

Urban Design Brief

Zoning Bylaw Amendment Application – File No. ZC 1407

360 Woolwich St. & 15 Mont St.

Sept. 30, 2014

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Re: **Zoning Bylaw Amendment Application – File No. ZC1407**
360 Woolwich St. & 15 Mont St.
Lot 17 and Part Lots 12 & 13 RP-38

The following Urban Design Brief as requested by David DeGroot in his Aug. 27 e-mail with terms of reference approved Sept. 9.

Part 1

1.1 Physical Context

Site Definition

The site is at the northwest corner of Woolwich and Mont Streets municipal numbers 360 Woolwich St. and 15 Mont St. It is 2 blocks north of London Rd.; 550 m north and a 7 min walk to the Central Business District (Woolwich Arms).

The 'L' shaped site is located at the corner where office uses are prominent on Woolwich and residential on Mont the corner site is well suited to be transitional.

On Site Attributes

The site is typical of many in the established area close to downtown – small lots, narrow streets, well treed, small setbacks and relatively large homes. Developed mostly in the 1890's, they were designed primarily as walkable to most amenities (shopping, parks, schools, churches, work places) and for more distant destinations for trolleys and trains not cars.

The following four buildings are on the property: 1) at 360 Woolwich close to the intersection fronting onto Woolwich St. a 2 ½ storey 1892 Edwardian brick mixed use live/work building; 2) fronting on Mont St. a 1957 brick double car garage; 3) at 15 Mont an 1870 1 ½ storey board and batten house with a two bedroom apartment on the ground floor and a one bedroom apartment on the second floor; 4) at the northwest corner an aluminium siding single car garage.

There are two double width paved driveways on Mont St. and a 6 car gravel parking area is located at the northwest are of the property.

The property is quite level with sidewalks and streets with the parking lot behind 15 Mont being about 200 mm lower than adjacent properties.

There are 3 street maple trees along Mont St., interior ash and Japanese maple and perimeter Norway maple, ash, Manitoba maple and walnut trees.

There are several shrubs, cedar hedges and ornamental garden plants mostly on street frontages. See the Tree Conservation Plan submitted as port of the Zone Change application.

360 Woolwich is on the Heritage register and is typical of many homes built in central Guelph in the 1890's. I built two office additions to the south side in 1990 replicating the design of a former 2 storey wrap around porch.

The 1870 original house at 15 Mont has 3 additions to the side and rear. It has undergone many extensive renovations, adding a second floor and re-cladding the exterior. Only an interior window and a couple of older doors remain of the early construction.

The Site in Context

The site is in the Exhibition Park neighbourhood at the juncture of the Woolwich St. office district and Mont St. single family detached homes.

With the stone cottage at 358 Woolwich on the south side of the intersection and 360 Woolwich on the north, they form a gateway to Mont St. Both have setbacks significantly less than the houses on Mont. And are 17.1 m apart whereas other houses further west on Mont are 25.9 m apart. This narrowing acts to give a sense of privacy and intimacy, dampen road noise from Woolwich, and slows traffic making the transition from a busy arterial road (23 m allowance, 13.1 m wide curb to curb) to a narrow residential street (15 m allowance, 6.4 m wide curb to curb); primarily office uses to residential and one neighbourhood to another.

My primary attraction to 360 Woolwich when I bought it in 1981, was the ideal location on a much travelled, highly visible, well known street for my fledgling architectural practice and a highly desirable residential neighbourhood for my young family. I have lived and worked here since then.

Recognizable nearby attractions include With the Grain bakery, Exhibition Park, Victory School, Guelph Youth Music Centre, Goldie Mill and Woolwich Arrow Pub.

Almost all properties on both sides of Woolwich St. north of London Rd to Powell St. have transitioned from single family homes to professional offices. Many have apartments on the second floor. Business addresses here are desirable, well recognized and traffic on this arterial road is steady weekdays between 7:30 AM and 6 PM. Early mornings, evenings and weekends have light traffic.

Mont St. traffic is much less busy than Woolwich and peaks between 7:30 to 9:00 AM and 5:00 to 6:30 PM. Mont St. is sometimes used as a shortcut between Woolwich and Exhibition St.

Parking is not a problem for the businesses, many have private parking lots in the rear, side or front and there is street parking on the west side of Woolwich and many side streets. There is a cooperative sharing of parking between businesses on Woolwich St and many times, I have offered my parking at 15 Mont to residential neighbours, during for overnight guests and visitors. Driveways on Mont are almost all single lanes and most families have more than one car. Frequently Mont St is used to park the second car when they're being shuttled mornings or evenings. Very seldom are parking spaces on Mont St used during weekday business hours.

Mont St. is a mature stable residential neighbourhood with a wide range of buildings, large and small, tall and low, wide and narrow built on relative small lots but the majority are two to 2 ½ storey detached homes with a few bungalows and one duplex mid block.

Homes mostly date from late 1890's to 1960's and represent a diverse mix of materials and architectural styles popular at the time.

On the south side of Mont, there are 3 identical 1 ½ storey houses and one duplex.

A few houses have been renovated and added master suites on the third floor.

Immediately next door to 15 Mont are 2 detached builder's homes on 11 m severed lots and constructed in 2006 by the Seaton Group. Many homes have porches on the ground floor and some a second floor deck fronting on Mont.

All but 15 Mont and one house on the south side midblock are brick or stone construction.

There are no public views, vistas or connections through this site that would be affected by this development. In fact, the addition will be set back to allow for a generous landscaped area, porches and pedestrian entrances consistent with features of many homes on Mont St.

Other side and rear yards of the proposed development are setback further than existing buildings.

Adjacent uses at 17 Mont St. and 364 Woolwich are single family residential with large homes occupied by young families with children on Mont and an elderly couple on Woolwich. Rear yards at 368 Woolwich abut a parking area for a professional office with apartment on the second floor and on Extra St., the rear yards of small single family detached homes.

Further up and down Woolwich St. both sides have older homes converted to a mixed use professional offices for lawyers, psychiatrist, chiropractor, hair salon, real estate management office and apartments in converted houses.

There are no barriers or potential connections available to the proposed development.

From a transportation point of view, the location of this mixed use residential and office project is ideally situated. The neighbourhood was established and self sufficient before the car became the most prominent mode of transit. Streets are narrow, sidewalks well used and all necessities within a short walk or bike ride.

As a walkable community this site is a 12 min walk to St. George's Sq., 3 min from Speed River trail and on a major bus route with a stop across Woolwich St.

There is a stopping space directly in front of 360 Woolwich St. which is used by courier and delivery service.

Carpooling and care share locations are moments away at Dublin United Church.

Dedicated bike lanes both sides of Woolwich St. are well used by commuters, students and recreational cyclists.

Connection to the Speed River natural heritage system and bike trails along the Guelph Junction Rail allowance is a short 2 min bike ride. This connects downtown, Goldie Mills and Youth Music Centre to Riverside Park and Guelph Lake.

Exhibition Park is a block away, Cardigan park and Goldie Mill a 3 min walk. There are an abundance of passive and active parks, open space, wilderness riverfront, recreational fields, and community gardens nearby.

Nearby sports and fitness facilities include tennis courts, Exhibition Park arena, stadium, baseball fields, soccer and football fields.

Exhibition Park also has a new children's playground under construction and wading pool.

On the south side of Mont are 2 of 4 designated stone cottages (12 Mont and 358 Woolwich), the other 2 are further south at 340 and 344 Woolwich St. See the Cultural Heritage Resource Impact Assessment submitted as part of the Zone Change application. This concludes that there is no detrimental impact due to proximity and was approved for demolition by Heritage Guelph in their meeting on Sept. 8.

1.2 Response to Policy Context

Official Plan

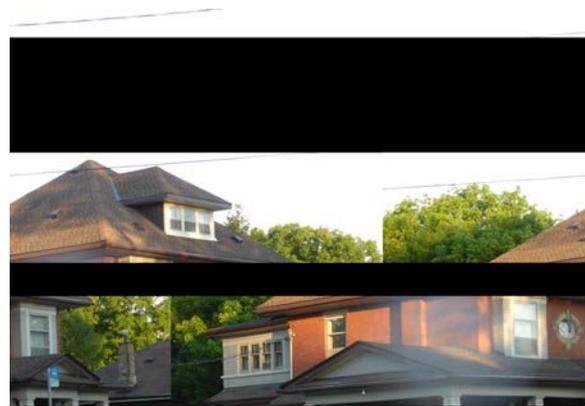
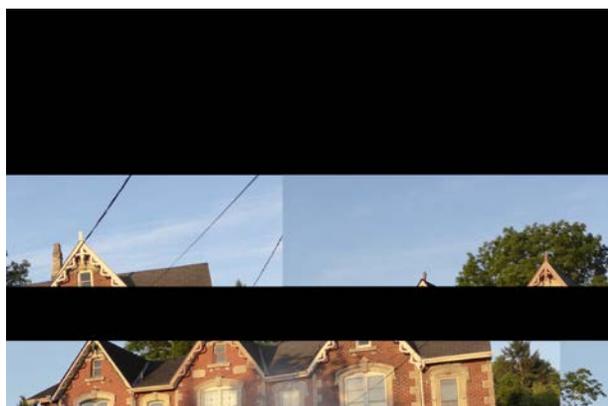
Official Plan Amendment 48 Section 8.5 Built Form: Low Rise Residential Forms

- 1. To create visual interest and diversity in the built environment, a wide variety of architectural designs are encouraged. However, new buildings proposed within older, established areas of the City are encouraged to be designed to complement the visual character and architectural/building material elements found in these areas.*

There is no consistency of design styles in the diverse range of architecture found in Exhibition Park neighbourhood. On Mont St. there are stone cottages, small narrow brick homes, post war bungalows and larger 2 ½ storey homes on wider lots. The elements that are frequent include open and glazed porches, decks, intensive landscaped front yards and front gables.



Office buildings along Woolwich St. are also diverse - some that have been converted to office uses are more massive.



Because the guiding principle in the proposed design is environmental sustainability and energy efficiency, the roofline must be oriented for the most optimum solar gain. Gables and valleys are not conducive to rectangular photovoltaic panels.

Almost all houses on Mont have brick veneer with a variety of colours and textures. The addition will mostly be red brick to match existing at 360.

Integrity of design is also a core value in the intent. I want the addition to look like what it is – live work units, be environmentally responsible, natural and sustainable using materials that are local and have low embodied energy. Therefore I have added finished wood showing warm natural grain.

- 2. Dwellings should be sited with a consistent setback to provide human scale streets. Designs should incorporate features such as prominent entrances and front porches to encourage social interaction and allow for views along the street.*

The existing house at 15 Mont is setback 3.66 m which is 2.44 m in front of most homes on the north side exclusive of porches. The addition is also 0.75 m behind the existing garage at 360 Woolwich and 3.73m behind the office at 360 Woolwich.

The addition is proposed to be set back 5.85 m (exclusive of the porch) which is consistent with most other homes on the north side of Mont.

The increased setback is proposed to allow for porches and a generous landscape strip which will have shade trees on this south exposure to reduce heat gain in the summer.

The deeper front yard will also provide more separation from the heritage designated stone cottages across Mont, to allow for views along Mont and reduce visibility and noise from Woolwich St.

A deeper front yard with patios, porches and deck on Mont will also encourage pedestrian interactions, space around the entrance for street furniture and bike parking.

A deeper setback provides more open views for the safety of pedestrians and traffic vehicles exiting the driveway.

- 3. To ensure garages do not dominate the streetscape in new development and to promote “eyes on the street” the Zoning Bylaw shall limit their width such that garages do not generally exceed half the width of the house. Furthermore, the Zoning Bylaw shall limit garage door projection so that most garage doors are recessed and do not project ahead of the front wall of the house.*

All parking is placed behind the addition well out of view from Mont St. Access through a narrow opening under the second storey diminishes the prominence of cars parking ahead of houses. The single width driveway is consistent with most on Mont St. and replaces two existing double width driveways and a double garage.

4. Rear Lane development is generally encouraged....to help minimize the impact of driveways on the pedestrian realm.

There are no rear lanes or connections we can initiate in this neighbourhood. However the intent of this policy is achieved with the placement of driveway and parking as follows. As mentioned above, all parking is in the rear yard with fencing and landscaped buffer to neighbours.

The proposed single width driveway is located adjacent to the neighbours at 17 Mont with a landscaped buffer between for snow storage, and directly across from the driveway at 12 Mont for safety.

Most single driveways require cars to back out onto Mont which creates hazards to pedestrians and traffic on the narrow street. For the proposed development, traffic will drive forward onto Mont for increased safety.

Setting the driveway 19 m further from Woolwich leaves more stacking space for cars turning onto Woolwich and backing out space for the neighbour at 358 Woolwich.

5. The retention of vegetation in front yards along residential streets is encouraged.

Existing trees are being retained along the side of 360 Woolwich St. Interior trees and one at 15 Mont are being removed for construction and new native trees planted to compensate for their loss.

The deeper front yard setback for the addition allows for planting of street trees consistent with the spacing further down Mont and in consideration of not having to prune for overhead hydro lines. Generous landscaping on the south side with shade trees is essential to cooling in summer months. First planting will be as large as possible and fast growing shade trees which will be under planted with long term native species.

Perimeter trees are being retained around the parking area which in addition to the existing fencing, provides an effective buffer to abutting back yards.

Official Plan Amendment 48

9.3.1 General Policies

9.3.1.1 Development Criteria for Multi-Unit Residential Buildings and Intensification Proposals

1. Building form, scale, height, setbacks, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity.

The form of houses on both sides of the proposed development is defined by narrow street fronts, but deep buildings, 2 ½ storey walls, sloping roofs, gables, dormers, porches and second floor decks. The form is the same in height and rooflines except turned to suit the 'L' shaped corner lot geometry, wider frontage, shallower depth property and oriented to maximize solar gain.

The prominent corner presentation of the existing home/office at 360 Woolwich with hips roofs, steep dormers, two storey bay windows, deep overhangs and small setbacks at the intersection make an impressive statement as uses transform from office/residential on Woolwich to residential on Mont. The proposed addition acts to soften the rather abrupt transition by bridging the open space, rotating the rooflines and providing more horizontal lines. The appearance is preserved by re-introducing materials to break down the mass and providing columns, beams and railing details found in porches in the vicinity.

Simple forms with few corners, recesses and protrusions in the geometry are imperative to reduce the thermal envelope for energy efficiency – the more corners, the greater the heat

losses and cold thermal bridges.

Though the form of the building addition is rectangular, the porches, decks and open stair have columns and trellises to support vertical landscaping, ivy and flowering plants. This construction varies from narrower passages to wider seating spaces and steps back for the second and third levels to provide an interesting three dimensional veil of sunny and shady, light and dark, private and public areas. These ideal southeast facing outdoor spaces give variety and interest as the movement of the sun changes the appearance and displays seasonal blossoming, acoustical blanketing and people friendly spaces.

This is compatible in character with several such intense front yard gardens along Mont St.

Mont St.



Woolwich St.



- Proposals for residential lot infill will be compatible with the general lot frontage of lots in the immediate vicinity.*

The two existing lot frontages 14.33 m wide at 360 Woolwich and 18.29 m at 15 Mont will be maintained and merged together to form an 'L' with the long leg on Mont. Because of the corner location, this provides a compatible transition which is necessary at corner locations similar to those at the west end of Mont at Exhibition St. and many other corner locations where houses are longer on one street.

- 3. The residential development can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks, recreation facilities and public transit.*

The location for this relative small central development is convenient to services including:

Shopping: downtown, Speedvale & Woolwich Plaza, Woodlawn Rd.

Schools: Victory School, Our Lady of Lourdes, GCVI, Willow Rd. P.S.,

University & College: a short bus ride from the front door

Parks: Exhibition, Cardigan, Goldie Mill, Riverside

Recreation Facilities: Exhibition Park

Public Transit: stop across Woolwich

Entertainment, dining, culture, library, sports, banks, employment...: less than 15 minute walk downtown

- 4. Vehicular traffic generated from the proposed development will not have an unacceptable impact on the planned function of the adjacent roads and intersections.*

Though parking spaces for 8 cars plus 4 stacked have been provided, the importance of the car is diminished and declining this close to the Downtown Core. With the convenience of bike lanes, walking and public transit and shorter distance to destinations, there will be less car traffic than other apartments. Because most owners will live and work onsite, commuting and outside trips will be less frequent and spread throughout the day outside normal rush hour. Most businesses including mine conduct communications by e-mail, conference calls, webinars, Skype and phone. Personal visits and meetings are less frequent.

Deliveries by courier on Woolwich St.

Because of the success and trend toward growing population density in the core, visitors and staff use more sustainable alternatives than the car.

There is all day parking on Woolwich St., 2 hours parking on side streets such as Mont and 48 parking minutes away at Exhibition Park and Goldie Mill.

Office visitors will use the front door at 360 Woolwich having no impact on Mont St.

Units will be one bedroom, one or two people with less need for multiple cars than families with children and more frequent trips.

- 5. Vehicular access, parking and circulation can be adequately provided and impacts mitigated.*

The single driveway accessing parking in the back yard, brings cars driving forward onto Mont as opposed to most having to back out into traffic. This improves safety for pedestrians and vehicles.

The driveway location further back from the sometimes busy intersection at Woolwich, gives more stacking space and also improves safety at this corner.

Bringing driveways together for 12, 18, 15 and 17 Mont St. instead of spreading them out, ensures improved view lines, vehicular access and safer sidewalks.

There are 8 parking spaces servicing the current offices and apartments on onsite. I anticipate no negative impact for the new development.

- 6. That adequate municipal infrastructure, services and amenity areas for residents can be provided.*

Because of the importance resource conservation, water consumption will be far less than for similar developments and less than current consumptions. Grey water will be harvested on site in cisterns for landscape irrigation reducing consumption of potable water and reducing black water effluent to municipal sewers.

Rain water will be harvested and stored in on site cisterns and used for toilet flushing again reducing consumption of potable water and effluent to storm sewers.

As with the existing rear yard, the parking area will have crushed stone surface for an infiltration gallery into the ground avoiding the need for a storm sewer connection. The level is at a lower grade than adjacent properties diminishing the possibility of flooding. By retaining existing grades, existing tree roots will not be damaged with excavation and changed drainage patterns. Part of the driveway is beneath the second floor where storm water and melting snow is collected for irrigation of the green roof.

Outdoor amenity space for residents will include ground level landscaped open space and gardens at the south side and north corner of the parking area; porches and decks on each level and private green roof on the top level.

The abundance of passive and active parks within minutes offers many choices including wilderness natural space along the Speed River, quiet seating areas at Goldie Mill and along the trail system and the more active recreational amenities at Exhibition Park.

- 7. Surface parking and driveways shall be minimized.*

The number of parking spaces has been reduced to a minimum practical number. An efficient parking layout for 8 cars plus 4 stacked spaces and direct straight single width driveway under a second floor has minimized the need for extensive turning and manoeuvring space.

- 8. Development shall extend, establish or reinforce a publically accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic where applicable.*

No changes are proposed to the streets. Sidewalks will be maintained and extended by widened flagstone walks to match that at 360 Woolwich St. providing an inviting and barrier free accessible entrance and space for bike parking and street furniture.

Two double width driveways will be filled in, curbs and sidewalks extended across and the boulevard landscaped.

- 9. Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions such as wind and shadowing.*

The existing grade in the parking area is approximately .25 m lower than neighbouring properties.

No changes will be made to adjacent properties and minimal changes will be made to existing grading on site so storm water can be stored with infiltration into the ground as it is presently.

Existing fences will be retained and improved as negotiated with neighbours.

Wind will be mitigated by intensive landscaping and existing fences.

The attached sun shadow studies illustrate conditions before and post development.

Minimal impact of shading will affect the rear yard of 364 Woolwich St. which already has a driveway and carport/covered patio area completely in shade from 3 mature trees on their property. In summer months and especially afternoons and evenings when enjoyment of the outdoors is most prevalent, the rear yard will be sunnier than with the 2 large existing mature trees. The species of new trees, height and openness of the leaf can be worked out to the satisfaction of the neighbours.

10. *The development addresses public safety, identified public views and accessibility to open space, parks, trails and the Natural Heritage System, where applicable.*

There will be no negative impact from this development on public safety, public views, and access to open space, parks, trails or natural heritage system.

In fact public safety will be improved with improvements to traffic flow, pedestrian and bike usage and presence on the street.

11. *The conservation and integration of cultural heritage resources, including identified key public views can be achieved subject to provisions of the Cultural Heritage Resources Section of this Plan.*

With reference to the Cultural Heritage Impact Assessment, the conservation and integration of listed and designated heritage buildings has not been affected and the proximity and public views have been respected and retained.

1.2 Response to Policy Context

Other Applicable Guidelines and Documents

See the following excerpts from the Provincial Policy Statement Apr. 30, 2014 which support the proposed development:

- 1.1.1 *b) accommodating the appropriate range and mix of residential (including second units, and housing for older persons), employment,...*
- e) promoting cost effective development patterns and standards that minimize land consumption and servicing costs;*
- h) promoting land development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*
- 1.1.2 *within settlement areas, sufficient land shall be made available through intensification and redevelopment,...*

The proposed addition provides a mix of residential and employment; minimizes land consumption; conserves biodiversity; reduces the impact of climate change; is an intensification of housing within Guelph's Official Plan General Residential density;

- 1.3.1 *Planning authorities shall promote economic development and competitiveness by:*

b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and

c) encouraging compact, mixed use development that incorporates compatible employment uses to support liveable and resilient communities

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public facilities,...

The proposed live/work units provide unique opportunities to diversify business and offer a choice for small business in a range of activities; the form is compact, mixed use, compatible, liveable and resilient. The density uses land efficiently and is not a burden on resources, existing infrastructure or public facilities.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by:

b) permitting and facilitating:

- 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
- 2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit where it exists,...

e) establishing development standards for residential intensification, redevelopment,... which minimize the cost of housing, facilitate compact form, while maintaining appropriate levels of public health and safety.

Demographic projections, which I have confirmed with well respected real estate agents in Guelph, confirm that this development of compact live/work units as designed meets an unmet need for empty nesters who plan on downsizing their homes and scaling back their work.

1.8.1 planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:

f) promote design and orientation which:

- 1. maximizes energy efficiency and conservation and considers the mitigating effects of vegetation; and*
- 2..maximizes opportunities for the use of renewable energy systems and alternative energy systems*

The first Urban Design goals and objectives of this development include: environmental sustainability, energy efficiency, natural and healthy criteria.

Thermal insulation levels and air tightness far exceed Ontario Building Code standards. South east facing front yard is maximized to provide space for shade trees. The slope and orientation of the roof is designed for solar PV panels.

The Provincial Policy Statement clearly supports the proposed uses - a mix of residential, housing for older persons, a mix of employment opportunities, encourages compact mixed use development that incorporates compatible employment uses to support liveable and resilient communities; biodiversity, design for changing climate, intensification, alternative and energy efficiency, conservation and renewable energy systems.

The implementation of Places to Grow, densification, the new Official Plan and the Provincial Policy Statement, have favourably changed previous development of inefficient single family detached homes on large lots based on car transit and now encourage diversity of housing types, densification and infill with walkable neighbourhoods.

1.3 Urban Design Goals and Objectives for the Site

My current office and apartment space is under-utilized.

In interests of making better use of the buildings and land in a more sustainable way, I recognized a need for smaller residential units in a mixed use neighbourhood attached to individual work space and shared meeting areas and common support.

The existing office/residential building at 360 Woolwich will remain (existing office on the ground floor and apartment on the second and third floor). A small addition at the northwest corner will be removed.

The 3 bedroom house at 15 Mont will be removed as will a 2 car garage fronting on Woolwich and a single car garage at the northwest corner of 15 Mont.

An addition will be built to 360 Woolwich for 7 dwelling units for a total of 8 one bedroom condominium dwelling units.

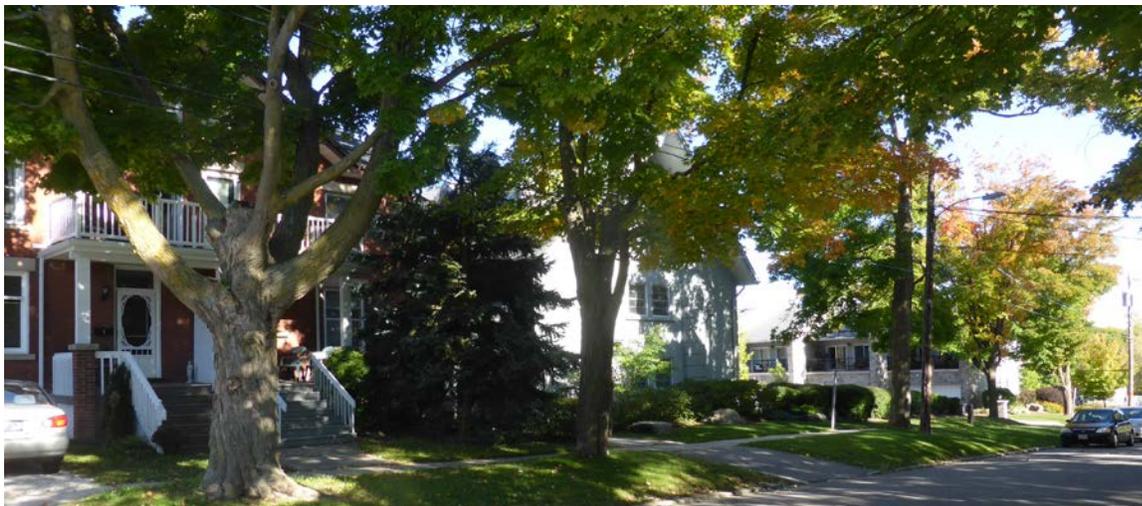
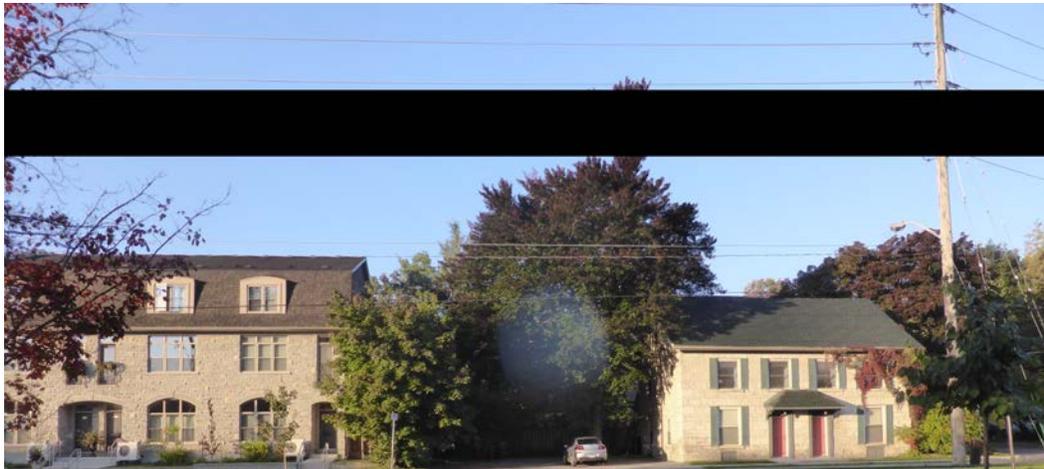
Places to Grow, the Provincial Policy Statement 2014 and Guelph's Official Plan (2012 Consolidation and OPA 48) encourage such walkable neighbourhoods and intensification sensitive to existing streets.

A recent CBC program reported that "most baby-boomers resist buying a condo because they want to remain in their community."

The market is for empty nester semi retired people currently living near downtown Guelph in detached homes who have an interest in downsizing and living in a small sustainable live work complex in an established neighbourhood. This is a new form of lifestyle not currently offered in Guelph. These are not people interested in living in large multi unit high rise condos or retirement communities further away from the City core where they have to commute to work or their familiar surroundings.

Generally they want reduced size, sustainable features, lower operating costs and less maintenance than their current home. Many houses may be sold to younger families looking for a home near downtown. The diversification and rich mixture of housing type, age and styles found in Guelph's established neighbourhoods will be sustained without threat to heritage buildings and large multi unit projects. The challenges and development conflicts experienced with the infusion of higher densities, taller buildings and multiple units will not be experienced with this scale of infill.

These uses are compatible with the neighbourhood being Woolwich offices and established quiet residential homes on Mont.



Exhibition Park neighbourhood was developed before cars dominated subdivision planning; when walkable neighbourhoods were the norm, living spaces smaller, families larger, commuting rare and oil inexpensive. Houses were well built and expected to last many generations. I am proposing sustainable live/work units that answer to current and projected needs for smaller more compact spaces, durable, environmentally sustainable, healthy homes for an aging population that wants to downsize home and office, live on their retirement earnings but most importantly stay in the community.

This demographic is looking for an active healthy lifestyle supported by this type of sustainable development. They want to age in place and resist moving to the isolation of large retirement communities and high apartment buildings.

For these reasons, the ground floor units will be barrier free accessible and an elevator will be provided for access to the second and third floor level.

Acoustical separation of suites will be improved with isolated floor and ceiling structure and double party wall construction. Thicker exterior walls and triple glazing will improve outside sound transmission.

There is a large population of couples and elderly singles living in large homes in downtown Guelph who, given the option to downsize to a small unit in the same area will sell their homes to families with children who need larger homes, have greater reliance on cars for transportation and need backyards.

Young families living in the area have expressed an interest in having their parents/grandparents living in their own small unit nearby.

I plan on living and carrying on my architectural practice in this location.

The Urban Design goals and objectives for this development are summarized as follows:

- 1) Environmentally sustainable, energy efficient units to meet Passive House International criteria;
- 2) Natural, healthy local materials designed to meet Building Biology and Ecology criteria for healthy home;
- 3) Downsized compact well designed, bright small accessible spaces to both live and work;
- 4) Integrity of design is important, the building must not look pretentious, decorative, reflective of another era, or pretend to be anything other than sustainable live/work units;
- 5) A small low rise development to allow for integration into a familiar established residential and business neighbourhood featuring all amenities within walking distance;
- 6) Timeless durable construction low maintenance and low utilities to enable those with reduced income to enjoy an active lifestyle;
- 7) To design an alternative living and working option that is different from multi-unit condo apartments, suburban living, retirement homes, high-rise downtown buildings and unsustainable high maintenance older homes that are too big with high utility costs for couples and singles;
- 8) To retain my fine home/office at 360 Woolwich St., make it accessible and expand it with a building no higher or closer to lot lines for new condo owners who have similar compatible needs and values to share the live/work experience I have enjoyed for over 32 years;

Measures proposed to evaluate the goals and objectives include: detailed design drawings; energy modelling; landscape plan, discussions about material alternatives and design details with immediate neighbours and urban design staff.

Part 2

2.1 Development Concept

Site Design

The business entrance at 360 Woolwich St. will remain as is with flagstone wall and period landscaping. There are not changes to the exterior front or either side of 360 Woolwich. With reference to the site plan, the first section of the addition to the west end of 360 Woolwich includes a wide sweeping flagstone walk, some seating, bike parking to one side and an inviting open grade level entrance to the residential units. Materials and design are compatible with the heritage listed building and nearby homes.

Setback for the entrance has been designed to minimize the grade to the entrance lobby floor and allow sufficient landing space for the stair runs and landings at each floor level.

Other setbacks are greater than existing buildings on site. Because of increased thickness of thermal insulation some relief from required setbacks for these thicker than normal exterior walls is requested. In the interest of promoting energy conservation, the Vancouver zoning bylaw reduces setbacks for high performance buildings.

The ground floor level is only slightly above existing grade to prevent water infiltration and low enough to provide wheelchair accessibility and make is pedestrian friendly.

Transitions

Transition from the Edwardian house at 360 will be with an inviting glazed entrance, plenty of windows, daylight and views into the lobby and stairway. A covered entry, columns and wood panelling will match the office additions and a bay window of similar proportions to those on the Edwardian house will enclose the lobby. Existing brick on the west wall will be exposed inside the entry and stone lintels will remain over doorways.

There will be maximum windows at all landing/floor levels inside this transitional stairway/entrance section and the roof level will be as low as possible to provide some relief to the 2 ½ storey height of 360 Woolwich.

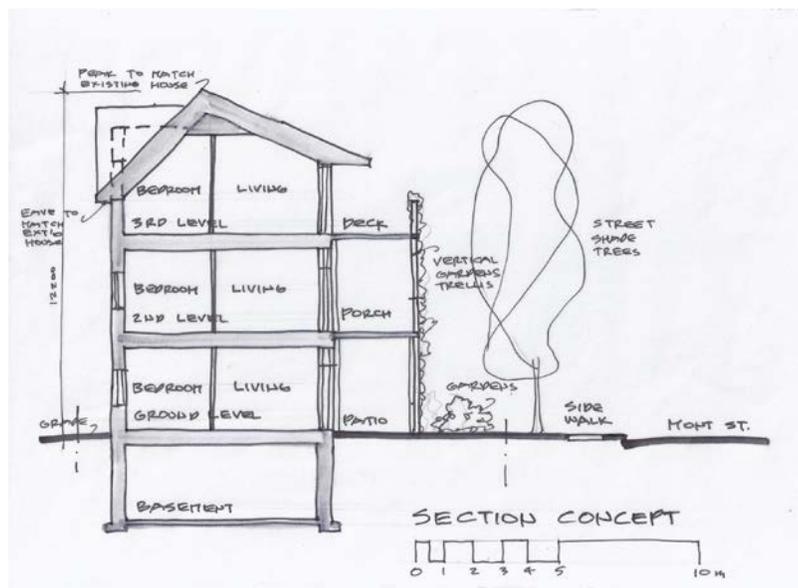
At the west end, next to the driveway at 17 Mont, an arcaded wall with brick columns to match those of the neighbouring porches will flank the new driveway. The second floor over the drive-thru will be light wood construction to provide a transition to the 2 ½ storey centre section. A light steel winding stair and landings with climbing vines and arbours will grow up the columns so it appears to ground the upper balcony and decks.

A green roof garden will be constructed above the second storey at the west end to provide a lower roof and a 10 m break between the 2 ½ storey height of 17 Mont and the centre section of the residential units.

These interruptions at each end in the height will provide some relief to the 12.2 m (40 ft) roof peaks of 17 Mont and 360 Woolwich flanking the addition and allow sunlight to spill over the roof to the neighbouring property on the north.

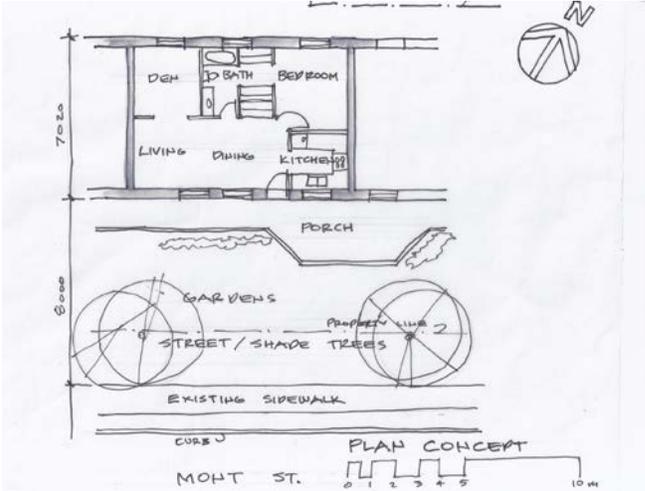
The building height at the peak of the centre section will match that of 360 Woolwich St. and 17 Mont. The eave on the north side will match that along the north side of 360 Woolwich.

Guelph's Zoning Bylaw permits a maximum height of 3 storeys for both R1-B and OR zones. To maintain capability with adjacent buildings (360 Woolwich, 17 and 19 Mont), the addition is 2 ½ storeys. Roof peak height also matches adjacent buildings.



The transition from public street to residential units is layered first with shade trees, ground cover, ornamental shrubs and low landscaping, then the light framed balcony and decks and vertical gardens with entrances to the units, then the living, dining, kitchen areas of the unit interior and at the north side, the more private bedrooms, bath and den.

The front face of the porches and deck undulates along its length from 1.4 m access balcony to 2.5 m wide porch and terminates at the open exterior stair.



The total length of existing buildings from the back of behind 360 Woolwich is 18.25 m and the proposed addition is 27.53 m (only 9.27 longer than existing buildings). The massing may seem longer, but at grade the increase in length is not significant.



Public Views / Vistas

There are no public views or vistas on this site.

Parking

All new parking will be located in the rear yard accessible through a single one way drive under the second floor. It will not be seen from Mont St. and has landscaped buffers and solid wood fencing again the neighbouring back yards.

Parking Proposed: 8 spaces for 8 residential apartments, 3 stacked parking spaces for visitors and offices. There is all day parking on Woolwich and 2 hr parking on Mont St.

Size of parking spaces is 2.5 x 5.5 m

No parking complaints have been filed even when I had 13 employees and 4 tenants on the combined properties.

Parking will all be located in the rear yard of 15 Mont not visible from the street.

Where the narrow width (6.9 m) of Mont St. restricts parking on the south side opposite the existing 2 double driveways, the location of single driveway will permit 2 new parallel parking spaces on Mont St. if the neighbours are agreeable.

Overnight on Mont St. there is one car parked on the street and 53 cars parked in driveways of which 30 are stacked (have to be moved to get at least one out), 9 double width (or accessible to the street without having to move other cars), 7 single cars and approximately 7 in garages or in the rear yard. This includes 5 cars on the site of this proposal.

Daytime on Mont St, 11:30 AM there are 7 cars on the street and 19 parking in driveways of which 4 are stacked, 9 single cars and approximately 6 in garages or in the rear yard. This includes 4 cars on the site of this proposal.

Evidently daytime use of parking for office uses is not an issue.

Without stacking, there are currently 8 parking spaces available on site (2 in the double garage, 1 beside 15 Mont and 2 in the rear yard).

The effect of this development to traffic and parking on Mont is negligible.

Access, Accessibility, Circulation, Storage

The business access at the front of 360 Woolwich will remain as is with a wide sweeping curved flagstone walk. Bike racks will be added for visitors.

Pedestrian access from municipal walks on a sweeping flagstone walk to toward Woolwich in one direction and to Exhibition Park in the other. Generous space and seating is provided close to the entrance.

Bikes can access the area for racks beside the entrance for short term or proceed around to the north for longer term storage out of view from Mont St.

The main entrance for the addition is kept at grade level to make it street friendly and inviting.

Materials

At the entrance/stair section next to 360 Woolwich, matching wood columns, dentils, panelling and glass will be introduced to tie the addition to existing.

Red brick matching that at 360 Woolwich (some of which will be salvaged from the garage) will be re-introduced on the ground level of the centre section and in areas of the north wall.

For the remainder of the addition, prefinished wood siding with warm or neutral colours will be used on the upper levels.

Stone from the rubble foundations of 15 Mont will be used for walks, landscaping, bike stands, outdoor seating and car wheel stops.

Wood from removed trees will be milled and used for trim and framing where possible.

Rough cut pine siding will be reversed, planed and used for panelling and flooring.

Lighting and Signage

Natural light through east and west facing dormers and transoms and light shelves will be provided to illuminate interior areas during daylight hours reducing the need for electric lighting.

All lighting will be motion activated and photocell controlled.

Exterior lighting will be provided at low level on posts to adequately illuminate walks, decks and stairs for pedestrian safety. Light colours will be chosen for maximum reflectance and to improve visibility in the dark.

Very minimal low level motion activated lighting on posts will illuminate walks to and from parking at the rear.

For environmental reasons, there will be no decorative or wall lighting and all levels will be as low as possible to save energy.

Interior lights through windows of the units will be the only night lighting effect seen from Mont St.

Business signage will be provided on the existing sign on the front of 360 Woolwich.

There will be no signage on the addition other than an address.

Architectural Treatment

Minimal architectural decoration will be provided and that only in the first section to tie in the adjoining heritage listed 360 Woolwich.

Structural elements of the porch and deck construction may have diagonal braces and moment connections expressed for function.

To keep the railings light, open and low maintenance, they will be constructed of prefinished metal.

Microclimate: Shadows

With reference to the following shadow studies, you will find pre and post development impact on sunlight on neighbour properties and the subject site.

Because of existing buildings and high trees on this property and the neighbours, there are few changes to shadows.

At ground level the open distance between the back of 360 Woolwich and the garage is 6.6 m almost all of which is covered thickly by trees and shrubs. There are no views from the rear yard of 368 Woolwich through to Mont St. and the trees effectively shade much of the yard.

Rooflines and building heights are the same or lower than existing buildings at 360 Woolwich and 17 Mont.

The addition is setback slightly more than the existing building at 360 Woolwich.

Lower level 2 storey sections with flat roofs flank each end to allow sunlight over the top and relief to existing high rooflines.

MARCH 20 10:00AM



EXISTING



PROPOSED

MARCH 20 12:00PM



EXISTING

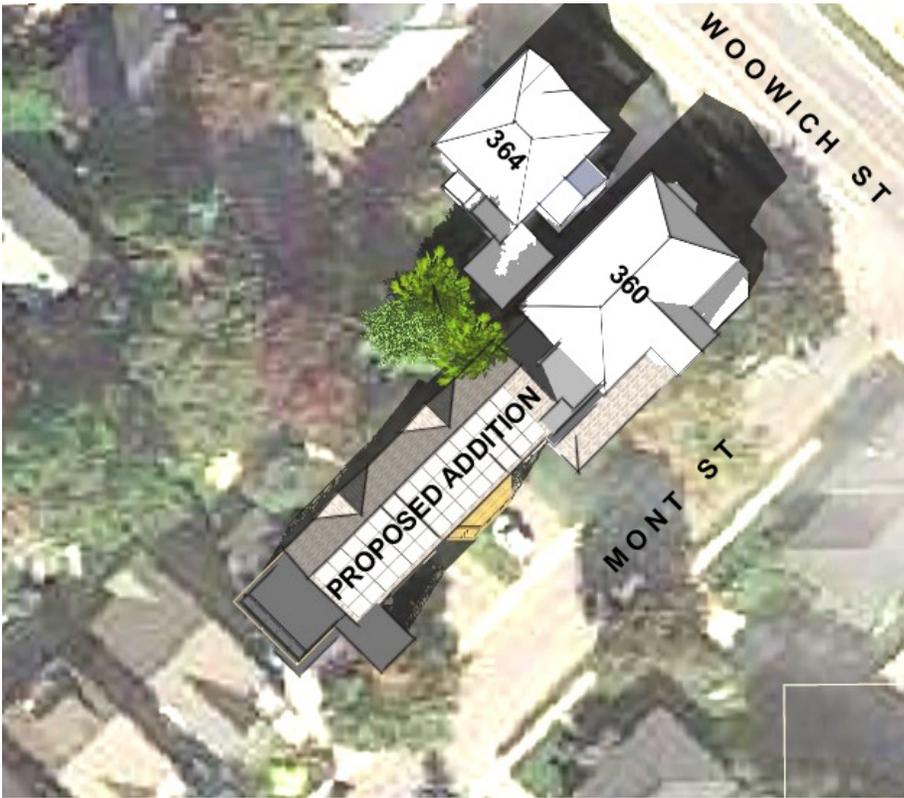


PROPOSED

MARCH 20 2:00PM



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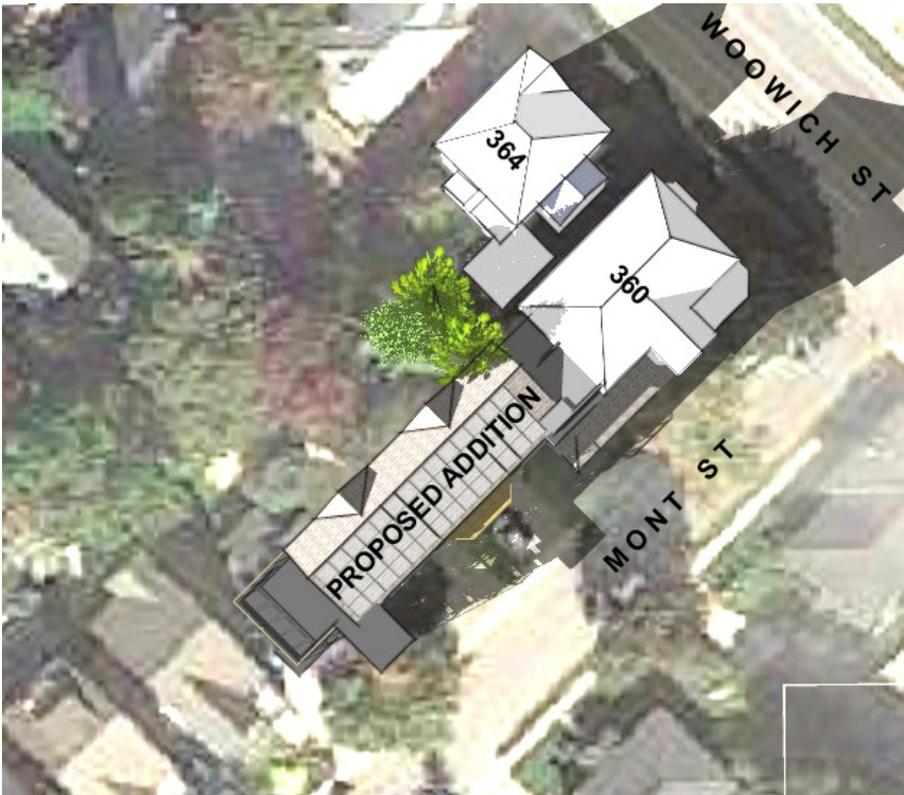


PROPOSED

MARCH 20 4:00PM



EXISTING



PROPOSED

MARCH 20 6:00PM



EXISTING



PROPOSED

JUNE 21 10:00AM



EXISTING



PROPOSED

JUNE 21 12:00PM



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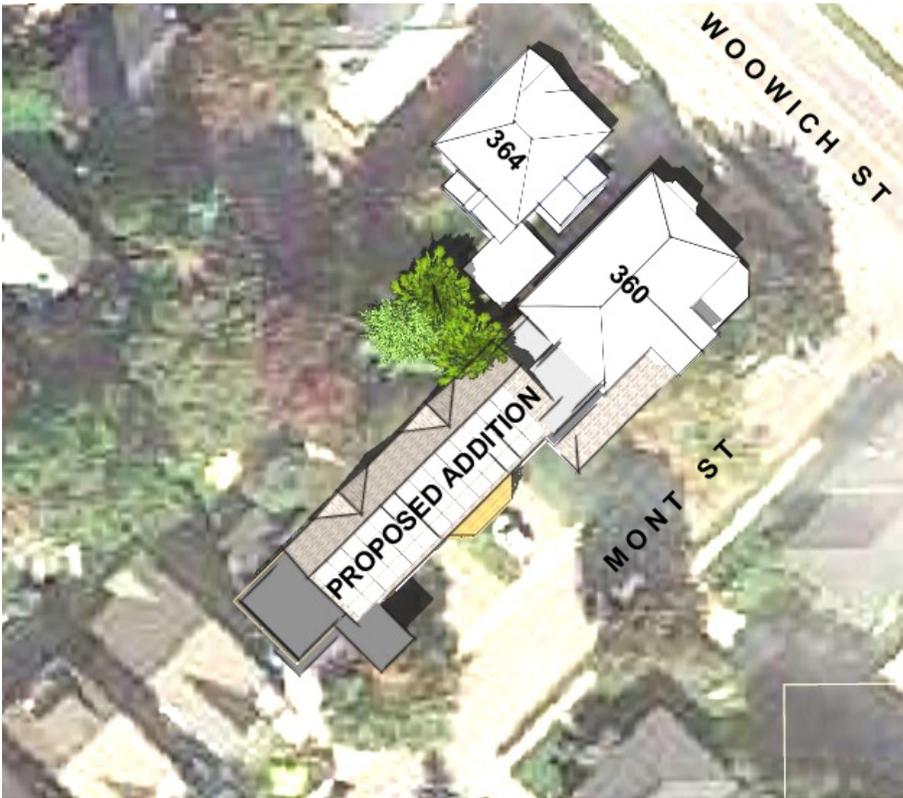


PROPOSED

JUNE 21 2:00PM



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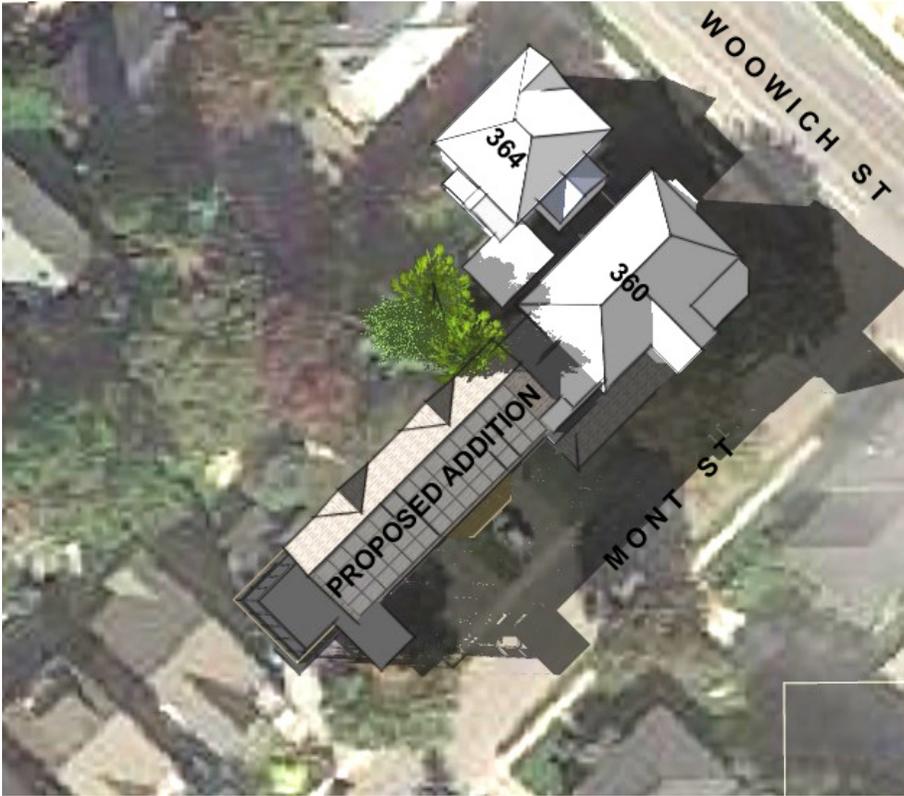


PROPOSED

JUNE 21 6:00PM



EXISTING



PROPOSED

SEPTEMBER 23 10:00AM



EXISTING



PROPOSED

SEPTEMBER 23 12:00PM



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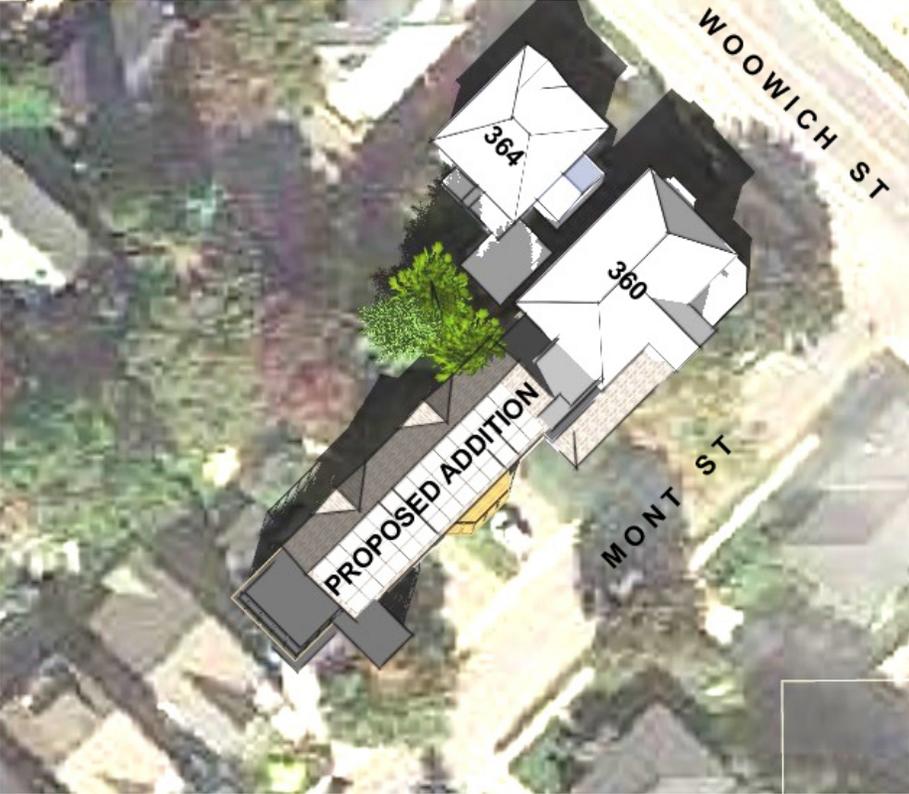


PROPOSED

SEPTEMBER 23 2:00PM

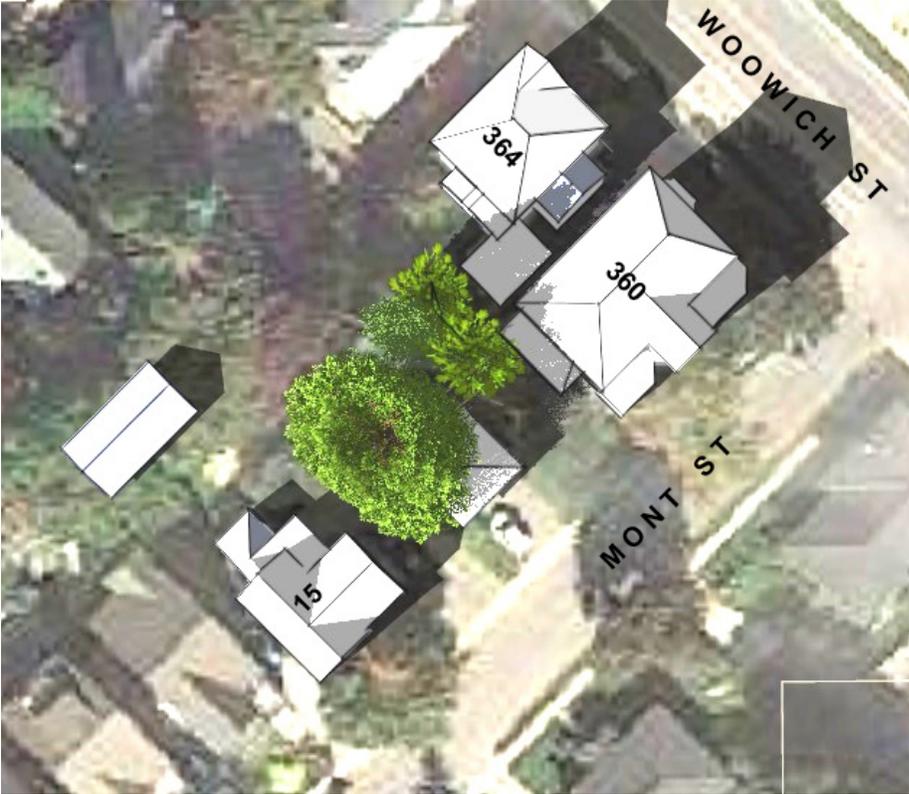


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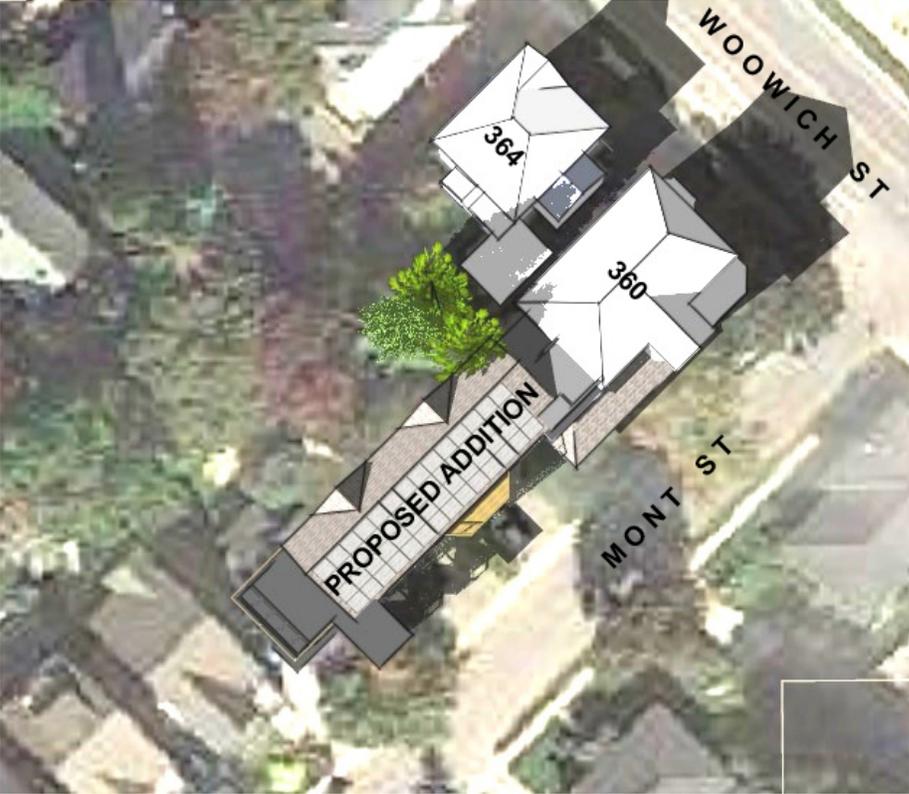


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SEPTEMBER 23 4:00PM



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PROPOSED

SEPTEMBER 23 6:00PM

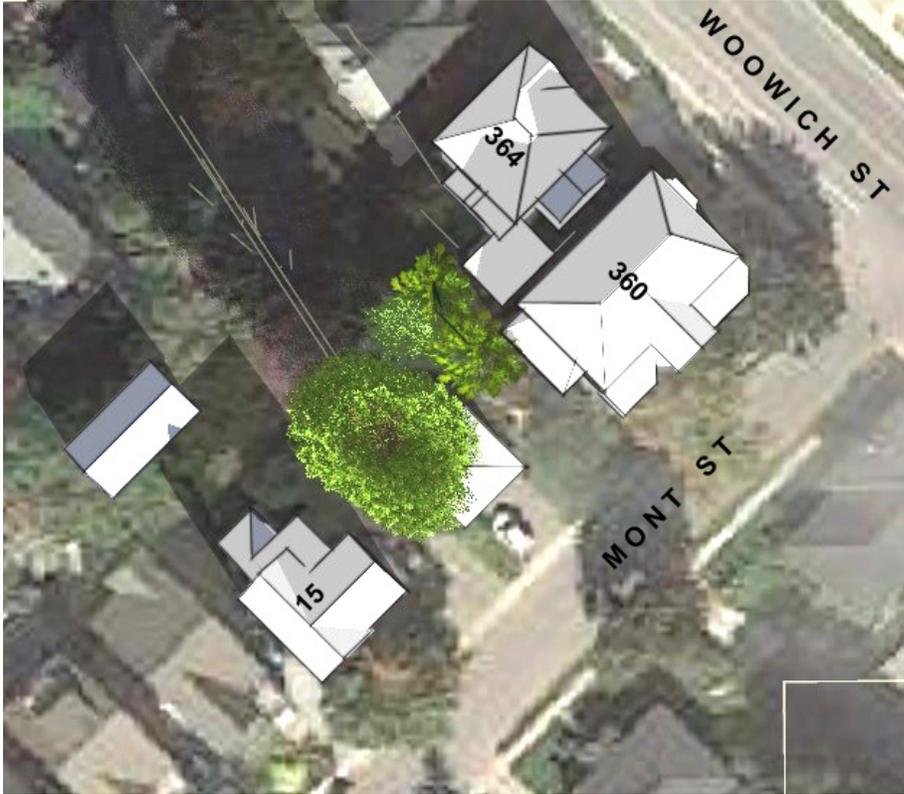


EXISTING



PROPOSED

DECEMBER 20 10:00AM



EXISTING



PROPOSED

DECEMBER 20 12:00PM



EXISTING

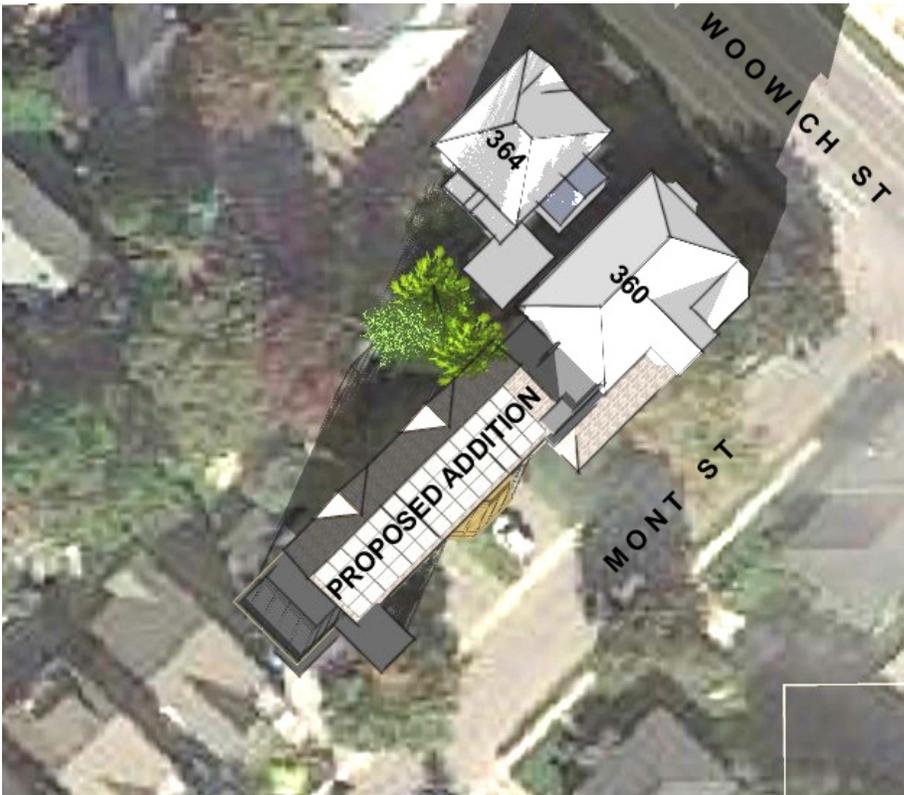


PROPOSED

DECEMBER 20 2:00PM



EXISTING



PROPOSED

2.2 Integration with the Public Realm

Integration with the Streetscape

This addition is designed to fit in with the streetscape and context of the site. Two double driveways are removed and replaced with landscaping, porches and walks. There are only a couple of double width driveways on the whole length of Mont St. so a more street appropriate single driveway has been proposed and cars removed out of sight to the rear yard. Porches, decks, bay windows and flagstone walks to match the front of 360 Woolwich and the Edwardian style of the existing house.

Street trees to match those further along Mont will be planted in the boulevard.

2.3 Sustainable Urban Design

General Environmental Sustainability

Singles and couples living in large older detached homes are not sustainable. There are no options for them to downsize and reduce their carbon footprint available in the Exhibition Park neighbourhood.

Design standards & principles: Passive House, Building Biology, BioGeometry, Feng Shui
Sustainable lifestyle: live/work units (no commuting), carpooling, shared resources, bulk purchasing, small compact units, high ceiling and large southeast facing windows for sense of space and heat gain

Criteria for healthy home and workplaces will be integrated with energy efficient systems and sustainable design.

Systems will be selected for low maintenance, reduced consumption, on site generation, recycling and durability.

Healthy natural local sourced low maintenance materials and finishes, zero VOC, minimize electromagnetic radiation, long lasting robust construction for long lasting performance

Passive features: passive solar heating, trombe wall, thermal mass, shading devices, exterior shutters and overhangs calculated for summer shade and winter heat gain, natural ventilation, operating windows, cross ventilation, high performance thermal insulation, minimal air infiltration, triple glazing, eliminate thermal bridging, solar pre-heating for winter fresh air intake, earth tube cooling for summer fresh air intake

In lieu of a conventional forced air furnace and air conditioning, a high efficiency heat recovery ventilator for each unit with solar and central hot water boiler backup heating.

This project is a milestone in sustainable design and lifestyle – exceeding LEED standards. Educational workshops, seminars and demonstrations will be made available to the community and during construction, workshops for builders, apprentices and construction trades are possible.

Conservation

Water: ultra low consumption toilets and faucets, rain water harvesting for toilet flushing, sanitary drain heat recovery, grey water harvesting for underground landscape irrigation.

Waste recovery: central sorting, covered storage area for municipal bins behind the building, composting on site, selected enhanced sorting of recyclable waste and storage of materials in the basement.

Energy

Energy systems: southeast orientation is ideal and the presence of heritage designated stone cottages at 358 Woolwich and 12 Mont ensures no future development will block sunlight; simple geometrical shape for reduced thermal envelope, roof slope optimum for solar gain, central thermal storage mass, photovoltaic panels, central solar hot water heating and storage, cold cellar for cool storage, bulk utility metering for electrical, gas, water, central controls and monitoring reporting.

If feasible, connections will be roughed in for future Community Energy availability. Surplus solar power and/or hot water will be made available to neighbours.

Appliances will all be lower than Energy Star ratings.

Electric car plug-ins will be available on site and consideration will be given for car-share parking. Driveway surface will be interlocking pavers to reduce solar gain and parking area at the rear gravelled for infiltration of surface water.

Lighting: natural light in all rooms, light shelves, fibre optics/solar light tubes, LED fixtures, occupancy sensors, photocell control, centralized and contracted out maintenance.

Conclusions

Urban design cannot be discussed without discussion about people.

Neighbourhoods are not solely created by buildings, streets and trees – people form community sometimes irrespective of poorly composed urban design and architecture.

Buildings however, support and sustain neighbourhoods, offer opportunities for connections, conversations, family play, work and relaxation.

Well designed and constructed buildings are adaptable to changing priorities in society, environmental and demographic needs.

Having an office overlooking the Woolwich and Mont intersection for 34 years, I have seen first hand, every day life and several transformations along both streets – changes in ownership of almost every address, additions, renovations, growth of trees from saplings to mature shade trees, traffic accidents, fires, crimes, parking infractions, Christmas parades, road and infrastructure construction, changes in use and development applications to meet evolving needs.

Large homes along this section of Woolwich St. have been converted to a mixture of professional office uses on the ground floor and offices or apartments on the second floor; parking lots have been provided in front and side yards.

There are many apartment units in larger and smaller buildings on Woolwich and Mont St. Wyvern Apartments with 22 rental units at 385 Woolwich are located 110 m north in a (non-specific) OR zone.



The OR zoning with apartments as an additional use, on an arterial road is proposed to be extended one lot or 18.19 m into the edge of an R1-B zone. It is not being inserted deep into an established stable purely residential neighbourhood or surrounded on all sides by R1-B which would be termed “infill”.

The extension into the R1-B zone at the proposed site is 52.36 m from Woolwich St. whereas a block north at 386 Woolwich (Triangle Sewing Centre), the OR zone penetrates 57.9 m bordered partially on three sides by R1-B at the west end.



Acceptance of this zone change does not set a precedent for further similar development on Mont St. for several reasons: 1) this property is at the edge of R1-B zoning and the front part is already zoned OR; 2) there are no vacant or large properties in the area left for development or densification; 3) other houses are newer better built brick construction or of heritage value; 4) other properties are further down Mont St away from an arterial road and infrastructure; 5) adjacent houses on both sides of the proposed addition are the same height.

Over the 33 years I have lived and worked at 360 Woolwich, I have renovated and seen growth and recession as follows: before I moved in, I framed in all exterior walls and installed R40 insulation, an effective air barrier and a high efficiency boiler, I renovated the second and third floor where my 4 kids grew up, I now live there with my partner; my practice grew to 13 people and I renovated and added to the workspace, I now have 3 staff; I renovated the basement and rented rooms to 4 students and now use the space for file storage and printing. 32 years ago, I bought 15 Mont and rented it to families, then added a second floor and renovated the building and rent to two singles. The rear yard has been used for parking. Parking has been used by neighbours for overflow and overnight visitors.

In the evenings, the boardroom in my office has been used (and will remain available) for neighbourhood meetings, organizing meetings for planning applications and meetings for community non profit organizations such as Heritage Guelph, Transition Town, Women in Crisis, Hospice Wellington, Rotary Clubs, Wellington Water Watchers, book clubs, children's Halloween haunted house, receptions,...

This proposal for 8 live/work units is an appropriate mix of residential and employment uses that is compatible with existing nearby office and residential uses. This site forms a linkage; it sits at the transition from office uses on an arterial road to two large homes on small lots on a short narrow residential street.

Many home offices and apartments on Woolwich St and Mont St. existed for many generations including 360 Woolwich which for generations before I bought it was a prominent physician's office and home. Other home offices have existed on Mont St. for many years integrating seamlessly with the established residential street.