



Minutes of Committee of the Whole Meeting

**October 5, 2020, 1:00 p.m.
Remote meeting live streamed
on guelph.ca/live**

Council:

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

Staff:

S. Stewart, Chief Administrative Officer
C. Clack-Bush, Deputy Chief Administrative Officer, Public Services
K. Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services
T. Lee, Deputy Chief Administrative Officer, Corporate Services
T. Baker, General Manager, Finance/City Treasurer
D. Evans, General Manager, Culture and Recreation
J. Regan, General Manager, Economic Development and Tourism
A. Vilkkko, General Manager, Facilities and Energy Management
K. Walkey, General Manager, Planning and Building Services
J. Krauter, Manager, Taxation and Revenue/Deputy Treasurer
L. Briggs, Manager, Recreation Services

S. Guy, Project Manager, Special Projects
B. Ho-Yan, Manager, Corporate Energy and Climate Change
J. Laur, Chief Building Official
K. Vanderwal, Manager, Technical Services
B. Bond, Senior By-law Administrator
S. O'Brien, General Manager, City Clerk's Office/City Clerk
L. Cline, Council and Committee Coordinator
T. Di Lullo, Council and Committee Coordinator

Also Present: Robert Allen, MacLennan Jaunkalns Miller Architects
Duncan Bates, Diamond Schmitt Architects
Matt Peddie, MacLennan Jaunkalns Miller Architects
Megan Torza, DTAH
Jonathan Westeinde, Windmill Development Group

1. Call to Order - Mayor

Mayor Guthrie called the meeting to order (1:01 p.m.)

1.1 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

2. Authority to move into closed meeting

Moved By Councillor Caron
Seconded By Councillor Allt

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 relating to a 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: (13): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor Salisbury, Councillor MacKinnon, and Councillor O'Rourke

Carried (13 to 0)

The following matters were considered:

2.1 Disclosure of Pecuniary Interest and General Nature Thereof

2.2 Baker District - Project Update - 2020-149

3. Open Meeting - 2:00 p.m.

Mayor Guthrie called the meeting to order (2:22 p.m.).

3.1 Closed Meeting Summary

Mayor Guthrie spoke regarding the matter discussed in closed session and identified the following:

Baker District - Project Update - 2020-149

Information was received and a special resolution will come forward at the open portion of the October 7, 2020 Special City Council meeting.

4. Staff Recognitions

Mayor Guthrie introduced and presented the following staff recognitions:

Bill Bond, Senior By-law Administrator, was recognized for receiving AMCTO's Academic Excellence Award for the highest cumulative annual grade for the Executive Diploma in Municipal Management Program.

Alexandra Marson, Stormwater Service Coordinator, Steve Miller, Lead Hand, Drainage, Steven Giesler, Drainage Operator, Geoff Allport, Vac All Operator, Greg Rogers, Drainage Operator, Cameron Robb, Drainage Operator, Philip Smith, Vac All Operator, Jason Knight, Drainage Operator, Geoff Walker, Public Works Supervisor, Mary Angelo, Manager, Infrastructure, Development and Environmental Engineering, Arun Hindupur, Supervisor, Infrastructure Engineering, Mario Martinez, Engineering Technologist II and Brenna Birkin, Communications Officer, were recognized for their involvement with the stormwater management educational video, which won the Award of Excellence at the 26th Communicator Awards in the Film/Video-Government Relations category.

6. Consent Agenda - Audit

Moved By Councillor Allt
Seconded By Councillor Hofland

That the October 5, 2020 Consent Agenda - Audit, as identified below, be adopted:

6.1 Appointment of the External Auditor - 2020-146

1. That KPMG LLP be appointed as the external auditor for the City of Guelph for the fiscal years ending 2020 through 2024.

2. That the Treasurer be authorized to annually execute the engagement letter with KPMG LLP subject to the terms approved.

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

Carried (13 to 0)

7. Service Area Chair and Staff Announcements

Councillor Allt introduced Karl Hutchinson, the new General Manager, Internal Audit.

9. Consent Agenda - Infrastructure, Development and Enterprise Services

Moved By Councillor Gibson

Seconded By Councillor Caron

That the October 5, 2020 Consent Agenda - Infrastructure, Development and Enterprise Services, as identified below, be adopted:

9.1 Sign By-law Variance for 292 Speedvale Avenue West - 2020-139

That the request for variance from Table 2, Row 1 of Sign By-law Number (1996)-154245, as amended, to permit one (1) internally illuminated freestanding sign with a sign area of 3.83m² and a height 1.5m above an adjacent roadway, to be 80 metres from another freestanding sign on the property of 292 Speedvale Avenue West, be approved.

9.2 Ministry of Transportation Connecting Links Program - 2021-2022 Application - York Road Reconstruction: Stevenson Street to Victoria Road - 2020-145

1. That staff be authorized to submit an application to the Ministry of Transportation with respect to the 2021-2022 Connecting Links Program for the reconstruction of York Road from Stevenson Street to Victoria Road.
2. That staff be authorized to confirm to the Ministry of Transportation that Council:
 - a. supports of the project identified in the application;

- b. confirms that capital funding is available for the municipal contribution component; and,
- c. agrees that if the application is successful, the municipality will proceed with the project in accordance with the timelines specified in the application.

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

Carried (13 to 0)

10. Items for Discussion - Infrastructure, Development and Enterprise Services

10.1 Draft Recommendation for the New Sign By-law - 2020-138, 2020-138

Bill Bond, Senior By-law Administrator, provided an overview of the draft recommendations for the new sign by-law that will be presented to City Council in the first quarter of 2021.

The following delegate spoke via telephone regarding this item:
Ian Brown

Moved By Councillor MacKinnon
Seconded By Councillor Goller

1. That Council direct staff to draft a new Sign By-law based on the draft recommendations outlined in Attachment 2 – Overview of Recommended Changes for the New Sign By-law.

Amendment:

Moved By Councillor Downer
Seconded By Councillor O'Rourke

1. That Council direct staff to draft a new Sign By-law based on the draft recommendations outlined in Attachment 2 - Overview of Recommended Changes for the New Sign By-law **and based on Councillor feedback.**

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

Carried (13 to 0)

Motion as Amended:

Moved By Councillor MacKinnon

Seconded By Councillor Goller

1. That Council direct staff to draft a new Sign By-law based on the draft recommendations outlined in Attachment 2 - Overview of Recommended Changes for the New Sign By-law and based on Councillor feedback.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor MacKinnon, and Councillor O'Rourke

Voting Against: (1): Councillor Salisbury

Carried (12 to 1)

10.2 South End Community Centre Project Update - 2020-141

Antti Vilkkö, General Manager, Facilities and Energy Management, provided an overview of the South End Community Centre project, including Strategic Plan alignment, background and history of the project, features of the proposed facility, and carbon-neutral initiatives.

Colleen Clack-Bush, Deputy Chief Administrative Officer, Public Services, summarized next steps for the project, outlined some of the construction impacts, and walked through some of the renderings that illustrate the look and feel of the South End Community Centre.

The following delegates spoke via telephone regarding this item:

Susan Watson

Doug Minett

Hugh Whiteley

Scott Butler

Moved By Councillor MacKinnon
Seconded By Councillor O'Rourke

That the following staff recommendations be referred to the October 7, 2020 Special City Council meeting:

1. That the South End Community Centre as presented in Report 2020-141 dated October 5, 2020 be approved at a cost of \$80 million and reflected in the 2021 capital budget.
2. That construction begin in 2022 and any change in capital cost, resulting from final site plan, early competitive procurement processes and considerations of impacts of COVID on facility and programming design, be included in the 2022 capital budget.
3. That staff be directed to phase-in the estimated annual operating cost of \$2.4 million as part of the 2021-2024 operating budget and forecast.

Amendment:

Moved By Councillor O'Rourke
Seconded By Councillor MacKinnon

That the following clause 4 be added to the main motion:

4. That the Public Art component of the South End Community Centre budget totaling \$400,000 be separated and shown in the 2023 capital forecast contingent upon funding being available from the future Community Benefit Charge Bylaw expected by September 2022.

Voting in Favour: (7): Mayor Guthrie, Councillor Bell, Councillor Billings, Councillor Gibson, Councillor Goller, Councillor MacKinnon, and Councillor O'Rourke

Voting Against: (6): Councillor Allt, Councillor Caron, Councillor Downer, Councillor Gordon, Councillor Hofland, and Councillor Salisbury

Carried (7 to 6)

Motion as Amended:

Moved By Councillor MacKinnon
Seconded By Councillor O'Rourke

That the following staff recommendations be referred to the October 7, 2020 Special City Council meeting:

1. That the South End Community Centre as presented in Report 2020-141 dated October 5, 2020 be approved at a cost of \$80 million and reflected in the 2021 capital budget.
2. That construction begin in 2022 and any change in capital cost, resulting from final site plan, early competitive procurement processes and considerations of impacts of COVID on facility and programming design, be included in the 2022 capital budget.
3. That staff be directed to phase-in the estimated annual operating cost of \$2.4 million as part of the 2021-2024 operating budget and forecast.
4. That the Public Art component of the South End Community Centre budget totaling \$400,000 be separated and shown in the 2023 capital forecast contingent upon funding being available from the future Community Benefit Charge Bylaw expected by September 2022.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Hofland, Councillor Salisbury, Councillor MacKinnon, and Councillor O'Rourke

Voting Against: (1): Councillor Bell

Carried (12 to 1)

Council recessed at 5:11 p.m. and reconvened at 5:30 p.m.

10.3 Baker District - Project Update - 2020-148

Kealy Dedman, Deputy Chief Administrative Officer, Infrastructure, Development and Enterprise Services, provided opening remarks and outlined project elements to date, including public engagement, the Urban Design Master Plan, the library schematic design, parking, business terms and associated legal agreements.

Antti Vilkkö, General Manager, Facilities and Energy Management, outlined the alternative option being proposed for the site that includes moving the library to a stand-alone building in the south block and moving the institutional space to the podium of the north block.

Jonathan Westeinde from Windmill Development Group, Megan Torza from DTAH and Duncan Bates from Diamond Schmitt Architects

provided further details regarding the alternative option and associated design elements.

James Krauter, Manager, Taxation and Revenue/Deputy Treasurer, outlined the financial implications of the alternative option in comparison to the original concept.

Scott Stewart, Chief Administrative Officer, provided closing remarks.

The following delegate spoke via telephone regarding this item:
Scott Butler, Chair, Guelph Public Library

Extension of Delegation Speaking Time

Moved By Councillor Hofland
Seconded By Councillor Gordon

That the maximum five minute time period allowed for delegations to address Committee of the Whole be extended to allow Scott Butler to finish his delegation.

Voting in Favour: (8): Councillor Allt, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Gordon, Councillor Hofland, Councillor Salisbury, and Councillor O'Rourke

Voting Against: (5): Mayor Guthrie, Councillor Bell, Councillor Billings, Councillor Goller, and Councillor MacKinnon

Carried (8 to 5)

The following delegates spoke via telephone regarding this item:

Lilly Bent
Susan Watson
Marty Williams, Downtown Guelph Business Association
Carly Klassen
Bill McLellan
Tanja Gevaert
David J.A. Douglas
Heena Mistry
Lisa Kelso
Rosanne Morris
Sam Boer
Doug Minett
Rick Light
Tom Deligiannis

Extension of Meeting per Procedural By-law

Moved By Councillor Hofland

Seconded By Councillor Gordon

That Section 4.14 (a) and (b) of the Procedural By-law be invoked to allow Committee of the Whole to continue to 9:00 p.m.

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

Carried (13 to 0)

The following delegates spoke via telephone regarding this item:

Lin Grist

Kinnery Chaparrel

Ron East, Council of Canadians, Guelph Chapter

Ali Versluis

Susan Ratcliffe

Ze'ev Gedalof

Virginia Gilham, Chair, Friends of the Guelph Public Library

Suspending the Procedural By-law

Moved By Councillor O'Rourke

Seconded By Councillor Caron

That Section 4.14 of the Procedural By-law be suspended to allow Committee of the Whole to continue beyond 9:00 p.m.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Bell, Councillor Billings, Councillor Caron, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Gordon, Councillor Salisbury, Councillor MacKinnon, and Councillor O'Rourke

Voting Against: (1): Councillor Hofland

Carried (12 to 1)

The following delegates spoke via telephone regarding this item:

Scott Frederick

Barbara Mann

Andrew Sandor, on behalf of CUPE Local 1946, Guelph Public Library Workers

Melissa Campbell

Ian Panabaker

Gord Riddle
Morgan Dandie-Hannah
Anne Gajerski-Cauley
Susan Waton on behalf of Diane Hurst
John Parkyn

The following delegate did not speak:
James Smith

Council recessed at 10:00 p.m. and reconvened at 10:07 p.m.

Moved By Councillor Salisbury
Seconded By Councillor Caron

That the following staff recommendations be referred to the October 7, 2020 Special City Council meeting:

1. That the recommendation to proceed with the detailed development design for the alternative option site layout for the Baker District Redevelopment Project as outlined in this report be approved.
2. That \$16.6 million for site servicing, environmental/archeological remediation and the outdoor public space for the Baker District be approved and reflected in the 2021 budget.
3. That the construction of an 88,000 square foot library in the south block as presented as the alternative option in Report 2020-148, dated October 5, 2020, be approved at a cost of \$62.0 million, and Council approve an increase of 0.39% impact to the tax levy starting in 2021 and remain in place for 20 years, in order to fund the \$19.7 million of the library capital cost that is an enhancement to the current service level beyond that allowable by the Development Charges Act, 1997, with construction to begin in 2022 subject to updated design and service delivery reconsiderations as a result of COVID-19.
4. That staff be directed to maximize the number of public parking spaces in the south block and pursue sharing agreements for parking in the north block and seek budget approval as part of the 2022 budget process.
5. That staff be directed to phase in the estimated annual tax supported operating cost of the public components of the Baker District, totaling \$3.5 million, as part of the 2021-2024 operating budget and forecast.

6. That the Guelph Public Library Board report back to Council with a detailed operating budget projection by June 2021 based upon updated design and service delivery reconsiderations resulting from COVID-19.
7. That staff proceed with revising the Urban Design Master Plan (UDMP), share a virtual presentation with the community to outline the changes and collect final comments for Council's consideration.

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

Carried (13 to 0)

11. Adjournment

Moved By Councillor Allt
Seconded By Councillor Downer

That the meeting be adjourned (10:16 p.m.).

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

Carried (13 to 0)

Mayor Guthrie

Stephen O'Brien - City Clerk