

Council Chambers  
January 19, 2009

**Council convened in formal session at 7:00 p.m.**

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein

Absent: Councillor Kovach

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Ms. M. Neubauer, Director of Finance; Mr. D. McCaughan, Director of Operations; Ms. T. Sinclair, Manager of Legal Services; Mr. J. Riddell, Director of Community Design & Development Services; Ms. A. Pappert, Director of Community Services; Mr. P. Cartwright, General Manager of Economic Development Services; Mr. B. Chapman, Manager, Traffic & Parking; Mr. M. McCrae, Manager of Corporate Property Services; Mr. I. Panabaker, Urban Design Programme Manager; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Assistant Council Committee Co-ordinator

**DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT**

There was no declaration of pecuniary interest.

Mr. H. Loewig, Chief Administrative Officer explained that the parking garage is an integral component of the downtown initiatives and he advised that at the Council meeting on February 17<sup>th</sup>, 2009, information respecting timelines and financial details will be provided.

**PRESENTATIONS**

**Downtown Initiatives Update & Wilson Street Parking Garage**

Mr. Ian Panabaker, Urban Design Programme Manager provided an overview of the planning framework and capital projects sequence for the downtown. He then gave a brief introduction to the Wilson Street Parking Garage project. He provided an overview of the Civic Square Concept and the market place Urban Design Guidelines that were provided to the architect.

1. Moved by Councillor Findlay  
Seconded by Councillor Bell

THAT persons wishing to address Council be permitted to do so at this time.

Carried

Mr. Stephen Gazzola, Architect, Walterfeddy Partnership reviewed the context plan for all levels of the garage. He advised that they adhered to the guidelines they were provided. He advised that the design is suitable for a parking garage only and could not be converted to residential usage at a later date due ceiling heights.

Ms. Jennifer Mackie, Executive Director, Guelph Downtown Business Association advised that they support the plans for the Wilson Street Parking Garage and are pleased to see the commercial element included on the ground level. She stated that the Downtown Guelph Business Association would like to have an active role in the economic development of the commercial component and offered their expertise and support.

She also stated that they would like Council to reconsider the use of the current City Hall and Annex buildings. They believe there are a variety of purposes that would serve the City well at this location.

Council advised they would like changes made to the walkway on Norfolk Street to make it more inviting and less prone to be used for graffiti purposes.

In response to questions regarding horizontal plates, staff advised that if they were to be changed, it would involve starting over and would result in taking a minimum of six to eight more weeks to report back to Council. This new timeline will not include a public process. They stated that the garage has been made with flat flooring to accommodate the exterior design. They also advised that making the building a little taller would not result in a gain of parking spaces.

The architect advised that the number of stalls in the ladies' washroom was increased from the original design. He also stated they will review the lighting of the stairwells to determine the most energy-efficient and safe options.

Staff was requested to report back on detailing the Leeds features and payback of the environmental efficiencies when this item comes back to Council. This will include a review of the feasibility of a roof garden.

Staff clarified the role of the Fairness Monitor and advised Council that this person would be reporting to Council on their findings with respect to the tendering process. They also stated there is a list of criteria used to determine the need for a Fairness Monitor and this criteria will be examined for future projects.

Staff was directed to explain in more detail the financing of the garage and how the growth-related portion will be recovered through development charges.

Council requested the Clauses be voted on separately.

Mr. J. Riddell  
Mr. D. McCaughan  
Ms. M. Neubauer  
Mr. P. Cartwright  
Ms. L.E. Payne

2. Moved by Councillor Burcher  
Seconded by Councillor Salisbury  
THAT the conceptual design as outlined in the Council report Wilson Street Parking Garage, January 19, 2009 be approved.

VOTING IN FAVOUR: Councillors Beard, Bell, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillor Billings (1)

Carried

Mr. J. Riddell  
Mr. D. McCaughan  
Ms. M. Neubauer  
Mr. P. Cartwright  
Ms. L.E. Payne

3. Moved by Councillor Burcher  
Seconded by Councillor Salisbury  
THAT, upon obtaining a required zoning variance, staff issue a Request for Proposals for the Design-Build of a parking garage on the Wilson Street Parking Lot site incorporating the conceptual design developed through public process.

VOTING IN FAVOUR: Councillors Beard, Bell, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillor Billings (1)

Carried

Mr. J. Riddell  
Mr. D. McCaughan  
Ms. M. Neubauer  
Mr. P. Cartwright  
Ms. L.E. Payne

4. Moved by Councillor Burcher  
Seconded by Councillor Salisbury  
THAT the Request for Proposals for the Design-Build of a parking garage on the Wilson Street Parking Lot site stipulate the garage meet Leadership in Energy and Environmental Design (LEED) silver standard.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: ( )

Carried

5. Moved by Councillor Burcher  
Seconded by Councillor Salisbury

Mr. J. Riddell  
Mr. D. McCaughan  
Ms. M. Neubauer  
Mr. P. Cartwright  
Ms. L.E. Payne

THAT a Fairness Monitor be hired to oversee the internal evaluation process of responses received to the Request for Proposals to design and construct a parking garage on the Wilson Street Parking Lot site and the award of the contract to undertake the project.

VOTING IN FAVOUR: Councillors Beard, Bell, Burcher, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (10)

VOTING AGAINST: Councillor Billings and Farrelly (2)

Carried

6. Moved by Councillor Burcher  
Seconded by Councillor Laidlaw

Mr. H. Loewig  
Ms. M. Neubauer  
Ms. L.E. Payne

That staff report back to Council on the implications, financial and otherwise, of not moving forward with the renovation of the current City Hall to a Municipal Court facility once the new City Hall is complete.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

**ADJOURNMENT**

The meeting adjourned at 9:05 o'clock p.m.

Minutes read and confirmed February 23, 2009.

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Mayor

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Deputy City Clerk