

Operations Facilities Long-Term Plan Update

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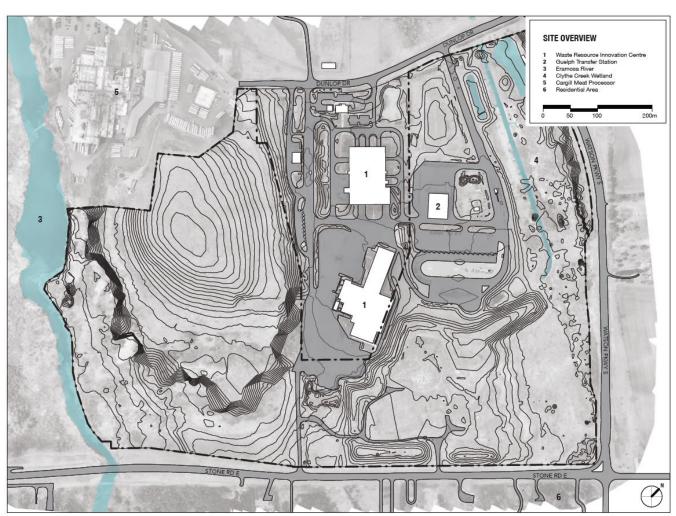
February 7, 2023

Committee of the Whole



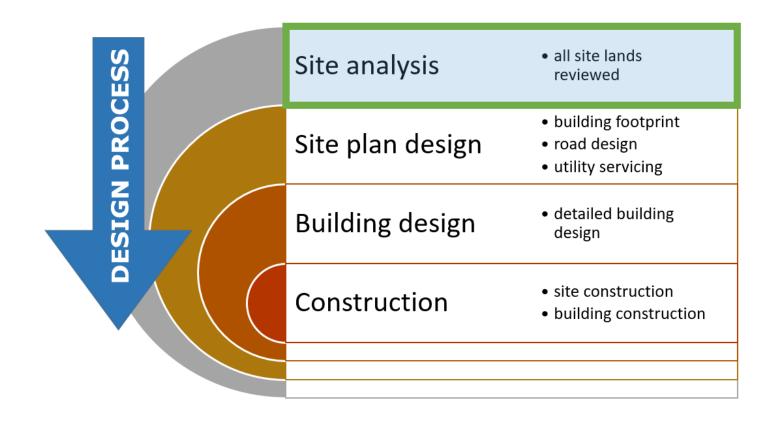
Background

- Critical operations
- Operating facilities beyond capacity and end-of-life
- Watson-Stone site approved for new operating facilities





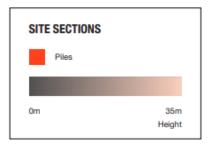
Site analysis

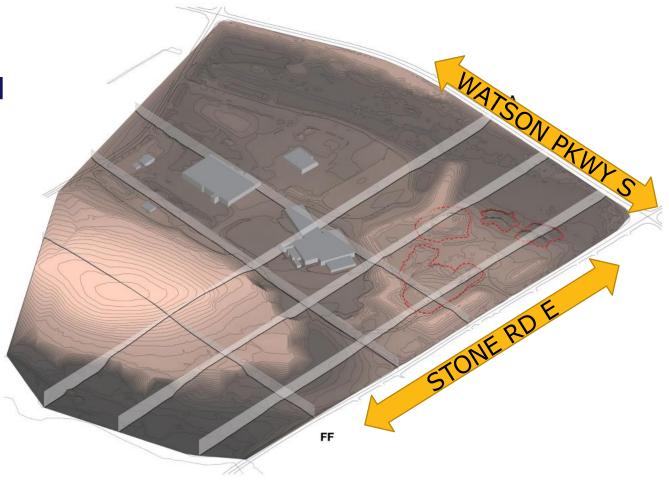




Site analysis – topography

- 35m elevation change
- Western elevated plateau
- Eastern lower elevation







Site analysis – natural environment

- Woodlands
- Wetlands
- Wildlife habitat
- Eramosa River











Site analysis – cultural heritage

- •O.R. (Ontario Reformatory) Quarry
- Radial Trail Line



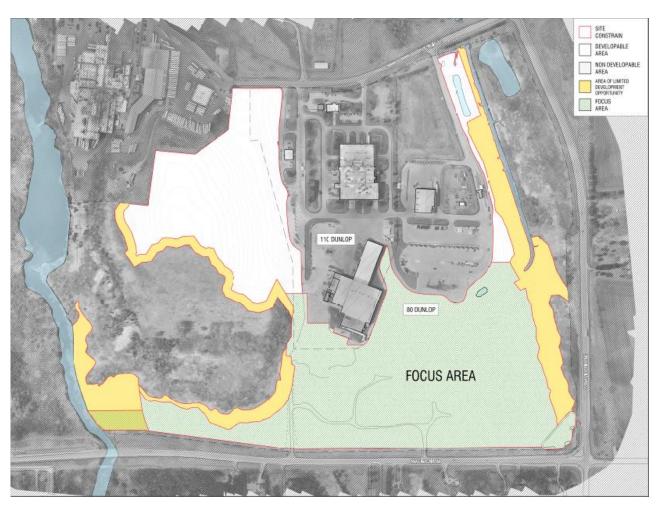








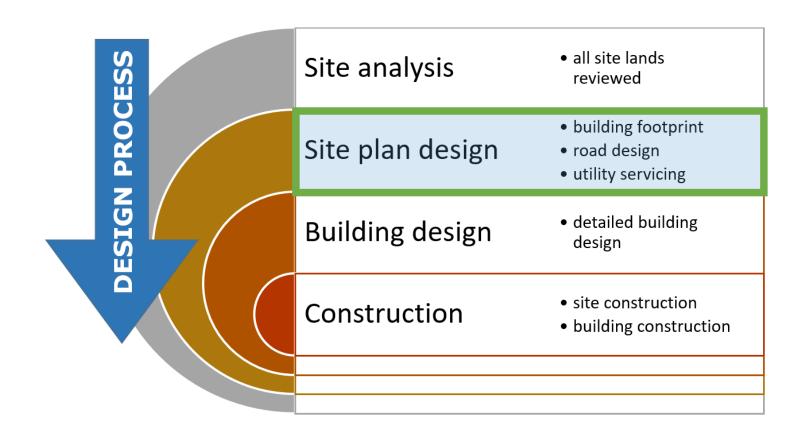
Site design parameters



- Buffer zones
- Situate at eastern portion
- Condensed design

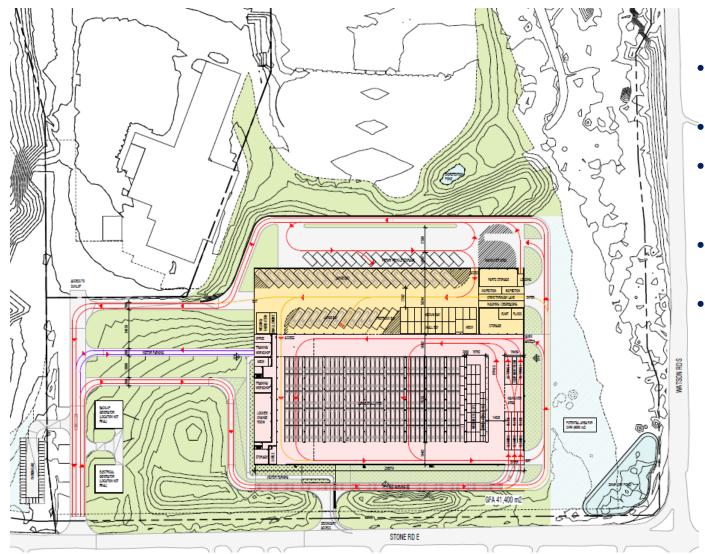


Site plan concept design





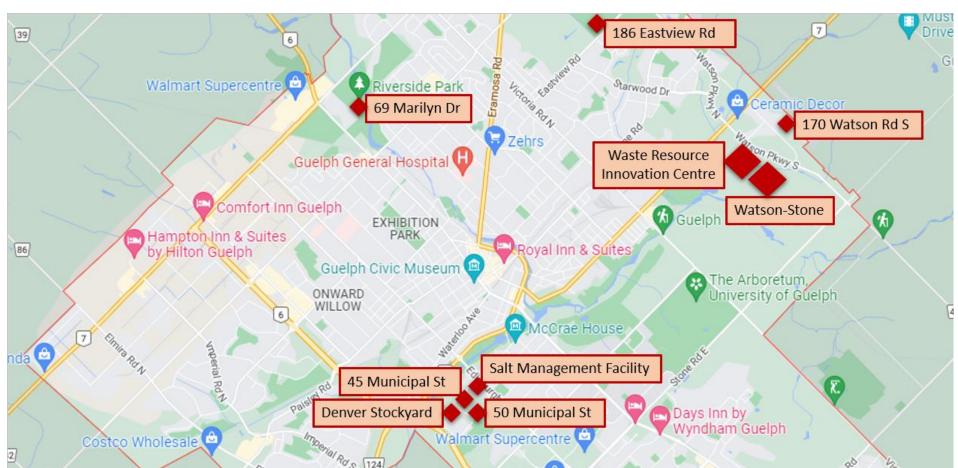
Site plan concept design



- Guelph Transit & Fleet Services
- 40,000+ sqm
- Reduced environmental & cultural impact
- Topography incorporated
- Electrical infrastructure



Long-term plan





Long-term plan

SW - Solid Waste

CBM – Corporate Building Maintenance

PW - Public Works

Existing

New Construction

Renovate

Vacant

End of Life

39 186 Eastview Rd 7	Mustang Drive-In Theatre
	Guelph Rod & Gun Glt
Walmart Supercentre Park Riverside Park Manwood Dr	
Walmart Supercentre Riverside Park 69 Marilyn Dr Riverside Park 69 Marilyn Dr	V
Table 1	First Line Trainir
Guelph General Hospital (1) Waste Resource Innovation Centre	5
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 Comfort Inn Guelph EXHIBITION (A) Guelph Watson-Stone	1
Hampton Inn & Suites PARK	⊘ Sta
Gueloh Civic Museum (a)	Sta Cor
ONWARD The Arboretum, University of Guelph	\
	41
To the McCrae House	Arkell
Salt Management Facility	Western Res
45 Municipal St	**************************************
Denver Stockyard 50 Municipal St Days Inn by	
Costco Wholesale Walmart Supercentre Wyndnam Guelph	1 1
Costco Wholesale Costco	
Stone Road Mall Countries	Ĭn.
One of	

	Watson -Stone	170 Watson	45 Municipal	Salt Storage	75 Denver	50 Municipal	186 Eastview
Existing		•Transit •Fleet-	• Fleet- NonTransit	•Salt	• PW Outdoor	• PW- Vehicles	• CBM
		Transit	• PW-Admin		Storage	• Parks	

45 Municipal Area



Long-term plan

SW – Solid Waste **CBM** – Corporate Building Maintenance

PW – Public Works

Existing

New Construction

Renovate

Vacant

End of Life

Proposed

Fleet

186 Eastview Rd 7 Mustang Drive-In Theatre Guelph Rod & Gun Clt
Riverside Park 69 Marilyn Dr 7 Ober 170 Watson Rd S First Line Training
Guelph General Hospital Innovation Centre
Hampton Inn & Suites by Hilton Guelph Civel Nuceum (F) Royal Inn & Suites Royal Inn & Suites
ONWARD WILLOW ONWARD
45 Municipal St Salt Management Facility
Costco Wholesale (2) Denver Stockyard (50 Municipal St Wyndham Guelph (Wyndham
The state of the s
45 Municipal Area

Outdoor

Storage

Parks

• CBM

		45 Municipal Area					
	Watson -Stone	170 Watson	45 Municipal	Salt Storage	75 Denver	50 Municipal	186 Eastview
Existing		• Transit • Fleet- Transit	• Fleet- NonTransit • PW-Admin	•Salt	• PW Outdoor Storage	• PW- Vehicles • Parks	•CBM
New	• Transit	•SW	DW	Calt	• PW	Dayles	CDM

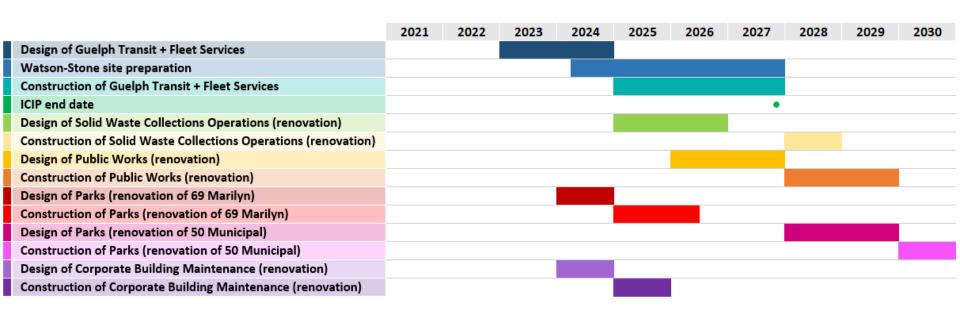
• Salt

• PW

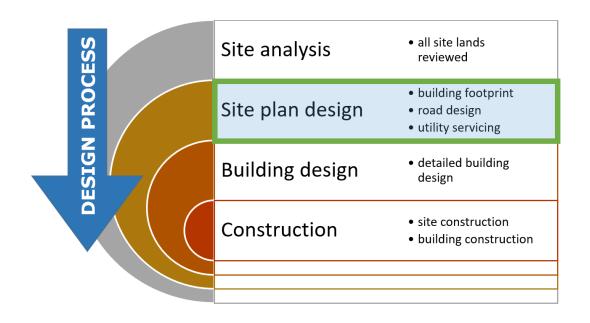
Collections



Staging plan







Next steps

- Site plan application
- Utility servicing design
- Building design



Recommendations

- 1. That staff continue to design a new Guelph Transit and Fleet Services facility at the municipal-owned site located at the northwest corner of Watson Parkway South and Stone Road East.
- 2. That staff proceed with developing the revised Operations Facilities Long-Term Plan to utilize existing municipal-owned sites 45 Municipal Street, 50 Municipal Street, 170 Watson Road South, 69 Marilyn Drive and 186 Eastview Road for operating services Public Works, Solid Waste Collections, Parks, and Corporate Building Maintenance.
- 3. That staff proceed with the planning and design of the Operations Facilities Long-Term Plan and be directed to seek Council approval through the multi-year budget process.