

Urban Design Brief

**233 Janefield Avenue
City of Guelph**

Prepared for: Rockwater Corp.

Prepared by: McKnight Charron Limited Architects

27 April 2017

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Executive Summary

This Urban Design Brief has been prepared by McKnight Charron Limited Architects on behalf of Rockwater Group in support of the proposed development at 233 Janefield Avenue in Guelph, Ontario. The purpose of the Design Brief is to outline the design approach for the proposed high density residential building and how the project conforms to City of Guelph guidelines and policies.

The Design Brief has been prepared in accordance with the City of Guelph Urban Design Brief Terms of Reference (July, 2011) and provides clear direction on how the site should be developed.

1.0 SITE'S PHYSICAL AND POLICY CONTEXT

This Urban Design Brief has been prepared in support of an Official Plan and Zoning By-law Amendment application for 233 Janefield Avenue in the City of Guelph.

A pre-consultation meeting was held with the City on the 8th February, 2017. This Urban Design Brief was requested by the City as a requirement for a complete application based on the proposed application for development.

This brief includes an analysis of the architectural and urban planning conditions currently in place in the City of Guelph and demonstrates how the proposed development at 233 Janefield Avenue provides design solutions that reflect to the site's location, articulate both public and private areas and conform with City's land use vision and design policy.

1.1 PHYSICAL CONTEXT

This section explores the physical context of the subject site, the neighbouring properties and the scale of the community with regard to existing built form, vegetation, street network, public and open spaces, pedestrian pathways and transportation system. These contextual elements have been carefully considered and incorporated into the built form, density and design of the project.

1.1.1 Site Definition

The subject site is located at 233 Janefield Avenue south of the corner of Torch Lane and Janefield Avenue in Guelph as shown on **Figure 1**. The site has approximately 39 Metres of frontage on Torch Lane and 129 Metres along Janefield Avenue. The total area of approximately 1.1015 hectares.

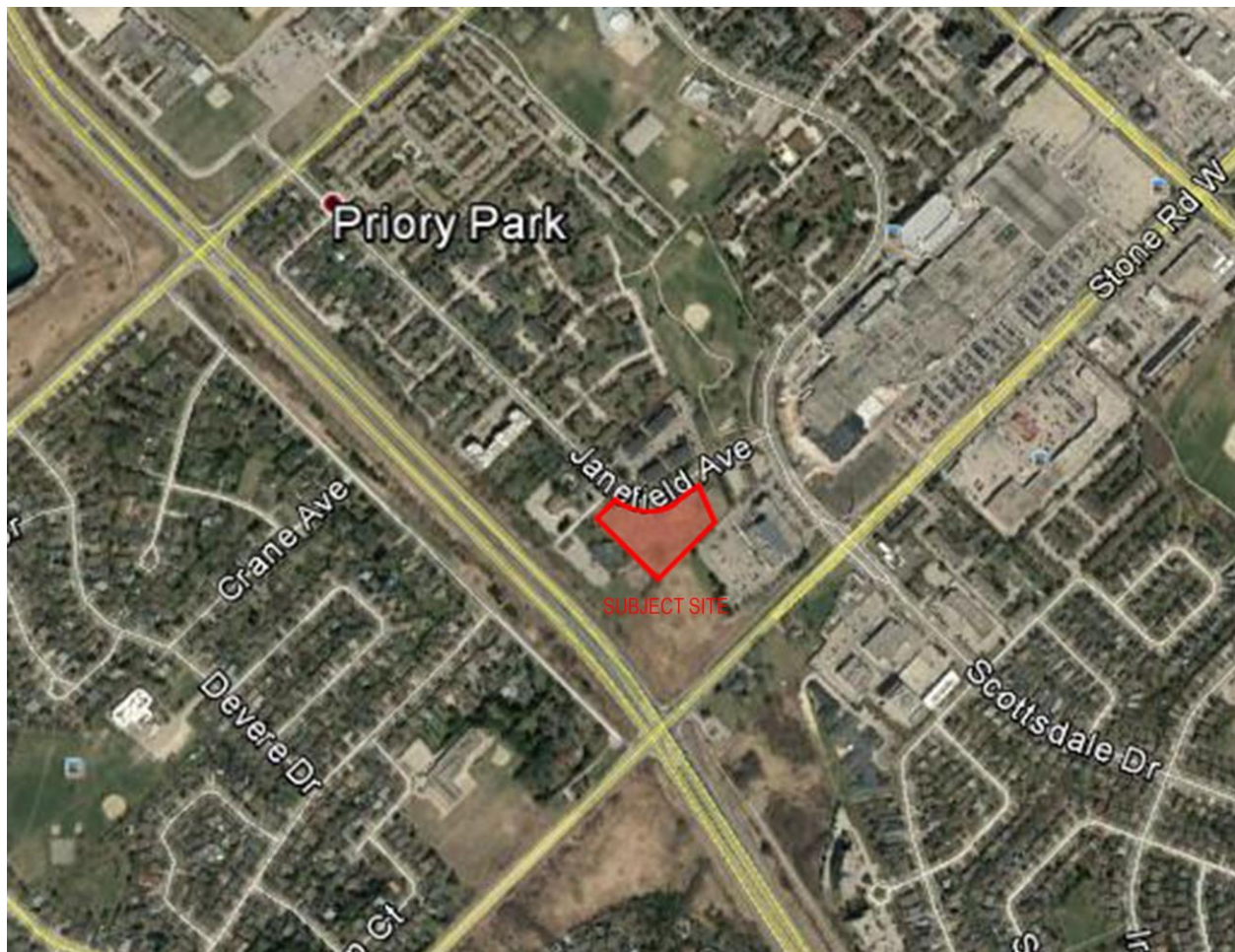


Figure 1: Site Location

1.1.2 On-Site Attributes

The subject site is open and vacant. The topography varies across the site, generally sloping from north-east to south -west.

An Arborist report has been completed for the site. Where possible, trees will be retained or transplanted, or compensation plantings will be provided in accordance with the City's Tree By-law.



Figure 2: Existing Condition of Subject Site (view to south-east from Torch Lane)

1.1.3 The Site in Context

To the immediate north is Janefield Avenue. Across Janefield four blocks of 3 ½ storey stacked townhouses with a central surface parking area. To the south-east is a one storey church accessible from Torch Lane. To the south is an open field and to the south east is a 4 storey Holiday Inn. There is a 1 storey commercial plaza to the east at the corner of Janefield and Scottsdale Drive.

The proposal is for a high density residential infill. It is surrounded by Torch Lane, Janefield Avenue, Scottsdale Drive and the Hanlon Parkway.

The site is located within proximity to public transit provided along Janefield Drive. Public transit is available at the corner of Janefield Avenue and Scottsdale Drive, approximately 100 metres from the site.

A conceptual site plan has been included in **Appendix A**.

1.2 RESPONSE TO POLICY CONTEXT

The design policies relevant to the proposed development are taken from the City of Guelph Official Plan (Section 3.6) (September 2014 Consolidation), urban design updates as amended by Official Plan Amendment No. 48, and the City of Guelph Urban Design Action Plan (2009).

The property is designated Medium Density Residential and Intensification Area in the current Guelph Official Plan (2014 Consolidation). These designations continue to apply in the City's new Official Plan known as OPA No. 48.

The subject site is designated as Medium Density Residential and Intensification Area in the City of Guelph Draft Official Plan (OPA 48), Draft Schedule 2: Land Use Plan

The remaining updates to the City of Guelph Official Plan were completed through OPA 48 and are intended to ensure that the Official Plan is in conformity with the provincial legislation and plans, the City plans and studies. OPA 48 was approved by City Council in June 2012 but is currently not in effect. These policy updates have been considered in the design of the proposed development and are addressed in Section 1.2.2 below.

1.2.1 City of Guelph Official Plan (September 2014 Consolidation)

Urban design policies address the relationship between buildings, the spaces that surround them and the area's context. Section 3.6 of the Official Plan outlines policies and objectives for Urban Design, which seek to create a safe, functional, and attractive environment, contributing to the unique character of the City of Guelph. The development conforms to the following objectives:

- The proposed development will encompass environmentally sustainable urban development by adhering to urban design principles that respect the natural features, reinforce natural processes and conserve natural resources (3.6 c & 3.6.2)
- The subject property is located on Janefield Avenue which is located close to transit service and provides for vehicular access. A sidewalk from the subject site to Scottsdale Drive will accommodate a future pedestrian route to public transit. The development will be well served by all forms of transportation (3.6 g)
- The proposed development has been designed to accommodate all persons, regardless of personal limitations (3.6 l & 3.6.22)
- The building orientation, open spaces and streets are designed to reflect the visual character and architectural material elements found in the neighbourhood
- The 12 storey/ 5 storey/ 10 storey apartment building has been tiered to provide an appropriately scaled aesthetic street wall. There are no blank facades facing onto the surrounding streets (3.6.10);
- The development contributes to a variety of land use options along Janefield Avenue and is serviced by safe and accessible active and vehicular transportation. (3.6.14);
- It is anticipated loading bays, storage areas and building utilities will be screened where appropriate to the satisfaction of the City (3.6.15);
- The majority of parking is proposed underground. Most surface parking is internalized and will be screened with landscaping to provide for an attractive streetscape (3.6.16) A small number of convenience visitor parking spaces are located near the main entrance. A detailed landscape plan will be provided in concurrence with the Site Plan Application;

The proposed development conforms to the above mentioned Urban Design policies as set out within the Official Plan by providing sustainable and compatible urban development to accommodate growth, minimize land-use conflict, utilize existing servicing and infrastructure, creates visual interest and adds character through the selection of building material elements, and encourages the use of public and active transit.

1.2.2 Official Plan Amendment Number 48: Environ Guelph – Official Plan Update

Urban Design policies have been updated. The proposed development conforms to the new policies by:

- Creating neighbourhoods with diverse opportunities for living, working, learning and playing
- Building compact neighbourhoods that use land, energy, water, and infrastructure efficiently and encourage walking
- Engaging in “place-making” by developing a building, spaces and infrastructure that is permanent, enduring, memorable and beautiful, adaptable, flexible and valued
- Improving conditions for greater personal security by incorporating Crime Prevention through Environment Design
- Designing for choices of mobility including walking, cycling, transit, and driving
- Reducing energy and water demand utilizing alternative energy systems.

Underground parking is provided, and the minimal surface parking proposed will be adequately screened with landscaping. Pedestrian access is provided to the principal entrance from the public realm.

The apartments proposed within the development will conform to the policies for High-rise buildings built form (Section 8.9) by ensuring tall buildings have a distinctive bottom, middle and top. They will include interesting architectural features, and parking is provided primarily below grade.

The new development will contribute to pedestrian-oriented streetscape by locating built form adjacent to the street, placing principle entrances towards the street and providing active uses that provide an interface with the public realm. Lighting will be provided at a sufficient level for building identification and safety but will be oriented/shielded to minimize glare or encroachment to adjacent properties. Landscaping will be provided for and will create visual interest, complement built form, and contribute to the public realm.

1.2.3 City of Guelph Urban Design Action Plan

The Urban Design Action Plan is based on 10 principles and a range of opportunity areas. The purpose of the plan is to highlight the importance of good urban design practices in all aspects of planning and development in the City of Guelph. The proposed development is consistent with the Urban Design Action Plan as outlined below, as it provides for:

- A compact development with servicing provided by existing infrastructure
- Aesthetic and visually interesting streetscape and architectural design
- Choices for mobility, including public transit stops located at Janefield and Scottsdale and a proposed sidewalk connection to Scottsdale Drive

1.3 URBAN DESIGN GOALS AND OBJECTIVES FOR THE SITE

1.3.1 Urban Design Goals and Objectives

The urban design goals and objectives for the site are as follows:

- Create a building form that addresses the curved street frontage along Janefield Avenue And provides “eyes on the street” opportunities
- Provide exceptional place-making elements through architectural treatments and detailing, landscaping and vegetation, ornamental features, site furnishings and signage.
- Design a space that is accessible to all abilities and ages.
- Design for a choice of mobility including walking, cycling, transit and driving.
- Protect and enhance the distinct character of the City of Guelph, and the sense of community of neighbourhoods.

Inclusion of place-making features provides a comfortable and enjoyable setting for the residents and allows for design cohesion throughout the site for a defined and recognizable sense of place.



Figure 3: Placemaking Elements: Enhancing the public realm

URBAN DESIGN BRIEF
233 JANEFIELD AVENUE CITY OF GUELPH

Various architectural details will enhance the proposed building, such as materials, themes and colours. The architectural design harmonizes a variety of heights and finishes throughout the development.



Figure 4: Architectural Treatment



Figure 5: Architectural Treatment

2.0 DEVELOPMENT CONCEPT AND DESIGN SOLUTIONS

2.1 DEVELOPMENT CONCEPT

2.1.1 Site Design

The overall design concept is to create a recognizable and distinct building form that reflects the unique nature of the curved and sloped street frontage of the site and respects the adjacent building forms and materials.

2.1.2 Parking

With the exception of a small amount of short-term drop-off parking near the main entrance, the parking is contained below grade or at-grade away from the street.

2.1.3 Access, Accessibility, Circulation, Loading and Storage

The main pedestrian and vehicular drop-off access to the proposed development will be via the central entrance loop off Janefield Avenue.

Vehicular access to the underground parking will be off Torch Lane, which is a the existing low end of the site.

Loading will be accommodated at the P1 level and garbage will be stored inside the building and be picked up near the loading areas.

2.1.4 Materials

The material and colour palettes have yet to be finalized however the buildings will consist of precast concrete either painted or sealed, with a variety of textures, Window wall and punched windows along with metal panels.

2.1.5 Lighting and Signage

Significant lighting will be included, particularly at street level to ensure the safety of residents and visitors alike.

Signage will be dealt with at the building face and care will be taken to ensure that the need for wayfinding for the site as a whole will be kept to a minimal by making it clear and obvious to navigate.

2.1.6 Architectural Treatment

The texture of the building materials will be a finer grain at the ground level with more monolithic materials above. The building has been designed to look like two buildings with a lower connecting link. Each has a bottom a middle and a top (which is stepped).

The two building wings have generous separating distances.

2.1.7 High Density Development

2.1.7.1 Microclimate: Wind and Shadows

Diagrams illustrating shadows cast by the proposed building are provided in **Appendix B**.

2.2 INTEGRATION WITH THE PUBLIC REALM

2.2.1 Integration with the Streetscape

The street scape features have not yet been finalized but will include places to sit, trees for shade, street lights for safety and comfort as well as open areas for multiple uses.

2.3 SUSTAINABLE URBAN DESIGN

2.3.1 General Environmental Sustainability

Sustainability measures for the proposed development include strategies listed below:

- Transit-friendly compact development with pedestrian linkages
- Retention of existing vegetation where feasible & minimized surface parking
- Proposed installation of drought tolerant plants to be detailed at site plan
- Proposed planting of street trees that will contribute to overall canopy cover (details proposed at site plan through finalized landscape plan)
- Lighter coloured roofing/siding materials, which reduces cooling costs and urban heat island effect
- Low-flow faucets, toilets, and showerheads will be incorporated throughout the units to reduce water consumption
- Closed-looped heating and cooling systems
- Energy efficient lighting
- Recycling and waste management
- Individually metered units
- Well-constructed building to minimize future maintenance issues
- The use of natural light and natural ventilation in the building designs
- Utilization of local materials
- Site is fully serviced by existing infrastructure

2.3.2 Energy

The Community Energy Initiative commitment letter has been provided by the Rockwater Development Corp. in **Appendix E**.

CLOSING

This document has been prepared by McKnight Charron Limited Architects. This information is respectfully submitted in support of the proposed two wing building (12 storeys and 10 storeys with a 5 storey link) on behalf of the Rockwater Development Corp.

Sincerely,

McKnight Charron Limited Architects

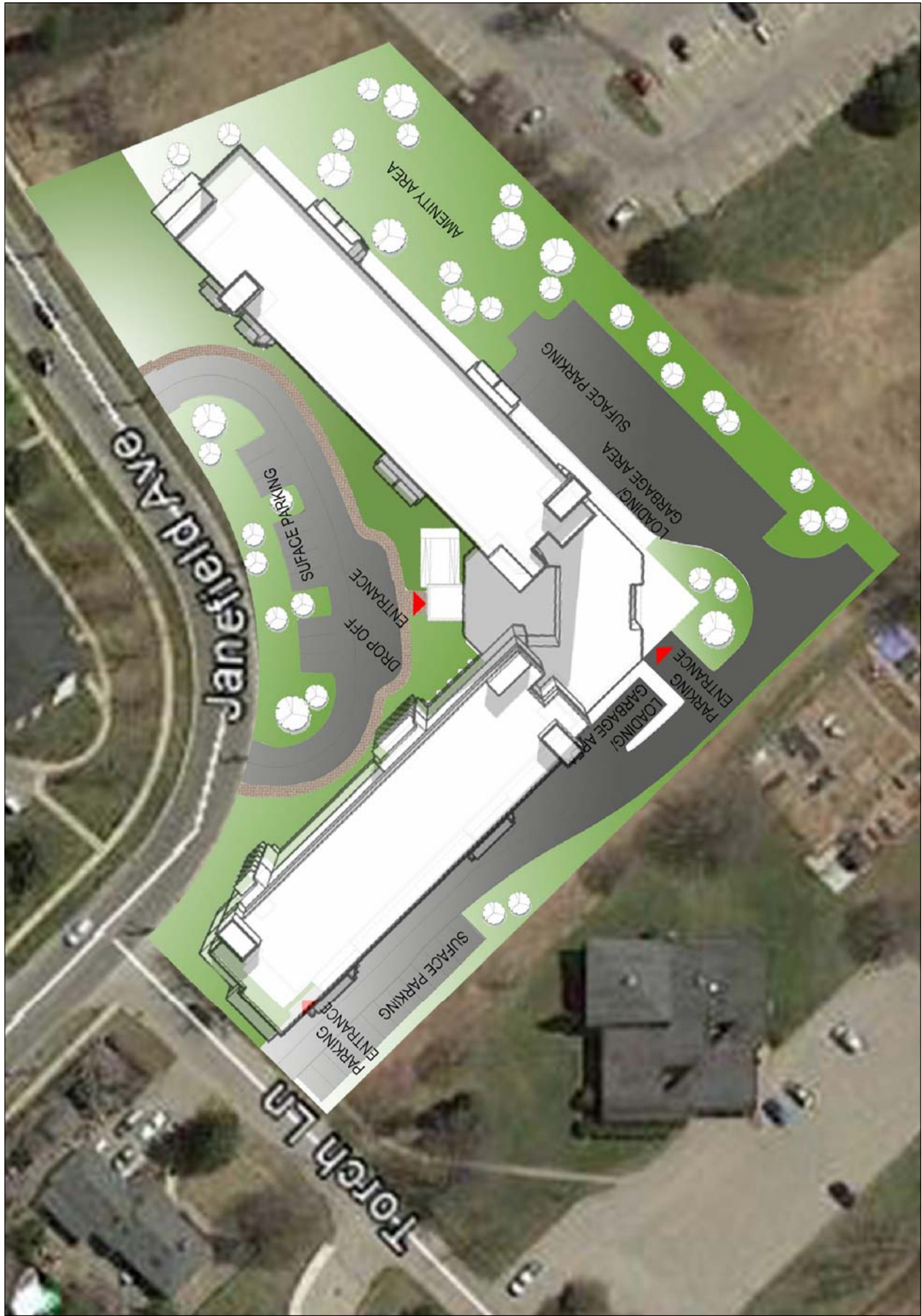


Michael McKnight B. Arch. OAA
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233 JANEFIELD AVENUE CITY OF GUELPH

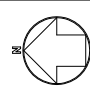
Appendix A

CONCEPTUAL SITE PLAN



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 BARRIE, ONTARIO, CANADA
 TEL: 709 726 5418
 FAX: 709 726 5418
 DRAWING NAME:
 SITE PLAN

PROJECT ADDRESS:
 233 JANNEFELD AVENUE
 GUELPH, ONTARIO

DATE:	APR 26, 2017	JOB NO.:	00-000	SHEET NO.:	A1.1
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URBAN DESIGN BRIEF
233 JANEFIELD AVENUE CITY OF GUELPH

Appendix B

SHADOW STUDY



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JUN 21 - 10:18 AM



JUN 21 - 12:18 PM



JUN 21 - 2:18 PM



JUN 21 - 4:18 PM



JUN 21 - 6:18 PM

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 TEL: 705.735.5435
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PROJECT NAME:
 SHADOW STUDY
 SUMMER SOLSTICE (JUN 21)

PROJECT ADDRESS:
 233 BRIMFIELD AVENUE
 GUELPH, ONTARIO

DATE: APR 28, 2017
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 SHEET NO.: A1.1



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FAX: 709 726 5418
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SHADOW STUDY
SPRING/FALL EQUINOX (MAR.27/SEP.21)

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GUELPH, ONTARIO

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 GUELPH, ONTARIO

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233 JANEFIELD AVENUE CITY OF GUELPH

Appendix C

RENDERINGS



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 RENDERINGS

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 777 SAN JOSE AVENUE
 GLEN PARK, CALIFORNIA

DATE: APR 26, 2017 JOB NO. SHEET NO.
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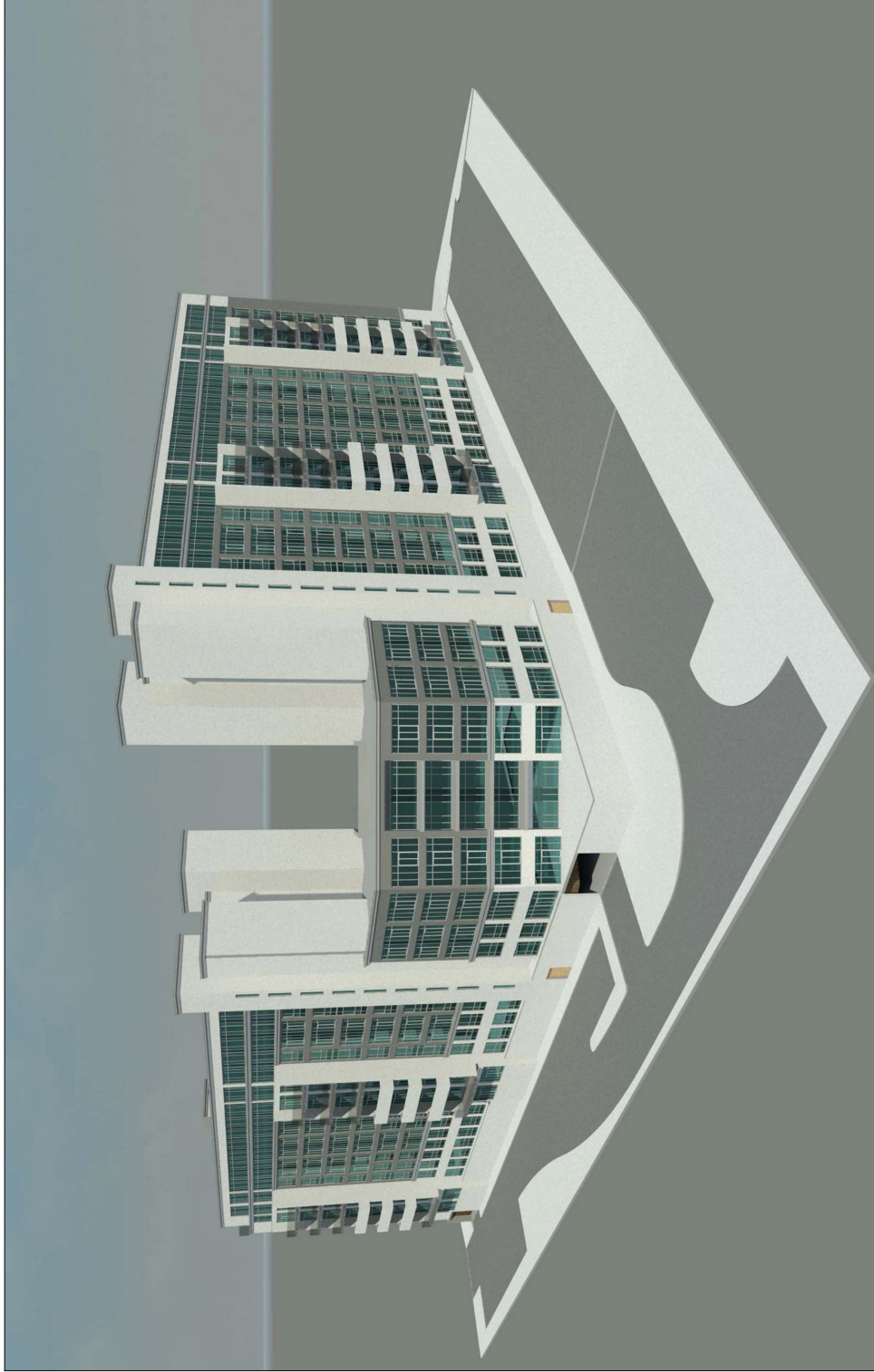


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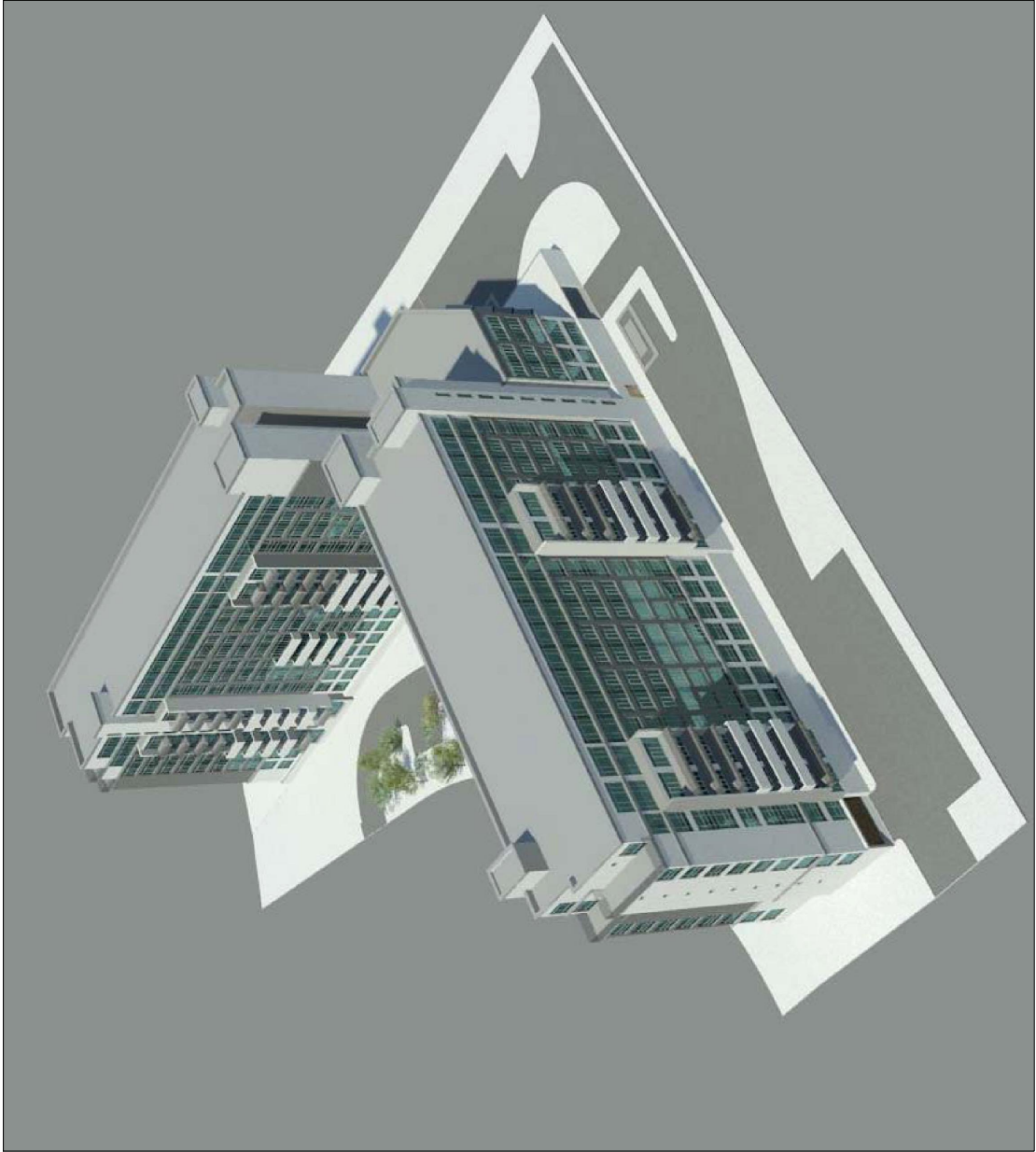
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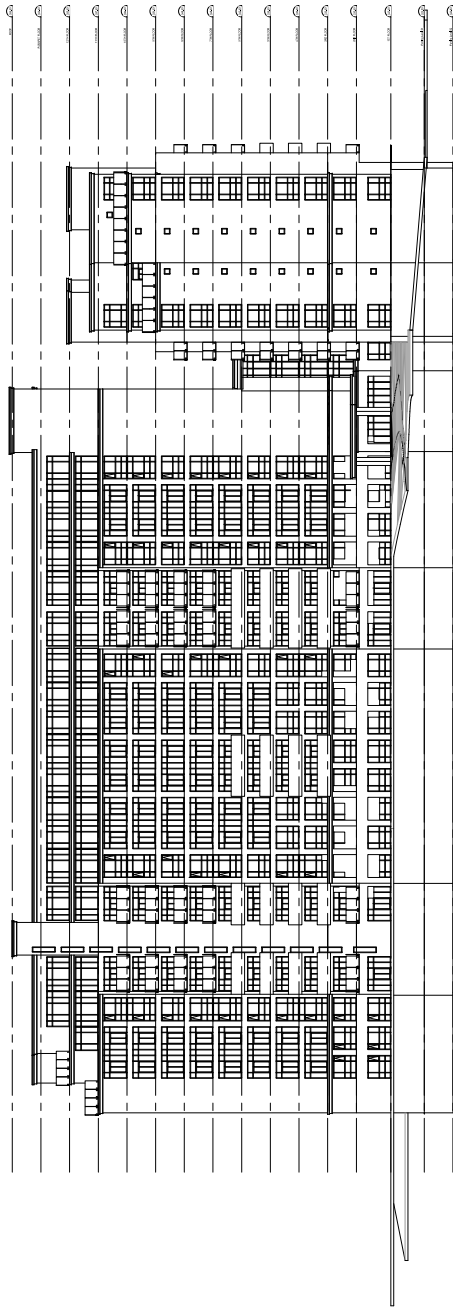
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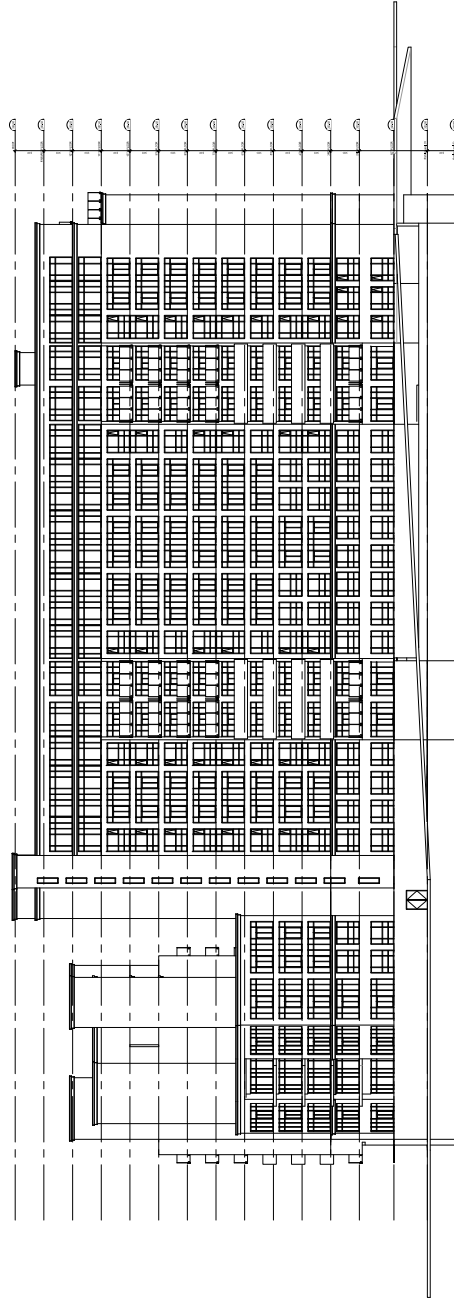
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Appendix D

ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

1 NORTH & SOUTH ELEVATION
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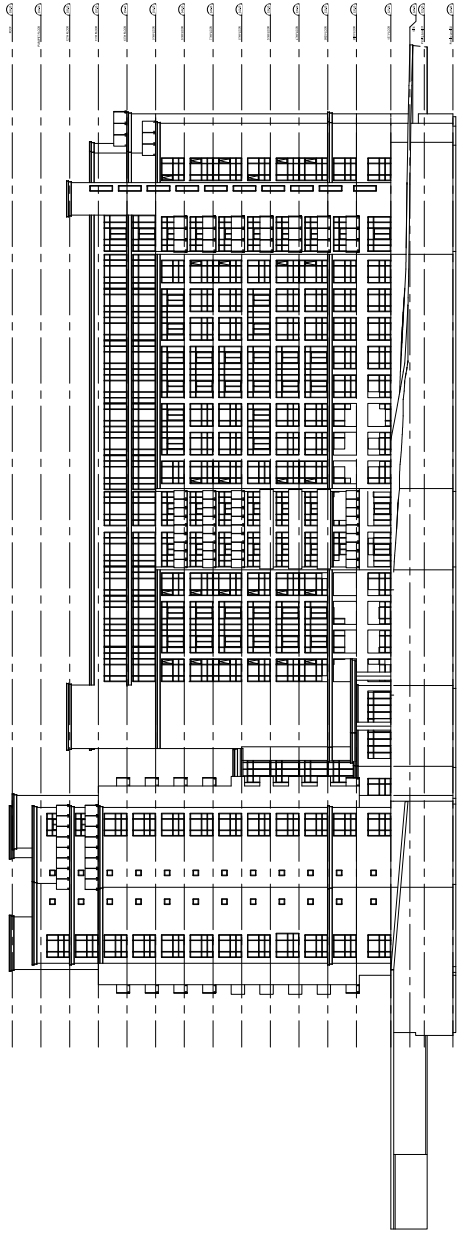


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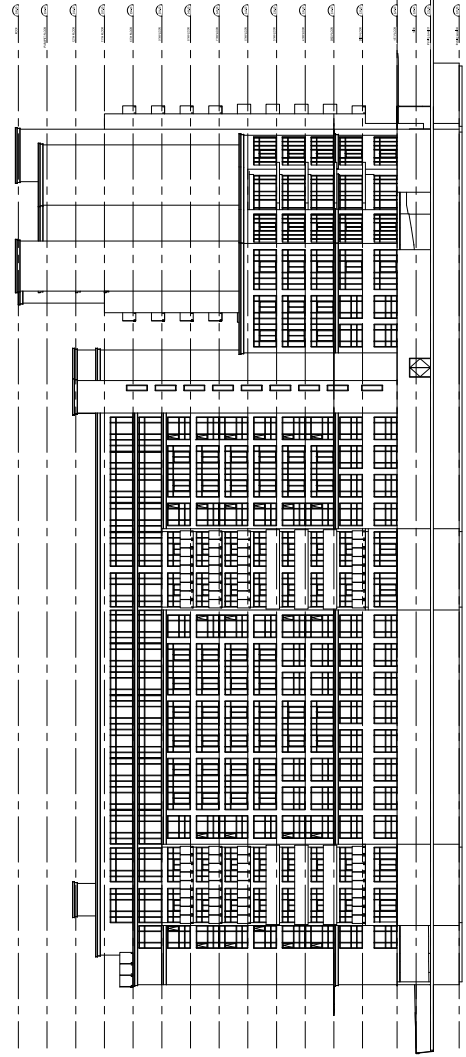
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EAST & WEST ELEVATION

PROJECT ADDRESS:
233 SHARFIELD AVENUE
GUELPH, ONTARIO

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EAST ELEVATION



WEST ELEVATION

1 EAST & WEST ELEVATION
 A2.2
 SCALE 1:300

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 EAST & WEST ELEVATION

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 233 SHARFIELD AVENUE
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URBAN DESIGN BRIEF
233 JANEFIELD AVENUE CITY OF GUELPH

Appendix E

COMMUNITY ENERGY INITIATIVE

26th April 2017

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1



Attention: Ms. Sylvia Kirkwood, Manager of Development
Community Design and Development Services

**ROCKWATER
DEVELOPMENT CORP**

P.O. Box 38017
256 King Street North
Waterloo, Ontario N2J 4T9

RE: 233 Janefield Avenue, City of Guelph
Community Energy Initiative

Tel.: (519) 888-9778
Fax: (519) 888-9797

Further to the City of Guelph's request, we are outlining how this application will comply with the Community Energy Plan.

In April 2007, Guelph City Council endorsed the vision, goals and directions provided in the Community Energy Plan (CEP) which is a commitment to use energy more wisely and help fight climate change. The Multi-Residential Development proposal is undertaking the following in compliance with the Community Energy Plan:

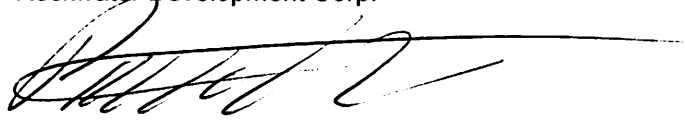
- Sustainable Site
 - *All efforts will be made to achieve a cut/fill balance thereby reducing the requirement for construction traffic to and from the site.*
 - *The site design accommodates both tree retention opportunities and additional tree planting of native species for the overall rejuvenation of the site*
 - *Exterior light fixtures with refractor and cut-off shields to control light pollution, with energy efficient operations controlled by light sensors.*
 - *Bicycle racks will be provided within the underground parking garage*
 - *Pedestrian walkways incorporated throughout the site and connection to municipal sidewalk.*
- Water Efficiency
 - *Drought resistant soft landscape material will be specified as much as possible.*
 - *Controlled roof drains provided to control flow rate of storm water where feasible.*
- Energy Efficiencies
 - *Low flow faucets and low volume flush toilets (HET high efficiency toilets) where possible.*
 - *Installation of LED lighting fixtures throughout the building*
- Indoor Environmental Quality
 - *Each suite will have access to individual controls for Heating and Cooling year-round via centralize distribution system.*
 - *HVAC systems will be complete with heat recovery ventilators (HRV's or ERV's) incorporated in the majority of the central air return systems.*
 - *The building provides natural light to 100% of regularly occupied spaces where possible*

We continue to exert our efforts to source new and commercially viable energy solutions for any one of our projects. This project will be no exception to those efforts.



The above-mentioned Plan outlines our commitment which we trust will meet with your approval. Please do not hesitate to contact me directly if you have any questions or concerns.

Sincerely,
Rockwater Development Corp.

A handwritten signature in black ink, appearing to read "Pete Waters", written over a horizontal line.

per: Pete Waters

