC lab, children area, seats and space for teens to gather in a safe and inviting area etc. This is something that our Guelph library needs very badly.

I am looking forward to the day when our own Guelph Public library becomes a space as vibrant as our city.

Erin Calvin

February 4, 2018

To: Mayor Guthrie, and Guelph City Councillors

Re: **Support** for the Library's business plan and its incorporation into the Baker St. redevelopment project.

Dear Mayor and City Councillors,

I am writing to **support adoption of the business plan for a new main library**, and to urge City Council to approve a Baker Street redevelopment plan that **includes** the construction of a new main library as part of the overall plan.

It's time. Right now this Council has a rare chance to do what previous Councils have tried but failed to do - build a modern main library for Guelph that will serve the needs of Guelphites for a generation or more.

In the past fifteen years the library has repeatedly provided to City Council studies to prove need. By my count this current business plan is the 5<sup>th</sup> study and the 2<sup>nd</sup> business plan that the City has requested since 2002. All of these studies have concluded that there is a need for a new a main library to replace the outdated building on Norfolk St.

The stumbling block for previous City Councils has always been approving the funding for construction. The **Baker Street redevelopment project** presents a completely unique, one-time opportunity to share costs with a combination of partners, both public and private, who will get this built without the City having to carry the entire cost. This kind of opportunity is one the Mayor and Council should seize, and not risk looking back to say some day, as we have done often with the old post office, "we should have..."

In my capacity as a library manager I was directly involved in the compilation of a number of the previous needs studies. Each time a study reviewed alternatives to the current library site, the Baker Street parking area came out on top. This is the last best chance for the City to situate the new library where it has always wanted to be, and to include it in an interesting, dynamic reconstruction project that will undoubtedly revitalize not only the north end of Wyndham St., but businesses on all of the adjacent major arteries, too.

On February 13<sup>th</sup> please adopt the business plan, then take the step previous Councils have failed to do, insist that construction of this facility must be included in the project plan for the Baker Street redevelopment. It's time.

Yours truly,

A handwritten signature in black ink, reading "Linda Kearns". The signature is written in a cursive, flowing style.

Linda Kearns



**From:** Kathy MacLean

**Sent:** February-05-18 12:19 PM

**To:** Phil Allt; June Hofland

**Cc:** Clerks; Mayors Office; Dan Gibson; Bob Bell; James Gordon; Andy VanHellemond; Mike Salisbury; Christine Billings; Leanne Piper; Cathy Downer; Mark MacKinnon; Karl Wettstein

**Subject:** support for Guelph Public Library Board-approved business case

Dear Phil, June ... Mayor Guthrie and other Guelph Councillors,

I am a resident of Ward 3, and am writing to express my strong support for the Guelph Public Library Board's business case for a new main library, which will be considered for approval at the upcoming February 13<sup>th</sup> Council meeting. You are no doubt hearing from Guelph residents who typically resist spending on public spaces and/ or claim that libraries and books are irrelevant today, but I trust you will be hearing from many more of us who know the opposite – i.e., that a great, forward-looking city invests in its shared spaces for the benefit of all, including a main public library at its heart!

My husband and I moved to Guelph 32 years ago, and raised a family here – with grandchildren now growing up in the city. We love Guelph and all it offers – but there is always room for improvement. The case for a new main library downtown has been made the entire time we've lived here, and there have been missed opportunities along the way. One only has to look around at other fine Canadian cities to see the value in investing in libraries – Vancouver's and Halifax's Central Libraries, and more recently, Peterborough's remodeled Public Library (see <https://kawarthanow.com/2018/01/30/new-peterborough-public-library-opens/>), to name a few. With work colleagues, I participated in a series of public workshops in Kitchener's refurbished Central Library on Queen Street; I was impressed with the variety of services they offer, and the vibrancy and busy-ness of the place. As a graduate from the University of Guelph (major in English literature), a lifelong lover of books and learning, and a volunteer tutor at Action Read – I believe literacy is of paramount importance to a healthy and productive citizenry and environment. But literacy today is about much more than simply reading, and books on shelves. Our library has made significant progress in recent years to transform into the kind of institution which is relevant today, where citizens indeed feel welcome to "Explore. Connect. Thrive." in a multitude of ways. I hope you have visited the downtown library recently and seen how well-used it is! But there is a limit to what can be accomplished in a sadly outdated and, frankly, embarrassing space.

I believe the Guelph Public Library's Board and staff have done their job well in identifying and prioritizing needs, and planning for the future. In our wide circle of neighbours and friends, we all support the case for a new and expanded downtown library. As a supporter of the Friends of the Guelph Public Library annual book sale, I see more widespread commitment amongst many I don't know personally. We have all waited long enough; now it is your turn. I urge you to approve the case for a new central library for Guelph!

Thank you for taking the time to read my letter.

Regards,

Kathy MacLean

**From:** Annica Napier  
**Sent:** February-05-18 9:54 PM  
**To:** Phil Allt  
**Cc:** Clerks  
**Subject:** Support for New Downtown Library Branch Plan

Hello Mr. Allt,

My name is Annica Napier and I am a resident of Ward 3 in Guelph and I would like to express my support for the new Downtown Library Branch.

As a mom of two young children, we spend a lot of time visiting our local library branch. We are aware of the limitations of the building, specifically the one cumbersome elevator that makes navigating the building with a stroller difficult, but we don't let that deter us from making the most of our library experience. When I read of the new proposed plan to relocate the main branch to the Baker Street location, I was so excited and want to make my support for it known. Having a modern, central library be a part of the downtown of an ever-growing population of Guelph would be an investment that is well worth it.

I appreciate you taking the time to read my e-mail, and hope that you will be a champion of this plan when it comes time to vote on Feb.13th. I know that it's important for councillors to be aware of what the residents of their Ward are thinking, and I worry that a demographic of us (sleep-deprived parents of young children) may miss the opportunity to be that voice as we are deep in the trenches of child-rearing...but please know that every parent I have had the opportunity to talk to about this is fully in support of and hopeful for this new downtown branch opportunity.

Thanks again,  
Annica Napier

**From:** Jane Litchfield  
**Sent:** February-07-18 1:26 PM  
**To:** James Gordon; Andy VanHellemond  
**Cc:** Clerks  
**Subject:** Please approve the new main library for Guelph

Hello James and Andy,

As a constituent, I am asking you to support the business case for a new main library in the Baker Street project on Tuesday. Our current library is a disgrace for a city this size, not to mention a nasty place to work with failing elevators and inadequate HVAC. I understand that it is also the oldest public library in Ontario and the most used library of its size. A new library will create a modern and accessible public space that will bring families downtown and help keep our core vital and alive. It is what Guelph needs.

\*\*\*\*\*

**From:** Sam Stevenson  
**Date:** Saturday, Feb 03, 2018, 9:06 AM  
**To:** Mark MacKinnon <[Mark.MacKinnon@guelph.ca](mailto:Mark.MacKinnon@guelph.ca)>, Karl Wettstein <[Karl.Wettstein@guelph.ca](mailto:Karl.Wettstein@guelph.ca)>  
**Subject:** Guelph Public Library

Hi Mark and Karl,

Hope you are well and having an nice winter.

Just want to say I'm in support of a new downtown public library based my skim of the business case (though I did find it kind of strange that only US stats were provided re: book and service usage...). I also strongly support having the Westminster Branch y and the other satellite branches. Bob Moore recently wrote a column implying that a 15 minute drive is an acceptable standard as a radius for library coverage, but I believe a 30 minute walk is more supportive of active transportation and more equitable for those not living downtown or owning a vehicle. My family loves walking to the Westminster Branch during the week. It would be so sad to see it gone. Putting too much of a focus on the downtown library will also likely lead to road congestion.

One other request re: the new library is ensuring it's set up with accessible tools for learning about Guelph's history. This getting a bit detailed, and I'm sure the budget is tight, but one item that would be of great value to me and other formal or informal historical writers is the library digitizing its reels of historical newspaper microfiche and creating a searchable index.

I'll leave that with you.

Thanks for all your work.

Sam Stevenson

TO: City Clerk's Office, Guelph, ON  
[clerks@guelph.ca](mailto:clerks@guelph.ca)

Re: Council Meeting February 13, 2018

Submission for correspondence with respect to the item on the new main library  
FROM: Lin Grist

January 27, 2018

Dear Mayor Guthrie and City Councillors:

**Re: Decision on new main library for Guelph**

I am unable to attend the February 13, 2018 council meeting to consider options for the new main Guelph library, however I believe that the building of this new public use building is an important marker for the kind of City Guelph will become as it welcomes some 50 – 60,000 new residents over the next 25 years or so.

The excellent KPMG report prepared for the Guelph Public Library board has outlined the business case for the new library and recommends that it should be at a minimum at least 88,000 sq ft. I would encourage councillors to think beyond this minimum to imagine the kind of library that Guelph will need not just next year but in 25 years time. There is a narrative that suggests that with developments in computerization that less space will be needed over time. This narrative is not borne out by current research – which suggests that the appetite for books and periodicals has not diminished and in fact is in the midst of a resurgence in most western countries. The public, writ large, are definitely more tech-savvy, but they move easily between computerized information and what we now call the more traditional form of information and knowledge sources – the print word, and continue to use both. As I am sure you are aware the library system in Guelph has a high level of public use – not just for the books, periodicals and DVDs, but for the programs that respond to the wants and needs to the public. Everything from book clubs to 3D laser printing.

Other deputants will I am sure speak about the space, the cost, the usage and the importance of a new main library space for the city. My letter will focus on the options for the Guelph Citizenry to fund our public library.

**What we know**

1. Guelph is committed to being a centre of creativity and innovation for its current and new businesses who chose to locate here. A new 21<sup>st</sup> century library will be a very public statement of this city's vision and commitment to the future. The new main library will act as creativity and innovation incubator – entrepreneurship comes from all parts of the community and not everyone has the financial resources to just 'start-up'. Don't we want to encourage business innovation for micro-businesses? Apple started in Steve Jobs garage.

2. Guelph wants to ensure that it does not become “hollowed out” the fate of many US cities and of a growing number of Ontario towns – a vibrant downtown library will attract both new residents and new developments. A virtuous cycle of growth for our Guelph downtown business community and the residents who work and purchase from those businesses.
3. As a Places to Grow, Guelph is attracting interest from developers across the province and beyond, - whether those developers are looking to build residential or commercial real estate they will be looking to the types of public infrastructure that the city offers potential investors to choose Guelph, its schools, public transit, parks and open spaces, recreational facilities and yes a full spectrum library facilities, will be a value-added in the eyes of both investors and developers.
4. We already have a hub and spoke library system in place, so that those who do not live within walking distance of the main library, are able to locate the books, and other materials they need and have them shuttled to their local library. This need will only increase as the city population grows. There is a narrative that says that if we have a large main library why would we need branch libraries? I want to remind councillors that the Guelph library system has been and needs to continue to be accessible to ALL of its Guelph residents – the hub and spoke model with vibrant branch libraries sharing all of the resources housed in the main library it means that every Guelph resident regardless of their postal code has access to the entire collection.

Council, I know, is mindful of the tax cost to residents of public services in the community, both operating and capital and there are two options for this new build:

- (a) a private public financing in which a developer builds the new library on publicly owned land (Baker street is the site of choice) and then leases it back to the city.  
In MOST P3s, the developer builds in the cost of basic maintenance into the leasing costs – and these arrangements typically run for 23/30 years depending on the agreement reached. Quite rightly, the developer is looking to get a good return on such an investment for its share holders - so annual leasing costs include a portion of the capital build costs, the interest on borrowed capital and a reasonable return on investment – this varies from contract to contract the return is usually between 5 and 15% on investment (figures from UK P3 data the national audit office). Leasing costs increase annually – usually tied to inflation plus 2-3%.
- (b) Build it from the public purse – the residents of Guelph already own the Baker Street site (considered the optimum choice), so it is the cost of building and the on-going maintenance costs which will be borne directly by the city.  
Building costs are likely to be on a par regardless of a P3 or a publicly financed project. Maintenance costs and the quality and quantity of maintenance will be under the control of the library in this model and will only be subject to inflation, not to contribute to the

developers on-going profit. This will be extremely important as the building ages and needs to respond to the changing needs of the population. The library, in collaboration with the city can make such decisions without the need to meet the contractual needs of the third party P3 partner. Return on investment will be a cost saving in this model – as the building will be owned and operated by the library board.

The city has an excellent credit rating and will be able to borrow capital at much lower rates than the private sector. In addition a publicly owned facility may well (and this is likely in 2018 with an upcoming provincial election) be eligible for provincial funding for the capital build. The federal government has provided partial funding for new libraries in other jurisdictions in Canada – to date no funding has been forthcoming where there is private public financing in play.

### **I am suggesting that Council choose option B**

Although Ontario has only recently been involved in P3 initiatives – they are mainly in the health and social care sectors and that picture is not particularly promising. In Ontario, the sell-off of Highway 407; the gas-plants fiasco have hopefully taught us to approach P3 initiatives with extreme caution. In 2015, for example, the Auditor-General looked back at the "public private partnership" schemes that the province had used to build things such as highways and hospitals over the past decade, and found that we'd been overcharged by nearly \$8-billion by the private "partners." It is a similar story across the country. In Newfoundland and Labrador, privatized adult education has led to higher tuition and lower enrolment. In Alberta, privatized liquor sales have led to higher prices. In Ottawa, the new privatized payment system means tens of thousands of government workers aren't getting paid properly. And here in Ontario, the privatized payment system SAMS (Social Assistance Management System) continues to cause havoc and hardship to thousands of people who aren't getting the assistance payments they deserve. (*Globe and Mail business section January 2018*)

In past couple of weeks one of the biggest P3 corporations Carillion has filed for bankruptcy; while Carillion is predominately involved in road maintenance in Ontario, the Ontario Auditor General indicated that Carillion is the biggest provider of privatized highway snow-clearing in Ontario. Two years ago, the office of the Auditor General looked at privatized snowploughing and found that it was slower and therefore left our highways more dangerous. As of today sub-contractors of Carillion will not be paid for the services they have provided and as important, it has means that the public sector - which has been paying fees for all of these privatized services will need to step in and deliver all of these services from the public purse – ***in short paying for the services twice.***

The National Audit office in the UK noted that the cost of P3s is between 15 – 40% higher than if funded through the public purse. <https://www.nao.org.uk/wp-content/uploads/2015/03/The-choice-of-finance-for-capital-investment.pdf> UK National Audit office report March 2015.

There is a narrative that says that an projects that the public sector develops will be less efficient and more costly than if it were built by the private sector. Recent events with Carillion and analysis by both the British Audit Office (which as now had some 18 years of experience with P3s) that P3s cost the public purse between 15-40% more than if delivered in house and the Ontario Auditor General who has indicated that the public purse has over-paid almost \$8 billion in Ontario based P3s.

At a more local level a recent report commissioned by the City of Guelph to examine the cost of library services made the following recommendation:

<https://www.guelphmercury.com/news-story/7151508-move-public-libraries-out-of-private-buildings-report-urges/>

A city report released in February recommended that, in order to save money for the city, the library's board and CEO should "be proactive in their attempt to get library branches in Guelph relocated" to city-owned properties "whenever the opportunity arises."

That report found that, in 2014, it cost just shy of \$200,000 for each of the city's library branches — well above the \$127,000 for each of St. Catharines' four branches, \$123,000 for each of Waterloo's three branches and \$104,000 for each of Cambridge's four branches.

The difference between Guelph and those other municipalities, the report cites, is that the city is renting space in privately-owned buildings for most of its branches, including paying \$324,613 in rent in 2015 for the 9,800-sq.-ft south-end branch and \$269,441 for the 7,200-sq.-ft east-end branch.

Guelph has the most expensive library system in the Province. Why? Because we rent our library branches from the private sector instead of owning them.

While I am not in principle adverse to the notion of private public financing, the idea that it could be a win/win for everybody is extremely attractive. However, to date, the track record of these arrangements has not been a "good deal" for the public purse and the citizenry that fund them.

I am therefore urging council to think very carefully about how they shepherd the scarce resources that the citizens of Guelph have entrusted to them. Every citizen wants value for the money they entrust to council to spend on their behalf. With no track record of providing a win/win for the public as well as the private sector **I am urging council to make a very real publicly funded investment in the future of Guelph – with a new public library that is owned and operated by the public purse for all of its residents.**

Respectfully

Lin Grist

February 7, 2018

Dear Mayor Guthrie, members of council,

I have just read the final version of the business case analyzing the need for a new central library. I am currently on vacation in Collingwood. For me to be reading this document and corresponding with you is an indication of how passionate I am about this subject.

The KPMG report makes an excellent argument for moving forward with the building of a new central library. I whole heartedly support the library board's acceptance of the report and its endorsement of the plan to build a new 88,000 square feet, \$50 million facility.

My reasons for supporting this initiative mirror those put forward by the board and other members of the community.

The gravity of some of the information contained in the KPMG report indicates that there is no choice but to approve a new facility and to approve it now.

One of my concerns is the lack of indoor public space in Guelph. It is vital to the health of our community that we have welcoming common areas where we can learn together and share ideas. A new library of the appropriate size to meet future population demands fulfills this role.

I am pleased that Mayor Guthrie in his state of the city address, recognized the need for a new much larger central library. I hope that his statements indicate that he is willing to take a leadership role in moving this project forward. Both council and the mayor have an opportunity to be the champions of a necessary and very worthwhile initiative.

This is a once in a lifetime chance to leave a brilliant legacy for future generations. Please grab the bull by the horns and get on with it.

Yours sincerely,  
Oxanna Adams



From: Emina Bektic  
Sent: February-07-18 6:44 PM  
To: Mike Salisbury  
Cc: Clerks  
Subject: Support for the New Library

Hello,

My name is Emina Bektic. I am a grade 12 student at Guelph Collegiate Vocational Institute.

I have been informed about the new opportunity to build a modern library on Baker St in Guelph.

I think this main library will be very beneficial to not only me but a large population of students my age and in high school. I know for me and a large group of people my age rarely, if not ever, go to the current Guelph Public Library because it does not feel like a welcoming environment. It's very outdated, limited space for studying, and dark colour scheme which is not as inviting to be in. I personally enjoy going to the library to study but I go to the University of Guelph Library because it is a very welcoming, friendly atmosphere as there is the ability to go to different floors that allow you to study quietly or with a group. There is also outlets at every table along with tables that can be meant for with a group to sit at or an individual desk/carousel to sit at.

With this new library being created it would be very beneficial to me and my peers as it is more convenient for us because it is closer to my school. Also, it will be beneficial to my school community as it will allow for a greater opportunity to utilize other library sources when writing papers and written assignments. Students can easily have access to resources while also being in a friendly environment. I hope for the new library to be updated with technology and having outlets available and tables available for larger groups of students to be able to study, especially during exam time. I want a friendly space where I can develop and further my learning while also feeling comfortable and having the sources in order to do so.

I felt it was important for me to share my views and opinions about the opportunity to build a new library because I am able to speak for a majority of the young demographic.

I hope you consider my thoughts and I really hope you create this new modern library that will not only benefit me, but the entire community as a whole.

With regards,  
Emina Bektic

From: "Carly Klassen  
Date: Feb 7, 2018 2:22 PM  
Subject: Please approve the new main library business case  
To: <[dan.gibson@guelph.ca](mailto:dan.gibson@guelph.ca)>, "bob bell" <[bob.bell@guelph.ca](mailto:bob.bell@guelph.ca)>  
Cc:

Dear Dan and Bob,

As a constituent, and library board member, I am asking you to support the business case for a new main library in the Baker Street project on Tuesday.

Our current library no longer meets the needs of our community. It is the oldest library in Ontario (and not the good kind of "old" - we're not talking about a heritage building here). Its size is inadequate to house the existing collections and technology (not to mention housing new resources), the building is not AODA compliant and the building is falling apart. I'm not sure if you've ever tried to take the elevator or go to the bathroom at the library...but neither experience is very positive. These issues are outlined in much greater detail in the business case.

Additionally, the development of the Baker Street project will revitalize the north end of downtown with the library as an anchor and be able to offer the community with ameliorated services and resources. The business case also outlines the significant economic impact that the library will have on the community.

Modern libraries in our neighbouring communities have expanded and upgraded their facilities to meet the needs of their communities. I invite you to take a look what Kitchener, Burlington and Cambridge are doing and what they look like and what they offer their communities.

I hope that you'll consider the benefits that a new main library will have on the community and vote in favour of the new main library business case on Tuesday.

Thank-you,

--

**Carly Klassen**

9 February, 2018

Mayor and Councillors

City of Guelph

1 Carden Street

Guelph, Ontario

N1H 3A1

Dear Mayor and councillors:

Guelph's Library function is one of the City services that needs to be upgraded to meet the predictable demands of Guelph's growing population. We all know that, and you are about to make important decisions about the future of our City's Library.

Those closely involved with the Library are in the best position to analyse and project the Library services needed to serve the (reasonable) needs of the people of Guelph.

Our present system of a main Library downtown and branch Library sites distributed throughout Guelph works for Guelph's citizens. Most of the time we can obtain what we need through our nearest branch, and avoid the trip downtown, along with its cost, time involved, adding to downtown congestion, and adding to the traffic in the main Library itself. In short, the branch Library system works for us.

When considering funding of a new main Guelph Library building, please see it in the context of the main hub in a distributed service. Please see it through the eyes of its user citizens. A main Library with branch sites work for us.

Your truly,

John Hart

**From:** Ted Bangay

**Sent:** February-08-18 11:10 AM

**To:** Clerks; Mayors Office; Dan Gibson; Bob Bell; James Gordon; Andy VanHellemond; Phil Allt; June Hofland; Mike Salisbury; Christine Billings; Leanne Piper; Cathy Downer; Mark MacKinnon; Karl Wettstein

**Subject:** Guelph Public Library Business Case

Mayor Guthrie and Members of Council:

I am writing to express agreement with comments you made in your recent "State of the City" address in which you supported the creation of a new main Library building in the Baker Street redevelopment, and to urge you and Council to accept the recommendations contained in the Guelph Public Library New Main Library Business Case Final Report (January 24, 2018).

I am aware that some members of Council and the community at large have expressed doubts about the relevance of a library today's world. Living in a deluge of information literally at our fingertips, it is easy to come to the erroneous conclusion that public libraries have had their day. If I'm not mistaken, you yourself once held this view. I was pleased to hear you say that you have changed your mind and that you are not only in support of, but excited about the creation of a sorely needed main Library building.

In the next twenty years our community, like all others, will be faced with tremendous opportunities – as well as threats – caused by technological change and an accelerating expansion of knowledge. It is important to recognize not only the immense magnitude of these forces and how they will impinge on how we work, live and play, but also how we as a community can actively respond.

Already we know that, while our society has the capacity to generate great wealth, wealth is not being equally distributed among all segments of our community. In fact, when wealth accrues mostly to the 'one percent,' those who lose their jobs to technology will not be able to afford access to the very technology that improves their access to social mobility and economic recovery. Unless we get out ahead of this trend, there will be sharp divisions in our community, leading to social ills the likes of which we have not yet seen.

In my opinion, a technological and knowledge commons, just like the public pasture commons of old, is one of the most important institutions that we can invest in to mitigate against this likelihood and to support the vitality of our community. That's the role of our Public Library, to be that institution.

I think that the Business Case document makes it very clear that the Library's main building is worse than inadequate. It is a liability, particularly with respect to inaccessibility and the potential for accidents. A new main Library building would remove these liabilities, but more importantly, will remove constraints from the Library's leadership and staff which seems highly aware and more than ready to take on the challenges and opportunities of our technological future. I say we should invest in the facility that allows them to give full expression to their mandate. The whole community will benefit.

It is exciting to think about the opportunity we have to develop an architecturally attractive facility for the Library at the north end of Wyndham Street. With people of all kinds visiting such a complex,

perhaps lingering there for a while, there is huge potential for greater pedestrian traffic out on the street with all the benefits to local businesses that that will bring.

You and Council have a tremendous opportunity to make the Library building and the whole Upper Wyndham district a fantastic Guelph 'destination.' I think this would be a great legacy for you and your colleagues on Council.

It all begins with your adoption of the Business Case recommendations.

Thank you, and I look forward to future opportunities for public engagement on how we make this happen.

Ted Bangay



February 8, 2018

**RE: Baker District Redevelopment – Guelph Public Library**

To Mayor Cam Guthrie and members of Guelph City Council,

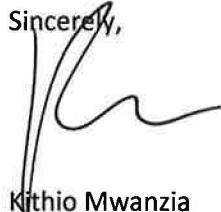
As President & CEO of the Guelph Chamber of Commerce, representing approximately 900 local businesses, I am pleased that the City has begun to move forward with the long-awaited Baker Street Redevelopment process. It is clear that the business community has recognized the value of this important opportunity to revitalize this space by the impressive response to the RFPQ.

After careful consideration of the recently released KPMG Business Case, the chamber fully supports staff's recommendation that "\$1,900,000 be approved in the capital budget to allow for the establishment of preliminary design concepts and construction costs for the library component of the Baker District Development" and that "the preliminary library design concepts be co-ordinated with the preferred development partner and GPL under the City of Guelph's Tier 1 Project Management Governance and Community Engagement Framework". A clear council commitment to the library is an essential ingredient in providing guidance to the Request for Proposals and ultimately to the preferred development partner for the Baker District Redevelopment.

The time has come for council to clearly commit to funding this project which is crucial to revitalizing the downtown and helping to establish our commitment to being a key player in the innovation corridor. The significance of this project to the economic health and vitality of the community at large cannot be understated.

The chamber welcomed Mayor Guthrie's full support of the new Main library at last week's 'State of the City'. We believe the KPMG business case supports our view and we respectfully request that you take our recommendations into consideration.

Sincerely,



Kithio Mwanzia  
President & CEO  
Guelph Chamber of Commerce

**From:** YVETTE TENDICK  
**Sent:** February-08-18 11:51 AM  
**To:** Clerks  
**Subject:** council meeting about library

I am writing this letter in support of the business case put forth for the new library. I am in the library every week and know that we can do better. We need to get on with building a new one that is able to carry out the function of libraries in the 21st century, which go well beyond taking books out. The current library makes an excellent effort to keep up with the times but it only has so much space to be innovative.

Studies show that for every dollar invested in a library a city can expect to see between \$2.66 and \$4.73 in direct benefits.

The new library will not take away from the branch libraries, but rather will support them. They can only grow so much, so the new growth has to take place at the main branch.

The library is a powerful resource for job seekers, entrepreneurs and businesses, strengthening the economic prospects of individuals, enterprises and the region as a whole. It also supports newcomers and it encourages an inclusive, engaged and empowered community.

Let's put our Guelph values on display by having a beautiful library downtown that we can be proud of.

Thank you  
Yvette Tendick

**From:** Claire Tacon  
**Sent:** February-08-18 6:21 PM  
**To:** Clerks  
**Subject:** Guelph Public Library

I am writing to voice support for a bold vision for the new Guelph central library.

My grandfather arrived in Canada as a refugee 1939, fleeing Nazi-occupied Czechoslovakia. He was only twelve and his family could not afford for him to attend school, so he started working as a telegram delivery boy. He spent his evenings, however, in a local branch of the Toronto Public Library, studying towards his high school equivalency. He eventually obtained his real estate licence and was able to make a comfortable life for his family. If he hadn't been able to obtain that education, if the library hadn't been there, our whole family's trajectory would have been quite different. In fact, when my grandfather died, my grandmother chose to honour his life by a donation to the public library.

My husband and I moved to Guelph eight years ago. This is the city that we have chosen to raise our family in, and the city's vibrant downtown and cultural life were both factors in our decision. The library has been an important family resource over the years. Both of my children (ages 1 and 4) have attended the children's programming events, and we often go to the library because it is a fun space where we are likely to meet other people. My oldest son takes great pride in having his own card and we go most weeks to pick out new books. We also make use of the library's electronic resources, such as audiobooks on the Cloud Library. As my children get older, I hope that a new central library can grow with them. Currently, children 10 and up are underserved by the library system.

One of the strongest arguments for a new central branch is increased accessibility. The existing main branch elevator is quite small and the user must open several doors to access it. Service is slow. Beyond that, the shelves are quite high so users with mobility aides may have difficulty accessing materials. In addition to the current needs of our community, we need to recognize that we have an aging population and our need for accessible spaces will only increase. Libraries are one of the few centres with intergenerational programming—providing intellectual and social stimulation for all ages.

I imagine someone like my grandfather arriving here today. In the contemporary job market, a high school equivalency is limiting. Now, vocational training or higher degrees are requisites for most opportunities. Technological literacy is also crucial for job readiness. While maker spaces, tech labs and meeting rooms may seem like a frill or a "would-be-nice" I would argue that they are vital.

We need to think about what kind of community we want to be building. If we think long term, then—despite the high price tag—most of our economic goals align with a visionary library. We want to be a city that people choose to bring their businesses to, one which offers a well-educated, well-trained workforce. We want young families to put down roots here and for seniors to choose our city to retire in. A welcoming, accessible, visionary library can help equip us for this future.

Thank you for your consideration.

Best regards,

Claire Tacon

**From:** Maria Case  
**Sent:** February-09-18 12:00 AM  
**To:** Phil Allt; June Hofland  
**Cc:** Clerks  
**Subject:** Guelph New Library

Good evening,

I am writing to voice my support for the construction of a new main library in Downtown Guelph. It would be a wonderful addition to the City's core, and it would be a benefit to the entire community.

It has been the subject of much conversation in our City for many years. It's time to make it a reality, one that our community can enjoy and be proud of.

My husband and family are also in agreement with supporting a new library in Downtown Guelph.

Best regards,

Maria Case  
Stuart Wren

**From:** Alexandre Krucker  
**Sent:** February-08-18 4:08 PM  
**To:** Phil Allt; June Hofland  
**Cc:** Clerks  
**Subject:** Main Library Business Case

Dear Councillors,

I am writing to express my support for the upcoming decision to approve the business case for a new Main Library in the Baker Street development. Public libraries are the backbone to a community's well being and local engagement.

Beyond its inherent value to provide education, libraries provide spaces for interaction, venues for public voice, support for members of the community, and landmarks that give us a sense of identity.

Our current main library, now at the end of its life cycle, struggles to support these values in its current state. As Guelph continues to grow and the downtown continues to reassert itself as the centre of activity in this city it is important that our public facilities grow to accommodate.

I feel strongly that this project requires not only recognition by City Council but also the full support of public funding to achieve its goals.

This is a project that will have a significant impact on citizens, not just now but for generations to come.

Please consider supporting the decision to approve the business case for the main library and to require that the City and the Guelph Public Library Board do their utmost to build a library that we can be proud of for many years to come.

Sincerely,  
Alexandre Krucker

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Levi Medeiros

February 8, 2018

City Clerk's Office

Dear Mayor Guthrie and members of council:

I'm writing to express my support for a new Guelph Public Library building downtown. I like the library and would like to use it in the future. I am a 16-year old student at John F. Ross.

Sincerely,

Levi Medeiros



Denya Medeiros

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**February 8, 2018**

City Clerk's Office  
Guelph City Hall  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

**Re: A Modern Central Library**

**Dear Mayor Guthrie,**

I am writing this letter to support the idea of a bigger library for Guelphites. Libraries are useful and important to me and many others in my community.

I enjoy having libraries for the safe, quiet, and cozy space provided, but it would be ideal to be able to have divided areas for working, reading, and doing louder activities like board games and looking in children's areas.

I go to the library every couple weeks, and I enjoy taking out books, magazines and Chromebooks. The 3d printer, regular printers, and VR station are amazing resources to be able to access at the library, and all the materials in the library are useful to visitors. Libraries are important to Guelph residents, depended upon, and build community.

I ask that you support a new main library downtown.

Sincerely,

**Denya Medeiros, 13**

Leo Medeiros

February 8, 2018

City Clerks Office  
Guelph City Hall  
1 Carden Street  
Guelph, ON N1H 3A1

Re: Downtown Library

Dear City Clerks Office:

I would like to express my support for a larger downtown library.

Libraries can offer so much for many different people in the community. They can be a tremendously positive hub for downtowns. They serve people of all ages and backgrounds and can be much more than just stacks of books.

I support the City making this a high priority. A library that has more space and resources is much needed. The business case is strong. It would be great to have various zones for different activities such as a quiet study room, a group work area, a tech area, age appropriate areas, a noisy area, and on and on.

Sincerely,

Leo Medeiros



February 9, 2018

Dear Mayor and City Councillors,

Action Read is very interested in co-locating at the new downtown library when it is built. An important part of Action Read's mission is to connect individuals to the community services, programs or resources that support their personal needs and goals. Literacy, numeracy and basic computer usage are essential skills in 21st century Canada. However, recent Statistics Canada research has shown that 42% of Ontario adults do not have all the literacy skills they need for home, work and life, and that 16% of these adults struggle with very serious literacy challenges, and have difficulty reading basic text. For this reason, co-locating with an organization that serves as an information hub in the community and that also works in the area of literacy – albeit from a different perspective – makes tremendous sense to us. It also sends a strong message to the community about the value the City of Guelph, the library and Action Read places on accessibility. Certainly there is ample precedent of literacy programs co-locating in libraries, particularly in large urban centers.

Action Read's mission is to help Guelph adults and families reach their literacy, numeracy and other Essential Skill goals for further independence, training and employment. Our programs are free, learner-centred and offered in accessible spaces. We offer one-to-one tutoring, small groups or computer-based learning. Many of our learners have other challenges in addition to low literacy such as poverty, physical disabilities and learning disabilities. That said, our program is a commitment, and so learners need to have a certain level of stability in their lives to benefit from it. Given the work of the library and our history of working together, I believe that there is a great deal of synergy between our organizations.

And so with this in mind, our ideal space needs are as follows;

- Approximately 3000 square feet (+/-)
- Separate entrance
- Fully accessible
- Affordable

Action Read recently moved to 8 Cork Street East, the HOPE House Building. We are happy in our lovely new location, but do anticipate that with the growing needs of our organization, a larger office will be required in the long-term.

Please consider this letter our formal request to be considered in this process. Thanks very much and I look forward to connecting with you further about this matter.

Sincerely,

Mira Clarke  
Executive Director

Cc. Lisa Maslove, Board Chair  
Steve Kraft, Library CEO

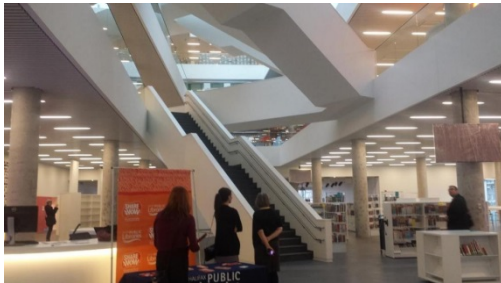
**From:** Chris A Boyadjian  
**Sent:** February-01-18 9:14 AM  
**To:** Clerks  
**Cc:** Phil Allt  
**Subject:** Downtown Library

Hello Council

I would like to add my voice to the calls for a new downtown library on the Baker Street lot. Our fine city deserves a modern library as its central branch and it would enhance the downtown core economically as well. Please have a look at the fabulous Halifax Central Library to see some of the potential social benefits.

<http://www.cbc.ca/news/canada/nova-scotia/halifax-central-library-opens-to-the-public-1.2872107>

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[Halifax Central Library opens to the public - CBC News](http://www.cbc.ca/news/canada/nova-scotia/halifax-central-library-opens-to-the-public-1.2872107)

[www.cbc.ca](http://www.cbc.ca)

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Thanks

**Chris Boyadjian**