

### Welcome

City of Guelph Capital Implementation Plan

### Public Open House #1

March 27, 2024 6:30 - 8:30 p.m.

Please review the materials and provide your comments on the sheets available, or online through Have Your Say (QR code below), by April 7, 2024.

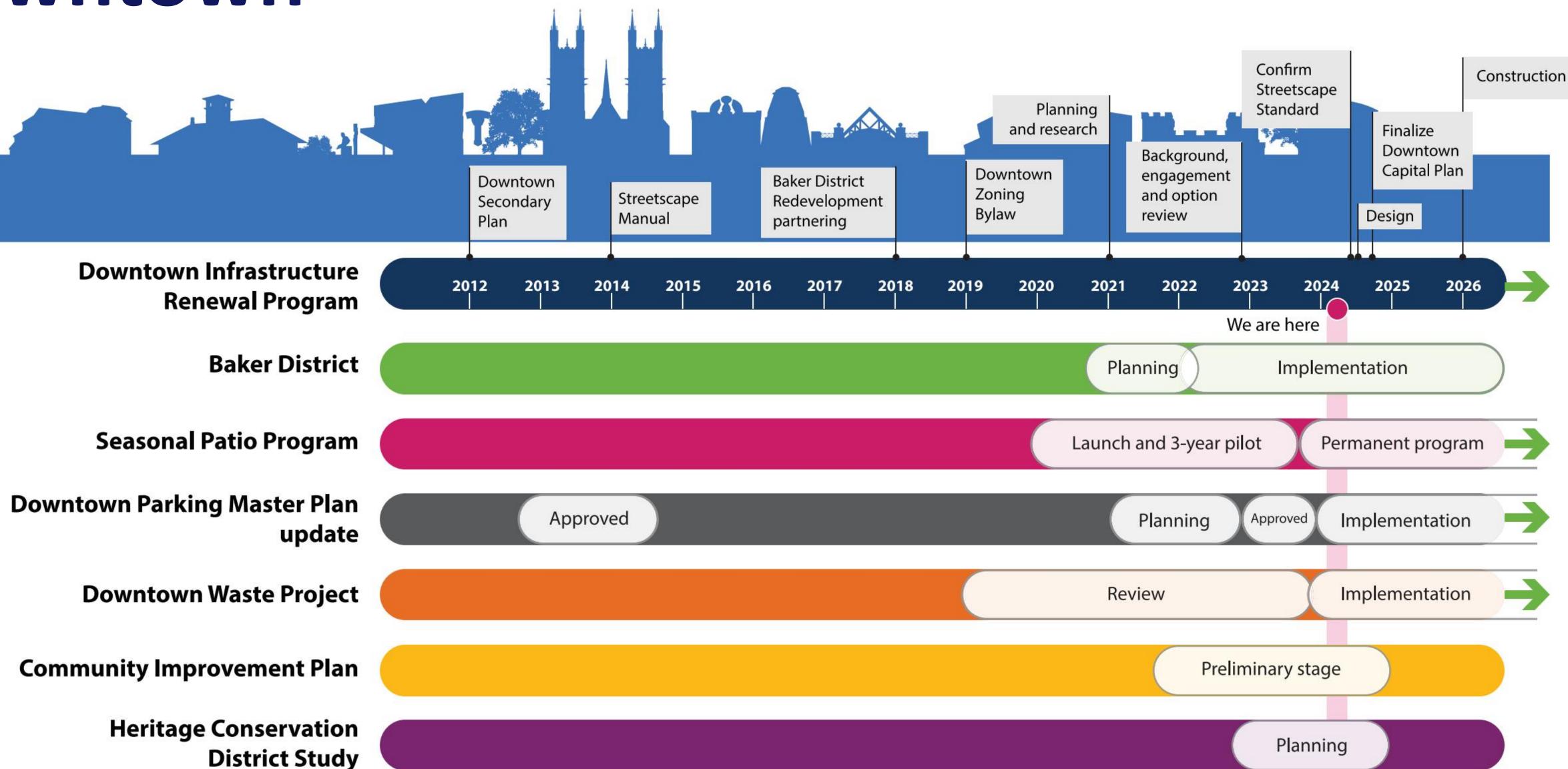
Staff are available to answer your questions.







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.





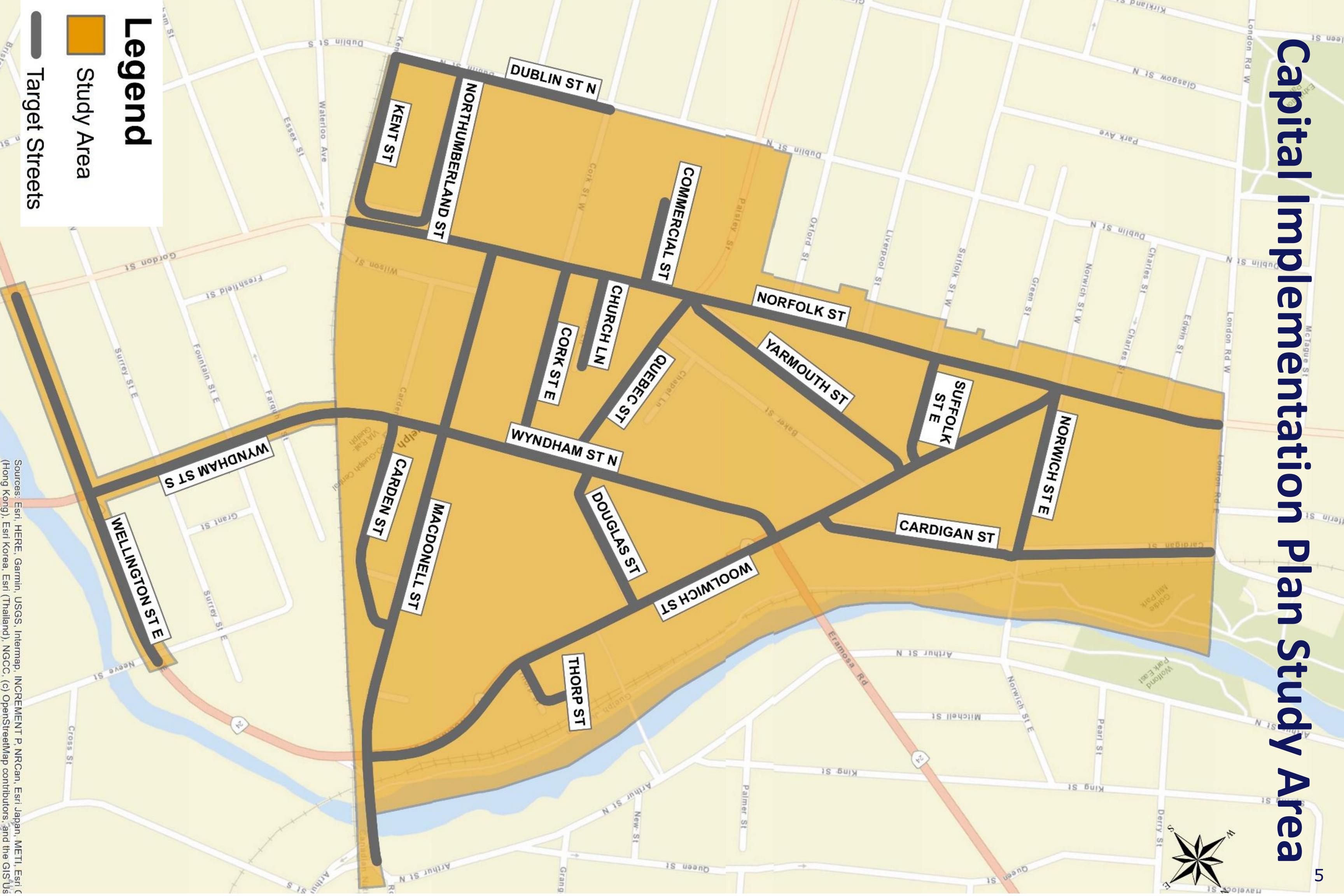
## How the Plan Supports Economic Development

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.







## How Was the Construction Sequence Determined?

## **Economic Development and Capacity for Growth**

Does the street provide for additional housing and room for growth? Does it support planned density increase in Downtown?

## Watermain, Sanitary and Stormwater Needs

What is the age and condition of infrastructure? Are there capacity deficiencies?

#### **Utility Needs**

Are there 3rd party utility upgrades planned for the street?

## **Transportation and Traffic Management**

How will construction impact traffic flow? How many transit routes are on the street?

#### **Construction Costs**

How do construction costs affect the City's capital budget?

#### **Construction Constraints**

Are there special needs that may affect construction (e.g. additional time to acquire permits)?

#### **Road Needs**

What is the current condition of the pavement? How urgently does traffic capacity need to be addressed?

#### We Want To Hear From You!

Can you think of anything else that should be considered in prioritizing construction for the Downtown? Grab a sticky note and let us know.

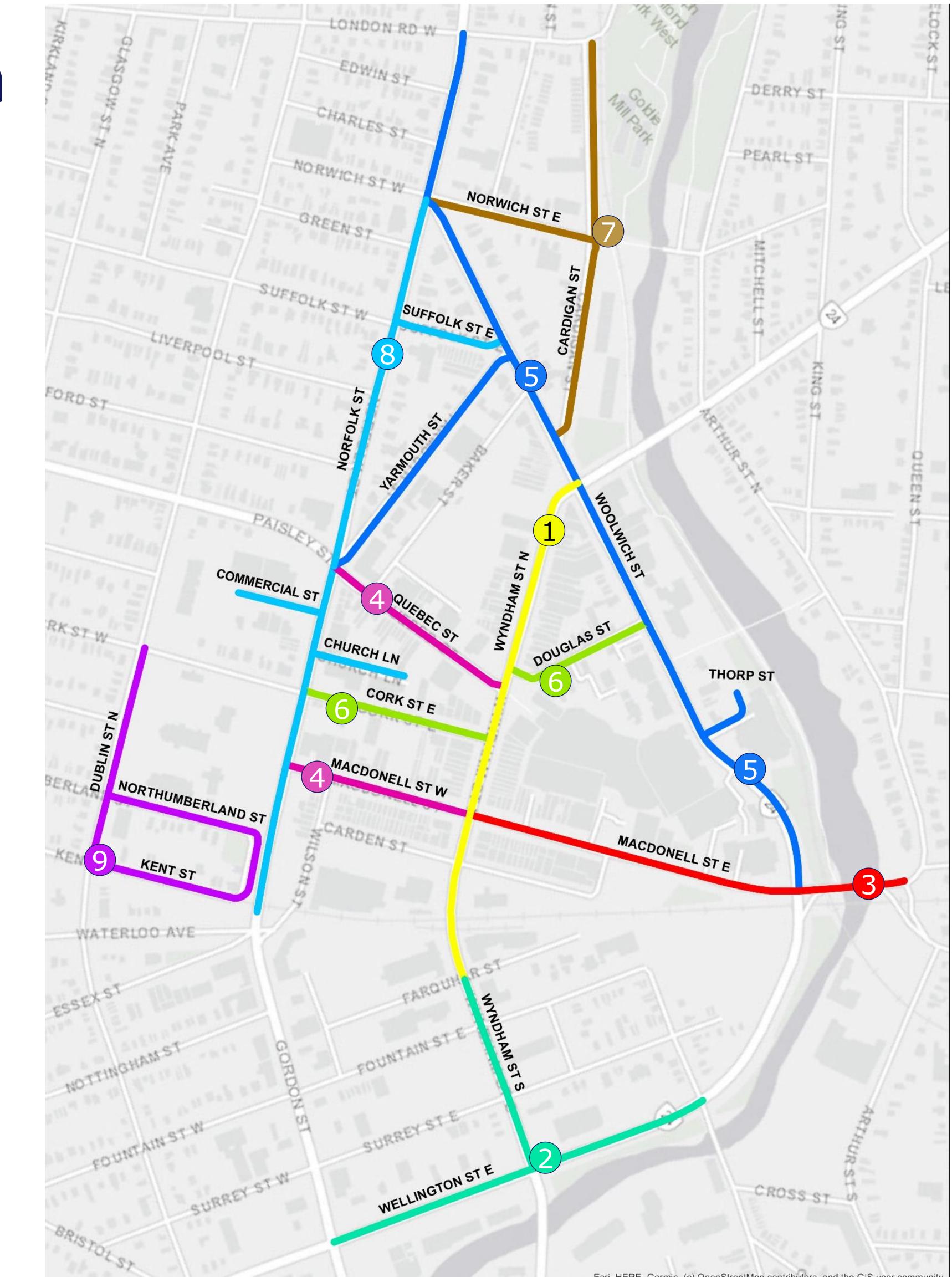
## Proposed Implementation Plan

<b>Construction Priority</b>	Street
Phase 1	Wyndham Street North
Phase 2	Wyndham Street South Wellington Street East
Phase 3	Macdonell Street East Macdonell Bridge
Phase 4	Macdonell Street West Quebec Street
Phase 5	Woolwich Street Yarmouth Street Thorp Street
Phase 6	Cork Street East Douglas Street
Phase 7	Cardigan Street Norwich Street East
Phase 8	Norfolk Street Suffolk Street Commercial Lane Church Lane
Phase 9	Dublin Street North Northumberland Street Kent Street

<sup>\*</sup> Consideration could be given to combining phases to reduce duration of construction.









## Construction Pacing, Mitigation and Community Support

#### **Option 1: Fast-paced**

Completing construction quickly involves working on multiple sections at a time and closing roads during construction season to give contractors full room to work. This will require extra construction crews to meet expedited completion dates.

#### **Option 2: Slow-paced**

A slower-paced construction approach could consider options including allowing one lane of traffic to remain open which would provide contractors less room to work with and increase construction duration.

#### Supporting the Community During Construction

The City is considering ways to support businesses and community members during construction. This will include active communications about the project to ensure businesses are well informed of progress. This will also include interactive approaches to engage the community (such as Community Liaison Officer and Construction Liaison Group); informative signage and wayfinding including maps and project schedules; and mitigation measures with a focus on public safety.

#### Mitigation

Any construction will require detailed planning to maintain access to businesses, accommodate deliveries and emergency services, pedestrian safety, and detours for traffic.





## 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.

#### **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 will be installed notifying the public that businesses are still open and where they can park. Temporary ramps into storefronts will be used 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.







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

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.



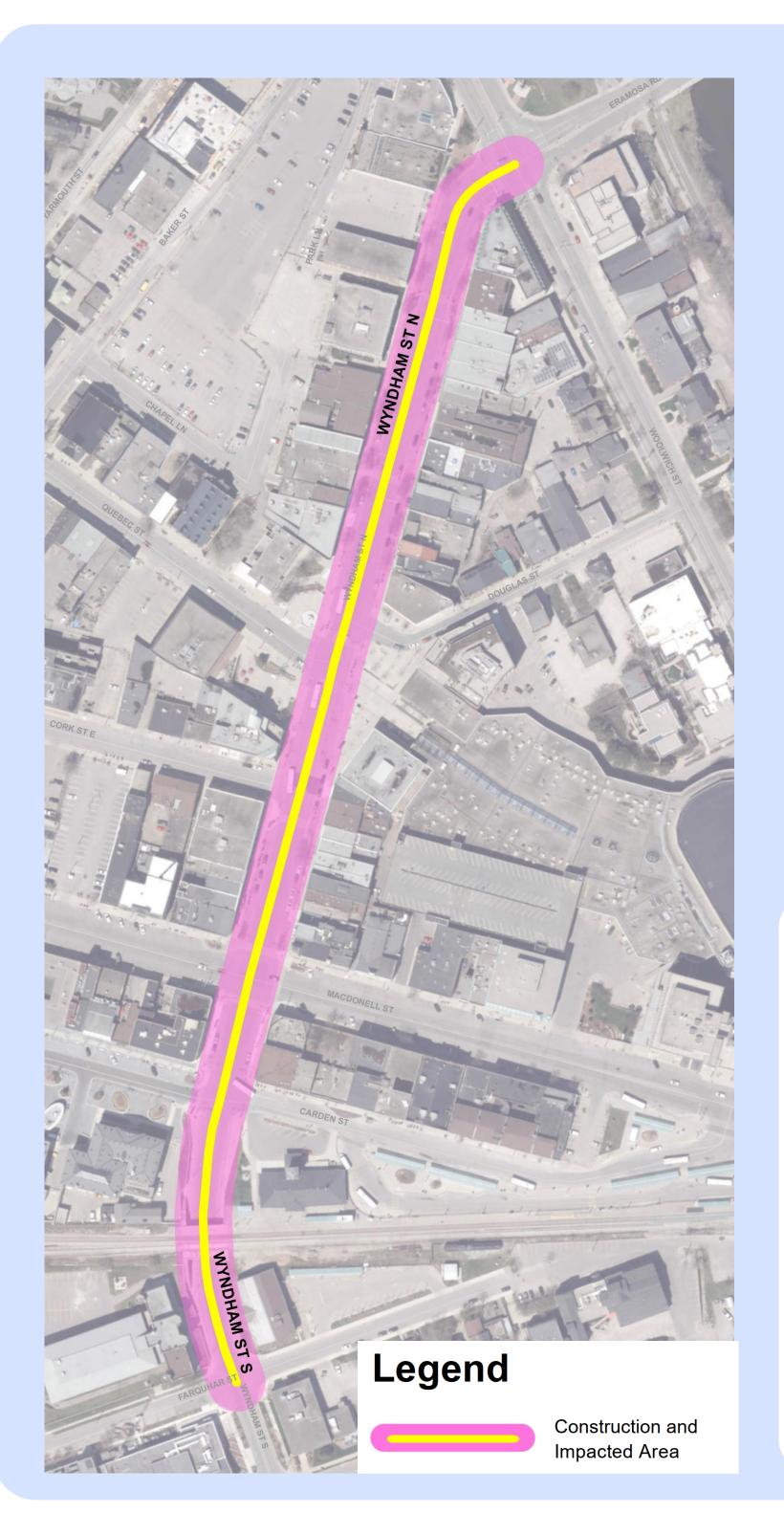






## 1

## Wyndham Street North



### Option 1: Fast-Paced

Staging: Corridor would be fully closed during construction.

Timing: 2026 – 2027

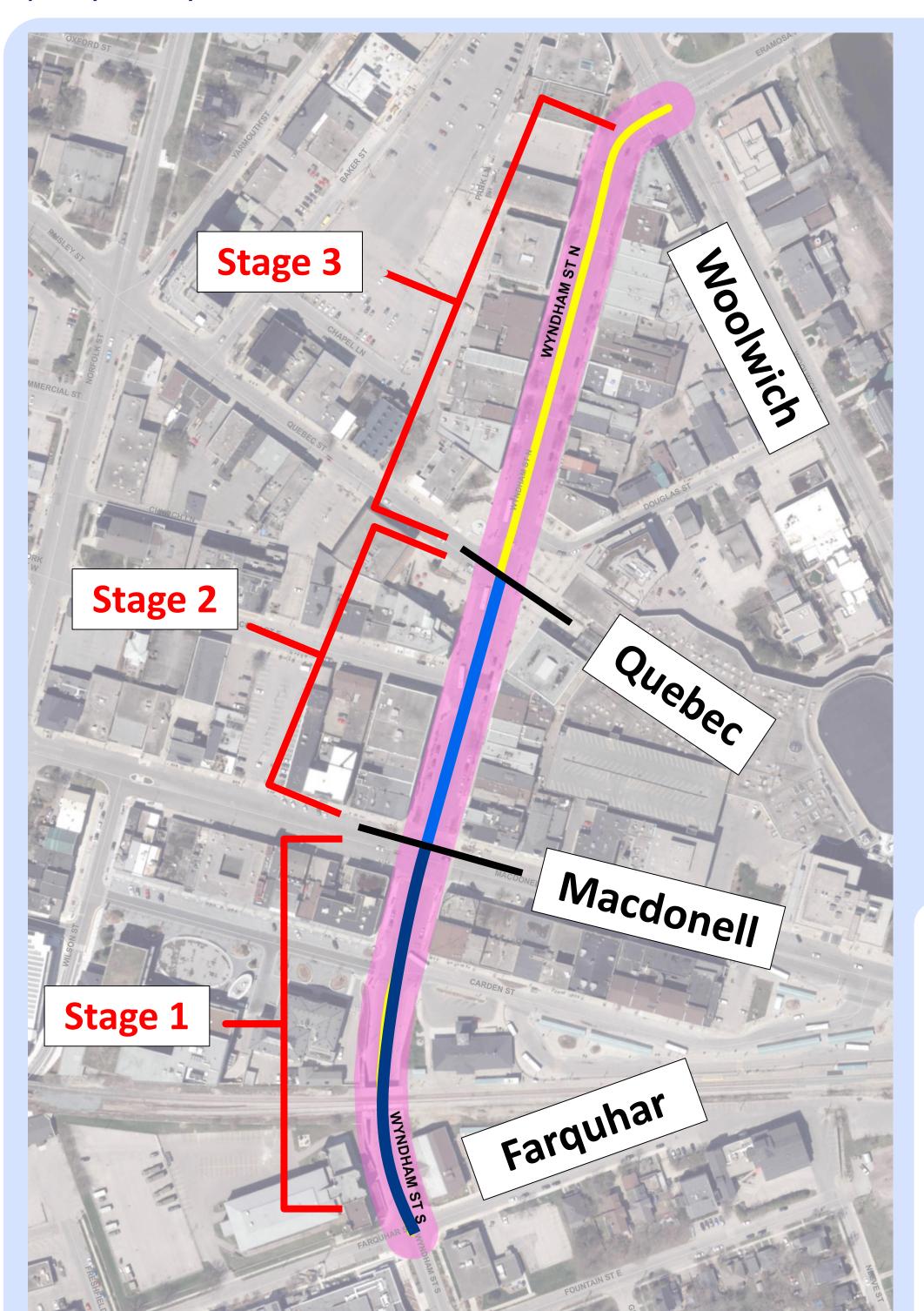
**Anticipated Cost\*:** 

\$31.8M

Your thoughts?

#### What are the priority needs?

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



## Option 2: Slow-Paced

#### Staging:

- 1) Farquhar to Macdonell
- 2) Macdonell to Quebec
- 3) Quebec to Woolwich

Timing: 2026 – 2030

**Anticipated Cost\*:** 

\$31.8M

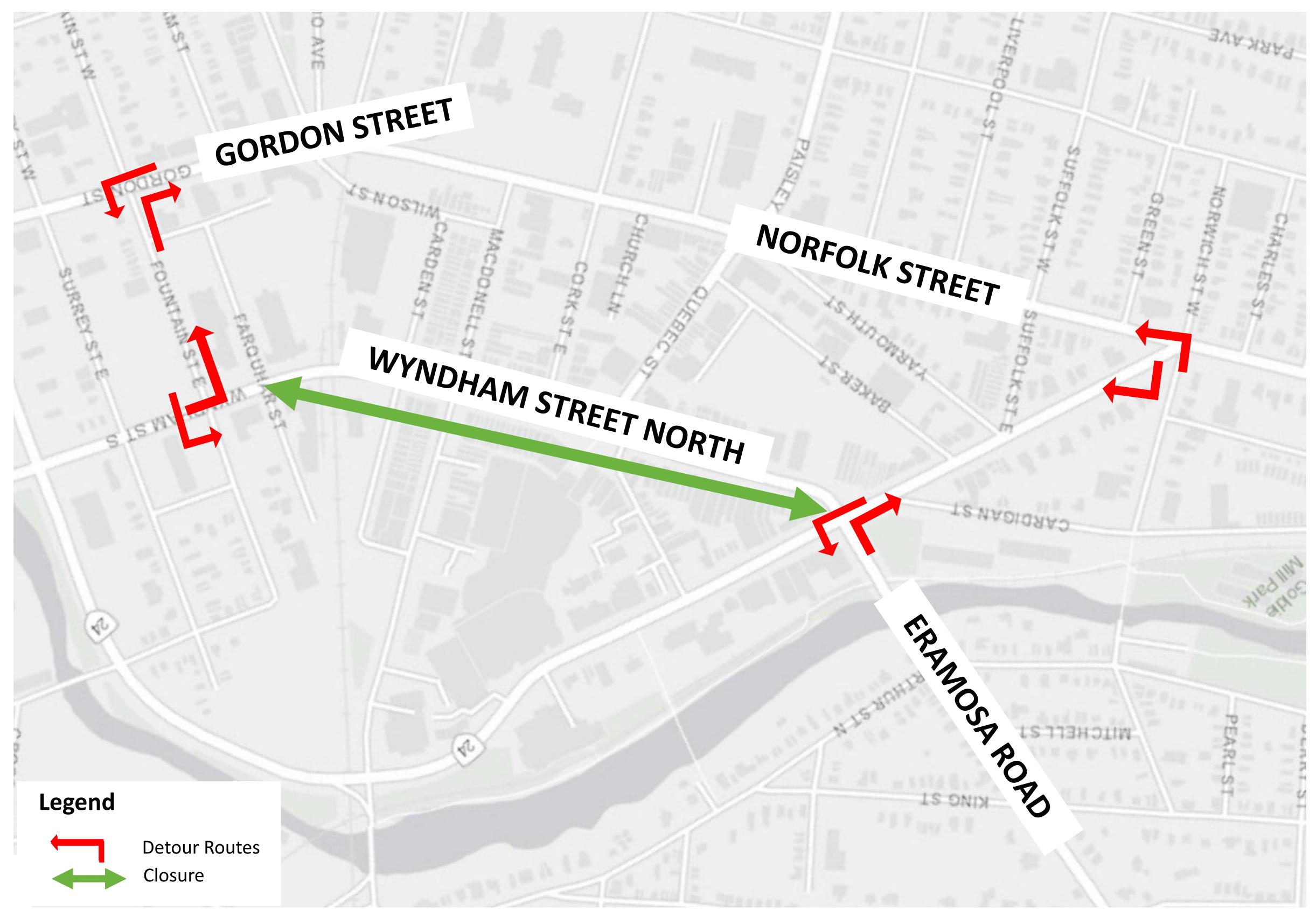
Your thoughts?





## 1

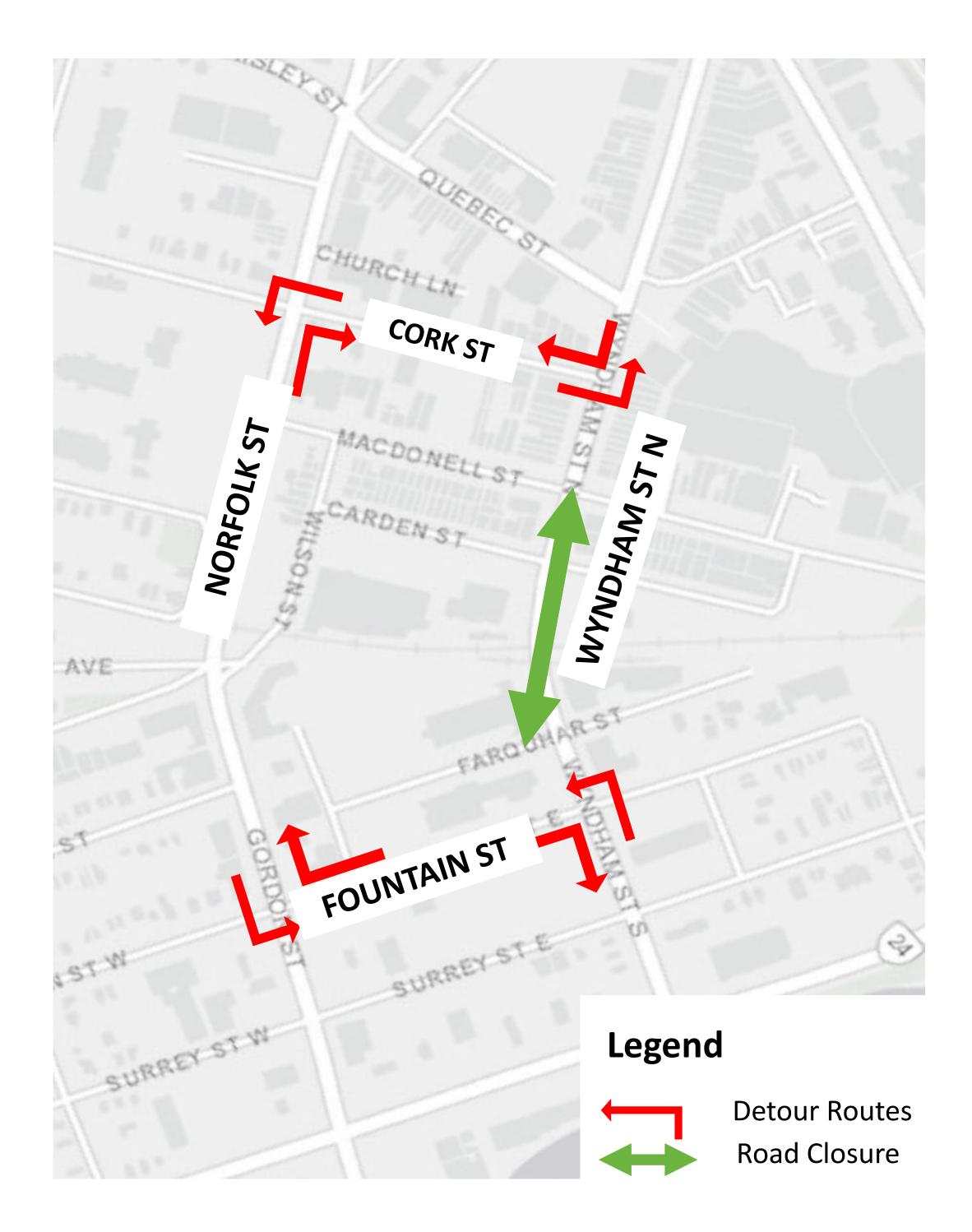
## Traffic Management Plan for Fast-paced Construction



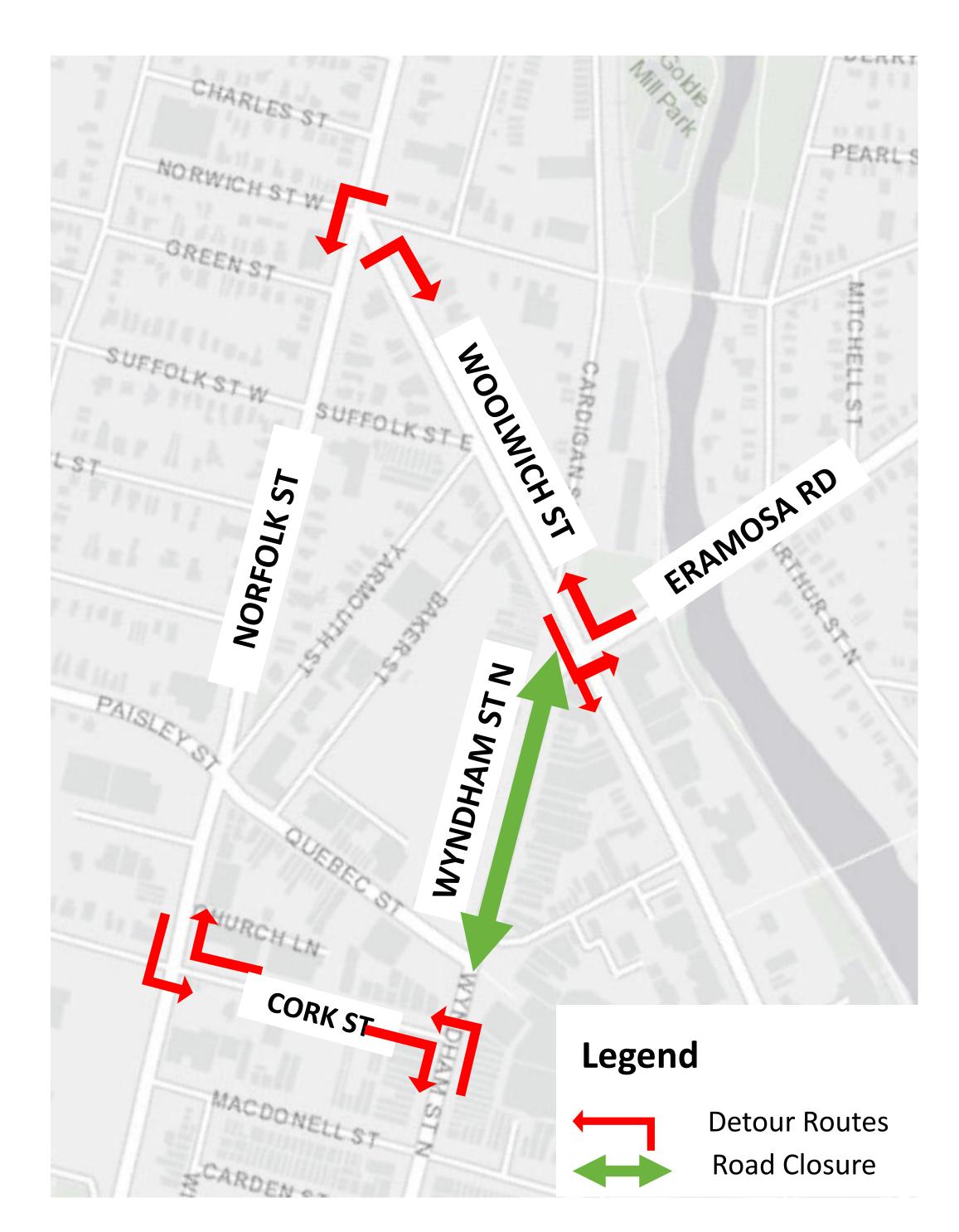


## 1

## Traffic Management Plan for Slow-paced Construction



MACDONELL ST O AVE Legend **Detour Routes** Road Closure



Stage 1: Farquhar to Macdonell

Stage 2: Macdonell to Quebec

Stage 3: Quebec to Woolwich



## Phase 2: Wyndham Street South and Wellington Street East

#### PROPOSED ORDER OF CONSTRUCTION

Stage 1: Wyndham Street South (Farquhar to Wellington)

Stage 2: Wellington Street East

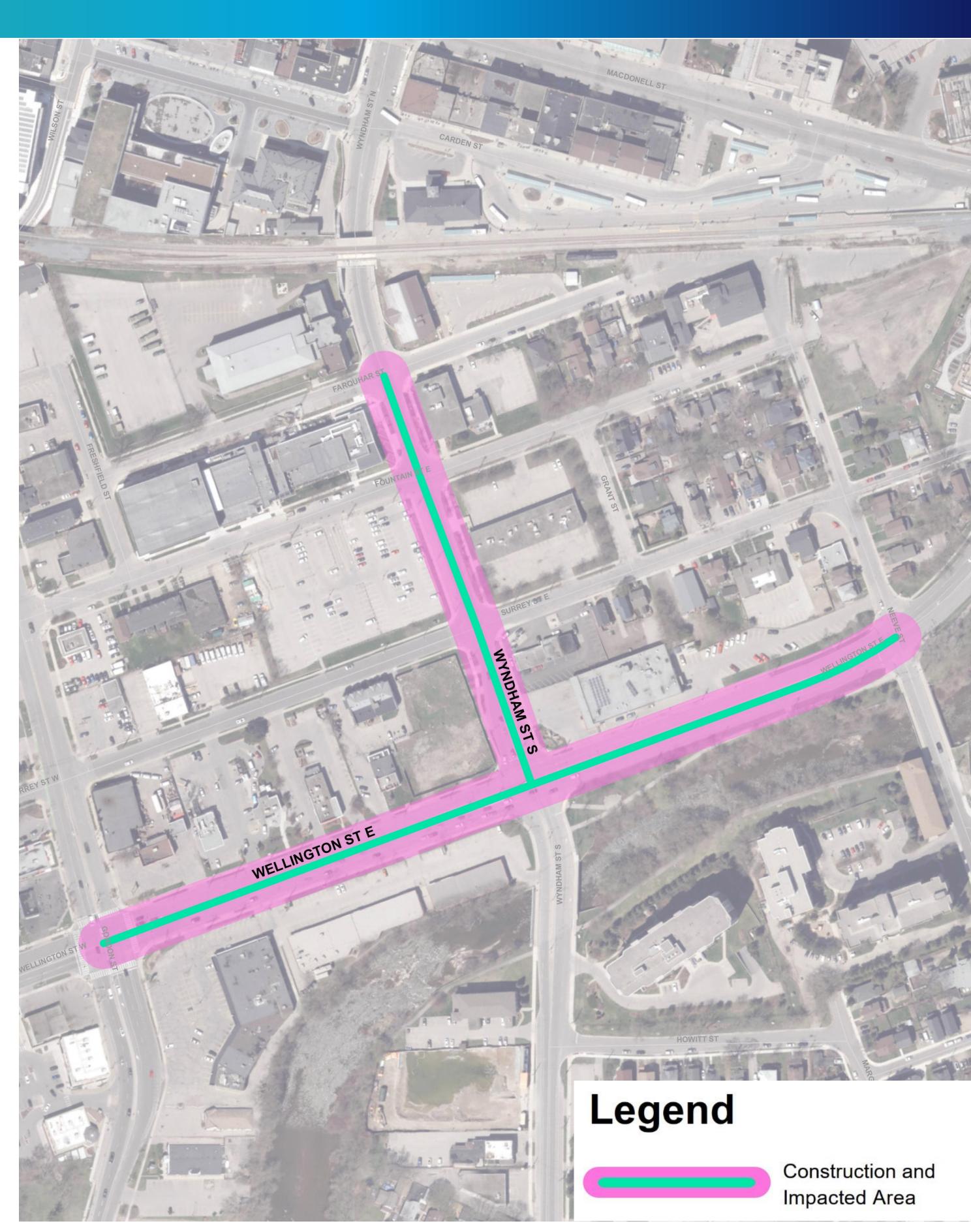
#### **CONSTRUCTION TIMING**

Option 1 (Fast-paced): 2 years Option 2 (Slow-paced): 4 years ANTICIPATED
COST\*
\$17.2M

#### What are the priority needs?

Increased development needs; high number of transit routes; upgrades required for watermain, sanitary and storm sewer to address age, condition and capacity; planned utility upgrades







# Phase 3: Macdonell Street East and Macdonell Bridge

#### PROPOSED ORDER OF CONSTRUCTION

Stage 1: Macdonell Bridge (up to Arthur/Elizabeth)

Stage 2: Macdonell Street East (Woolwich to Carden)

Stage 3: Macdonell Street East (Carden to Wyndham)

#### **CONSTRUCTION TIMING**

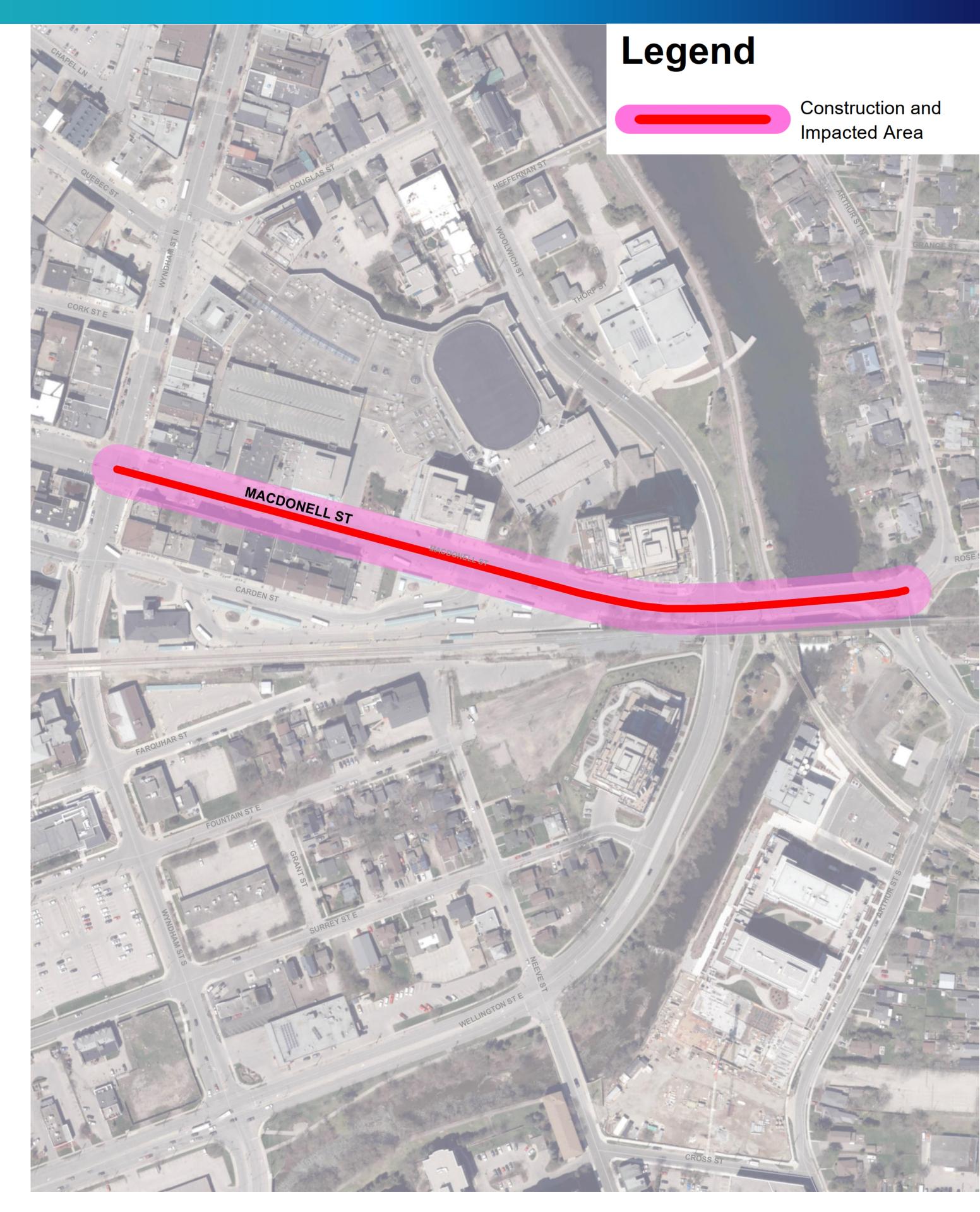
Option 1 (Fast-paced): 3 years
Option 2 (Slow-paced): 5 years

ANTICIPATED
COST\*
\$8.6M

#### What are the priority needs?

Increased development needs; transit priority corridor; bridge upgrades, upgrades required for watermain, sanitary and storm sewer to address age, condition and capacity, poor road surface condition

\* 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.





# Phase 4: Macdonell Street West and Quebec Street

#### PROPOSED ORDER OF CONSTRUCTION

Stage 1: Macdonell Street West

Stage 2: Quebec Street

#### **CONSTRUCTION TIMING**

Option 1 (Fast-paced): 2 years
Option 2 (Slow-paced): 3 years

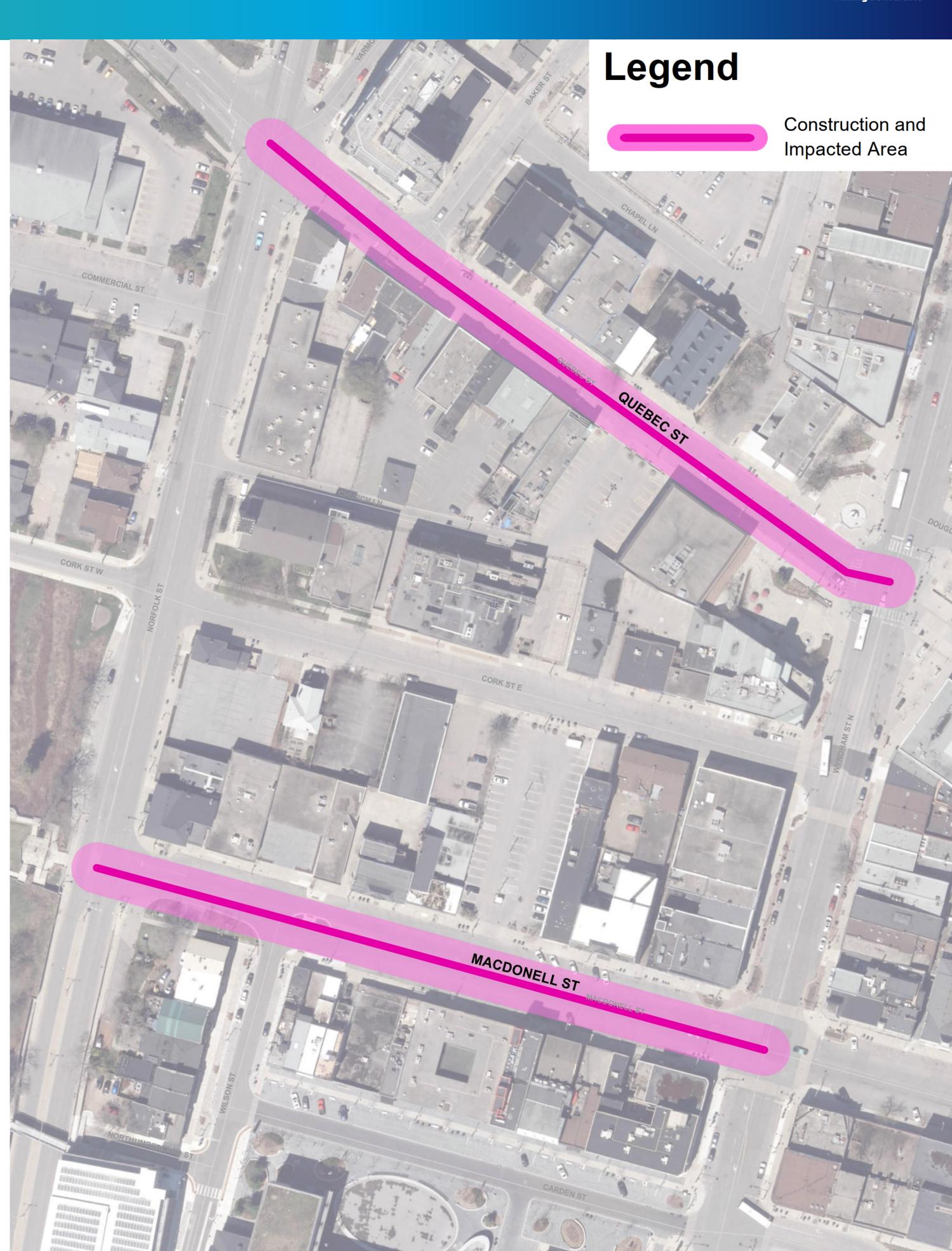
ANTICIPATED COST\*

\$9.4M

#### What are the priority needs?

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







## Phase 5: Woolwich Street, Yarmouth Street and Thorp Street

#### PROPOSED ORDER OF CONSTRUCTION

Stage 1: Woolwich Street (Macdonell to Eramosa) and Thorp Street

Stage 2: Woolwich Street (Eramosa to London)

Stage 3: Yarmouth Street

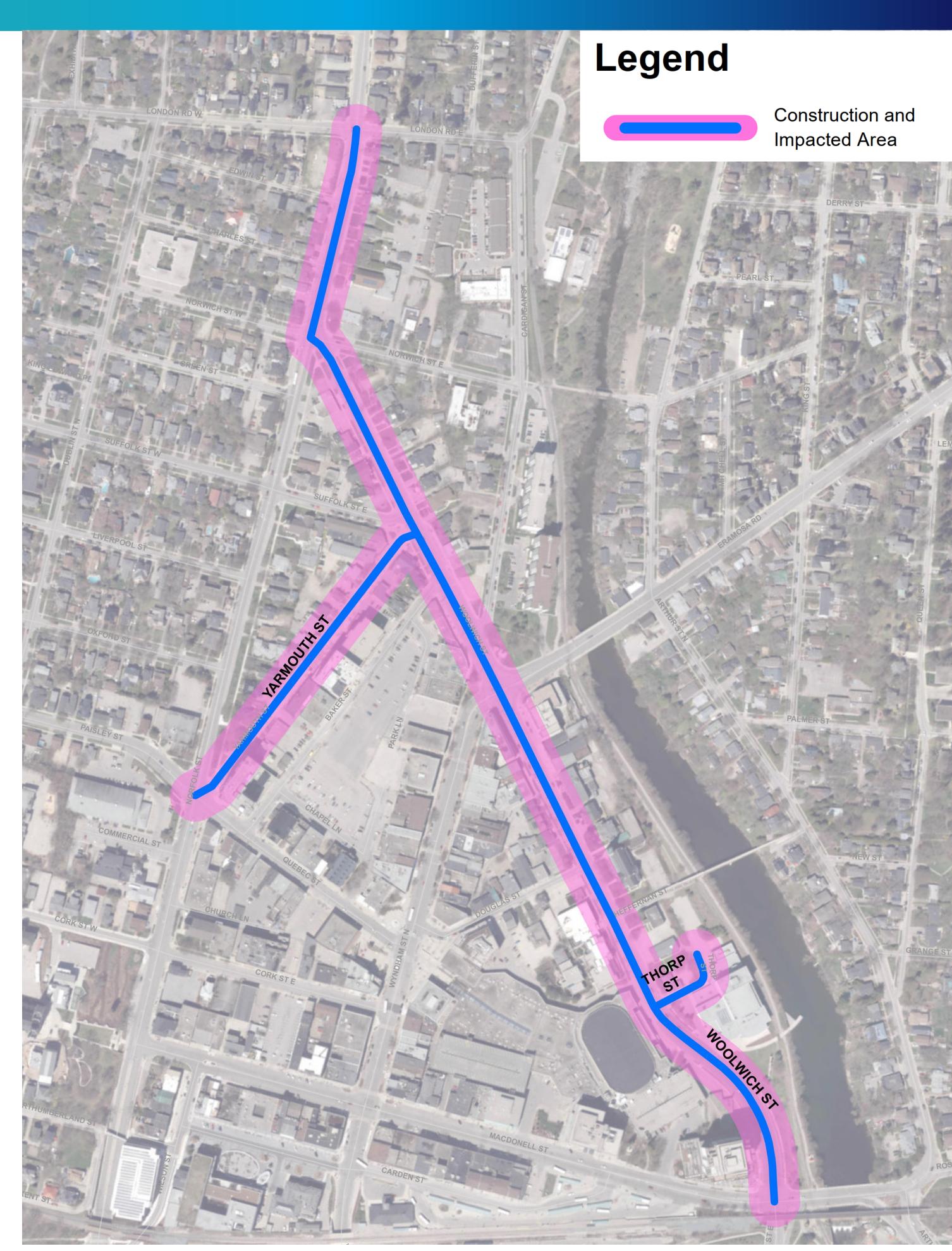
#### **CONSTRUCTION TIMING**

Option 1 (Fast-paced): 3 years
Option 2 (Slow-paced): 5 years

ANTICIPATED
COST\*
\$27.2M

#### What are the priority needs?

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



<sup>\*</sup> Anticipated cost is based on 2024-dollar value.



# Phase 6: Cork Street East and Douglas Street

#### PROPOSED ORDER OF CONSTRUCTION

No proposed staging

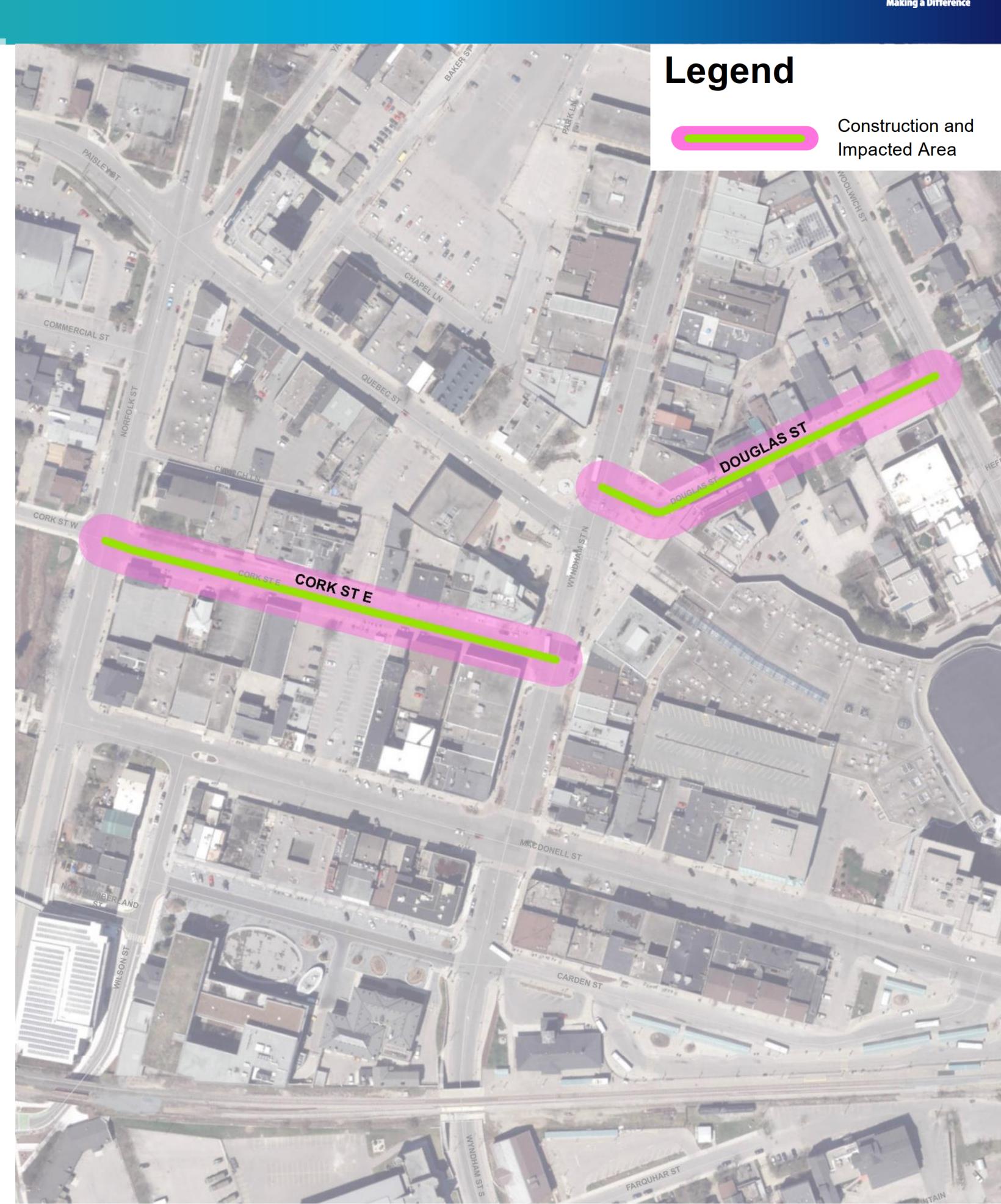
#### **CONSTRUCTION TIMING**

Option 1 (Fast-paced): 2 years Option 2 (Slow-paced): 4 years ANTICIPATED
COST\*
\$5.9M

#### What are the priority needs?

Some development needs; planned utility relocation; upgrades required for watermain, sanitary and storm sewer to address capacity







## Phase 7: Cardigan Street and Norwich Street East

#### PROPOSED ORDER OF CONSTRUCTION

Stage 1: Cardigan Street

Stage 2: Norwich Street East

#### **CONSTRUCTION TIMING**

Option 1 (Fast-paced): 1 year

Option 2 (Slow-paced): 2 years

ANTICIPATED COST\*

\$7.8M

#### What are the priority needs?

Some development needs, upgrades required for sanitary to address capacity

<sup>\*</sup> Anticipated cost is based on 2024-dollar value.







Phase 8: Norfolk Street, Suffolk Street, Commercial Lane and Church Lane

#### PROPOSED ORDER OF CONSTRUCTION

Stage 1: Norfolk Street (Kent to Quebec)

Stage 2: Norfolk Street (Quebec to Norwich), Suffolk Street,

Commercial Street and Church Lane

#### **CONSTRUCTION TIMING**

Option 1 (Fast-paced): 2 years
Option 2 (Slow-paced): 5 years

ANTICIPATED
COST\*
\$17.9M

#### What are the priority needs?

Some development needs, upgrades required for watermain, sanitary and storm sewer to address age, transit route needs







## Phase 9: Dublin Street North, Northumberland Street and Kent Street

#### PROPOSED ORDER OF CONSTRUCTION

No proposed staging

#### **CONSTRUCTION TIMING**

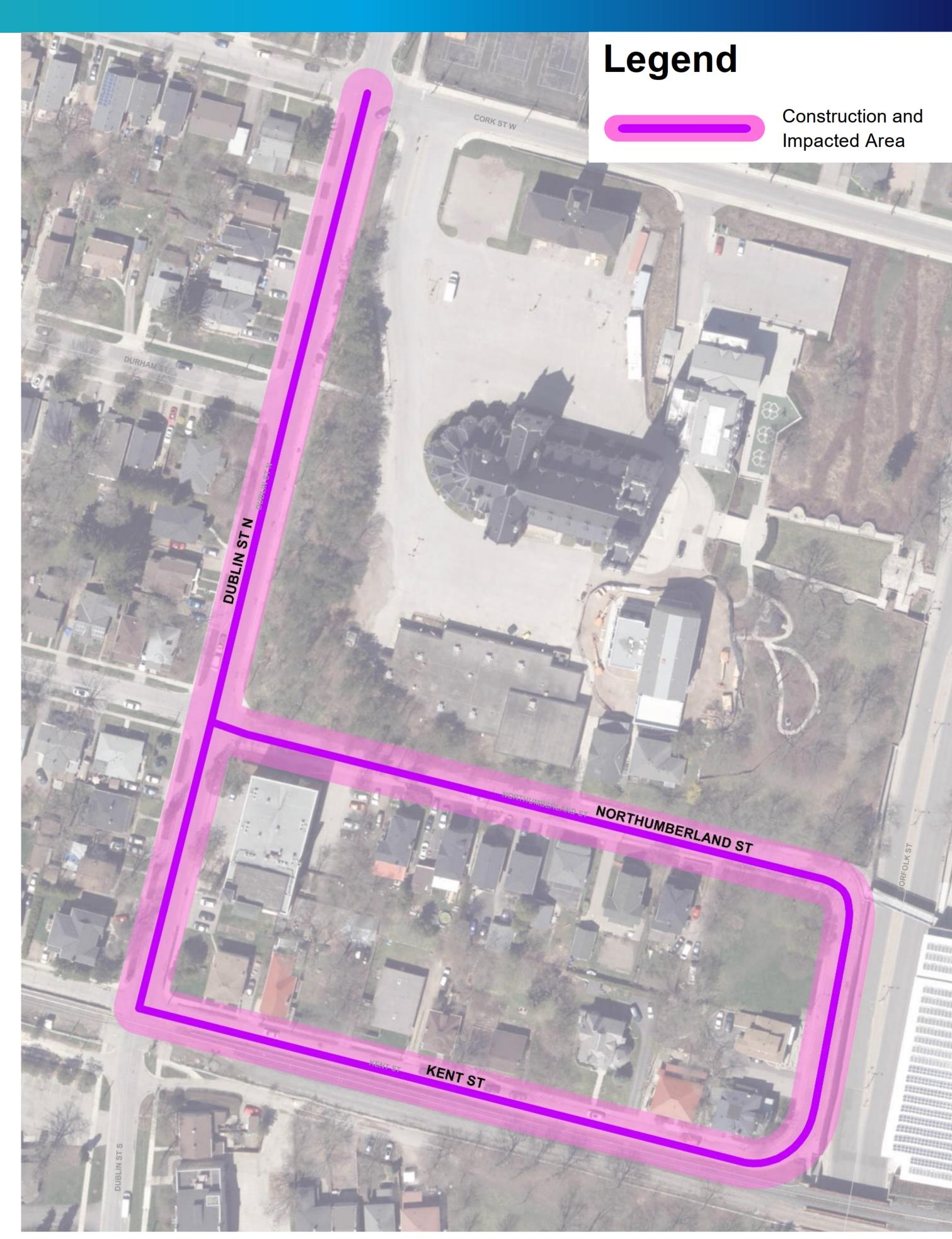
Option 1 (Fast-paced): 1 year Option 2 (Slow-paced): 2 years

ANTICIPATED
COST\*
\$9.8M

#### What are the priority needs?

Upgrades required to address aging infrastructure







## Next Steps

- 1. Review comments on the materials presented
- 2. Confirm phasing and construction timelines
- Present recommended phasing and construction timelines at a second Public Open House later in 2024
- 4. Present recommended Implementation Plan to City Council for approval

Remember to provide your comments on the sheets available, or online, at haveyoursay.guelph.ca/downtown-renewal by April 7, 2024.



