

Mayoral Direction B3 - Strategic Real Estate Partnerships on Underutilized City-Owned Assets

July 3, 2024

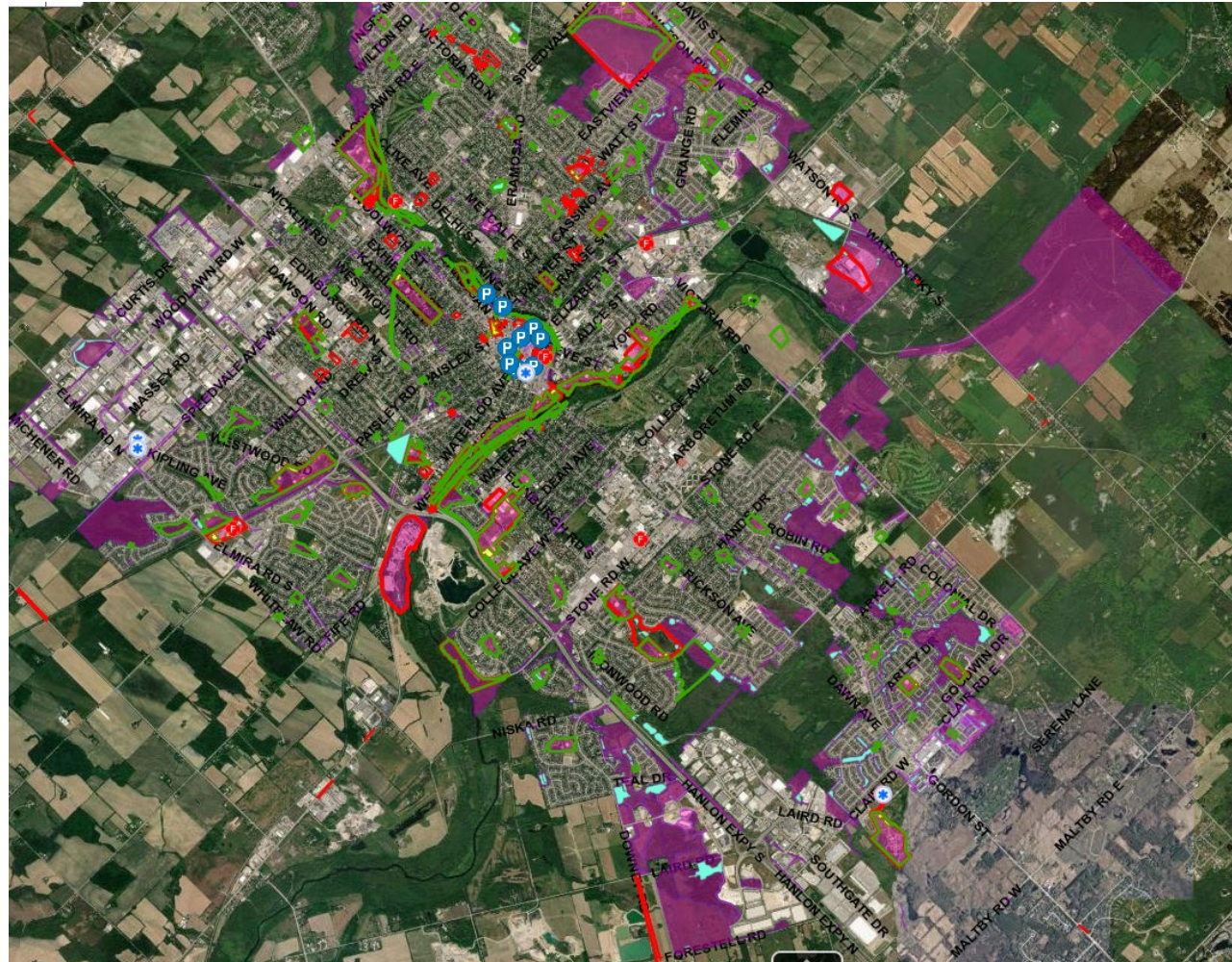
Mayoral Direction 2024 – B3

Resolution Number:	2024 – B3
Date:	February 28, 2024
Subject:	Strategic Real Estate Partnerships on Underutilized City Owned Assets

I, Cam Guthrie, Mayor of the City of Guelph, pursuant to Section 284.3 of the Municipal Act, hereby direct the Chief Administrative Officer to identify strategic real estate partnerships on underutilized City-owned assets, including City-owned surface parking lots, for the purpose of building additional housing in the community. An update to address this work, including possible sites for consideration, should be reported to City Council no later than end of Q2, 2024. The work should address:

- a) Preference to assets that can be redeveloped quickly.
- b) Criteria that explores incentivizing the ability to further social, transitional, supportive, co-op or affordable housing units.
- c) Where parking lots are considered, evaluate the ability to maintain or realize a net gain of public parking, with emphasis in the downtown.
- d) Evaluate disposition, lease and joint venture models to help spur growth options. Identify if the City may or may not need to continue ownership.
- e) Identify impacts to community service levels.
- f) That proposals of potential assets be incorporated into the Q4 Real Estate Assets Report. This report should identify how to benefit growth and improve affordability and how funds will be deposited in the strategic property and/or affordable housing reserves.
- g) Any funding or programs received or may be forthcoming from upper levels of government that align with this directive, be outlined for further consideration.

Comprehensive Inventory Evaluation

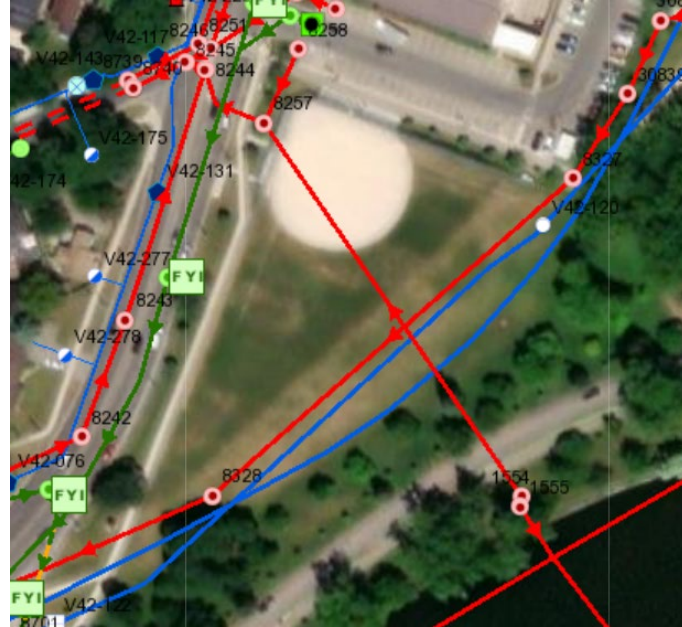
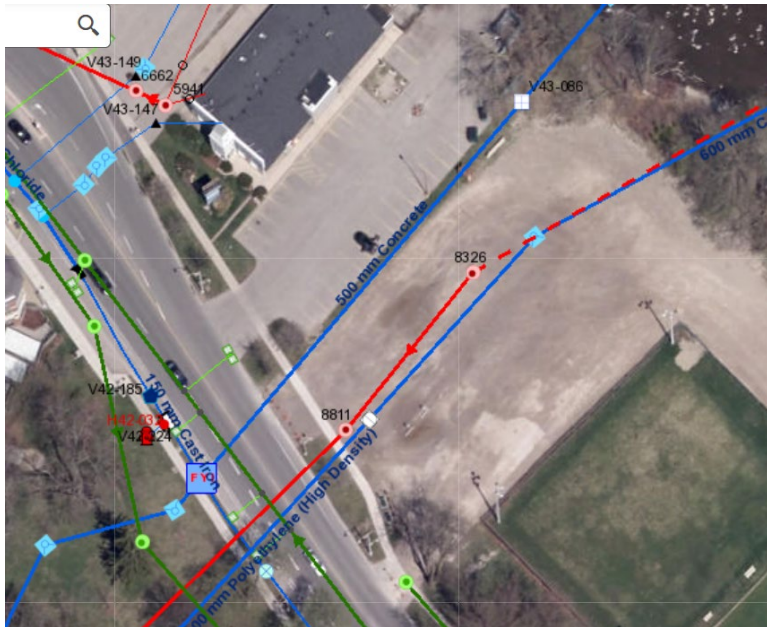


Areas of Focus and Key Information

- **Areas of focus from Mayoral Direction:**
 - Provide an update by end of Q2
 - Preference for assets that can be developed quickly
 - Focus on affordability
- **Key Information:**
 - If the site is expensive to build, it will be expensive to buy or rent
 - Adjacent density informs service capacity (target high-density neighbourhoods for high-density development)
 - Sites that are technically challenging require time and investment to develop
- **Key Takeaway:** To build fast and affordable, focus on sites that have existing servicing capacity, do not have technical challenges and are highly developable

Underutilized Sites

- Many of our underutilized sites sit over infrastructure or have technical challenges

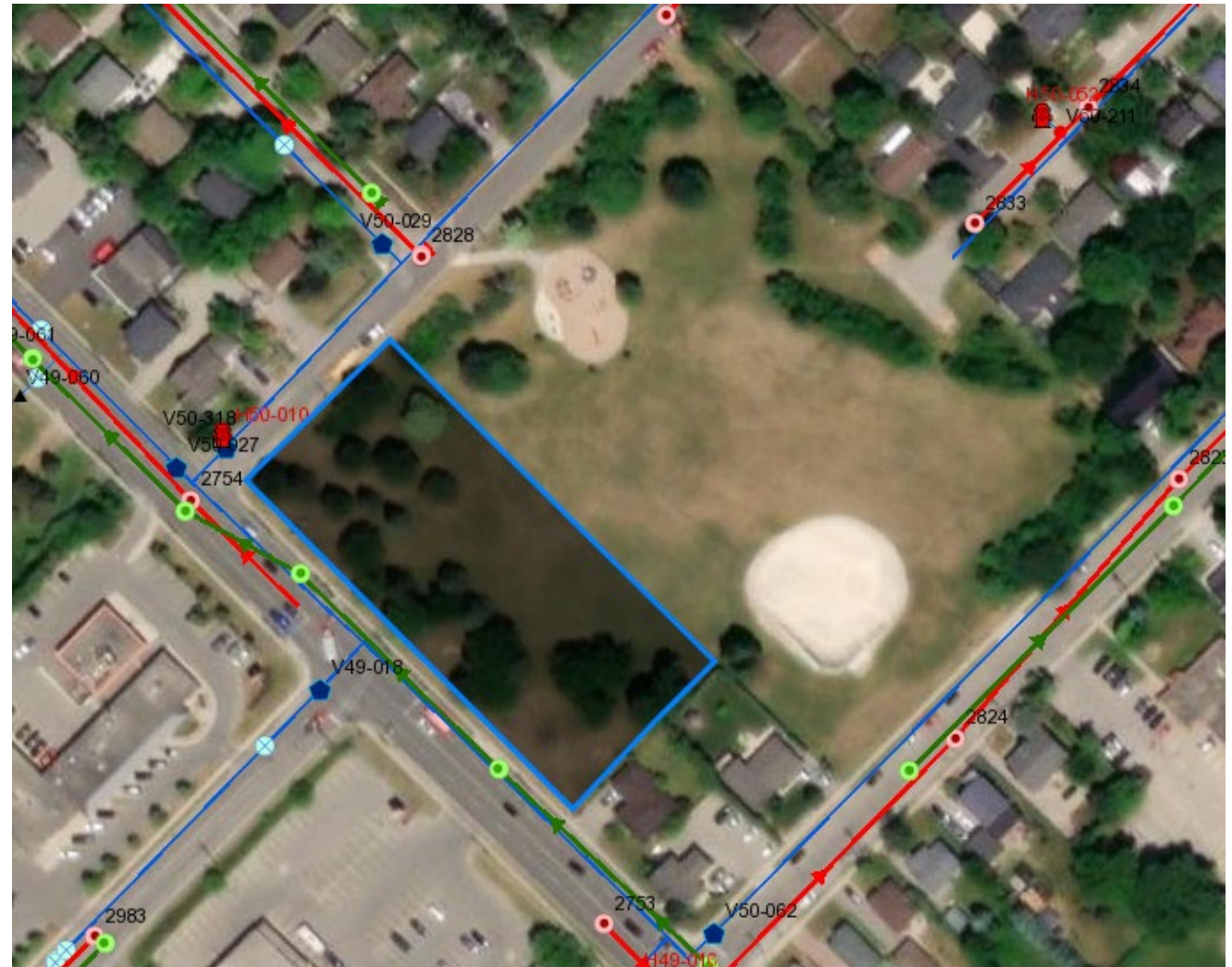


Build Quickly, Build Affordable

- Unencumbered green tableland presents the best opportunity to create development sites quickly
- Unprogrammed or under-utilized park spaces fit this criteria
- This will be a challenge to the Official Plan Park service levels and any impacts of a decision will need to be evaluated as part of future park acquisition strategy and future budget impacts

Site 1: Hugh Guthrie Park

Hugh Guthrie Park:
1.3 acres for
consideration; retain
approximately 4.5
acres of parkland



Site 2: Sleeman Park

Sleeman Park:

1.5 acres for
consideration;
retain
approximately 2
acres of parkland

Baseball diamond
would be removed



Recommendation

- That the report titled Mayoral Direction B3 – Strategic Real Estate Partnerships on Underutilized City-Owned Assets dated July 3, 2024, be received.