



Minutes of Committee of the Whole Meeting

**June 4, 2024, 2:00 p.m.
Council Chambers
Guelph City Hall, 1 Carden Street**

Council: Mayor C. Guthrie
Councillor P. Allt
Councillor C. Billings
Councillor L. Busuttil
Councillor L. Caron
Councillor E. Caton
Councillor C. Downer
Councillor D. Gibson
Councillor R. Goller
Councillor C. Klassen
Councillor D. O'Rourke
Councillor M. Richardson

Absent: Councillor K. Chew

Staff: S. Stewart, Chief Administrative Officer
C. Clack-Bush, Deputy Chief Administrative Officer, Public Services
J. Holmes, Deputy Chief Administrative Officer, Infrastructure, Development and Environment
T. Baker, Acting Deputy Chief Administrative Officer, Corporate Services
N. Tampacopoulos, General Manager, Environmental Services
J. Goodram, General Manager, Economic Development and Tourism
T. Gayman, General Manager, Engineering and Transportation Services/City Engineer
A. Vilkkko, General Manager, Facilities and Energy Management
M. Silva, Manager, Corporate Asset Management

- I. Scott, Manager, Facility Design and Construction
 - H. Connell, Manager, Business and Technical Services
 - N. Davison, Waste Resource Circular Economy Specialist
 - L. Jefferson, Strategic Property Advisor
 - D. McMahon, Acting General Manager, City Clerk's Office/City Clerk
 - E. Barber, Board and Committee Coordinator
 - G. Meades, Acting Manager, Legislative Services/Deputy Clerk
 - C. Murray-Sprague, Council and Committee Coordinator
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2. Call to Order

Chair O'Rourke called the meeting to order (2:00 p.m.)

2.4 Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

3. Staff Recognitions

3.1 Call2Recycle Canada Inc.'s Leadership Sustainability Award for 2023

Chair O'Rourke recognized the following staff:

Amy Spence, Household Hazardous Waste Technical Coordinator
Gavin Wade, Household Hazardous Waste Operator
Solid Waste Resources' Site Operations Team

3.2 OPWA Project of the Year - Environmental Sustainability, Biodiversity

Chair O'Rourke recognized the following staff:

Terry Gayman, General Manager, Engineering and Transportation Services
Mary Angelo, Manager, Development and Environmental Engineering
Kyle VanderMeer, Environmental Engineer
Mario Martinez, Project Manager, Stormwater
Spencer Stroska-Li, Infrastructure GIS Technologist
Timea Filer, Urban Forestry Field Technologist
Luke Jefferson, Strategic Property Advisor
Ian Ferguson, Project Manager, Sports and Leisure Grounds

Patricia Halajski, Communications Advisor to the Mayor
Leah Lefler, Planner, Environment
Jennifer Charles, General Manager, Legal and Court Services/City
Solicitor
Terri MacCulloch, Reality Law Clerk
Phil McIntyre, Supervisor, Lab Services and Environmental Compliance
Scott Cousins, Hydrologist

5. Items for Discussion - Infrastructure, Development and Environment

5.1 2024 Corporate Asset Management Plan and Levels of Service Study - 2024-93

Terry Gayman, General Manager, Engineering and Transportation Services, introduced the item.

Monica Silva, Manager, Corporate Asset Management provided an update on the state of the City of Guelph's assets.

The following delegate spoke:

Lyle McNair

Moved By Councillor Goller

Seconded By Councillor Busuttil

1. That Council approve the 2024 Asset Management Plan, including the baseline asset levels of service, and direct staff to submit it to the Ministry of Infrastructure on or before July 1, 2024.
2. That staff bring back an update to the projected year of reaching sustainable funding based on updates made to capital funding levels for infrastructure renewal and the associated implications for state of good repair and service levels through the 2025 budget confirmation process.

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Goller, Councillor Klassen, and Councillor O'Rourke

Carried (10 to 0)

5.2 Single-Use Items Strategy Phase 2, 2024-245

Nectar Tampacopoulos, General Manager, Environmental Services, spoke to the item.

Moved By Councillor Goller
Seconded By Mayor Guthrie

1. That the phase 2 recommendations for the Single-Use Items Reduction Strategy, as included in report 2024-245, dated June 4, 2024, be approved.
2. That the Single-Use Items By-law (2024) – 20938, as amended, be approved.

Amendment

Moved By Mayor Guthrie
Seconded By Councillor Allt

That staff be directed to also implement and include the use of re-usable containers within the bylaw with the same effective date as the Single-Use Items Phase 2 timeline of March 1st, 2025.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (11 to 0)

Main Motion as Amended

Moved By Councillor Goller
Seconded By Mayor Guthrie

1. That the phase 2 recommendations for the Single-Use Items Reduction Strategy, as included in report 2024-245, dated June 4, 2024, be approved.
2. That the Single-Use Items By-law (2024)-20938, as amended and including the use of re-usable containers with the same effective date as the Single-Use Items Phase 2 timeline of March 1, 2025, be approved.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (11 to 0)

Council Recessed (3:30 p.m.)
Council Reconvened (3:39 p.m.)

7. Service Area - Corporate Services

Councillor Caron assumed the position of Chair.

8. Consent Agenda - Corporate Services

8.1 Financial needs-based - Property Tax Program - 2024-230

Moved By Councillor Klassen
Seconded By Councillor Caton

1. That the Financial Needs-based Property Tax Program report 2024-230, dated June 4, 2024, be received.

Voting in Favour: (11): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (11 to 0)

10. Service Area - Governance and Office of the CAO

Mayor Guthrie assumed the position of Chair.

11. Items for Discussion - Governance and Office of the CAO

11.1 Drill Hall Responses to Expressions of Interest and Planned Future Use - 2024-261

James Goodram, General Manager, Economic Development and Tourism introduced the topic.
Ian Scott, Manager, Facility Design and Construction, discussed the restoration of the Drill hall.
Luke Jefferson, Strategic Property Advisor, discussed the next steps.

The following delegates spoke:

Lise Anne Janis,
Rosanne Morris,
David McAuley
Janine Smith
Ann Cavanaugh
K. Vanessa Hyland
Mike Salisbury

The following delegates did not speak:

Sarafina Bortolon-Vettor

Susan Ratcliffe

Council recessed (5:30 p.m.)

Council reconvened (6:00 p.m.)

Moved By Councillor Goller

Seconded By Councillor Gibson

1. That the building at 72 Farquhar Street known as the Drill Hall, be declared a surplus asset and that no further investment into the building other than general maintenance and security occur.
2. That staff be directed to sell 72 Farquhar Street in accordance with City process and protocol.

Voting in Favour: (2): Councillor Billings, and Councillor Gibson

Voting Against: (10): Mayor Guthrie, Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Defeated (2 to 10)

Moved By Councillor Caron

Seconded By Councillor Klassen

1. That Council direct staff to commence negotiations for an agreement with the Guelph Centre for Visual Art (GCVA) board, for the lease of 72 Farquhar (the Drill Hall), providing a time limited window ending June 2025 for the GCVA to secure commitments for the required resources needed to convert the facility into a functioning community arts centre. Recognizing that no additional financial commitment from the city is currently approved, staff will work with GCVA to explore alternative funding opportunities.
2. That the City of Guelph continue to own the Drill Hall building, and continue to be responsible to fund and maintain the current state of the structural elements and primary systems, estimated at approximately \$125 000 annually, subject to the outcome of any future agreement.

3. That staff report back by the end of Q1 of 2025 on the progress of this negotiation work.

Amendment

Moved By Councillor Caton
Seconded By Councillor Allt

That the following clauses be added as #3 and #4:

3. That the lease of 72 Farquhar be subject to the GCVA's creation of an equity and inclusion plan that addresses the concerns of equity deserving artists in the community.
4. That the lease of 72 Farquhar be subject to the GCVA following the City's engagement procedures in their planning before returning to Council in 2025.

The amendment was withdrawn by the mover and seconder.

Amendment

Moved By Councillor Caton
Seconded By Councillor Allt

That the following clauses be added as #3 and #4:

3. That the potential lease of 72 Farquhar be subject to the GCVA's creation of an equity and inclusion plan that addresses the concerns of equity deserving artists in the community.
4. That the potential lease of 72 Farquhar be subject to the GCVA following the City's engagement procedures in their planning before returning to Council in 2025.

Amendment to the Amendment

Moved By Councillor Downer
Seconded By Councillor O'Rourke

That the word procedures be replaced with principles in clause 4.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttill, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

Amendment as Amended

Moved By Councillor Caton

Seconded By Councillor Allt

That the following clauses be added as #3 and #4:

3. That the potential lease of 72 Farquhar be subject to the GCVA's creation of an equity and inclusion plan that addresses the concerns of equity deserving artists in the community.

4. That the potential lease of 72 Farquhar be subject to the GCVA following the City's engagement principles in their planning before returning to Council in 2025.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

Amendment

Moved By Councillor O'Rourke

Seconded By Councillor Goller

That the words 'commence negotiation for' in clause 1 be replaced by the word 'explore'.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

Amendment

Moved By Councillor Gibson

Seconded By Councillor Goller

That the word 'currently' be removed from clause 1.

Voting in Favour: (10): Mayor Guthrie, Councillor Billings, Councillor Busuttill, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Voting Against: (2): Councillor Allt, and Councillor Caron

Carried (10 to 2)

Main Motion as Amended

Moved By Councillor Caron

Seconded By Councillor Klassen

1. That Council direct staff to explore an agreement with the Guelph Centre for Visual Art (GCVA) board, for the lease of 72 Farquhar (the Drill Hall), providing a time limited window ending June 2025 for the GCVA to secure commitments for the required resources needed to convert the facility into a functioning community arts centre. Recognizing that no additional financial commitment from the city is approved, staff will work with GCVA to explore alternative funding opportunities.
2. That the City of Guelph continue to own the Drill Hall building, and continue to be responsible to fund and maintain the current state of the structural elements and primary systems, estimated at approximately \$125 000 annually, subject to the outcome of any future agreement.
3. That the potential lease of 72 Farquhar be subject to the GCVA's creation of an equity and inclusion plan that addresses the concerns of equity deserving artists in the community.
4. That the potential lease of 72 Farquhar be subject to the GCVA following the City's engagement principles in their planning before returning to Council in 2025.
5. That staff report back by the end of Q1 of 2025 on the progress of this negotiation work.

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttill, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

New Motion

Moved By Councillor Klassen

Seconded By Councillor Allt

6. That staff be directed to allocate up to \$10,000 from the unspent 2024 Community Investment Strategy account, to be paid to the Guelph Centre for Visual Arts, and used towards conducting a formal feasibility study for the potential future use of the Drill Hall, which must be completed and made public no later than December 31, 2024, subject to the satisfaction of the Deputy CAO of Public Services.

Voting in Favour: (10): Mayor Guthrie, Councillor Allt, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Voting Against: (2): Councillor Billings, and Councillor Gibson

Carried (10 to 2)

12. Service Area Chair and Staff Announcements

Councillor Caron stated that there is a Ward 5 town hall at Priory Park Public School on June 5th at 10 a.m.

Councillor O'Rourke stated that there is a Ward 6 town hall at City Hall on June 17th at 6:30 p.m.

13. Adjournment

Moved By Councillor Busuttil

Seconded By Councillor Allt

That the meeting be adjourned (7:33 p.m.)

Voting in Favour: (12): Mayor Guthrie, Councillor Allt, Councillor Billings, Councillor Busuttil, Councillor Caron, Councillor Caton, Councillor Downer, Councillor Gibson, Councillor Goller, Councillor Klassen, Councillor O'Rourke, and Councillor Richardson

Carried (12 to 0)

Mayor Guthrie

Dylan McMahon - Acting General Manager/City Clerk