

Special City Council Meeting Agenda



Consolidated as of July 14, 2017

Monday, July 17, 2017 – 5:30 p.m.

Council Chambers, Guelph City Hall, 1 Carden Street

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on guelph.ca/agendas.

Changes to the original agenda have been highlighted.

Authority to move into closed meeting

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, to consider:

C-CON-2017.11 Potential Disposition of Baker District Properties

Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board.

Open Meeting – 6:00 p.m.

Disclosure of Pecuniary Interest and General Nature Thereof

Closed Meeting Summary

Special Council - Downtown Implementation Strategic Framework (2)

(presentation)

CON-2017.34 Parking Master Plan Implementation: Award of the Wilson Street Parkade Design-Build Contract #17-050

Presentation:

Peter Cartwright, General Manager, Business Development and Enterprise
Ian Panabaker, Manager, Downtown Renewal

Delegations:

Anthony Veder

Will Mactaggart, on behalf of Downtown Advisory Committee

John Leacock

Dorothe Fair, on behalf of Guelph Wellington Seniors Association

Lynn Kurp

Kirk Roberts

Martin Collier

Marty Williams, Executive Director, Downtown Guelph Business Association
Cindy Guild

Recommendation:

1. That the amended request for proposal for the design and construction of the Wilson Street Parkade, pedestrian bridge and Wilson Street final works from Gordon Street to Carden Street, as recommended by Staff and described in Report IDE-17-80 "Parking Master Plan Implementation: Award of the Wilson Street Parkade Design-Build Contract #17-050", be awarded for a total of \$20,404,532.00 exclusive of HST, and that the Mayor and the Clerk be authorized to execute the contract.
2. That the required total budget increase of \$8,535,000 be approved and funded from debt and reserves funds in accordance with the staff recommendations in Report IDE-17-80 "Parking Master Plan Implementation: Award of the Wilson Street Parkade Design-Build Contract #17-050".
3. That staff report back to Council with an update to the Parking Master Plan that incorporates the changes in strategy, technology, timing and revenue projections since Council endorsement of the plan.

**CON-2017.33 Downtown Guelph Secondary Plan –
Implementation – Priority Programs of Work**

Presentation:

Peter Cartwright, General Manager, Business Development and Enterprise
Rhett Nussey, Collins Barrow
Tomoko King, Manager, Corporate Project Management Office

Delegations:

Susan Watson
Virginia Gillham, on behalf of Friends of the Guelph Public Library
Lin Grist
Ted Pritchard
Jonathan Webb

Recommendation:

1. That the Baker District redevelopment, as described in Report IDE 17-71, become the Corporation's priority program of work to further implement the Downtown Secondary Plan; and
2. That staff be directed to implement a Request for Proposal (RFP) process for the Baker District redevelopment, as described in Report IDE 17-71, and report back to Council on the results by no later than the end of Q1 2018; and
3. That staff be directed to develop the associated work plan, funding strategy and business term options for the Baker District redevelopment through the

Request for Proposal (RFP) process, as described in Report IDE 17-71, and report back to Council by the end of Q1 2018; and

4. That staff be directed to apply the priority setting criteria and weighting, as described in Report IDE 17-71, to further assess the prioritization of the balance of the programs of work to implement the Downtown Guelph Secondary Plan, and to report back on the status of this work by the end of Q1 2018.

By-laws

Resolution to adopt the By-law (Councillor Bell).

"That By-law Number (2017)-20189 is hereby passed."

By-law Number (2017)-20189	A by-law to confirm the proceedings of meeting of Guelph City Council held July 17, 2017.
By-Law Number (2017)-20193	A By-law to authorize the conveyance to Mirexus Biotechnologies Inc. of the lands described as Block 4, Plan 61M169, City of Guelph.

Adjournment

2017 Downtown Guelph Implementation

**Special Council Meeting
July 17th , 2017**

Agenda

6:00

- **Welcome** - Opening Comments, Desired Outcomes
- **Wilson Street** – Design-Build Award Recommendation
 - Questions
- **Market Engagement Findings - Downtown Real Estate Investment Opportunities** – Findings/Recommendations
 - Questions
- **Programs of Work** - Preliminary Priority Setting Findings/Recommendations
 - Questions
- **Staff's Priority** - Program Recommendations
 - Questions
- **Council Directions**
- **Final Comments & Adjournment**

Wilson Street

Design-Build Contract Award Recommendation

Parking Master Plan

2015: Council Approval

➔ Implementation

Long Range Transformation to Structured Parking

Urban

Periphery

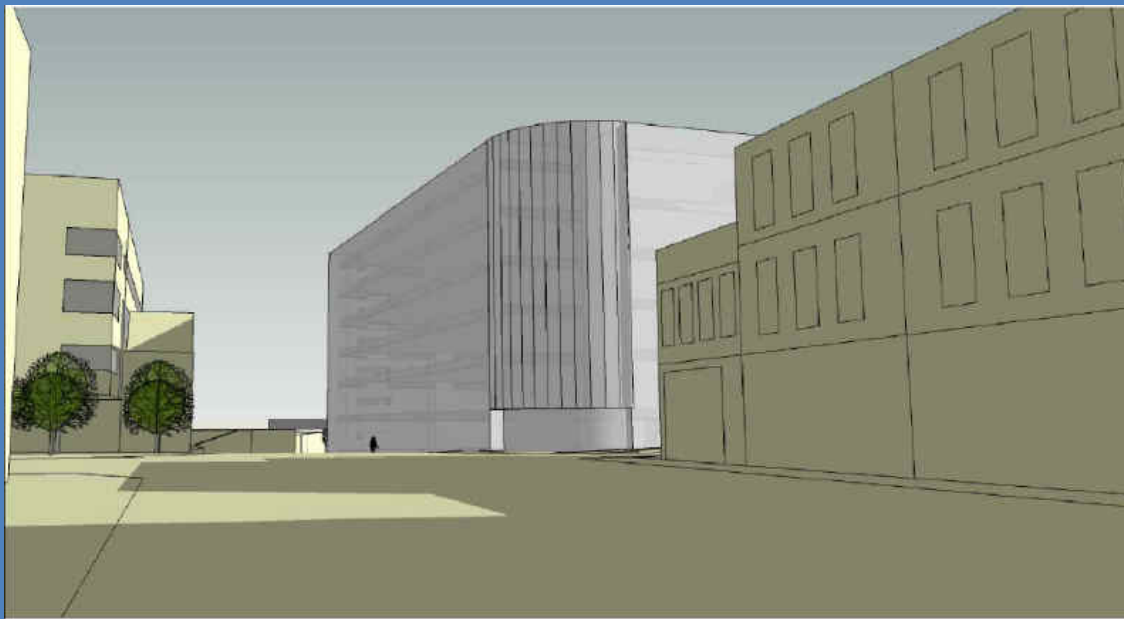
P Public Parkades

East:	330
West:	531
Neeve:	250
Baker:	500
Wilson	350
Fountain:	500
Total Structured:	2,411

Wilson
350 spaces

Neeve
250 spaces

PMP Initial Capital Projects⁴



Wilson Street Parking Garage
Massing View - Wilson Street
 April 21 & 26 2016 Public Meetings



WALTERFEDY



Wilson Street Process Overview

Tier-1 Project

Spring-Summer 2016

Summer-Fall 2016

Winter 2017

Spring 2017

Combines Street, Pedestrian Bridge and Parkade

Public Consultation and RFP Development

RFP #1 (Cancelled)

RFP #2

Negotiations and Award Recommendation

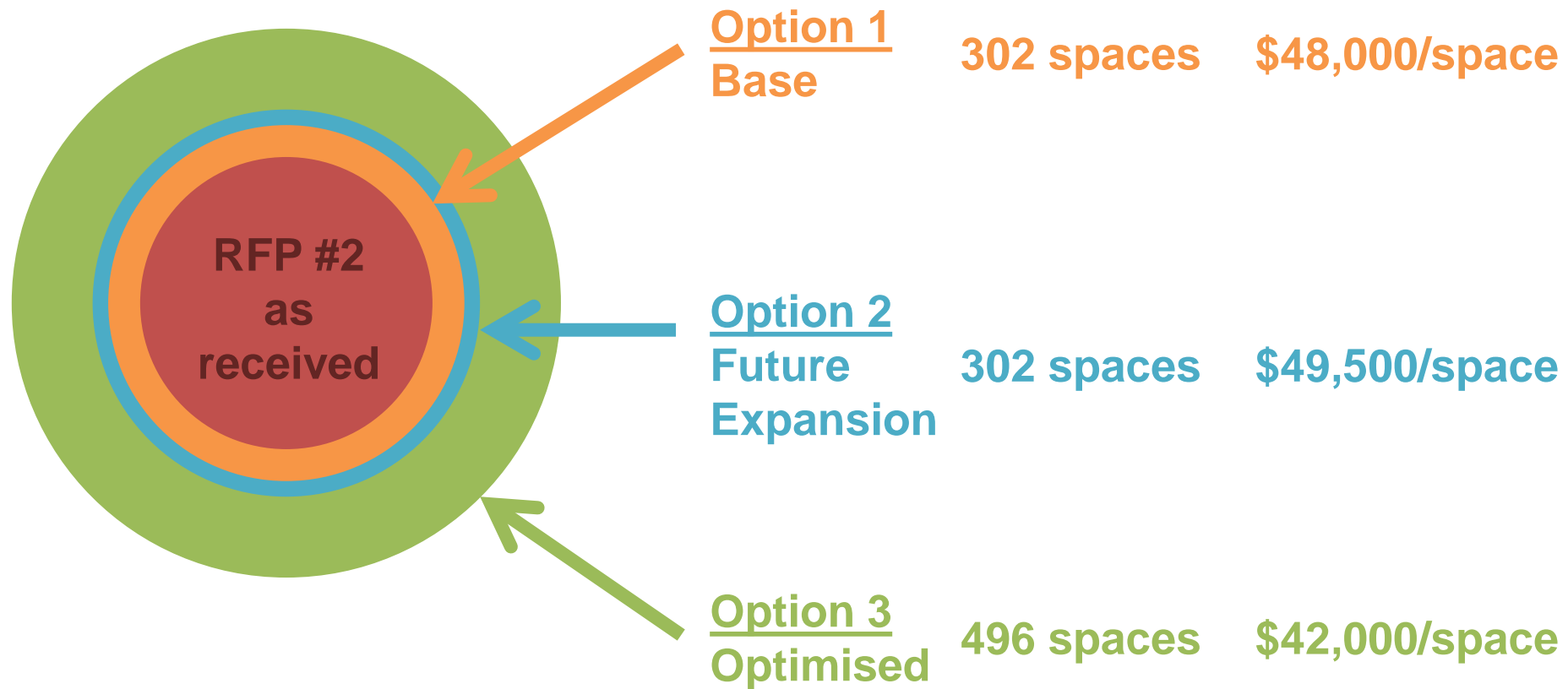
Wilson Street

Design-Build Contract Award Recommendation

RFP #2 Results:

- One (1) Proposal received: The Newton Group Ltd.
- 302 Spaces
- 3.5 Floors
- Complied with mandatory cost ceiling
- Scope elements removed to meet cost ceiling

The challenge was to make a proposal meet an acceptable standard for Council recommendation.



RFP #2 – Getting to Award Recommendation

Wilson Street

Design-Build Contract Award Recommendation

TOTAL PROJECT BUDGET SUMMARY

(Includes contingencies, fees and soft costs above RFP Contract value)


	Original Budget	Additional Funding	Total Budget
Parkade Option 3	\$13,370,000	\$7,730,000	\$21,100,000
Wilson Street Phase 3	\$400,000	\$680,000	\$1,080,000
Pedestrian Bridge	\$250,000	\$125,000	\$375,000
TOTAL	\$14,020,000	\$8,535,000	\$22,555,000

Wilson Street Parkade

Design-Build Schematic

July 17, 2017

Artist's Concept

- 
- 496 Parking Spaces
 - 40 Bicycle Parking Spaces + Lockers
 - FADM Compliant Facility
 - 2 EV Charging Stations (rough-in for 80 more)
 - Roof with Solar PV Potential
 - Facades on all sides
 - New integrated pedestrian bridge
 - Wilson and Northumberland Street integration

Wilson Street Design-Build Contract Award Recommendation

Financial Contribution Details:

Parkade (Additional \$7,730,000) :

Deferring indefinitely the Neeve Street Parking Capital Project to free up:

- \$870,000 from Parking DC Reserve Fund
- \$6,860,000 in tax funded debt financing
- (\$3,140,000 returned to City's debt funding capacity)

Road (Additional \$680,000):

- Infrastructure Renewal Reserve Fund
- Water, Wastewater, Stormwater Capital Reserve Funds
- Federal Gas Tax Reserve Fund

Pedestrian Bridge (Additional \$125,000):

- City Building Reserve Fund

Wilson Street

Design-Build Contract Award Recommendation

In summary:

- **Most efficient price-per-space**
- **Builds more needed spaces faster**
- **Best utilization of the site**
- **Financeable**

Wilson Street

Design-Build Contract Award Recommendation

Next Steps:

- Award Contract Q3 2017
- Design & Development Approvals Q3 2017 – Q1 2018
- Construction Q1 2018 – Q2 2019
- Completion of Offsite Elements Q2/3 2019

Wilson Street Design-Build Contract Award Recommendation

Recommendation

- 1. That the amended request for proposal for the design and construction of the Wilson Street Parkade, pedestrian bridge and Wilson Street final works from Gordon Street to Carden Street, as recommended by Staff and described in Report IDE-17-80 “Parking Master Plan Implementation: Award of the Wilson Street Parkade Design-Build Contract #17-050”, be awarded for a total of \$20,404,532.00 exclusive of HST, and that the Mayor and the Clerk be authorized to execute the contract.**
- 2. That the required total budget increase of \$8,535,000 be approved and funded from debt and reserves funds in accordance with the staff recommendations in Report IDE-17-80 “Parking Master Plan Implementation: Award of the Wilson Street Parkade Design-Build Contract #17-050”.**
- 3. That staff report back to Council with an update to the Parking Master Plan that incorporates the changes in strategy, technology, timing and revenue projections since Council endorsement of the plan.**

Wilson Street

Design-Build Contract Award Recommendation

~ Questions ~

Market Engagement Findings

Downtown Real Estate Investment Opportunities - Context

- July 5, 2016 - Report IDE-BDE-1611 – ‘Process Recommendations for Identifying Potential Downtown Real Estate Partnerships’.
 - That Council receive report IDE-BDE-1611, dated July 5, 2016, titled “Process Recommendation for Identifying Potential Downtown City-owned Real Estate Partnerships”, describing the procurement approach to engaging and identifying potential private sector partners in the development of city-owned downtown real estate.
 - That Council endorses the Real Estate Partnership process as described in report IDE-BDE-1611.
 - That Council direct staff to **include** the downtown library project within the 10 year capital forecast for Council consideration during the 2017 budget process.

Market Engagement Findings

Downtown Real Estate Investment Opportunities - Context

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 - That Council endorses the Real Estate Partnership process as described in report IDE-BDE-1611.
 - That Council direct staff to **include** the downtown library project within the 10 year capital forecast for Council consideration during the 2017 budget process.
- February 3rd, 2017 - Information Report IDE – 17 – 18 – ‘Potential Downtown City-owned Real Estate Partnerships – Process Update’.
 - acknowledged the need for a Request for Information (RFI)

Market Engagement Findings

Downtown Real Estate Investment Opportunities - Context



Properties

- 55 Baker Street (Baker Parking Lot / Baker District)
- 141 Fountain Street East (Fountain Street Parking Lot)
- 50 Wyndham Street South (Fire/EMS Headquarters)
- 100 Norfolk Street (Guelph Public Library Main Library)
- 34 MacDonell Street (MacDonell/Cork Parking Lot)

Objectives

- Test and confirm market interest;
- Prioritize real estate opportunities;
- Identify interested parties; and
- Secure feedback on the potential redevelopment of the properties (including bundling of properties) and the enabling requirements of the City.

Market Engagement Findings

Downtown Real Estate Investment Opportunities - Process

- There were two parts to the RFI Process:
 - Part 1 - RFI responses to the document itself; and
 - Part 2 - Subsequent interviews with the respondents
- Part 1
 - RFI Released on December 21, 2016 and closed February 2, 2017
 - 7 respondents

Description	Number	Percentage (%)
Number of parties contacted	197	-
Number of parties sent RFI	57	28.9%
Number of submitted Responses	7	12.3%

- Part 2
 - Interviews conducted with the respondents from mid February to end of March
 - Interviews conducted with those that did not formally respond.

Market Engagement Findings

Downtown Real Estate Investment Opportunities - Results

	Development Timing	Market Opportunity	Approval/Permitting Requirements	Development Requirements	Investment & Development Risk and Readiness	Overall Redevelopment Potential
Baker District	Equal 1st	1st	2nd	2nd	2nd	1st
100 Norfolk Street	5th	4th	4th	Equal 3rd	Equal 4th	5th
50 Wyndham Street South	4th	3rd	5th	5th	Equal 4th	4th
141 Fountain Street East	3rd	2nd	1st	1st	1st	2nd
34 Macdonell Street	Equal 1st	5th	3rd	Equal 3rd	3rd	3rd

Market Engagement Findings

Downtown Real Estate Investment Opportunities - Developer Concerns

	Baker District	100 Norfolk Street	50 Wyndham Street S.	141 Fountain Street E	34 MacDonnell Street
Environmental Approvals & Remediation					
Parking					
Current Height Limitations					
Financial Commitments from the City					
Approval Process					
Site Constraints					
Public Space/Program Requirement					
Zoning					
Legend		Concerns Raised			
		Concerns not Raised			

Market Engagement Findings

Downtown Real Estate Investment Opportunities

Unsolicited Developer/Investment Interest

- Staff have received unsolicited developer/investor interest regarding the potential redevelopment of the Baker District
- For the most part this interest includes experienced developers who are currently redeveloping similar projects within the Cities of Cambridge, London, and elsewhere within the South-West Ontario and Greater Toronto Area market places.
- A number of local developers have also expressed interest in participating in the next stage of the disposition process.

Market Engagement Findings

Downtown Real Estate Investment Opportunities

- **Collins Barrow Recommendations:**
 - Undertake Stage 2 of the Procurement Process as identified in Report Number IDE-BDE-1611 for Baker District as the primary real estate opportunity. Stage 2 is an RFQ.
 - **There is sufficient interest, from an appropriate caliber of develop to warrant commencement of Stage 2**
 - Modify the RFQ and RFP into a two-step phase
 - **This approach will align with other City initiatives like the Wilson Parkade, new downtown incentive packages as well as maximizing the current market opportunity**

Market Engagement Findings

Downtown Real Estate Investment Opportunities

- **Staff Recommendations:**
 - It is staff's opinion that the nature of the solicited and unsolicited inquiries strongly suggests there is qualified development interest in the redevelopment of the Baker District.
 - Staff therefore recommends that the Baker District should be the Downtown priority "program of work".

Market Engagement Findings

Downtown Real Estate Investment Opportunities

Baker District - Immediate Actions

- ✓ Update current Phase 1 and Phase 2 Environmental Assessment Reports, and provide the same to interested developers.
- ✓ Confirmation of municipal infrastructure (water and sewer).
- ✓ Assurances regarding the status of, and attending to archeological matters.
- ✓ Amendments to current land use zoning policies to allow for greater site densities.
- ✓ Consider offering incentives to assist with the re-development of Downtown.
- ✓ Certainty regarding new downtown parking.
- ✓ Establish the valuation of the Baker District properties through;
- ✓ That the City confirm its budget commitments to the redevelopment of the Baker District.
- ✓ That mapping of current municipal infrastructure and utility locates be created.

Market Engagement Findings

Downtown Real Estate Investment Opportunities

Baker District – Proposed Request for Proposal

- The RFP will further confirm developer:
 - Qualifications;
 - Development proposals; and
 - Preliminary business terms.
- Given the size and financial requirements for the Baker District, responses may propose phasing and/or modification to the current vision that has been approved by Council.
- It is proposed that the RFP will:
 - not include a requirement for post-secondary institutional uses (given uncertain/unsuccessful funding attempts)
 - allow respondents to propose commercially viable developments which may give consideration to inclusion of other institutional uses, such as a public library and/or YMCA.

Market Engagement Findings

Downtown Real Estate Investment Opportunities Baker District – Request for Proposal - Schedule

Q3/17	Q4/17	Q1/18
Request for Qualifications	Request for Proposals	Development Contract
<ul style="list-style-type: none">• Issuance of RFQ	<ul style="list-style-type: none">• Issuance of RFP	<ul style="list-style-type: none">• Enter into Letter of Intent (preliminary business terms, financial obligations, etc.)
<ul style="list-style-type: none">• Information Session with Prospective developers	<ul style="list-style-type: none">• Documentation review with qualified developers	
<ul style="list-style-type: none">• RFQ Responses/Assessment	<ul style="list-style-type: none">• RFP Responses/Assessment	<ul style="list-style-type: none">• Council direction
<ul style="list-style-type: none">• Council Direction	<ul style="list-style-type: none">• Council Direction	<ul style="list-style-type: none">• Development of Business Agreements

- The above proposed schedule is consistent with, and gives consideration to the Wilson Street Parkade scheduled that is provided in companion report IDE 17–80 – Parking Master Plan: Award of the Wilson Street Parkade – Design-Build Contract # 17-050.

Market Engagement Findings

(Questions)

Programs of Work

Preliminary Priority Setting Criteria

February 16th, 2017 Council Workshop, staff presented the entire menu of downtown “programs of work” as well as a preliminary assessment of the financial requirements to implement the Downtown Guelph Secondary Plan.

Through this facilitated session, Council considered criterion which may be used to prioritize the “programs of work”. Council members then independently voted on the ranking of the criterion, the results of which is summarized on this slide

Criteria	Responses
Economic Development	16.8
Financial Affordability & Sustainability	14.3
Mobility	12.5
Culture & Tourism	10.5
Public Realm, Community Facilities & Heritage	9.9
Well Being	9.4
Energy, Water and Natural Environment	8.8
Land Use & Built Form	8.7
Community Capacity & Opportunity	8.2
Capital Asset Management	7.4
Legislative & Legal	6.9
Health & Safety	6.5

Programs of Work

Priority Setting Application/Findings

Staff have commenced applying this preliminary criteria weighting to initially cluster the programs of work for the purpose of achieving economic development activity within the downtown.

Staff have determined that further definitions of the programs of work and the criterion need to be developed to allow for the effective and consistent application of this criteria. Notwithstanding this need, the preliminary results consistently rank the Baker District as a high priority.

Provided that Council approves the criteria and its weighting, staff will further refine the prioritization of the rest of the downtown programs of work, and staff will provide regular updates to Council with final results and recommendations to be provided in Q1 2018.

Programs of Work

Staff Recommendations for Council's Consideration

- That the Baker District redevelopment, as described in Report IDE 17-71, become the Corporation's priority program of work to further implement the Downtown Secondary Plan; and
- That staff be directed to implement a Request for Proposal (RFP) process for the Baker District redevelopment, as described in Report IDE 17-71, and report back to Council on the results by no later than the end of Q1 2018; and
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Programs of Work (Questions)

Council Direction

Re: Wilson Street Design-Build Contract Award

- That the amended request for proposal for the design and construction of the Wilson Street Parkade, pedestrian bridge and Wilson Street final works from Gordon Street to Carden Street, as recommended by Staff and described in Report IDE-17-80 “Parking Master Plan Implementation: Award of the Wilson Street Parkade Design-Build Contract #17-050”, be awarded for a total of \$20,404,532.00 exclusive of HST, and that the Mayor and the Clerk be authorized to execute the contract.
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Council Direction

Re: Programs of Work – Priority Setting

- That the Baker District redevelopment, as described in Report IDE 17-71, become the Corporation's priority program of work to further implement the Downtown Secondary Plan; and
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Final Comments & Adjournment