

Downtown Infrastructure Renewal Program

Wyndham Street North and St. George's Square Preparing for and Mitigating Construction

Committee of the Whole

July 8, 2025

Today's topics



Background



How Construction's Going to Work

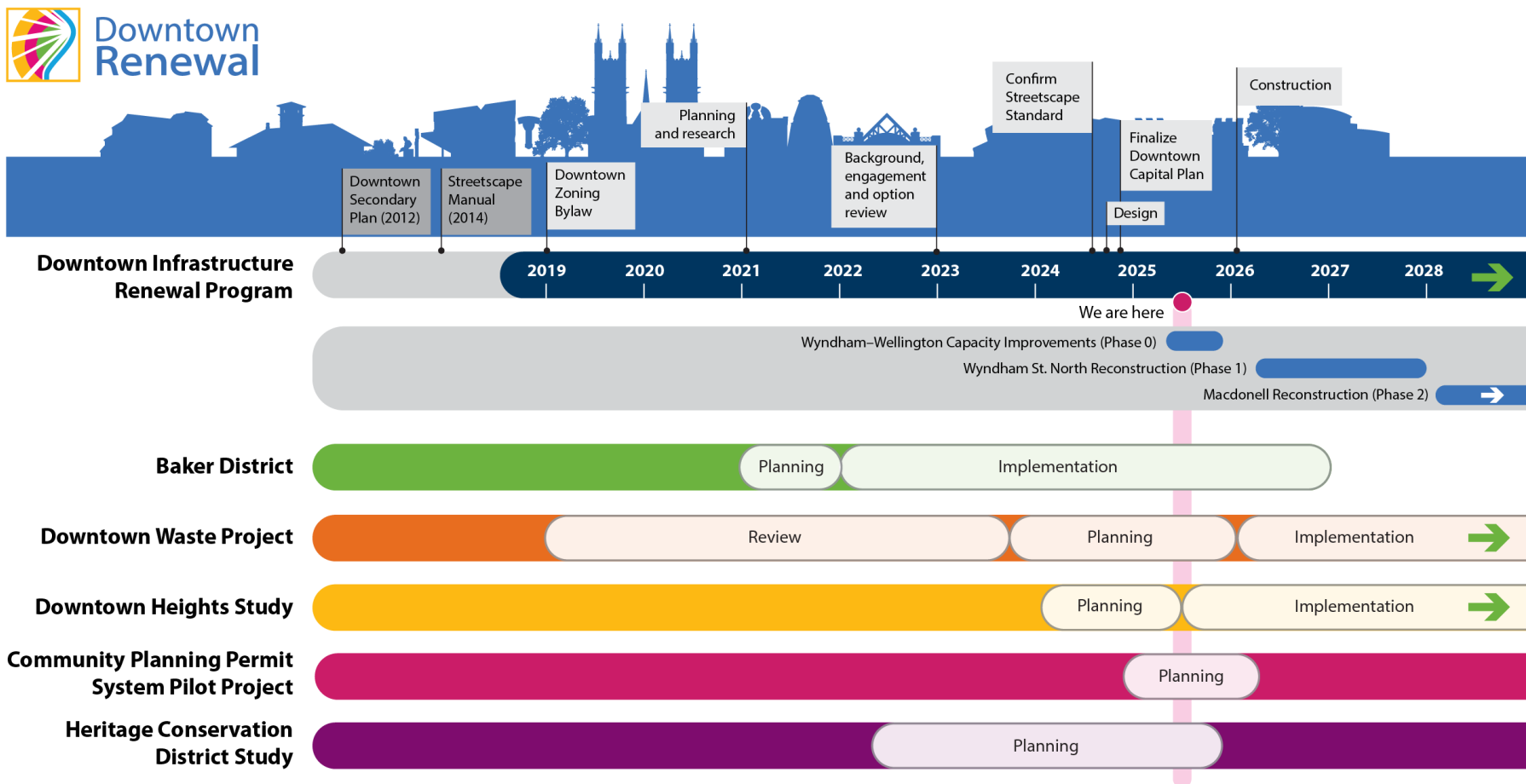


Construction Mitigation



Design of St. George's Square

Downtown Renewal



Additional projects

- Future Downtown riverfront park
- Seasonal Patio Program

Advancing Future Guelph Themes



City Building

Improve housing supply

Grow and care for our
community spaces and places

Make it easier to get around



People and Economy

Grow Guelph's economy

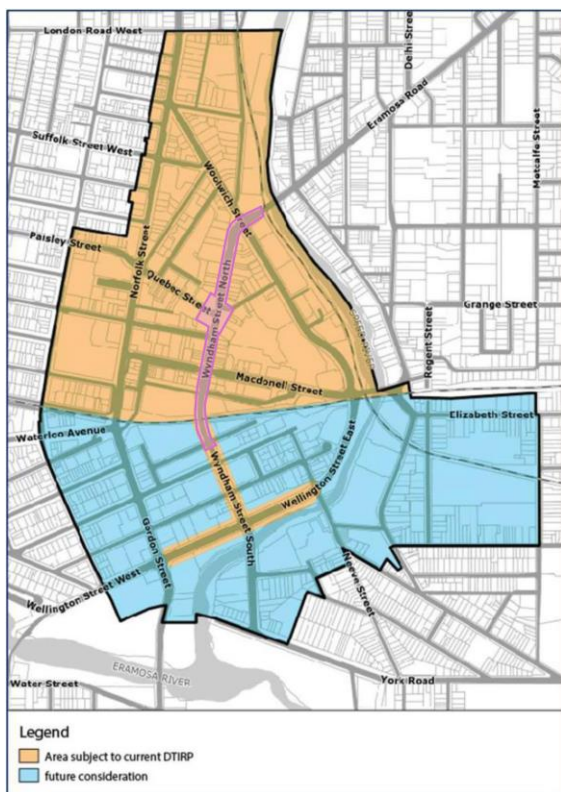
Make downtown a
vibrant place for everyone

Support community well-being

Background

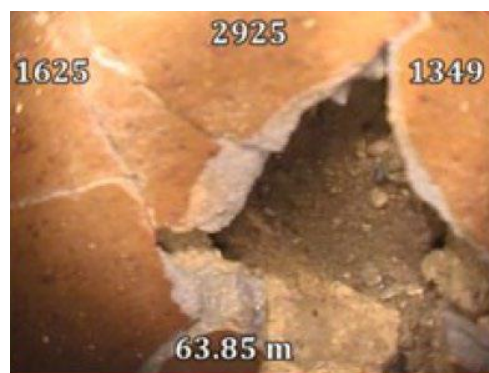
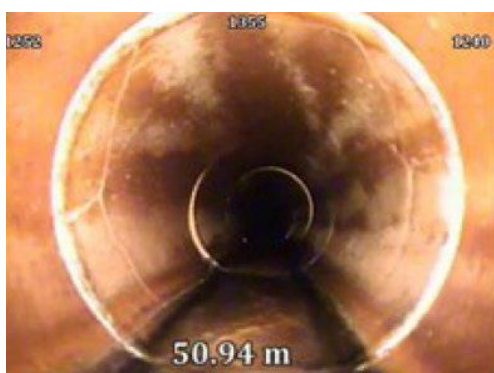
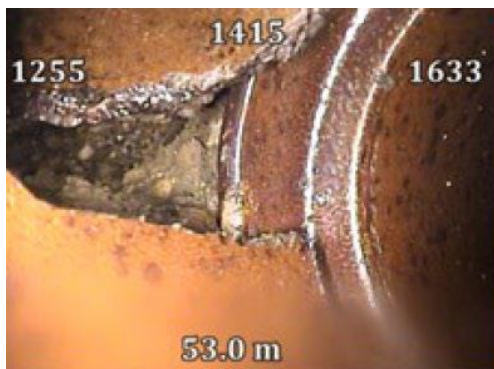


Downtown Infrastructure Renewal Program (DTIRP)



- DTIRP will improve and upgrade roads, sewers, watermains, sidewalks, cycling facilities, and the streetscape throughout the Downtown Secondary Plan area
- 12+ yr reconstruction plan
- 2025 start on Wellington St and Wyndham Street S

DTIRP – Why?

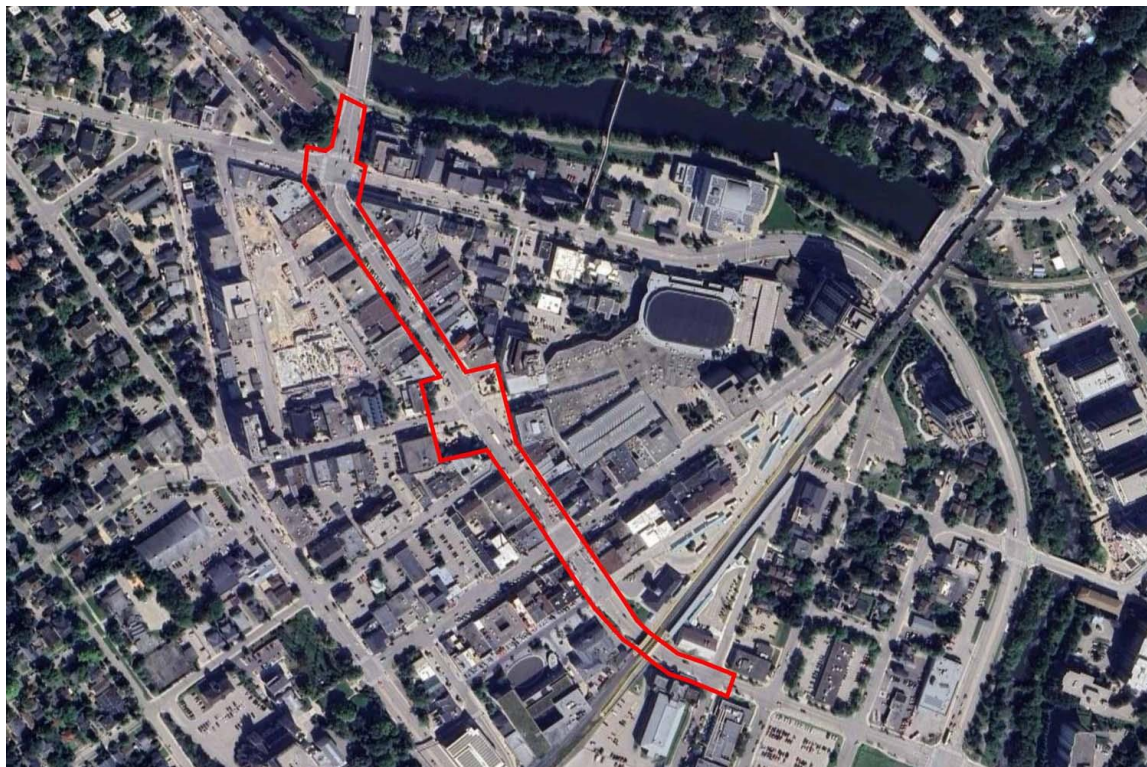




How is Construction Going to Work

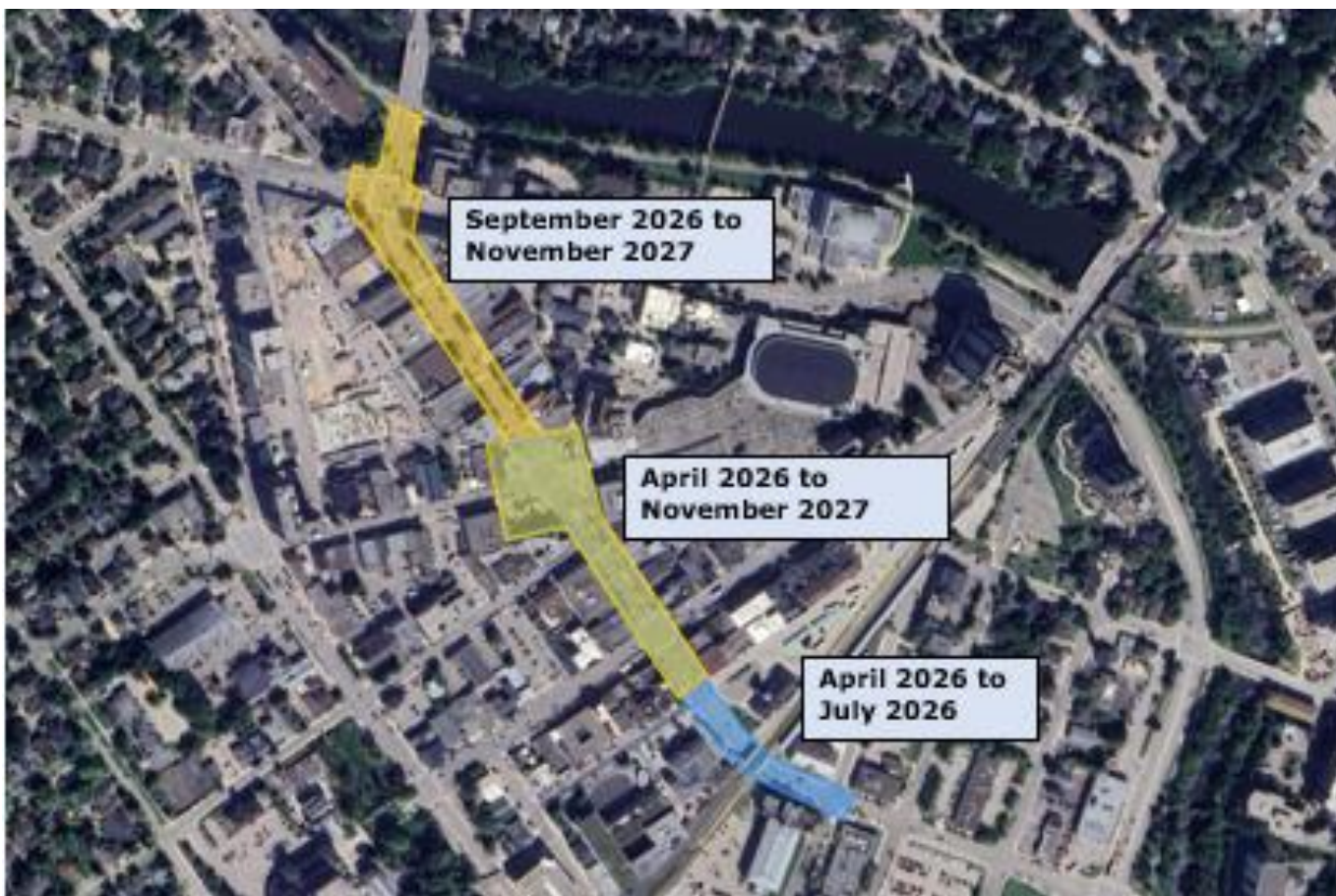


Phase 1 – Wyndham St. N Reconstruction



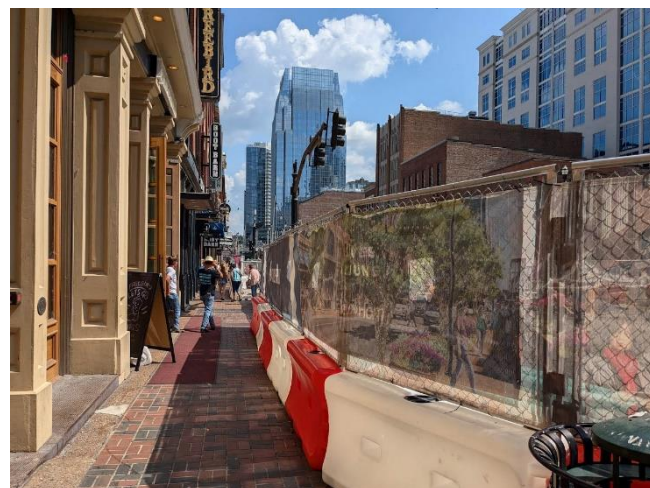
Phase 1 is focused on Wyndham Street North from Farquhar Street to Woolwich Street and includes St. George's Square.

Construction Sequencing



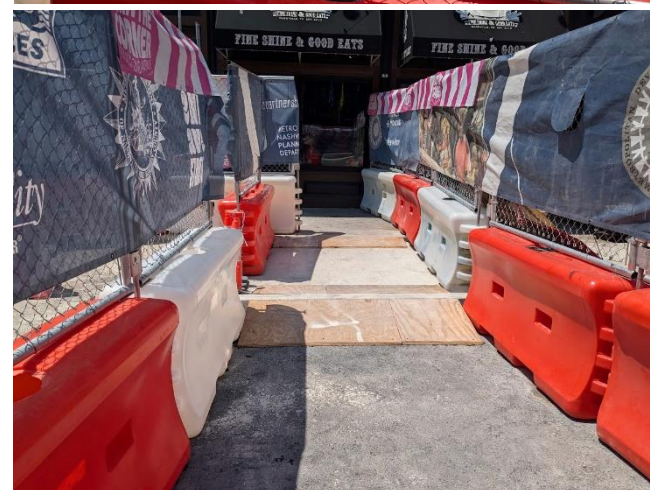
Plans for Construction

- During construction, Wyndham Street will be fully closed to vehicular traffic
- Extended work hours: 24-hour operation except from Saturday 11pm to 4am Monday and holidays with staff discretion to waive
- Incentive and disincentive clauses for the construction to achieve milestones, re-open roads ASAP and complete on-time or even early
- Seasonal shut-downs during the winter – conditions and schedule dependent



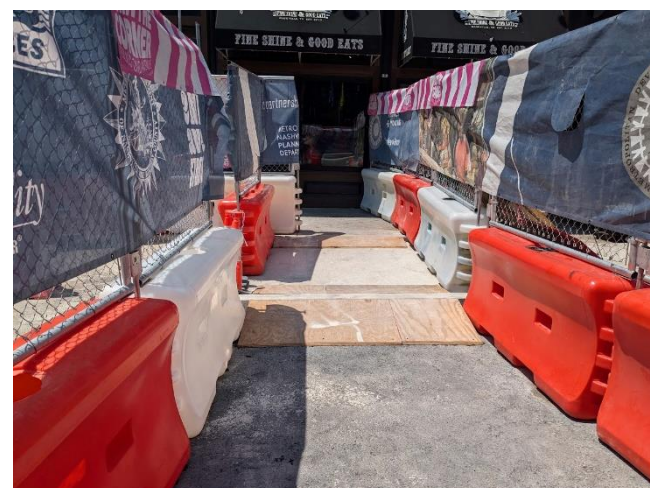
Access during Construction

- Pedestrian access to all business will be maintained throughout construction except for shorter disruptions coordinated with the affected businesses
- Traffic disruption minimized on Macdonell Street across Wyndham Street to maintain bus access to Guelph Central Station
- Wayfinding and "Businesses Open" signage will be erected, maintained and modified as necessary



Access during Construction (2)

- All loading and unloading (i.e. deliveries) needs will be coordinated throughout construction
- Central loading/unloading zones will be established for smaller deliveries. Larger deliveries will be coordinated with the Contractor
- On-street parking will be unavailable during construction, however alternative parking at Macdonell Parking Lot will be provided



An aerial photograph of a city street, likely in Guelph, showing a mix of greenery, pedestrian paths, and vehicles. A large blue rectangular box is superimposed on the right side of the image, containing the title and a construction icon.

Construction Mitigation

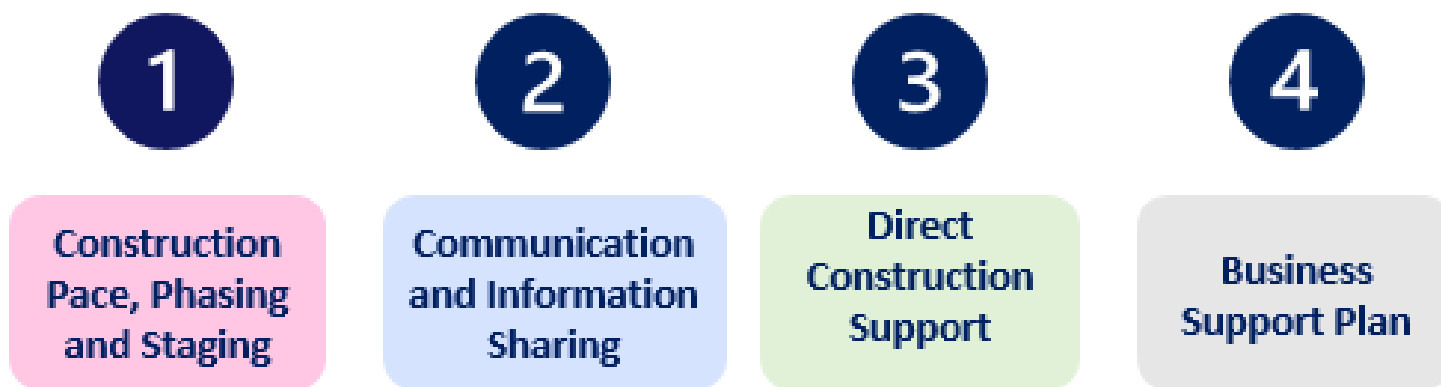


Construction Mitigation

Infrastructure reconstruction in a busy downtown creates challenging circumstances for businesses, residents, and visitors

Engagement with business community and public, as well as other municipalities with similar experience helped develop a plan

There are four key elements of the proposed construction mitigation plan:



Construction Pace, Phasing and Staging

- Expedited Construction
- Extended construction work hours
- Staging of Phase 1 to coordinate with Baker Street
- Facilitating utility replacement prior to construction
- Incentives and disincentive clauses for construction to finish on-time or early



Communication and Information Sharing

LOVABLE

Coming soon:
**Even more reasons
to love Downtown
Guelph.**

We're committed to
creating a vibrant,
inclusive Downtown—
somewhere you'll love to
visit, live, work, and play.
Somewhere remarkable.

guelph.ca/downtown-infrastructure



- Extensive Communication Plan
- Construction Liaison Group/Street Captains
- Ongoing and continuous communication with the Downtown Guelph Business Association

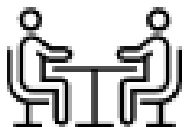


Direct Construction Supports

- Downtown Construction Office
- Downtown Ambassador
- Complimentary Alternative parking
- Wayfinding
- Access to businesses
- Business Delivery Access plans
- Facilitating quick-stops and accessible par
- Enhanced construction safety measures
- Exploring a parking shuttle
- Operational impacts i.e. Transit



Business Support Plan



- Marketing Strategy
- Training and Business Consulting Services
- Downtown Event Grant
- Construction Information Package and Checklists
- Enhanced Cleaning Services
- Construction Tours
- Seasonal Patio Program Fee reduction



Design of St. George's Square



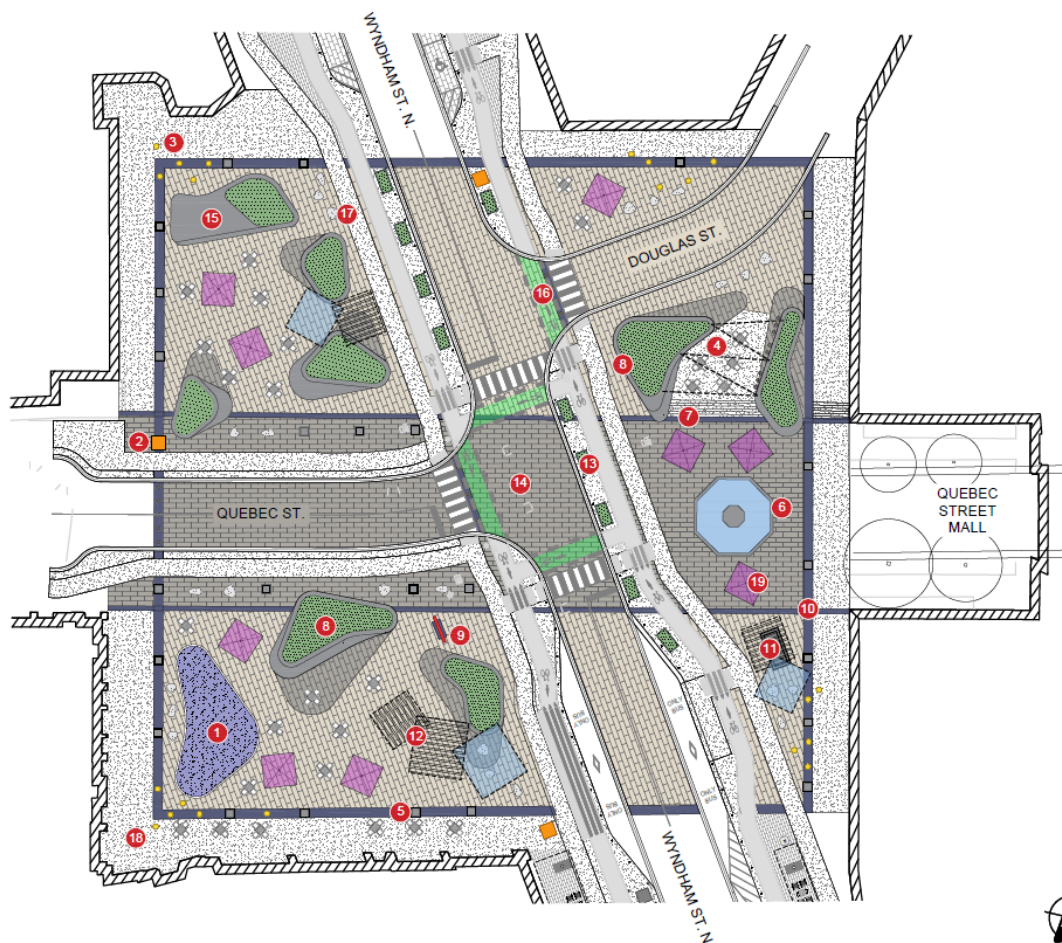
St. George's Square Recommended Concept Video



St. George's Square Recommended Concept Rendering



St. George's Square Recommended Concept

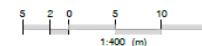


LEGEND

- 1 Open rubberized surface area with opportunities for play elements.
- 2 Vertical gateway features.
- 3 Vertical light columns to highlight corners of Square.
- 4 Plaza area with overhead lighting and seating.
- 5 Tree plantings throughout the 'Square'.
- 6 Relocated fountain with basin, centered on Quebec Street Mall entrance.
- 7 Steps that provide seating opportunities.
- 8 Custom raised planters with seating opportunities.
- 9 The Big Heart
- 10 Walkway and banding to define perimeter of square.
- 11 Shade structure and washroom facility with seating opportunities incorporated.
- 12 Shade structure with overhead lighting.
- 13 Seasonal removable planters.
- 14 Decorative paving.
- 15 Raised Platform for events.
- 16 Removable barriers to close off streets to vehicular traffic during events.
- 17 Concrete 'pebble' seating features.
- 18 Promenade - Opportunities for patios and seating.
- 19 Shade umbrellas.



ST. GEORGE'S SQUARE RECOMMENDED CONCEPT



JUNE 2025

St. George's Square Recommended Concept Design



Our Future Downtown



Questions?

