

CITY COUNCIL AGENDA



Committee Room C, Guelph City Hall, 1 Carden Street

DATE February 10, 2015 – 6:00 p.m.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

Disclosure of Pecuniary Interest and General Nature Thereof

Enterprise & Economic Development Introduction

Presentation:

- Peter Cartwright, General Manager Economic Development
- Ian Panabaker, Corporate Manager Downtown Renewal
- Robert Kerr, Corporate Manager Community Energy
- Alex Chapman, Program Manager, Community Energy

ADJOURNMENT

BUILDING A CITY

Guelph Enterprise Services

Guelph City Council

February 10, 2015

Orientation Session



INTRODUCTION TO THE ENTERPRISE TEAM



Introduction To Enterprise



PROSPERITY 2020 (an overview)



Prosperity 2020 - A Collaborative, Community Based Approach to Economic Development

Enterprise Services

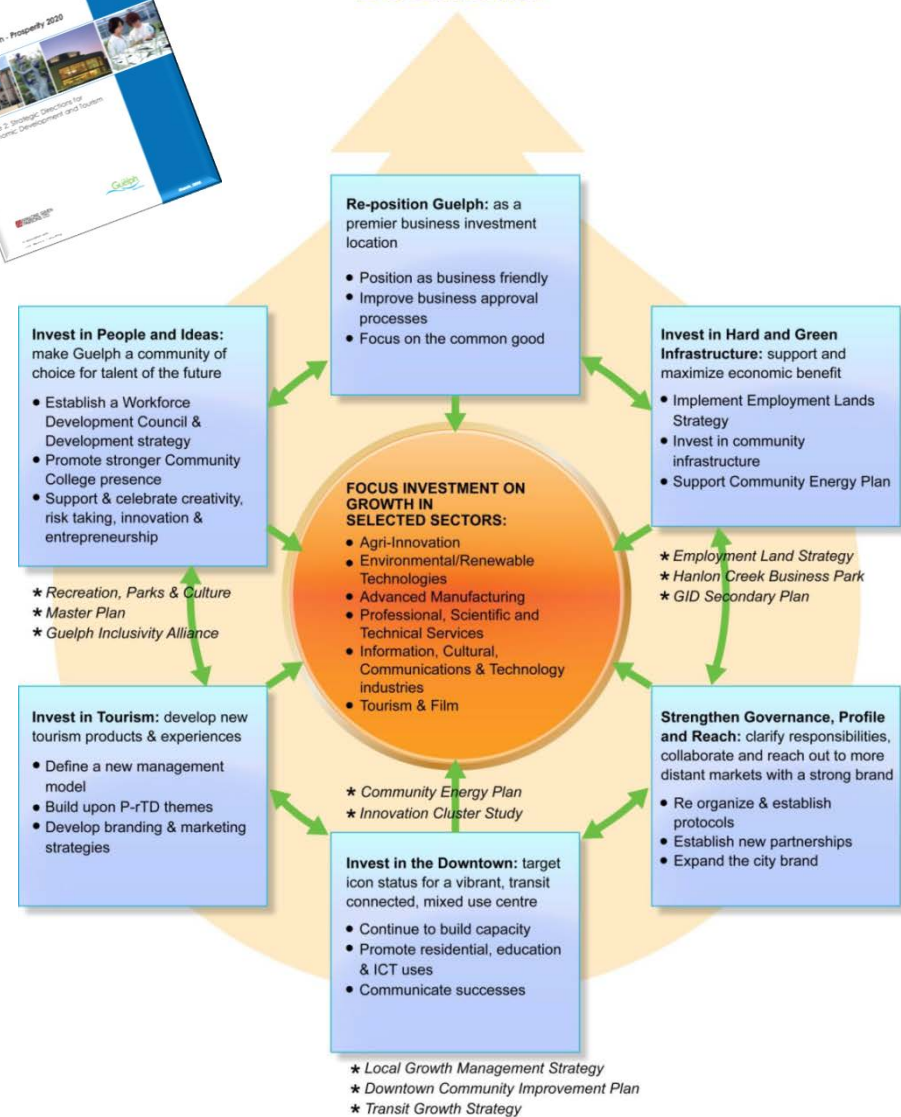
- *City of Guelph*
 - *Economic Development*
 - *Downtown Renewal*
 - *Corporate Energy*

Collaborating Organizations

- *Chamber of Commerce*
- *University of Guelph*
- *Innovation Guelph*
- *Conestoga College*
- *Small Business Enterprise Centre*
- *Downtown Guelph Business Association*
- *Workforce Planning Board of Waterloo, Wellington, Dufferin*
- *City of Guelph – Tourism*
- *County of Wellington*

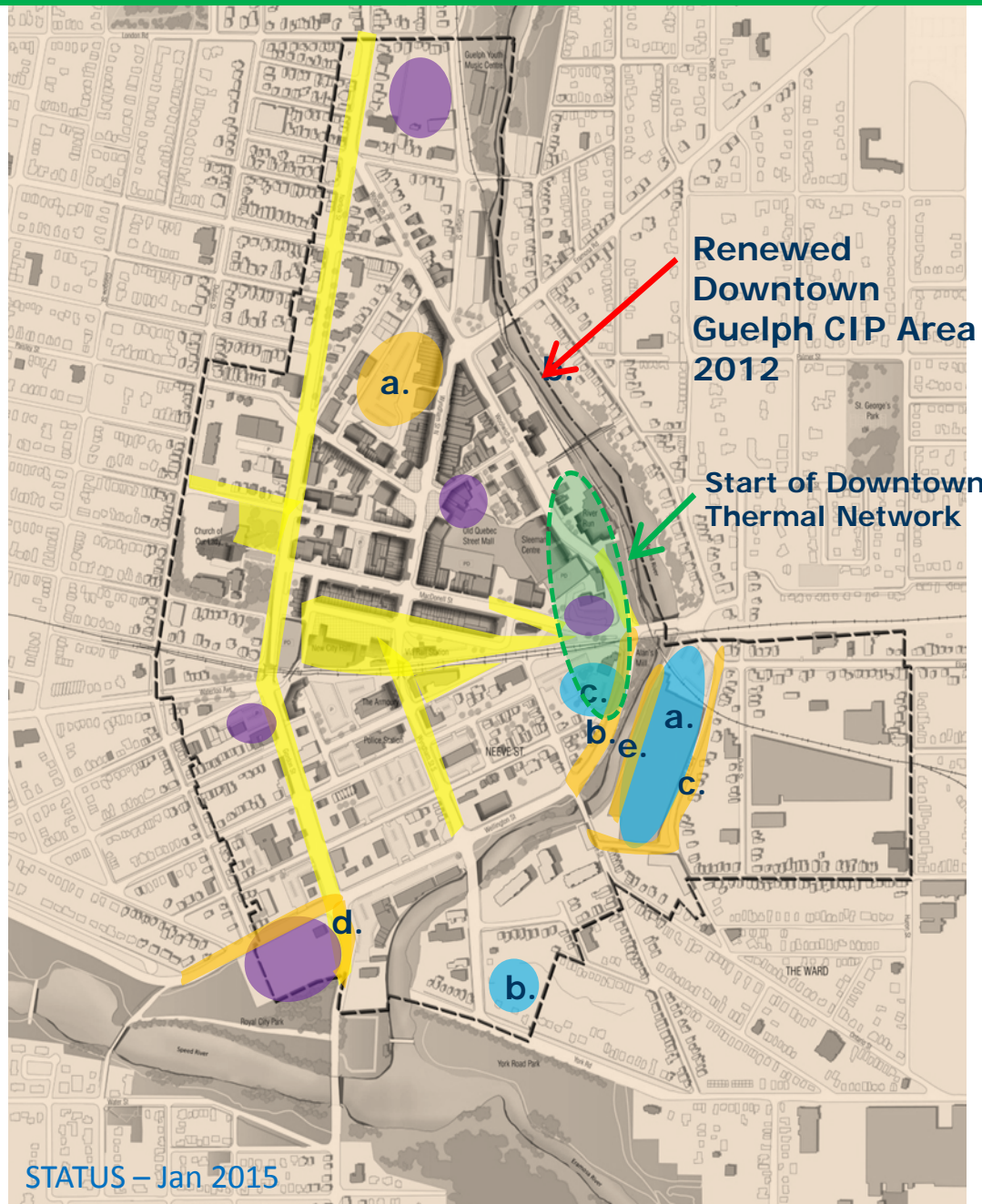


DIVERSIFY GUELPH'S ECONOMY

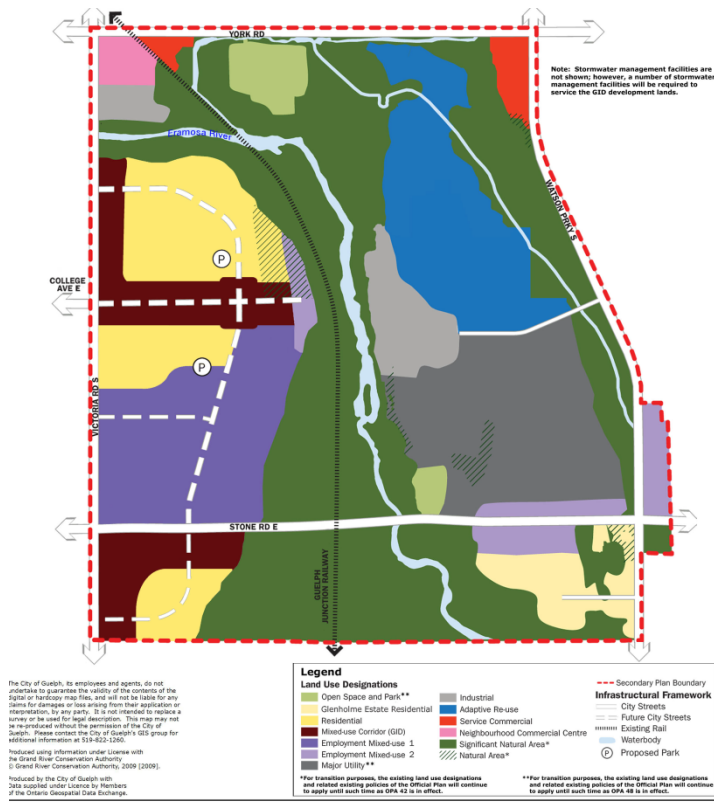




How have we done so far?



Prosperity 2020 - Guelph Innovation District



The Enterprise Approach



The Enterprise Approach – A Collaborative Approach to City Building

It's about collaboration. We're bringing people together within the hub of Enterprise Services to put ideas into action.

Vision Statement

"To grow the City's economic base through innovative approaches in developing and delivering municipal initiatives and services. Such approaches will consider alternate delivery models, partnerships, as well as performance measurements. The main operating principle of Enterprise Services is to grow Guelph's economic base through the effective positioning of municipal assets and services."

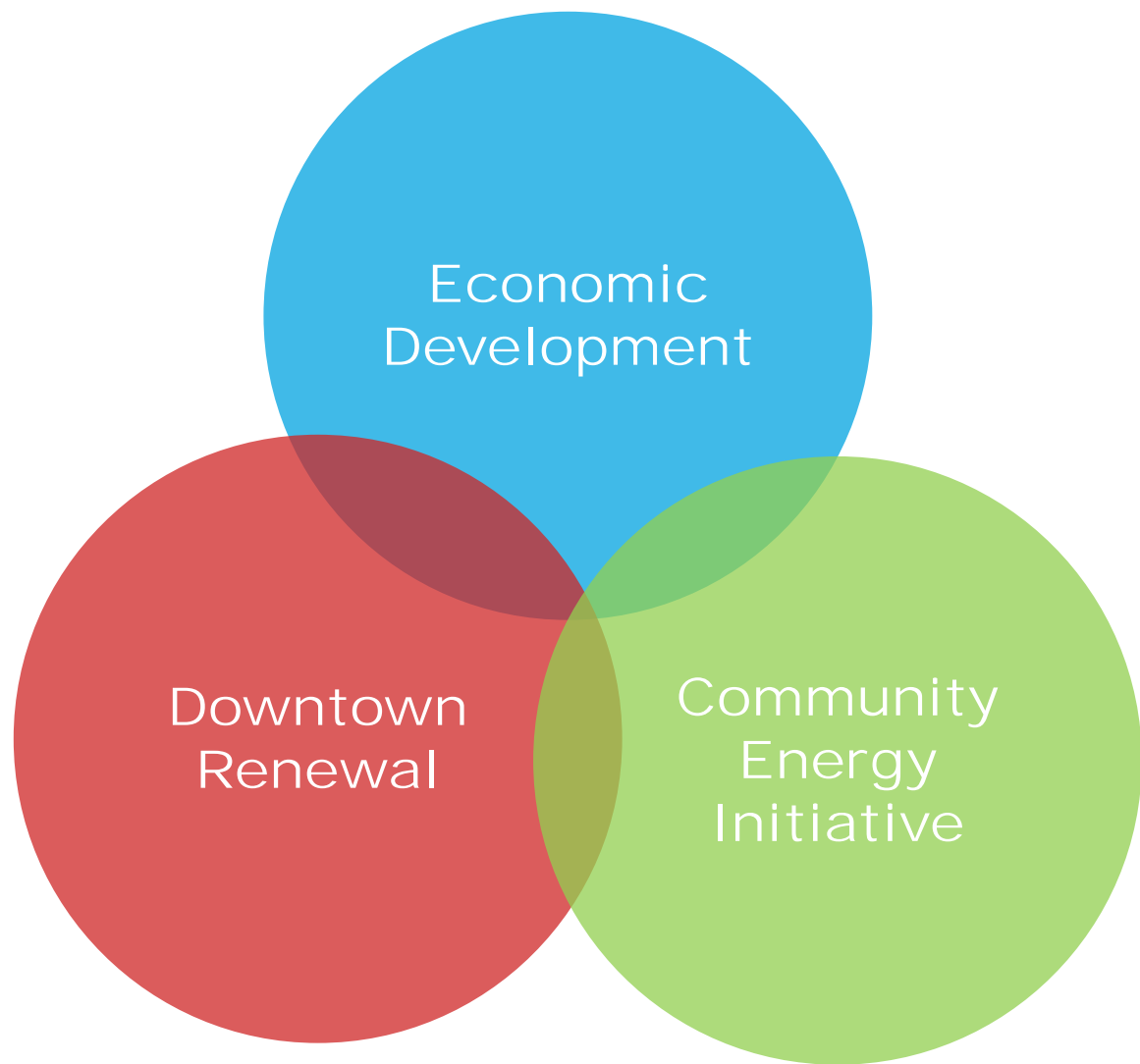
Mission Statement

"To create an environment that attracts and supports business investment; fosters collaboration and partnerships among stakeholders; and leverages local, regional and national assets to create sustainable 'City Building' opportunities for Guelph."

City Building Goals

- *To achieve Guelph's employment, population and energy targets.*
 - *By 2031*
 - *175,000 residents - Average annual growth rate of 1.5%*
 - *92,000 jobs - Increase of 32 000 jobs from 2006*
 - *50% reduction in energy consumption per capita*
 - *60% reduction in greenhouse gas emissions per capita*

Enterprise Services is focused on creating new value for the community



**Promoting Investment
in Guelph**

**Major City Building
Projects**

**Targeted Sector
Attraction**

**Business Retention and
Expansion**

**Growing Guelph's
Assessment Base**

Partnerships



Enterprise Services partners with provincial consortiums to meet with companies who are looking to expand in to the North American market. In 2013 Guelph attended meetings in Germany, France and the U.S.A.

FDI

The Guelph Foreign Direct Investment (FDI) Attraction and Retention Strategy and Action Plan created by Enterprise Services, will help Guelph focus its FDI activities and promote the city as **“the gateway to the North American market.”**



In 2013 Enterprise Services hosted delegates from Brazil, U.S.A., China, England, Germany, India, Japan, Mexico and the Netherlands.

Guelph was ranked 5th in the Americas for economic potential of a small city.

- FDI magazine, 2012

Guiding Enterprise Services is Prosperity 2020, the strategic directions document for economic development in the City of Guelph. Working together with partners to sustain and enhance Guelph's position as a competitive and prosperous city for private and public sector investment over the coming decade to 2020.

But Enterprise Services can't do it alone, only by partnering with over 100 different public and private partners can we achieve Guelph's vision of being an economically viable, resilient, diverse and attractive city.



Delivering Change on the GROUND
Guelph Urban Design Summit

The City of Guelph is growing and the way Guelph is growing is changing. Mixed-use and higher-density development is occurring, and good urban design is critical to ensure this growth is being proactively and thoughtfully planned. This is the essence of successful City-building and the vision of cities across Ontario. But how do we move beyond the vision to delivering change on the ground?

Public Forum

May 5 | 7:30 p.m. | River Run Centre |
35 Woolwich Street, Guelph, ON | Tickets \$5 |
Contact River Run Box Office: 519-763-3000

Are you Interested in how our City is being designed?

David Miller, President of WWF Canada and 63rd Mayor of Toronto, and Andrew Howard, co-founder of Build a Better Block, will discuss how good urban design creates more livable and enduring places. The discussion will be moderated by Ric Young.

Professional Workshop

May 6 | 8 a.m. – 4:30 p.m. | River Run Centre |
35 Woolwich Street, Guelph, ON | \$99 (early bird special) |
Register online – space is limited!

This full-day workshop, for those engaged in urban design projects or urban initiatives, will focus on urban design tools and strategies. It will be an opportunity for addressing the important challenge of implementing great urban design. Enjoy three presentations from leading thinkers in urban design, mobile workshops and networking opportunities.

guelph.ca/urbandesignsummit

Presented by

Urban Design Summit May 2014

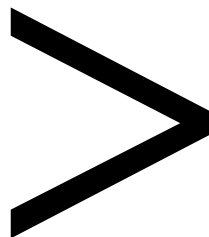
→ Joe Minicozzi / Urban3



Guelph

\$17.2B (CAD)

\$15.8B (USD)



Jets

\$200M



Senators

\$220M



Oilers

\$225M



Flames

\$245M



Canucks

\$342M



Canadiens

\$575M



Maple Leafs

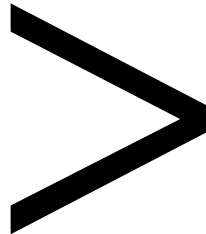
\$1, 150M



Guelph

\$17.2B (CAD)

\$15.8B (USD)



13.5 X

Maple Leafs

\$1, 150M



A close-up, black and white photograph of a US dollar bill, focusing on the eyes and nose of the person depicted. The intricate patterns and textures of the currency are visible.

Where does your money come from?



Guelph

\$17.2B (CAD)

\$15.8B (USD)

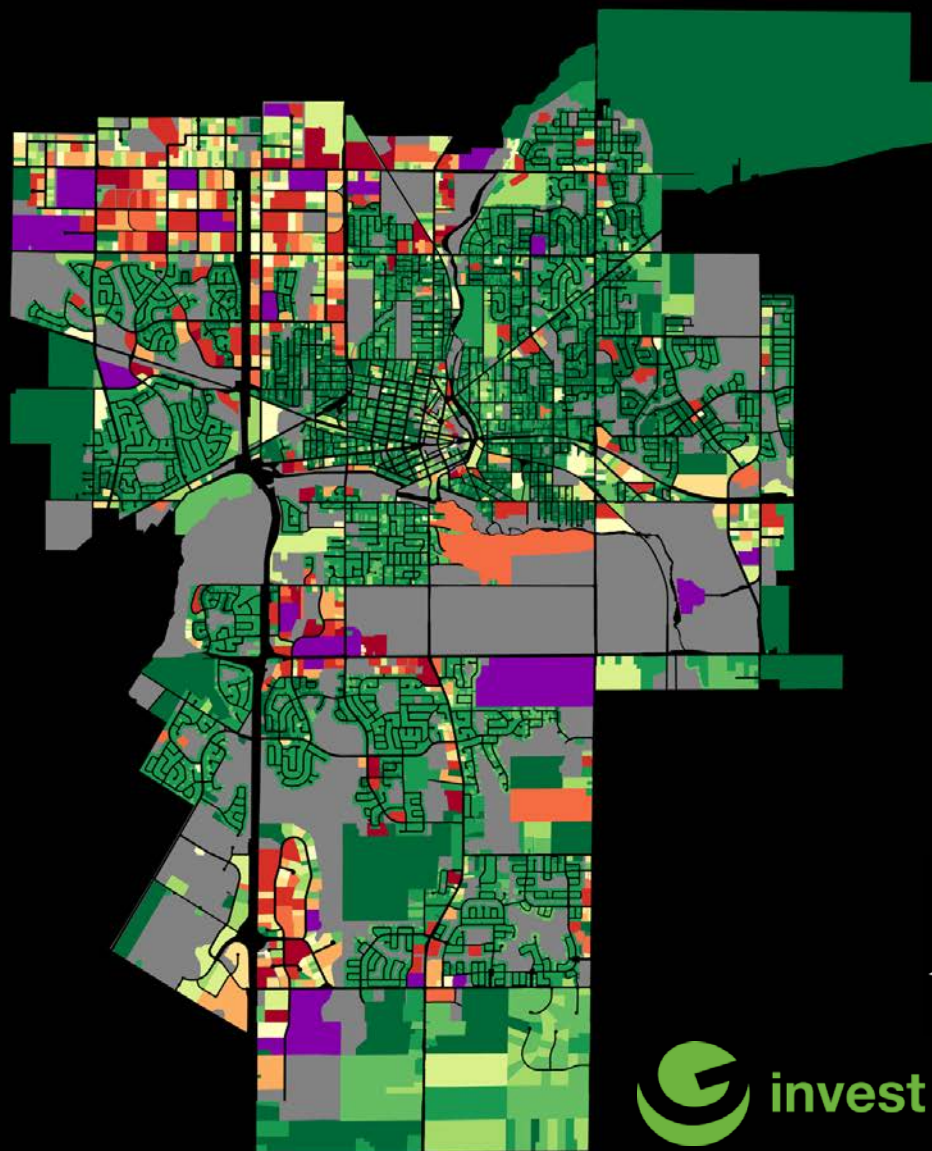
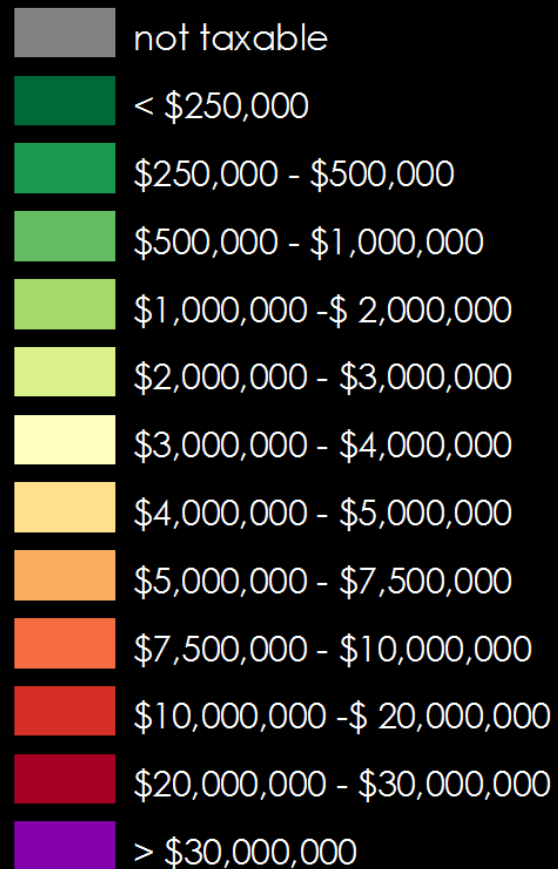
=

**\$190,000,000
Property Taxes**

(~1.1%)

GUELPH – TAXES *per ADDRESS*

Adjusted Tax Value



Walmart



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
\$590,000 Value/Acre

\$6,500 Property Taxes/Acre

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

\$634,000 Property Taxes/Acre

Joe's House

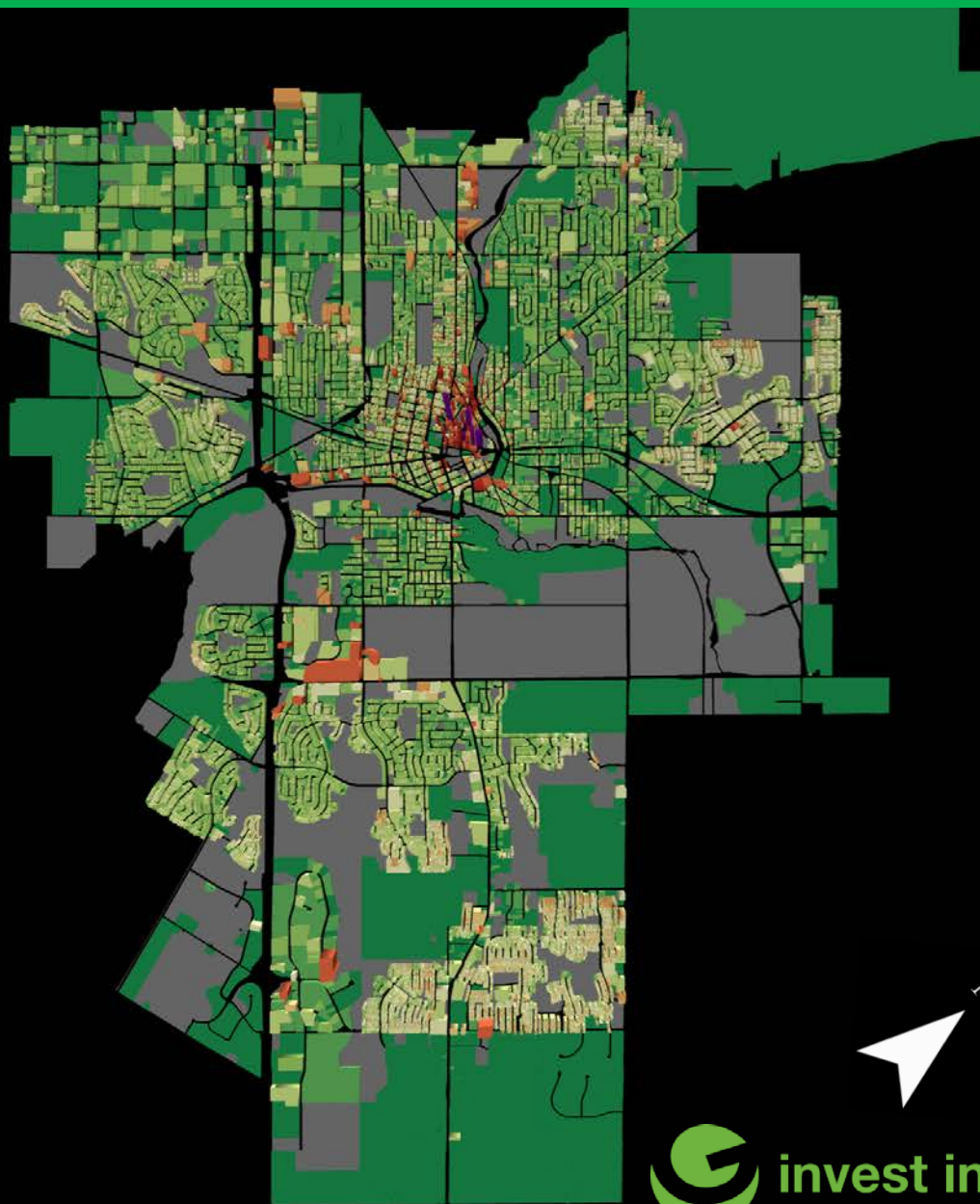
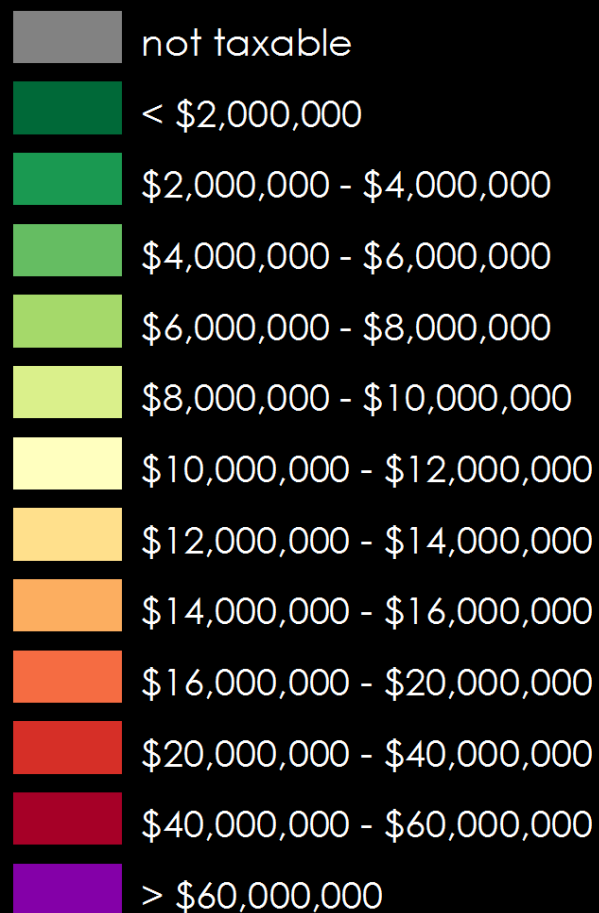


0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value
\$1,800,000 Value/Acre

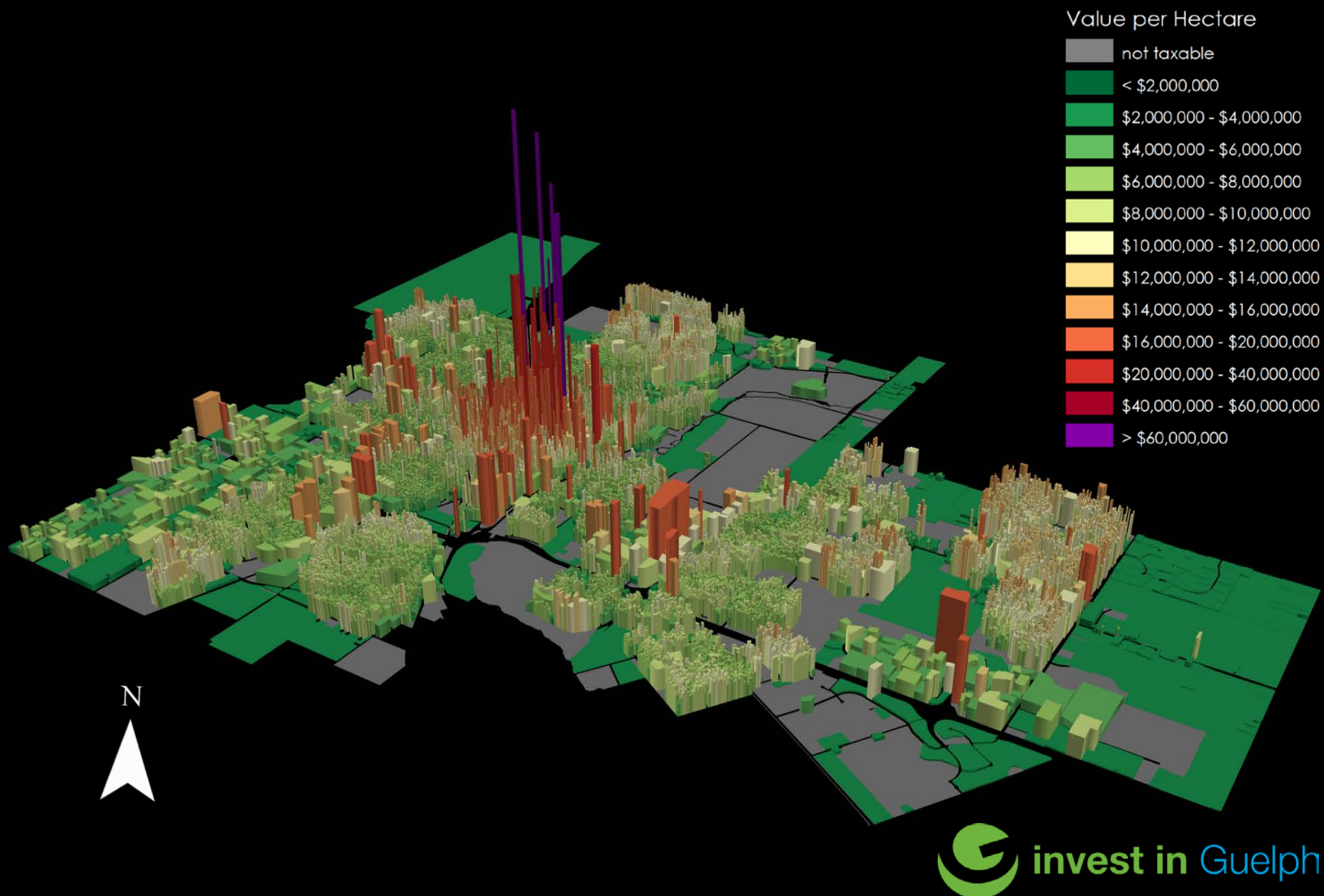
\$19,542 Property Taxes/Acre

TAXES PER HECTARE (Guelph – Total Value per Hectare – 2013)

Value per Hectare



TAXES PER HECTARE (Guelph – Total Value per Hectare – 2013)

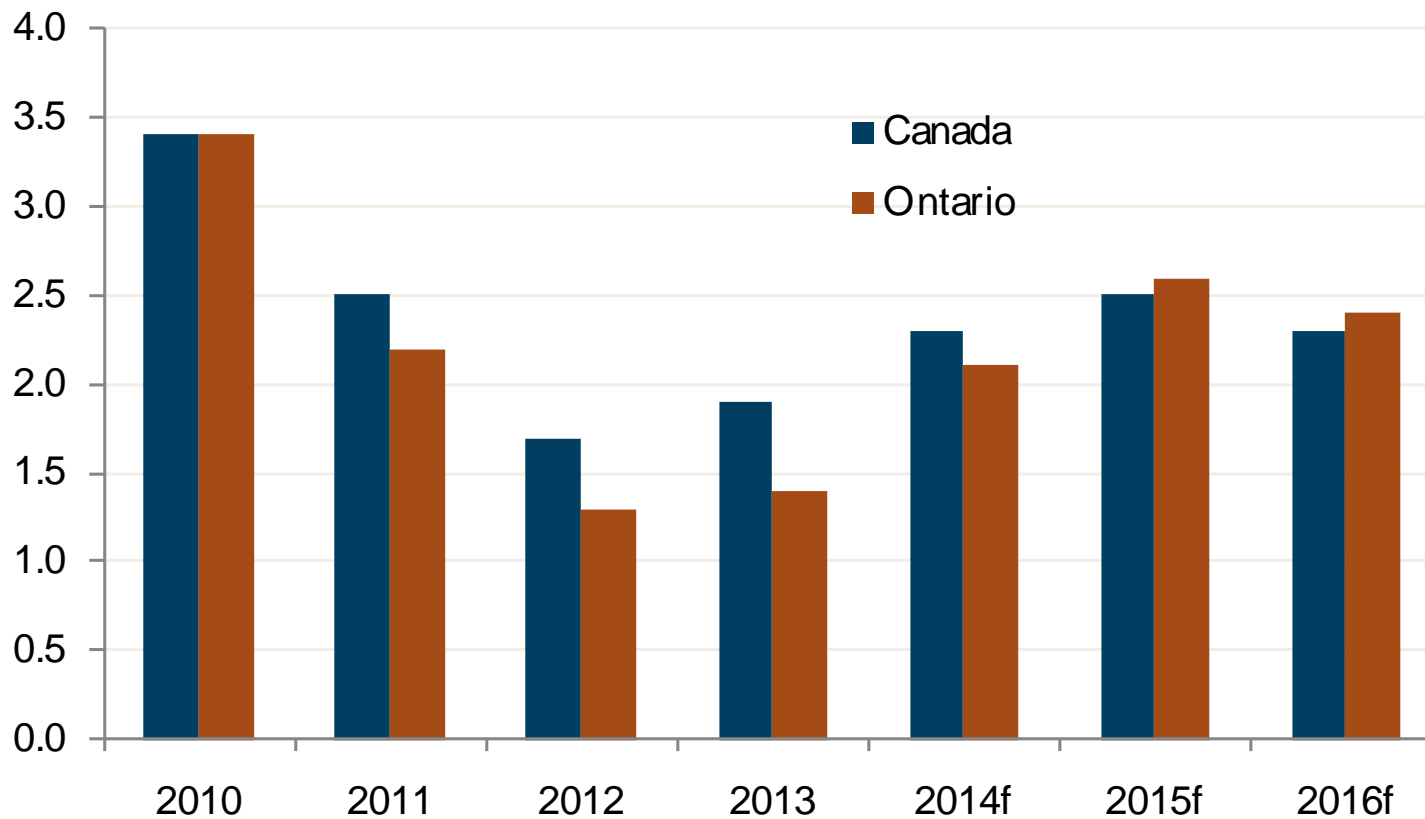


- As we move towards 50% greenfield and 50% infill we will be *Building New* and *Renovating* equally to maintain our assessment growth
- For our renovation investments, focusing on *high tax-density areas first* provides the highest return on those dollars

REVIEW OF ECONOMIC DATA THAT IMPACT GUELPH

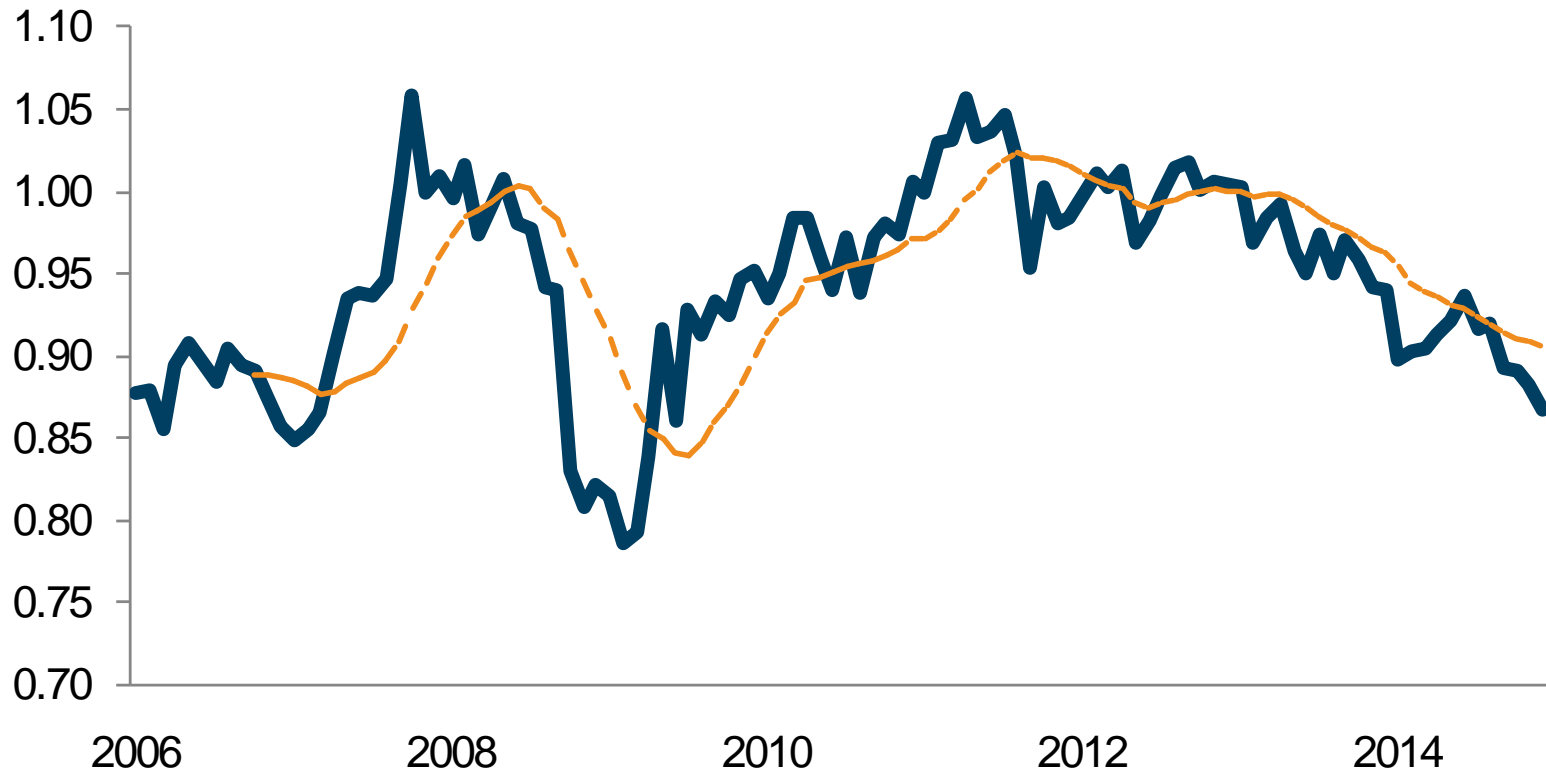


ECONOMIC PERFORMANCE – ONTARIO VS CANADA – (Historic & Projected)



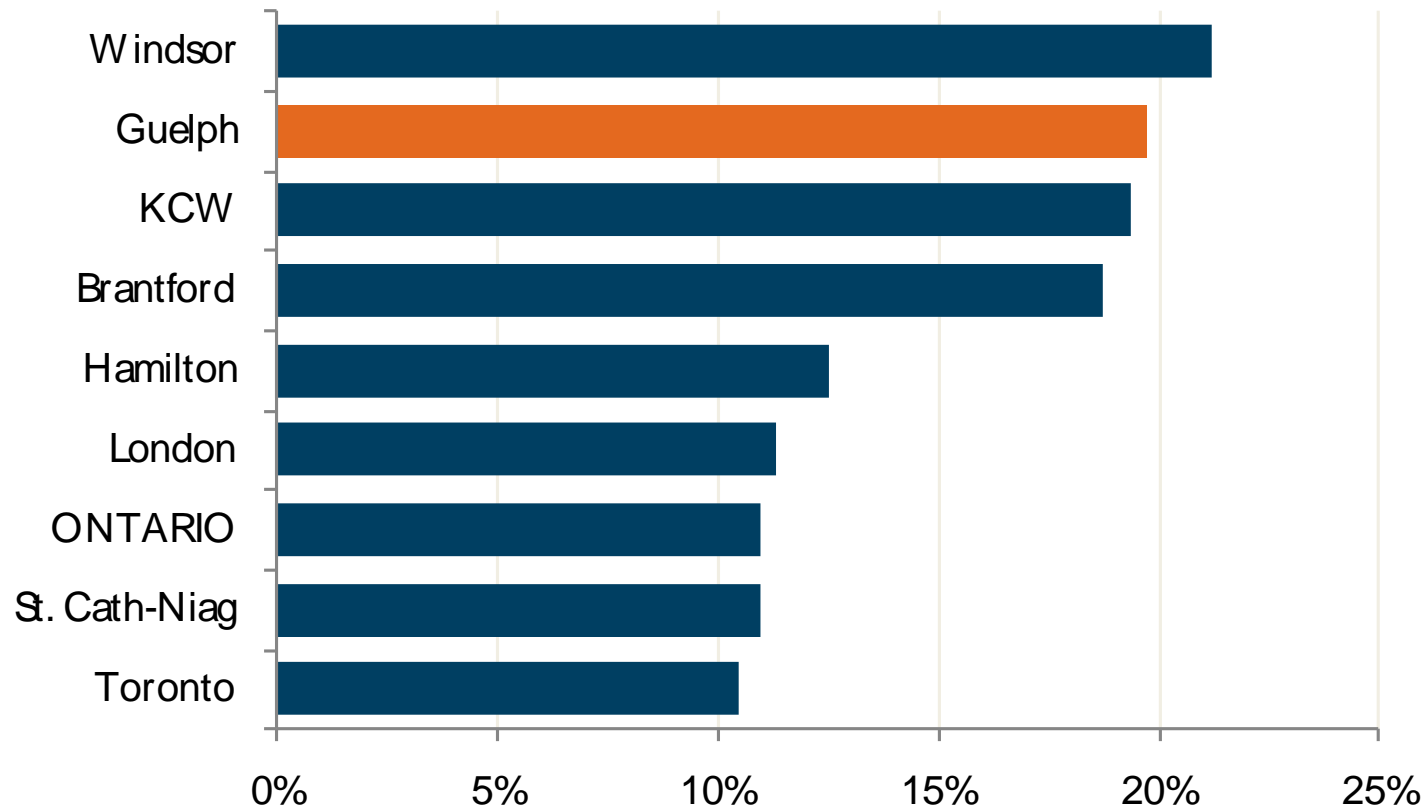
Source: CMHC, Statistics Canada

ECONOMIC PERFORMANCE – CANADIAN \$ VS. U.S. \$ – (Historic & Projected)



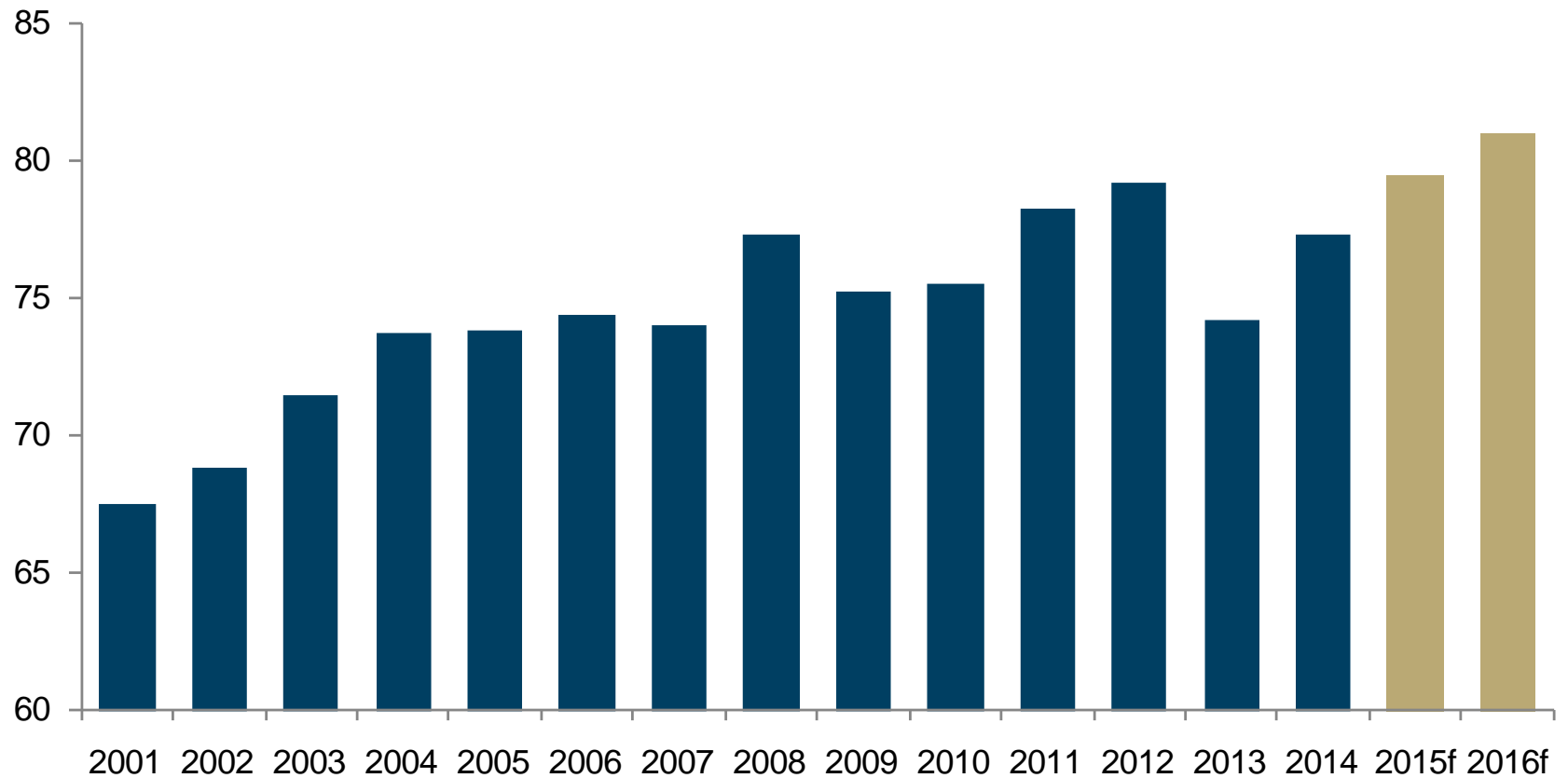
Source: Statistics Canada

ECONOMIC PERFORMANCE – MANUFACTURING SECTOR – S.W. ONTARIO



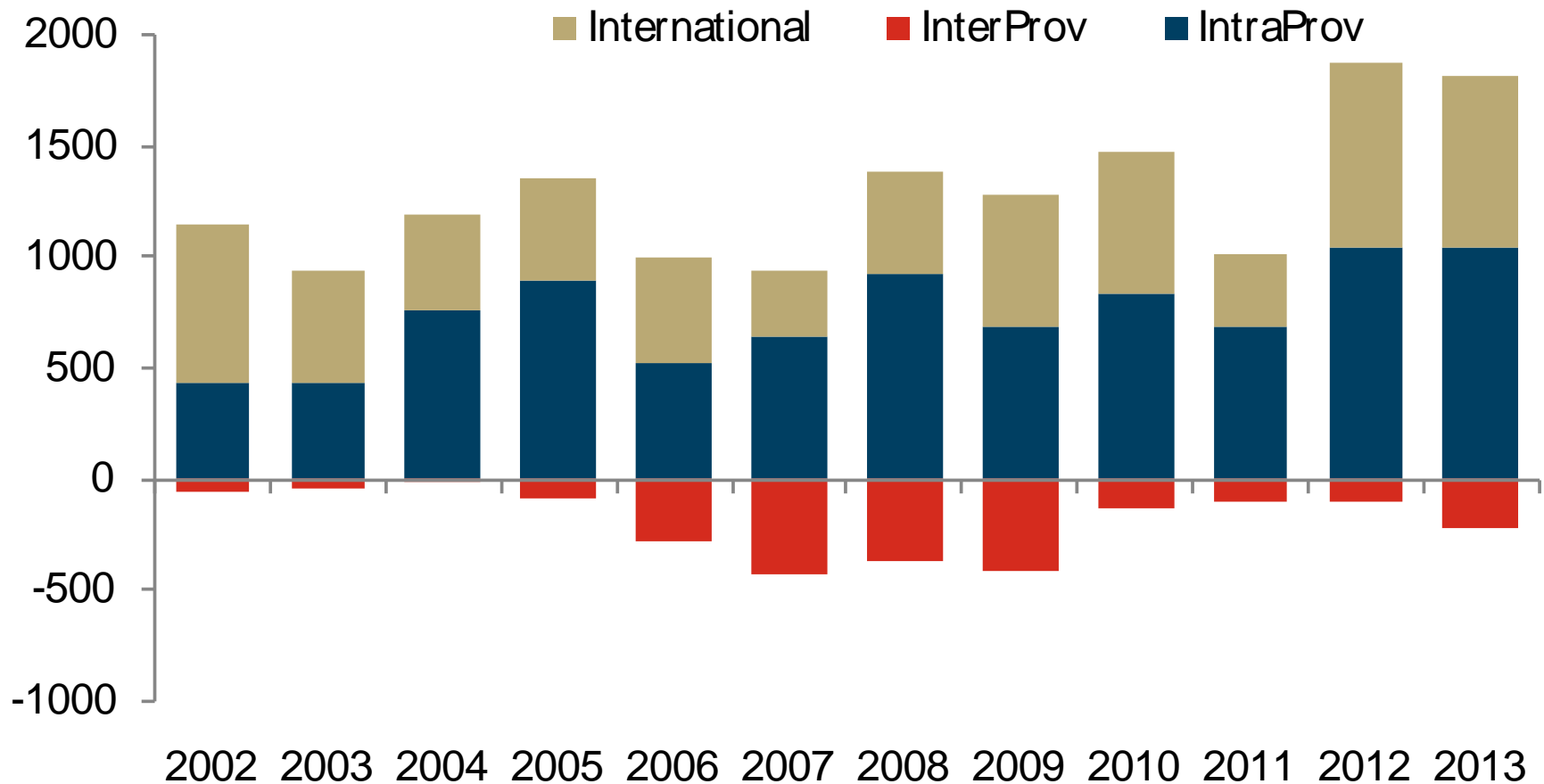
Source: Statistics Canada

ECONOMIC PERFORMANCE – GUELPH EMPLOYMENT TRENDS



Source: CMHC Forecast, Statistics Canada

ECONOMIC PERFORMANCE – POPULATION TRENDS



Source: Statistics Canada

GUELPH SECTOR ANALYSIS

REPORT RESULTS (2012)

Source: EMSI Analyst, industry group report, 2013

SECTOR / INDUSTRY GROUP	EMPLOYMENT	AVERAGE WAGE	STATUS
Advanced Manufacturing	20,459	\$ 51,453	●
Agri-innovation	10,089	\$ 43,369	●
Clean Technology	1,950	\$ 59,777	●
Culture & Entertainment	5,276	\$ 18,582	●
Distribution, Warehousing & Wholesale	4,010	\$ 49,925	●
Information & Communication Technology	1,877	\$ 52,039	●
Professional, Scientific & Technical	30,962	\$ 49,757	●
Retail & Service	9,307	\$ 28,649	●

Average wage in Guelph (2012): \$ 45,900

● Growing ● Stable ● Emerging ● At risk



PROSPERITY 2020
ENTERPRISE SERVICES
CONTEXT
QUESTIONS
&
ANSWERS



COUNCIL INTERACTIVE SESSION

("This is Jeopardy" – The Enterprise Services' Version)



BREAK
(10 Minutes)



COUNCIL INTERACTIVE SESSION

(City Building Interactive Discussion)



ENTERPRISE PROGRAMS



COMMUNITY ENERGY PROGRAM



COMMUNITY ENERGY PROGRAM – ACCOMPLISHMENTS TO DATE

- Developed energy business relationships in Guelph
 - Canadian Solar Solutions Inc. has located headquarters in Guelph (500 jobs)
 - Polycon received approval for 8MW onsite power generation facility
 - Four European companies have joined DE Strategic Implementation Network, committing to an early business presence in Guelph
- Developed three District Energy nodes
 - Hanlon Creek Business Park
 - West End Community Centre
 - Downtown/Sleeman Centre
- Partnerships
 - Transatlantic Urban Climate Dialogue
 - Federation of Canadian Municipalities
 - Quality Urban Energy Systems of Tomorrow (QUEST)
 - Consortium for integrated thermal/electrical grid management
- Developed and executed Corporate Energy Management Plan
 - Retrofits at 45/50 Municipal and Transit; eleven more facilities planned
 - Eight solar photovoltaic systems

Guelph's annual energy cash outflow

- Electricity
 - + Natural gas
- + Gasoline & diesel

• **\$500 million**

COMMUNITY ENERGY PROGRAM - FACTS

- \$500M is enough to purchase:



2500 Lamborghinis



12 Police Stations



2 CN Towers



Entire municipal budget of
the City of Guelph, with
\$100M left over.



1 Movie ticket per day
per Guelphite



1 Airbus A380

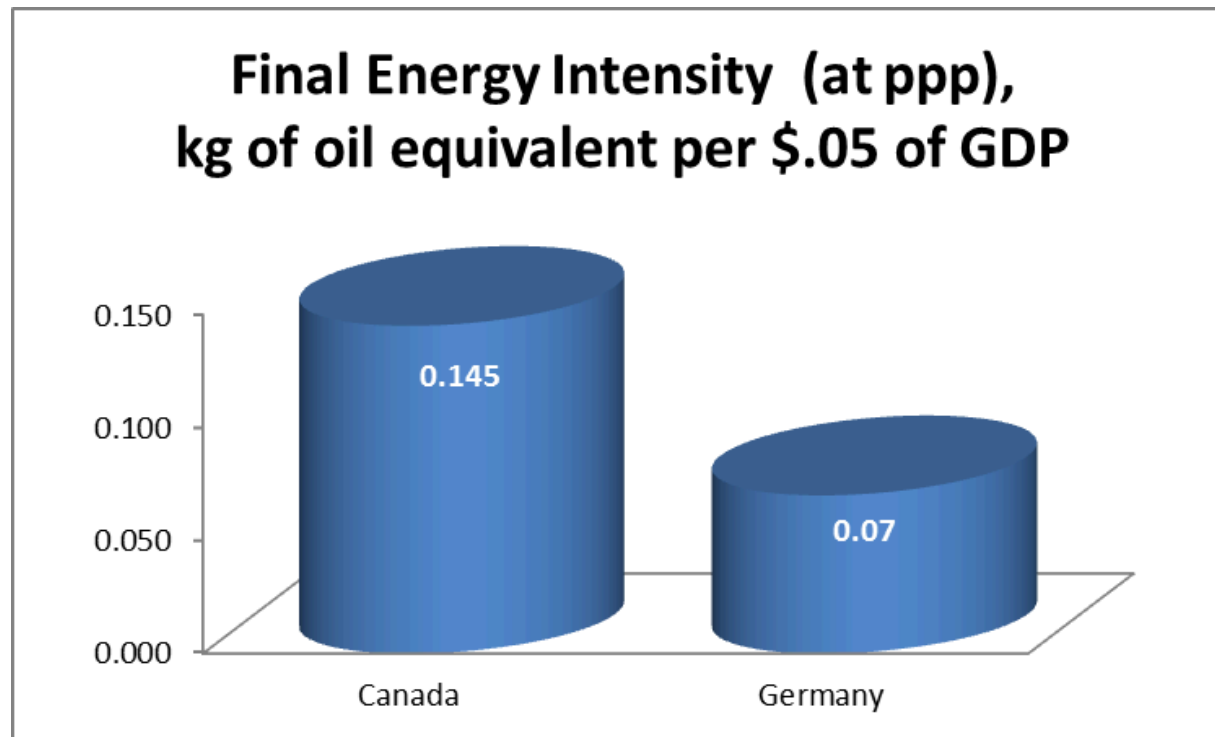
They leave town, and never return.

Petroleum: Alberta Oil Sands

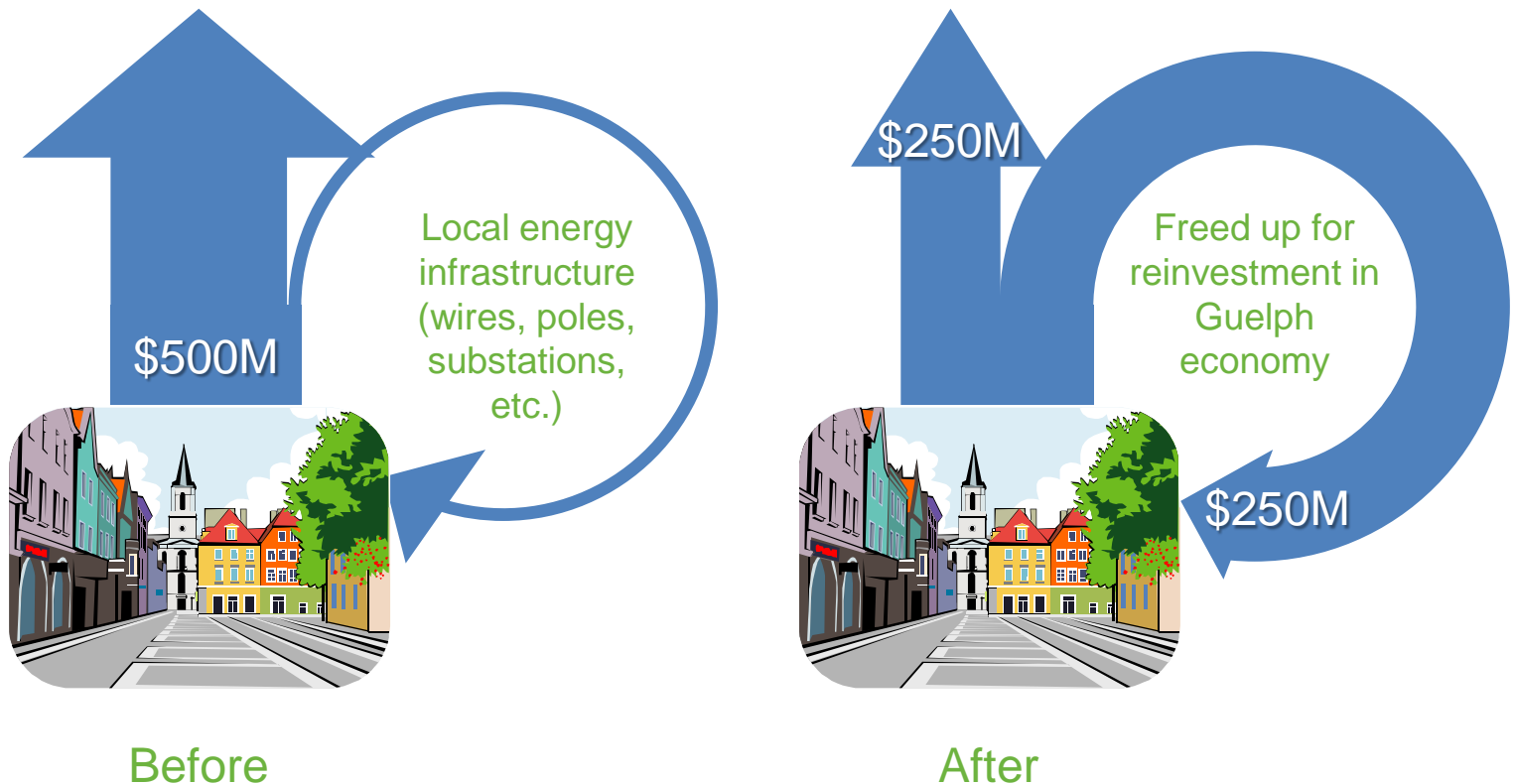


invest in Guelph

Yes – By imitating energy leaders in Europe.



A \$250M per year opportunity



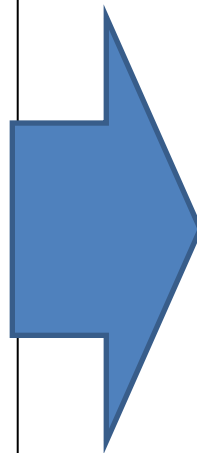
• A tremendous economic opportunity

Core recommendations (11)



Recommendations of the Guelph Community Energy Initiative

1. Use efficiency to create at minimum all the energy needed to support the growth of the residential sector.
2. Use efficiency to create all the energy needed to support the growth of the commercial and institutional sectors.
3. Adopt an energy performance labeling scheme for buildings as a voluntary initiative for the city, teamed with Natural Resources Canada and a local mortgage bank, to act as a pilot for the whole of Canada to gain about 5% incremental delivered efficiency
4. Add to Guelph's attractiveness for quality industrial investment by offering world class tailored energy services and achieve annual investment growth rates higher than the underlying population growth, with no overall increase of the primary energy needed to serve the first fifteen years of growth.
5. Meet Guelph's growing transport requirements while reducing the transportation energy use by 25%, using sensitive urban design, effective alternative transport options, and encouraging vehicle efficiencies.
6. Incrementally create energy distribution architecture in Guelph that will allow the majority of the city to be served with fuel choices that optimize cost, availability, and environmental impact long into the future.
7. Within fifteen years, at least a quarter of Guelph's total energy requirement will be competitively sourced from locally created renewable resources.
8. At least 30% of Guelph's anticipated electricity requirements will be associated with Combined Heat and Power (cogeneration) by 2031.
9. Guelph will reduce the magnitude of the summer grid electrical peak by at least 40% by 2031 to avoid the need for investment in new electrical infrastructure to serve the growth of the city.
10. Guelph will systematically create an integrated energy metering, billing and management network across the entire city to allow cost-effective management of all energy forms.
11. Guelph will implement large area high-efficiency Scale Projects that accelerate progress towards a successful implementation of the CEP by creating early success and developing a deep pool of community expertise.



2031 per-capita reduction targets



Energy consumption:

50%



GHG emissions:

60%



invest in Guelph

- Success will mean we can keep some – maybe all – of that \$500M right here in Guelph.



Use less

Energy efficiency



Use it smarter

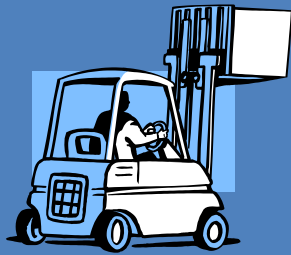
District energy



Make more

Distributed generation

Using less energy



Bulk buys
of materials



Bulk buys
of services



Financing
via LRICs

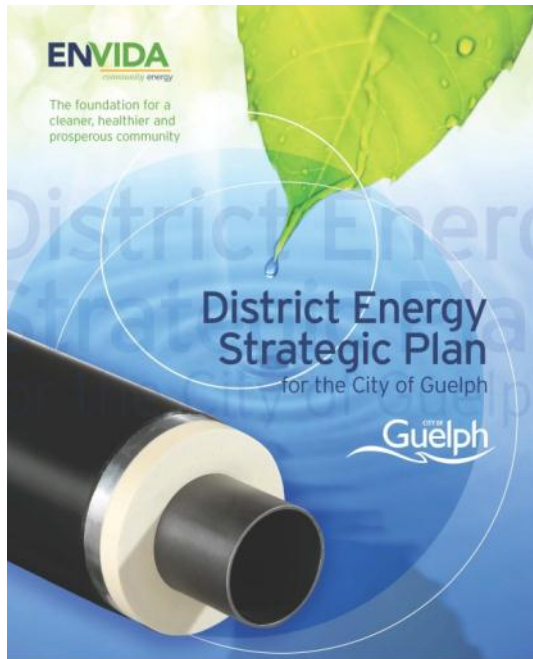


Incentives on
large scale

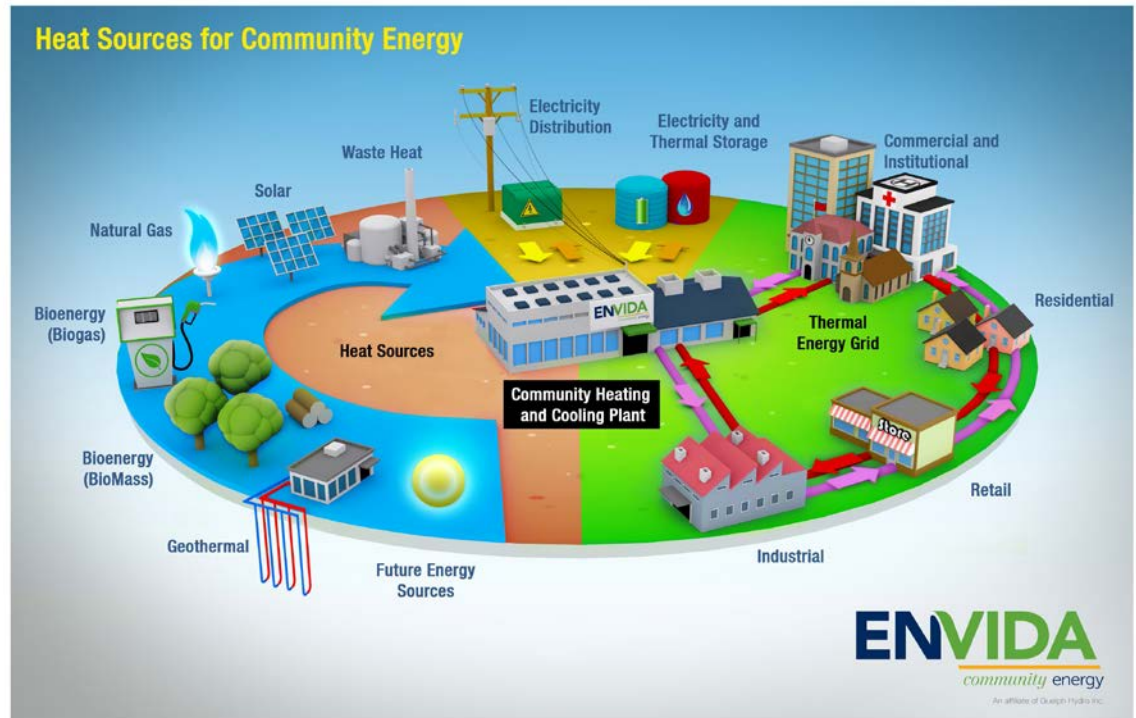


Partnership with
community
groups

Using energy smarter



Prepared for Envista Community Energy Inc., a subsidiary of Guelph Hydro Inc. Developed in cooperation with Garbetti International Inc. - 2013



Making our own energy



Legacy energy generation:
Big, unwieldy, centralized



Modern energy generation:
Small, nimble, distributed

- Building a prosperous and resilient city

Using less

Using it smarter

Making more

*Energy
efficiency*

*District
energy*

*Distributed
generation*

**The CEI has the potential to
contribute \$500M to the
Guelph economy.**

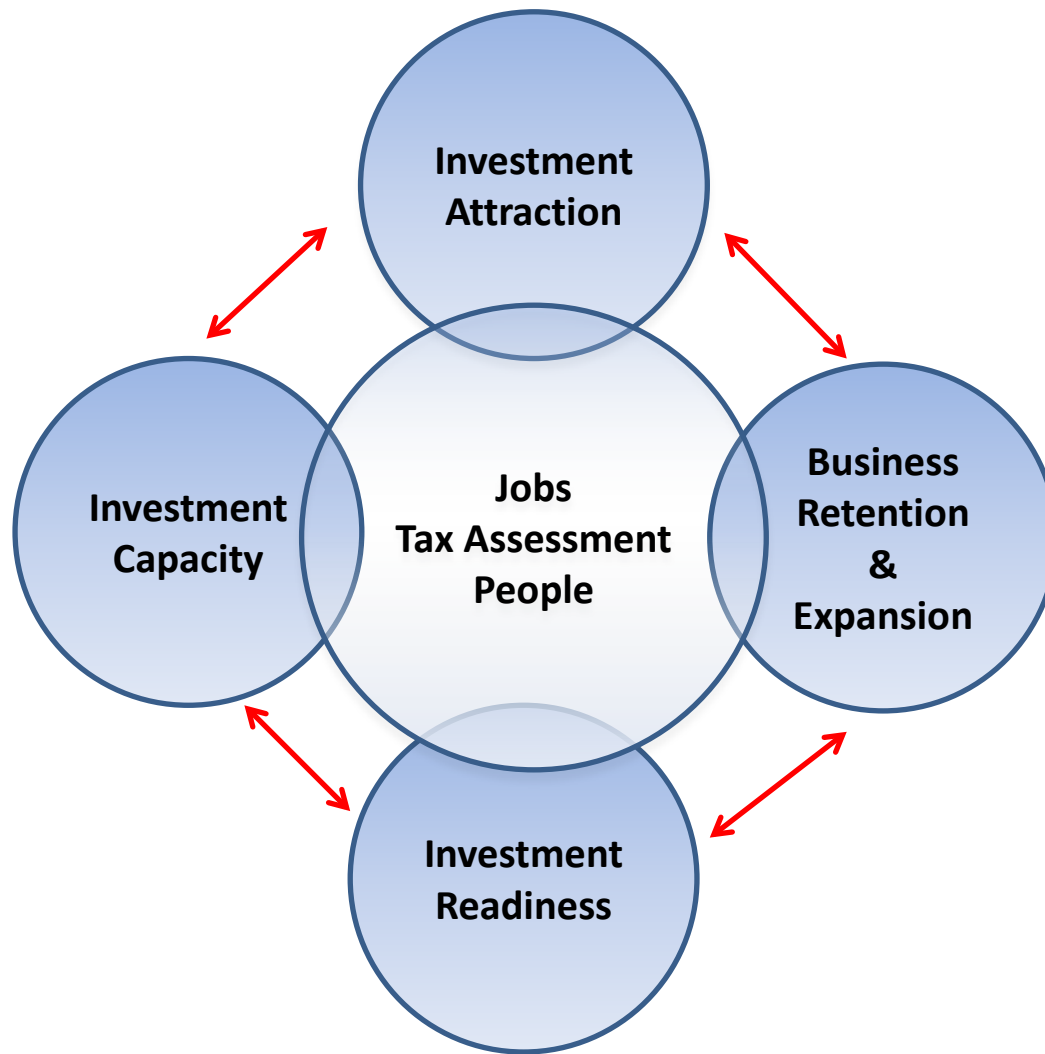
ECONOMIC DEVELOPMENT PROGRAM



ECONOMIC DEVELOPMENT PROGRAM – OVERVIEW

Strategic Partners

Chamber of Commerce,
County of Wellington,
University of Guelph,
Innovation Guelph,
Business Enterprise
Centre,
Gov't of Canada,
Province of Ontario,
Conestoga College,



Resources

General Manager,
Investment Attraction
Manager,
BRE Manager,
Marketing Coordinator,
Administrative Assistant

Advisory

Guelph Economic
Development Advisory
Committee

ENTERPRISE SERVICES

Economic Development Office – Investment Attraction

Context

Prosperity 2020 Recommendation

- “Strengthen Governance, Profile and Reach: clarify responsibilities, collaborate with partners and reach out to more distant markets with a strong brand”.

Goal:

- “By 2020, Guelph has a clearly organized set of economic development functions and has achieved a higher global presence and profile”.

Objectives:

- “Increase Guelph’s reach into national and international marketplaces as a business destination of choice”.
- “Extend and leverage Guelph’s resources through increased collaboration and partnerships with other regional partners and other external organizations”.

Program Summary

Strategic Business Plans:

- 2014 – 2016 Foreign Direct Investment Attraction & Retention Strategy & Action Plan
- 2010 Strategic Plan for the Guelph Agri-Innovation Cluster

Target Markets

- **Geographic:** Europe (Netherlands Germany, France), South America (Brazil), United States
- **Sectors:** Agri-tech, Enviro-tech & Advanced Manufacturing

Ontario Food Cluster (OFC)

- 11 economic development organizations from southern Ontario + Dept. of Foreign Affairs, Trade & Development Canada and Ontario Ministries of Agriculture and Food and Rural Affairs
- Established 2011 - member since 2012
- Promotes the OFC geography to foreign food and beverage companies looking to expand into the North American/Canadian/Ontario markets

Ontario Clean Technology Alliance (OCTA)

- 9 economic development organizations from Ottawa to Windsor + Dept. of Foreign Affairs, Trade and Development Canada and Ontario Ministry of Economic Development, Trade and Employment
- Established 2010 – member since 2011
- Promotes the OCTA geography to foreign clean technology companies (wind, solar, water, biomass) looking to expand into North America/Canada/Ontario markets

2015 Work Plan Summary

- Incoming Trade Mission Planning & Implementation (in partnership with Dutch Consul General's Office)
- Creation of Investment Support Team
- Implementation of the Investment Triage Protocols
- Participation in Pan Regional Trade Missions.

Jun 06, 2013 | Vote 0 0

Wurth breaks ground on Canadian headquarters in Guelph

Guelph Mercury
By Scott Tracey

GUELPH—It was more than an availability of land that convinced Wurth Canada to make "the single biggest capital investment in (its) history" in Guelph, the company's president and CEO said Thursday.



Sep 16, 2013 | Vote 0 0

Guelph solar plant ‘world class,’ province’s energy minister says

Guelph Mercury
By Scott Tracey

GUELPH — The province's energy minister sung the praises of a local solar manufacturer following a tour Monday.

"This is world class," Bob Chiarelli said after touring the manufacturing plant at Canadian Solar on Speedvale Avenue. "It's cutting edge and we're going to do everything we can to keep it going."

Chiarelli also toured the Babcock and Wilcox nuclear manufacturing facility in Cambridge on Monday, as a part of his visits to Ontario firms involved in clean energy alternatives in the province.

Monday was the deadline for the provincial energy ministry to receive public submissions on its Long Term



Energy Minister visits
Scott Tracey, Mercury staff
Ontario Energy Minister Bob Chiarelli meets some employees of Canadian Solar following a tour Monday of the company's Guelph plant.

Context

Prosperity 2020 Recommendation

- “Reposition Guelph in the Market Place: as a premier business investment location”.

Goal:

- “Guelph is widely recognized by the business community as being a “best location for business, and providing a supportive and welcoming economic climate while managing all four of the economic, social, cultural and environmental pillars supporting sustainable development”.

Objectives:

- “Improve upon Guelph’s current perception and reputation as being a difficult location to establish and operate a business”.
- “ Improve City business approval processes and communicate these improvements to the broader business community”.
- “Develop a community focus on common interests, directions and actions for the future
- Promote the importance and benefits of a strong business sector to the overall community”

Program Summary

Strategic Business Plans:

- 2014 – 2016 Foreign Direct Investment Attraction & Retention Strategy & Action Plan
- 2010 Strategic Plan for the Guelph Agri-Innovation Cluster

Strategic Partners

- | | |
|--|---|
| <ul style="list-style-type: none">• Career Education Council• Ontario Ministry of Economic Development• University of Guelph• Innovation Guelph• Conestoga College | <ul style="list-style-type: none">• Ontario Ministry of Agriculture, Food & Rural Affairs• Workforce Planning Board of Waterloo, Wellington & Dufferin• Downtown Guelph Business Association• Guelph Wellington Business Enterprise Centre |
|--|---|

2013 – 2014 Survey Results:

- | | |
|--|--|
| <ul style="list-style-type: none">• 75 businesses interviewed• 62% + Projecting Increased Sales in 2015• 64% Plan to expand their operations & workforce within the next 18 months | <ul style="list-style-type: none">• 335 new employees – skill labour matching cited as a concern• 200,000 s.f. of new floor space projected• Investment and access to capital an issue• Cost of doing business an on-going concern• Access to effective transportation• Municipal approval process/timing |
|--|--|

2015 Work Plan Summary

- | | |
|--|---|
| <ul style="list-style-type: none">• Investment Triage Protocols• BRE Information Portal• Guelph Trade Exhibitions (JV with Business)• Manufacturing Day | <ul style="list-style-type: none">• Respond to local business expansion/retention/investment matters• Global Talent Attraction Initiative• Competitive Municipal Cost Analysis• Mayor/Council Business Events. |
|--|---|

Hitachi

Guelph’s manufacturing jobs jackpot

Guelph Mercury
GUELPH—Guelph may be an anomaly in Canada’s shrinking manufacturing sector.

With recent growth among existing companies – Linamar Corporation and Hitachi Construction Trucks Manufacturing among them – and with other major companies set to break ground here, the city’s manufacturing base, unlike the national picture, is experiencing consistent growth.

“We were just looking at some statistics on development charges, property taxes and building permits, and we noticed the industrial and commercial rates have been pretty stable over the last few years, which is pleasantly surprising given where the economy is,” said Peter Cartwright, Guelph’s general manager of economic development.

The growth is not particularly dramatic, he



Manufacturing jobs in Guelph_2
Rob O’Flanagan, Guelph Mercury
An official opening ceremony was held Wednesday for a major expansion to the Hitachi Construction Truck Manufacturing plant on Woodlawn Road West in Guelph. The addition doubles the space of

RWDI

Dec 03, 2014 | Vote 0 0

Guelph-based global engineering firm to expand at home

Guelph Mercury
By Rob O’Flanagan

GUELPH—In its search for new headquarters, global specialized engineering firm Rowan Williams Davies and Irwin Incorporated found a new and larger location right at home in Guelph. The company plans to double its local workforce, adding 200 jobs as its business continues to grow around the world.

Known by its initials, RWDI has made its mark in recent years through high-profile jobs. The Guelph-based company with expertise in the effects of wind on architectural structures worked on the world’s tallest building, the Burj Khalifa in Dubai, United Arab Emirates, and on the impacts of prevailing winds on the new Yankee Stadium in New York City.

More recently, the company is working with the designers of Kingdom Tower in the Saudi Arabian city of Jeddah, which is even taller than the Burj Khalifa. RWDI specializes in measuring the effect wind currents have on the

Graniteworx

Mar 26, 2013 | Vote 0 0

Second chance to reinvent the Graniteworx wheel

Guelph Mercury
GUELPH — Graniteworx was an industry pioneer in 1999 when it became the first business in the area to manufacture custom granite countertops. With the opening of a new showroom, gallery and fabrication shop in the Hanlon Creek Business Park it is poised to lead the industry once again.

Fusion Homes

Sep 19, 2011 | Vote 0 0

Guelph’s Fusion Homes first to buy into city portion of the Hanlon Creek Business Park

Guelph Mercury
GUELPH — A local home builder has become the first buyer of land in the city-owned portion of the Hanlon Creek Business Park.

Fusion Homes, which is now based out of a location on Victoria Road South, has purchased land in the park to develop a new head office. Construction of the building is to start this year. The new location is expected to be open next summer. The purchase price was \$576,905. The parcel purchased was 2.1 acres in size.

“With the rapid growth Fusion Homes has experienced over the last number of years, we’ve completely outgrown our current head office space. Looking to the future, it became clear that we need a state-of-the-art facility to support our ambitious goals,” says Fusion Homes President Lee Piccoli, in a statement issued by the city. “We are excited and proud to be the first official owners in this visionary new development and look forward to making it our new home.”

Fusion’s site, on Hanlon Creek Boulevard, will be developed in two phases. Phase one will see a two-storey office structure erected. The second will be a three-storey addition.

Jobs - Retained	Jobs - New
725	775

Context

Prosperity 2020 Recommendation

- “Invest in Hard and Green Infrastructure: support and maximize economic benefit”.

Goal:

- “Support business competitiveness through the provision and management of local and regional infrastructure”.

Objectives:

- “Ensure that the City has at all time a sufficient supply of “shovel-ready” employment lands available to accommodate forecasted demand”.
- Invest in and support improvement to local and regional infrastructure in line with their potential economic development impacts”.
- “Enhance and encourage the sustainable use of “green” infrastructure in the community and by individual businesses”

Context

Prosperity 2020 Recommendation

- “Invest in Hard and Green Infrastructure: support and maximize economic benefit”.

Goal:

- “Support business competitiveness through the provision and management of local and regional infrastructure”.

Objectives:

- “Ensure that the City has at all time a sufficient supply of “shovel-ready” employment lands available to accommodate forecasted demand”.
- Invest in and support improvement to local and regional infrastructure in line with their potential economic development impacts”.
- “Enhance and encourage the sustainable use of “green” infrastructure in the community and by individual businesses”

Context

Prosperity 2020 Recommendation

- “Re-position Guelph in the Market Place: as a premier business investment location”.

Goal:

- “Guelph is widely recognized by the business community as being a “best location for business, and providing a supportive and welcoming economic climate while managing all four of the economic, social, cultural and environmental pillars supporting sustainable development”.

Objectives:

- “Improve City business approval processes and communicate these improvements to the broader business community”.

2010 – 2015 Activities:

- Review of Economic Development’s practices and protocols with respect to how investment inquiries and prospects are processed within the department and with other municipal departments
- Established “Connect Guelph”, which provides a better platform for Guelph’s many economic development programs to communicate, collaborate and serve the needs of investors.

2015 Work Plan Summary

- Implementation of the City’s Investment Triage Practice and Protocols.
- Continued support and participation in “Connect Guelph”

DOWNTOWN RENEWAL PROGRAM





DOWNTOWNNOW!

Council Orientation

February 10, 2015



DOWNTOWN RENEWAL PROGRAM



Downtown Guelph is already a great place...

City Building: Vision – *What does it mean to add 6,000 people + 2,000 jobs?*



Prosperity 2020:

“Invest in the Downtown:
target icon status for a vibrant,
transit connected, mixed use
centre”

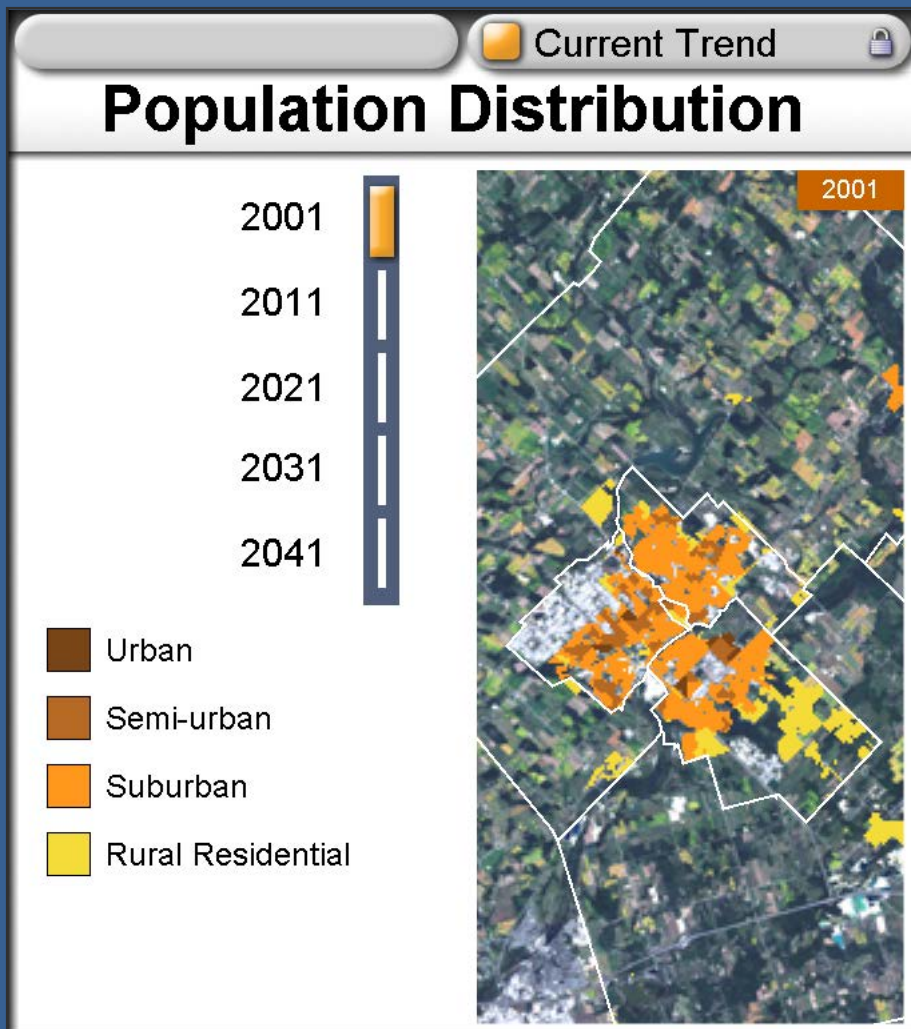
Downtown Strategic Assessment:

- Linked projects strategy
- Lead with activation investments
- Build strength in existing assets first

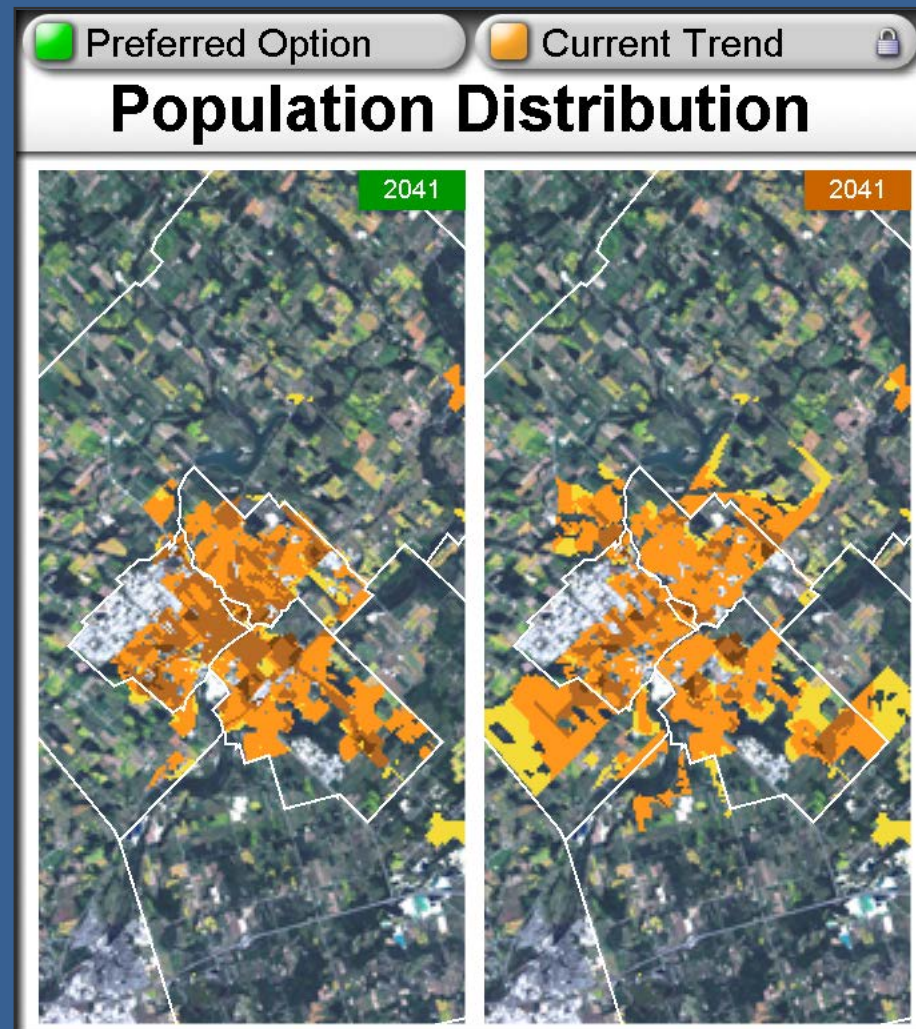


GuelphQuest Workshops Results

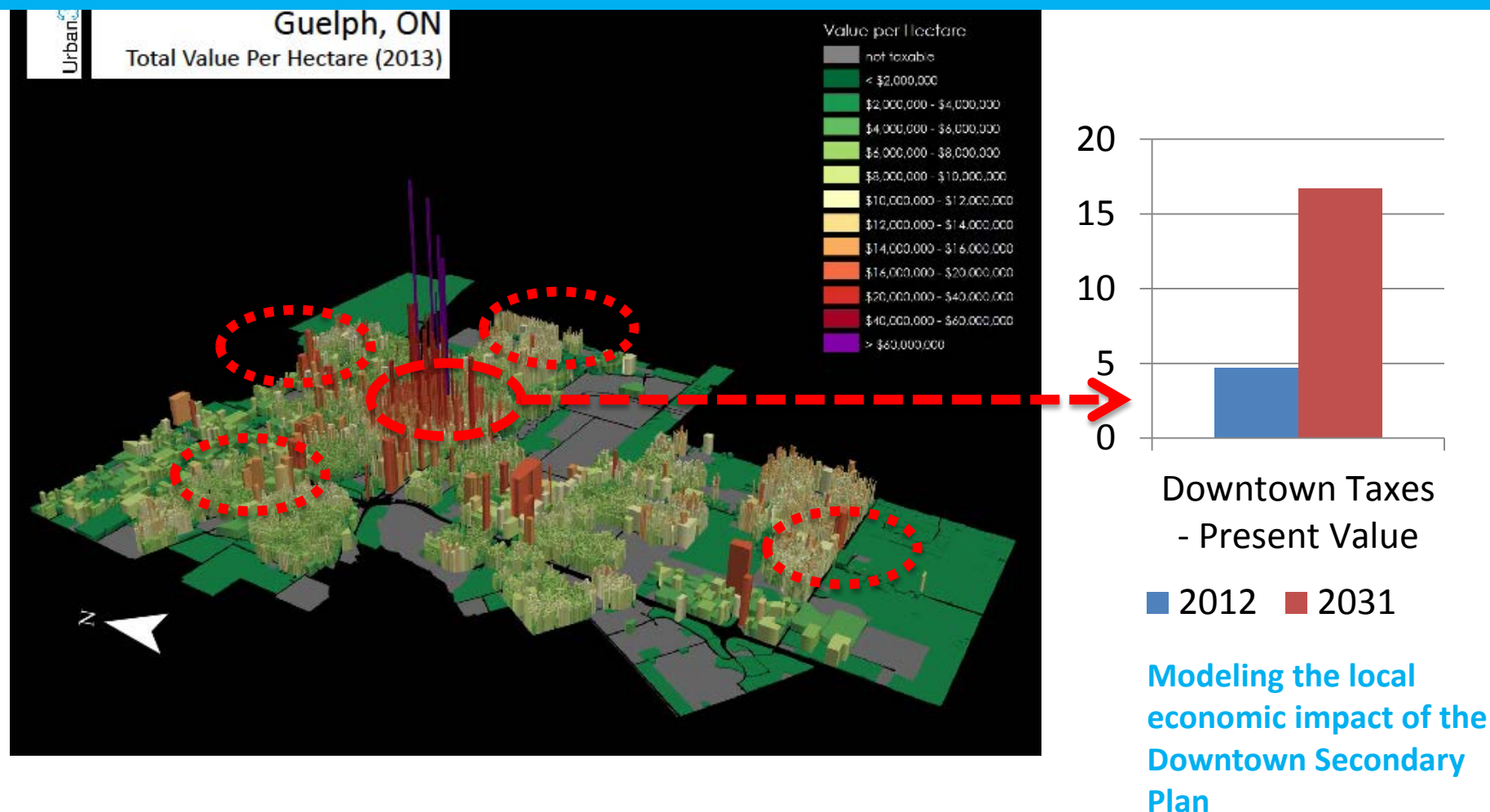
Where we started (2001):



What people told us for 2041:



City Building: Financial Impact



- Investing in areas of high tax-density early creates benefits for all
- City Building potential emerging as key measure to set strategic priorities

Vision & Policy

Downtown Secondary Plan
Prosperity 2020
Community Energy
Streetscape Manual

Public Support

Council & Public

Public Investment

CIP Programs
Capital Projects



Coordination & Partnerships

DGBA / DAC / Chamber/
City / Neighbourhoods

Private Investment

Developers
PPP's

DOWNTOWN RENEWAL PROGRAM

RiverHouse
CONDOMINIUMS
DOWNTOWN GUELPH

Occupancy
2014!

SOLD OUT



Complete!


RIVER MILL
CONDOMINIUMS

Under
Construction!



Complete!

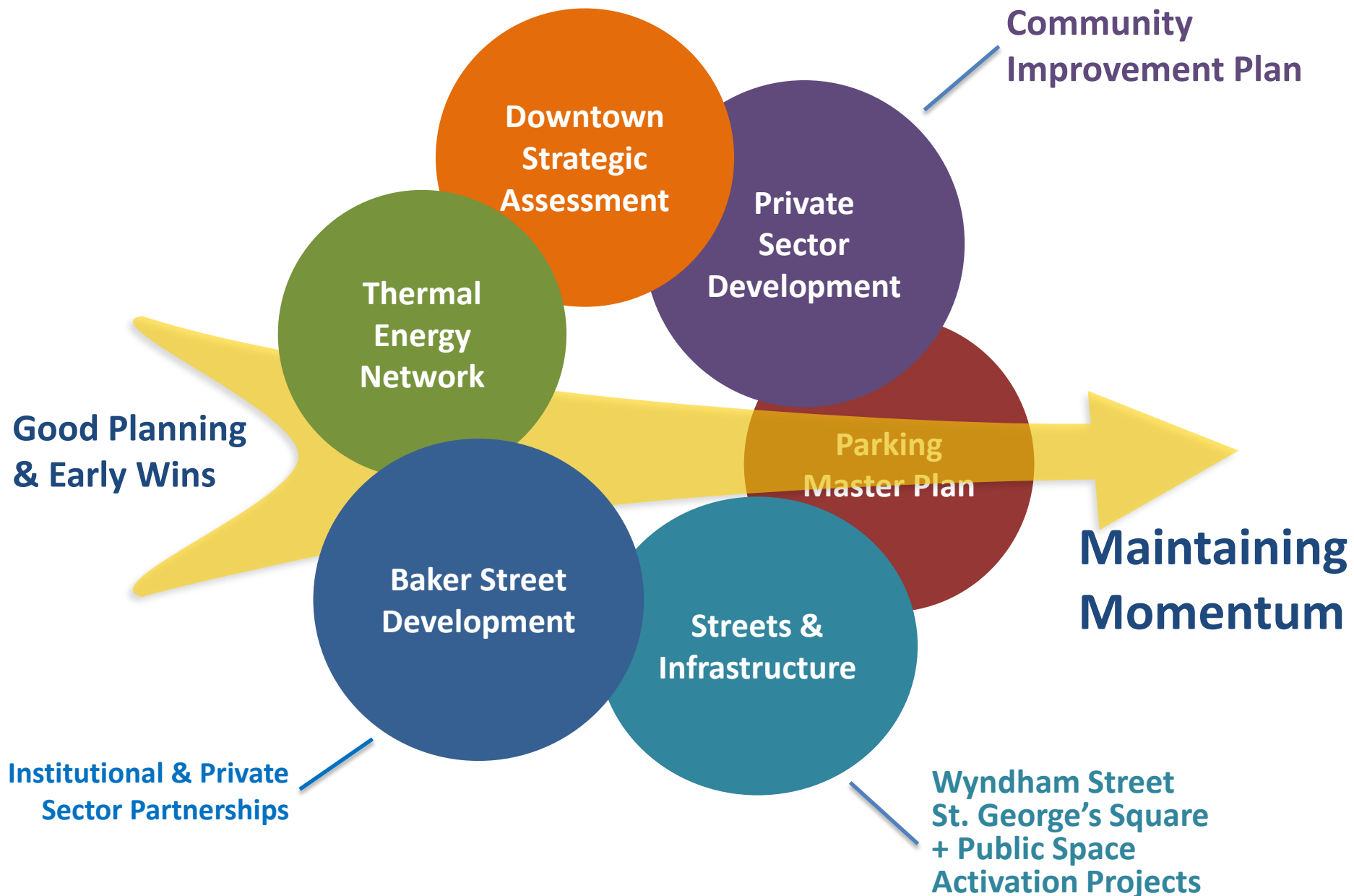


Marketing
Launched!

Since 2012 we have over 1,000 housing units and over 100,000 sqft of office - commercial in development



DOWNTOWN RENEWAL PROGRAM – What's Next?



2015 → Community Engagement on long term policy and financial choices

Parking Master Plan



Long Range Transformation to Structured Parking

Downtown Management System
Periphery Management (extent to be determined)

P Public Parkades

East:	330
West:	531
Neeve:	350
Baker:	500
Wilson	350
Fountain:	500
Total Structured:	2,511

● Public Surface Lots

Total Surface:	147
----------------	-----

2,658
(Net Gain: 880)

Baker Street Development

2015 → Decisions around partnerships and project commitment



Streets & Infrastructure

2015 → Priority setting around long range capital and strategic initiatives



Implementation of Two-way Commuter Rail Service



Streetscape Manual & St. George's Square

CONCLUDING REMARKS & QUESTIONS

