


Q3 end of September 2021

Baker District Redevelopment (Master-planning Phase)




Executive Sponsor	Scott Stewart, Chief Administrative Officer
Project Manager	Stephen Gazzola, Project Manager, Facility Design and Construction
Approved Budget	\$ 9,676,000
Funding Sources	Library: 24% Development charges; 76% Tax; Baker District: 100% Tax
Project Deliverables and Scope	The Baker District Redevelopment Project is a City of Guelph-initiated development aimed at transforming the existing surface parking lot and adjacent properties fronting Upper Wyndham Street into a unique, mixed-use development. The purpose of this phase was to operate in accordance with the Pre-development Management Agreement. The scope and schedule were revised in October 2020. Integral to this phase of the project is the finalization of the library schematic design and Urban Design Master Plan, preliminary design of Baker Street right-of-way and the business term agreements. For more information visit https://guelph.ca/business/downtownbusiness/bakerdistrict .
Target Completion	This phase of the project was completed in Q3 2021, and the next phase will be reported on for Q4 2021.


Project Status



Within scope

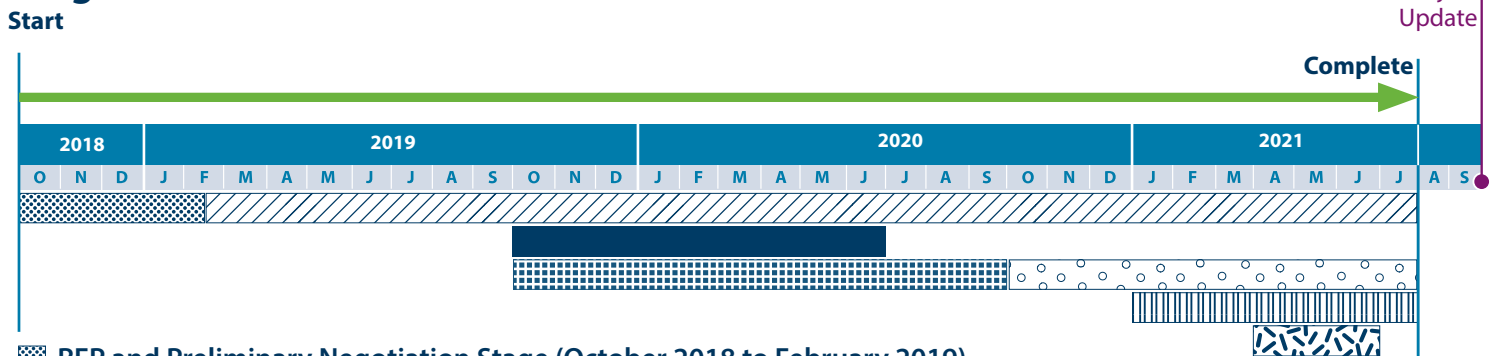


On schedule



Within budget

Progress to date



-  RFP and Preliminary Negotiation Stage (October 2018 to February 2019)
-  Master Planning and Negotiation Stage (February 2019 to July 2021)
-  Community engagement (October 2019 to June 2020)
-  Library program: Concept design (October 2019 to September 2020)
-  Revised Library schematic design (October 2020 to July 2021)
-  Preliminary Baker Street Design (January to July 2021)
-  Community engagement on revised scope (April to June 2021)