YORK DISTRICT LAND USE STUDY
CITY OF GUELPH | PHASE 3 CHARETTE (AFTERNOON)

2008.04.05

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CITY OF
Guelph
Making a Difference

Afternoon Presentation Overview

1. What makes Guelph "Guelph"?

2. What makes York District "York District"?

3. Growth Management Study

4. What is Urban Design?

5. Design Guidelines and Varying Levels of Control

   • Form based Design Guidelines – **Allen-Sheppard, Toronto**

   • Comprehensive Detailed Design Guidelines – **Seaside, Florida**

6. Design Guideline Elements

   • **Public Realm**

   • **Private Realm**

   • **Other Design Considerations**

7. Land Use Designations

8. Key Thoughts / Questions for Discussion

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WHAT MAKES GUELPH "GUELPH"?

GUELPH NEIGHBOURHOODS
downtown

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GUELPH NEIGHBOURHOODS
Post war suburbs to present suburban sprawl

GUELPH NEIGHBOURHOODS
Recent residential development


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GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

- Greater Golden Horseshoe (GGH) is Canada's and one of North America's fastest growing regions

- By 2031, the population of the GGH is expected to grow by an additional 3.7m to 11.5m, creating 1.8m new jobs

- Growth Plan is a provincial initiative to address where and how this growth should be directed across the region

- Growth Plan is based fundamentally on the understanding that "growth as usual" is unsustainable

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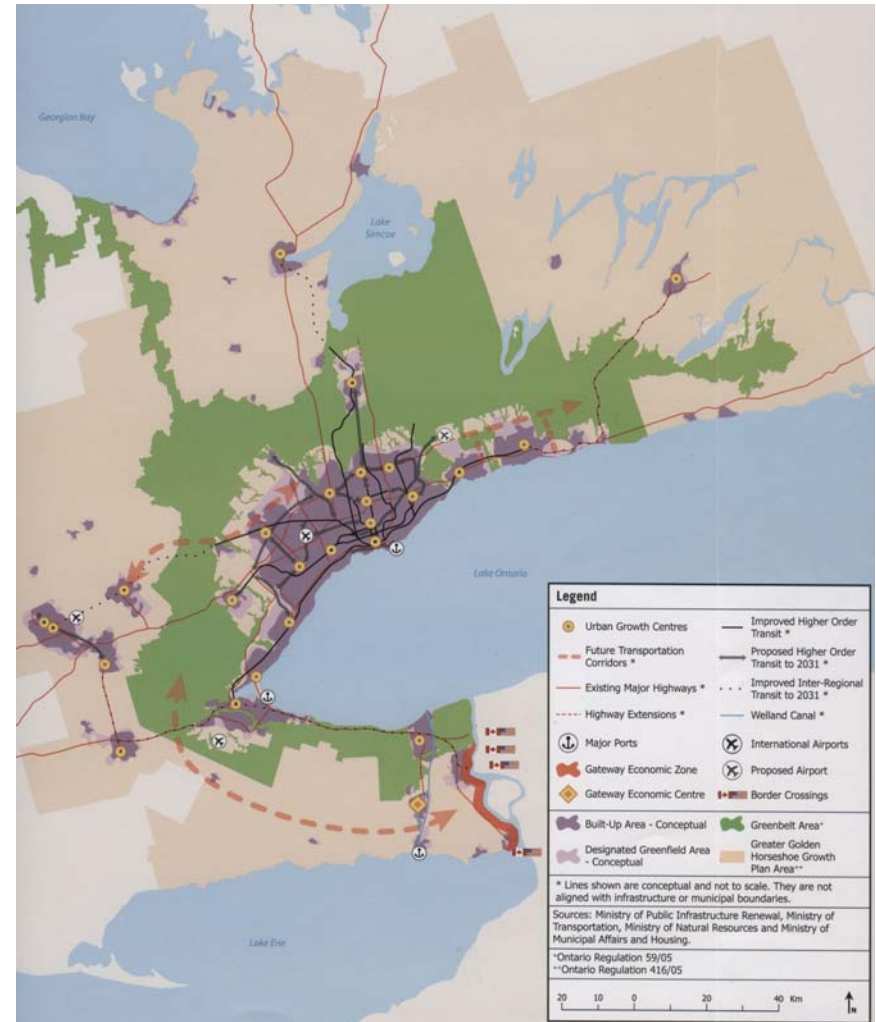
GROWTH MANAGEMENT

- Smart Growth Guelph

- Ontario Public Infrastructure Renewal
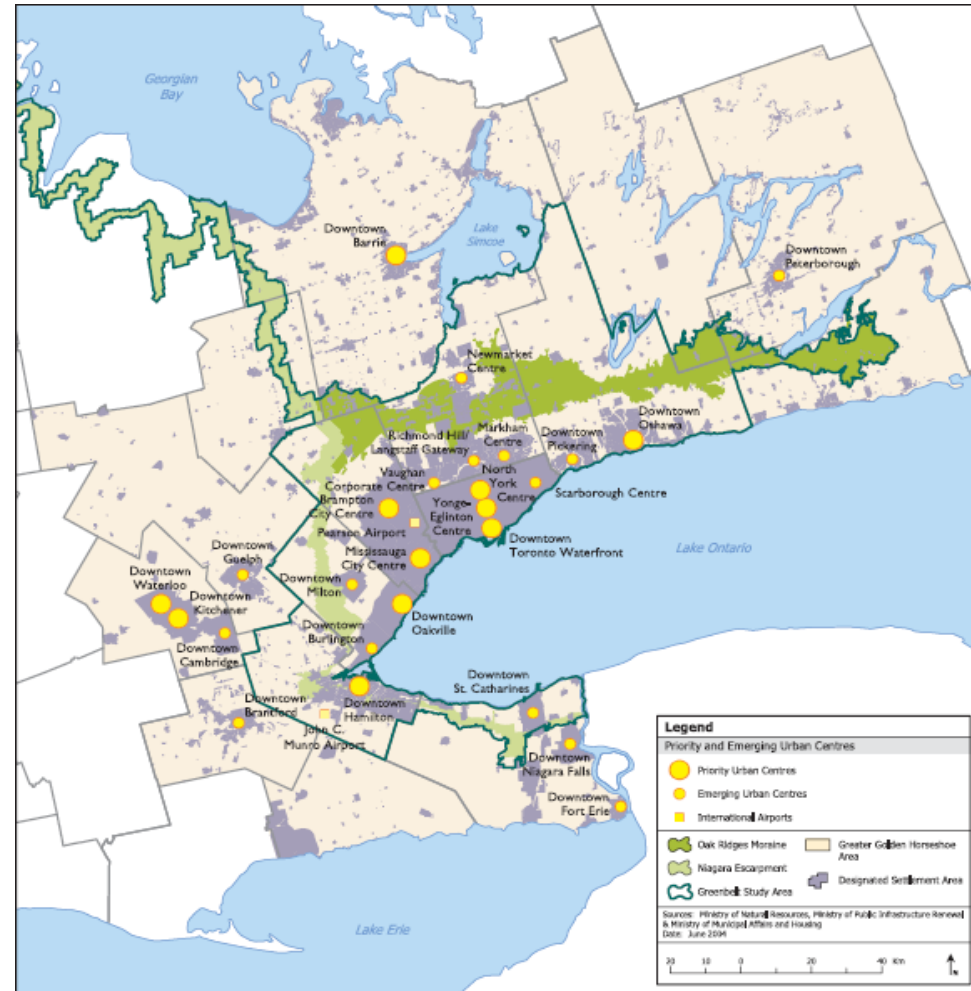
IMPLICATIONS FOR GUELPH

Growth Plan has profound implications for Guelph:

1. Population increase from 118,000 to 165,000 by 2031

2. Increased employment forecasted as well (no shortfall of industrial)

3. Downtown urban growth centre designated, at 150 r+j/ha

4. Other intensification areas identified

5. Greenfield urban development at 50 r+j/ha

IMPLICATIONS FOR GUELPH

Direction from GuelphQuest workshops:

- More compact growth
- Intensification around nodes, corridors and downtown
- Jobs well-distributed across city
- Expanded transit options, in city and at regional level
- Best practices in energy & water conservation, air quality and solid waste reduction

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IMPLICATIONS FOR GUELPH

Potential Residential Intensification
Number of Units by Intensification Area

Intensification Units
- 0 - 55
- 56 - 187
- 188 - 468
- 469 - 1016
- 1016 - 2524
- Built Boundary
- CityBoundary
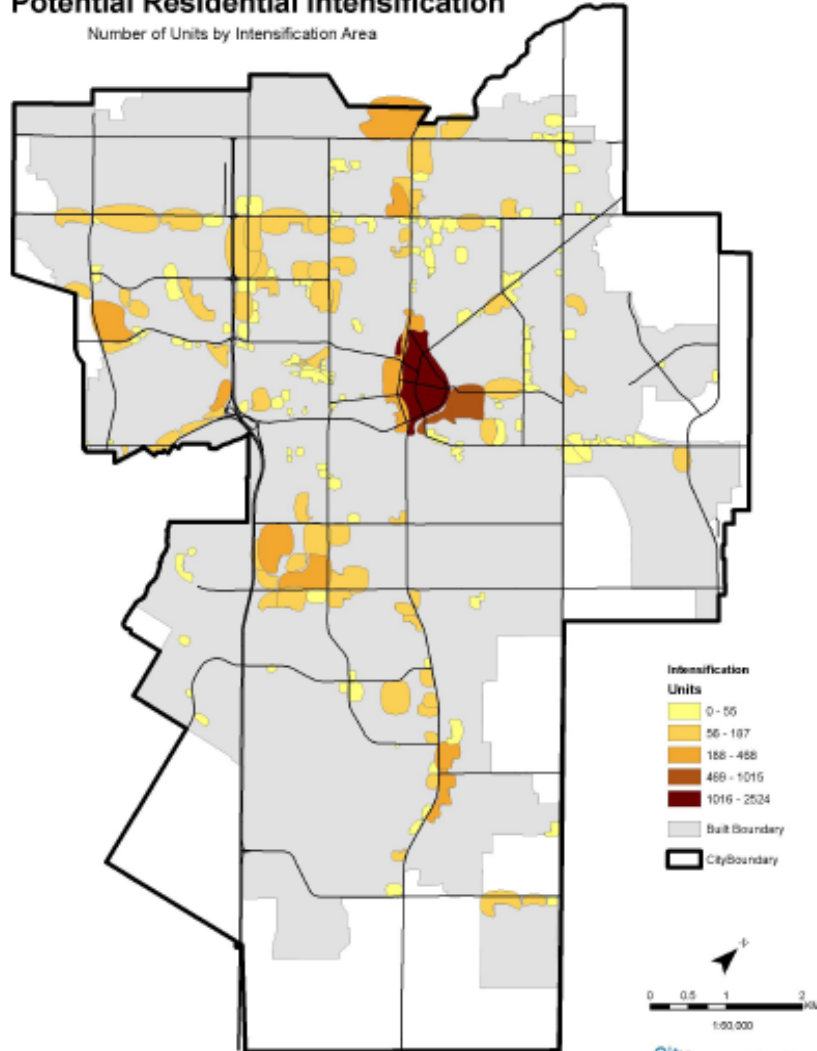
Note: An additional 2500 city wide infill units are to be created in low density residential areas through consents and severences above and beyond what is being displayed on this map

City of Guelph
Community Design and Development Services
July 2007

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IMPLICATIONS FOR GUELPH

Key question: How is this new growth going to be accommodated?

To answer this question, we worked with the City this summer to select four study areas and undertake the following:

1. Characterize **existing** built form and density (base case)

2. Determine maximum built form and density **permitted under current zoning regulations**

3. Define built form and density under a **moderate intensification scenario**

4. Define built form and density under a **full intensification scenario**.

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GORDON & WELLINGTON AREA

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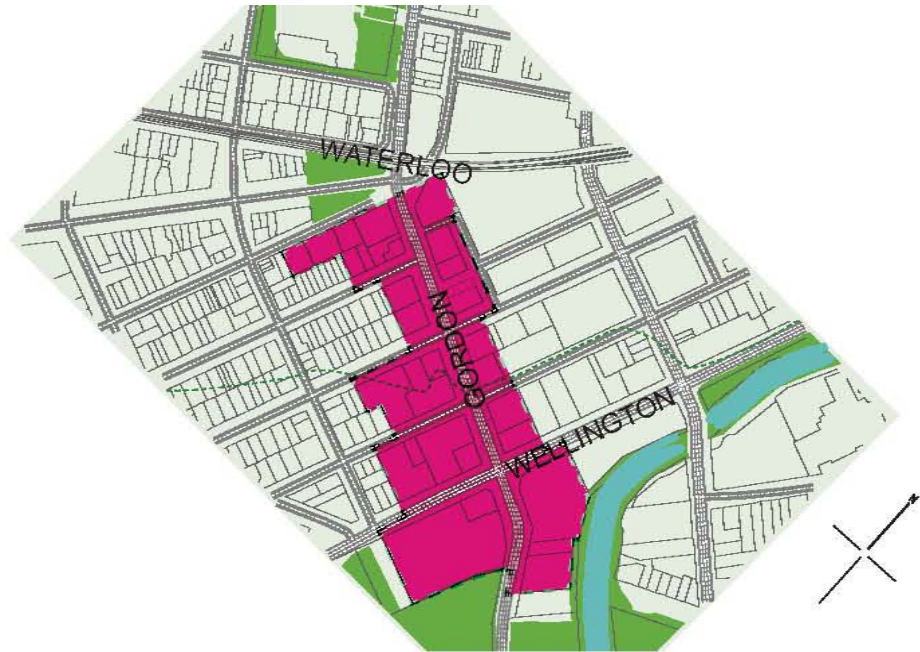
GORDON & WELLINGTON AREA

Birds Eye View - existing

41 R+J/ha

GORDON & WELLINGTON AREA
Birds Eye View – Currently Permitted

86 R+J/ha

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GORDON & WELLINGTON AREA
Birds Eye View – Moderate Intensification

179 R+J/ha

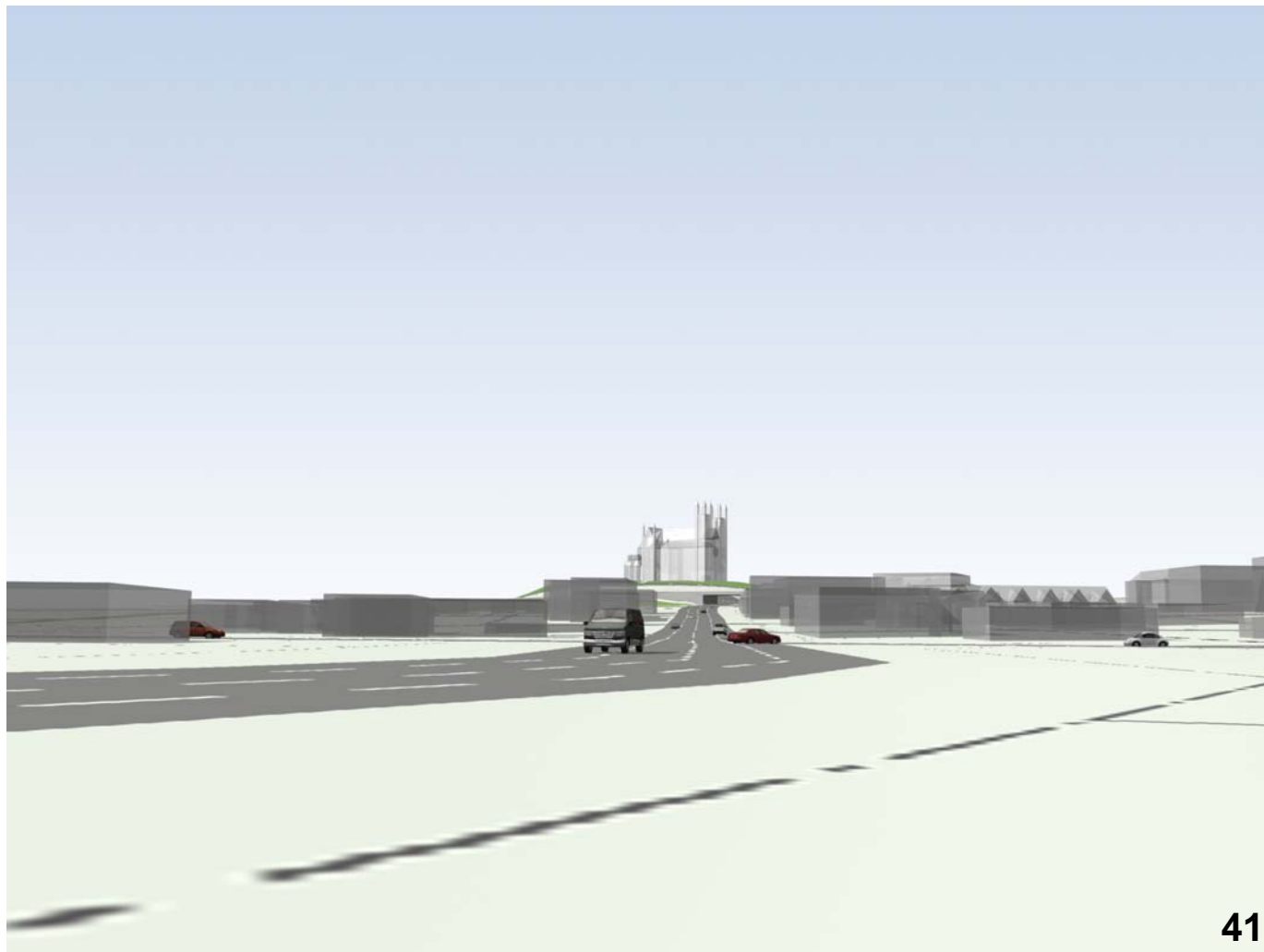# GORDON & WELLINGTON AREA
Birds Eye View – Full Intensification

243 R+J/ha

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GORDON & WELLINGTON AREA
View west on Gordon (from east of Wellington) – existing

41 R+J/ha

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View west on Gordon (from east of Wellington) – currently permitted

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86 R+J/ha

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GORDON & WELLINGTON AREA

View west on Gordon (from east of Wellington) – Moderate Intensification
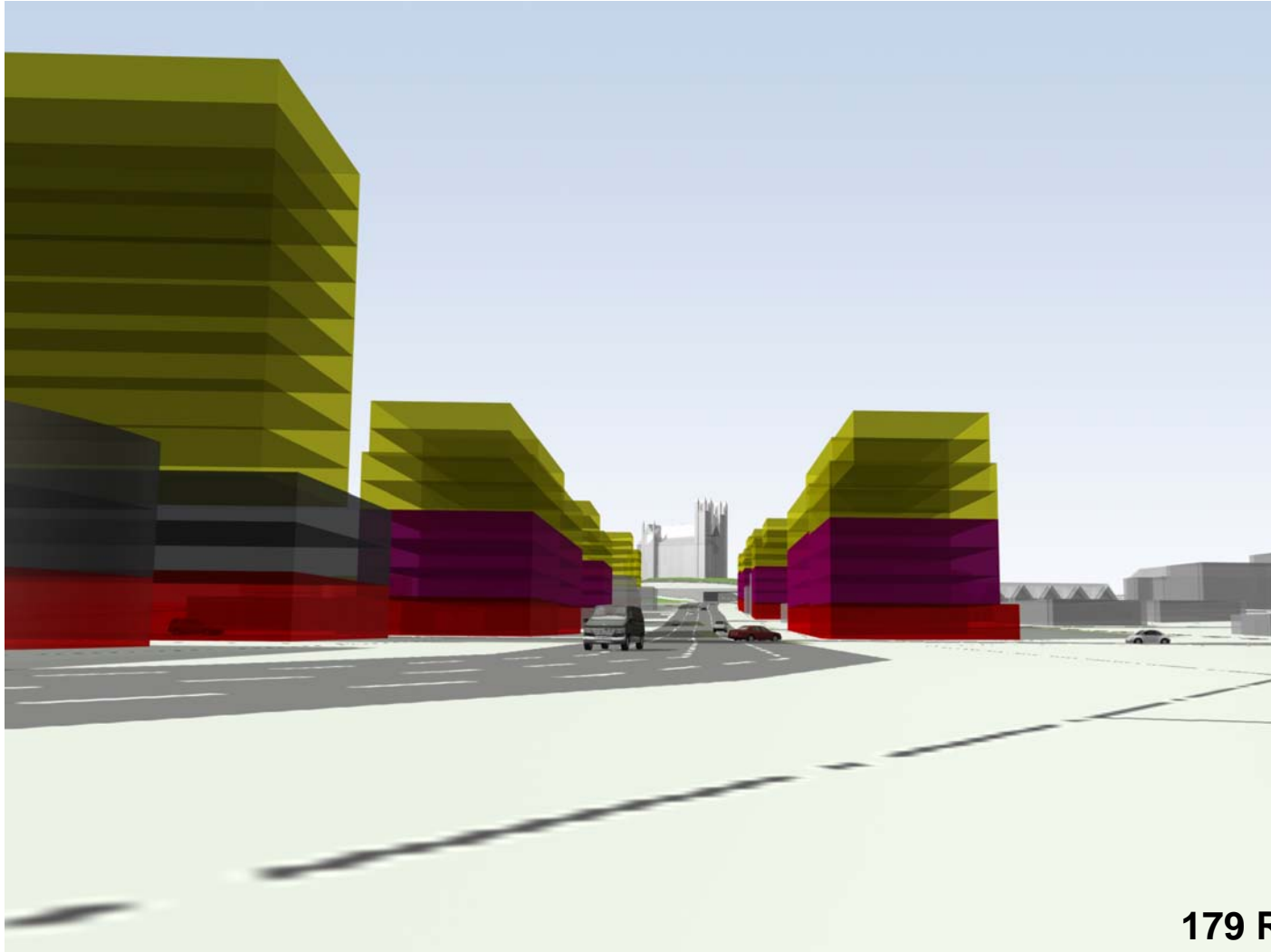
179 R+J/ha

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GORDON & WELLINGTON AREA
View west on Gordon (from east of Wellington) – Full Intensification

243 R+J/ha

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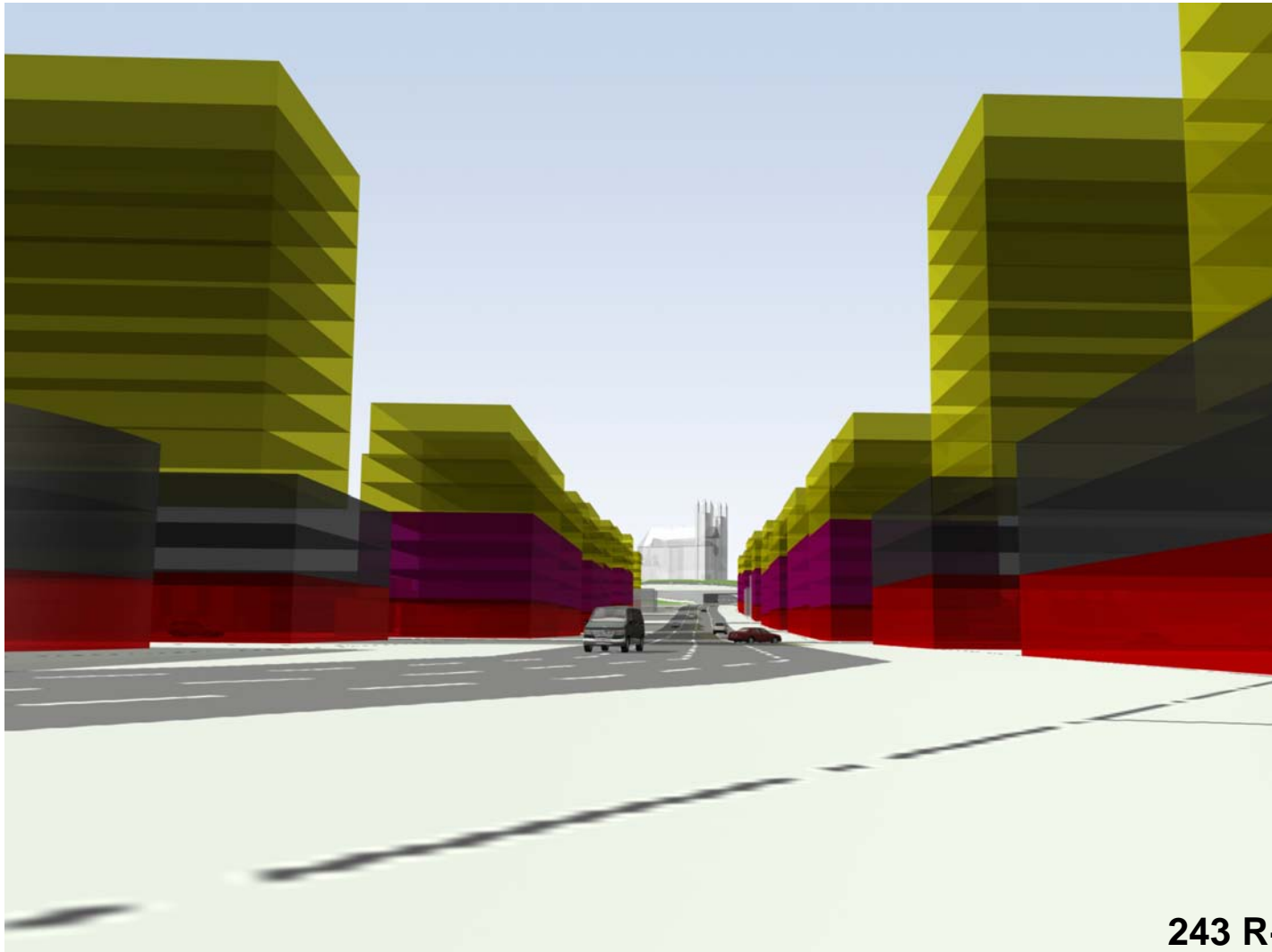
GORDON & WELLINGTON AREA

View west on Gordon (from east of Wellington) – Full Intensification

GROWTH MANAGEMENT STUDY

before

after

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WHAT MAKES YORK DISTRICT "YORK DISTRICT"

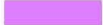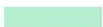York District is one of only two large settlement areas left within the city for the development of a secondary plan
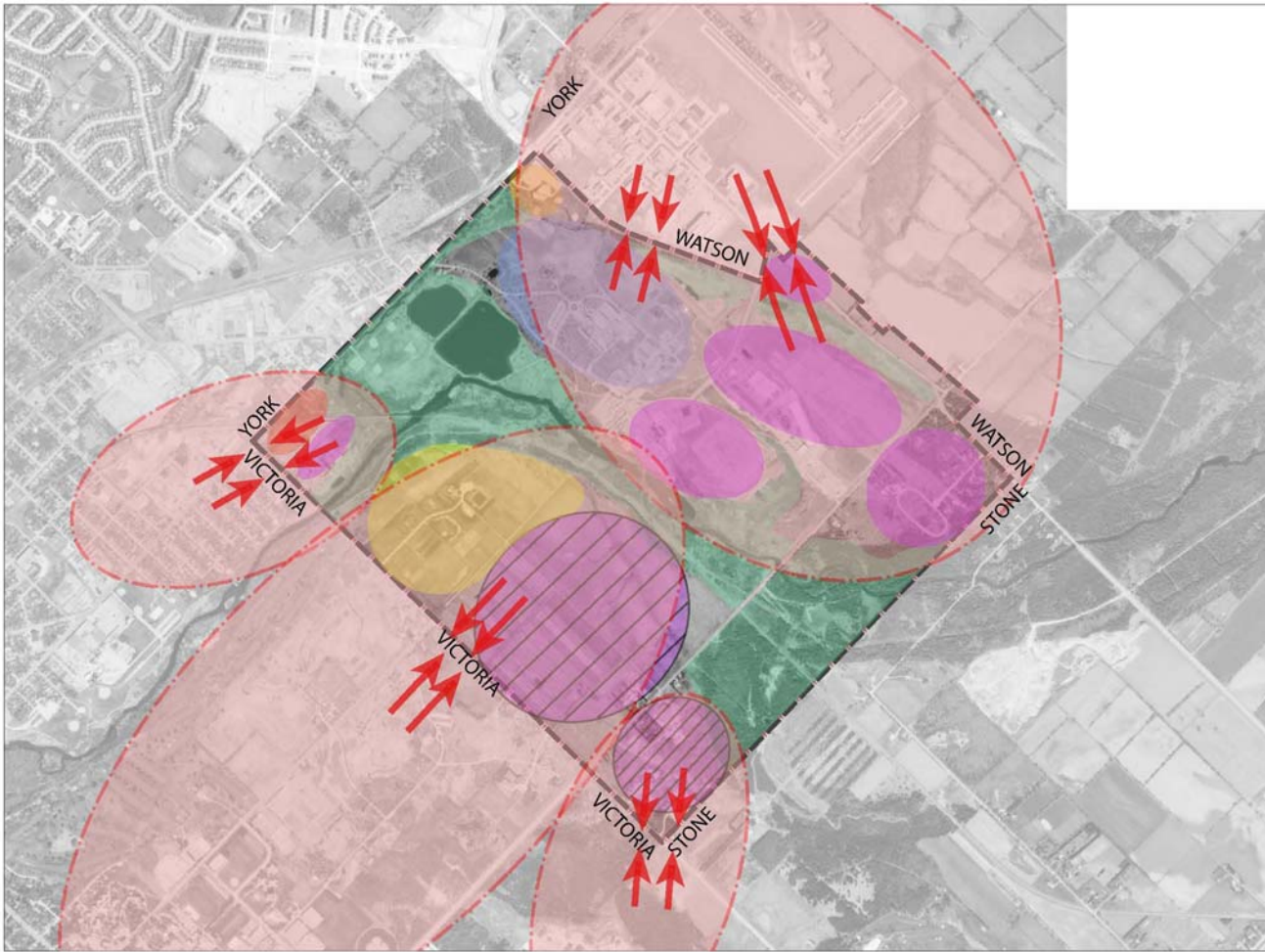
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Legend

- site boundary
- neighbourhood commercial
- service commercial
- institutional
- employment mixed use
- industrial employment
- residential mixed use
- greenlands
- contextual relationship

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ALTERNATIVE LAND USE OPTIONS

Legend

- ▪▬▬▬ site boundary
- 🟥 neighbourhood commercial
- 🟧 service commercial
- 🟦 institutional
- ▨ employment mixed use
- 🟪 industrial employment
- 🟨 residential mixed use
- 🟩 greenlands

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DESIGN GUIDELINES AND VARYING LEVELS OF CONTROL

Allen-Sheppard, Toronto

DESIGN GUIDELINES AND VARYING LEVELS OF CONTROL

Allen-Sheppard, Toronto

Form based design guidelines

Public realm:

- Sets out general requirements for open space provision, right of way widths, pedestrian sidewalks and connections
- Create road hierarchy and with emphasis on bicycle lanes, wide pedestrian spaces and view corridors and connections
- Does not provide detailed design standards

Private realm:

- Primarily concerned with building massing, height, setbacks and build to lines
- No prescriptive architectural design requirements (style, materials, etc)
- Defines the intensity of development by precincts to foster neighbourhood development

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DESIGN GUIDELINES AND VARYING LEVELS OF CONTROL
Seaside, Florida

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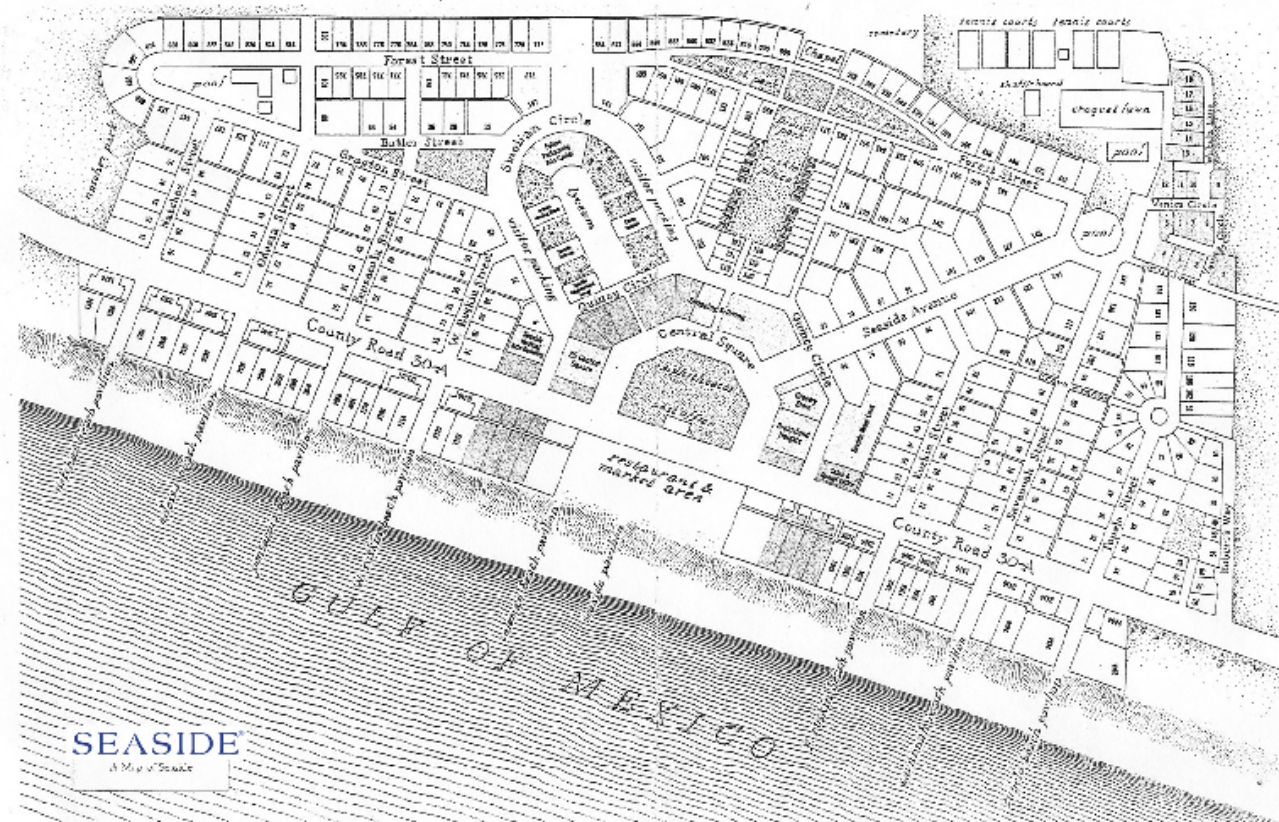
DESIGN GUIDELINES AND VARYING LEVELS OF CONTROL
Seaside, Florida

Comprehensive detailed design guidelines

Public realm:

- Provides detailed policy and design requirements for crosswalks, street trees, road right-of-ways and bicycle lanes

Private realm:

- Sets out building heights, setbacks and building massing
- Lists preferred architectural materials types
- Sets requirements for residential and commercial landscaping requirements
- High degree of input into the private realm
- Strong emphasis on mix of uses

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POTENTIAL URBAN DESIGN GUIDELINES

Public Realm

Parks and Open Space Systems

- Natural Heritage System trails
- Parks
- View corridors and linkages

Right of way composition

- Road typologies (Typical Streets, Arterials, etc)
- Street trees
- Pedestrian crosswalks
- Sidewalk widths and materials
- Bicycle routes
- Transit Oriented Design
- Street furniture
- Public transit facilities
- Lighting
- Parking configuration

Other Design Considerations

Environmental

Private Realm

Density
Building height
Building mass
Sunlight protection
Façade articulation and materials
Landscaping
Parking
Signage
Lighting

PUBLIC REALM
NATURAL HERITAGE

- Help reinforce natural heritage

- Support its growth and awareness

- Allow for interaction with remaining woodlots and Grand River Conservation Authority

PUBLIC REALM
NATURAL HERITAGE TRAILS

Legend

——	Primary Route
·····	Desired Connection
——	Secondary Route
——	Tertiary Route
——	On Road Cycling Network
----	Potential Additions to On-road Cycling Network
S	Major Staging Area
MS	Minor Staging Area
G	Trail Gateway at City Boundary
C	Canoe Launch and Node

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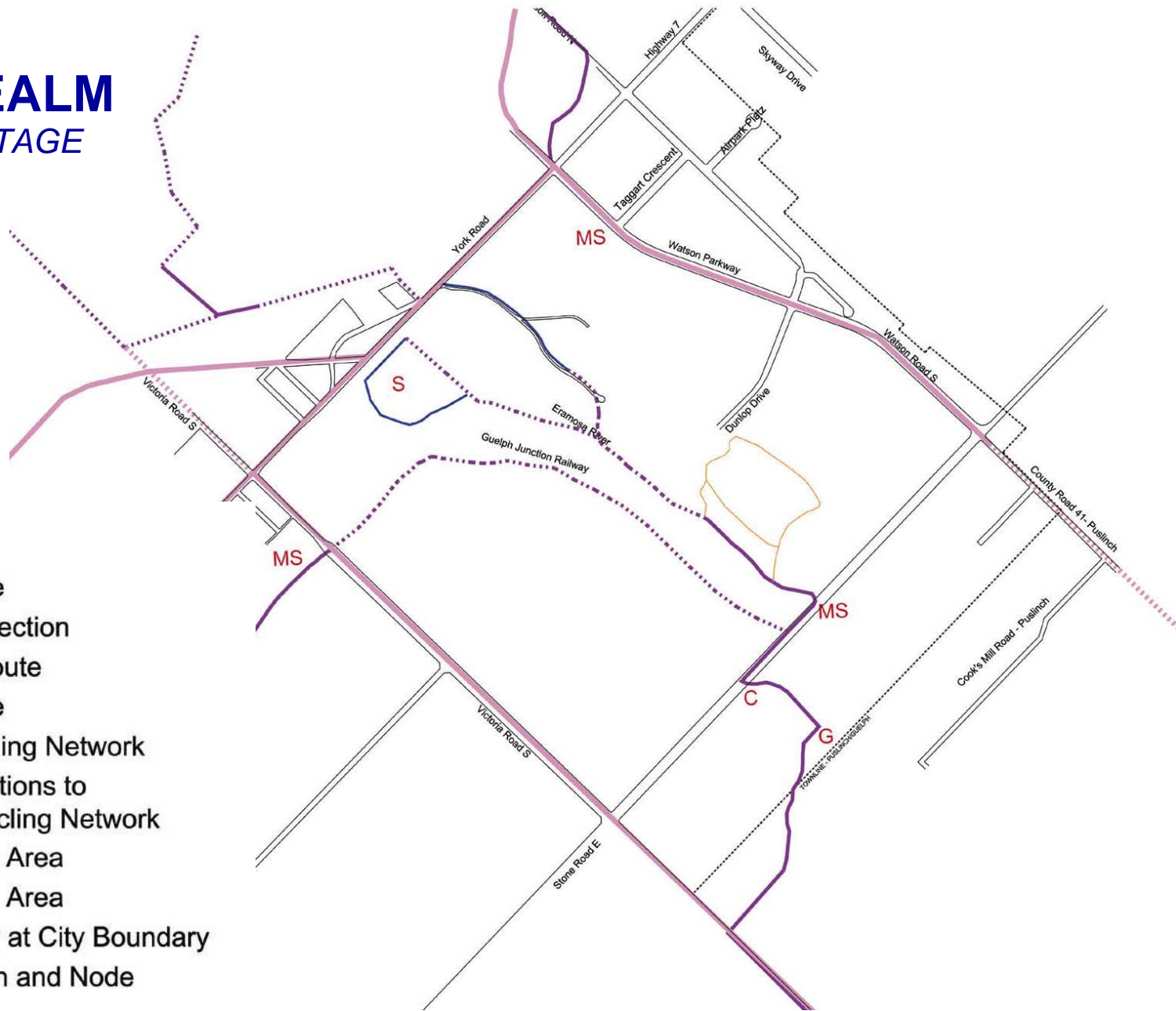
PUBLIC REALM
PARKS

- To allocate large parcels of land as open space for both passive and active recreation
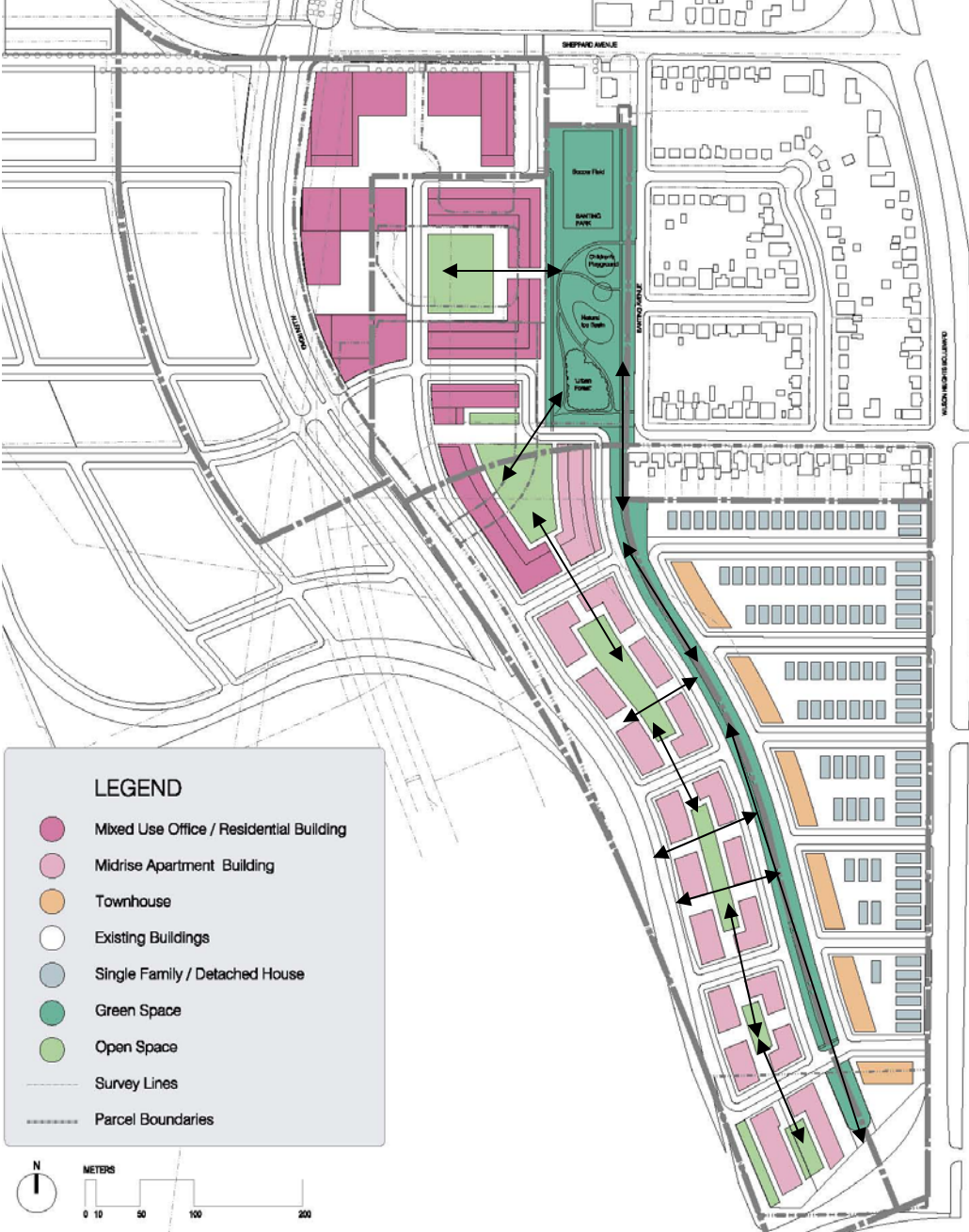
- Variety of uses for a diverse city

- To allow a co-existence with humans and nature

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PUBLIC REALM

VIEW CORRIDORS AND LINKAGES

LEGEND

- ● Mixed Use Office / Residential Building
- ● Midrise Apartment Building
- ● Townhouse
- ○ Existing Buildings
- ● Single Family / Detached House
- ● Green Space
- ● Open Space
- ---- Survey Lines
- ········ Parcel Boundaries

N

METERS

0   10   50   100   200

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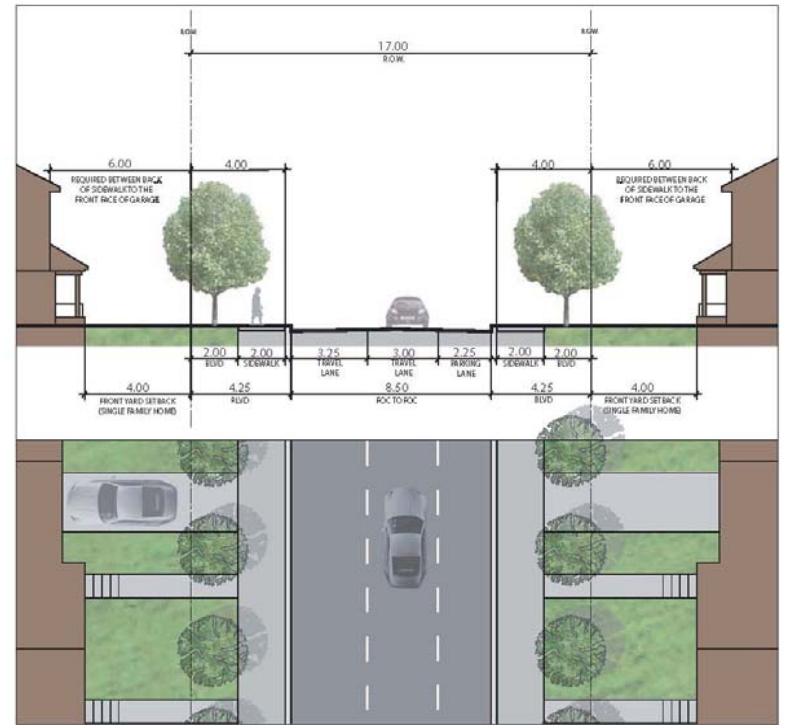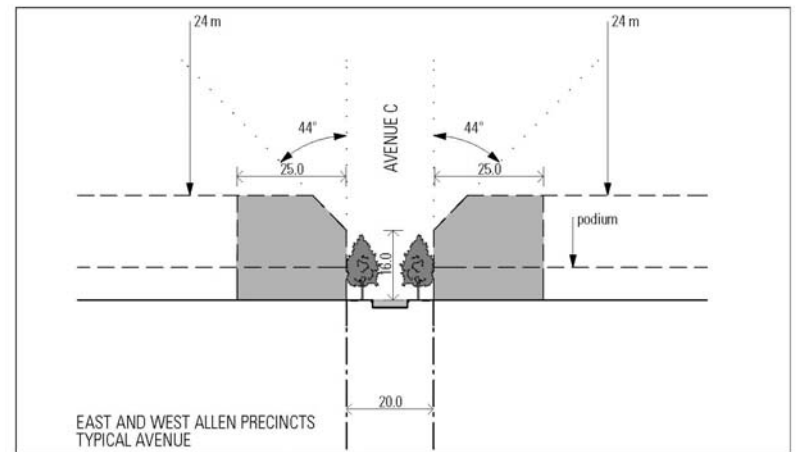
PUBLIC REALM
ROAD TYPOLOGY: Arterials
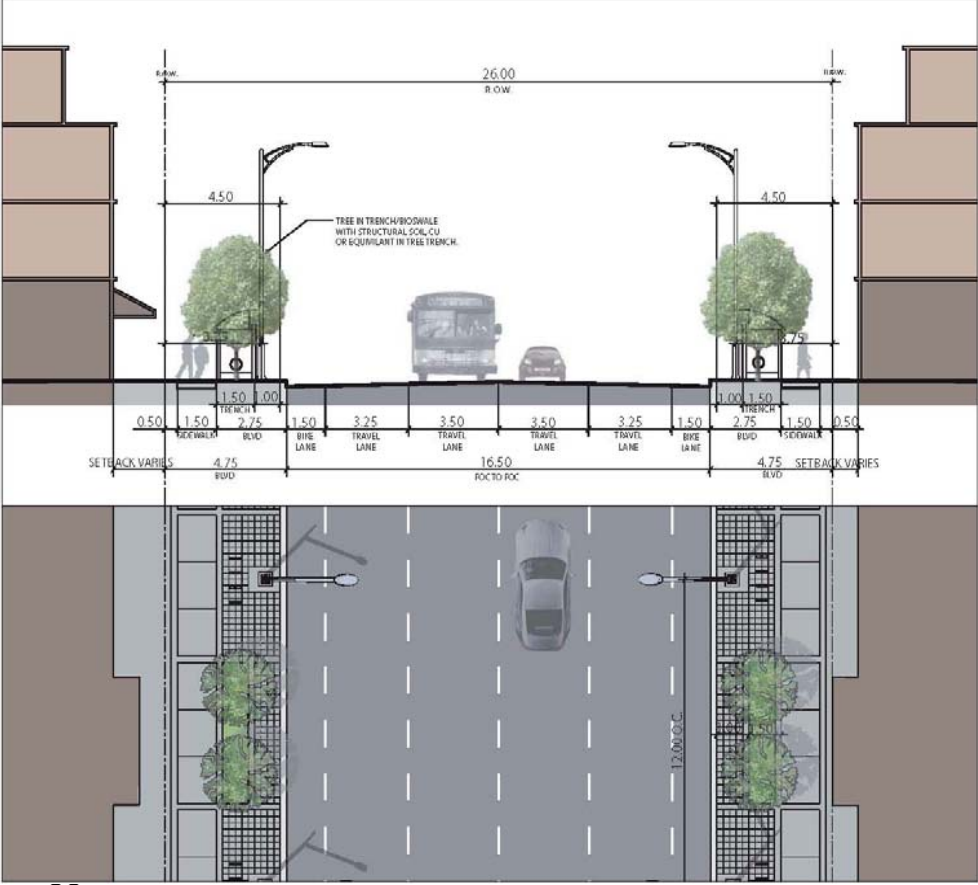
PUBLIC REALM
ROAD TYPOLOGY: Local Streets

- Reduce vehicular speeds

- Allow for more informal pedestrian interaction and crossing

- Reinforce community character

Local Road section through the General Urban Designation.

EAST AND WEST ALLEN PRECINCTS
TYPICAL AVENUE

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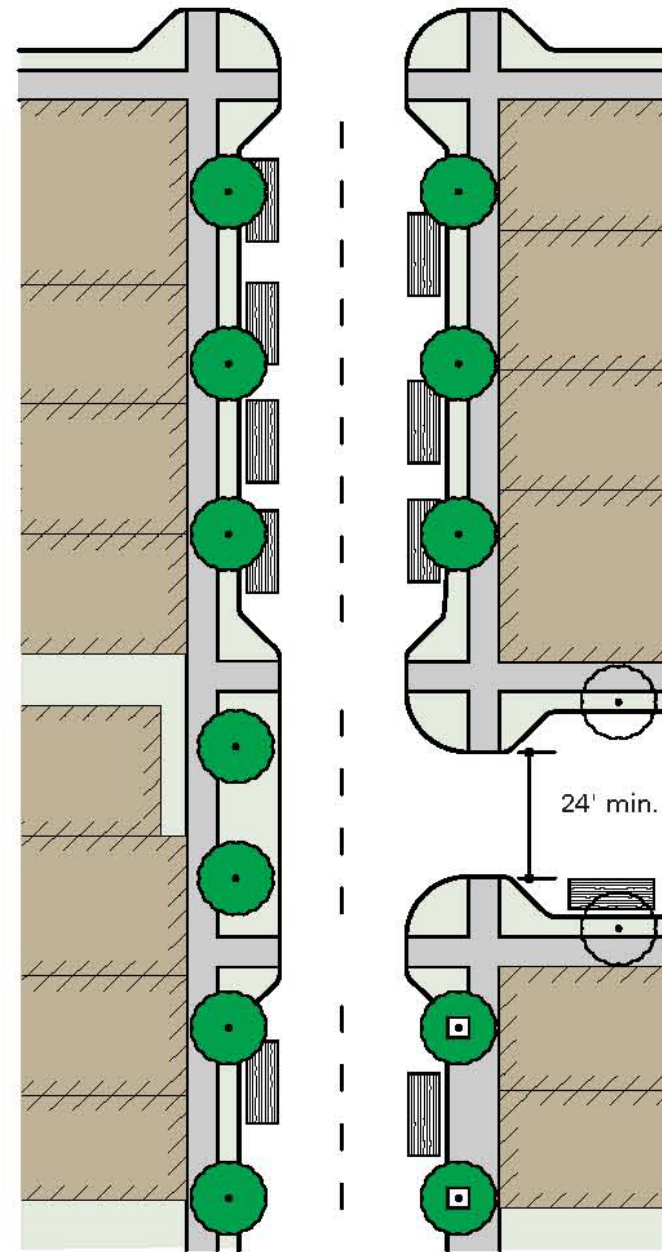# PUBLIC REALM
RIGHT OF WAY PLANTING

- Promote concept of urban forest
- Green environment
- Create pedestrian friendly streets
- Buffer between vehicles and pedestrians

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PUBLIC REALM
PEDESTRIAN CROSSING

- Assist in pedestrian mobility

- Visual and materially separate pedestrian crossings and assist in traffic calming

24' min.

PUBLIC REALM
SIDEWALK WIDTHS AND MATERIALS

- To ensure that pedestrian circulation is a recognized part of the street

- To ensure that sidewalk widths are appropriate for the types of activities they are servicing

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PUBLIC REALM
BICYCLE ROUTES

- Provide clear indication of cycling lanes

- Avoid conflict of commuter cyclists with general pedestrian movement

- Ensure safe transition between cycling lanes and direct vehicular access

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PUBLIC REALM
TRANSIT ORIENTED DESIGN

- Ensure that other pedestrian links reinforce a walkable community

- To make these connections safe for all users

- 500m radius for pedestrians to reach transit and local shopping

U Guelph walk

approximate 5 minute walking radius

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PUBLIC REALM
STREET FURNITURE

- For passive recreation

- Define a sense of place

- Promote pedestrian activity and casual street surveillance

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PUBLIC REALM
PUBLIC TRANSIT FACILITIES

- Provide adequate bus stops for demand

- Clearly demark transit stops

- Provide real time information of transit schedule

- Visually integrate transit stops within design concept

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PUBLIC REALM
LIGHTING

- Distinctive street lighting can add to the 'sense of place'

- Opportunity to use energy efficient lighting to promote environmental stewardship

Leading the Revolution in Telecommunications Poles.

The Trafalgar™ Telecommunications Pole is designed with internal compartments that house both telephone and cable utility service equipment. Let the Trafalgar™ Telecommunications Pole eliminate unsightly street furniture in your new development.
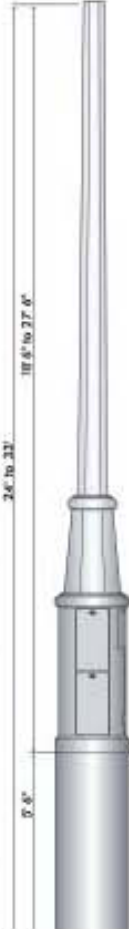
Characteristics

- Revolutionary internal compartments for cable and telephone services
- Mounting heights from 18' 6" to 27' 6" above grade
- Octagonal cross section
- Etched finish

Sky Cast Inc.'s Trafalgar Pole

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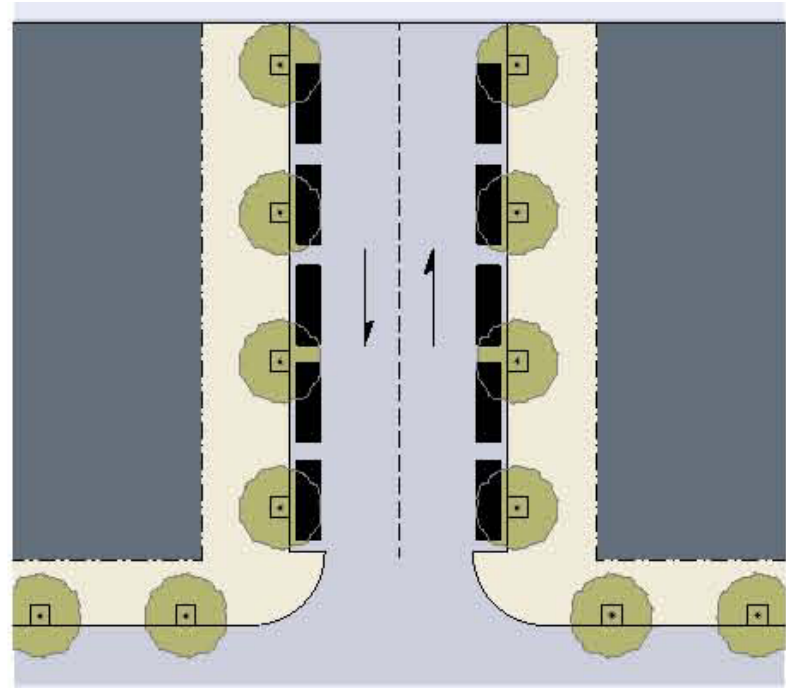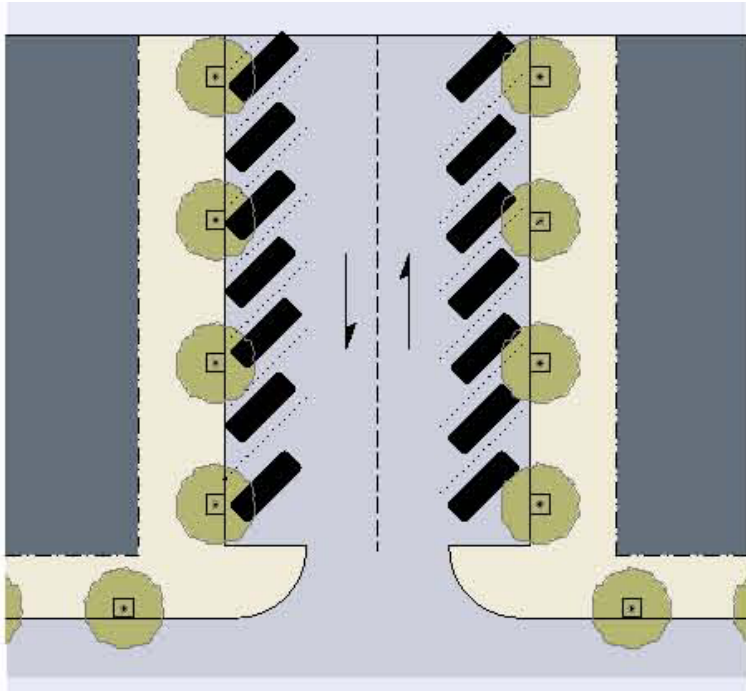
PRIVATE REALM

DENSITY

- Expression of the number of units per hectare of land

- Built form is linked to density
  - However, higher densities can be achieved without towers

- Locate higher densities at appropriate intersections, along appropriate streets and within appropriate communities.

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PRIVATE REALM

DENSITY

GORDON & WELLINGTON AREA

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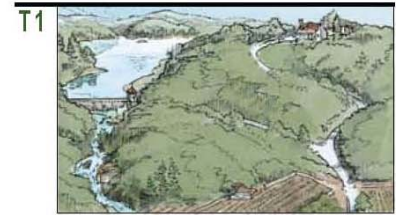
PRIVATE REALM

DENSITY

GORDON & WELLINGTON AREA

PRIVATE REALM

DENSITY

GORDON & WELLINGTON AREA

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PRIVATE REALM
BUILDING HEIGHTS

PUBLIC R.O.W./ PROPERTY LINE

EAVE / PARAPET LINE

HEIGHT

FRONT

18 m.

1m Build to zone
(except for accessible
open space)

Property line

3m Setback for Landscaping

1.5m Sidewalk

3.5m Planting area

Street

Top Floor Expression
- 1m to 3m setbacks facing street
- cornice articulation
- material transition
- roof overhang

Podium Mid-Body
- material consistency

Two Storey Expression
- double height display windows
- multiple entrances
- canopies
- colonnade
- material transition

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PRIVATE REALM
BUILDING SETBACKS

- Reinforce building relationship / character to public street and adjacent buildings

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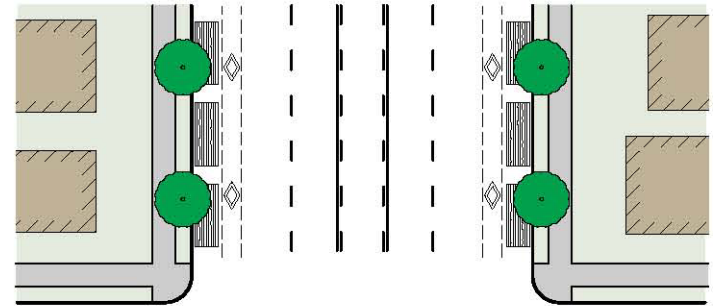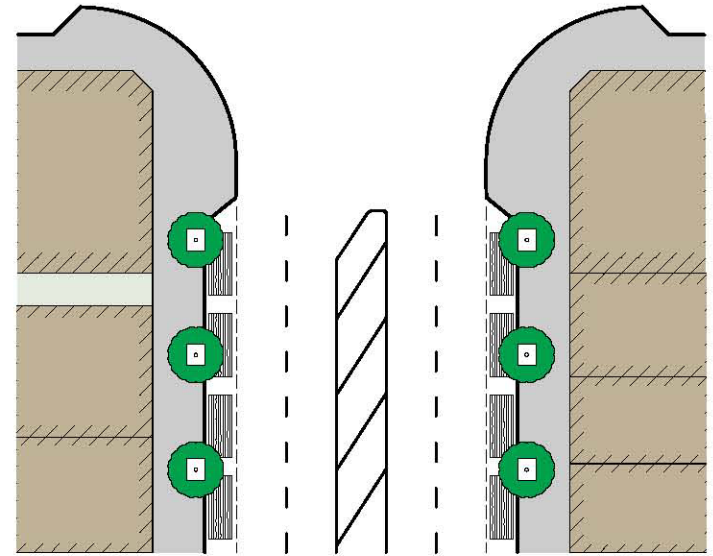
PRIVATE REALM
BUILDING MASS + PLANES

- To ensure adequate sun and shade to/on the street

- To promote pedestrian friendly microclimates

- To control the height of the building next to the street

- To control perceived 'bulk' of the building at street level
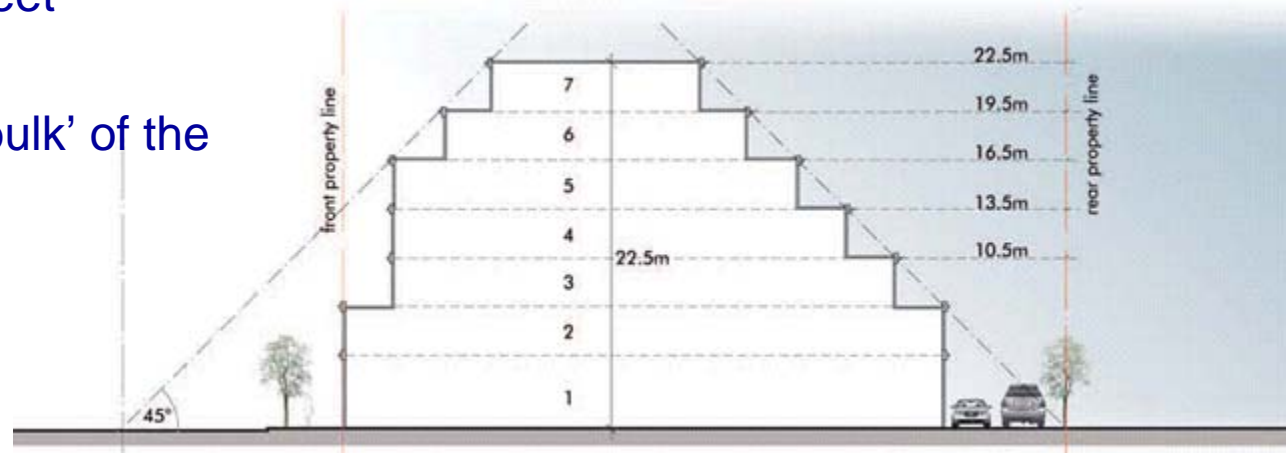
PRIVATE REALM
BUILD-TO LINE

- Set specific location for building placement on a site

- Create a regulated street edge where all buildings form a continuous 'street wall'

45 m. Maximum Envelope

90% of building face within Building zone at corners of significant intersections

75% of building face within Building zone flanking significant streets

18 m.

7.5 + Podium

1m Build zone

Property line

2.5 m sidewalk

3.5 m planting bed includes 6 m edge strip

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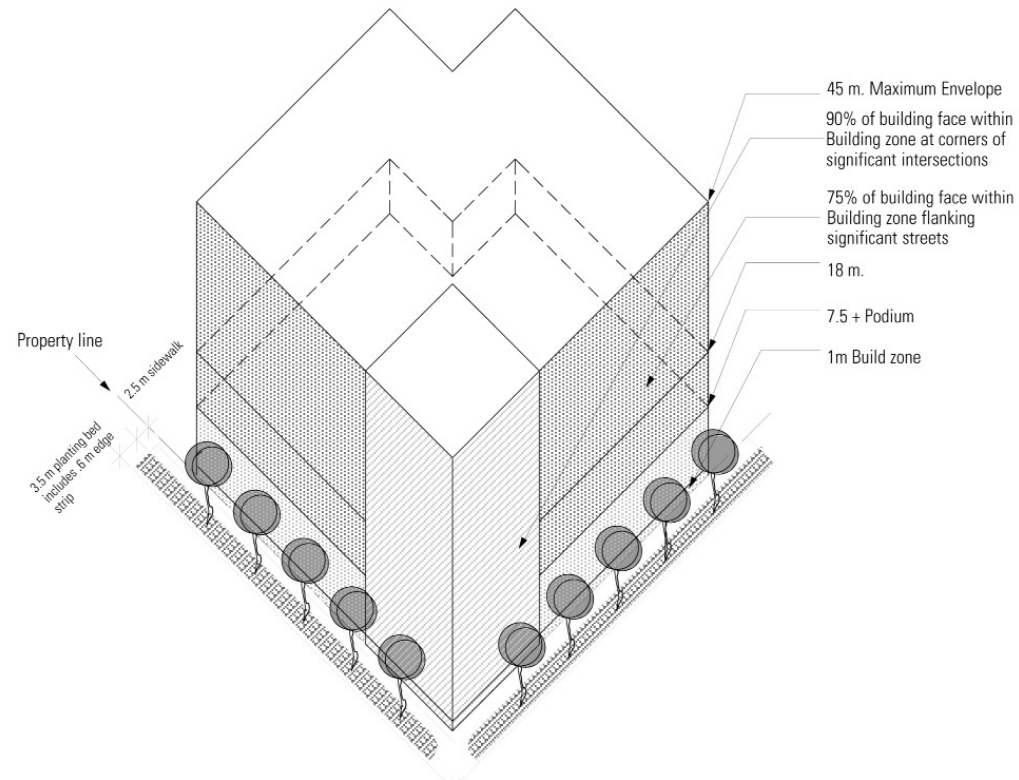
PRIVATE REALM
FACADE ARTICULATION

- Opportunity to ensure degree of articulation and continuation of key architectural elements such as cornice lines

- Breaks the massing of a large building by creating a rhythm of small architectural elements

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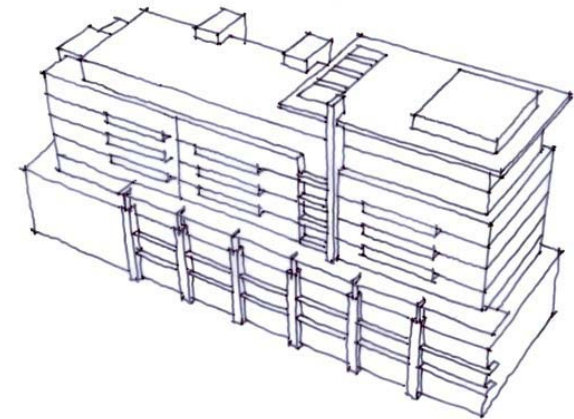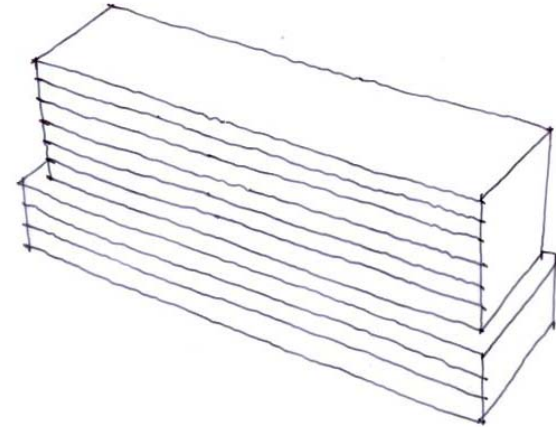
PRIVATE REALM

FACADE MATERIALS

- Define preferred materials in order to ensure materials respect surrounding buildings and context

- Represents a discretionary (versus mandatory) level of design control

Stone

Red brick
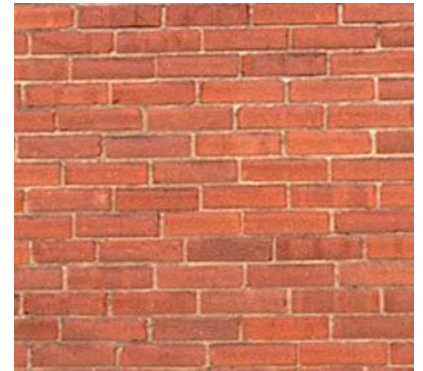
Textured concrete block

PRIVATE REALM
LANDSCAPING

- Use planting to create esthetically appealing environment, screen blank facades, parking and loading areas

- Reinforce proprietorship of space

- Reduce storm water run-off

- Coordinate with public realm planting to create continuous tree canopy or planting theme

PRIVATE REALM
HERITAGE BUILDINGS

- To maintain a sense of history

- To revision how historic buildings can be reused

- To create new opportunities to celebrate culturally significant architecture

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PRIVATE REALM
AT GRADE USES

- Allow for grade related commercial and community amenities to activate the street level

- Create interesting and active streets

- Provide local commercial and personal services uses to support a walkable community

PRIVATE REALM
PARKING

- Locate parking

- Reduce impermeable paving

- Introduce bio-swales to reduce the impact of vehicular related pollutants

- Create priority parking for vehicles that are more efficient

Clearly mark circulation patterns with directional arrows.

Discourage dead-end parking aisles.

Place parking behind buildings.

Create pedestrian walkways.

Connect adjoining properties.

RESERVED PARKING HYBRID VEHICLES IKEA

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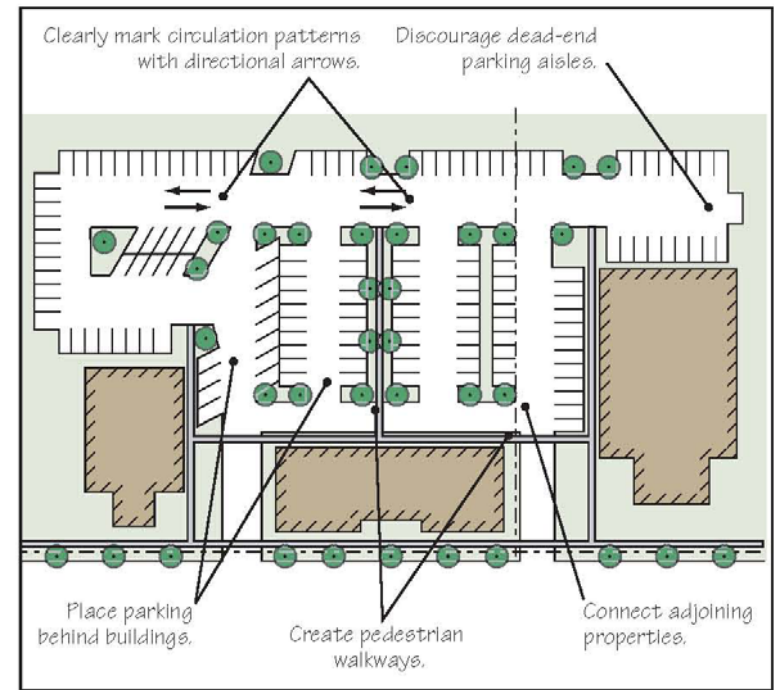
PRIVATE REALM

SIGNAGE

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OTHER DESIGN CONSIDERATIONS

- Environmental Sustainability
  - Stormwater management
  - Paving materials
  - Alternative/Renewable energy sources
  - LEED New Construction + Neighbourhood Design

ENVIRONMENTAL SUSTAINABILITY

STORMWATER MANAGEMENT:
PONDING & SWALES

Top width 2 m (min)

200 mm

Trench depth not less than 1 m and length *x* slope

Planting soil

Geotextile or Liner

Drainage metal side triangle 0.3 m (min)

Drainage metal width 0.3 m (min)

0.6 m (min)

100 mm diameter perforated pipe

Trench width 1.2 m (min)

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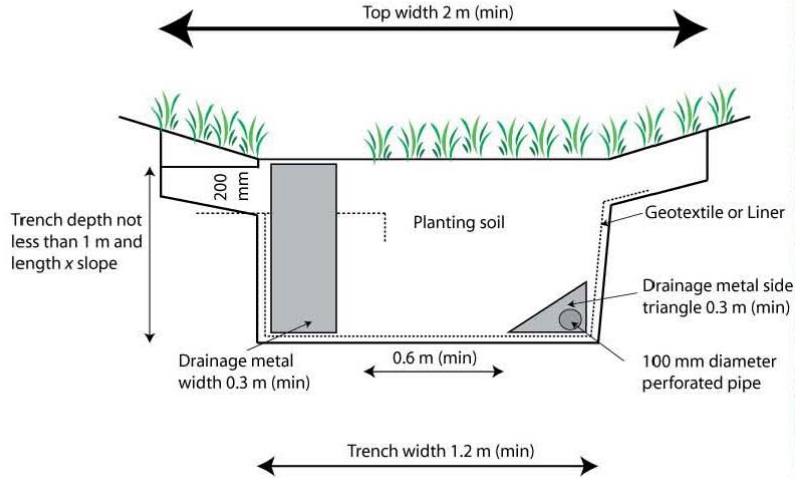
ENVIRONMENTAL SUSTAINABILITY

STORMWATER MANAGEMENT: Bio-filtration trenches

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ENVIRONMENTAL SUSTAINABILITY
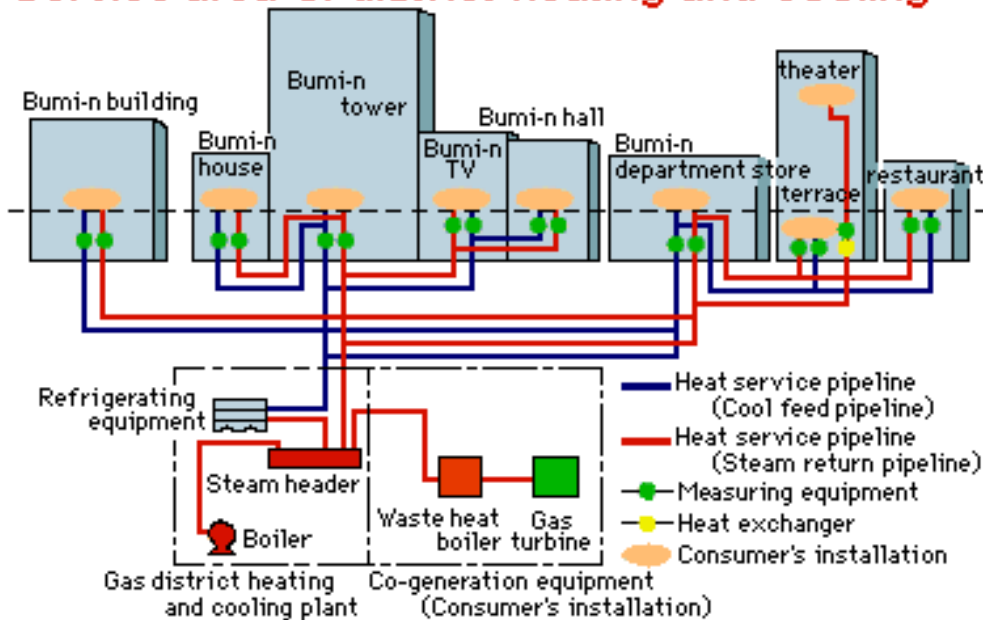*PERMEABLE PAVERS*

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ENVIRONMENTAL SUSTAINABILITY
ALTERNATIVE ENERGY
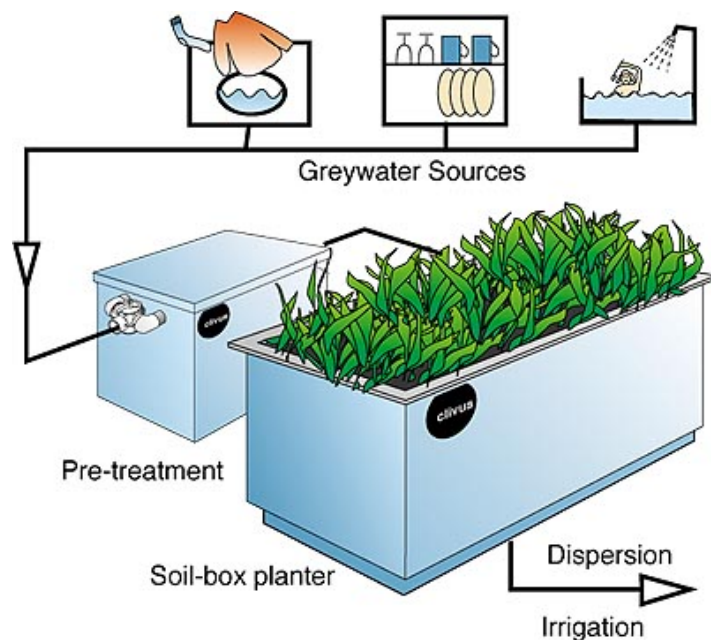

Service area of district heating and cooling

ENVIRONMENTAL SUSTAINABILITY
LEED

Sustainable Building Technologies

- Reduction in energy consumption, water usage and carbon footprint

- Guelph Community Energy Plan

Greywater Sources

Pre-treatment

Soil-box planter

Dispersion

Irrigation

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LINK TO LAND USE DESIGNATION

How do urban design guidelines relate to land use?

- **Mixed Use residential**
- **Service Commercial**
- **Neighbourhood Commercial**
- **Institutional**
- **Mixed use Employment**
- **Industrial Employment**
- **Natural heritage**

Each land use represents a different built form each with a distinct purpose, building typology, and public and private realm

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BREAKOUT GROUP

Participants will be divided into four groups each examining what urban design guidelines are required for their respective land use

Public Realm

Private Realm

Residential/Commercial

Employment/Industrial

Institutional

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QUESTIONS FOR DISCUSSION

- **What should define the form of the public realm?**
    - What design guidelines are needed for the public realm to achieve this vision?

- **What should define the built form of the residential/ employment / industrial / institutional private realms?**
    - What design guidelines are needed for the private realm to achieve this vision?

- **What type of green design initiatives should be included within the plan and the urban design guidelines?**

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