

Council Chambers
February 17, 2009 7:00 p.m.

A meeting of Guelph City Council.

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

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Director of Human Resources; Ms. M. Neubauer, Director of Finance; Mr. D. McCaughan, Director of Operations; Mr. J. Riddell, Director of Community Design & Development Services; Mr. P. Cartwright, General Manager of Economic Development Services; Mr. D. Corks, Downtown Economic Development Manager; Mr. I. Panabaker, Urban Design Program Manager; Ms. A. Pappert, Director of Community Services; Mr. S. Hannah, Manager of Development & Parks Planning; Mr. R. Henry, City Engineer; Mr. J. Stokes, Manager of Realty Services; 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.

PLANNING PUBLIC MEETING

Mayor Farbridge announced that in accordance with The Planning Act, Council was now holding a public meeting.

Proposed Downtown Guelph Community Improvement Plan

Mr. David Corks, Downtown Economic Development Manager provided information regarding the process to date. He stated that the map included within the report is the currently recognized downtown core within the City's Official Plan. He outlined the different phases of the plan. He then explained various financial aspects and incentives of the plan. He listed the next steps.

He advised that the Downtown CIP boundaries will be changed when the Downtown boundaries are changed within the City's Official Plan.

They will also consider neglected properties that need restoration and address various means to handle them.

Staff advised that the Secondary plan will be looking at design polices and urban policies.

Ms. Jane Londerville, Chair, Wellington County Housing Committee strongly supports residential intensification in the core. She is supportive of incentives but wants housing for all incomes, rentals, and ownership so there will be housing available for lower income households. She has concerns that the City is becoming a developer, buying & selling and the potential conflict of interest that would create. She suggested that development should best rest with the private sector.

The Mayor asked if there were any delegations in attendance with respect to the planning matter listed on the agenda.

Staff will address the issues raised tonight and those included within the correspondence received.

1. Moved by Councillor Findlay
Seconded by Councillor Burcher

Mr. P. Cartwright

THAT Report 09.03 regarding the proposed Downtown Guelph Community Improvement Plan from Economic Development and Tourism Services dated February 17, 2009 be received.

VOTING FOR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

Baker Street Redevelopment

Mr. P. Cartwright, explained the purpose of the three phases of the redevelopment plan. He stated Council needs to give direction of their preferred options to allow staff to move forward. He advised Council of the various interest groups and consultants that were involved in the process to date. He also detailed the various areas of focus and criteria used to determine the proposed options.

Mr. Corks provided information regarding the process to date. He listed the items contained within the technical review and advised of the seven guiding documents used to determine the options being presented.

Mr. Ian Panabaker addressed the Urban Design components of the plan. He stated the key anchor in the north end of the development will be developed by the private sector. At a later date, a new street and smaller blocks may be introduced. He advised that they are proposing an entrance onto Wyndham Street and outlined the three development concepts. Staff believes that Concept C2 attached to the report provided the best library potential, the best streetscape potential, the most residential/commercial options and the most flexibility in implementation. He then advised the first step was to acquire lands and then outlined the steps to follow.

He advised that the costs for the 20,000 sq. ft of commercial space and the access route are not included in the cost estimates provided. He added that traffic studies indicated a need for road access to Wyndham Street.

Staff advised they will be providing information regarding:

- the loss of taxation revenue and the impact of the new residential unit pertaining to costs to develop the property and tax rates.
- the number of jobs being lost and impact on new job creation – including those resulting from the other components of the plan
- the immediate and sustainable impact and the potential cost to connection to Yarmouth Street.

Mr. Cartwright advised the connection to Yarmouth Street is not integral to this phase of the plan, but may happen at a later date. The estimated cost for land assembly is \$9 million dollars.

Mr. N. McLeod, Chief Librarian advised that location is the key factor when building a library. Visibility, access and parking are three criteria necessary for a library and he stated the concept plan addresses these three criteria. He stated the library is the most used City-owned facility on a regular basis and the high profile proposed is appropriate. He stated the library is in support of the concept plan and looks forward to working with staff and Council.

3. Moved by Councilor Piper
Seconded by Councilor Burcher

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

Carried

Ms. J. Londerville, Chair, Wellington County Housing Committee stated concern regarding the acquisition of the properties which would cause thirty people to lose their affordable homes. She would like to see an affordable housing component built into the development.

Mr. Gary Grewal stated that he is concerned about the financial hardship for owners being unable to rent properties and would like Council to give consideration to the impact the development will have on current tenants.

Mr. Ray Mitchell, owner of the Family Thrift Store outlined the various services he provides from his store and stated he believes he provides invaluable contributions to the community at large. He was concerned about the loss of commercial space, parking and affordable housing. He believes his property is of heritage interest as well. He provides reduced costs, free delivery to many people and space for musicians and artists. He also expressed concern with the notification process.

Ms. Jennifer Mackie, on behalf of Guelph Downtown Business Association advised the association endorses the concept plan and considers the plan as pivotal to developing the north end of the downtown. She believes that moving quickly in assembling the required properties, plan with growth in mind for the library is a key factor to the plan being successful. She offered assistance from the Association with communications, assisting businesses to relocate and support of the mitigation plan. They are offering additional resources, time and funds to work with the Economic Development officer in relation to marketing, meeting space and also offering their expertise with developing business plans to all types of businesses.

Mr. Randy White was not present.

Ms. Jennie Mitchell, the daughter of the owner of The Family Thrift Store reiterated the services and activities her father provides for the various artists, students and customers. She believes his contributions to the downtown would create a large gap in services to artists, students and visitors. She does not believe tearing down the building to create open space is the right thing to do. She also expressed concern with the notification process. Stated the tenants were not informed. She does not see the point in demolishing buildings downtown and believes the downtown will lose customers that would not return.

Ms. Sarah Mangle, was concerned that a lot of affordable housing, band practice space, discounts and services for

students and other services will be permanently lost if the Family Thrift Store is demolished.

Ms. Katie McVicker concurred with Ms. Mangle and questioned why the most expensive and intrusive plan was picked.

Mr. Ricky Tichborne does not agree with the development and also concurred with the previous delegates.

Mr. David Renaud was concerned with the residential component. He stated that a majority of the residential units are 1 or 2 plus bedroom units because there is such a high vacancy rate of units that size. He believes there needs to be a closer examination of the local buyers' market and would like to see this component more closely studied.

Ms. Arden Hagedorn, member of the Central Student Association, University of Guelph wanted to provide a perspective of the value of the Family Thrift Store to university students. She expressed concern that the meeting was held when most students are away for reading week and urged the City to hold another public meeting to allow for more students to be able to attest to the value of the Family Thrift Store.

Staff advised that notice was placed in the papers and on the website as well as a courtesy notice distributed door-to-door once the report was ready.

Staff advised a mitigation plan will be coming back to Council which would include both owners and tenants.

Staff was directed to explore the options and densities in various building heights.

Staff advised they do not know at this point if the Official Plan amendment regarding building height would be site specific or if it would include more of the downtown area.

Staff was encouraged to get Community Improvement Plan (CIP) incentives in place before any demolitions take place to help with the mitigation strategies. Staff advised they could assemble properties and allow the existing tenants to continue operating while the CIP program is being developed. This information is to be included within the mitigation report.

Staff will provide information regarding the possibility of providing for the cultural space needs for the artists within the downtown core.

Council requested that the clauses be voted on separately.

Mr. P. Cartwright

3. Moved by Councillor Findlay
Seconded by Councillor Burcher
THAT Report 09.02 regarding the Baker Street Redevelopment Concepts from Economic Development and Tourism Services dated February 17, 2009 be received.

VOTING FOR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

Mr. P. Cartwright

4. Moved by Councillor Findlay
Seconded by Councillor Burcher
THAT "Concept C2" as described in Report 09.02 be adopted as the preferred redevelopment concept for a mixed use development including a new central library.

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

VOTING AGAINST: Councillors Billings and Kovach (2)

Carried

Mr. P. Cartwright
Ms. M. Neubauer

5. Moved by Councillor Findlay
Seconded by Councillor Burcher
THAT staff be directed to report back with a review and recommendations regarding the funding, implementation and delivery method of "Concept C2" Phase 1;

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

VOTING AGAINST: Councillors Billings (1)

Carried

Mr. P. Cartwright
Ms. L. E. Payne

6. Moved by Councillor Findlay
Seconded by Councillor Burcher
THAT staff be authorized to negotiate the acquisition of the lands required to implement "Concept C2" as described in Report 09.02 with funding to come from debt.

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

VOTING AGAINST: Councillors Billings and Kovach (2)

Carried

Mr. P. Cartwright
Ms. J. Mackie

7. Moved by Councillor Findlay
Seconded by Councillor Burcher

THAT staff be directed to work with the Guelph Downtown Business Association and the owners of businesses and tenants being displaced to find suitable new locations within the downtown core.

VOTING FOR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

The meeting recessed at 9:54 p.m.

The meeting reconvened at 10:00 p.m.

2009 Federal Infrastructure Funding

Mr. H. Loewig, Chief Administrative Officer, provided some highlights with respect to the new infrastructure stimulus funding. He advised there are four different categories. Although criteria have not yet been provided, the Senior Management Team has established a list of projects they have identified for the various funding programs. He advised that once the criteria is made available the list will be re-evaluated accordingly.

Ms. M. Neubauer

8. Moved by Councillor Burcher
Seconded by Councillor Hofland

THAT Council endorses the Report Fin-09-07 dated February 17, 2009 entitled '2009 Federal Infrastructure Stimulus Funding'.

AND THAT Mayor Farbridge be directed to write a letter to the Minister regarding the infrastructure projects and include the Infrastructure Funding report.

VOTING FOR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

9. Moved by Councillor Billings
Seconded by Councillor Burcher

THAT Council now hold a meeting that is closed to the public, pursuant to Section 239(2)(d) of the Municipal Act with respect to:

- labour relations or employee negotiations

Carried

The remainder of the meeting was held In-Camera.

Council Committee Room B
February 17, 2009 10:25 p.m.

Council reconvened in Committee of the Whole.

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

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. M. Amorosi, Director of Human Resources, Mr. G. Hunt, Manager, Employee/Employer Relations, Assistant Director of HR; Mr. D. Bush, Labour Relations Specialist.

Mr. Amorosi and Mr. Hunt provided information with respect to labour relations or employee negotiations.

1. Moved by Councillor Findlay
Seconded by Councillor Laidlaw

Mr. M. Amorosi

THAT direction be given to staff regarding a matter with respect to labour relations or employee negotiations.

VOTING FOR: Councillors Beard, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper, Salisbury and Mayor Farbridge (9)

VOTING AGAINST: Councillors Bell, Billings, Kovach and Wettstein (4)

Carried

ADJOURNMENT

The meeting adjourned at 10:44 o'clock p.m.

Minutes read and confirmed March 23, 2009.

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Mayor

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Deputy City Clerk