

Welcome

City of Guelph Capital Implementation Plan

Public Open House #2

October 2, 2024
6:00 - 8:00 p.m.

Please review the materials and provide your comments on the sheets available, or online through Have Your Say (QR code below), by October 25, 2024.

Staff are available to answer your questions.

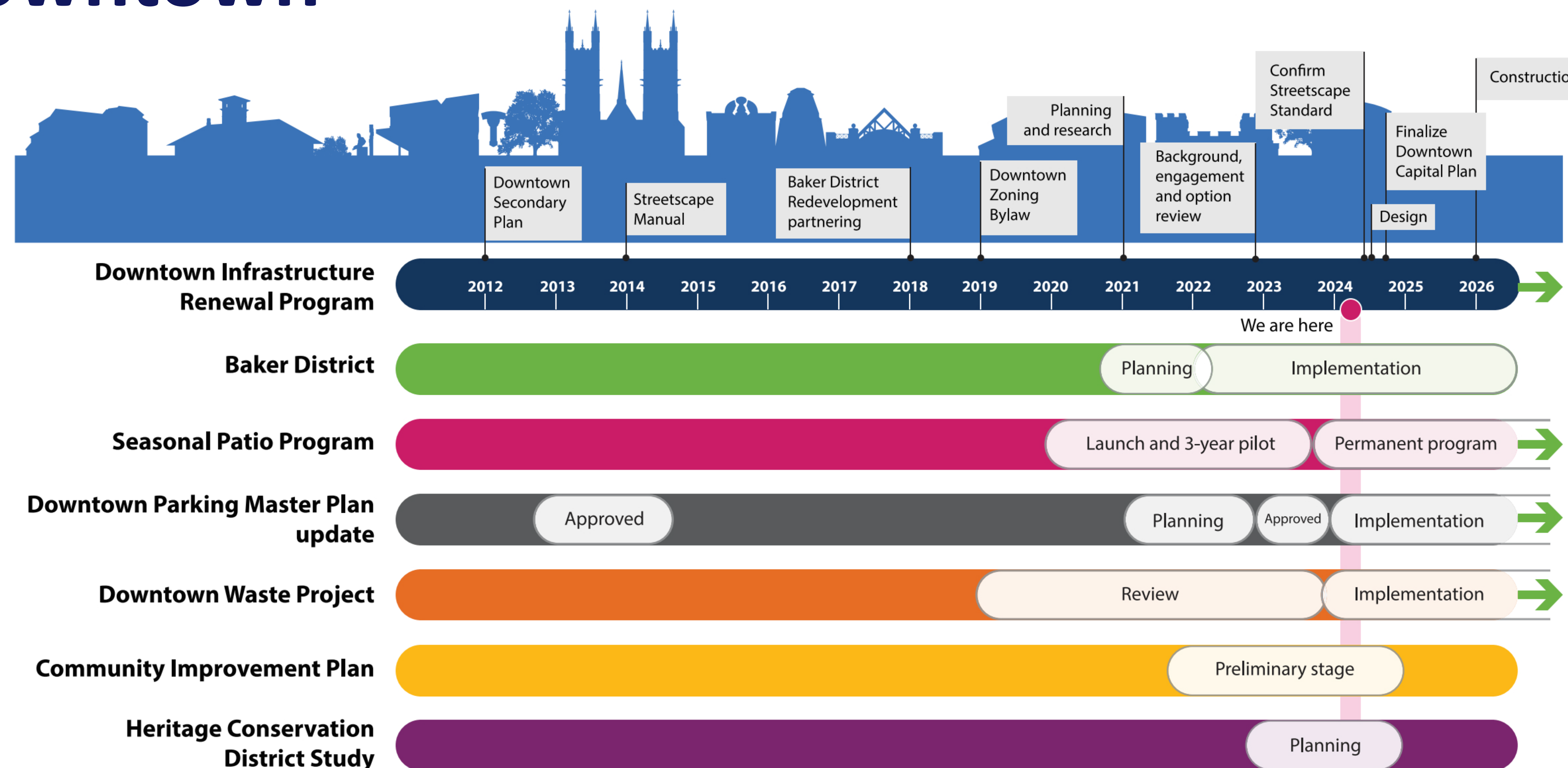


**Downtown
Renewal**

Creating a place for everyone.



Our Future Downtown



- Additional projects**
- Drill Hall
 - Guelph Central Station proposed terminal building
 - Future Downtown riverfront park
 - Ward to Downtown Bridge

The **Downtown Renewal program** is a massive undertaking by the City to transform how Downtown Guelph looks, feels, and functions, while also preserving its unique cultural heritage. The City is making significant investments in infrastructure, redevelopment, and transportation to make Downtown Guelph an even stronger cultural and civic hub for the City and the wider area. Our renewal efforts will create the foundation for future prosperity, sustainability, and well-being in the Downtown.

Capital Implementation Plan

Why the Plan is Needed

The Capital Implementation Plan is an important part of how the City is planning for Downtown Renewal. Looking at previous downtown studies, identifying gaps and steps needed to address those gaps, the CIP identifies the order of construction and budget needed to complete the required infrastructure improvements.

Ultimately, the plan will:

- Improve infrastructure to provide quality service and support the vitality of Downtown Guelph
- **Support economic development and create capacity for growth through the intensification of Downtown Guelph**

What the Plan will Achieve

The Downtown Infrastructure needs to be replaced. The plan will prioritize the renewal of aging infrastructure including:

- **Underground:** water pipes and sewers
- **Surface:** roads, sidewalks and streetlights
- **Utilities:** electrical, gas, district heating and cooling and telecommunications

To best meet the needs of Downtown, construction will be completed in a series of phases. Through the CIP, we have developed a preliminary phasing plan.

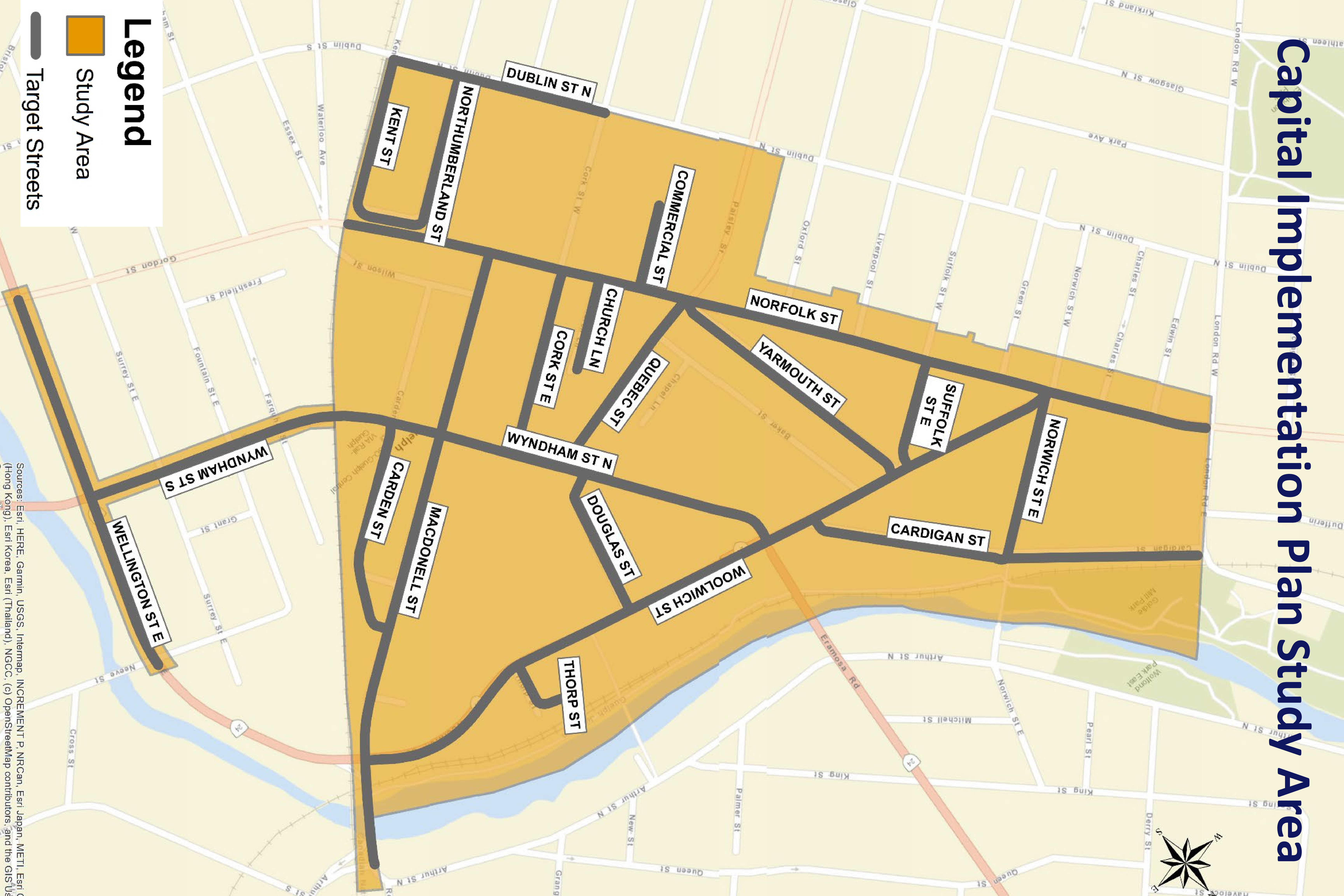
How the Plan Supports Economic Development

Downtown Guelph continues to be the cultural and civic hub for the City. To ensure the continued economic vitality of Downtown, it is important to:

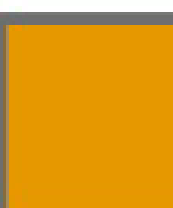
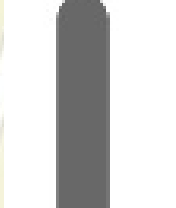
- Improve active transportation to streets and create more space for pedestrians;
- Accommodate a significant share of Guelph's population growth;
- Balance Downtown's employment uses with residential development;
- Ensure Downtown contains a diversity of housing types; and
- Ensure new development is compatible with buildings and neighbourhoods that have heritage value.

Through the proposed phasing of construction works, the CIP supports Economic Development in the Downtown by identifying and prioritizing infrastructure upgrades and related construction works in areas needed to support planned development initiatives.

Capital Implementation Plan Study Area



Legend

-  Study Area
-  Target Streets

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

What We Heard

Construction Pacing

- Most participants support a fast-paced construction timeline to ensure construction impacts and disruptions are as short as possible in duration.
- There is support for longer construction shifts to complete construction quickly.

Construction Impacts & Mitigation

- Minimize impacts to bus routes and schedules.
- Alternatives to parking should be considered.
- Maintain cycling and pedestrian access.
- Rerouting of commercial truck routes to avoid narrower streets.
- Schedule construction activities around “seasonal” events.
- Minimize noise and dust.

Feedback from DGBA

- Facilitate business pop-ups in other locations and promote “shop local” events with gift cards and discounts.
- Designated curbside pick up areas and temporary locker pick ups to allow visitors to support businesses without entering construction areas.
- Increased signage and wayfinding.
- Coordination of parking with businesses.

How Construction May Impact Your Business

General Construction Impacts

- Some increase in noise, dust, excessive vibration, and construction traffic.
- Construction incidents may result in utility strikes, watermain breaks, power outages, or damage to internet infrastructure.
- Closing roads may result in additional traffic congestion, relocation of transit stops, and impacts to traffic signal timing.

Mitigating Construction Impacts for Businesses

- To ensure public safety, work zones will be fenced off, but pedestrian access to businesses will be maintained. There may be inconveniences for businesses receiving deliveries while roads are closed.
- Additional signage notifying the public that businesses are still open and where they can park. Temporary ramps into storefronts during sidewalk construction.
- Construction mitigation measures will be developed to aid in customer access and logistics specific to Downtown Guelph.
- Increasing the pace of construction could intensify the impacts but reduce the duration. This may discourage visitors, but effects will not last as long compared to a slower-paced construction timeline.

What Else Can the City do to Mitigate Construction impacts?

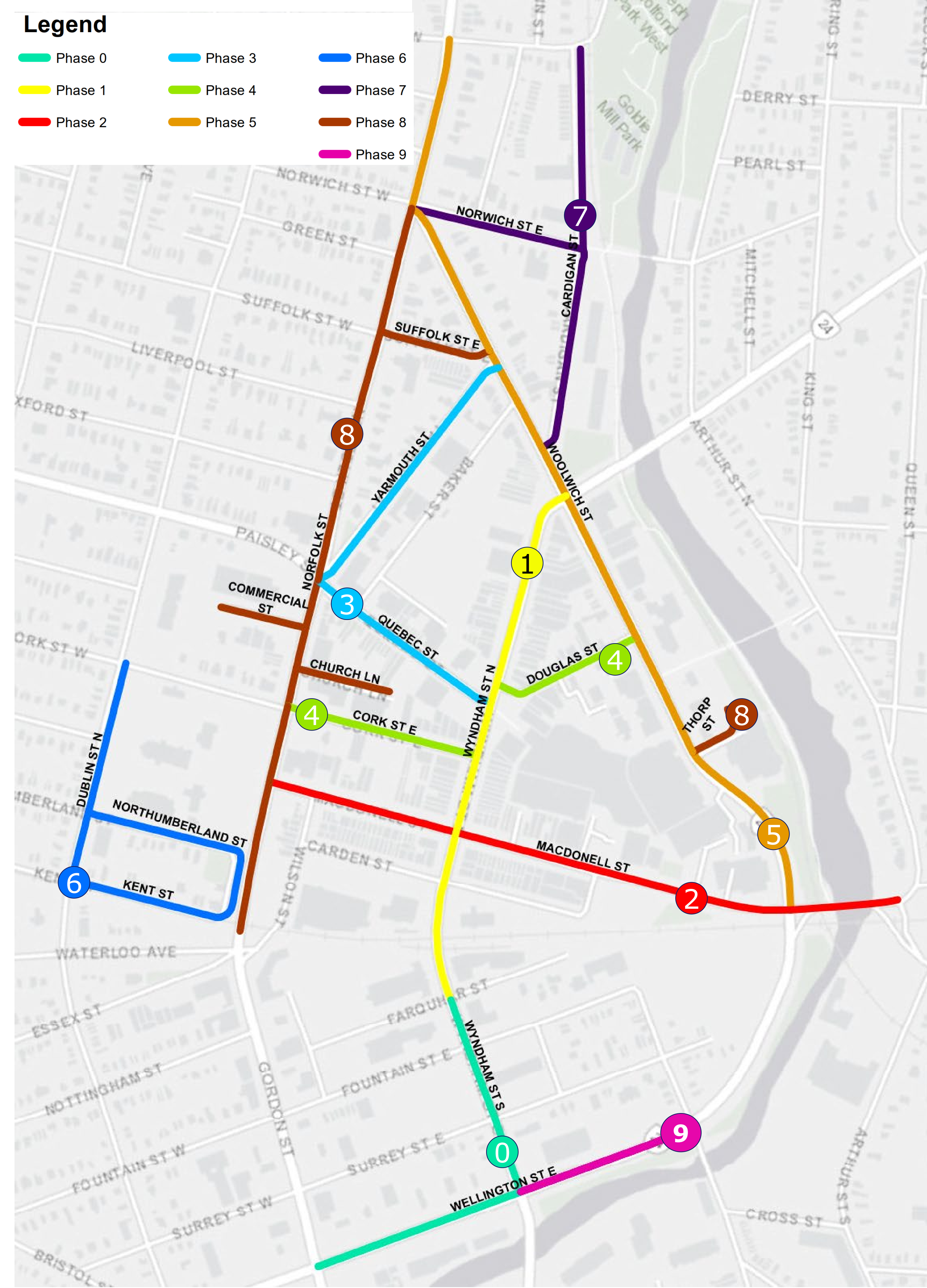
- Open a Downtown storefront office to provide immediate access to the City's project team, consultants, and contractor.
- Implement a Downtown Construction Project Coordinator/Ambassador.
- Develop individual business access plans in consultation with business owners.
- Make arrangements for alternative parking, such as opening off-street parking lots for complimentary use.
- Prepare a business support plan in consultation with the City's business service advisors and affected businesses.
- Prepare a detailed traffic and pedestrian management plan for construction.
- Continue to engage the public and businesses through detailed design and construction.

Implementation Plan

Construction Priority	Street
Phase 0	Wyndham Street South (Farquhar St to Wellington St E) Wellington Street East (Gordon St to Wyndham S)
Phase 1	Wyndham Street North (Farquhar St to Woolwich St)
Phase 2	Macdonell Bridge and Allan's Structures Macdonell Street
Phase 3	Quebec Street Yarmouth Street
Phase 4	Cork Street Douglas Street
Phase 5	Woolwich Street
Phase 6	Dublin Street North Northumberland Street Kent Street
Phase 7	Cardigan Street Norwich Street East
Phase 8	Norfolk Street Suffolk Street Commercial Lane Church Lane Thorpe Street
Phase 9	Wellington Street East (Wyndham St S to Neeve St)

Legend

- Phase 0
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Phase 8
- Phase 9



At the commencement of each Phase, the City will re-visit timing and phasing based on lessons learned and additional information gathered.



Creating a place for everyone.

0

Phase 0: Wyndham Street S (Farquhar St to Wellington St E) & Wellington Street E (Gordon St to Wyndham St S)

Water and wastewater capacity improvements

Anticipated Construction Duration:
2025 (1 year)

Anticipated Cost*:
\$2.4M

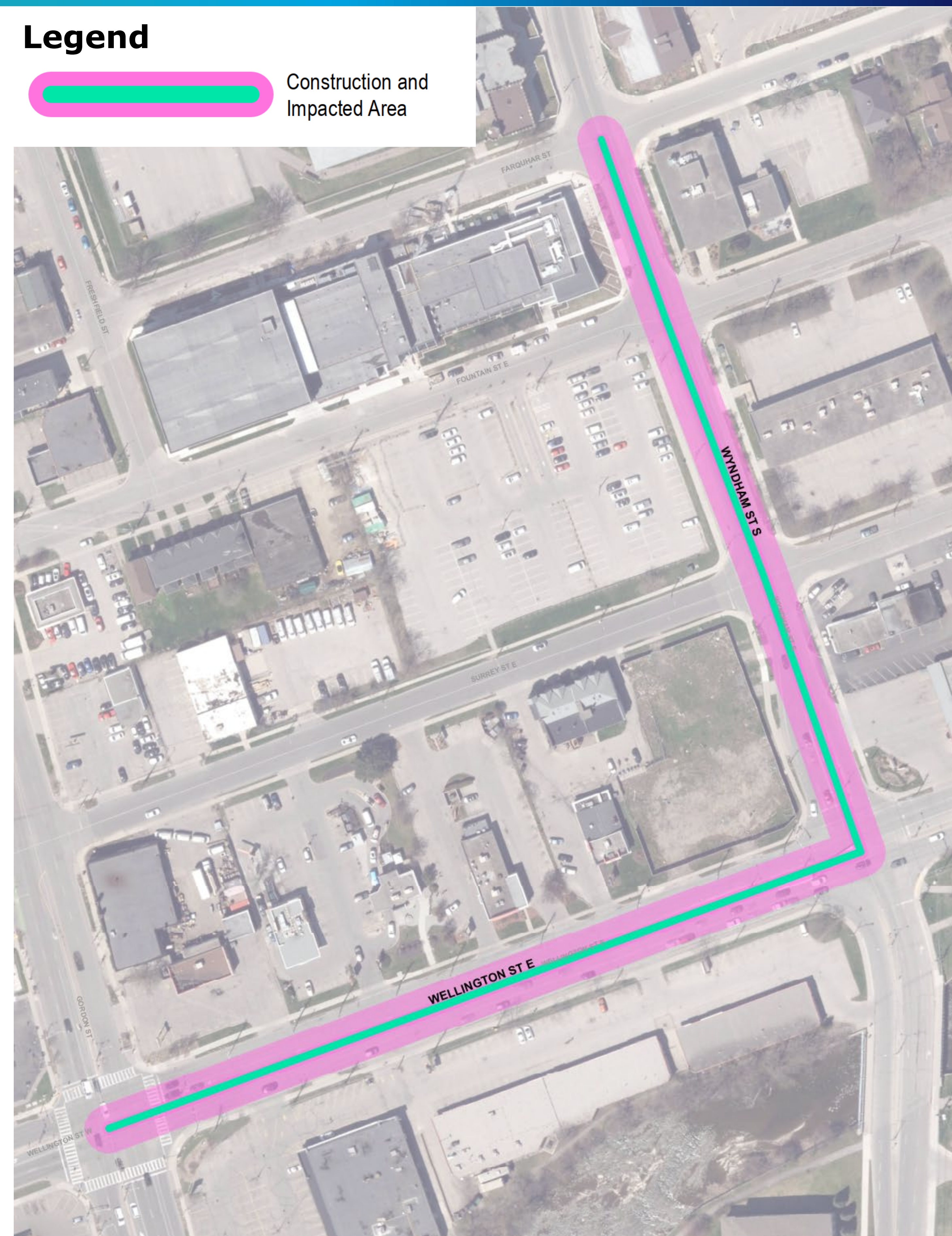
What are the priority needs?

Development priority corridor; high number of transit routes; watermain, sanitary and storm sewer upgrades required to address age, condition and capacity; planned utility upgrades.

* Anticipated cost is based on 2024-dollar value.

Legend

 Construction and Impacted Area



1 Phase 1: Wyndham Street N and St. George's Square

Reconstruction of Wyndham St corridor will include one lane of traffic in each direction with uni-directional bike paths. St. George's Square will operate similar to existing conditions but with operational improvements.

Construction Details

Staging:

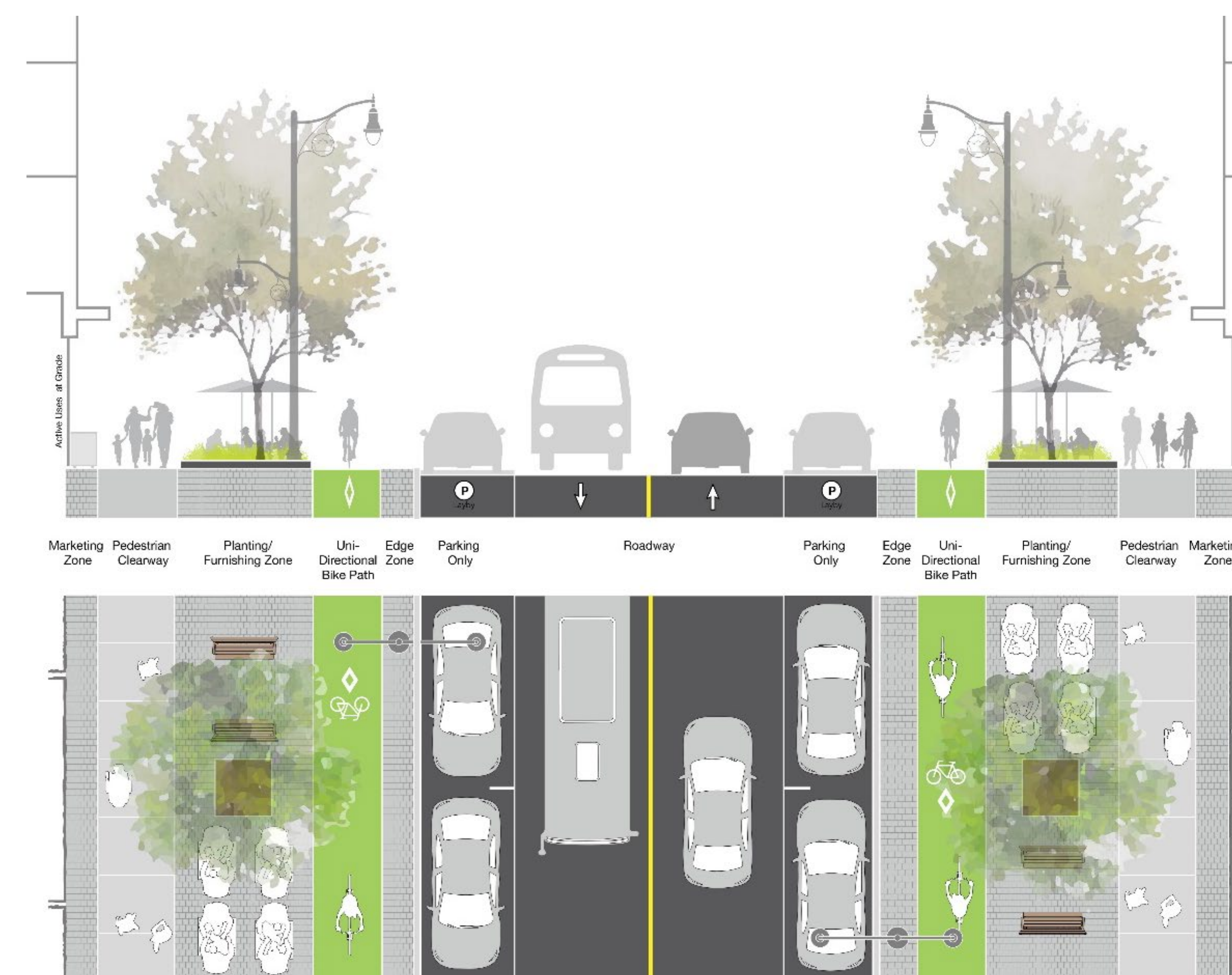
Corridor would be fully closed during construction.

Anticipated Construction:

2026 – 2027 (2 years)

Anticipated Cost*:

\$31.3M



What are the priority needs?

High redevelopment potential; transit priority corridor; active transportation priority corridor; watermain, sanitary and storm sewer to upgrades required to address age, condition and capacity, 3rd party utility needs.

1 Phase 1: Wyndham Street Streetscaping



Street trees in mix of modular soil cells and open planters, with flexible street design and highlight paving stone.

1 Phase 1: Wyndham Street Streetscaping



2

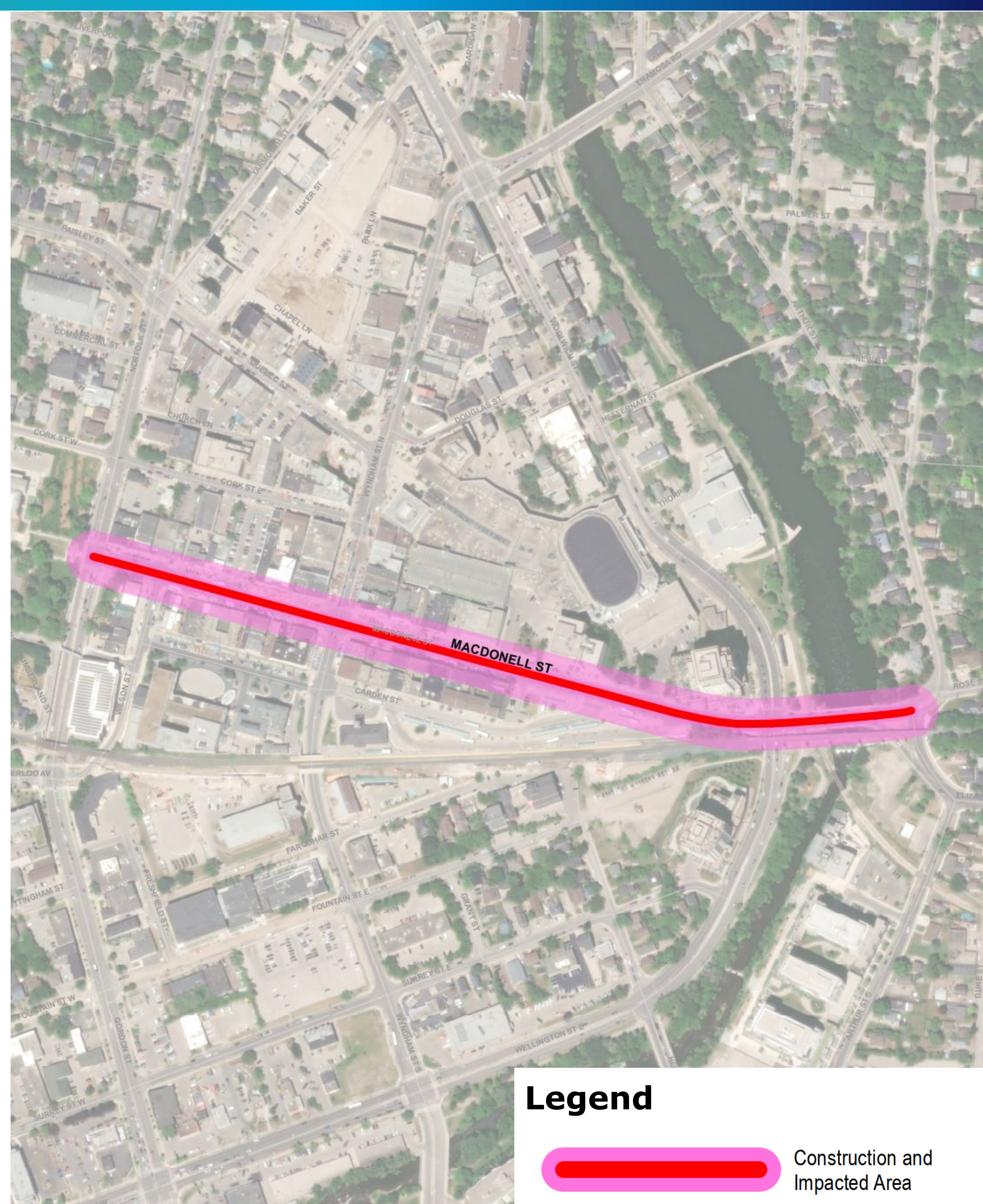
Phase 2: Macdonell Bridge, Allan's Structures & Macdonell Street

Anticipated Construction Duration:
2028-2029 (2 years)


Anticipated Cost*:
\$40.3M

What are the priority needs?

Bridge upgrades; development needs; transit priority corridor; watermain, sanitary and storm sewer upgrades; poor road surface.



Legend

 Construction and Impacted Area

* Anticipated cost is based on 2024-dollar value. Costs for Macdonell Bridge are to be finalized after the preferred option has been selected from the Macdonell Bridge EA Study.

3

Phase 3: Quebec Street & Yarmouth Street

Anticipated Construction Duration:
2030 (1 year)

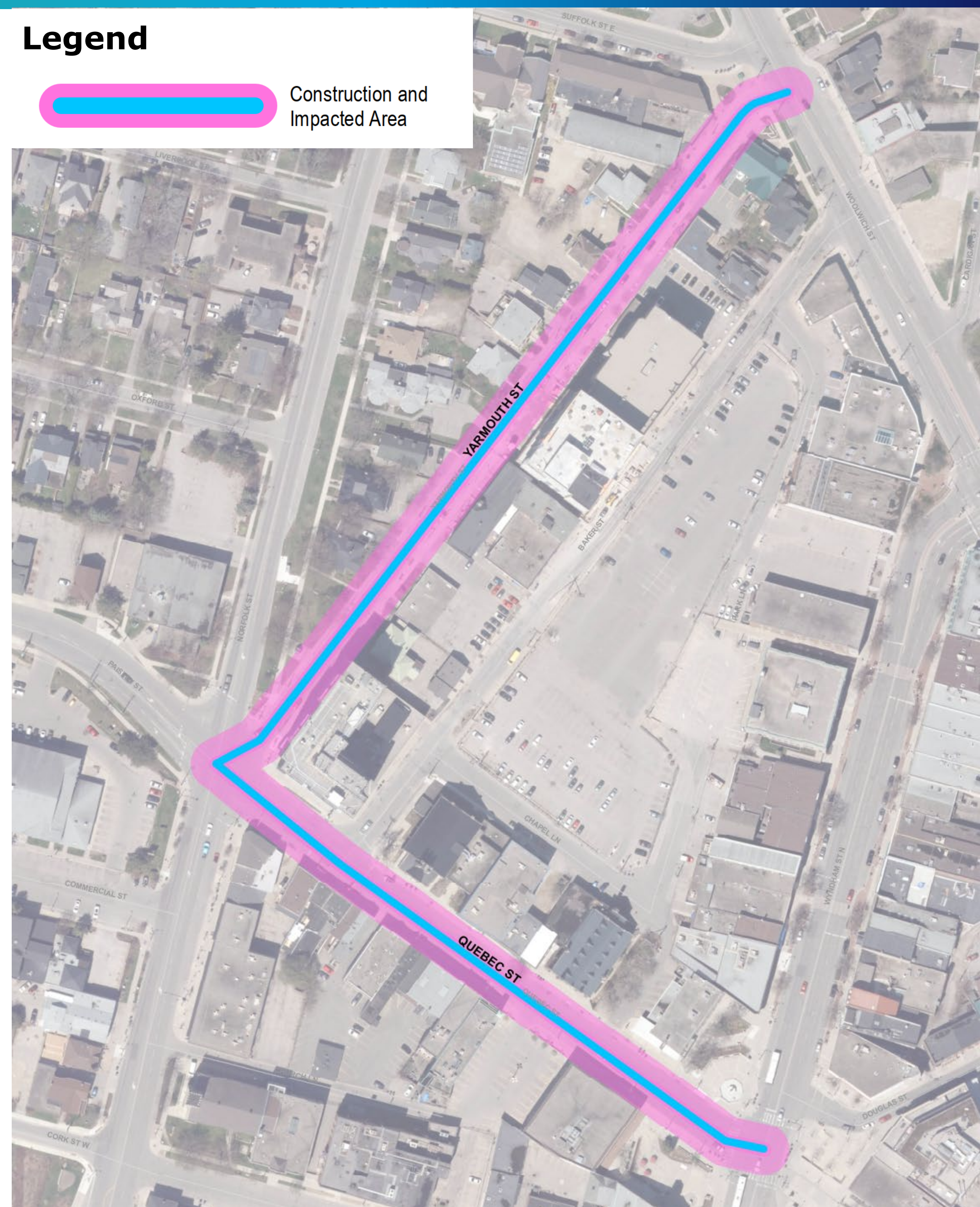
Anticipated Cost*
\$12.9M

What are the priority needs?

Transit priority corridor; watermain, sanitary and storm sewer upgrades required to address age, condition and capacity; poor road surface and utility conditions; development need corridor

Legend

 Construction and Impacted Area



* Anticipated cost is based on 2024-dollar value.

4

Phase 4: Cork Street & Douglas Street

Anticipated Construction Duration:
2030-2031 (2 years)

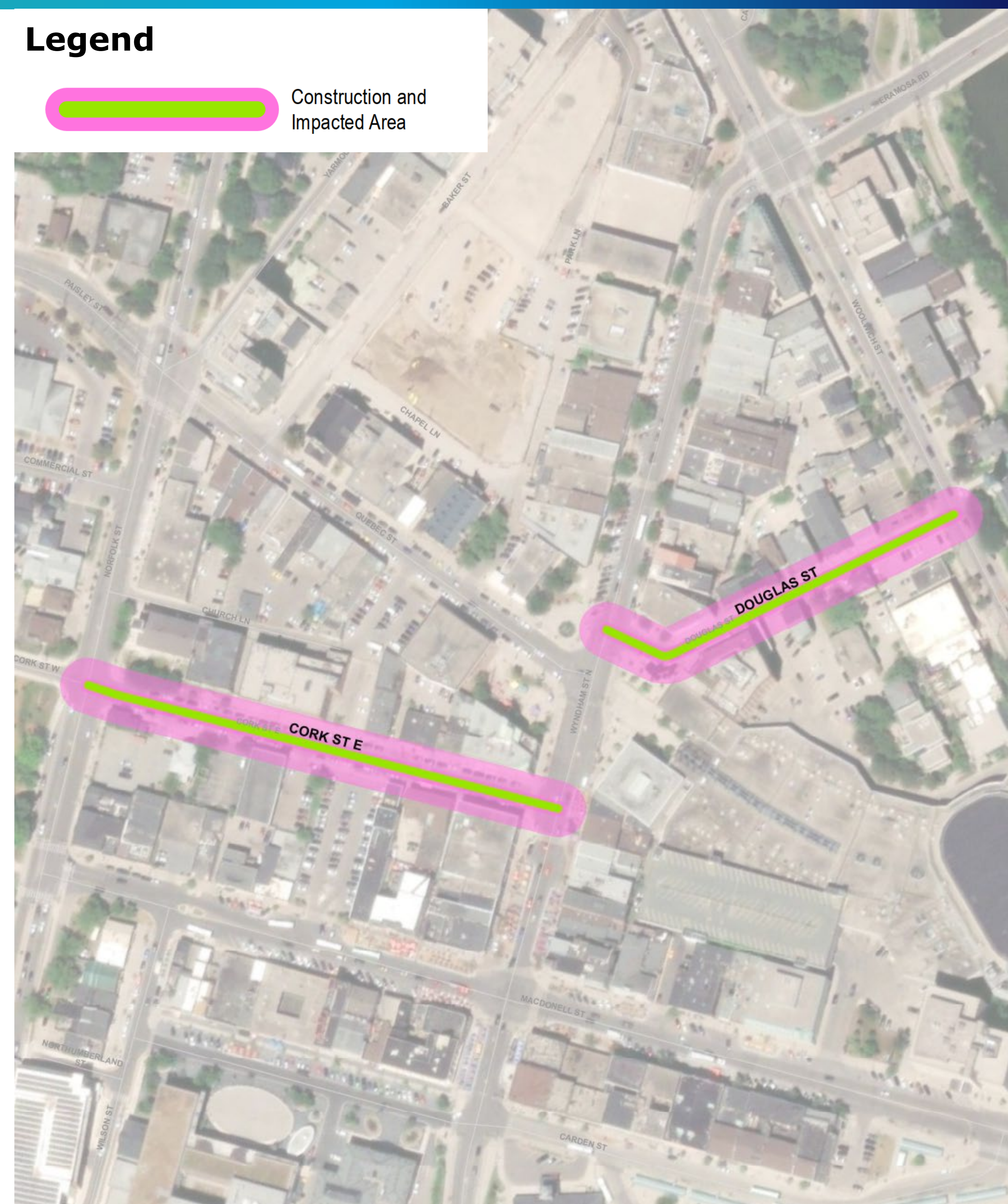
Anticipated Cost*:
\$8.2M

What are the priority needs?

Development needs; planned utility relocation; watermain, sanitary and storm sewer upgrades to address capacity needs

Legend

 Construction and Impacted Area



* Anticipated cost is based on 2024-dollar value.

5 Phase 5: Woolwich Street

Anticipated Construction Duration
2032-2033
(2 years)

Anticipated Cost*:
\$22.3M

What are the priority needs?

Some development needs; transit priority corridor; watermain, sanitary and storm sewer upgrades to address age, condition and capacity; poor road surface and utility condition



Legend

 Construction and Impacted Area

* Anticipated cost is based on 2024-dollar value.

6

Phase 6: Dublin Street, Northumberland Street & Kent Street

Anticipated Construction Duration:
2034 (1 year)

Anticipated Cost*:
\$5.7M

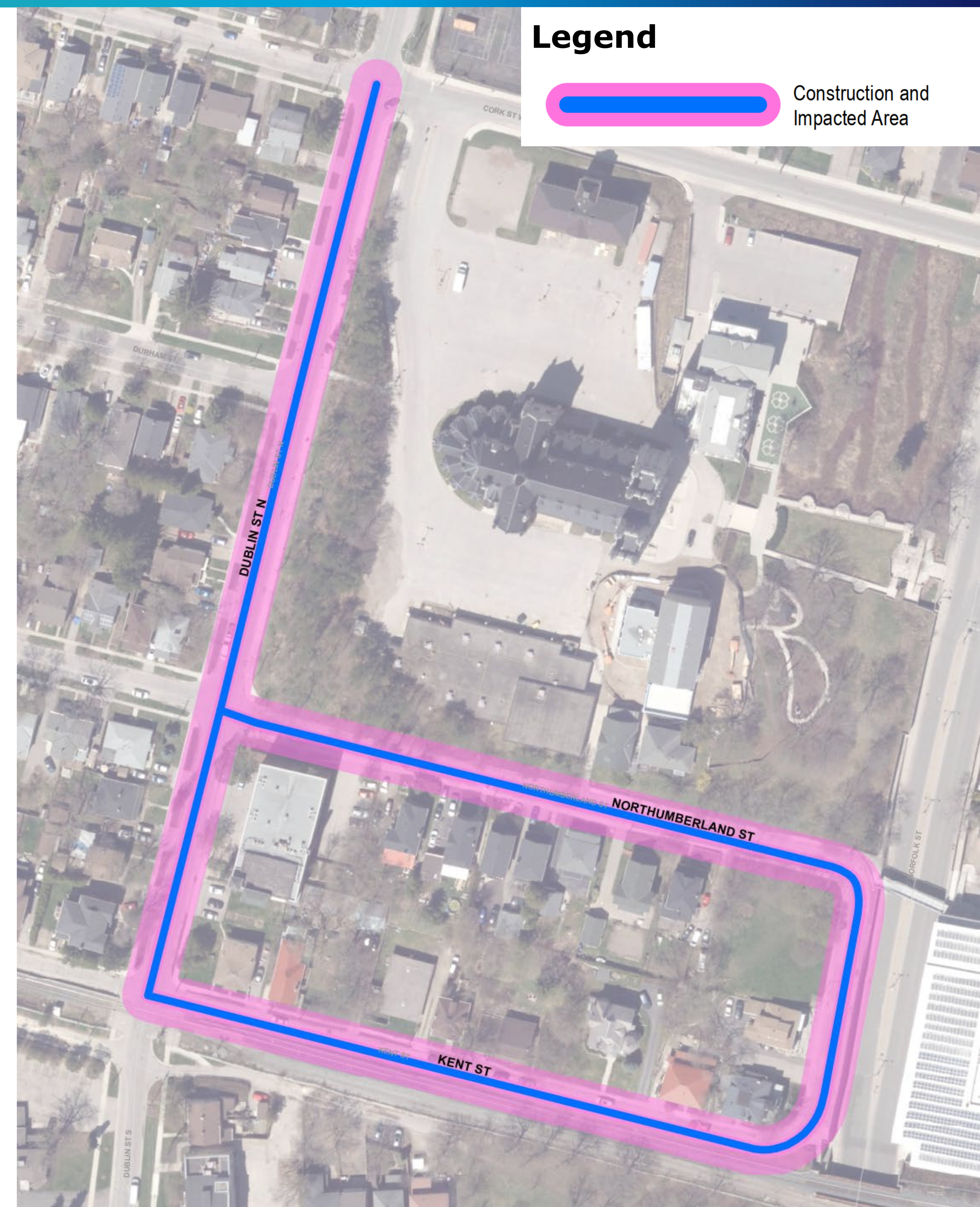
What are the priority needs?

Upgrades required to address aging infrastructure

* Anticipated cost is based on 2024-dollar value.



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7 Phase 7: Cardigan Street & Norwich Street East

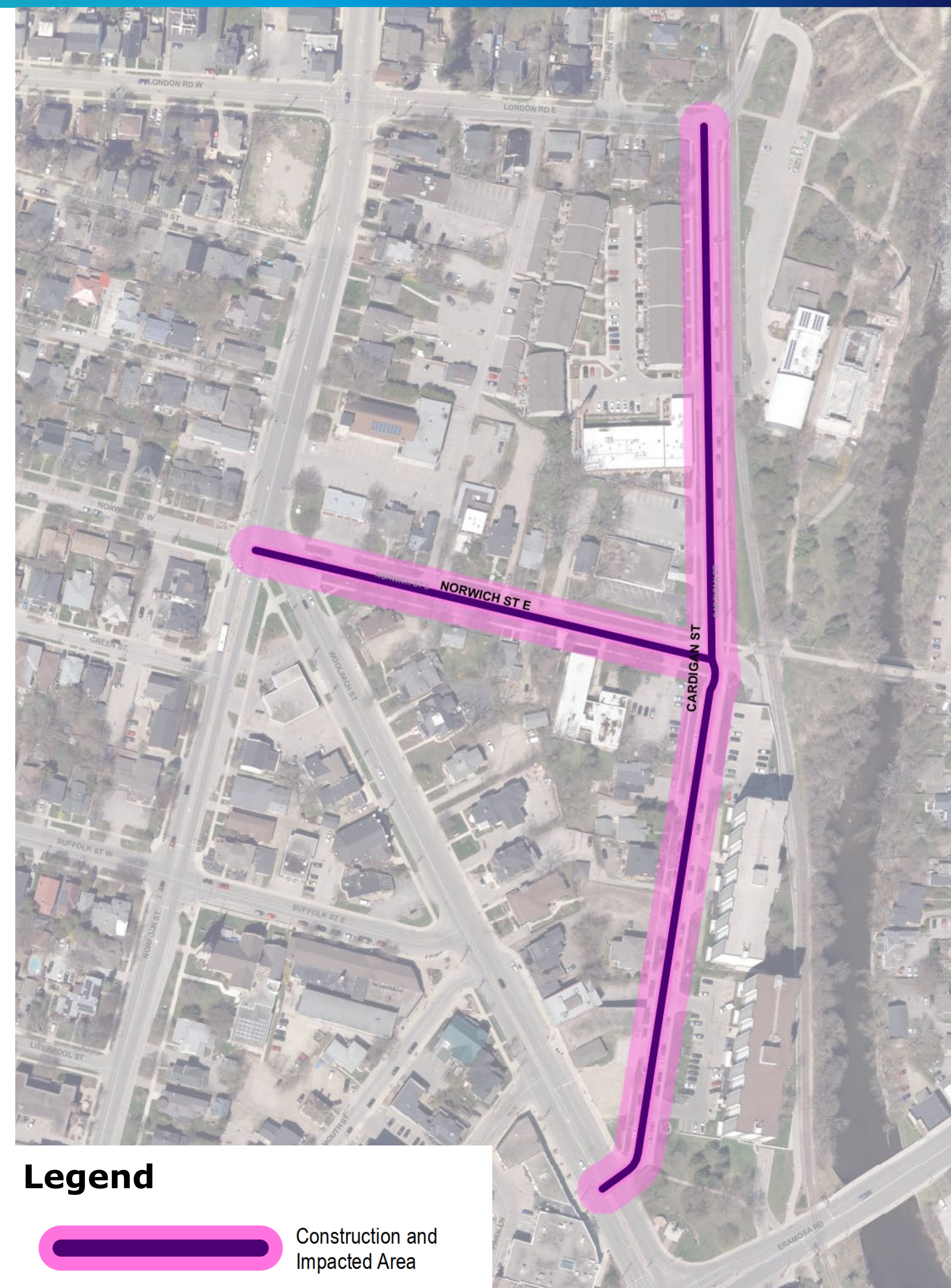
Anticipated Construction Timing:
2035 (1 year)

Anticipated Cost*:
\$7.8M

What are the priority needs?

Some development needs, upgrades required for sanitary to address capacity.

* Anticipated cost is based on 2024-dollar value.



Legend

 Construction and Impacted Area

8 Phase 8: Norfolk Street, Suffolk Street, Commercial Lane, Church Lane & Thorpe Street

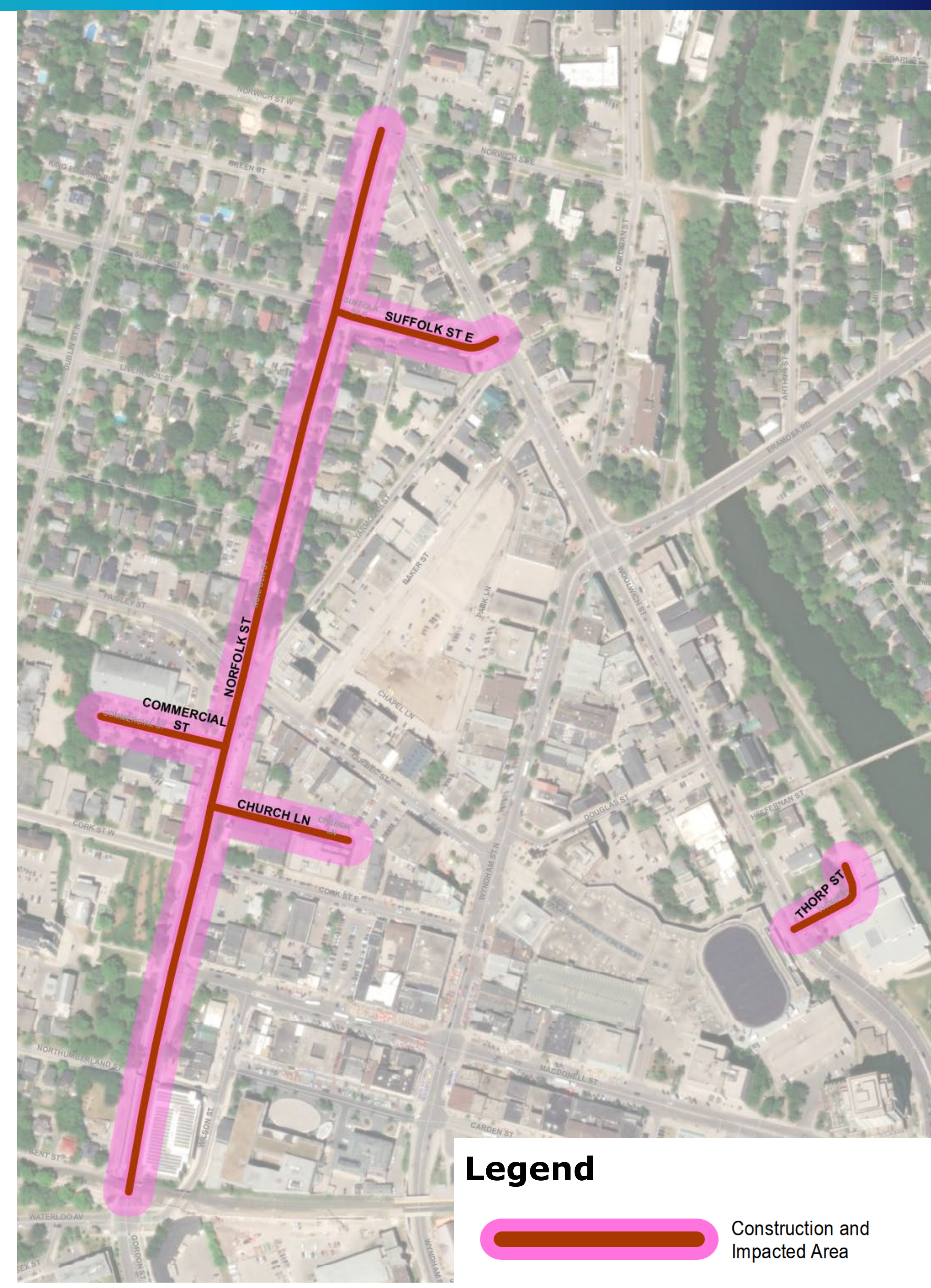
Anticipated Construction Timing:
2036-2037 (2 years)

Anticipated Cost*:
\$19.8M


What are the priority needs?

Some development needs; ageing watermain, sanitary and storm sewer; transit route needs.

* Anticipated cost is based on 2024-dollar value.



Legend

 Construction and Impacted Area

9 Phase 9: Wellington Street E (Wyndham St S to Neeve St)

Anticipated Construction Timing:
2038 (1 year)

Anticipated Cost*:
\$10.5M

What are the priority needs?

Transit priority; watermain, sanitary and storm sewer upgrades to address age, condition and capacity; planned utility upgrades.

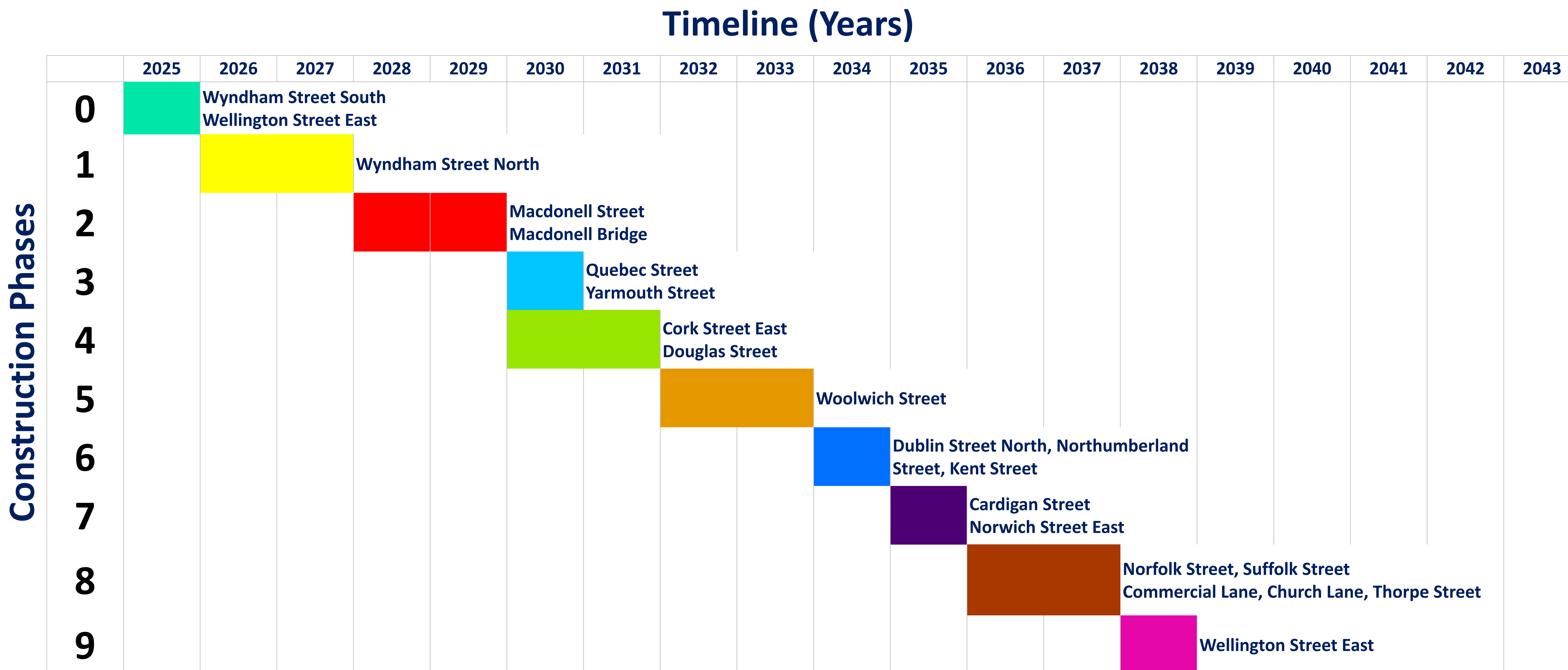
* Anticipated cost is based on 2024-dollar value.



Legend

 Construction and Impacted Area

Anticipated Construction Timeline



Anticipated Construction Costs

Construction Phase	Capital Costs	Streetscape	Combined
Phase 0: Wyndham Street S (Farquhar St to Wellington St E) & Wellington Street East (Gordon St to Wyndham St S)	\$2.4M	\$0	\$2.4M
Phase 1: Wyndham Street North (Farquhar to Woolwich)	\$23.8M	\$7.5M	\$31.3M
Phase 2: Macdonell Bridge and Allan's Structures and Macdonell Street	\$36.8M	\$3.5M	\$40.3M
Phase 3: Quebec Street and Yarmouth Street	\$10.7M	\$2.2M	\$12.9M
Phase 4: Cork Street and Douglas Street	\$6.8M	\$1.4M	\$8.2M
Phase 5: Woolwich Street	\$19.8M	\$2.5M	\$22.3M
Phase 6: Dublin Street North, Northumberland Street, and Kent Street	\$5.7M	\$0	\$5.7M
Phase 7: Cardigan Street and Norwich Street East	\$7.8M	TBC	\$7.8M
Phase 8: Norfolk Street, Suffolk Street, Commercial Lane, Church Lane, and Thorpe Street	\$19.8M	TBC	\$19.8M
Phase 9: Wellington Street East (Wyndham St S to Neeve St)	\$10.5M	TBC	\$10.5M

Next Steps

1. Present recommended Implementation Plan to City Council for approval in Q1 2025.
2. Prepare and submit Capital Implementation Plan report. Publish report to DTRIP webpage.
3. Proceed to detailed design and construction.
4. Phase 0 – Wyndham St S and Wellington St E construction is anticipated to commence in 2025. The City has now been approved for Provincial funding.
5. Phase 1 – Wyndham St N construction is anticipated to commence in Spring 2026.

Remember to provide your comments on the sheets available, or online, at haveyoursay.guelph.ca/downtown-renewal by October 25, 2024.

