

Council Chambers
June 10, 2008

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

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Hofland, Kovach (8:20 p.m.), Laidlaw, Piper and Wettstein

Absent: Councillors Findlay and Salisbury

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. D. McCaughan, Director of Operations; Ms. M. Neubauer, Director of Finance; Ms. A. Pappert, Director of Community Services; Mr. J. Riddell, Director of Community Design and Development Services; Ms. S. Aram, Deputy Treasurer; Mr. P. Cartwright, General Manager of Economic Development & Tourism; Mr. D. Corks, Downtown Economic Development Manager; Mr. I. Panabaker, Heritage/Urban Design Planner; Mr. J. Stokes, Manager of Realty Services; and Ms. T. Agnello, Deputy Clerk

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

The Mayor advised that the purpose of the meeting was to receive information with respect to the Baker Street Urban Design Study.

David Corks the Downtown Economic Development Manager introduced the Baker Street Urban Design Study and its connection with the City's strategic plan, the Downtown Action Plan and the Downtown Community Improvement Plan. He advised that the goals of the project are to provide excellent public library services, provide central public parking and to encourage more people living downtown. He provided information relating to the staff technical review of the site. He then reviewed the design guidelines for the library, parking, access, pedestrian orientation, open space and residential. He outlined the next steps being the evaluation of

feedback and the completion of technical studies; seeking Council direction on financing models, property acquisitions and proposed land use changes. He advised that the next phases of the project will include the request for qualifications (FRQ) process to attract capable private sector partners, followed by Request for Proposals (RFP) in conjunction with the short listed proponents with a recommendation to Council in the spring of 2009. He advised that a public open house will be held on June 24 from 5 pm to 8 pm at the Guelph Central Library.

Mark Reid of Urban Strategies suggested that this project would provide a new anchor in the downtown housing the Guelph Downtown Public Library, public parking, public open space, residential development and improved and new infrastructure. He outlined the site's significant challenges with respect to its limited connections to Wyndham Street, how to maximize the land use efficiencies and reinvestment potential.

He further outlined the core principles related to the site such as:

- library needs a high profile to encourage visitation
- parking needs to be located underground on 2 levels to free up the ground plain for public uses and create an appropriate downtown neighbourhood
- new street and the subdivision of the 'big' block are needed to make important connections to key places and increase saleable frontage
- smaller discrete parcels to allow developments to proceed independently in response to program needs and market demands
- public open space to complement the library, create a downtown amenity and a catalyst for new neighbourhood development
- public investment in the site should deliver new community facilities and also establish a catalyst project to encourage continued reinvestment in the core.

He highlighted three concepts and the key differences:

1. library in the park
2. library in the middle
3. library on Wyndham Street

He then outlined the next steps in obtaining public input and the selection of the preferred concept(s) and strategies.

ADJOURNMENT

The meeting adjourned at 8:43 o'clock p.m.

Minutes read and confirmed June 23, 2008.

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Mayor

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Deputy Clerk