



**Minutes of Guelph City Council
Held in the Council Chambers, Guelph City Hall on
Monday, September 16, 2019 at 6:00 p.m.**

Attendance

Council: Mayor C. Guthrie
Councillor P. Allt
Councillor B. Bell
Councillor C. Billings
Councillor C. Downer
Councillor D. Gibson
Councillor J. Gordon
Councillor R. Goller
Councillor J. Hofland
Councillor M. MacKinnon
Councillor D. O'Rourke
Councillor L. Piper
Councillor M. Salisbury

Staff: Mr. S. Stewart, Chief Administrative Officer
Ms. C. Clack, Deputy Chief Administrative Officer, Public Services
Ms. K. Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services
Mr. T. Lee, Deputy Chief Administrative Officer, Corporate Services
Mr. S. Kraft, Chief Executive Officer, Guelph Public Library
Ms. T. Baker, General Manager, Finance/Treasurer
Mr. C. Cooper, General Manager, Legal, Realty, and Court Services/City Solicitor
Ms. H. Loftin, General Manager, Business Development and Enterprise Services
Mr. A. Vilkkko, General Manager, Facilities Management
Mr. D. McMahon, Manager, Legislative Services/Deputy City Clerk
Ms. T. Di Lullo, Council and Committee Coordinator

Call to Order (6:00 p.m.)

Mayor Guthrie called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

IDE-2019-100 Baker District Redevelopment – Update and Public Component Construction Costs

Helen Loftin, General Manager, Business Development and Enterprise Services, provided opening remarks and outlined the Baker District Redevelopment.

Antti Vilkkko, General Manager, Facilities Management, provided an overview of the report recommendations.

Tara Baker, General Manager, Finance/City Treasurer, outlined the financial summary of the Baker District Redevelopment.

Helen Loftin, General Manager, Business Development and Enterprise Services, provided closing remarks.

The following delegates spoke regarding this item:

Lisa Maslove, Guelph Public Library Board

Judy Noonan

Susan Watson

Jonathan Webb

Morgan Hannah

Marty Williams, Downtown Guelph Business Association

Carly Klassen

Duncan MacKenzie

Ron East, Council of Canadians - Guelph Chapter

Tanya Gevaert

Anne Gajerski-Cauley

Ted Pritchard

Mira Clarke, Action Read Community Literacy Centre of Guelph did not appear.

Authority to Resolve into a Closed Meeting of Council

1. Moved by Councillor Piper
Seconded by Councillor Hofland

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (c) and (f) of the Municipal Act with respect to proposed or pending acquisition or disposition of land by the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, MacKinnon, O'Rourke, Piper and Salisbury (13)

Voting Against: (0)

Carried

Closed Meeting (7:54 p.m.)

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

The following matters were considered:

IDE-2019-100 Baker District Redevelopment – Update and Public Component Construction Costs

Rise and recess from Closed Meeting (8:14 p.m.)

Council recessed.

Open Meeting

Attendance:

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

Councillor R. Goller
Councillor J. Hofland
Councillor M. MacKinnon
Councillor D. O'Rourke
Councillor L. Piper
Councillor M. Salisbury

Staff: Mr. S. Stewart, Chief Administrative Officer
Ms. C. Clack, Deputy Chief Administrative Officer, Public Services
Ms. K. Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services
Mr. T. Lee, Deputy Chief Administrative Officer, Corporate Services
Mr. S. Kraft, Chief Executive Officer, Guelph Public Library
Ms. T. Baker, General Manager, Finance/Treasurer
Mr. C. Cooper, General Manager Legal, Realty, and Court Services/City Solicitor
Ms. H. Loftin, General Manager, Business Development and Enterprise Services
Mr. A. Vilkkko, General Manager, Facilities Management
Mr. G. Clark, Manager, Financial Strategy and Long Term Planning
Mr. D. McMahon, Manager, Legislative Services/Deputy City Clerk
Ms. T. Di Lullo, Council and Committee Coordinator

Call to Order (8:20 p.m.)

Mayor Guthrie called the meeting to order.

IDE-2019-100 Baker District Redevelopment – Update and Public Component Construction Costs

2. Moved by Councillor Piper
Seconded by Councillor Hofland
1. That the following public components of the Baker District Redevelopment project be approved and that staff be directed to incorporate the following costs into the Capital Budget and Forecast to allow detailed design to proceed:
 - a) Site remediation, site servicing, and archaeological works, estimated to be \$15 million.
 - b) Urban Square and streetscape construction costs estimated to be \$2.6 million.
 - c) Approximately 280 public parking stalls with an estimated construction cost of \$21 million and direction for staff to report back on a strategy to address the financial impact through an updated Parking Master Plan Financial Model.
 - d) Public Library construction cost to a maximum of \$67.1 million inclusive of a capital funding strategy that requires an estimated 0.86% increase to the property tax levy.

2. That staff be directed to coordinate with the Guelph Public Library and other partners to apply for funding from the Investment in Canada Infrastructure Program – Community, Culture and Recreation Stream (ICIP:CCRS) for the main library, urban square and streetscape components of the Baker District Redevelopment in order to reduce the property tax and debt impacts as currently anticipated.

First Amendment

3. Moved by Councillor Piper
Seconded by Councillor Salisbury

That “approximately 280” be removed from clause 1 c).

Voting in Favour: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Goller, Gordon, Hofland, O’Rourke, Piper and Salisbury (12)

Voting Against: Councillor MacKinnon (1)

Carried

Second Amendment

4. Moved by Councillor MacKinnon
Seconded by Councillor Gibson

That the amount of \$67.1 million be replaced with \$50 million and the percentage 0.86% be replaced with 0.33% in clause 1 d).

Amendment to the Second Amendment

5. Moved by Councillor Salisbury
Seconded by Councillor MacKinnon

That the following clause be added as clause e):

That Council refer consideration of \$17 million as recommended in this report until such time following the city assets report and the 2020 capital budget 10 year forecast report have been presented to council prior to November 12.

Voting in Favour: Mayor Guthrie, Councillors Billings, MacKinnon and Salisbury (4)

Voting Against: Councillors Allt, Bell, Downer, Gibson, Goller, Gordon, Hofland, O’Rourke and Piper (9)

Defeated

Second Amendment

6. Moved by Councillor MacKinnon
Seconded by Councillor Gibson

That the amount of \$67.1 million be replaced with \$50 million and the percentage 0.86% be replaced with 0.33% in clause 1 d).

Voting in Favour: Mayor Guthrie, Councillors Bell, Billings, Gibson, Goller and MacKinnon (6)

Voting Against: Councillors Allt, Downer, Gordon, Hofland, O'Rourke, Piper and Salisbury (7)

Defeated

Main Motion as Amended

7. Moved by Councillor Piper
Seconded by Councillor Hofland

1. That the following public components of the Baker District Redevelopment project be approved and that staff be directed to incorporate the following costs into the Capital Budget and Forecast to allow detailed design to proceed:
 - a) Site remediation, site servicing, and archaeological works, estimated to be \$15 million.
 - b) Urban Square and streetscape construction costs estimated to be \$2.6 million.
 - c) Public parking stalls with an estimated construction cost of \$21 million and direction for staff to report back on a strategy to address the financial impact through an updated Parking Master Plan Financial Model.
 - d) Public Library construction cost to a maximum of \$67.1 million inclusive of a capital funding strategy that requires an estimated 0.86% increase to the property tax levy.
2. That staff be directed to coordinate with the Guelph Public Library and other partners to apply for funding from the Investment in Canada Infrastructure Program – Community, Culture and Recreation Stream (ICIP:CCRS) for the main library, urban square and streetscape components of the Baker District Redevelopment in order to reduce the property tax and debt impacts as currently anticipated.

Voting in Favour: Councillors Allt, Billings, Downer, Goller, Gordon, Hofland, O'Rourke, Piper and Salisbury (9)

Voting Against: Mayor Guthrie, Councillors Bell, Gibson and MacKinnon (4)

Carried

Adjournment (10:49 p.m.)

8. Moved by Councillor Allt
Seconded by Councillor Gordon

That the meeting be adjourned.

Carried

Minutes to be confirmed on October 23, 2019.

Mayor Guthrie

Dylan McMahon - Deputy Clerk