

# Special City Council Meeting Agenda

**Consolidated as of October 18, 2019**



**Monday, October 21, 2019 – 6:00 p.m.**  
**Council Chambers, Guelph City Hall, 1 Carden Street**

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**Changes to the original agenda have been highlighted.**

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## **Open Meeting – 6:00 p.m.**

**O Canada**  
**Silent Reflection**  
**First Nations Acknowledgement**  
**Disclosure of Pecuniary Interest and General Nature Thereof**

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### **IDE-2019-103      Real Estate Assets Information (presentation)**

**Presentation:**

Antti Vilkkö, General Manager, Facilities Management

**Recommendation:**

That report IDE-2019-103 "Real Estate Assets Information," dated October 21, 2019 be received.

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### **IDE-2019-102      City Operations Facilities Needs Assessment (presentation)**

**Presentation:**

Antti Vilkkö, General Manager, Facilities Management

**Delegation:**

Sian Matwey

**Recommendation:**

That staff be directed to proceed with planning and design for a consolidated City Operations Campus consisting of operations facilities for Transit, Operations, Fleet Maintenance, and Corporate Building Maintenance located on the City owned Dunlop Drive property.

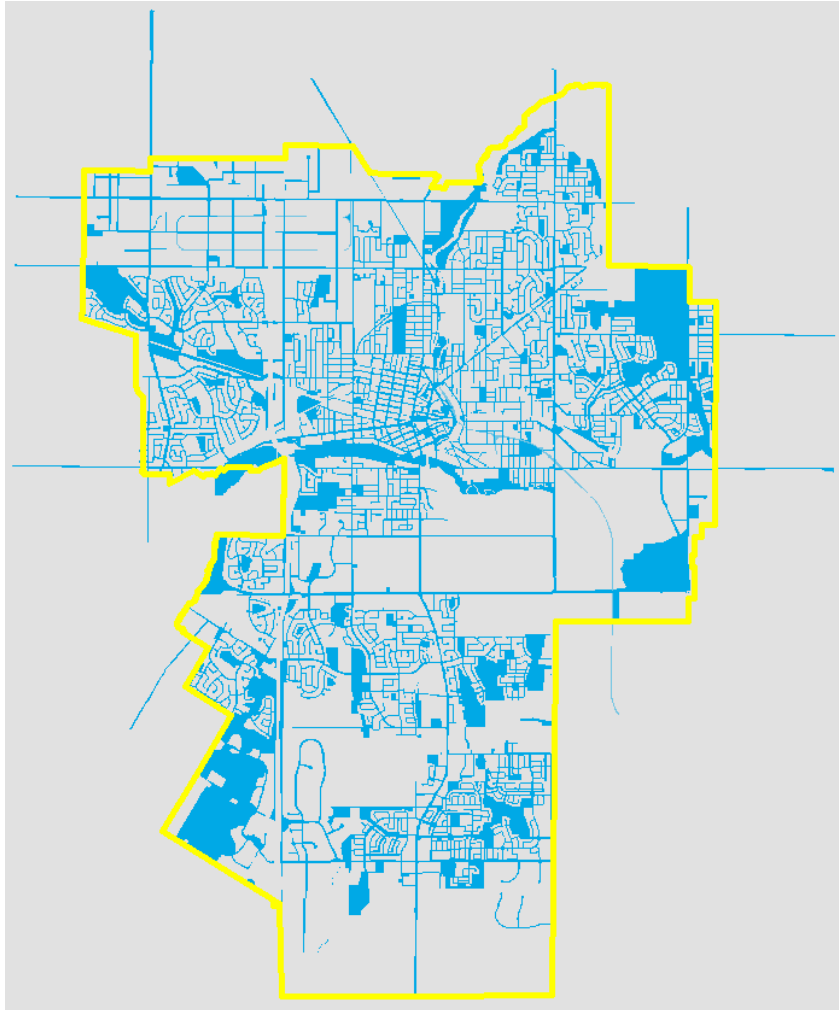
**Adjournment**

# **Real Estate Asset Information**

**Presentation to Council  
October 21, 2019**

Antti Vilkkko, General Manager  
Facilities Management

# Overview of Real Estate Holdings



Classification	# of Properties	Acres
Facilities (includes infrastructure)	73	350
Natural Areas (including ponds, spillways, parks, forest, wetland, walkways, and trails)	568	2,400
Roads (including road widenings and reserves)	2,666	3,000
Guelph Junction Railway lands	49	100
Industrial/Commercial (including business park, etc.)	13	150

# Stranded Assets Definition

Real estate holdings that are not being utilized or are under-utilized and that have no plans for future City use

- Less than 0.1% of all City-owned assets are considered stranded

# 65 Delhi Street

- **Current use**  
Partially occupied by City EMS staff
- **Next steps**  
Retain and fund required renovations for future Land Ambulance Station
- **Timing**  
Roof replacement and design for EMS in 2020; construction of EMS renovation in 2021



- **Size:** Approximately 2.4 acres
- **Zoning:** P.3-1 - Specialized Community Park

# 72 Farquhar Street (Drill Hall)

- **Current use**  
Vacant; currently finalizing the design to stabilize the building
- **Next steps**  
Complete the stabilization and review potential future uses by end of 2020
- **Size**  
8,848 square feet



- **Zoning:** Downtown 3A

# 341 Forestell Road

- **Current use**  
Vacant building and lands
- **Next steps**  
This building will be part of the Hanlon Creek Phase 3 Lands sale planned for end of 2019
- **Size**  
Approximately 100 acres



- **Zoning:** B.2-4 – Hanlon Creek Business Park



# 880 Victoria Road South (Carter Farm)

- **Current use**  
Dwelling is unoccupied.  
The lands are a significant source for the City's water distribution system
- **Next steps**  
Retain the lands for continued City drinking water source
- **Size**  
6.45 acres  
(the landlocked parcel containing the house only, part of a larger area of land owned)



- **Zoning:** Agricultural, in the Township of Puslinch

# 14 Edinburgh Road South (Pottery)

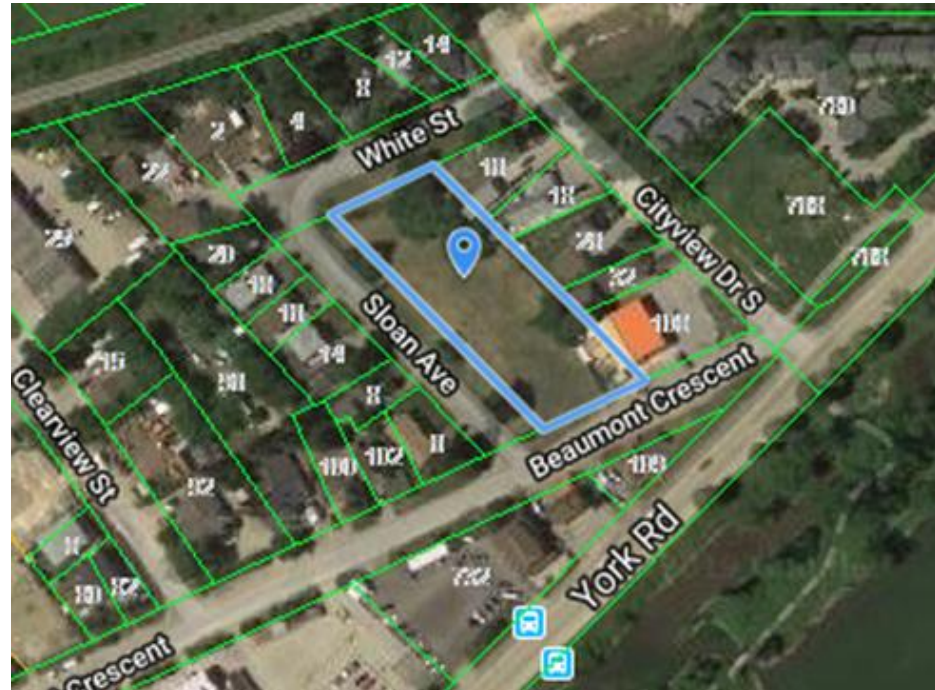
- **Current use**  
Pottery Programming put on by the City's Parks and Recreation department
- **Next steps**  
Retain and continue current use until required for grade separation
- **Size**  
Approximately 0.5 acres



- **Zoning:** R.1B – Residential Single Detached

# 106 Beaumont Crescent

- **Current use**  
Vacant land composed of 10 separate residential building lots
- **Next steps**  
Retain until the land use study is completed by end of 2020
- **Size**  
Approximately 0.9 acres



- **Zoning:** R.1C (H1) Single Detached Residential with a Holding Zone for the future realignment of Cityview Drive

# McQuillan's Bridge, Stone Road East

- **Current use**  
Pedestrian use on trail
- **Next steps**  
Retain and fund repairs
- **Zoning**  
N/A – Road Allowance



# 606 Massey Road

- **Current use**  
Mostly vacant, landlocked, and portions contain infrastructure leased to Metrolinx
- **Next steps**  
Create formal road access and reconfigure property to allow for future sale of unused portions of land
- **Size**  
Approximately 11 acres



- **Zoning:** B.4 - Industrial

# Summary

- Staff have undertaken a comprehensive review of City-owned real estate assets
- The City has a large portfolio of assets for a variety of functions
- There are a very small number of under-utilized assets
- Challenges related to these under-utilized assets include:
  - No specified purpose
  - Cannot be occupied
  - Significant capital expenditure required
  - Prioritization of limited capital funding

**Thank you**

# **City Operations Facilities Needs Assessment**

**Presentation to Council  
October 21, 2019**

Antti Vilkkö, General Manager  
Facilities Management



# Background

The Transit, Parks Operations and Forestry, Operations, Fleet Maintenance, and Corporate Building Maintenance departments are currently operating in facilities that:

- **Are at the end of their useful life**
- **Are over capacity**
- **Do not have room for expansion**

These issues are compounded by:

- **Anticipated population growth: 43% (60,000 people) over 25 years**
- **Additional resources needed to maintain appropriate service levels in line with population growth**

# Transit



# Operations



# Fleet Maintenance



# Parks Operations & Forestry



# Corporate Building Maintenance



# Facilities Needs Assessment Process

Discussions with:

✓ **Parks & Forestry,  
Operations, Transit and  
Corporate Building  
Maintenance**

Assess current challenges  
and projected future needs

✓ **Legal and Realty staff**

Explore available City-owned  
lands

✓ **Planning staff**

Growth projections, zoning  
and development timing of  
lands

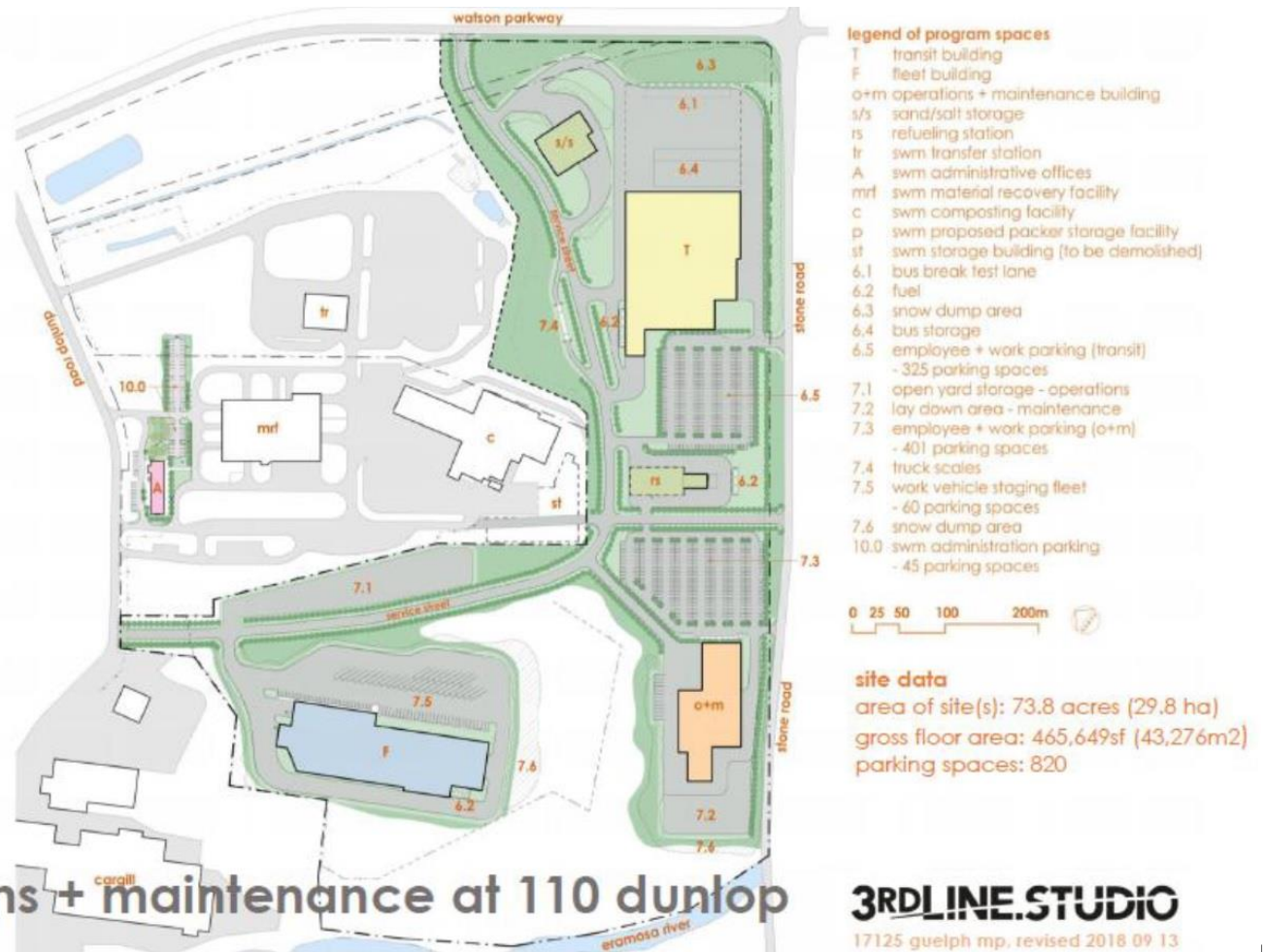
# Recommendation

A **Centralized operations campus** on City-owned Dunlop Drive property

- Campus to include space for Transit, Operations, Fleet Maintenance and Corporate Building Maintenance (shared facilities where possible)
- Renovating existing Transit facility to be used for Parks and Forestry



# Centralized Campus



# Benefits

- Energy-efficient, streamlined facilities, contributing to the City's goal to achieve a net-zero carbon future by 2050
- Operational cost savings from work and energy efficiencies
- Maintain service levels in line with community growth
- Room to expand for future growth
- Ability to release prime lands under current facilities for future sale or development
- Proposed site is zoned appropriately and of low market value
- Opportunity for heightened efficiency and morale stemming from improved work environment

# Estimated Costs

Facility Name	Construction Cost Estimate
110 Dunlop Drive Site Plan and Prep	\$5.5M
Transit Operations – <b>New</b> at 110 Dunlop Drive	\$86.8M
Fleet Maintenance – <b>New</b> at 110 Dunlop Drive	\$48.3M
Parks Operations and Forestry – <b>Renovate</b> existing site at 170 Watson Road	\$20.0M
Operations Facility – <b>New</b> at 110 Dunlop Drive	\$30.0M
Refueling Station – <b>New</b> at 110 Dunlop Drive	\$3.5M
Salt and Sand Domes – <b>New</b> at 110 Dunlop Drive	\$3.3M
<b>Total</b>	<b>\$197.4M</b>

**Thank you**