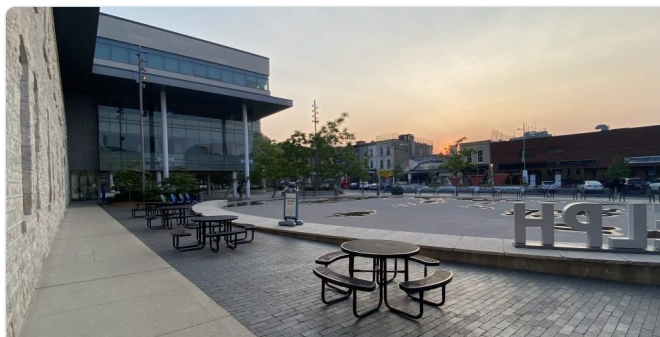




Adam A. Donaldson @adamadonaldson

Jun 4, 2024 · 151 tweets · [adamadonaldson/status/1798048832246444504](https://twitter.com/adamadonaldson/status/1798048832246444504)

Coming up at 2 pm, it's this month's Committee of the Whole meeting. Here's the agenda:



Committee of the Whole Preview – What's on the Agenda for the June ...

June at Committee of the Whole brings a little bit of almost everything. Members of the committee will chew on more changes to single-use plastics policy, an updated look at the City of Guelph...

<https://guelphpolitico.ca/2024/05/24/committee-of-the-whole-preview-whats-on-the-age...>

Chair O'Rourke has called the meeting to order.

No Disclosure of Pecuniary Interest and General Nature Thereof.

Staff recognitions this month:

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

The City of Guelph's Household Hazardous Waste Depot, in recognition of outstanding collection results in 2023

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

Public Park Buried Drum Remediation project
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



First item in the IDE agenda: 2024 Corporate Asset Management Plan and Levels of Service Study.

Terry Gayman, General Manager of Engineering and Transportation Services and Monica Silva, Manager of Corporate Asset Management will present.

Gayman begins by highlighting a few things:

- this presentation comes in advance of a July 1 deadline to file the report w/ ONgov documenting existing levels of service and desired asset levels. Updates will come next year.
- Why? So council can understand state of assets.

\$350 million in assets are past due for retirement, this is the infrastructure backlog you hear about. It's a moving target that changes as assets are created and age.

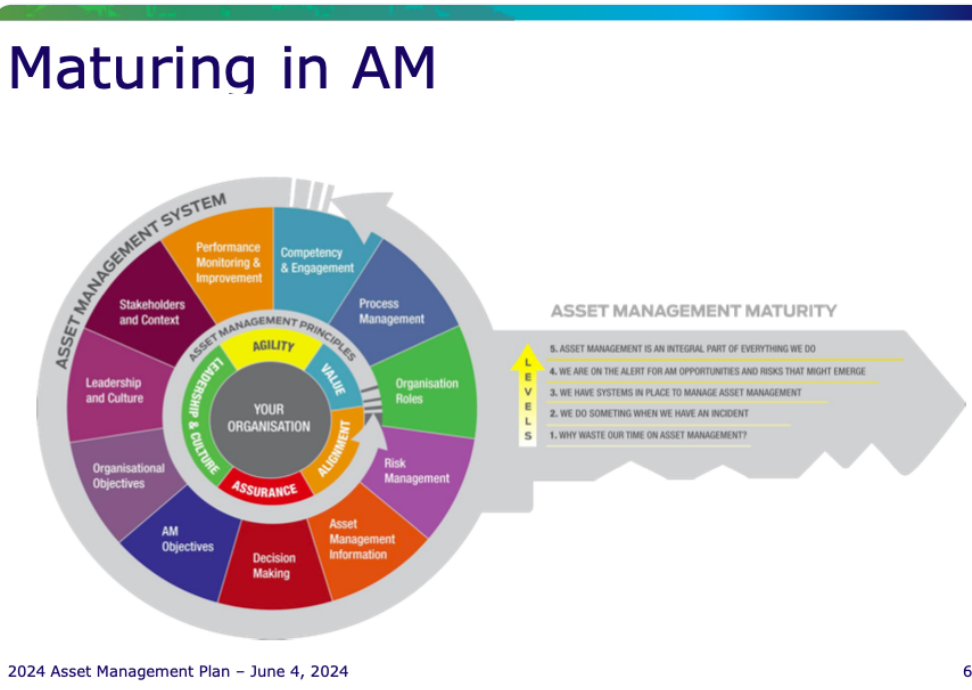
As you can see, this is a multiyear project:

O.Reg 588/17



This plan includes all service levels and current levels of service in those areas. The goal of an asset management plan is to make it a guide in all the work that they do.

Maturing in AM



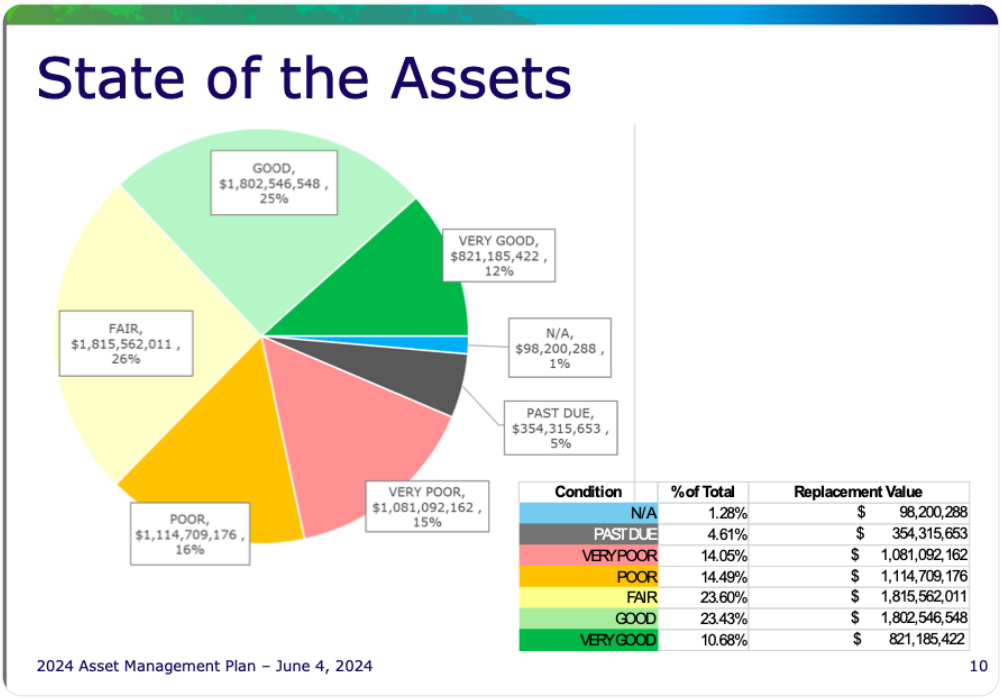
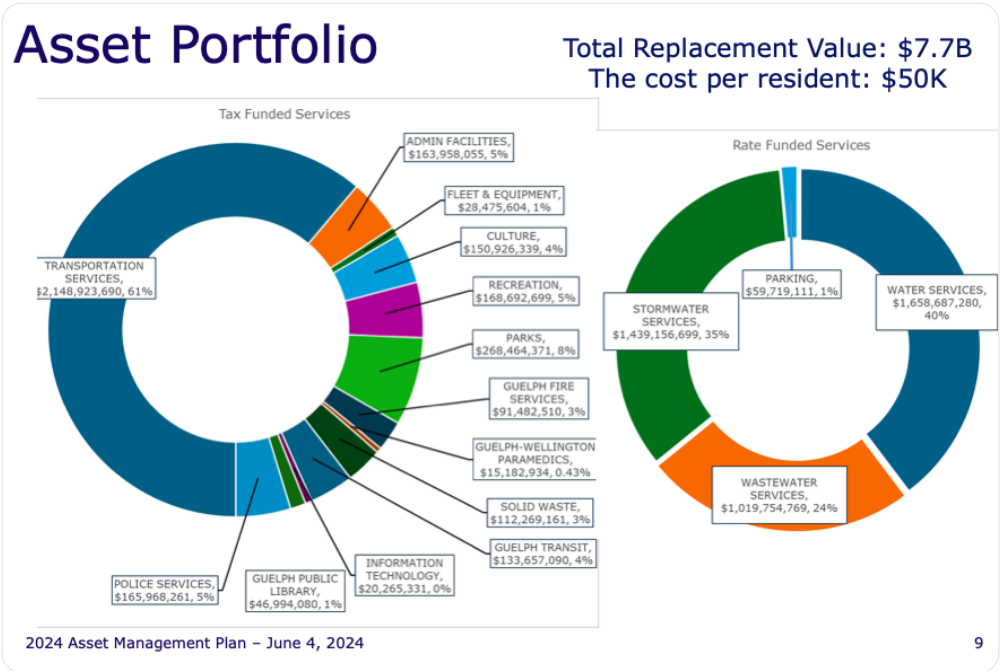
One of the goals of the first plan to establish a baseline that would then form the basis of a work plan. Since 2020 and end of phase staff have been refining data, even after today council should expect the plan to change.

Climate change risk has been identified in this plan and should be able to address 90% of the potential challenges that arise. Climate adaptation plan identified 163 measures that have been incorporated into the plan.

The plan outlines the total replacement value of over 200,000 City-owned infrastructure assets. In 2024, that value is now \$7.7 billion, which is an increase from \$4.4 billion just four years ago in 2020.

The 2024 backlog of renewal work is estimated at \$354.3 million, and the increases are being driven by inflationary factors and updated asset inventories.

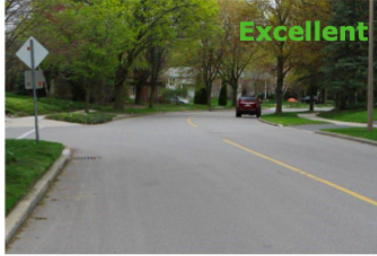
Asset portfolio (by type) | State of the Assets:



If an asset is not in good condition it cannot perform at an expected level of service. Target levels of services have to find a balance between affordability and the expectation about the level of service. The levels in docs will not overrun current levels of service.

What are the differences when it comes to levels of service on roads? ↓ ↓ ↓

LOS – Roads Example



2024 Asset Management Plan – June 4, 2024

12

There's a gap between needed funding and invests, and until the City starts to catch up, the backlog will increase. There are challenges ahead, but Guelph is not alone in this, but we are on the right track and making progress.

Budget preparation work is ongoing now, but with a number of different considerations, including a mayoral budget direction, there will be a need to bring a report back this fall in advance.

There's one delegate: Lyle McNair. He says that the planning horizon is too short, pipes have a life expectancy of 75 years, but buildings are only half that. He also doesn't understand logic of low density on arterial roads.

Goller/Busuttill move the recommendation:

Recommendation:

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.

Downer asks about green infrastructure like street lined trees. Silva says they are considering natural assets, and they're presently in phase 2 of that incorporation though they don't yet have the financial analysis yet.

In terms of water capacity, DCAO Holmes says that any discussion about a pipeline would be a project in the billions, and it's likely that it would not only service Guelph but other communities as well.

Guthrie asks about infrastructure levy, how much money will be required to get us to sustainable funding earlier? Baker says they haven't looked at those financing scenarios. Can take it away, but it would be challenging with other budget crunches.

Guthrie asks about engagement. He says that the plan has been good about helping council explain about road work in their area, so what about conflict? Gayman says there's community engagement coming up to define baseline, and desired levels of service...

...They want to make sure that the community is engaged and informed.

Guthrie notes that municipal spending on areas that are technically a provincial responsibility is increasing and outpacing the investments from ONgov. Need that new deal so that more money can be spent things the City needs to do. Toronto, Ottawa both got new deals, why not us?

Allt asks what is an "Evidence based business case"? Gayman says strategy like infrastructure renewal strategy is fed by this work, and those plans feed into the development of budget.

Allt asks about 4% cap. Baker says it's hard to comment on outcome right now, but part of reductions incl. capital investment, but they have tried to preserve funding on renewal due to risk. Hopes there's no significant impact.

Guthrie asks if they've ever looked at grants and separated between renewal and new? Baker says they haven't done that analysis, but agrees that most of the time grant money goes to a new project not renewal, but sometimes they can dovetail growth.

O'Rourke says that she finds in shortsighted for the ONgov to not offer any additional funds for renewal even while requiring municipalities for asset management plans.

Recommendations approved.

Next, Single-Use Items Strategy Phase 2.

Nectar Tampacopoulos, General Manager of Environmental Services, will present.

Council directed staff to look at ways to reduce single use plastics in 2022. Council approved phase 1 and have good response from the city. Fees on disposable cups and bags were reviewed as part of phase 2, but we're not going for that.

Instead, the city will encourage sustainable practices. Staff are recommending 3 items today:

- Businesses must accept clean reusable beverage containers
- offer single use complimentary food items, excl. straws, by request only
- 40% recycled content in paper bags req'ment

Businesses will receive 9 months notice if phase 2 is approved. City will engage with WGDPH to develop regs, and they will also develop comms campaign too.

Goller/Guthrie moves recommendations:

Recommendation:

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.

Goller asks about the encouragement of using reusable cups. Staff says there are guidelines for special events to encourage the practice, but it's not mandated.

O'Rourke asks if there were any concerns about meeting requirements given patchwork of regs on the province. Staff says no, in fact some McDonalds locations have gone further to address municipal regs on single use plastics.

O'Rourke asks what's next? Staff says that they will be taking feedback from business, and will be offering updates and changes on an as needed basis.

Allt asks about dealing with the volume of waste from events like Ribfest. Staff says that they do have guides for sorting, and staff provides education and promotion. There are also expectations for sorting waste.

Klassen asks about bringing your own reusable food container. Staff say they looked at that, and its a future research area. PH say there's no ledge that says they can't, but they want to roll out cups requirement first.

Guthrie asks what's stopping council from doing it right now, ie: containers? Tampacopoulos says they'd probably like to do more consultation first, but council could do it today.

Guthrie says it makes sense to go out and do this one, and Tampacopoulos says that they could tackle this for March 2025.

Additional Guthrie motion seconded by Allt.

Single-Use Items Strategy Phase 2, 2024-245 – Additional motion Mayor Guthrie



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

Allt thinks that this gives the City a leadership role and hopes that council realises that this timeline might be too tight & give staff some leniency, but this is the way to go. Holmes says they didn't go in-depth on this matter, so just a word of caution, will bring back info.

Clerk McMahon clarifies that Guthrie's motion would have be an amendment to #2 and not a separate recommendation.

Amendment approved.

Motion to approved the amended recommendations is also approved.

Five minute break and we'll be right back!

Mayor Guthrie calls the meeting back to order for the Governance agenda. One item: Drill Hall Responses to Expressions of Interest and Planned Future Use.

Guthrie proposes to quickly dispatch the one corporate item: Financial needs-based - Property Tax Program. He throws it to Chair Caron.

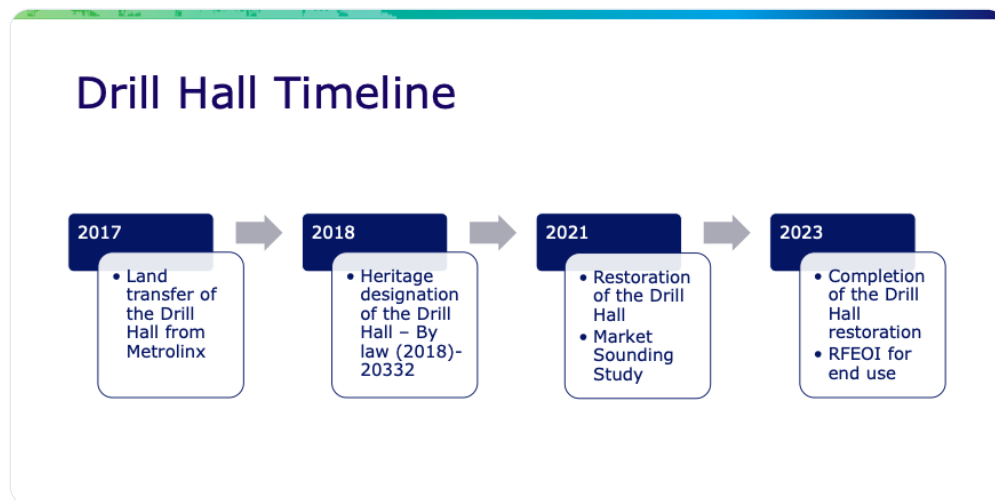
It's a report for receipt, but Klassen wants to pull it. She has a brief statement and she's going to work with staff to create a motion about strengthening comms about current programs for seniors and low income people.

Klassen/Caton move the motion to receive and it's approved.

Back to the Drill Hall, which will now be our last item of the meeting.

James Goodram, head of economic development and tourism, is kicking off the presentation noting the community interest.

Ian Scott, Manager of Facility Design & Construction, takes over to talk about the timeline, though it actually started before this in 2013.



Drill Hall Restoration Work:

- Abatement of designated substances
- Foundation replacement
- Interior building column foundations
- Replacement of wall sections, sill beams
- Utilities and temporary heat
- Reinforcement of structural connections

2021 Market Sounding Study

Private and Public respondents agreed best as a community space

Private Developer participants unanimous at that time – not a financially viable venture for them

2023 Request for Expressions of Interest

Intended to explore options for the use of the building

The City has invested money for restoration/stabilization and no further funding is allocated

What happened? There were two interested parties:

- 1) Business Centre, which pulled out
- 2) Guelph Centre for Visual Arts, which would either be leased or sold to them at nominal price.

Since it would cost \$5 million to bring the Hall up to snuff, and since the City doesn't want to spend any more money, staff are recommending that the building should be put up for sale. Anyone can buy it, including GCVA.

Holmes says this is report from the RFEOI, and none of the submissions were in compliance, and the motion to sell is because they've exhausted any financially viable way to hold on to the building. This is not b/c the city doesn't care about arts, cultural, heritage.

Goller asks for clarification: No interest from private sector vs. recommendation to put it up for sale. Guthrie says that he wants to be consistent and do delegates first, then Goller can get an answer.

Lise Anne Janis from the Guelph Centre for Visual Art is first. She says they envision a multifunctional community arts space. There is, conveniently, an episode of the Politicast about this:



GUELPH POLITICAST #421 – This is Not a Drill Hall!

At next week's Committee of the Whole meeting, Guelph City Council will look at the fate of the Drill Hall; staff wants to put it up for sale, but there's at least one group in Guelph t...

<https://guelphpolitico.ca/2024/05/29/guelph-politicast-421-this-is-not-a-drill-hall/>

Janis says that this goes back to the 1940s, the idea to create a unified arts space in the city. She petitions council to keep working with them to transform the Drill Hall as it plugs into a number of City plans, and the constraints make this an ideal proposal.

People in the gallery clapped at the end of Janis' delegation, which is a decorum no-no.

All thanks Janis for standing up for the Drill Hall, he supports the idea, but how can they serve a site that staff says they can't support. Janis says that she has colleagues delegating that can answer that question.

O'Rourke asks if GCVA is incorporated. She says yes, they're a registered not-for-profit.

O'Rourke asks if this private or public space. Janis says this will be a community centre with an arts focus, like a sports or rec facility.

Rosanne Morris is next. She's an artist and jury member of the studio tour. She says opportunities for collaboration in Guelph are rare, and its key to making good art and creating community. The GCVA will do that.

Now we'll hear from David McAuley. He's an architect that's worked primarily on not-for-profit projects. He's met with the GCVA peeps, been to the Drill Hall, and believes this proposal is the best possible use of the building. It's an achievable partnership.

McAuley says that there's a lot of work to do, but putting up for sale will only delay all the work that needs to be done for adaptive reuse.

Allt asks about demo by neglect. McAuley says that there are only so many potential uses right up against the tracks and limited parking, so commercial uses may be off the table, and the market has changed even from 2021.

Busuttill asks if McAuley feels that a transformation is possible, do they have the volunteer commitment? He says yes, and that's based on experience. 90% of the groups he's worked with used volunteer labour, "the bones are there."

Caron asks about the capacity to do the work and in-kind potential. McAuley says there is that capability with a phased approach, but when people are committed to the project, enthusiasm grows when people see that commitment.

Caron asks if the Drill Hall is in any worse state than other reclaimed assets he's seen. McAuley says with the remediation already done, the Drill Hall is in very good shape. Not a lot surprises in there, an indeed there's timber in there that should be preserved.

Caton asks if McAuley is a paid professional. He says he's retired and is here as a volunteer.

Janine Smith is the next delegate, she's also a member of the GCVA board. She says that now's the moment to commit to the creation of a community asset, a once in a lifetime opportunity. No one is naive enough to think that there are no obstacles, but they're not impassable.

Goller asks about forecasts of revenue generation. Smith says she will defer to another delegate on that but they have explored numerous options and sustainability is one of the goals of the project.

Caton asks about access for everyone. Smith says that they want to be sustainable, in part, so that they don't turn anyone away. Membership is one thing they've talked about. They've set the table and sent out invites, and are trying to get a convo going.

Skipping a couple of names, we now go to Ann Cavanaugh. She supports the GCVA concept and is excited about what a gift this could be for Guelph. She notes that arts in Guelph are segregated by age, so there's a need for community space to bring ppl together.

Next, K. Vanessa Hyland. She also supports the GCVA idea and say it's a fortuitous opportunity to bring the arts together, and repeats that the search for a collaborative arts space has been a long time in coming.

Caron asks about the extent of the group. Hyland says she will defer to the next and final delegate who is...

...Mike Salisbury! They have a 12-page proposal and 42-page index. Got letters from Musagetes, Chamber, Arts Council, U of G, and many, many more. The approach has 3 distinct phases: 1) elements of the building and arts incubator, suggests moving City's pottery facility.

Phase 1 is finding most effective path forward, will likely be less than regular office work. Phase 2 is renos, keeping City ownership as a City asset, and can achieve adaptive reuse immediately, history of using abandoned spaces in the arts.

Phase 3 is when they'll starting seeing the impact. Yes, did including a modest request for operations support, but it will come with outstanding returns in terms of cash and community building.

Allt asks about timeframe. (Where's the money?) Salisbury says they have a list of preliminary income streams, the hardest will be finding capital, but the funding available for tourism, economic redevelopment, and even \$5 million spend to stabilising wasn't all City funds.

Caton asks about accessibility. Salisbury says this is all visionary in nature, have considered an art show in the building as it is right now, so people would have access to the ground floor. There are still a lot of questions to answer though.

Klassen asks about successful models. Salisbury says there's nothing that needs to be invested here b/c it's all been done before. One example is in Dundas, ON, where built an arts centre with performance art space. First step is to see who wants to participate.

Klassen asks about connecting with Necessary Arts. Salisbury says they're one of the orgs they've reached out to, but it's not an either/or proposition. Yes, there's space, but a lot of people will tell you that there's no where near enough.

Downer asks if Salisbury thinks they can follow the GYMC model. He says yes, they asked themselves if they only had access to the building, would they still be interested, and the answer was yes. It would be a challenge & take longer to achieve, but they've got options.

Downer: Anchor tenants?

Salisbury: Haven't gotten that far yet. We have talked to people, but there are any number of things and options that they could explore including renting out to individual artists.

O'Rourke notes that people are excited, but they're confused about what this is about. The point is don't sell the Drill Hall, right? Salisbury says the option includes the option to purchase, but they'd need to consider viability. Would like to keep it shared though.

O'Rourke notes that the staff report says sell, but GCVA just wants the City to work with them. Salisbury says that's fair.

Salisbury says that if you're not scared looking at this, then you're not looking at this. It's a big project and there are a lot of unanswered questions.

Busuttill asks about timeline. Salisbury says phase 1 is about a year, and if they're given flexibility that's enough time.

Guthrie says he's worried about their being a closed membership and wants some guarantees about public access. Salisbury says it's always been the vision to have public access as a

significant factor. Notes DIYODE has ways for ppl to access on a sliding scale. Salisbury says they're not a special interest group, there's value in bringing the community together and who knows what might happen after that.

Guthrie asks about making it an active partner in tourism. Salisbury says that there will a variety of opportunities, the very first thing you see when you get to Guelph from the train is the Drill Hall, so there's a public facing aspect to this.

Mayor Guthrie calls for a 30-minute dinner break. Back at 6 pm.



Mayor Guthrie has called the meeting back to order.

Goller/Gibson table the recommendation:

Recommendation:

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.

Goller asks about interest from the private sector. Staff says they went through a series of steps, and this is the conclusion of the second phase and starting a new phase which is a market listing.

Goller says he's asking about the paradox, putting the Hall up for sale when they couldn't find buyer before. Staff says this building could be for any use according to the zoning and heritage designations.

Goller: So the only thing voting for this closes the door on is community use. Who would buy this?

Staff: Market listing would not preclude any one use.

Goller: Could we stipulate community use as part of the sale?

Luke Jefferson, Strategic Property Advisor, says it would not preclude community use, a community org could submit an offer.

If council doesn't approve, what's the annual carrying costs? Jefferson says \$125k.

Goller notes that many of the delegates said they could make use of the Hall sooner, but it's \$5 mn to get it lease ready. Could it be made usable for cheaper? Staff says no, it would need to meet occupancy standards, which is a significant investment.

Gibson asks if they're limiting competition for highest/best use by not going to market? Goodram notes that there's limitation b/c of Metrolinx, so no residential. Market would determine the market rate and potential uses.

Gibson says he's concerned about committee exploring only one option, but are they able to dispense public assets without a robust public process, even though this came thru a solicitation. Jefferson says there is a disposition policy, they'll follow it thru public offering.

Guthrie suggests that this may be out of bounds because the question on the floor is to put it up for sale. Should let that fail before going on to another direction.

Gibson says he watched last year as capital projects were clawed back, so is the staff rec aligning with those other recommendations. Holmes says any path forward with GCVA requires partnership with the City, there's a difficult budget coming up and they have no \$ to offer.

Allt says he's not in favour of the recommendation though he recognises the practicality, but this project is in line with downtown revitalisation and threatens a heritage site. We should recognise the passion of GCVA and give them the time.

O'Rourke asks the problem in giving GCVA a year. CAO Stewart says that's a reasonable question, but expectation of council is important. Is the expectation no money or money? Need to be clear with expectations otherwise they're back at square one in 1 year.

O'Rourke asks to make it clear that the Drill Hall cannot be use for housing or social services. Jefferson says that it's within the Metrolinx zone and it can't support any sensitive uses like "residential".

O'Rourke: How would we enhance the property to make it more appeal to sell?

Goodram: Change the zoning.

O'Rourke says this is worth exploring with the GCVA, there are some real possibilities with Art on the Street and the U of G, and quality arts build community belonging. Don't want to look at the Drill Hall and wonder what might have been.

Goller says he thinks this building should be retained for public use, and wants to exhaust those options.

Busuttill says ditto to much previous said, but her expectation is to keep in the public realm though she wants to see a bag of money. Wants concrete action.

Billings ask if the \$125k is for 2025 and 2026? Scott says there's \$60k in the budget for security, so there would have to be some additional maintenance costs.

Downer asks about the City renting space for programming in the future? DCAO Clack-Bush says it's complicated, they have a number of spaces for rents could make them free but that would have budget impact because rent= revenue. May need to have a convo about cheaper space.

Caron asks about maintenance costs. Scott says there will be funds needed in 2-3 years for a new roof and maybe the building envelope.

Caron notes that the Culture Plan indicates that there's a deficit of arts space. Clack-Bush says that they haven't done a needs assessment so she doesn't have available data. Would like to do a needs assessment and see what specific space people are looking for.

Recommendations fail. Only Gibson and Billings vote in favour.

Three alternative motions from Caron:

Drill Hall Responses to Expressions of Interest and Planned Future Use - 2024-261
Councillor Caron Motion



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.

Caron says that the City doesn't have to do any of it - rec centres, River Run Centre, et al - but the City creates these opportunities & works with comm. groups to activate them. There's loads of data that arts building economic activity and place making & Guelph has deficit.

Caron says its on council that staff doesn't have the funds to do anything with the Drill Hall, so they have to give staff that direction. Also, the City has been a successful and landlord when it comes to Boathouse, GYM, the Museum. This is also last chance for arts centre DT.

O'Rourke asks about the clause helping GCVA finding funding opportunities. Stewart says we can clarify by the end of the month, he can't say that they've never done it, but it needs to be clear that the City is not setting up a constancy.

There seems to be some confusion about the \$125k in the motion since \$60 is budgeted for security and utilities. Caron says that's the number she got from staff, so she's fine if its amended. We will know in a year is this project is good to go.

Staff says its \$125/year to have the building the City's possession; \$60 for security and utility, and \$60 for roof leaks, other maintenance, vandalism. O'Rourke notes that even if the building is up for sale, they will have to have those funds in place.

Allt says he supports the motion. We want it all and in the 1970s there were students that would rent studio space downtown, it's fundamental to the character and this is a note of support to artists while also supporting downtown.

Caton asks to make an amendment by addition. That GCVA creating an equity inclusion plan and public engagement policies. Allt seconds.

Drill Hall Responses to Expressions of Interest and Planned Future Use - 2024-261
Councillor Caton Amendment



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.

Guthrie notes that there's an implication here that the lease is definitely happening. Caton agrees to add the word "potential" in front of lease. Now Downer wonders if "principles" should replace "procedures".

Drill Hall Responses to Expressions of Interest and Planned Future Use - 2024-261
Councillor Caton Amendment



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 change "procedures" to "principles" in recommendation #4 passes.

Vote on addition of the clauses 3 and 4 passes.

Back to the amended main motion, Downer says ditto. Doing something this, filling a gap, was in the Culture Plan and in a previous version of the Parks and Rec Master Plan. She also says that they need to set some parameters before the end of the month.

Stewart says they've heard Downer loud and clear and staff needs to put their heads together to talk about what they heard (didn't hear) and maybe have a closed meeting about those details. Wants to make council comfortable by the end of the month.

Caron says she's willing to do that work, and that's the intent with her motion. She wants to empower staff to come up with solutions, but that doesn't mean helping them find money just in kind things that the City can do.

Klassen shares Downer and O'Rourke's concerns, wants to work with the GCVA, but wants to see that there's a funding model that backs up their case.

O'Rourke wonders if the language should be soften to "explore" not "negotiate" because that sounds like a foregone conclusion. Wants to change it to "direct staff to explore negotiations". Allt seconds.

Motion to add the word explore is approved.

Drill Hall Responses to Expressions of Interest and Planned Future Use - 2024-261
Councillor O'Rourke Amendment



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 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 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 principals 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.

Gibson moves to remove the word "currently" from the last sentence for the first recommendation. Goller seconds. Caron thinks its more clear with the current wording. The amendment is approved.

Drill Hall Responses to Expressions of Interest and Planned Future Use - 2024-261
Councillor Gibson Amendment



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 principals 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.

Goller says that he wants to keep this as a public building, but is concerned about financially supporting a non-municipal org.

Guthrie says that since the City just dropped \$5 mn in stabilising the building he doesn't think this is the right time to sell. He wants to support the arts, and if this happens and checks all the boxes with tourism, economic development, holding on to assets, Great opportunity!

Bottom line: It's worth giving them a year to see what they can do. Guthrie says he told Salisbury that Guelph has no \$\$ but the idea is worth more than the cost. Also, Guthrie says the budget issues here are not b/c of mayoral directives.

Caron motions approved unanimously.

Guthrie has a motion, but due to procedure Klassen and Allt will table it. Guthrie wants to give GCVA a hand in putting together a profession pitch and make it public. He calls it "seed money."

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Councillor Klassen Motion



1. 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.

O'Rourke asks if this might be considered "bonusing" in any way, as well as procedural fairness with different arts groups seeking rent help. Clack-Bush says that while there is a community investment strategy, council can fund outside that process (but not too often).

Clack-Bush says that they were trying to make this simple so that they didn't have to enter into a complex CBA for such a small amount of money.

Motion is approved (Gibson, Billings against).

Reminder: Ward 5 town hall tomorrow night:

Ward 6 town hall on June 17. ward5.ca

That's a wrap for this meeting!



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