



The Path Toward Guelph’s New Central Library: 1995 to 2020

Updated: September 2020

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Note: The title CEO replaces the title Chief Librarian starting in 2011.

"[The] plan for the central library and Baker District project gives us greater opportunities and flexibility to meet the needs and goals of a 21st century library. The library will be the cultural and educational centre of Guelph and the heart of our community." – Steven Kraft, CEO of Guelph Public Library

"Originally established in 1883, the Guelph Public Library is the oldest free public library in the province of Ontario. The Library operates under the terms of the Public Libraries Act of 1990 which defines the size and composition of the Library Board, its relationship to City Council, and establishes some philosophical guidelines for policy with regards to provision of service. The current Central Library is located at 100 Norfolk Street in the City of Guelph. This main branch of the Guelph Public Library system has long outgrown its present building and is therefore restricted in its ability to meet the community's growing and evolving demand for library services." – **Existing Building Condition Audit & Functional Plan Update** by Invizij & Holzman Moss Bottino Architecture, August 1, 2017.

New Central Library Timeline, 1995 to 2020

1995

Figure 1: A photograph of the Guelph Public Library's Main Library in Early Spring



May 16, 1995

Guelph Public Library's management staff held an off-site session with a University of Western Ontario representative regarding planning for the future. This meeting will help the library prepare a planning document to take the library into the millennium.

McLeod, Norman. **Chief Librarian's Report. 16 May 1995.** Guelph: Guelph Public Library. Print.

Dec.12, 1995

The Mayor asks the Library Board to respond to a letter from a patron who would like to see post office used as a reference library and Main branch to be used for pleasure reading.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 12 December 1995. Guelph: Guelph Public Library. Print.

1997

May 20, 1997

A letter was presented from David Ansley, a freelance consultant with regard to potential sites for a new downtown library. The Chief Librarian responded to the consultant indicating his proposal was premature.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 20 May 1997. Guelph: Guelph Public Library. Print.

June 17, 1997

The Chief Librarian discussed the potential move of the Library to the first floor of the Eaton's store and noted that input, discussion and negotiations would be needed between the Board and the City if the move were to be approved.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 17 June 1997. Guelph: Guelph Public Library. Print.

October 18, 1997

The Finance Committee encouraged the Library Board to move forward in terms of fund raising. The Library Board moved and carried a motion to create a sub committee to investigate the founding of a "Friends of the Library."

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 18 October 1997. Guelph: Guelph Public Library. Print.

November 18, 1997

Task Force is being set up to investigate a Remembrance-in-Memoriam program and the founding of a "Friends of the Library." The Director of Community Services inquired if the Library Board was interested in the West End Recreation Centre as a library branch site.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 18 November 1997. Guelph: Guelph Public Library. Print.

December 16, 1997

The Board decided to set up a meeting of the Planning Committee to look at a marketing plan for the Library.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 16 December 1997. Guelph: Guelph Public Library. Print.

1998

January 20, 1998

The Chief Librarian told Ms. McNabb that the City had decided not to move the Library to the Eaton's Center.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 20 January 1998. Guelph: Guelph Public Library. Print.

January 27, 1998

It was decided that one of the main focuses of the Planning Committee would be the acquisition of a new main library facility and to determine what we want in a new building.

Planning Committee. **Guelph Public Library Planning Committee Meeting Minutes**. 27 January 1998. Guelph: Guelph Public Library. Print.

February 17, 1998

Management staff will identify short and long term needs of the library. The Planning Committee will meet with three main stakeholder groups in new library acquisition: The Friends of Guelph Public Library, the Downtown Boards of Management and the Council.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 17 February 1998. Guelph: Guelph Public Library. Print.

May 13, 1998

A proposal to move the Main Library to the former post office building on Wyndham Street emerged from a major urban design workshop looking at the future of the city's downtown.

Hallett, Doug. "Library Move One Focus of Downtown Future Meeting." **Guelph Tribune** 13 May 1998: Page unknown. Print.

June 23, 1998

The City Administrator told the Library Board he is working on getting a potential new Main Library for downtown and getting the Library open on Sunday. Board agreed to start formulating ideas as to what they would like for a downtown library so they would be ready to take part in City planning sessions. A needs assessment and survey will be developed.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 23 June 1998. Guelph: Guelph Public Library. Print.

Summer 1998

Chief Librarian is supplying the City with data on volumes of traffic through the library. Mr. McLeod attended informal meetings about the redevelopment of downtown lands. He advised the Board to budget for needs assessment study in 1999.

McLeod, Norman. **Chief Librarian's Report**. Summer 1998. Guelph: Guelph Public Library. Print.

September 15, 1998

A Board member moved and carried a motion to form a Sub-committee to start gathering necessary information for the needs survey. A Needs Assessment/Needs Survey was still required to gather information in regards to a new main library.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 September 1998. Guelph: Guelph Public Library. Print

November 17, 1998

The Chief Librarian reported that there were ongoing, informal discussions about the library as a partner in downtown development.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 17 November 1998. Guelph: Guelph Public Library. Print.

November 1998

Conceptual drawings for proposed West Side Recreation Complex were presented. The Chief Librarian received a letter from the Downtown Economics Strategy Steering Committee asking about library plans to relocate in the downtown core. Committee is seeking a preliminary statement of library needs.

McLeod, Norman. **Chief Librarian's Report**. November 1998. Guelph: Guelph Public Library. Print.

December 15, 1998

The Chief Librarian prepared a draft of development plan needs regarding a new downtown library for Policy Planner/DESSC (Downtown Economics Strategy Steering Committee). A Board member moved and carried to accept the draft with a few minor amendments. Motion carried. A group of university students will be doing a project on the relocation of the library in the downtown core. The Library Board and staff would determine the size and space of a new library and the City would decide on the location if and when the Library were to move.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 December 1998. Guelph: Guelph Public Library. Print.

1999

February 1999

The Chief Librarian reported that the Library was not “the issue it used to be” at the City’s Finance and Administration Committee meeting.

McLeod, Norman. **Chief Librarian’s Report**. February 1999. Guelph: Guelph Public Library. Print.

April 20, 1999

MBA students working with the City generated a report looking at possible sites in the downtown core with respect to the Library project. The report listed five possible sites downtown. The two with the fewest redevelopment implications were The Armories and Memorial Gardens. Parking is an issue. It was moved that the Library establish a Friends of the Guelph Public Library Charitable Foundation for raising funds for specific projects. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 April 1999. Guelph: Guelph Public Library. Print.

June 22, 1999

The Chief Librarian created a report on Community Charitable Foundations. Board felt it was imperative to do a Needs Assessment before they go forward with any plans for a new Main Library. The Board will get samples of Needs Assessments from other sources. It was moved that the Board set up Committee for a Request for Proposal for a Needs Assessment. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 22 June 1999. Guelph: Guelph Public Library. Print.

September 21, 1999

Needs Assessment information had been gathered from other libraries. Friends of the Library Committee reported that The Community Foundation now has a Charitable Foundation Status and they will be forming a board. All donations for the library can be channeled through the Community Charitable Foundation. A Library Board member moved to extend an invitation to David Creech, Tom Slomke and Karen Farbridge to attend the November Board meeting to review downtown redevelopment, the role of the library in redevelopment and possible sites for a new Library. Motion

carried. Capital money allocated for current building repairs and renovations is not adequate given the repairs required.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 21 September 1999. Guelph: Guelph Public Library. Print.

November 16, 1999

The Mayor, City Administrator and City Councillors were asked to tour the Main Library. The Library's future will be discussed after tour.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 November 1999. Guelph: Guelph Public Library. Print.

2000

January 18, 2000

Library users who surf the Net at the Main Library will soon be able to do so at the library's two branches. The Library has plans to start a website on the Internet that will grow until it becomes a virtual library. The Chief Librarian notes that despite the push for a virtual library, there is still a problem of not having enough real space at the main branch. Suggested sites for a new main library have included the former post office and the Memorial Gardens site.

Hallett, Doug. "Virtual Library Nears Reality; New Home for Main Branch in Works." **Guelph Tribune** 18 January 2000: 1. Print.

January 19, 2000

City Councillor Karen Farbridge and City Administrator David Creech spoke to Board about progress of Downtown Redevelopment. Possible sites in the downtown core were discussed. They suggested the Library Board put together a package on the Board's needs and requirements for a new main branch.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 November 1999. Guelph: Guelph Public Library. Print.

March 21, 2000

The full report on the Need for a Larger Library is not finalized, as the Chief Librarian is seeking the input of Senior Management staff. A Board member moved that the Chief Librarian consolidate the Executive Summary report and the report on the Need for a Larger Library and forward it to Councillor

Farbridge, DDES with cc's to David Creech and Councillor Walton indicating this is not a complete document. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 21 March 2000. Guelph: Guelph Public Library. Print.

May 2000

Staff member Kearns attended a downtown development workshop. Although the library submitted information to the DESCC on the need for a new library, no further action had been taken.

McLeod, Norman. **Chief Librarian's Report.** May 2000. Guelph: Guelph Public Library. Print.

June 27, 2000

The Library Board felt it was time to escalate our request for a new downtown Library to Council as no action has been taken by DESCC (Downtown Economics Strategy Steering Committee).

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 27 June 2000. Guelph: Guelph Public Library. Print.

July 14, 2000

The Library Board is meeting this month to draft a formal request for a new main branch. The possibility of a new main library captured the interest of council members at a city council workshop. The new library should be triple the size of the present structure.

Johnson, Eric. "Council Reopens Book on New Library." **Guelph Tribune** 14 July 2000: Page unknown. Print.

August 8, 2000

The Chief Librarian will register a formal request to add a new Headquarters Branch in the City's Capital forecast. A Library Board member moved that the Public Library Board take the matter of adding a new headquarters branch of the public library to the Capital Forecast to Community Services Committee of City Council and ask for endorsement of their request. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 8 August 2000. Guelph: Guelph Public Library. Print.

August 21, 2000

City Council moves that "the Community Services Committee supports the request of the Guelph Public Library Board for inclusion in the City of Guelph 5-year Capital Budget forecast for the reconstruction of a new library headquarters in the central business district."

City Council. **City Council Library Resolutions 2000 - Present.**
Guelph: City of Guelph. 21 August 2000. Guelph: City of Guelph.

City Council moves that "the report of the City Administrator dated August 14, 2000 with respect to the proposal to replace the Main Library, be received; And that staff be directed to report back to the Finance & Administration Committee with a comprehensive blueprint for the development of a new Main Library within a one-month period; And that the Guelph Centre Mall be considered as an option for the replacement of the main Library, and that information on the feasibility of the mall as a location of the new main library be reported to the Finance and Administration Committee; And that the City Administrator be directed to contact the two proponents with respect to the purchase/redevelopment of Guelph Centre Mall to request them to consider placing the main library facility within their development."

City Council. **City Council Library Resolutions 2000 - Present.**
Guelph: City of Guelph. 21 August 2000. Guelph: City of Guelph.

August 25, 2000

Chief Librarian McLeod expressed concerns about locating library in Guelph Centre Mall. Councillors made it clear that it's time to start planning for a new main library to replace the 33,000 square foot library on Norfolk Street, built in 1965. McLeod is concerned about adequate parking at the mall and other factors.

The Library Board indicated that a new 80,000 square foot library could cost \$10.5 million, not including land costs. At least 80 parking spaces would need to be reserved for the library. Council passed without debate the Community Services Committee's recommendation that a new main library downtown be included in the City's 5-year capital budget forecast.

Hallett, Doug. "McLeod Leery of Library in Mall; **Library in Mall Renews Debate.**" Guelph Tribune 25 August 2000: 1. Print.

Summer 2000

City Council likes the idea of a new library. Council decided a report should be done on the feasibility of putting the library in the Guelph Centre Mall. The Chief Librarian expressed concerns to Board about this possibility... putting the library in an existing footprint would mean either major expenditure or major compromise.

McLeod, Norman. **Chief Librarian's Report**. Summer 2000. Guelph: Guelph Public Library. Print.

September 18, 2000

City Council carried the motion that "the report of the City Administrator dated September 18, 2000 with respect to the Guelph Centre Mall proposed sale, consideration of proposed new main library, be received for information purposes only."

City Council. **City Council Library Resolutions 2000 - Present**. 18 September 2000. Guelph: City of Guelph.

September 19, 2000

The Chief Librarian presented the Library Board with a proposed blueprint for the feasibility study for the new central Library. A Library Board member moved that the Board write to the CAO of the City telling him that they approved the blueprint in principal but that the CEO and Board Chair would like a meeting to clarify roles, process, and procedures. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 19 September 2000. Guelph: Guelph Public Library. Print.

October 7, 2000

The Board felt there should be better representation of the Library on the Steering Committee for the Feasibility Study for a proposed new main Library. The Board motioned that Mr. McLeod draft a letter to the City Administrator explaining the Board's wishes that reconstruction to the Steering Committee should be made with more involvement from the Library. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 7 October 2000. Guelph: Guelph Public Library. Print.

October 16, 2000

City Council carried a motion that "the process as outlined in Comprehensive Blueprint, as attached Schedule E, be approved;

And that the City Administrator in co-ordination with the Chief Librarian, the Director of Community Services and the Director of Finance, commence Phase I of the process immediately, with an estimated time frame of four months and a cost of approximately \$30,000;

And that the results of Phase I be reported back to the Finance & Administration Committee prior to commencing Phase II."

City Council. **City Council Library Resolutions 2000 - Present.** 16 October 2000. Guelph: City of Guelph.

October 20, 2000

City Council approved a process for planning a new Main Library including spending \$30,000 to hire consultants. The cost of the new library has been estimated at \$10.5 million, not including land.

"Library Planning Process Approved." **Guelph Tribune** 20 October 2000: Page unknown. Print.

October 31, 2000

Chief Librarian Norman McLeod feels the downtown post office might be the best location for a new main branch of the Guelph Public Library. A committee has been established by City Council to look at the feasibility of a new main branch.

Johnson, Eric. "Post Office Site Has Its Appeal." **Guelph Tribune.** 31 October 2000: 1. Print.

December 19, 2000

The Chief Librarian sent a list of consultants to the City and a request for proposals was being prepared. The Library will be working with the City looking at the Superbuild Fund which is offering money to build libraries and arenas by the Harris government.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 19 December 2000. Guelph: Guelph Public Library. Print.

2001

January 2001

The West Side branch building nears completion and selection and purchase of materials for the new branch has begun.

McLeod, Norman. **Chief Librarian's Report**. January 2001. Guelph: Guelph Public Library. Print.

February 2001

City Council carried a motion that "The Director of Finance and the Junior Financial Analyst provided an overview of the 2001-2005 Tax Supported Capital Budget.

The Manager of Administrative Services provided an overview of roadway, storm sewer, traffic and waste management capital projects.

The Manager of Administration & Park Development provided an overview of River Run, city buildings, and Recreation & Parks capital projects.

The Director of Finance provided an overview of miscellaneous capital projects including, industrial development, Downtown reinvestment, library, police and hospital redevelopment."

City Council. **City Council Library Resolutions 2000 - Present**. February 2001. Guelph: City of Guelph.

May 15, 2001

The Board was asked to provide two Library user's names willing to sit on Main Library Replacement-Feasibility Study Committee. The Chief Librarian and 2 board members will also be on this committee.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 May 2001. Guelph: Guelph Public Library. Print.

Summer 2001

The Redevelopment Study of the Library will be presented to Council in one week.

McLeod, Norman. **Chief Librarian's Report**. Summer 2001. Guelph: Guelph Public Library. Print.

June 21, 2001

A Board member moved that the requirements for the preparation of a strategic plan contained in the report from the Strategic Planning Sub

Committee be approved for use in preparation of a strategic plan for Guelph Public Library, and that the consultant selected to carry out the Relocation study of the Main Library be invited to provide the Board with a proposal based on these requirements. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 21 June 2001. Guelph: Guelph Public Library. Print.

July 9, 2001

City Council carried a motion that "the award of City of Guelph Contract No. 1-022 for the Library Relocation/Redevelopment Study, be awarded to Monteith Planning Consultants, of London, at the tendered amount of \$73,830, exclusive of applicable taxes."

City Council. **City Council Library Resolutions 2000 - Present.** 9 July 2001. Guelph: City of Guelph.

September 17, 2001

City Council carried a motion that "the status report regarding the Library Relocation/Redevelopment Study dated September 17, 2001, be received as information."

City Council. **City Council Library Resolutions 2000 - Present.** 17 September 2001. Guelph: City of Guelph.

September 18, 2001

A letter was received suggesting the old Rockwell factory site on Wellington Street be considered for new main Library site. Consultants will consider site but feel it is too far out of range.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 18 September 2001. Guelph: Guelph Public Library. Print.

September 2001

The Steering Committee of the Redevelopment/Relocation Study met. The consultants have conducted a statistical review comparing GPL to others of its size, and surveyed users and non-users, and interviews senior staff and board members. Study showed that GPL has far less space devoted to library uses in Guelph than in other communities, far fewer study spaces, but a collection that meets standards. Those surveyed agreed a new larger central library should be a medium to high priority of the city. Consultants may produce Guelph Public Library's strategic plan if price can be agreed.

McLeod, Norman. **Chief Librarian's Report**. September 2001. Guelph: Guelph Public Library. Print.

September 21, 2001

A telephone survey will ask randomly selected residents to help define the needs of a new main branch. Results will be reviewed by the Library Relocation/Redevelopment Steering Committee.

"Survey set for needs of library in the core." **Guelph Tribune** 21 September 2001: Page unknown. Print.

October 16, 2001

A report on the Library Relocation/Redevelopment Study is to be presented to the DESSC (Downtown Economics Strategy Steering Committee). Consultants had conducted a public survey at the library on Monday, October 15 and it will be conducted again on October 22. The Chief Librarian will meet with consultants regarding communication strategies. Monteith and Associates have called a public meeting on the Redevelopment/Relocation of the library for November 27 at the River Run Centre.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 October 2001. Guelph: Guelph Public Library. Print.

December 18, 2001

The Chief Librarian was asked by the Chair of the Library Board to arrange a meeting with ASM, Monteith and Mr. Goldie in order that a communication strategy be devised regarding the study.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 18 December 2001. Guelph: Guelph Public Library. Print.

2002

February 2, 2002

A draft report going to Guelph City Council says Guelph's main library is less than half the size it should be for a city of more than 100,000 people. The report was commissioned to determine if, where, and when a new downtown library should be built. The consultants are recommending a two-story structure be built within the central business district or on the existing library site. Sites that have been discussed include Memorial Gardens, the Post Office and the Baker Street parking lot.

"Library Users Believe City's Main Branch Is Too Small." **Guelph Mercury**
2 February 2002: A4. ProQuest. Web. 18 Nov. 2015.

February 4, 2002

City Council carried a motion that "the status report regarding the Library Relocation/Redevelopment Study dated January 21, 2002, be received as information."

City Council. **City Council Library Resolutions 2000 - Present.** 4
February 2002. Guelph: City of Guelph.

February 14, 2002

There are a dozen sites where a new main library could be built. A short list of sites will be presented at a Feb. 28 public meeting.

"Possible Sites for Library Are Revealed." **Guelph Mercury.** 14 February
2002. Page unknown. Print.

March 1, 2002

At a public meeting on the new library it was revealed that the cost of a new Main Library would be \$19 million. When City Council put the construction of a new library in its 5-year Capital Forecast the cost was listed at \$14.5 million. The Chief Librarian told the public this money would get them a facility that would be well used by city residents for 25 years. The Steering Committee announced that the 12 sites had been narrowed to 6, and most of them present problems. Four sites – the Post Office, Armory, Marsh Tire and Auto, and the Guelph Centre Mall are not in the city's control. The other remaining sites are the Baker Street parking lot, Fountain Street parking lot and the Memorial Gardens site. The Fountain Street site is contaminated. Some city residents want the library to move outside the downtown core.

"Cost of New Library More Than Thought; Projection Now Is \$19 Million."
Guelph Mercury 1 March 2002. A1. ProQuest. Web. 18 November 2015.

March 19, 2002

The Redevelopment/Relocation Study was presented to the Board. A draft of the study will be circulated to the Board and the Steering Committee before being presented to City Council on April 22. It was moved that the Board support the Redevelopment/Relocation Study as presented by Todd Brown and Andie Goldie. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 19 March 2002. Guelph: Guelph Public Library. Print.

March 2002 Chief Librarian reported that the first draft of the Strategic Plan commissioned from Monteith Consultants had arrived. The plan would be distributed to the Board in June.

McLeod, Norman. **Chief Librarian's Report**. March 2002. Guelph: Guelph Public Library. Print.

April 16, 2002

The Board felt Council should be made aware of the fact that the Board gave its unanimous support to the Relocation/Development Study.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 April 2002. Guelph: Guelph Public Library. Print.

April 20, 2002

Karen Farbridge said the price tag of the new library could be funded by many sources of revenue other than taxpayer money, including development charges. When council put the library in its 2002-2006 capital forecast, the project was pegged at \$14.5 million.

Bruce, Andrew. "Mayor Says Cost Should Not Hold Up Decision on Library; Council to Review A Relocation Study Recommending New \$19-Million Facility." **Guelph Mercury** 20 April 2002: A5. ProQuest. Web. 18 November 2015.

April 22, 2002

Mayor Farbridge advised that the purpose of the City Council meeting was to hear the presentation with respect to the Downtown Library Relocation/Redevelopment Study and to debate the issue.

City Council carried a motion "that Council receive the Library Needs Assessment & Relocation/Redevelopment Study for the Main Branch of the Guelph Public Library dated April 2002 (Schedule A), which addresses a major portion of phase 1 of the process, to be used as the basis for the completion of Phase 1 and future phases of the Library redevelopment;

And that Council approves the plan for the development of a new central library of approximately 64,765 square feet - recognizing that the ultimate design may require adjustments or flexibility in space allocation due to the site and building considerations;

And that Site F - Armories Site and Site K - Guelph Centre Mall be removed from the short-listed sites under consideration;

And that the City considers, as part of the overall downtown parking strategy, the parking opportunities for the new central library, which may reduce the parking space requirements directly, associated with the construction of the new central library;

And that Council encourages the Project Manager and the Guelph Public Library Board to proceed with the next steps, to complete Phase One of the project, which includes the hiring of a consulting team to prepare preliminary conceptual designs for the main library, including accommodation for longer term expansion beyond the time frame of this study, and develop detailed costs analysis for the short list of sites, recommended in the report;

And that the CAO prepare a decision-making flow chart and review of the overall financial impacts dealing with other downtown initiatives (i.e. transit transfer study, parking strategy, Memorial Gardens) that impact one another by June 2002;

And that the composition of the Project Team and the Terms of Reference come back to Council for approval;

And that Council thanks the Library Steering Committee for their hard work on the study.

City Council. **City Council Library Resolutions 2000 - Present.** April 2002. Guelph: City of Guelph.

April 2002

There was a positive response to the proposal for a new library at the City Council meeting on April 22. The Library was mentioned at the meeting of the Memorial Gardens Redevelopment Committee as one of the many possible uses of this site.

McLeod, Norman. **Chief Librarian's Report.** March 2002. Guelph: Guelph Public Library. Print.

September 17, 2002

A Board member moved that the Library Board strike a Steering Committee for the Library Relocation/Redevelopment Project consisting of the Library Executive – Chairman, Vice-Chairman, Secretary and one other Board

Member. The Committee will report back to the Board with each step of the process. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 17 September 2002. Guelph: Guelph Public Library. Print.

October 15, 2002

The Strategic Planning committee was not comfortable with the final results of the Strategic Plan document prepared by consultants. Library staff will prepare a new draft for Board.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 October 2002. Guelph: Guelph Public Library. Print.

November 13, 2002

The Library Board discussed the suitability of the Memorial Gardens Site for library purposes. The site had been "fast tracked." Mr. Brown of Monteith Zelenka concluded that the Memorial Gardens site had enough negative factors to remove it from the list. A Board member moved that the Library Board, on the basis of information supplied by the consultant, will remove the Memorial Gardens site from the list of primary sites to be considered for the new central library. Motion passed unanimously.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 13 November 2002. Guelph: Guelph Public Library. Print.

November 14, 2002

A municipal committee will ask Council to expand City Hall onto the neighbouring Memorial Gardens site and look for other government agencies to be tenants in the new building. The Library Board mirrored this recommendation.

Bruce, Andrew. "City Hall Plan Doesn't Include A New Library Building; Memorial Gardens Site Proposed for Expanded Municipal." **Guelph Mercury** 14 November 2002: A5. ProQuest. Web. 18 November 2015.

November 18, 2002

City Council carried a motion "that the Library Main Branch not be considered for the Memorial Gardens site."

City Council. City Council Library Resolutions 2000 - Present. 18 November 2002. Guelph: City of Guelph.

December 10, 2002

City Council carried a motion "that the Main Library Branch relocation, as contained in the 2003-2005 Capital Budget and the 2006-2006 Capital Forecast be approved."

City Council. **City Council Library Resolutions 2000 - Present.** 10 December 2002. Guelph: City of Guelph.

2003

February. 18, 2003

Action Read asked for a partnership with the Library with regard to the proposed new downtown Library. A Board member moved that the Board forward Action Read's consideration for partnership with the Library to the Library's Redevelopment/Relocation Committee that is working on the proposed new downtown Library. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 18 February 2003. Guelph: Guelph Public Library. Print.

February 2003

A report will go to Council in March recommending the use of Monteith and Moriyama and Teshima to do the final analysis of the four sites remaining on the list of potential library locations.

McLeod, Norman. **Chief Librarian's Report.** February 2003. Guelph: Guelph Public Library. Print.

March 23, 2003

Consultants had been hired to evaluate the proposed sites for the Library. A decision as to the selection of the site should be made by the end of June.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 23 March 2003. Guelph: Guelph Public Library. Print.

April 7, 2003

City Council motioned "that the report of the Commissioner of Community Services dated March 14, 2003 with respect to the next steps to implement the new Downtown Library, be received as information."

City Council. **City Council Library Resolutions 2000 - Present.** 7 April 2002. Guelph: City of Guelph.

May 20, 2003

The Board received copies of the City of Guelph Site Selection and Preliminary Design Development of the New Downtown Library. Consultants will provide this information to the public on May 22 at the River Run Centre. The Steering Committee's recommendation will be presented to the public on June 18.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 May 2003. Guelph: Guelph Public Library. Print.

June 14, 2003

The Canada Post building downtown could be purchased by the city for a new main branch library. This site is at the top of list because of frontage on a major street, proximity to parking and room for future expansion. Downtown Board of Management lends support to idea.

Bruce, Andrew. "Downtown Post Office the Favoured Site for New Library; Committee Will Seek the Support of Guelph Library Board Tuesday."
Guelph Mercury. 14 June 2003: A5. ProQuest. Web. 18 November 2015.

Figure 2: Post Office Building in Guelph



June 17, 2003

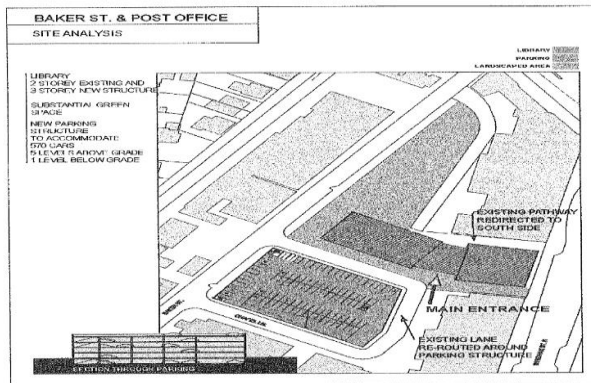
The Post Office site was recommended by the Steering Committee. This recommendation will be presented at a public meeting on June 18. The Downtown Board of Management strongly supports this site. A Board member moved to accept the Steering Committee's recommendation that the Post Office/Baker Street lot be the preferred site for the Downtown Library. Motion carried.

June 2003

The City of Guelph Site Selection and Preliminary Design Development of the New Downtown Library Final Report evaluates the short-listed sites for the new main branch.

City of Guelph, and Monteith Planning Consultants et Al. **City of Guelph Site Selection and Preliminary Design Development of the New Downtown Library Final Report.** Guelph: City of Guelph. Print.

Figure 3: Baker Street and Post Office Site Analysis Map



September 8, 2003

City Council carried a motion “that the report regarding the Downtown Library Development dated September 8, 2003 be received for information.”

City Council also carried a motion “that the Final Report, dated June 2003, of the Site Selection and Preliminary Design Development of the Replacement Downtown Library which addresses the preferred site selection for the replacement library and completes phase 1 of the project, be received;

And that the Canada Post Office site in conjunction with the Baker Street parking lot site be approved as the preferred location for the replacement downtown library, this does not indicate support for the other options;

And that staff be directed to enter into negotiations with the Canada Post Corporation to acquire the site and bring the recommendation back to Council for approval;

And that the Library Steering Committee be dissolved and thanked for their hard work on this project.”

City Council. **City Council Library Resolutions 2000 - Present.** 8
September 2003. Guelph: City of Guelph.

September 9, 2003

Council, in a close vote, selected the Canada Post building downtown and a section of the Baker Street parking lot behind it as the preferred site for a new municipal library. Council approved starting negotiations with Canada Post to buy the building fronting onto Wyndham Street. The cost of the project could approach \$20 million.

Bruce, Andrew. "Council Oks New Library; Post Office Preferred Main Branch; No Decision on City Hall Expansion." **Guelph Mercury** 9 September 2003: A1. ProQuest. Web. 18 November 2015.

September 16, 2003

Councillor Shapka gave Board members a quick overview of the recent Council meeting on Sept. 8, 2003. In a very close vote, the Council recognized the old post office and Baker Street parking lot as the preferred site for the new library. The motion also authorized City Staff to begin negotiating the purchase of the Post Office from Canada Post. After the Municipal Election, the Library Board will provide the new Council with a briefing of The Proposed New Downtown Library. A Library Board member moved that the Chair of the Board write to the Mayor requesting that the Library CEO be included in the negotiating team and that a response be requested as well. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 September 2003. Guelph: Guelph Public Library. Print.

October 2003

The Chief Librarian had a brief exploratory meeting with regard to Post Office negotiations. This may be on permanent hold because of the November municipal election.

McLeod, Norman. **Chief Librarian's Report**. October 2003. Guelph: Guelph Public Library. Print.

October 21, 2003

Mr. McLeod had been selected as the Board's representative for the negotiating team involving Canada Post Corporation.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 21 October 2003. Guelph: Guelph Public Library. Print.

November 18, 2003

The Library Board felt it was time to form a Friends of the Library Group. The Board felt it was time to do this as there is now a specific focus – a new main library.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 18 November 2003. Guelph: Guelph Public Library. Print.

December 16, 2003

The Board felt negotiations with Canada Post should still be encouraged even though Administration at City Hall had delayed it.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 December 2003. Guelph: Guelph Public Library. Print

2004

January 20, 2004

Library Board to make presentation to City Council requesting the process for the Main Library's redevelopment not be put on hold. Meeting date will likely be Feb. 2, 2004.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 January 2004. Guelph: Guelph Public Library. Print.

January 30, 2004

The Chief Librarian urged Councillors to support the purchase of the downtown Post Office. Nearly 80% of city residents use the library. The city is still in the first stage of looking at the \$17 million project, which is the feasibility study. Council was also presented with a \$17.7 million figure for the proposed civic administration building.

Thompson, Kerry. "New Library Project Gets Rousing Support." **Guelph Mercury** 30 January 2004: A1. ProQuest. Web. 18 November 2015.

February 2, 2004

City Council carried a motion "that the matter of the proposed new central library and civic administration centre be reconsidered."

City Council. **City Council Library Resolutions 2000 - Present**. 2 February 2004. Guelph: City of Guelph.

February 17, 2004

City Council directed staff to defer all discussions with Canada Post until further directed by Council.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 17 Feb. 2004. Guelph: Guelph Public Library. Print.

March 30, 2004

City Council carried a motion "that the Library expansion recommended by the Library Board in the amount of \$16,700 be approved; and that the Library Operating Budget in the amount of \$4,417,500 be approved."

City Council. **City Council Library Resolutions 2000 - Present**. 30 March 2004. Guelph: City of Guelph.

June 15, 2004

The Library Board carried the motion that a response should be sent to Mayor and Council reaffirming the Board's position on acquiring the Canada Post site when it becomes available as it is the best possible site for the new main library.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 June 2004. Guelph: Guelph Public Library. Print.

November 2004

The Chief Librarian has inspected potential library site. No date has been set for the meeting with Council as to the disposition of the property. Based on the discussion at the council meeting the library "is in for an up-hill fight."

McLeod, Norman. **Chief Librarian's Report**. November 2004. Guelph: Guelph Public Library. Print.

December 14, 2004

Motion carried that the Library Board write to the Mayor and Members of Council. The Board would like to see the following included in the letter - the Board would like to be placed on the January 2005 agenda to make a presentation to Council with regards to the new proposed downtown Main Library; the Board would like to be given primary consideration to be housed in the Post Office site; and that the Board reaffirms their 2004 motion re the Capital Budget.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 14 December 2004. Guelph: Guelph Public Library. Print.

2005

January 18, 2005

The Chief Librarian will make a presentation on Feb. 8, 2005 on the Central Post Office site for a new Central Library. The Board felt support groups should be at Council meeting to speak favourably for a new central library.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 18 January 2005. Guelph: Guelph Public Library. Print.

February 12, 2005

City Councillors decided not to offer to purchase the historic downtown Post Office for the new main branch. Council's decision was a blow to library supporters and the downtown core. Canada Post has placed the facility on the open market.

Scott, Tracey. "City Councillors Missed the Boat by Not Going Postal." **Guelph Mercury** 12 February. 2005: A3. ProQuest. Web. 18 November 2015.

February 15, 2005

The Post Office has been removed from the potential library site list. City Council has decided not to purchase the building. The Mayor is positive there will be other options for the proposed downtown central library. The Library Board carried a motion that the CEO, Chair, and Vice-Chair compose a letter to the Mayor and Councillors asking that another committee be struck to search for a site for a new central library.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 15 February 2005. Guelph: Guelph Public Library. Print.

April 21, 2005

The Chief Librarian is currently negotiating the lease of lands for the Westminster Woods subdivision branch. This will put added pressure on the main branch where cataloguing and other administrative duties occur. The Board Chair sent a letter to Council asking to form a committee to search for a new main branch site. The issue has been in limbo since the February vote on the post office site. The whole project is at a standstill so the library has been trying to create awareness of the need for a new central branch.

Thompson, Kerry. "Library Officials Making Noise about Main Branch." **Guelph Mercury** 21 April 2005: A1. ProQuest. Web. 18 November 2015.

June 7, 2005

City Council carried a motion "the Site Search Committee bring forward possible timing for this project in relation to the City's capital budget guidelines.

Whereas the City of Guelph has made a commitment to build a headquarters branch library; and whereas the project has been placed in year 5 of the City of Guelph Capital Budget; therefore be it resolved that the necessary work for a headquarters branch library proceed in order to bring this forward in the capital budget.

That a site selection committee be struck by the library board to examine the feasibility of expanding the present main branch library and to identify additional sites for the development of a headquarters branch library.

That a site selection committee be struck by the library board to examine the feasibility of expanding the present main branch library and to identify additional sites for the development of a headquarters branch library.

That the geographic area for consideration of the headquarters branch library be the 1827 John Galt Plan boundaries.

That funding in the amount of \$50,000.00 as a project upset figure be committed to the search process from Capital Projects Funds LB0003.

That the headquarters branch library site search committee results be brought forward to City Council by January 31, 2006.

That Councillors Baily and Burcher be appointed as the Council representatives to the Site Selection Committee for the Headquarters Branch Library."

City Council. **City Council Library Resolutions 2000 - Present.** 7 June 2005. Guelph: City of Guelph.

June 21, 2005

A letter was received from the Deputy Clerk that included resolutions adopted at the June 7th City Council meeting. City of Guelph affirmed commitment to build a headquarters branch library and place it in the Capital Budget. A Site selection Committee should be struck by the library board and bring results forward by Jan. 31, 2006.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 21 June 2005. Guelph: Guelph Public Library. Print.

September 20, 2005

The Chief Librarian told the Board that a report would be going to the City Finance Committee recommending a reserve fund be created with any surplus budget funds. These funds would be reserved for the new main library. The Library Board carried a motion to approve in principal the Draft City Policy re Budget Surplus as it pertains to the Library.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 20 September 2005. Guelph: Guelph Public Library. Print.

September 2005 The Site Selection Committee met in October. The Committee Chair feels the committee will not make the deadline of January for a report to Council. Construction of south end branch should begin in November.

McLeod, Norman. **Chief Librarian's Report.** September 2005. Guelph: Guelph Public Library. Print.

October 3, 2005

City Council carried a motion "that a Police Services Capital Reserve be created, funded through Police Services Board operating budget annual surplus;

And that a Library Capital Reserve be created, funded through the Library Board operating budget annual surplus;

And that a policy be developed, for consideration by the Finance & Administration Committee, including approval for the use of the funds and a capping limit, with respect to the Police Services Capital Reserve and the Library Capital Reserve."

City Council. **City Council Library Resolutions 2000 - Present.** 3 October 2005. Guelph: City of Guelph.

November 15, 2005

Headquarters Site Selection Committee has met and will be looking at proposed site locations.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 15 November 2005. Guelph: Guelph Public Library. Print.

December 13, 2005

Site selection chair will not be presenting a report to the Board as it will likely not be completed until the middle of next year (at which time it will be reviewed by the Board and presented to Council). The Capital Budget will likely include the new main library. Any surplus from the 2005 operating budget would be going to city coffers and would not be placed in a capital building fund.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 13 December 2005. Guelph: Guelph Public Library. Print.

2006

January 31, 2006

The Site Selection Committee is hoping to have a report ready for presentation to Council by July.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 31 January 2006. Guelph: Guelph Public Library. Print.

February 21, 2006

Meetings with the Headquarters Site Selection Committee have been progressing nicely. There have been 3 sites selected.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 21 February 2006. Guelph: Guelph Public Library. Print.

March 14, 2006

The Site Selection Committee had narrowed their list of sites to three, with the Norfolk-Paisley location as the number one choice.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 14 March 2006. Guelph: Guelph Public Library. Print.

Figure 4: Guelph Public Library Main Library



March 2006

The Site Selection Committee reported that site options have dwindled to two, including the current library location.

McLeod, Norman. **Chief Librarian's Report**. March 2006. Guelph: Guelph Public Library. Print.

April 2006

An agreement has been made with Monteith to analyze the library's current site. The Site Selection Committee hopes to have a report ready for the Board in early fall.

McLeod, Norman. **Chief Librarian's Report**. April 2006. Guelph: Guelph Public Library. Print.

June 20, 2006

The Site Selection Committee had met with the Mayor to discuss possible sites. Monteith Consulting firm has been engaged to look at the feasibility of utilizing the existing site for a new Main Library.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 June 2006. Guelph: Guelph Public Library. Print.

August 1, 2006

Guelph Public Library could build its new main branch next to the new Baker Street parking garage or another unidentified downtown location, or by expanding the current building. The 2002 study ruled out the idea of expanding the current main library branch, but Councillors asked the library to revisit the idea. The Search Committee retained a consulting firm to do a detailed study that would look at engineering, acquiring extra land, and other considerations.

MacLellan, Stephanie. "New Library Sites Outlined: Location for New Main Branch Beside Baker Street Parking Garage One Of Three Proposals from Committee." **Guelph Mercury** 21 August 2006: A1. ProQuest. Web. 18 November 2015.

Summer 2006

The interim report of the Site Selection Committee was presented to Council in mid-August. The next stage in the process, rigorous examination of the current library site, is well underway.

McLeod, Norman. **Chief Librarian's Report.** Summer 2006. Guelph: Guelph Public Library. Print.

September 19, 2006

Representatives of the Walter Fedy group toured the library building, and collected information relating to the construction of the building. The Chief Librarian does not expect a report before the month of October.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 19 September 2006. Guelph: Guelph Public Library. Print.

September 2006

The Walter Fedy group has been doing an analysis of the current library site and had an informal meeting with senior library management to review all the options for expansions.

McLeod, Norman. **Chief Librarian's Report.** September 2006. Guelph: Guelph Public Library. Print.

October 14, 2006

In order to thrive all branches in Guelph's public library system need a strong, central branch. The Main Library is the most used public building in the city. It is now a building literally bursting at the seams. It is important not to forget the library in the next election. Council needs to approve a location and identify a source of funding in the budget process.

Davis, Andrea. "New City Council Needs to Put Library Back on Agenda"
Guelph Mercury 14 October 2006: A8. ProQuest. Web. 18 November 2015.

October 17, 2006

The Walter Fedy Group site report should be completed by the end of October. The final report from Montieth Brown Planning Consultants should be done by the end of November with their recommendations for the site for the Central Library. These recommendations will be forwarded to the Mayor and Council in January 2007.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 17 October 2006. Guelph: Guelph Public Library. Print.

November 6, 2006

More than 100 people turned out for the opening ceremonies at the new Westminster Square library. This is the fourth Guelph Public Library branch. Mayor Kate Quarried confirmed the city's commitment to build a new main library by 2009.

Isaacson, Fiona. "Library Finished Just in Time for Grand Opening; Board Members Urge Council to Build Main Branch Downtown." **Guelph Mercury** 6 November 2006: A1. ProQuest. Web. 18 November 2015.

November 21, 2006

Walter Fedy Partnership should be giving Chief Librarian their report on Nov. 22, 2006. The Downtown Board of Management asked to meet with the Chief Librarian to discuss the Baker Street Parking lot site location. The Monteith report should be ready in the new year with a site recommendation for the Main Library. Report should go to Council after January 2007.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 21 November 2006. Guelph: Guelph Public Library. Print.

2007

February 13, 2007

There would be a Site Selection Committee meeting on Feb. 20, 2007 to discuss the final report on the evaluation of the Norfolk Street site. A final report from the committee should be completed and presented to the Board by the end of March.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 13 February 2007. Guelph: Guelph Public Library. Print.

March 20, 2007

A Site Selection report has been received indicating the present site is very limited for expansion and has been decided as a distant third option. The present building would have to be demolished and rebuilt expanding upwards and/or purchasing property going up Paisley. The Committee is now devoting their efforts to the other two sites. Members of the Site Selection Committee will meet with the Mayor on March 29.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 March 2007. Guelph: Guelph Public Library. Print.

April 17, 2007

Monteith Brown Planning Consultants are reviewing the short list of sites and preparing the final draft of the Site Selection Committee report. The Committee hopes to present it to the Library Board on May 15. Once the report is reviewed and approved by the Board it will be forwarded to the CAO and City Staff.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 17 April 2007. Guelph: Guelph Public Library. Print.

May 15, 2007

Mr. McLeod reviewed for the Board the draft report of the Site Selection Committee. The finalized draft report will be presented to Senior City Planning staff in June.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 15 May 2007. Guelph: Guelph Public Library. Print.

June 12, 2007

The Chief Librarian presented the Final Report of the Site Selection Committee with their recommendation for 3 sites. Fourteen sites were considered. The best locations for a new main Library branch are (in priority order): The Baker Street parking lot, The Cooperators Day Care (with/without Car Wash), and the current Norfolk Street site. A Board member moved that the Library Board approve the Final Report of the Site Selection Committee and their recommendations of the three sites as the best locations for a new main Library branch, Baker Street parking lot, the Cooperators Day Care (with/without Car Wash) and the current Norfolk Street site, with the Baker Street parking lot being the preferred site of the Board. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 12 June 2007. Guelph: Guelph Public Library. Print.

June 15, 2007

Three downtown options for a new main branch were revealed by the Guelph Public Library Board. The Baker Street location is the preferred of the three sites. The committee reported a minimum cost range of \$20 to \$26 million for the new main branch, excluding land acquisition, moving bedrock, and other costs. The Chief Librarian said 65,000 square feet is the minimum size required.

Hilton, Paige. "New Shortlist for New Main Library." **Guelph Tribune** 15 June 2007: Page unknown. Print.

July 12, 2007

A City Council Committee moved to drop the Norfolk Street site from consideration. They moved to investigate the two other downtown sites where the library could be relocated – the Baker Street parking lot and the Co-operators Day Care, located near the corner of Macdonell and Woolwich Streets. Mayor Karen Farbridge directed staff to embark on the conceptual plans and a cost-benefit analysis of the two sites. Staff was asked to consider the integrated, mixed-use design and development scenarios for both sites. The Chief Librarian commented that the Baker Street lot offered the city an opportunity to build a building for the 21st century and reinvigorate downtown.

Thompson, Laura. "Current Library Location Shelved; Baker Street, Day Care Eyed for New Site." **Guelph Mercury** 12 July 2007: A1. Print.

July 16, 2007

City Council carried a motion "that staff be directed to develop conceptual development scenarios and associated business cases, including full economic cost-benefit analysis of the 2 preferred sites as brought forward by the Library Site Search Committee; and further that staff undertake the following:

- consider integrated mixed-use design and development scenarios for both sites that may include additional or reconfigured parking, residential, commercial and community uses
- consider opportunities for future expansion of library uses within the development envelope
- consider site expansions into adjacent properties on both sites
- consult with Co-operators to determine conditions and opportunities for site utilization, development and associated costs with the Macdonell Street site;

And that staff report back on the process, timing and resources required prior to commencing this direction."

[Guelph City Council Minutes](#). 16 July 2007. Guelph: City of Guelph.

September 18, 2007

The Chief Librarian has had no further information from the City staff committee which was to be established to look at the two sites recommended to the Council.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 18 September 2007. Guelph: Guelph Public Library. Print.

October 16, 2007

Mr. McLeod reported that the City was proposing to hire a consultant to do a business study on the two sites recommended by the Board for the new downtown library. The City's CEO, Mr. Loewig, indicated RFP's could likely go out by the spring of 2008.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 October 2007. Guelph: Guelph Public Library. Print.

October 2007

The RFP for Baker Street parking lot will be debated at Council on Nov.19, 2007.

McLeod, Norman. **Chief Librarian's Report**. October 2007. Guelph: Guelph Public Library. Print.

November 3, 2007

City staff analyzed the top two preferred sites and graded the sites based on a number of factors. In 13 of 14 criteria, City staff favoured Baker Street.

Tracey, Scott. "Baker Street Ideal Site for Library; Baker Street Location Fulfills Majority of City's Necessary Criteria." **Guelph Mercury** 3 November 2007: A1. Print.

November 9, 2007

The City Hall report suggests public/private partnerships should be considered in redeveloping the Baker Street site. It says a library could be integrated there with additional parking as well as residential, office and commercial uses.

Hallett, Doug. "Library Plan the Way to Go, Says McLeod." **Guelph Tribune** 9 November 2007: 1. Print.

November 19, 2007

At the Council Meeting, the Manager of Economic Development & Tourism provided information with respect to potential land acquisition.

- City Council carried a motion "that the Baker Street Site be selected as the preferred location for the New Central Library.
- That Council direct staff to prepare a Terms of Reference for a Request for Proposals for the redevelopment of the Baker Street Site, which would include the integration of the new central library, municipal parking structure and mixed commercial, office and residential uses and report back on the content, incentives and implementation plan, costs and the budget for this RFP."

[Guelph City Council Minutes](#). 19 November 2007. Guelph: City of Guelph.

November 20, 2007

City Council approved the Baker Street parking lot as the site for the proposed new central library. Mr. McLeod will attend a meeting with City Staff on Nov. 21 to discuss this issue.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 November 2007. Guelph: Guelph Public Library. Print.

November 21, 2007

City staff will discuss plans for the new central library after City Council voted to name the Baker Street site as the preferred location. At least two Councillors want to halt the project out of concern taxpayers may end up footing much of the bill. Staff will have a better idea of costs once a request for tenders goes out in the new year.

Thompson, Laura. "Two Councillors Want to Put Brakes on Baker Street Proposal; Billings, Kovach Say Final Cost Could Be Too High for Taxpayers." **Guelph Mercury** 21 November 2007: A1. Print.

November 23, 2007

A \$33 million library building cost estimate was discussed at Monday's Council meeting. This figure represented a major escalation over the cost estimate that has been in the City's capital budget forecast for a few years. The RFP process will yield a more accurate estimate.

Hallett, Doug. "Library Green Light, Cost Unknown." **Guelph Tribune** 23 November 2007: 1. Print.

December 11, 2007

A Library Board member motioned that the New Main Library should be publicly owned as this would be the preferred option by the Board rather than leased quarters. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 11 December 2007. Guelph: Guelph Public Library. Print.

December 18, 2007

Mayor Farbridge indicated that leasing space for a larger main library instead of paying to build a new city-owned downtown library was a good option. It would remove a "logjam" from Guelph's capital budget. By leasing library space, the capital investment would come from the private sector. The City is currently facing many other expensive capital projects including the Guelph Civic Museum, a new emergency services facility in the south end, a new downtown transportation centre, and paying for the new City Hall that will be completed in 2008.

Hallett, Doug. "Leasing Library a Money-Saver; Library One of Several Big Projects in Works." **Guelph Tribune** 18 December 2007: 1. Print.

2008

January 15, 2008

Mr. McLeod will attend a meeting with the Governance and Economic Committee regarding the Baker Street Parking Lot Development Request for Proposals on January 17, 2008.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 January 2008. Guelph: Guelph Public Library. Print.

February 5, 2008

Developers are anxious to know when the Request for Proposals is going out for redeveloping the Baker Street parking lot. Peter Cartwright, the City's General Manager of Economic Development and Tourism said it was reasonable to expect that ground might be broken for the project by mid-2009.

"New Library Interests Developers." **Guelph Tribune** 5 February 2008: 3. ProQuest. Web. 22 November 2015.

February 19, 2008

Board discussed need for a coherent plan for fund raising for the new Library. Fund raising would keep the idea of a new library in the forefront. A Library Board member moved that the Executive Committee, Mr. McLeod, Mr. Wilson, and Mr. Pickersgill, look into the recommendations by Mr. Barrow and report back to the Board by April or May. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 19 February 2008. Guelph: Guelph Public Library. Print.

March 18, 2008

Urban Strategies, a design team, has been hired to develop the site potential and show developers what the project would look like. The City also retained James McKellar from York University to guide everyone through the RFQ and RFP process.

Guelph Public Library Planning Committee. **Guelph Public Library Planning Committee Minutes**. 13 March 2008. Guelph: Guelph Public Library. Print.

May 20, 2008

Mr. McLeod reported there would be two meetings regarding the Baker Street Project. On June 9, there will be an Urban Strategies report meeting and on June 24 there would be a public meeting.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 May 2008. Guelph: Guelph Public Library. Print.

June 11, 2008

Urban Strategies, a Toronto-based planning and urban design firm, presented three preliminary concepts for the Baker Street parking lot to City Council on June 10. The new location of the Main Library will also include parking, housing and commercial space. The goal is for construction to begin in spring 2010.

Thompson, Laura. "New Library Will Be High Profile." **Guelph Mercury** 11 June 2008: A3. Print.

June 13, 2008

One of the preliminary concepts for the new library involves expropriating buildings fronting on Wyndham Street. Business owners are concerned.

Tracey, Scott. "Business Risky for Owners: Downtown Shops Feel Left in Lurch Over City's Possible Plans for New Library." **Guelph Mercury** 13 June 2008: A1. Print.

Summer 2008

Mr. Corks hopes to take a proposal to City Council next month about Baker Street. The Library has scheduled two sessions with staff in October to consider what they would like to see in a library both from a public and staff point of view.

McLeod, Norman. **Chief Librarian's Report**. Summer 2008. Guelph: Guelph Public Library. Print.

September 23, 2008

A Board member moved that the Board should hire the Goldie Group of Toronto to investigate into the feasibility of the library to engage in a fund-raising campaign to raise funds for the projected new main library. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 23 September 2008. Guelph: Guelph Public Library. Print.

November 2008

Mr. Corks would like to speak to the Board in January to talk about the three options for the library on Baker Street. The Chief Librarian wants a letter of agreement that will outline the nature of the responsibilities of the Board, the Library Staff, the City, and City Staff. A site plan is being developed for the East Side Branch project.

McLeod, Norman. **Chief Librarian's Report**. November 2008. Guelph: Guelph Public Library. Print.

December 16, 2008

Mrs. Lipp presented a report demonstrating that a central library in the 90-100,000 square foot range was appropriate. This takes into account the current size of the collection, its growth rate, and the current and projected growth rates of the City of Guelph. She used comparative figures to show how Guelph Library compares to other libraries in the area, of the same size or larger.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 December 2008. Guelph: Guelph Public Library. Print.

December 2008

At the January Board meeting the Board members will be asked their preference for one of the development options. The Baker Street proposals will be reviewed at that meeting by David Corks of the City's Industrial Development Office.

McLeod, Norman. **Chief Librarian's Report**. December 2008. Guelph: Guelph Public Library. Print.

2009

January 20, 2009

Mr. Welch from the Goldie Company presented the Company's findings of the Guelph Public Library Campaign Study.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 January 2009. Guelph: Guelph Public Library. Print.

February 17, 2009

City Council carried a motion "that 'Concept C2' as described in Report 09.02 be adopted as the preferred redevelopment concept for a mixed use development including a new central library. (re: Baker Street Redevelopment)"

[Guelph City Council Minutes](#). 17 February 2009. Guelph: City of Guelph.

February 18, 2009

The Goldie Report was discussed and it was decided that it was not the appropriate time for the Guelph Public Library to run a funds campaign. A Board member moved that the Guelph Public Library Board create an ad hoc committee to serve as the Board's advisor on the design, configuration, equipment and furnishing of the proposed 90,000 square feet central library. Further moved that the ad hoc committee be designated the Central Library Design Committee. Motion carried. The Downtown Community Improvement plan was approved at a meeting on Feb.17, 2009, inching the proposed central library a little further along in the process.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 18 February 2009. Guelph: Guelph Public Library. Print.

March 23, 2009

Mr. McLeod indicated the proposed Central Library Design Committee would move forward once the City was ready to proceed with the project for the proposed downtown library.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 23 March 2009. Guelph: Guelph Public Library. Print.

March 2009 There have been no substantive developments in terms of the central library. Depending on decisions with regard to finance the central library may be more than three years off.

McLeod, Norman. **Chief Librarian's Report**. March 2009. Guelph: Guelph Public Library. Print.

June 17, 2009

The Chief Librarian reported that he had met with a lawyer to discuss documents with regard to the ownership of the present downtown Library.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 17 June 2009. Guelph: Guelph Public Library. Print.

July 27, 2009

City Council carried a motion "that the Finance report 09-27 dated July 13, 2009 entitled 'Operating Budget Variance Report as at December 31st, 2008' be received; And that the following surplus and deficit allocations be approved:

- Tax Supported Surplus of \$2,406,932
- \$502,769 be allocated to the Police Relocation reserve
- \$91,605 be allocated to the Library Relocation reserve
- \$1,200,000 be allocated to the Parkland Dedication reserve fund
- \$612,558 be allocated to the Tax Rate Stabilization reserve [...]"

[Guelph City Council Minutes](#). 27 July 2009. Guelph: City of Guelph.

Oct. 20, 2009

Several big-ticket items were conspicuously absent from the City of Guelph's 2010 capital budget. The new main branch of the Guelph Public Library, the proposed South-end Recreation Centre, and the Wilson Street Parkade are not listed. They do not appear to be in any plans for the next 3 years. The

City CEO stressed they were not cancelling these plans, just pushing them into the future in the interest of preparing a strong financial plan.

Layson, Greg. "New Library, Rec Centre Axed from City's Capital Budget." **The Guelph Mercury** 20 October 2009: A1. ProQuest. Web. 18 November 2015.

October 21, 2009

Some big-ticket items missing from the City's Five-Year Capital Forecast could be added if the economy turns around. This was the subject at last night's Council meeting (Oct. 20, 2009). There probably is some capacity later in the forecast to get started with projects like a new Main Library branch, the Wilson Street parking garage and the South-End Recreation Centre.

Scott, Tracey. "Library, Downtown Parkade May See New Life." **The Guelph Mercury** 21 October 2009: A1. ProQuest. Web. 21 November 2015.

October 26, 2009

The new Main Library was recently moved off the City's five-year Capital Budget forecast. There is a chance it will reappear on that forecast in the near future.

Saxon, Tony. "Residents Still Hope for New Library." **The Guelph Mercury** 26 October 2009: A3. ProQuest. Web. 22 November 2015.

November 3, 2009

Mr. Findlay informed the Board that the construction of a new central branch is tied to both the construction of the Wilson Street parking lot and sales in the Hanlon Creek Business Park.

Guelph Public Library Board. **Guelph Public Library Board Minutes: Special Budget Meeting.** 3 November 2009. Guelph: Guelph Public Library. Print.

December 15, 2009

City Council carried a motion "that Community Services Report #CD-AD-0924 entitled "Positioning the Central Library and South End Community Centre", be received.

That staff are authorized to continue their current efforts to position the new Central Library and the South End Community Center project to become

project ready in order to respond to future funding opportunities and partnerships; and that staff are directed to present a phased, detailed plan for each project no later than the end of February 2010 while ensuring that neither project plan will result in additional funding requests that would impact negatively on the 2010 budget.”

[Guelph City Council Minutes](#). 15 December 2009. Guelph: City of Guelph.

December 15, 2009

Ms. Hannah reported that work continues to move forward on the new main library project. City Staff is working with Ann Pappert, Director of Community Services. It has been determined that a two-year time line is reasonable to move the new library to a “project ready state.” This work will move forward once Council approval has been received.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 December 2009. Guelph: Guelph Public Library. Print.

December 21, 2009

City Council carried a motion “that the Mayor and Clerk be authorized to execute an Agreement between Green Forest Investments Limited and the City for acquisition of the property known as 160-164 Wyndham Street North; and that staff be directed to bring a report forward to Council through Committee regarding options and recommendations regarding uses of the property at 160-164 Wyndham Street North during the interim between property purchase and the commencement of the new central library project.”

[Guelph City Council Minutes](#). 21 December 2009. Guelph: City of Guelph.

2010

January 19, 2010

Ms. Hannah will meet with Anne Pappert on Jan. 20 and Anne Pappert and Hans Loewig on Jan. 22. The Board discussed the Central Library Design Committee. A Board member moved that the Board delay having this Committee meet until a time frame for the project has been determined. Motion carried. The CEO reported that Judith Stoffman is composing a letter describing the Library Board’s ownership of the Main Branch building and land.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 19 January 2010. Guelph: Guelph Public Library. Print.

February 16, 2010

The joint recommendation from the Library Board and the City will go forward to Council on Feb. 22, 2010. Work continues to make the New Library "project ready." The opening gala for the East End branch will be by May 28, 2010, with the official opening on May 29th.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 February 2010. Guelph: Guelph Public Library. Print.

February 22, 2010

City Council Carried a motion "that Community Services Report #CS-AD-1002 entitled "Central Library work Plan" be received;

And that staff are authorized to undertake Step One: Program & Functional Plan for the Guelph Central Library project as outlined in Report #CS-AD-1002 utilizing resources from the Library Relocation Capital Reserve #157 and Library Development Charges Reserve Fund # 316 to a maximum expenditure of \$175,000, and that Council approves an amendment to the 2010 approved Capital budget to reflect this direction;

And that staff be authorized to issue a Purchase Order and execute a contract with the successful bidder, with Mayor and Clerk authorized to sign all documents, subject to the satisfaction of the City Solicitor."

[Guelph City Council Minutes](#). 21 December 2009. Guelph: City of Guelph. 22 February 2010.

March 16, 2010

The Library's Finance/Planning and Development Committee will meet April 12 to review the makeup of a working group that will interact with the consultant over the next year.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 March 2010. Guelph: Guelph Public Library. Print.

April 20, 2010

Anne Pappert gave an overview of the progress made on the downtown Central Library project. Since Kerry Hannah's departure, work on the project has been put on hold. A motion was made by a Board member that the Board would proceed with the RFP to search for a consultant for the new central library project, and at the same time the Board will continue their search for a new CEO. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 April 2010. Guelph: Guelph Public Library. Print.

April 26, 2010

City Council carried a motion "that staff be directed to proceed to take the steps necessary to demolish the buildings at 152-158 and 160-164 Wyndham Street North and establish a parking lot in the interim period leading up to the development of the new central library;

And that Council authorizes the issuance of a demolition permit in respect of 160-164 Wyndham Street North, pursuant to By-law (1988)-12922 and Section 33 of the Planning Act."

[Guelph City Council Minutes](#). 26 April 2010. Guelph: City of Guelph.

May 18, 2010

Cathy McInnis and Colleen Lipp worked on the draft of the RFP for a consultant for the Program and Functional Plan. The revised document was sent to Anne Pappert, Director of Community Services, for her input.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 18 May 2010. Guelph: Guelph Public Library. Print.

June 9, 2010

City officials know where the new home of Guelph Public Library's Central Library is to be located but many other questions remain unanswered. City Council in February 2009 approved a staff-recommended conceptual design for the Library and Baker Street redevelopment. That concept would see a 90,000 square foot library on three floors and about 400 parking spaces, all built on the current Baker Street parking lot. The City has so far spent \$3 million to buy two buildings for the project. During the last round on budget deliberations, the Baker Street library project as removed from the City's Five-Year Capital Plan.

Scott, Tracey. "New Library Far from A Reality: City Officials Know the Location of the New Main Library, But Many Other Details Remain Unknown. Cost, Final Design and Timing of the Project Remain to Be Determined, While Money to Acquire Property for The Library Has Run Out." **The Guelph Mercury** 9 June 2010: A1. ProQuest. Web. 18 November 2015.

June 15, 2010

Once Anne Pappert, Director of Community Services, has completed the editing of the RFP, it will be passed on to Bill Stewart, Manager of Procurement and Risk Management Services of the City for input. Once the document is completed it will be made available for tender.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 15 June 2010. Guelph: Guelph Public Library. Print.

September 21, 2010

The RFP is almost ready to go out. The Library Finance/Planning and Development Committee will meet to discuss the make-up of the ad hoc committee which has to be in place by the time the consultant is selected.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 21 September 2010. Guelph: Guelph Public Library. Print.

October 19, 2010

The RFP-Building program and Functional Plan for the New Central Library has been sent out. A Board member moved that the amended draft letter re the Creation of a Central Library Project Advisory Committee, once it is finalized, be forwarded to Friends of the Library, Downtown Neighbourhood Association, Downtown Guelph Business Association, Guelph Chamber of Commerce, Guelph Labour Council, University of Guelph and Corporation of the City of Guelph – Community Services and Economic Development. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 19 Oct. 2010. Guelph: Guelph Public Library. Print.

November 16, 2010

The RFP closed Nov. 18, 2010, with only eight submissions being received. A committee has been set up to score the submissions. The committee will not meet until the new Chief Librarian starts. Letters were sent out asking people if they would like to sit on the Ad Hoc Committee for the Central Library Planning Committee. Preparations are being made for the new Chief Librarian, Kitty Pope, who starts Dec. 1, 2010.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 16 November 2010. Guelph: Guelph Public Library. Print.

December 14, 2010

Cathy McInnis reviewed the Central Library Ad Hoc Committee report with the Board. A Board member moved that the Guelph Public Library Board accept the Status of Library Project Advisory Committee Report on Dec. 10, 2010 as presented. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 14 December 2010. Guelph: Guelph Public Library. Print.

December 30, 2010

Mayor Karen Farbridge is being noncommittal. Prospects for a new Main Library and a South-End Recreation Centre appearing in the City's next Capital Budget forecast seem slim. Both a new Main Library and a South-End Recreation Centre were part of the City's 10-year forecasts for years before Council switched in late 2009 to the five-year forecast. The switch to the five-year forecast was made because of major policy changes, including new limits on city debt, that were adopted by Council in 2009, according to Farbridge. The City's imminent return to a 10-year forecast does not mean the library project will be included.

Last February, Council voted to spend \$175,000 over a one-year period to bring a new central library closer to reality. Council agreed to hire a consultant and to establish a library advisory committee to develop a program and functional plan for a new main library

Hallett, Doug "No Word Either Way on Library, Rec Centre." **The Guelph Tribune** 30 December 2010: 1. ProQuest. Web. 21 November 2015.

2011

January 18, 2011

Mr. Pickersgill and Kitty Pope met with the Mayor and the City's CAO. The New Main Library was discussed. Proposed consultants for the Central Library project are being reviewed by the Central Library Ad Hoc Committee and will be awarded in February.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 18 January 2011. Guelph: Guelph Public Library. Print.

February 10, 2011

A background report was issued to provide the GPL Board of Directors with a recommendation to employ a Consultant to prepare a Central Library

Building Program and Functional Plan. On April 20, 2010, with City support, the GPL Board authorized the call for bid to develop a functional building plan for a new Central Library. The cost of the plan was estimated at \$135,000 - \$200,000. An RFP went out in November and eight consulting firms were selected to review. A cross disciplinary team recommended Garwood-Jones and Hanham Architects of Hamilton, Ontario at a cost of \$116,729.

Pope, Kitty. **Guelph Public Library Building Program and Functional Plan Report (background paper)**. 10 February 2011. Guelph: Guelph Public Library. Print.

February 14, 2011

Eight consultant proposals were received, reviewed, and a recommendation is going to the Board next week. Once accepted by the GPL Board, the Library will award the contract, call together the Ad Hoc central Library Advisory Committee and begin the building plan.

Pope, Kitty. **Chief Librarian's Report**. 14 February 2011. Guelph: Guelph Public Library. Print.

February 22, 2011

Board discussed other organizations looking for Capital support from the City of Guelph and its impact on GPL and the new Central Library building project. A Board member moved that the CEO contact Dr. N. Mercer, Medical Officer of the Wellington-Dufferin-Guelph Public Health to discuss the impact of their decision to build a new facility on GPL and explore any opportunities to work together. Motion carried.

It was moved that the Guelph Public Library Board adopt the Central Library Building Program and Functional Plan Report as presented. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 22 February 2011. Guelph: Guelph Public Library. Print.

March 15, 2011

K. Pope reported the Ad Hoc Committee would be meeting for the first time on March 31 and are planning future visits with the Design Consultant.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 March 2011. Guelph: Guelph Public Library. Print.

April 19, 2011

The Ad Hoc Library Project Advisory Committee met with the consultants. They took a walking tour of the Baker Street site and discussed the design process. A Board Member moved that the Ad Hoc Advisory Committee report be accepted.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 19 April 2011. Guelph: Guelph Public Library. Print

May 17, 2011

Cathy McInnis reported the consultants were visiting the GPL on May 25th to meet with the Library management and the Board on May 26. It was moved by a Board member that the Ad Hoc Advisory Committee report be accepted. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 17 May 2011. Guelph: Guelph Public Library. Print.

June 14, 2011

With the first meeting of the Finance Committee May 3, the CEO has begun work on a series of reports to help frame and inform the committee as they begin to discuss the funding of the new Main Library. The goal is to be in a position to develop a Main Library fund raising plan.

Pope, Kitty. **Chief Librarian's Report.** 14 June 2011. Guelph: Guelph Public Library. Print.

June 21, 2011

Cathy McInnis reported the Consultants held 9 focus groups on May 24 and May 25, to discuss with the public their ideas on what they would like to see in a new Main Library. It was moved by a Board member that the Ad Hoc Advisory Committee report be accepted. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 21 June 2011. Guelph: Guelph Public Library. Print.

July 12, 2011

By mid-2012 the CEO hopes to roll out a 5-7-year \$30-32 million-dollar Fundraising Program for the new Main Library.

Pope, Kitty. **Chief Librarian's Report.** 12 July 2011. Guelph: Guelph Public Library. Print.

July 19, 2011

The Finance Committee Chair reported on the eight reports being prepared for the committee as they plan the fundraising campaign for the new Main Library. The plan is to find a contractor/partner to build the new Main Library and see the Library with 3-5 different campaigns in the next 6-8 years. It was moved by a Board member that the Finance Committee report be accepted. Motion carried.

Cathy McInnis reported the consultants are writing the detailed space requirement for the new Main Library. The document was circulated to the Board. The Consultants will be visiting Sept.14 and 15 to meet with the Ad Hoc Committee, staff, Board and to hold an open town hall meeting. It was moved by a Board member that the Ad Hoc Advisory Committee report be accepted. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 19 July 2011. Guelph: Guelph Public Library. Print.

September 13, 2011

The Design Consultants have drafted their report about the new Main Library and will present it to the Board for review on Sept.14, 2011. Immediately after there will be a Town Hall meeting about the new Main Library. The newly released 2012 Proposed City Capital budget and 2013-2021 capital budget does not highlight any funding for the new Main Library or the underground Baker Street Parkade. There is no intention or recommendation to abandon these projects. It is recommended the City investigate innovative and alternative means of funding to support their development. The City does want to pursue additional debt financing at this time.

Pope, Kitty. **Chief Librarian's Report.** 13 September 2011. Guelph: Guelph Public Library. Print.

September 20, 2011

Board discussed plans for building the new Main Library with Ann Pappert, CAO of the Corporation of City of Guelph. Ann Pappert discussed various options to move the Main Library project forward in parallel with the Baker Street Project. The work on the Building Program and Functional Plan gives the project leverage and vision. Fundraising will proved momentum. Ian Panabaker, Corporate Manager, Downtown renewal, will work with library staff to look at various options for public private partnerships.

The Ad Hoc Committee reported that the Town Hall meeting attracted 65 attendees and CKCO TV. The final plan will be presented to the Ad Hoc Library Planning Advisory Committee on Nov. 1 with final approval from the Board at the November Board meeting. It was moved by a Board member that the Ad Hoc Advisory Committee report be accepted. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 September 2011. Guelph: Guelph Public Library. Print.

September 27, 2011

City Council carried a motion "that the 2012 - 2021 Tax Supported Capital Budget, in the amount of \$449,528,600 be received for information;

And that the 2012 - 2021 Tax Supported Capital Budget be referred to the December 7, 2011 Council meeting for final deliberation and approval;

And that staff report back on alternative resourcing to investigate funding for capital projects, within the ten-year forecast and beyond;

And that staff report back on alternatives to funding capital projects, including, but not limited to, leveraging capacity, donations, grants and building partnerships and report back to Council;

And that staff report back on the status of the next steps for the new main branch public library;

And that staff report back on the alternatives to funding to move forward on council-identified priority projects that are no longer included in the 10-year capital funding plan;

And that staff report back on time lines and requirements needed to get the South End Community Centre shovel-ready in order to take advantage of alternative funding sources should they become available [...]"

[Guelph City Council Minutes](#). 27 September 2011. Guelph: City of Guelph.

November 8, 2011

The Consultants from Garwood-Jones and Hanham and Foresite Facility Planners have completed their Building Program and Functional Plan Report and will present it to the Board on Nov. 15, 2011. This report is beginning a 10-step process to get us "shovel ready." On Nov. 16 there will be a press conference formally introducing the report to the public and outlining next steps in the process. After this, staff will begin to work with Ian Panabaker

on the business case phase, which is essentially finding a building partner for the project.

Pope, Kitty. **Chief Librarian's Report**. 8 November 2011. Guelph: Guelph Public Library. Print.

November 15, 2011

The Consultants from Garwood-Jones & Hanham Architects and Foresite Facility Planners presented the Central Library Building Program and Functional final report. This concludes the first step towards a new central library. It was moved by a Board member that the Board accept the Central Library Building Program & Functional Plan – Final Report. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 November 2011. Guelph: Guelph Public Library. Print.

November 17, 2011

City Council carried a motion "that Report 11-10, 'Baker Street Redevelopment Update' dated November 17, 2011, and prepared by the Downtown Renewal Office, be received;

And that Staff, working with the Guelph Public Library and the Downtown Advisory Committee, undertake the development and evaluation of financial and project delivery options for the redevelopment of the Baker Street property and that the options be brought back for Council's consideration by end of June 2012."

[Guelph City Council Minutes](#). 17 November 2011. Guelph: City of Guelph.

November 19, 2011

City Councillors voted on Thursday to have staff "undertake the development and evaluation of financial and project delivery options for the redevelopment of the Baker Street property." This will include exploring partnership opportunities and identifying potential revenue sources. In 2009, Councillors approved a conceptual design of the project. Council approved having staff move ahead with buying four buildings to be demolished. Demolition is underway on two of the buildings, where a temporary parking lot will be built. Councillors on Thursday supported a motion to have staff report back on the potential purchases of the other two buildings. The City is open to the notion that they may not own the new Main Library building.

Saxon, Tony. "City Staff Directed to Move on Main Branch Library Plan." **The Guelph Mercury** 19 November 2011: A10. ProQuest. 23 November 2015.

December 13, 2011

Ian Panabaker, Corporate Manager, Downtown Renewal, reviewed the planning steps required to advance the Main Library project. City and Library staff will develop funding models for the project and potential building partners. The GPL Library Board will develop a fundraising program to fund the new Main Library furnishing, fixtures, and equipment. The City now has permission to secure another property on Wyndham Street adjacent to the current library site. Demolition will be complete in Jan. or Feb. of 2012 on the first two properties that were acquired.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 13 December 2011. Guelph: Guelph Public Library. Print.

2012

February 21, 2012

It was moved by a Board member that the Guelph Public Library Treasurer be directed to open a bank account in the name of the Guelph Public Library at the Meridian Credit Union in Guelph and provide the Library Board with the documentation they require for signatures of the Chair and CEO to open the bank account. Motion carried. This is the account where donations to the new library or bequests can be deposited.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 21 February 2012. Guelph: Guelph Public Library. Print.

Figure 5: View of New Central Library from Wyndham Street



March 1, 2012

Council authorized staff to initiate Step One: The Program and Functional Plan so the new Main Library could become project ready should funding or partnership opportunities become available. This study identifies the key elements that would result in a high performance 21st century library for the City of Guelph. This document provides information on the BUILDING - recommended square footage of all space needs, with a cost estimate of the project, as well as information on the FUNCTIONS - what types of functions or spaces make up the library and where should they be located. This is the first step, making the library Project ready, in a nine-step process. This document is not the design phase but provides important information for when the step of hiring an Architect is reached. The report concludes that a 90,000 square feet 21st century facility be built with not only all the typical library components, but also with community meeting spaces, green space, and state-of-the-art Archives.

Guelph Public Library, and Garwood-Jones and Hanham Architects. **The New Guelph Main Library Building Program and Functional Plan.** Guelph: Guelph Public Library, 2012. Print.

April 27, 2012

At a recent Friends of the Guelph Public Library meeting, Pope disclosed the 2017 target launch date. The cost breakdown in an estimate \$54 million for the building, \$10 million for its interior equipment, systems and furnishings. Another \$6.8 million would be needed to develop underground parking. Ian Findlay, City councilor, is optimistic the project will go ahead.

O'Flanagan, Rob. "2017 Target for New Library Downtown." **The Guelph Mercury** April 27 2012: A1. ProQuest. 23 November 2015.

July 17, 2012

Ian Panabaker reported the Secondary Improvement Plan is tied up, as it is taking months to get policies in place.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 17 July 2012. Guelph: Guelph Public Library. Print.

Aug. 7, 2012

Ian Panabaker, the City's Corporate Manager of Downtown Renewal, says they hope to go to City Council with a detailed business case by the end of

the year. It needs to be determined how much public cost could be offset by private money for the proposed redevelopment.

Hallett, Doug. "Plan Eyes Real Costs of Library." **Guelph Tribune** 7 August 2012. ProQuest. Web. 23 November 2015.

October 16, 2012

The Chair Person reported a meeting with the Mayor who was very positive and encouraging about the Library. Chair thanked the Mayor for assigning Ian Panabaker to the Baker Street Re-Development. A Board Member moved that the Guelph Public Library Board accept the Chair Person report. Motion Carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 October 2012. Guelph: Guelph Public Library. Print.

December 11, 2012

City Council approved (over the objection of some Councillors) spending \$3.7 million in 2013 to move towards completing the assembly of land for a proposed Main Library.

Hallett, Doug. "Land Acquisition for Library Gets Nod." **Guelph Tribune** December 11 2012. ProQuest. 23 November 2015.

December 24, 2012

There is a conceptual plan for the new downtown library being drafted. Montreal-based consulting company, LiveWorkLearnPlay, is expected to map out the redevelopment of the north end of Wyndham Street. The New Library will be the centerpiece. This redevelopment can really energize a downtown if it is done correctly. The renewal could also include a number of public-private partnerships.

Seto, Chris. "High Hopes for Baker Street Plan." **The Guelph Mercury** 24 December 2012: A1. ProQuest. Web. 23 November 2015.

2013

April 16, 2013

The Chair reviewed the work of consultants, LiveWorkLearnPlay, and the plans for the redeveloping of Baker Street. Ian Panabaker will provide an update on the progress of the Baker Street project at the May Board

meeting. A Board Member moved that the Guelph Public Library Board accept the Chair Person report as presented. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 16 April 2013. Guelph: Guelph Public Library. Print.

May 21, 2013

Ian Panabaker presented an update on the Baker Street project and how to successfully position the project as “we are building a new neighbourhood downtown.” In the fall Council will be presented with the results of the LiveWorkLearnPlay consultation. Partnerships are being explored with University of Guelph, Conestoga College and YMCA. They are working on a Downtown Parking Master Plan. A. MacKay indicated that the Community Information Centre is interested in being part of the New Library.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 21 May 2013. Guelph: Guelph Public Library. Print.

June 18, 2013

Anne MacKay moved that the May 21, 2013 minutes #9 New Business be amended to read “Invite the Community Information Centre.” Motion carried. The intention was to invite the Community Information Centre to be a part of the New Library.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 18 June 2013. Guelph: Guelph Public Library. Print.

October 15, 2013

Chair reported that she and K. Pope would attend meeting on Oct. 22, 2013 with the Downtown Business Association (DGBA). A Board Member moved that the Guelph Public Library Board accept the Chair Person report as presented. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 15 October 2013. Guelph: Guelph Public Library. Print.

November 19, 2013

Ian Panabaker and A. Horseman will attend the January Board meeting to discuss funding options.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 19 November 2013. Guelph: Guelph Public Library. Print.

2014

January 21, 2014

Ian Panabaker updated the Board about the Baker Street Re-development. They discussed the Memorandum of Understanding to be signed by partners: City, GPL, U of G Student Union, Conestoga College and YMCA in the next few months. Presentation is going to Council on Feb. 26, 2014. 2020 opening date is still achievable. Al Horsman discussed financing a new Main Library. He reviewed the total cost of Main Library and land and approximated at \$49,016,200.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 21 January 2014. Guelph: Guelph Public Library. Print.

February 18, 2014

The Chair Person noted that she and K. Pope will attend a special meeting of Council on Feb. 26, 2014 about the Baker Street Redevelopment project and the partnerships between: Conestoga College, CSA-University of Guelph, ICES-College of Applied Human Sciences, University of Guelph, YMCA-YWCA, and Innovation Guelph. A Board Member moved that the Guelph Public Library Board accept the Chair Person report as presented. Motion carried.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 18 February 2014. Guelph: Guelph Public Library. Print.

February 25, 2014

A potential Conestoga College Campus in the downtown's Baker Street area will be discussed as a special City Council meeting. Conestoga College is one of the City's potential partners for redevelopment of the Baker Street Parking lot and surrounding area. Conestoga and the U of G are listed as the six emerging partners in the city's redevelopment plans for the Baker Street area. The other four are the Guelph Public Library, Innovation Guelph, the YMCA-YWCA of Guelph and the U of G's Central Student Association.

"Conestoga College Campus Eyed for Downtown." **Guelph Tribune** 25 February 2014. ProQuest. Web. 22 November 2015.

March 4, 2014

A Council vote on a staff proposal for a new investment fund (which would be used in redeveloping the Baker Street area of downtown) showed the distinct battle lines in the mayoral race. Karen Farbridge and Cam Guthrie took different stands. Farbridge embraced the idea of the Guelph Economic

Investment Fund and using it to get the Baker Street Parking Lot area redeveloped.

Hallett, Doug. "Downtown an Election Battle Zone?" **Guelph Tribune**. 4 March 2014. ProQuest. Web. 23 November 2015.

March 18, 2014

A Board Member moved to accept and sign the Baker District Re-development Project/Memorandum of Understanding (MOU) as presented. Motion carried. A Board member moved to establish the GPL/Baker Street Partnership Committee. Motion carried. This new special committee will build the partnerships necessary for the project.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 18 March 2014. Guelph: Guelph Public Library. Print.

April 15, 2014

J. Mackie reported to the Board that after the May 28th Council meeting the Committee work (on the Baker Street Partnership) will be clarified. A Board Member moved to accept the Baker Street Partnership Report as presented.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 April 2014. Guelph: Guelph Public Library. Print.

May 20, 2014

The discussion of the Baker Street partnership at the May 28th Council meeting has been postponed until June 18. A Board Member moved to accept the Baker Street Partnership Report as presented.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 May 2014. Guelph: Guelph Public Library. Print.

June 17, 2014

J. Mackie reported that the proposed plan of the Baker Street Re-development had slow momentum. Conestoga College will make a presentation at the meeting. A Board Member moved to accept the Baker Street Partnership Report as presented.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 17 June 2014. Guelph: Guelph Public Library. Print.

June 18, 2014

City Council carried a motion that "Downtown Renewal Projects Update: Baker District and Parking Master Plan

1. That Report FIN-DR-14-05 'Downtown Renewal Projects Update: Baker District and Parking Master Plan' be received.
2. That based on the decision level pro forma attached to this report, Council endorses the 'Private and Major Institutional' mixed-use development as the preferred option for the Baker District lands.
3. That Council directs that, while acknowledging the ongoing Parking Master Plan community discussions, a 350-space structured parking project is required in the immediate term, in that the project start be identified in Year One of the 2015 10-year Capital Budget for consideration.
4. That staff bring back to Council the recommended 'Level of Municipal Support' to be approved ahead of Conestoga College submitting a Post-Secondary Expansion RFP to the Province."

[Guelph City Council Minutes](#). 18 June 2014. Guelph: City of Guelph.

July 15, 2014

The Chair Person reported that there was a really insightful meeting with the Mayor. There are a number of issues the Board needs to consider with the Baker Street Re-development including: a need to engage the community, identify a fundraising campaign, and the development of a Plan B if the new library is not built. A Board Member moved to accept the Chair Person's report as presented.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 July 2014. Guelph: Guelph Public Library. Print.

September 16, 2014

A Board member expressed concerns about building another branch and its potential impact on the goal of building a new Main Library.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 September 2014. Guelph: Guelph Public Library. Print.

November 18, 2014

I. Findlay gave an overview of the way Council is trying to support the Library. The Site Selection Committee will find a place for the library. He is quite confident a new Main Library can be completed. He believes

momentum will continue to grow in Council especially with community partnership.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 18 November 2014. Guelph: Guelph Public Library. Print.

2015

March 7, 2015

The Library's third annual "Evening for Book Lovers" event raised \$16,000 towards its \$10 million fundraising goal. The event raised money for building a new Main Library branch downtown.

"Guelph Public Library Raises \$16,000 For New Main Branch." **Guelph Mercury:** A5. 7 March 2015. ProQuest. Web. 18 November 2015.

March 17, 2015

Steven Kraft and D. Atkins met with DAC (Downtown Advisory Committee) for a review of the Baker Street Re-Development Project. There is still some momentum, but it is moving slowly.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 17 March 2015. Guelph: Guelph Public Library. Print.

September 1, 2015

Discussion centred on U of G's "Guelph Public Library Project." It is an exercise in community engagement, discussing whether Guelph should have a new main library. Students will engage with key stakeholders: library staff, city politicians, library users and non-library users.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 1 September 2015. Guelph: Guelph Public Library. Print.

November 19, 2015

There are plans to do a "risk assessment" next year related to the current downtown headquarters on Norfolk Street. This is necessary since the hopes for a new Main Library appear to be in limbo. The City's new proposed 10-year capital budget forecast, made public last month, does not include a new Main Library. Guelph has six strategically located libraries (one in each Ward), and it is not planning to open any more branches. This expansion has come with high leasing costs for the branches.

"City Wants to Assess Library's Longevity in Current Building." **Guelph Tribune**:1. 19 November 2015. ProQuest. Web. 23 November 2015.

November 25, 2015

City Council carried the motion relating to the Baker Street Development project:

1. "That the presentation on the Downtown Secondary Plan - Baker Street Redevelopment, be received.
2. That staff be directed to develop a Downtown Implementation Strategy Framework for Council.
3. That staff be directed to develop an Investment /Market Sounding package for exploring and scoping the private sector's interest regarding the redevelopment of Baker Street and where feasible other downtown projects.
4. That staff be directed to report back to Council quarterly on the status of the Downtown Implementation Strategy Framework and the Baker Street Investment/Market Sounding.
5. That staff be directed to work with library staff throughout these processes."

[Guelph City Council Minutes](#). 25 November 2015. Guelph: City of Guelph.

December 9, 2015

City Council carried a motion:

"That up to \$200,000 be made available from the new library capital reserve fund to update current studies and plans and that staff be directed to report back to Public Services Committee on the scope and cost of work to be done."

[Guelph City Council Minutes](#). 9 December 2015. Guelph: City of Guelph.

2016

January 19, 2016

J. Mackie recommended Board Members review the building program functional plan for a new Central Library. She poses the question about whether or not a consulting firm should be hired.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 19 January 2016. Guelph: Guelph Public Library.

March 15, 2016

A. MacKay reports that the Board resolves to update the Functional Plan for a new Central Library.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 15 March 2016. Guelph: Guelph Public Library.

April 19, 2016

A Board Member encouraged other board members to attend the city council meeting on April 20 which includes the report on Downtown Strategy and Baker Street.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 19 April 2016. Guelph: Guelph Public Library.

August 19, 2016

The City published the Internal Audit Report for Guelph Public Library.

City of Guelph. **GPL Audit Report.** 19 August 2016

September 20, 2016

The Library Working Group met with Peter Cartwright from the City of Guelph to discuss a new approach to consider City owned properties in the downtown and surrounding area for a new Central Library. A motion was carried for the "City of Guelph to have the Guelph Public Library, 100 Norfolk Street location considered as a package deal in any conversations regarding downtown development. This permission is not intending to be legally binding."

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 20 September 2016. Guelph Public Library.

November 15, 2016

A motion was carried by the Library Board to have the CEO (Steven Kraft) "investigate the need for a consultant to help build a business plan for a new main library."

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 15 November 2016. Guelph: Guelph Public Library. Accessed from:

December 20, 2016

Steven Kraft discussed the meeting with the consultants. The consultants to review alternate locations for a Main Library in downtown and the requirements of staying at the current location. Plan for products and services. Confirming square footage. The report will come back to the board in early 2017.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 December 2016. Guelph: Guelph Public Library.

2017

February 11, 2017

City Council carried a motion: "That the matter of funding for detail design work regarding a new downtown library be referred for consideration by end of first quarter 2018, conditional upon Council approval of the library business case."

[City of Guelph Council Minutes](#). 11 February 2017. Guelph: City of Guelph.

February 21, 2017

The City published a report recommending Library CEO "to be proactive in their attempt to get library branches in Guelph relocated" to city-owned property "whenever the opportunity arises."

Hallett, Doug. ["Move Public Libraries out of Private Buildings, Report Urges."](#) **Guelph Mercury**. 21 February 2017. Accessed:

March 17, 2017

In his CEO report, Steven Kraft reported that consultants have completed a draft Building Condition Assessment. A draft of the Building Program and Functional Plan should be ready by March 31, 2017.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. March 17 2017. Guelph: Guelph Public Library.

March 27, 2017

City Council carried a motion:

"That in collaboration with the Guelph Public Library, the current governance structure between the City of Guelph and the Guelph Public Library be

reviewed to create or confirm governance and/or terms of reference best practices regarding the future development of a downtown main library and other branch locations.”

[City of Guelph Council Minutes](#). 27 March 2017. Guelph: City of Guelph.

May 16, 2017

G. Wang of Invizij Architects Inc. updated the Library Board about the Function Plan for the New Central Library which will be presented to the City Council.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 16 May 2017. Guelph: Guelph Public Library.

July 18, 2017

City Council carried a motion that “staff include a requirement for space allocation for a main library within the Baker Street Request for Proposal (RFP).”

[Guelph City Council Minutes](#). 18 July 2017. Guelph: City of Guelph.

August 1, 2017

The “Existing Building Condition Audit & Functional Plan Update” was published; the report details the conditions of the existing Main Library and lists minimum recommendations for design and size of a new Central Library.

Invizij & Holzman Moss Bottino Architecture. [Existing Building Condition Audit & Functional Plan Update](#). 1 August 2017. Guelph: Guelph Public Library.

September 19, 2017

The Library Board discussed how the Business Case should be reported to Council. Discussion about how the new Central Library is generating interest from the Guelph community.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 19 September 2017. Guelph: Guelph Public Library.

2018

January 24, 2018

The Guelph Library Board carried a motion that approved “the business case for New Central Library as presented by KPMG.

The Library Board also carried a motion that “the Business Case be presented to City Council with the following considerations: that the Library’s preference be that the New Central Library be a publicly owned asset; that the Library continues to be involved in New Central Library decisions as a member of the Baker District Project Management Governance Structure; and that the library component of the Baker District Project be informed by utilizing public engagement in keeping with the City’s Community Framework.”

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 24 January 2018. Guelph: Guelph Public Library.

February 13, 2018

City Council carried a motion and voted favour of the Business Case for the New Central Library.

[Guelph City Council Minutes](#). 13 February 2018. Guelph: City of Guelph.

February 20, 2018

Steve Kraft reported on the evening of the Council meeting on February 13. The presentation of the New Main Library Business Case to Council was a huge success and a lot of congratulations were received. Steven Kraft has been invited to a meeting with the Baker Street Steering Committee on February 21. He would like to issue an RFP to get an experienced project manager for the design project.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 February 2018. Guelph: Guelph Public Library.

March 20, 2018

The City of Guelph announced the results of the Request for Qualifications (RFQ) process for the Baker District Redevelopment project. S. Kraft, D. Atkins and L. Maslove attended a meeting with M. Jewitt where he reviewed the external and internal groups and how they are looking for an experienced project manager who will represent the library in the next steps towards the Baker Street District Redevelopment.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 20 March 2018. Guelph: Guelph Public Library.

April 17, 2018

Steven Kraft and Dan Atkins will be working with M. Jewitt to set up some parameters in terms of finding a project manager. Steven Kraft reviewed the list of four qualified teams for the Baker District Redevelopment project. The evaluation committee will make recommendations, and M. Jewitt will review the process at the May Board meeting.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 17 April 2018. Guelph: Guelph Public Library.

May 15, 2018

M. Jewitt reviewed the qualifications of the Baker District RFP contenders and the attributes they bring to the project. M. Jewitt reviewed the next steps that will lead into the negotiation stage. The call for RFPs will close June 8, 2018 and the recommendation will be reported to Council on July 16, 2018.

Guelph Public Library Board. **Guelph Public Library Board Minutes**. 15 May 2018. Guelph: Guelph Public Library.

July 16, 2018

City Council carried a motion regarding the RFP findings and recommendations for the Baker District Redevelopment:

1. "That Staff be authorized to enter into a Letter of Intent with the preferred development partner as identified through the "10-094 Request for Proposals the Baker District Mixed-Use Development from the Pre-Qualified Development Teams" process.
2. That \$500,000 be approved for the 2018 capital budget in order to advance the Baker District Redevelopment planning and implementation processes, to be funded from debt previously allocated for land purchases within the Baker District.
3. That Staff report back to Council on progress by end of Q2 2019."

[City of Guelph Council Minutes](#). 16 July 2018. Guelph: City of Guelph.

September 25, 2018

A board member outlines a plan to inform and engage with key library stakeholders and the public about the functional building program for the

new Central Library and an adjacent urban park. Guelph Public Library Board agreement and feedback is needed to move forward.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 25 September 2018. Guelph: Guelph Public Library.

October 16, 2018

The public engagement for the new Central Library will be held at the River Run Centre on November 29, 2018.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 16 October 2018. Guelph: Guelph Public Library.

November 20, 2018

The Library Board carried the following motions:

1. "That Invisij be directed to communicate to Windmill Developers, the Board's desire of a new Central Library limited to three stories.
2. That Invizij be directed to communicate to Windmill Developers the Board's desire that the first floor of the library be significantly increased in size from the preliminary concept so that it may be a fully usable activated space.
3. That the Library Board receive the New Central Library Report and update on Public Engagement by Grace Wang from the Invizij Architects, Inc."

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 16 October 2018. Guelph: Guelph Public Library.

December 18, 2018

N. Bottino explained the process for determining which components and functionalities will be situated on each level of the New Main Library as well as the process and phases of the Community Engagement Plan. Joyce reviewed the potential for green space and the public civic space.

The Library Board carried a motion to accept the new Central Library update, and the Board expressed their desire to receive updates frequently as possible on the engagement progress and their concern about what the Board's leadership role in this process. The Library Board also carried a motion to accept the Community Engagement Plan as presented.

Guelph Public Library Board. **Guelph Public Library Board Minutes.** 18 December 2018. Guelph: Guelph Public Library.

2019

January 15, 2019

The Invizij team presented a status report and provided details on necessary steps going forward for the new Central Library.

Guelph Public Library Board. [Guelph Public Library Board Minutes](#). 15 January 2019. Guelph: Guelph Public Library.

January 28, 2019

N. Bottino reported on the progress of the new Central Library during this special board meeting:

January 31, 2019: A draft document outlining design preference will be submitted to Windmill Development Group.

Feb. 1, 2019: A preliminary walkthrough of the draft document will take place by conference call with Invizij, HMBA, and Windmill.

Feb. 21, 2019: There will be a scheduled date for a workshop with Windmill and Invizij.

Feb. 25-27, 2019: There will be a stakeholder consultation specific to the library by invitation only.

April 2019: Windmill and Diamond Schmitt will present a draft design of the new Central Library to library administration and staff.

March 2019: A public engagement session will be scheduled in late March 2019.

Guelph Public Library Board. [Guelph Public Library Board Minutes](#). 28 January 2019. Guelph: Guelph Public Library.

February 19, 2019

Tara Baker and G. Clark have reviewed and outline the background information on development charges and why they are important, and they have reviewed the Library's service standard and capital cost projections, along with the funding breakdown of the new Central Library.

Guelph Public Library Board. [Guelph Public Library Board Minutes](#). 19 February 2019. Guelph: Guelph Public Library.

March 20, 2019

The Focus Group Meetings Summary Report was published; it compiled ideas and issues brought up during ten one-hour meetings with various community groups and organizations from Feb. 25-26, 2019 about the new Central Library.

Invizij. "[New Central Library – Focus Group Meetings Summary Report.](#)" 20 March 2019. Guelph: Guelph Public Library. Accessed:

The Public Online Survey Report was published; the survey was available online at www.haveyoursay.guelph.ca from February 10 to March 11.

Invizij. "[Public Online Survey Report.](#)" 20 March 2019. Guelph: Guelph Public Library.

April 16, 2019

H. Loftin gave a brief overview of her position at the City and reviewed the next steps in moving forward with the Baker Street Redevelopment Project.

N. Bottino and G. Wang of the Invizij team reported that the new Central Library plan has been changed from four to three floors. The Library Board discussed their concerns about the new Central Library. A motion was carried by the Library Board to accept that the Library design be on four floors to accommodate the site constraints of the Baker Street Development Project.

Guelph Public Library Board. [Guelph Public Library Board Minutes.](#) 16 April 2019. Guelph: Guelph Public Library.

May 21, 2019

S. Kraft walked the Board through the design plan that will be presented to the public. A motion was carried by the Library Board that H. Loftin will ensure that the Guelph Public Library Board will review the approval of the Conceptual Design before to the City Council meeting on September 22, 2019.

Guelph Public Library Board. [Guelph Public Library Board Minutes.](#) 21 May 2019. Guelph: Guelph Public Library.

June 18, 2019

The Library Board carried a motion for "The Guelph Public Library Board to direct a Policy on the Sale and disposition of land in accordance with section 270 (2) of the Municipal Act, 2001."

The Library Board carried a motion for to approve additional funding for the consultants until the end of September.

Guelph Public Library Board. [Guelph Public Library Board Minutes](#). 18 June 2019. Guelph: Guelph Public Library.

July 22, 2019

A staff report to City Council recommended that the new Central Library Design should be revised to be no more than 65,000 square feet.

Staff Report to City Council. "[Baker District Redevelopment – Progress Update and Financial Impacts](#)." 22 July 2019. Guelph: City of Guelph.

City Council carried a motion:

1. "That an additional \$3,200,000 of capital budget funding has been approved for planning, site design and professional fees in order to continue the Baker District Redevelopment to the end of 2020, and that this be funded from tax supported debt previously reserved for land purchases within the Baker District.
2. That on behalf of Council, Councillor Hofland and Councillor MacKinnon be appointed to the Baker District Redevelopment Steering Committee."

[Guelph City Council Minutes](#). Guelph: City of Guelph. 22 July 2019.

September 16, 2019

City Council carried a motion that approved a budget of \$67.1-million for a new Central Library:

"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:

- Site remediation, site servicing, and archaeological works, estimated to be \$15 million.
- Urban Square and streetscape construction costs estimated to be \$2.6 million.
- 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.
- 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.

- 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.

[Guelph City Council Minutes](#). 16 September 2019. Guelph: City of Guelph.

2020

January 21, 2020

Lisa Maslove summarized the presentation from DPAI that was held January 16, 2020. She looked at the previous plan and DPAI questioned the ratio of space that would be needed in order to accommodate the new Central Library. Board members would like final approval of presentation before the public engagement in March and would like to invite D. Bates to the next Board meeting to see the updated presentation. Public Engagement on Urban Design Master Plan will be held March 23, 2-4pm and 7-9pm. CEO Steven Kraft is impressed with D. Premi and R. Raven and is happy and confident in working towards a great project with the peer review team.

Guelph Public Library Board. [Guelph Public Library Board Minutes](#). 21 January 2020. Guelph: Guelph Public Library.

February 18, 2020

David Premi from DPAI Architecture reviewed the presentation which will occur on Mach 23, 2020 at River Run Centre 2-4pm and 7-9pm. City Council will approve the Library plan June 22, 2020. Final Budget approval will be on December 2020.

Guelph Public Library Board. [Guelph Public Library Board Minutes](#). 18 February 2020. Guelph: Guelph Public Library.

March 25, 2020

Steven Kraft emphasized the importance of strong Board support for the DPAI Report and the Library's Schematic Design by Diamond Schmitt once received. An update on costing of the Baker District Development is forthcoming. Library Board needs to be prepared to identify next steps in going forward with project. A separate Board meeting may be scheduled to approve reports if needed. Public Engagement events scheduled for early April are postponed due to COVID-19.

Guelph Public Library Board. [Guelph Public Library Board Minutes](#). 25 March 2020. Guelph: Guelph Public Library.

April 21, 2020

Steven Kraft reviewed the DPAI Final Report that was presented to Library Board Members. The DPAI Final Report validates the DSA schematic design as well as provides guidance and interpretation with respect to required program revisions and alternative considerations for spatial use, material flow and adjacencies. The Guelph Public Library staff have accepted these plans as the final for schematic design phase and will recommend to the Board that they approve. The June 22, 2020 Council Meeting regarding the Urban design master plan for the Baker District Redevelopment and library schematic design may be cancelled. Steven Kraft is waiting for final costing of project; he needs the final figures before going forward to City Council. Board member Vivian Webb addresses her concerns and would like to recommend that City Council consider that the Baker District redevelopment project still be "shovel ready" and not "shovel worthy". All parties acknowledge that the Baker Street Central Library project is moving forward in a positive direction.

Guelph Public Library Board. [Guelph Public Library Board Minutes](#). 21 April 2020. Guelph: Guelph Public Library.

May 19, 2020

At the Library Board meeting, the CEO, S. Kraft, reports that Duncan Bates (Architect from Diamond Schmitt) is finalizing details for new Central Library, including specialized requirements for the Archives.

Kraft, Steven. **CEO's Report**. 12 May 2020. Guelph: Guelph Public Library. Print.

August 17, 2020

It was announced that the New Central Library will not receive additional funding from the upper levels of government.

Carty, Matt. "[Guelph's Proposed \\$67-million Library Will Not Receive Government Funding: Mayor](#)." **Global News**. 18 August 2020.

September 9, 2020

City Staff has prepared a second and new layout option which includes "re-locating the library from the north tower residential complex into a free-standing building on the south end of the site". City staff reports that this

simpler site layout will allow for the “same amenities and programs planned for the original library space.”

City of Guelph. [Potential new site layout for Baker District redevelopment](#). 9 September 2020.

September 24, 2020

City staff published a report that includes the findings and recommendations for the alternative site layout, moving the library “from the north block building with a condominium on top to its own stand-alone building in the south block.” This report will be presented on October 5, 2020.

City Staff. [Staff Report: Baker District – Project Update](#). 24 September 2020. City of Guelph.

October 7, 2020

City Council carried a motion that approved a budget of \$62-million for an 88,000 square foot library in the south block in the alternative

[Guelph City Council Minutes](#). 7 October 2020. Guelph: City of Guelph.

Appendix A

Guelph Public Library New Main Library documents

1998

Managing towards a better future: Downtown Guelph. WLU Consulting group, June 19, 1998.

1999

The relocation of Guelph's Public Library: Site evaluations and issues review. WLU MBA Taskforce, July 5, 1999.

2001

Guelph Public Library: Information Requirements: New Location Feasibility Study. October 2001.

Library Relocation/Redevelopment Study for the Main Branch of the Guelph Public Library: Draft Needs Assessment. Monteith Planning Consultants, December 2001.

Library Relocation Study: Proposal. Monteith Planning Consultants, Moriyama & Teshima Architects, April 2001.

2002

Library Relocation/Redevelopment Study for the Main Branch of the Guelph Public Library: Draft Site Evaluation. Monteith Planning Consultants, January 2002.

Library Relocation/Redevelopment Study for the Main Branch of the Guelph Public Library: Final Report. Monteith Planning consultants, April 2002.

Guelph Public Library: Strategic Plan: Draft Report. Monteith Planning Consultants. March 2002.

Guelph Public Library: Strategic Plan. Monteith Planning Consultants, August 2002.

2003

Site selection and preliminary design: development of the new downtown library, Final Report. Monteith Planning Consultants, Moriyama & Teshima Architects, June 2003.

2006

Preliminary Planning Assessment: Existing Main Branch Library Site for a New Central Library, Draft. Monteith –Brown Planning Consultants, June 2006.

Preliminary Planning Assessment: Existing Main Branch Library Site for a New Central Library. Monteith-Brown Planning Consultants. July 2006.

Guelph Public Library, 100 Norfolk Street, Existing Main Branch Library Site: assessment of potential for a new central library: Confidential Draft. Monteith-Brown Planning Consultants, The WalterFedy Partnership, November 2006.

2007

Guelph Public Library, 100 Norfolk Street, Existing Main Branch Library Site: assessment of potential for a new central library. Monteith-Brown Planning Consultants, The WalterFedy Partnership, January 2007.

Guelph Public Library, Phase III, Library Site Selection Study; Short list of potential sites for a new central library. Monteith-Brown Planning Consultants, The WalterFedy Partnership, May 2007.

Guelph Public Library, Phase III, Library Site Selection Study; Short list of potential sites for a new central library, Final Report. Monteith-Brown Planning Consultants, The WalterFedy Partnership, May 14, 2007.

2008

The economic impacts of Baker Street redevelopment options in Guelph. Econometric Research Limited, October 2008.

2009

Proposed downtown Guelph community improvement plan. David Corks, Downtown Economic Development Manager, February 2009.

Baker Street Redevelopment Presentation to Council on February 17, 2009 on the Baker Street Redevelopment that includes the New Main Library. This presentation takes you through the history behind the process that eventually led to the selection of the "C2" concept for the redevelopment of Baker Street.

2010

Central Library Work Plan Report to Council to authorize staff to undertake Step One: Program & Functional Plan for the Guelph Central Library project as outlined in Report # CS-AD-1002.

Council Motion to accept Central Library Work Plan CS-AD-1002

Motion presented at the February 22, 2010 to accept the Central Library Work Plan - Report Number CS-AS-1002 and authorize staff to undertake Step one: Program & Functional Plan for the Guelph Public Library project.

2011

Draft Building Program and Functional Plan/September 2011

Presentation of the Draft Building Program and Functional Plan for the new Main Library by the Consultants, Garwood-Jones and Hanham Architects and ForeSite Facility Planners at the Town Hall meeting on September 14th

2012

New Main Library: Building Program and Functional Plan 2012

This project was initiated by the Guelph Public Library Board and the Corporation of the City of Guelph with the purpose of preparing a Building Program and functional Plan for the development of a new Main Library the Guelph Public Library System. The consultant team of Garwood-Jones & Hanham Architects in association with ForeSite Facility Planners LLC (the consultant team) received this commission in March 2011. This report marks the conclusion of twelve months of public consultations, studies and planning work. This is the first step in a nine-step process required to advance the Main Library project.

2017

[New Main Library Functional Plan 2017](#)

This report was completed by consultants Invizij and Holzman Moss Bottino Architecture as an update to the 2012 Functional Plan which was conceived to make the new Central Library 'project ready'. This report reexamines past recommendations for the size of the building and considers alternate locations. The report includes an Existing Building Condition Audit of the current Main Library building at 100 Norfolk to establish a baseline for improvements that conform to the current Ontario Building Code and the City of Guelph's Barrier-Free Standards.

[Community Impact Report 2017](#)

This report compiles public feedback from community members about Guelph Public Library.

[Economic, Social, and Cultural Assessment: Guelph Public Library](#), Dec. 5, 2017 by University of Guelph Students

This report was prepared by University of Guelph students. The objective of this report was to evaluate data that illustrates the economic, social, and cultural benefits of a new Central Library.

2018

New Main Library Business Case, January 24, 2018

KPMG was engaged by Guelph Public Library to undertake the development of a business case for a new Central Library facility. The overall goal of the review is to prepare a business plan based upon the service delivery model, demand profile and financial resources available to the City of Guelph and the Library.

[New Central Library Questions and Answers](#)- July 2018

2019

[New Central Library Questions and Answers](#) - September 2019

[Library Engagement Summary Report](#) – 2019

A summary of feedback from nine downtown businesses regarding the Baker Street Redevelopment project.

[GPL Online Survey Report](#) - March 20, 2019

As part of the public engagement process for a new Central Library in the proposed Baker District redevelopment, an online survey was developed and hosted on the City of Guelph website. Its purpose was to capture public feedback to ensure that the new Central Library delivers programs and services to best meet the needs of the community.

[New Central Library Focus Groups Summary Report](#) - March 20, 2019

The purpose of this report to hear from community groups and organizations in order to ensure all ideas and issues regarding the development of the programs, services, and spaces in the new Central Library and adjacent urban square are taken into consideration.