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Baker District Redevelopment Urban Design Master Plan Guelph, Ontario

Windmill Development / Urban Equation / Diamond Schmitt Architects / DTAH / VanMar Constructors Inc. / RWDI / Stantec Consulting / WSP / GSP Group Inc.

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Introduction

A Vision for the Baker District

The Baker District Redevelopment will be a thriving community hub that is physically, socially, and environmentally connected to Guelph’s urban fabric.

Vision

The City of Guelph’s objective for the Baker District Redevelopment is to transform the former municipal parking lot fronting Baker Street and Wyndham Street North into a compact district nestled in the city’s historic core and anchored by a new central library and network of open spaces.

Windmill understands and is aligned with the City’s objectives, as outlined in its Strategic Plan and other documents, to transform the site into a vibrant and important part of the Downtown. The Vision for the Baker District Redevelopment is to meet and hopefully to exceed the City’s stated key objectives, as follows:

1. **Increase downtown visitation:** With the new Public Library and Library Urban Square, the residential buildings, Wyndham Urban Square, and the potential for additional community amenities, the Baker District will become a lively mixed-use walkable development in which to live, work, play and learn.
2. **Increase the downtown residential population:** The new residential buildings, accommodating hundreds of new residential units, will support the City’s intensification goals and provide a market for the commercial components of the development as well as for other downtown businesses. Integrated outdoor spaces will offer the new urban residents desirable outdoor amenities to ease their transition from more traditional housing types.

3. **Improve connectivity for pedestrians, cyclists and vehicles:** Wyndham Street North will be enhanced by Wyndham Urban Square, providing a public gateway to the property. New retail, institutional and residential uses located at grade across the site will animate flanking streets and open spaces and put “eyes on the street” to make them feel safe and inviting. Public realm improvements will encourage and support pedestrians and cyclists. There will be vehicular access from Baker Street through the site, via Chapel Lane and a new internal road extension of Park Lane North connecting back to Baker Street via the new Baker Court. These routes will allow access to public underground parking at the Public Library and to resident parking underground and within podium levels of the towers. Additional pedestrian connections through the site from Wyndham Street North further its porosity and interconnectedness to existing informal pedestrian pathways. A potential additional cycling connection from Wyndham Street North to the Baker District, along with new cycling infrastructure on Baker Street and Chapel Lane, will enhance the cycling network associated with the Baker District.
4. **Establish new architectural landmarks:** The proposed development will extend the language of high quality, memorable architectural landmarks in Downtown Guelph. Wyndham Urban Square provides an open space anchor on Wyndham Street North. The two residential towers flanking Baker Court provide definition and active frontages to Baker Street, with carefully designed tower forms providing a refined “sculpted” massing to the buildings. The new Public Library and Library Urban Square create a civic anchor at the south end of the site, reinforcing the prominence of the Baker Street and Chapel Lane address.
5. **Provide public parking intelligently:** Public parking will be provided below the Public Library, in addition to residents’ parking below and within the podium of the residential development, to accommodate visitors to the site and support the objectives of the City’s Parking Master Plan. Parking efficiency is proposed to be enhanced by strategies to reduce overall parking loads within the development. Electric vehicle charging stations will be provided to encourage the transition to a lower carbon footprint. More active modes of transportation will be encouraged by providing ample bike parking and convenient access to public transit as alternatives to car-oriented solutions.
6. **Incorporate best practices in environmental design:** Windmill Development has long been known as an environmental leader in the development community, with projects to date striving to achieve to a LEED Platinum standard demonstrating strong leadership through a proven track record in this sphere. Currently, Windmill are going “beyond LEED” by adopting One Planet Living as a framework for sustainability for the Baker District, with a particular focus on zero-carbon, health and happiness and sustainable transportation opportunities.
7. **Provide affordable housing for a range of household types and incomes:** Windmill is committed to providing homes for a range of incomes including affordable housing as part of the Baker District Redevelopment. The amount of affordable units will be a function of working with municipal, provincial and federal programs, as well as non-profit partnerships to incorporate this affordability component into the development.

Process

The Urban Design Master Plan for the Baker District Redevelopment follows the Terms of Reference outlined by the City of Guelph. The Plan’s contents are developed in partnership with the City of Guelph in order for the urban design elements of the development to be evaluated, with the ambition to:

- Ensure new developments have examined opportunities/constraints of a site; and
- Provide design solutions that are context-sensitive and respond to urban design policy context.

The Urban Design Master Plan process for the Baker District Redevelopment has included a significant public consultation program, including multiple engagement opportunities for the development team and key stakeholders to engage with the public. Through this engagement program and multiple reviews by City staff, the Urban Design Master Plan seeks to summarize the urban design ambition and details of the proposed development sufficient to articulate how the elements of the public and private realm will work together to create a development of high quality that fits well into its context.

Public Consultation Program (2018-2019)

The Baker District Redevelopment engagement strategy (including the new Central Library) was led by the City of Guelph and followed the City’s Community Engagement Framework. Windmill provided engagement support for the overall Baker District, and Invizij provided engagement support for the Library and adjacent urban square in the early phases of those components’ design.

Between 2018-2019 three rounds of public engagement were undertaken by the project team and the City of Guelph. The first round of meetings occurred on November 29, 2018, wherein the project team sought to share the project’s origins and vision, inform the public as to the project schedule and current functional plans, and obtain feedback. The second round of meetings were held

on January 15, 2019, and focused on informing the public as to the One Planet Living Sustainability framework being used for the Baker District, and collect their feedback on sustainable design priorities. The third round of consultation took place on May 29, 2019, and focused on the Guelph Public Library component of the project, including preliminary design and programming ideas as well as initial considerations pertaining to the proposed Urban Square. A summary of these three rounds of consultation was included in the UDMP approved by Guelph City Council in 2021.

Sustainable Decision-Making

A coordinated approach to community engagement fosters understanding between individuals. Through a sustainable decision-making approach, City and project staff build on common ground and strive to develop sustainable decisions. Financial sustainability means the project team can afford to implement the decision or that the decision will have a financial benefit. Cultural and social sustainability considers how a decision may impact the culture of an individual or society as a whole. Environmental sustainability refers to our natural environment. Technical considerations determine if an alternative can be built or used. Stakeholder input refers to participant’s opinions about the decision to be made.



Figure 1 Relationship between the components of sustainable decision-making

UDMP Submission (2020) + Subsequent Redesign (2021)

Following the three rounds of public consultation between 2018-2019, a draft Urban Design Master Plan was submitted to the City of Guelph in June 2020 for Council approval. Due to COVID-19 restrictions in place at that time, the submitted UDMP was posted to the City’s Public Engagement online platform and an oral, taped presentation was prepared by the design team as a summary of the UDMP’s contents. Comments were collected from the public through the online engagement platform.

In July 2020 the City of Guelph notified Windmill Development Group that the properties on Wyndham Street North that were anticipated to be acquired by the City so as to become part of the Baker District Redevelopment would not be acquired. In response to this change in property configuration, the Windmill-led design team prepared an alternative approach to the site’s redevelopment that maintained the design principles and intent of the previous vision, but working within the footprint of exclusively the City-owned lands.

This alternative project boundary reduced the frontage on Wyndham Street North by half, triggering the following design responses:

- Library Lane was no longer feasible nor practical without removing the Urban Square from Wyndham frontage; and
- Library frontage on Wyndham Street North was no longer feasible or practical without removing Urban Square from Wyndham frontage.

The rethink of the Baker District Redevelopment in light of alternative boundary led to the following changes that were captured in the content of a revised UDMP submission in 2021, and are still relevant to the project today:

- The Library and the Institutional uses exchanged locations so that the Library can be a stand-alone facility with programming, financial and construction advantages;
- The institutional/commercial use is moved to within the northern podium where it can be more easily accommodated beneath the residential tower than the large open spans of the Library; and
- Wyndham Street frontage is maintained as an Urban Square, with potential retail or institutional uses animating the space; and
- Pedestrian porosity through the block is maintained by a series of mews and open space connections.

The revised design approach for the Baker District was presented to the Committee of the Whole meeting on Monday, October 5th, 2020 and public deputations and deliberations were conducted that day and during a special City Council meeting Wednesday, October 7th, 2020. Council voted 8 to 5 in favour of the Baker District alternative option, 8 to 5 in favour of the construction of an 88,000-square-foot library as proposed in the alternative option. With Council approval for the alternative option in place, Windmill Development Group were asked to revise the Urban Design Master Plan and GPL to update the Library design for the stand-alone building in Baker District. Windmill were also asked to conduct two engagements with the Downtown Guelph Business Association (DGBA) prior to submitting the revised UDMP to Council for approval.

DGBA Consultation

Windmill, with the City of Guelph, met with the DGBA first on the Site of the Baker District Redevelopment on November 23, 2020 in order to walk the property together and discuss the revised design approach.

Windmill, DTAH and the City of Guelph met again with the DGBA on April 19th, 2021. In this meeting, conducted virtually due to COVID-19, a presentation was made that included details of the emerging design solution being captured in the UDMP and a review and discussion of the DGBA’s stated Goals and Synergies as they pertain to the Baker District.

UDMP Submission (2021) + Subsequent Redesign (2024-2025)

Following the DGBA consultation outlined above, the UDMP was revised and submitted to the City of Guelph in June 2021, and was approved by City Council on July 21, 2021.

With Council endorsement of the UDMP the Windmill consultant team proceeded to develop the mixed-use components of the project in order to submit for Rezoning, as well as Site Plan Approval. A site-specific zoning by-law amendment pertaining to the mixed-use components was approved by City Council in December 2023. However due to cost and market factors beyond Windmill’s control, reconsideration of the development’s approach to parking led to a redesign process, the culmination of which is captured in this document.

The principle design changes that are outlined within this report include a revised approach to parking (now both below and above-grade), as well as a simplification of the tower components of the project to improve envelope performance of the buildings (in keeping with the project’s One Planet Living strategy). Prior to the submission of this revised UDMP, a developer-led information meeting was held to update the public on the changes to the design of the mixed-use component of the project.

Developer-Led Neighbourhood Information Meeting

On June 19, 2025, Windmill hosted a public open house session to deliver an overview of the Baker District Redevelopment. The open house provided members of the public with an opportunity to learn about the Baker District Redevelopment – how we got here and where we are going – and how they can get involved, stay informed and have their say as the multi-year project progresses.

Presentation boards outlining the approvals process, proposed development, and design principles were displayed around the room, with members of the project team available to answer questions and receive feedback.



Figure 2 Audience at first Public Meeting



Figure 3 Audience participation in visioning the Baker Street Redevelopment



Figure 4 View of One Planet Living Design Charrette with the Public

Team

Windmill Development Group Ltd (Windmill)

Windmill is one of the most sustainable, privately held real estate investors and developers in North America. Right from the start, sustainability was baked into Windmill’s DNA. Windmill Developments was founded in 2003 by Jonathan Westeinde and a group of like-minded thinkers and practitioners. Windmill believed then, and still believes today, that caring about people and the planet – as well as profit – makes all three outcomes better. One of the hallmarks of the Windmill Group of Companies is our constant evolution to meet the challenge of building better.

Windmill has completed over \$5 billion of new developments since its inception and is currently actively involved in projects in Ottawa, Toronto and Guelph.

Windmill is proud of the breadth and depth in our portfolio of industry leading projects. They are walkable mixed-use communities on urban infill sites, employing a wide range of strategies at the building level and the community level to lower energy and water demands and link transportation systems to the wider community, encouraging transit use and active transportation. We have focused strong attention on building envelopes, energy performance, and geothermal energy systems to provide low carbon solutions for heating and cooling. With an emphasis on design excellence, healthy living, inclusivity, and resiliency we are building complete communities for us and for future generations.

Diamond Schmitt Architects Incorporated (DSAI)

Diamond and Schmitt Architects Incorporated is a leading Canadian full-service architectural firm based in Toronto with a practice that is worldwide. The firm provides a broad range of services - from master planning and urban design, feasibility studies, and functional programming to interior design and full architectural services. Our popular success has been achieved by unrelenting attention to user needs and aspirations whereas critical recognition has been achieved through commitment to planning and design from first principles.

Sensitive to the needs and aspirations of our clients, we deliver design solutions that meet and exceed expectations of form and function - delivered on time and on budget.

DSAI is responsible for the design of the Guelph Public Library.

DTAH

DTAH architects, landscape architects, planners and urban designers, have been offering a unique mix of interdisciplinary services since 1972. We share a profound commitment to contextual, responsible, meaningful and beautiful design. Areas of specialty include community planning, urban and street design, transportation and bridge design, renovation/restoration and facilities for residential, educational, institutional, recreational, and commercial/retail uses.

The studio has established a solid reputation for providing insightful design solutions to often complex problems. Its collection of over 160 national and international design awards is a vote of respect from its peers.

DTAH is responsible for the Urban Design and Landscape Design of the overall project as well as architectural responsibility for the residential development.

Urban Equation

Urban Equation has been a leader in the North American real estate sustainable development consultancy business since 2003 when it was established as BuildGreen Solutions Inc. Urban Equation applies rigorous financial models to a host of sustainable based services to ensure financial viability, quality, sustainable, community scale (re) developments are successfully completed for their clients and the stakeholder community at large. Urban Equation has built its reputation around its ability to navigate the rapid changing and complex realities of the development process with the aspirations of the developer and the community in which the development is taking place. Sustainability has always been and continues to be the core principle around which Urban Equation’s advisory model is framed; this has naturally evolved into an increasingly more holistic and comprehensive framework over time.

Urban Equation has developed the sustainability strategy for the Baker District and led the public consultation on One Planet Living outlined in this report.

RWDI

Founded in 1972, RWDI is a consulting engineering firm with over 45-years’ experience specializing in wind, micro-climate and building-science studies. RWDI’s expert consultants provide clients with the services necessary to make ecological, economical and equitable decisions.

The firm, headquartered in Guelph with experience on all 7 continents, brings both an intimate knowledge of project site and international experience on some of the world’s leading developments. Its recently constructed office and laboratory located in the south end of the city houses two of the largest privately operated wind tunnels in the world and a state-of-the-art workplace for over 200 engineers. Its global presence has grown close to 500 total staff across 18 offices. Its testing facilities and world-class engineering staff will all be fully leveraged to make this development a success.

RWDI has provided the micro-climate impact study assessments for the Baker District, including the Pedestrian Wind Study required as part of this Urban Design Master Plan.

VanMar Constructors ON Inc.

VanMar Constructors is a Canadian developer and builder with decades of experience delivering residential and healthcare projects across British Columbia and Ontario. Originally founded in 1973, VanMar has completed over 14,000 housing units, offering fully integrated services that span land acquisition, design, construction, and post-occupancy support. Their streamlined, in-house approach ensures efficient project delivery with a focus on quality, durability, and sustainability.

VanMar is providing Pre-Construction Services with advice on Budget, Schedule, Constructability, Logistics and Procurement. Based in the KW area and with extensive experience in the Guelph market, VanMar will provide valuable local expertise to the team on all matters related to construction.

Stantec Consulting (Stantec)

The Baker Street development Functional Servicing Report is being prepared by Stantec Consulting’s Waterloo office, home to the largest Stantec team in Eastern Canada. For over 30 years, Stantec has worked with various clients and stakeholders to help shape their community. With a Community Development team of 70 staff in the Waterloo office, Stantec are well positioned to deliver and respond to the needs of the Baker District Functional Servicing analysis and reporting.

The intent of the FSR is to identify servicing and grading opportunities and constraints and to provide a preliminary approach to the servicing of the site. The FSR will identify the existing site services (as identified through topographic survey or any historical engineering drawings available) as well as the existing services surrounding the site within the existing rights-of-way (ROW). As part of the FSR, a preliminary/functional Grading and Servicing graphic will be prepared, illustrating at a high level the feasibility of the development regarding any grading constraints and proposed site servicing. The FSR will include a water demand

review, sanitary demand calculations, and storm runoff review for the proposed development. It is assumed that the City of Guelph will be working on the downstream analysis for servicing (water, sanitary and storm) and as such, Stantec will be working conjointly with the City while working on the on-site servicing calculations for the Functional Servicing Report. The FSR will also include a Stormwater Management strategy to meet City of Guelph requirements as well as the sustainability targets as identified through the One Planet Living report.

WSP

WSP is preparing all of the transportation-related analysis and reporting to support the Urban Design Master Plan for the Baker District. This includes the preparation of the Traffic Impact Study, Transportation Demand Management Plan, Parking and Loading studies required.

WSP has approximately 130 offices nationwide (in all major markets) and a resource pool of more than 8,300 professional and support staff in Canada (including more than 1,500 in Ontario) to provide both local and regional resources that can fulfill the project requirements on a broad scale. WSP has many experienced and qualified engineers, planners and technicians on staff engaged to support the Baker District.

GSP Group Inc.

GSP Group Inc. is a practice specializing in land use planning, urban design, landscape architecture, GIS and graphic design, and consulting services in the planning, design and business operations of cemeteries.

Based in Kitchener and Hamilton, GSP Group have completed a wide range of projects for private and public sector clients, taking pride in their ability to explore unique design solutions, and undertake meaningful community engagement to deliver projects that are embraced by communities.

GSP Group’s role on the team is to provide additional planning and approvals expertise for the Baker District.

Part 1

1.1 Physical Context

The Baker District Redevelopment situates itself as an important gateway to downtown Guelph, and responds uniquely to its physical, historical and policy context.

Site Definition

The Baker District Redevelopment is located on the large, irregular block bounded by Chapel Lane and Park Lane to the south and southeast, Wyndham Street North to the northeast, and Baker Street to the west, in the north part of Downtown Guelph. The Baker District Redevelopment Site ("the Site") is comprised exclusively of the City-owned Baker Street and Wyndham Parking Lots.

Additional properties, including 146 and 166 Wyndham Street North, as well as 138 Wyndham Street North owned by the County of Wellington, are not presumed to be part of the Baker District.

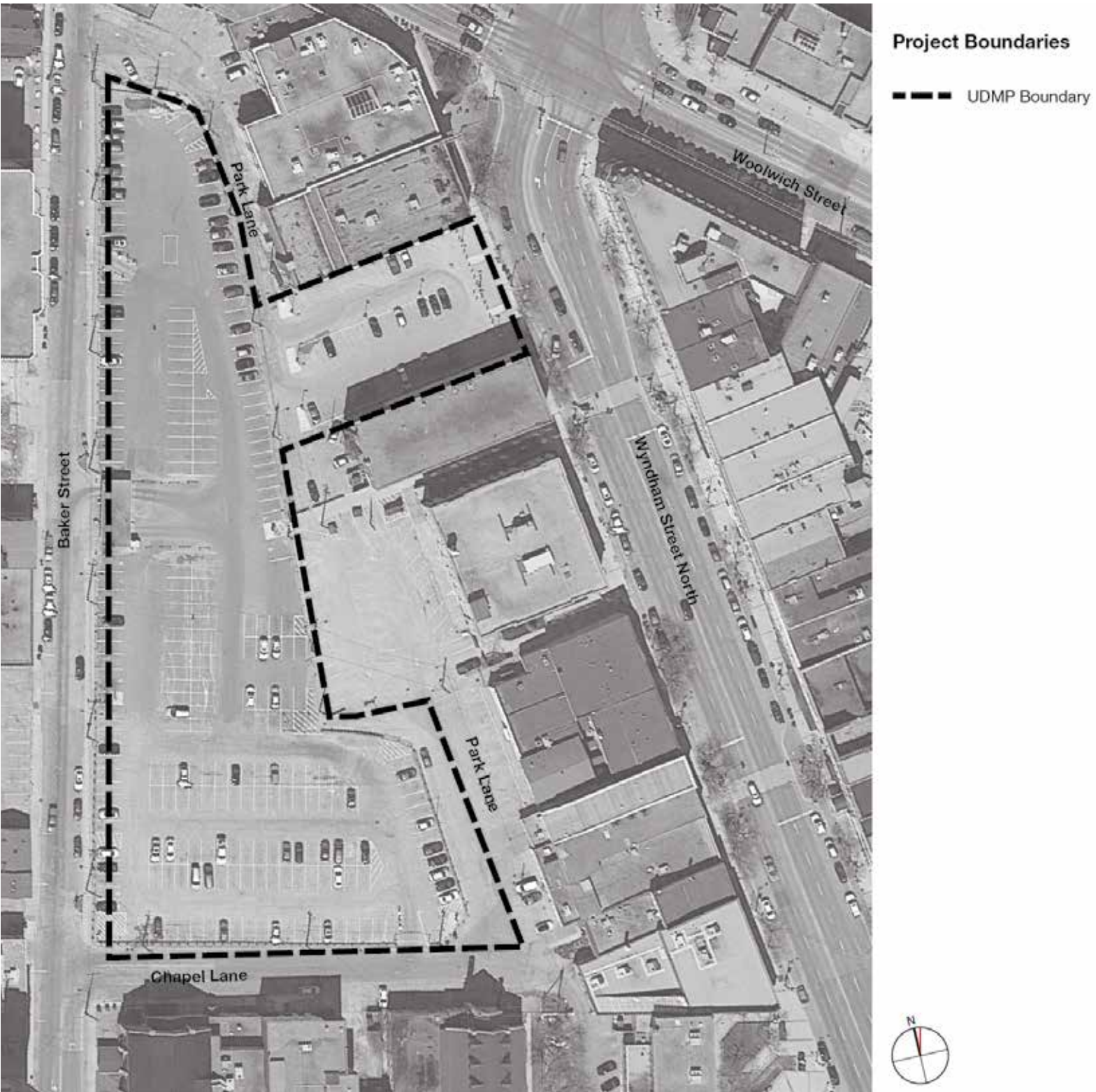


Figure 5 Baker District Site Redevelopment UDMP Boundary

2020/2021

Site Attributes

Site History

Located near the confluence of the Speed and Eramosa Rivers, the areas in and around modern-day Guelph have known significant Indigenous inhabitation for millennia. During the post-contact period, amid shifting Indigenous lifeways and the encroachment of European settlement, this land has served as traditional lands and a place of refuge for the Attiwasandewi and the Haudenosaunee, and is now held as treaty lands and territory with the Mississaugas of the Credit First Nation as part of Treaty Number 3, signed in 1792. It also forms part of a traditional hunting ground for the Six Nations of the Grand River.

After the founding of Guelph in 1827, the lands on the east side of Baker Street that make up the bulk of the Site were the location of a public burial ground from 1827 to 1853 (officially closed in 1879), after which it was utilized as a public park until the construction of the Victoria Rink on the southern portion of the Site in 1892. In 1914, the rink was destroyed by fire but immediately rebuilt and remained in use until the 1960s.

The northern portion of the Site remained undeveloped until the construction of an industrial building between the late 1890s and early 1900s. The building was used for the manufacturing of sewing machines and sewing accessories, initially by the Raymond Manufacturing Company and later by the White Sewing Machine Company of Canada.

In 1926, Steel’s Wire Springs Ltd took the building over for the manufacturing of coil wire springs. In the 1960s, both the industrial building and Victoria Rink were demolished and redeveloped into the parking lot that remains today.

Archaeological Investigations

A total of six archaeological investigations have been undertaken in and around the Baker District Redevelopment Site in the last two decades:

2006: The 2005 Stage 3-4 Archaeological Investigations of Historic Burials in the Baker Street Right-of-Way, Former Public Burying Ground, City of Guelph, Ontario, by D.R. Poulton & Associates (DRP), P116-097 and P116101

2007: The 2006 Stage 3-4 Archaeological Investigations of the Proposed Baker Street Parking Facility, Former Public Burying Ground (AjHb-71), City of Guelph, Ontario, by D.R. Poulton & Associates (DRP), P053-061-2006

2012: The 2010 Stage 3-4 Archaeological Investigations of Sinkholes in the Baker Street Right-of-Way, Former Public Burying Ground (AjHb-71), City of Guelph, Ontario, by D.R. Poulton & Associates (DRP), P316-046-2010

2016: Stage 1 Archaeological Assessment: 45 Yarmouth Street, Guelph, Ontario, by Stantec, P083-0270-2015

2018:
A Stage 3 Archaeological Assessment was conducted on a small portion of the Site by Stantec Consulting in January 2018. The objectives of the Stage 3 Archaeological Assessment were to recover any human remains fragments and associated archaeological materials in a controlled manner, determine the probable cultural origin or religious affiliation of the person whose remains were found, as well as determine the boundaries and type of the burial site.



Figure 6 Aerial Photograph of Downtown Guelph in Winter, ca. 1940 (Guelph Civic Museum)



Figure 7 Portion of 1827 Plan of the Town of Guelph (Guelph Civic Museum)

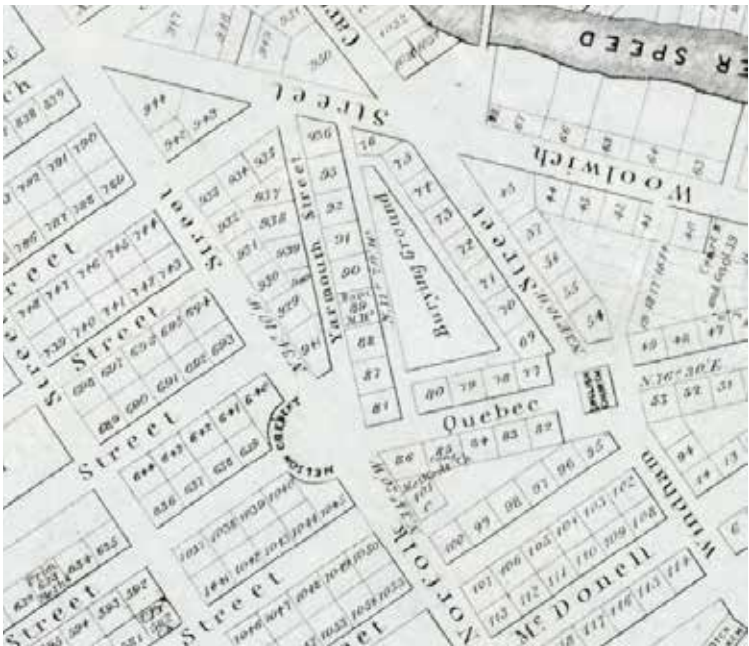


Figure 8 Portion of the 1847 Plan of the Town of Guelph (Guelph Civic Museum)

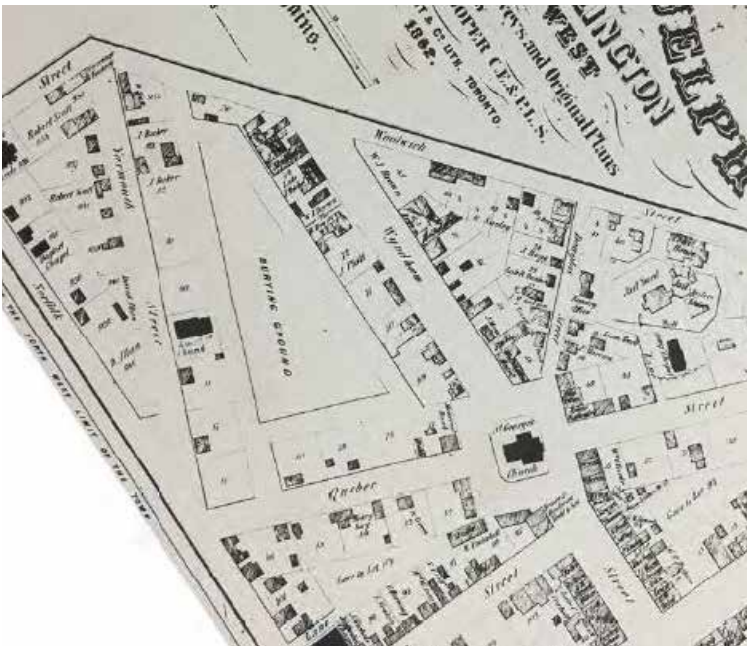


Figure 9 Portion of 1862 Map of the Town of Guelph (Guelph Civic Museum)



Figure 10 Portion of the 1877 Map of the County of Wellington (Historical map from Topographical and Historical Atlas of the County of Wellington Ontario, 1877. Toronto, Walker and Miles.)

The Stage 3 Archaeological Assessment resulted in the recovery of 47 fragments of human remains, in addition to 78 Euro Canadian artifacts, found in the previously disturbed context under the Baker Street right-of-way. The cultural artifacts were either deemed non-diagnostic, or dated after 1870 (for those artifacts dated from 1870 onwards, no additional archaeological assessment is recommended as per the 2011 Standards and Guidelines for Consultant Archaeologists (Gov. of Ontario)).

2020:
Stage 1,2 and 3 Archaeological Assessments were carried out by Archaeological Research Associates Ltd in 2019-20 as part of the Phase II Environmental Site Assessment for the properties. The Stage 1 assessment encompassed the entire study area, while the Stage 2 assessment was limited to 17 worksites around the borehole and monitoring well locations for the ESA. One deposit of archaeological materials requiring further assessment was identified. However, Stage 3 assessment of this deposit determined it had no further cultural heritage value or interest.

Given the discovery of human and cultural remains from past assessments on the Site, it is recommended that archaeological monitoring for potential human remains be conducted by a licensed consultant for any construction within the former Public Burying Ground as well as the 20-meter buffer area.

In terms of the archaeological process, if human remains are encountered, all work must immediately stop and the Site must be secured. The Police or Coroner, the Registrar of Cemeteries at the Ministry of Government and Consumer Services, and the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) will be notified immediately.

Once the construction monitoring has been completed, whether additional archaeological investigations and the recovery of human remains occur or not, the licensed archaeologist will submit a construction monitoring report to the City of Guelph Planning Department as well as the MHSTCI for acceptance in the Ontario Public Register of Archaeological Reports.



Figure 14 Aerial Photograph of Guelph, ca. 1965. (Guelph Civic Museum)



Figure 15 Aerial Photo of Guelph, ca. 1940 (Guelph Civic Museum)

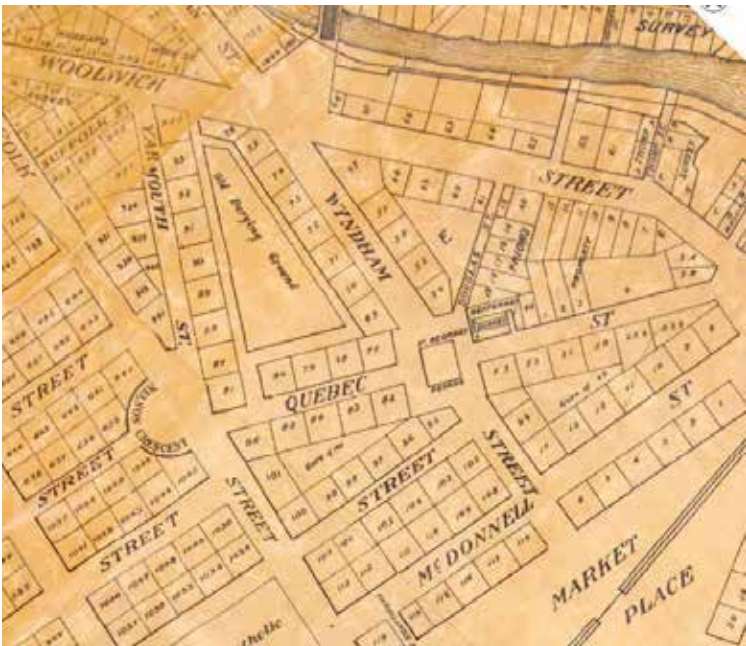


Figure 11 Portion of 1892 Map of Guelph (Guelph Civic Museum)

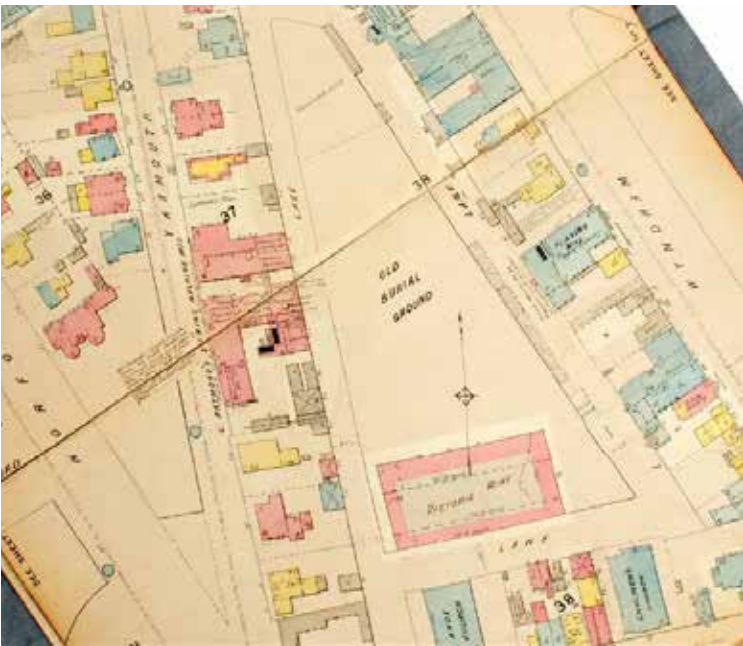


Figure 12 Portion of City of Guelph Fire Insurance Plan, 1881, Revised 1892. (Guelph Civic Museum)



Figure 13 Portion of City of Guelph Fire Insurance Plan, 1922, Revised 1929. (Guelph Civic Museum)

Site in Context

Site Topography

The existing Site slopes generally down from north to south toward Quebec Street, with more significant slopes experienced from the middle of the Site toward the south. The Wyndham Street North frontage begins to slope down to the north toward the Speed River in the approximate location of the existing opening in the Wyndham Street North street wall adjacent to the project Site.

Existing Built Form and Structures

The new public library building, currently under construction, anchors the south end of the site along Baker Street and Chapel Lane. No other significant structures exist on the Site currently. As stated elsewhere in this document, historically significant buildings do flank the project Site, fronting onto Quebec Street and Wyndham Street North, however even these buildings present more subdued and less articulated rear facades facing the Site.

Existing Vegetation

No significant natural heritage features exist on the Site currently.



Figure 16 Panorama looking west from Park Lane North toward Baker Street



Figure 17 Panorama looking east from Baker Street toward Wyndham Street North



Figure 18 Panorama of Wyndham Street North looking West toward Park Lane North with 146 and 166 Wyndham Street North properties visible in the foreground (photo from 2018)

Geotechnical Conditions

The geotechnical conditions of the Site, as summarized in a February 2020 Geotechnical Report by Jacobs, and updated in reports by Stantec from 2021 through 2025, suggest a top layer of fill varying in depth from 0.5m to 4.0m below grade, followed by native soil of varied compositions extending to the top of bedrock. Dolostone bedrock was discovered at depths ranging from 5.0m to 8.5m below grade.

For the Public Library, excavations for two levels of below-grade parking required excavation beyond the depth of fill and till layers, permitting the foundations to bear on bedrock. For the residential development, since only one level of underground parking is proposed, excavation of bedrock may not be required; foundations may be at/above bedrock.

Groundwater was encountered within the geotechnical boreholes at depths ranging from 5.5m to 9.0m below grade, typically within the dolostone bedrock encountered on Site.

Hydrogeographical Assessments of the Site were prepared by Jacobs in 2020 and by Stantec in 2021. Recommendations for temporary construction dewatering, as noted in these reports, are preliminary and subject to change with progress of the design. The residential development's one level of underground parking is anticipated to remain above the bedrock aquifer water table, thus requiring no bathtubbing or permanent dewatering.



Figure 19 138 Wyndham Street North, street elevation

Soil and Groundwater Conditions

The environmental conditions of the Site as summarized in the Preliminary Phase Two Environmental Site Assessment by Jacobs (2019) delineates potential soils contamination for a large portion of the property. Extensive soil and groundwater testing revealed a single groundwater exceedance of provincial standards of a metal, specifically, cadmium. This was at a depth of roughly 5.3m to 8.3m below grade.

In terms of the soil quality, there were some minor exceedances of metals; 4 of 69 soil samples indicated metal contaminants reaching a depth of 3.7 m below grade. These are likely related to the history of manufacturing on the Site which included the production of sewing machine accessories, wire coils and springs.

Minor exceedances in the soil also included Petroleum Hydrocarbons (PHCs) and Polycyclic Aromatic Hydrocarbons (PAHs). PHCs were identified in 2 of 66 samples, while 2 of 53 samples indicated PAHs, up to a depth of 1.4m below grade. Given the proximity to the surface, the source of these contaminants is believed to be from the asphalt capping of the parking lot.

The soil contaminants will be removed at the time of excavation, while the single instance of cadmium in the groundwater will necessitate a Risk Assessment study, and a Record of Site Condition, to allow for conversion to residential use.



Figure 20 Photo of the rear of Knox Presbyterian and Royal City Churches

Existing Heritage Features

As outlined in the Site History above, when the Baker Street parking lot was developed in the 1960's, all existing buildings on the property were demolished. Flanking properties include multiple heritage buildings including two church buildings on the Municipal Register that back onto the Chapel Lane frontage of the Site (Knox Presbyterian Church at 20 Quebec Street and Royal City Evangelical Missionary Church at 50 Quebec Street), as well as the Dominion Public Building, a designated heritage building located at 138 Wyndham Street North immediately to the east of the project Site.

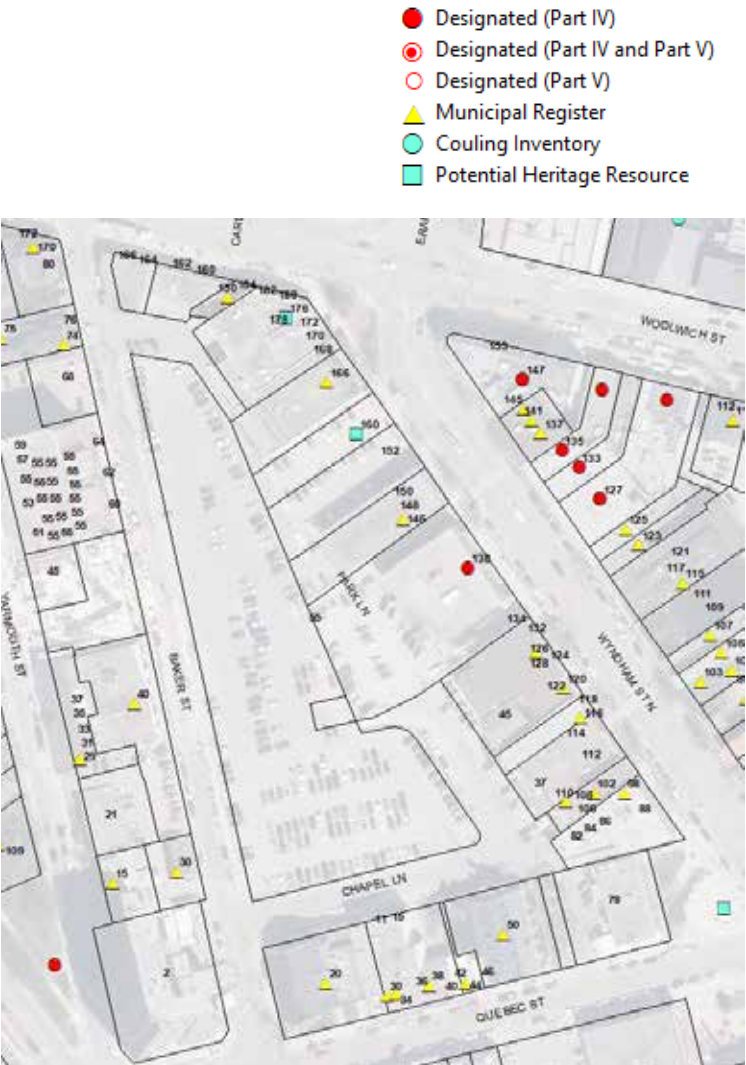


Figure 21 Current Heritage Status of Properties (City of Guelph)

It is the intention of the Master Plan to demonstrate how the redevelopment of the Baker Street parking lot will interface with these heritage properties through the manner in which the rebuilding of adjacent streetscapes contribute to the ongoing function of these existing buildings.

As stated in the Downtown Secondary Plan, Downtown Guelph's cultural heritage resources are key assets that are important from cultural, tourism and economic development perspectives. Of particular note are the key historic streets including Wyndham Street North, flanking the Baker District Redevelopment.

The Dominion Public Building at 138 Wyndham Street North is a significant heritage resource with articulated front and side-yard facades of significant heritage value. This building is not impacted by the proposed Redevelopment, and its northern sidewall remains visible from the existing pedestrian easement from Wyndham Street North to the heart of the Baker District.

Two Wyndham Street North properties flank the proposed Wyndham Urban Square, known municipally as 146 and 166 Wyndham Street North, and are included in the Municipal Register. 146 Wyndham Street North was built in 1938, and is a modern (International Style) commercial building with residential uses above. 166 Wyndham Street North was built in 1950, and is a modern (International Style) theatre.

As part of the design of Wyndham Urban Square, the exposed blank sidewalls of these two buildings are preserved and enhanced with adjacent planting and public realm improvements.

No existing heritage features flanking the Baker Street Redevelopment Site are proposed to be altered or demolished as part of the scope of the project. A Cultural Heritage Impact Assessment will be required as part of the Redevelopment's Site Plan Application to confirm impacts to adjacent protected properties and to the protected view corridor to the Basilica of Our Lady.

Pedestrian Circulation Network

Pedestrian porosity and connectivity were important aspects of the function of the Baker Street parking lot and have influenced the design of the Baker District Redevelopment.

Historically, the public who used the Baker Street parking lot circulated throughout the surrounding downtown context using a number of formal and informal pathways from the lot that linked to the surrounding public streets. As part of the Redevelopment, the existing flanking public streets including Baker Street and Wyndham Street North are anticipated to be rebuilt as envisioned in the City of Guelph Downtown Streetscape Manual, incorporating sidewalks on both sides within an enhanced public realm design, strengthening the pedestrian network of the flanking streets.

Chapel Lane, running east from Baker Street, and Park Lane, running north from the end of Chapel Lane and terminating into the rear of the County of Wellington property, are also anticipated to be improved as part of the Baker District Redevelopment. The improvement of these lanes is anticipated to support continued access to the businesses flanking Wyndham Street North as well as vehicular access to the Public Parking below the Library, and informal pedestrian access from Wyndham Street North into and through the southern end of the Baker District. The design of Chapel Lane, and the design of the new Public Library, also anticipate the planned renewal of St. George’s Square, and the informal pedestrian traffic that renewal may bring to the southeast corner of the Site.

At the centre of the site, Baker Court provides east-west connection between Baker Street and the proposed pedestrian mews from Wyndham Street North and Wyndham Urban Square, as well as Library Square further south. This network of streets and open spaces maximizes pedestrian porosity across the Site.

Bicycle Circulation Network

The bicycle circulation network of downtown Guelph is supported now and in the future by a growing network of interconnected bike lanes within the municipal street system. According to the Downtown Streetscape Manual the intention is for the revitalized Baker Street to include bicycle infrastructure in order to facilitate visitors to and residents of the Baker District to be able to utilize bikes as a safe and efficient mode of transportation. The renewed Wyndham Street North, as illustrated in the City of Guelph Downtown Streetscape Manual, is also anticipated to accommodate bicycles in both directions. The improved Chapel Lane and Park Lane South are also anticipated to accommodate vehicles, bicycles and pedestrians. A further active cycling connection from the Baker District to Wyndham Street North is being investigated north of the County of Wellington Building at 138 Wyndham Street North, allowing cyclists to connect from Wyndham Street North to Baker Street through the heart of the Baker District.

Cycling is planned to be supported within the Baker District by the provision of bicycle parking interior to the proposed residential buildings as well as outdoor bicycle parking adjacent to principle building entrances.

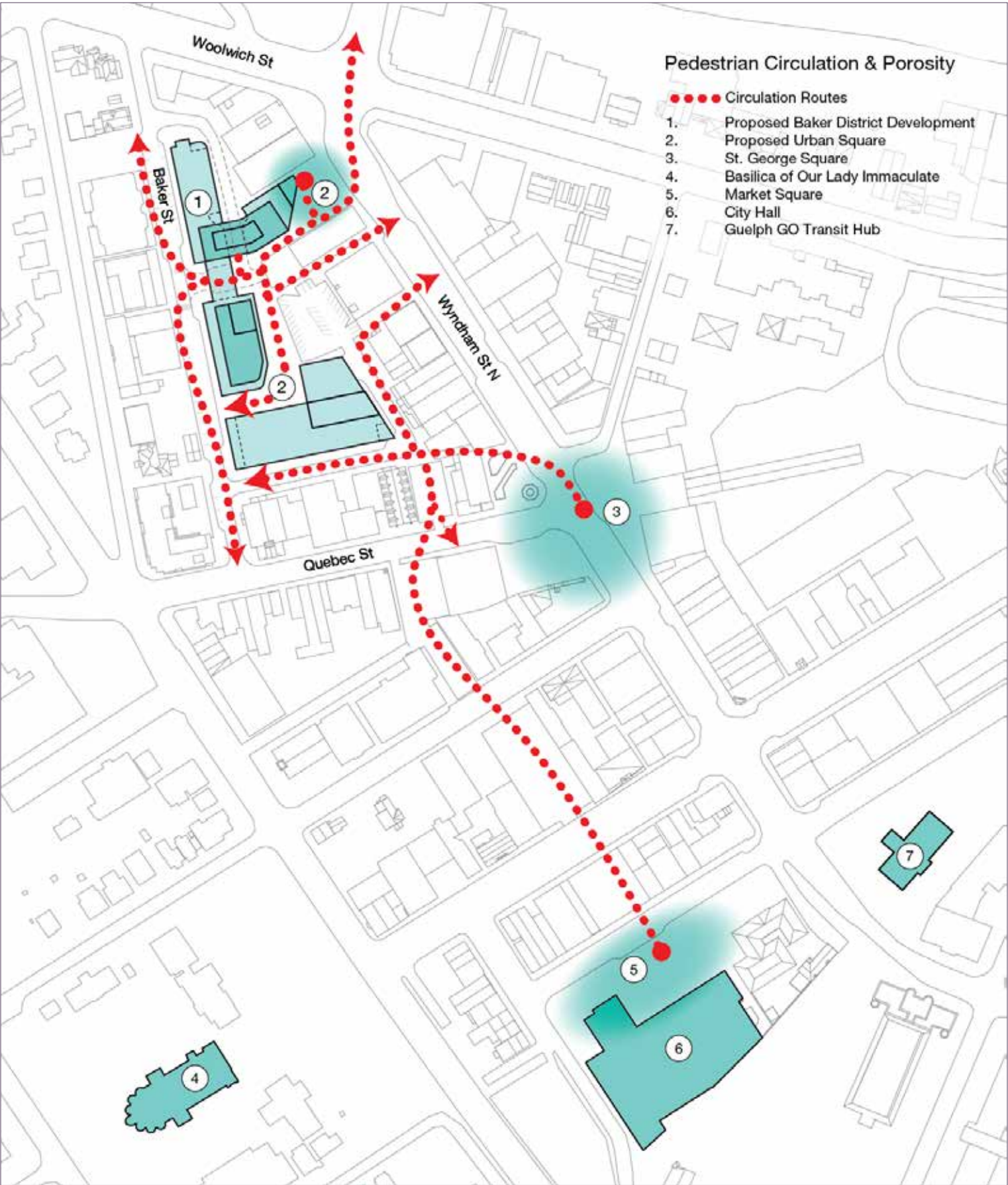


Figure 22 Pedestrian Circulation and Porosity

Street Network

Streetscape improvements surrounding the Baker Street Development include provision for the expansion of the Baker Street right-of-way to allow two-way traffic and street parking along its length, and the improvement of Chapel Lane and Park Lane so that they serve as safe, functional lanes supporting vehicular access to parking within the development. Chapel Lane and Park Lane South are also improved to provide pedestrian access across the Site including to the commercial properties on Wyndham Street North.

Parking access and loading for all buildings within the development is provided from Baker Street via Chapel Lane, Park Lane North and South, and Baker Court, and are located in such a way as to maintain active frontages along Baker Street.



Figure 24 On Woolwich Street Looking south on Wyndham Street North



Figure 27 Looking west on Quebec Street from Wyndham Street North

Public Transportation Infrastructure

Significant public transportation infrastructure exists adjacent to the Baker District Site within a 10 minute walking radius, including the following:

- Seven Guelph Transit bus routes have stops located adjacent to the intersection of Wyndham Street North and Quebec Street
- Guelph Central Train Station provides VIA and GO Train service on the Kitchener Line, providing connections to downtown Kitchener and London to the west and Brampton and Toronto to the east
- Guelph Central Station (Transit) provides connections between local Guelph Transit buses and GO Bus routes to Square One Mississauga, York Mills Terminal, and Union Station Bus Terminal



Figure 25 Looking south on Baker Street



Figure 26 Looking south on Wyndham Street North

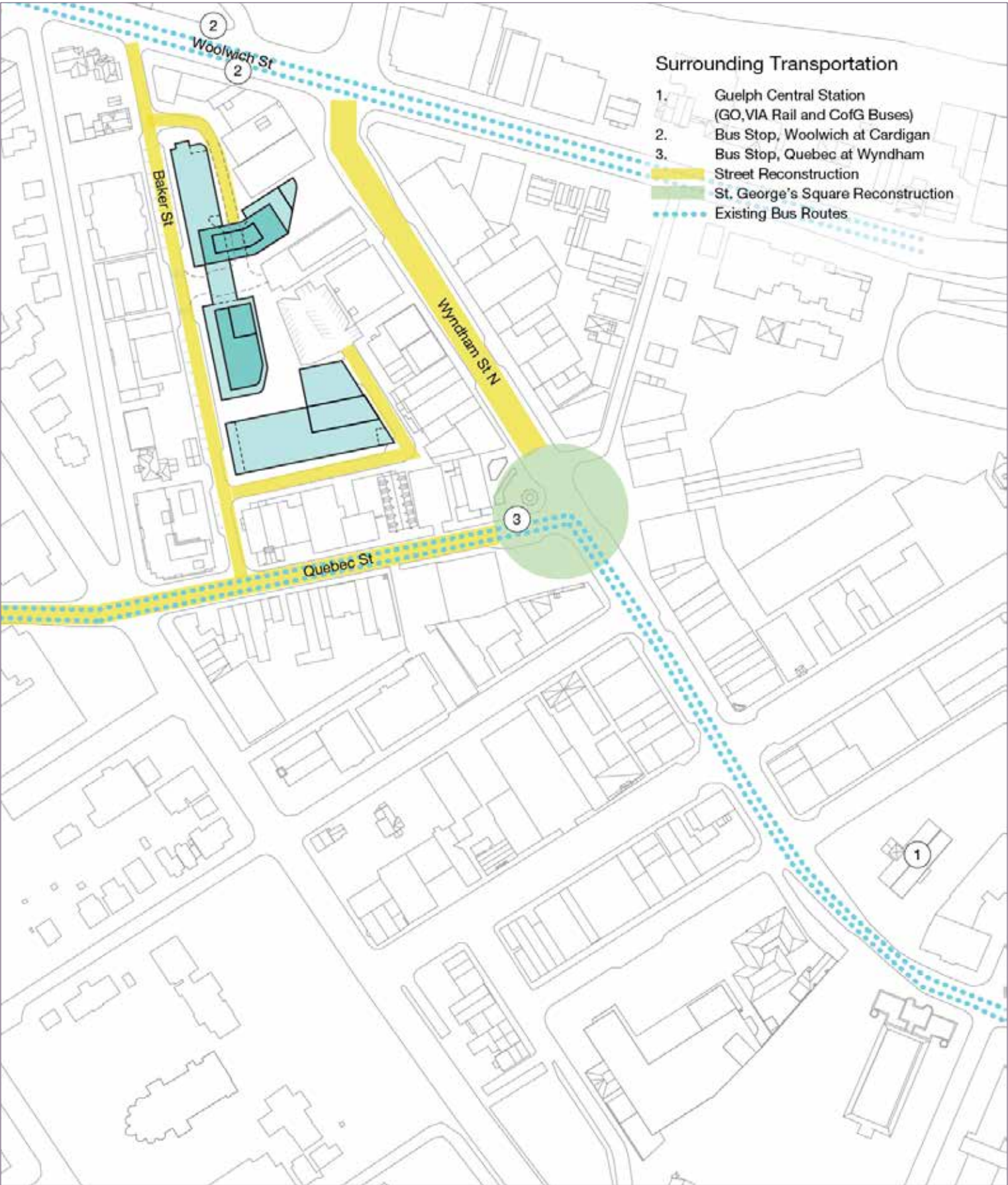


Figure 23 Surrounding Transportation Networks

Surrounding Land Uses

In the context of a growing and evolving downtown, the City envisions the Baker District Redevelopment contributing significantly to the vibrancy and beauty of the downtown through the combination of public destinations and substantial residential development. The proposed development includes a mix of civic, institutional, commercial and residential uses along with a strong public realm to achieve and enhance that vision.

New proposed institutional and commercial uses located within the ground floors of the new buildings will animate the lanes and put “eyes on the street” to make them feel safe and inviting.

Public realm improvements will include new unit pavers, lighting and street furniture to encourage and support pedestrians and cyclists. There will be vehicular access from Baker Street, Chapel Lane and Park Lane through the Site, including entrances to public underground parking for the Library, and resident parking underground and in the podium of the towers.



Figure 28 River Run Center



Figure 30 City Hall and Market Square

Surrounding Open Space

A network of publicly accessible open spaces including Wyndham Urban Square, Baker Court, and Library Urban Square, will enhance the setting for all new development in the Baker District Redevelopment.

Each space is proposed to be compatible and supportive of the surrounding active frontages, and designed with plenty of seating and landscaping, including shade trees. These spaces will also include creative or interactive elements intended for play as well as the potential for public art.

Existing Open Spaces and Land Uses

Existing Anchors

- A. Basilica of Our Lady Immaculate
- B. River Run Centre
- C. Sleeman Centre
- D. City Hall
- E. Old Quebec Street Shoppes
- F. Guelph Youth Music Centre
- G. Market Fresh Food
- H. Central Public School
- I. Farmers’ Market

Established Public Space

- 1A. Proposed Wyndham Urban Square
- 2A. Proposed Library Urban Square
- 3A. St. George Square
- 4A. Market Square
- 5A. Yarmouth Triangle
- 6A. John McCrae Memorial
- 7A. Basilica of Our Lady Immaculate

Recent/Current Private Developments

- 1. 45 Yarmouth
- 2. The New Gummer Development - office/retail/residential
- 3. 10 Carden Development ‘10C’ Centre for Social Innovation
- 4. Petrie Building - renovation
- 5. River House Condominium
- 6. River Mill Condominium
- 7. Metal Works Development
- 8. Market Commons
- 9. 40 Wellington Urban Retail Plaza
- 10. Stewart Mill
- 11. Riverview

Recent/Current Public Developments

- 12. Wilson Parkade - 496 spaces
- 13. Guelph Central Station
- 14. Guelph Civic Museum
- 15. Market Square
- 16. Police Headquarters
- 17. Guelph Public Library (under construction)

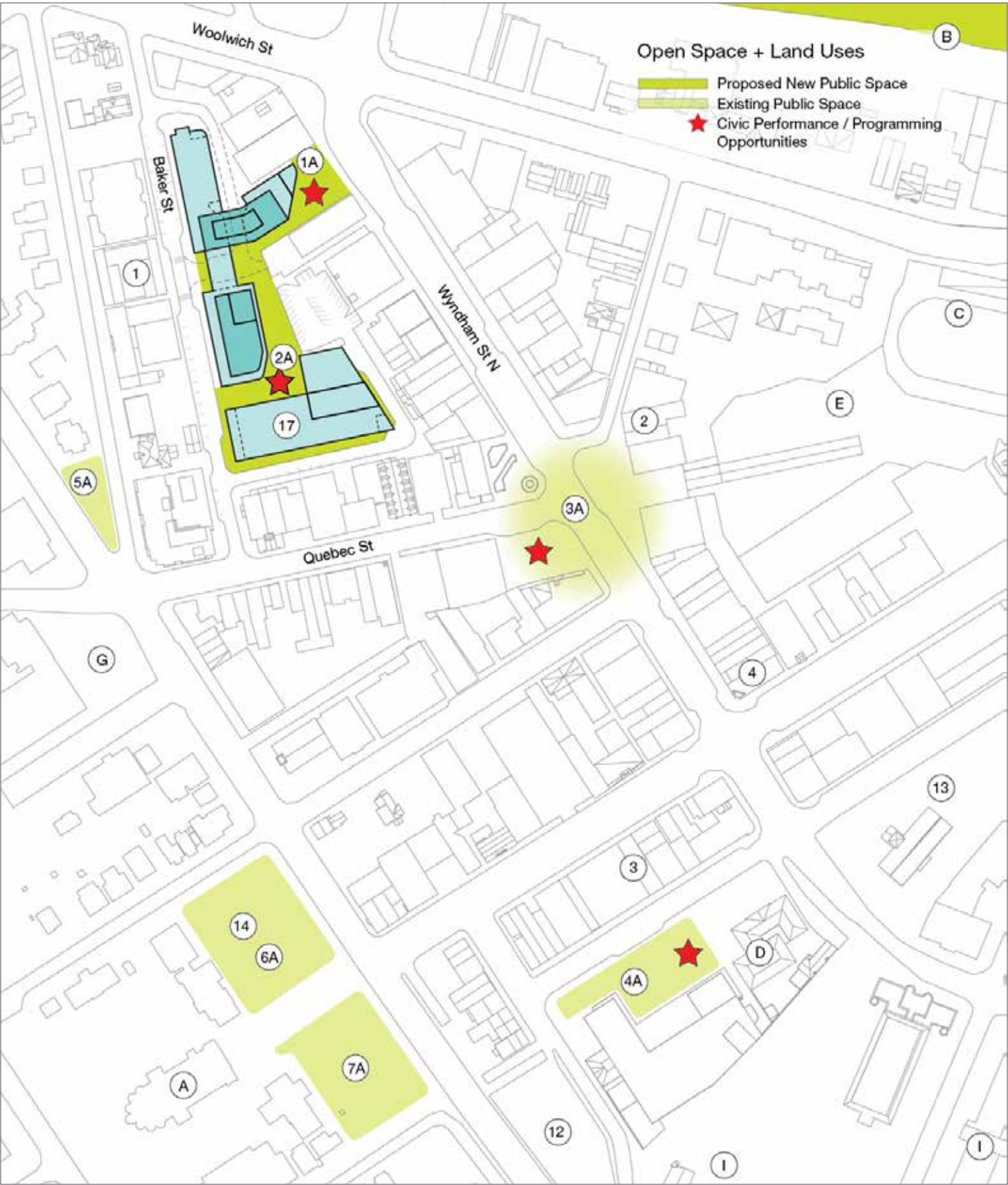


Figure 29 Open Space and Land Uses

Existing Barriers and Potential Connections to be made by the Site's Redevelopment

The Baker District redevelopment intends to transform what was once an inhospitable surface parking lot into a walkable, connected vibrant district in the heart of downtown Guelph. Existing barriers that are removed by the redevelopment include the barrier to walk-ability along Baker Street presented by the former parking lot and lack of a sidewalk along the east side of the street, and the existing confused traffic movement patterns created by the parking lot's various entrances and exits, and the partial one-way street pattern it created. Additional barriers removed by the redevelopment include the construction of an animated urban street wall on the east side of Baker Street incorporating retail and residential uses. Additionally, the new Wyndham Urban Square creates a northern focal point to the open space network within the downtown, a more attractive and meaningful bookend to the commercial uses along Wyndham Street North than provided by the existing parking lot condition.

Public Views, Vistas and View Corridor

The City of Guelph Zoning By-law (2023)-20790 identifies five Protected View Areas relating to the Basilica of Our Lady Immaculate. Section 4.14.2 of the Zoning By-law restricts building heights within these corridors to the geodetic elevation indicated in Defined Area Map No. 63. These views are also illustrated in Schedule B-3 Protected View Area Overlay of the Zoning By-law (2023)-20790 and Schedule D of the Downtown Secondary Plan.

OPA 106 modifies Schedule D of the Downtown Secondary Plan which included changes to the Protected View Corridors. OPA 106 was approved by Council on April 8, 2025, and by the Ontario Land Tribunal on August 25, 2025. It is not yet reflected in the Zoning Bylaw Schedule B-3 Protected View Area Overlay. The design of the Baker District meets the City of Guelph's OPA 106 and Zoning Bylaw Schedule B-3 View Corridor protection requirements.

Beyond the view corridor to the Basilica of Our Lady Immaculate, the Baker District Redevelopment considers additional street-level and elevated views to and from the Site. Views to the Site from Wyndham Street North, including from St. George's Square to Wyndham Urban Square and through the BMO Parking Lot to the new Public Library, along with the Library's visibility from Quebec Street, give prominent address and visibility to these important civic spaces. Elevated views from the Site to the Speed River, Exhibition Park, Sunnycres and Ward neighbourhoods are also accommodated.

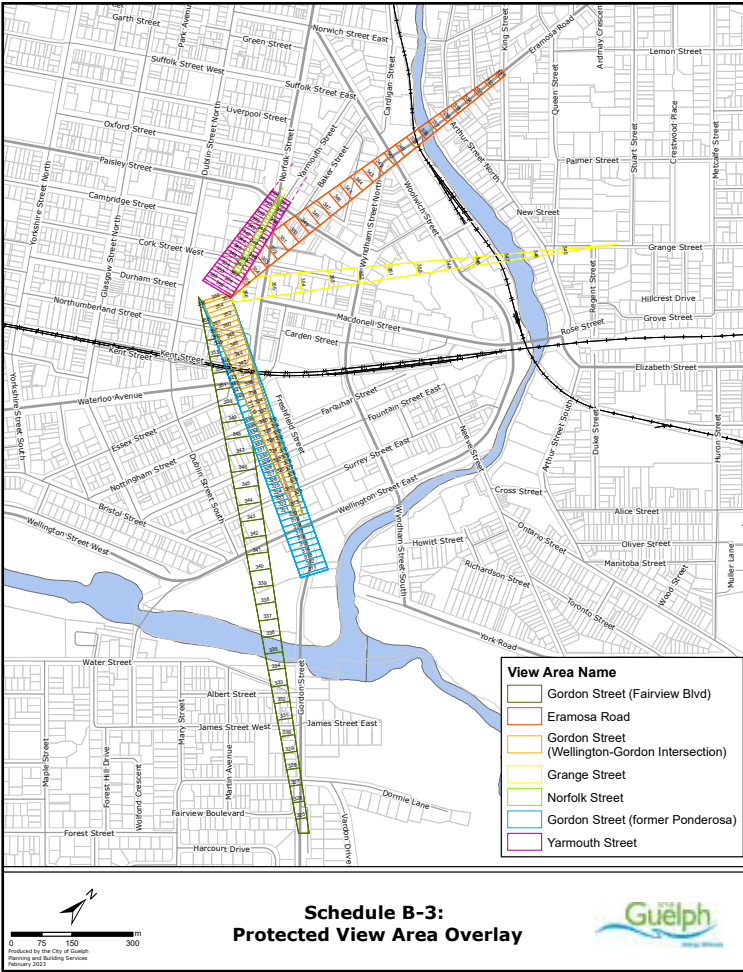


Figure 32 Schedule B-3: Protected View Area Overlay, City of Guelph Zoning By-law (2023)-20790

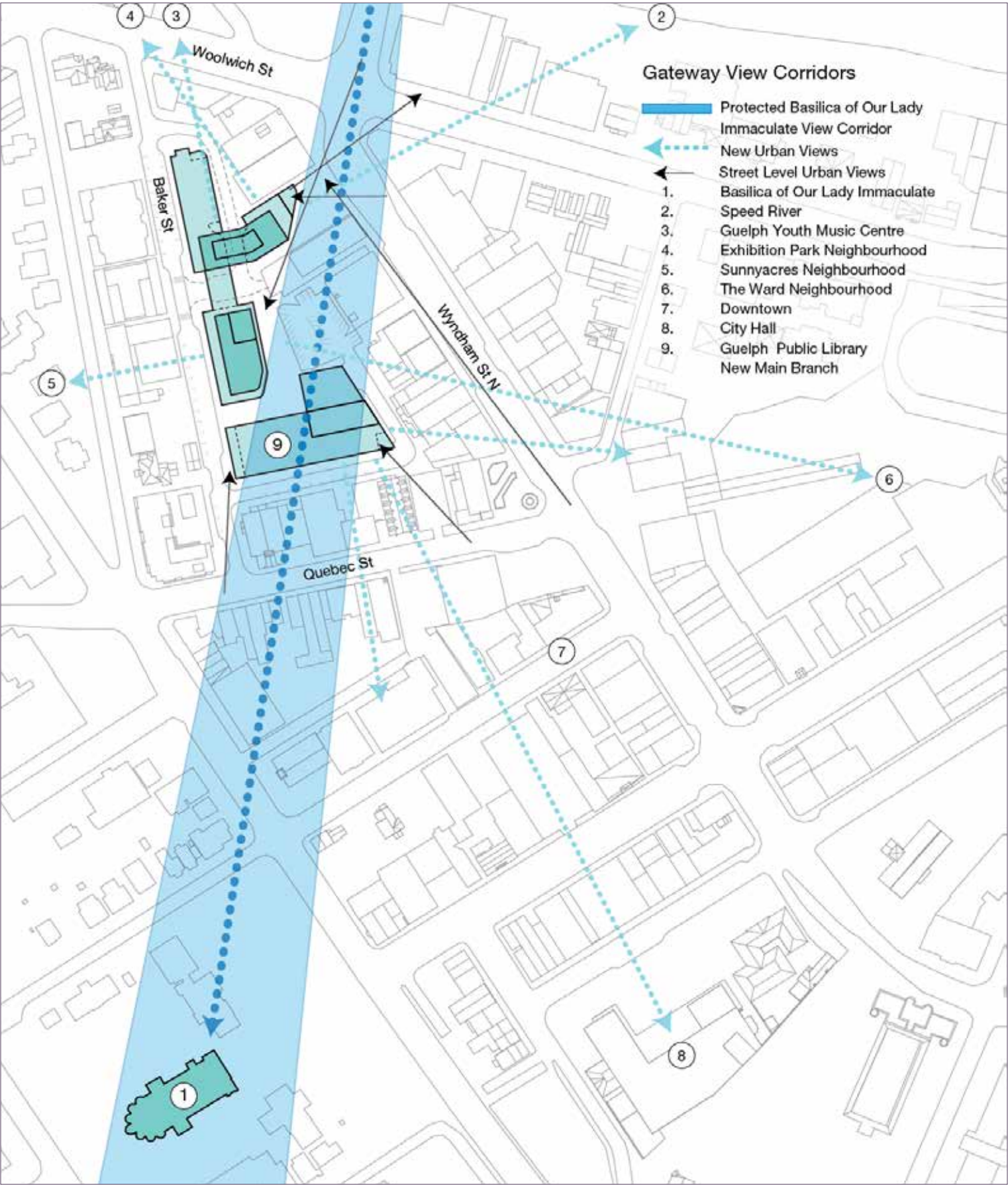


Figure 31 Gateway View Corridors

1.2: Policy Context

Development of the Baker District will be guided by the City of Guelph’s applicable policy and guidelines, including the Official Plan, Downtown Guelph Secondary Plan, Urban Design Manual, and Downtown Streetscape Manual and Built Form Standards.



Figure 33 Conceptual Vision for Downtown Guelph based on the 2012 Secondary Plan

Official Plan & Secondary Plan

City of Guelph Official Plan

The Official Plan has been prepared and enacted in accordance with the provisions of the Planning Act. The Official Plan was adopted by City Council on November 1, 1994, approved by the Ministry of Municipal Affairs and Housing on December 20, 1995. The Official Plan was comprehensively updated in 2001, in 2009-12 and again through OPA 80 which was approved by the Minister on April 11, 2023. On April 8, 2025, City Council approved OPA 106 and was later approved by the OLT on August 25, 2025. OPA 106 amended parts of Section 8 of the Official Plan which includes Urban Design policies, and Section 11 which includes the Downtown Secondary Plan. The relevant sections of the Official Plan are summarized below, with a particular focus on the urban design policies.

Growth Management: The Baker District is located within Downtown Guelph, which the Official Plan recognizes as an Urban Growth Centre and Major Transit Station Area in accordance with the Provincial Planning Statement, 2024. Downtown Guelph is to be planned to achieve a density target of 150 people and jobs combined per hectare by 2031 and to be a focus for high density employment and residential development, public infrastructure and services, and multi-modal transportation. (3.5 & 3.6).

Transportation: The transportation system will be designed to facilitate efficient, safe, convenient and energy efficient movement of people and goods throughout the city. The Official Plan places a particular emphasis on increasing non-auto mode shares by promoting active transportation and public transit, recognizing that transportation contributes significantly to energy use and greenhouse gas emissions in Guelph. Specific regulations regarding road design and the functional hierarchy of roads are provided in the Downtown Guelph Secondary Plan (see below). (5 & 5.1)

Affordable Housing: The Official Plan states that the City will encourage and support the

development throughout the city by planning for a range of housing types, forms, tenures and densities. It sets an affordable housing target of 30% of new residential development city-wide. Housing proposed in Downtown and Mixed-Use designations is strongly encouraged for affordable housing because of proximity to transit and services. Section 3.1 of this Urban Design Master Plan outlines how the Baker District will contribute to the achievement of the City’s affordable housing objectives. (7.2)

Urban Design: The Official Plan’s urban design policies apply to all development within the city, recognizing that good urban design is fundamental to the creation of enduring, attractive and valued environments. Urban design objectives relate to diversity of use, compact communities, conserving and celebrating cultural heritage, providing mobility choice, sustainable urban design and safety and accessibility of public and private spaces. Particularly relevant to the Baker District are policies regarding the public realm, public views and vistas, built form, urban squares and landscaping. (8)

Public Realm: Official Plan policies require a clearly identifiable public realm to be established in all residential areas. New developments must be designed to be integrated with surrounding existing neighbourhoods with full pedestrian and vehicular access between them. Block lengths should be reasonably short and should create a modified gridlike street network that is highly interconnected. The design of new development must contribute to a pedestrian-oriented streetscape through the use of context-appropriate strategies. (8.2)

Public Views and Vistas: Key public views to the Basilica of Our Lady are required to be identified and protected. The Downtown Secondary Plan provides greater detail on the identified public view corridor to the Basilica of Our Lady which goes through the Baker District (see below). (8.3)

Built Form: The built form policies of the Official Plan primarily regulate how buildings meet and are

perceived from the public realm. Buildings should be located close to the street edge and should address the street, with principal entrances of commercial and mixed-use buildings oriented toward the street. Blank facades facing a street, open space or park are not permitted. Long building facades visible from a public street must incorporate techniques to reduce the perceived mass of the façade. (8.6)

Tall buildings are defined in the Official Plan (OPA 106) to be buildings 12 storeys or taller, thus both the developments on the north block and the south block of the Baker District would be considered to be tall buildings. Tall buildings are intended to act as landmarks with a distinctive bottom (podium), middle and top. Floor plate sizes of the tower portion may be limited and adequate spacing between towers to allow for solar access and privacy is required. The Downtown Guelph Secondary Plan provides greater detail on floor plate sizes (see below). (8.9)

Urban Squares: The public open space facing Wyndham Street North in the Baker District would be classified by the Official Plan as an urban square. Urban squares are publicly-accessible open spaces with sitting areas and shade trees that allow for passive use, special events and social interaction. Urban squares are intended to be framed by buildings with ground-floor uses that provide activity throughout the day. In the case of the Baker District, adjacent institutional/commercial uses will provide this activity. (8.20)

Landscaping: The Official Plan recognizes landscaping as contributing to the creation of a high-quality public realm. In the Baker District, landscaping in the urban square and along streets will be important to the pedestrian experience. Official Plan policies state that plant material for landscaping should be of appropriate quantity, size, shape, colour and texture to complement and contrast the built form and reflect the Site’s size and context, and should provide seasonal interest and be appropriate to site conditions. Plant material is encouraged to be of indigenous stock and from locally grown sources. (8.17)

Downtown Guelph Secondary Plan

The Downtown Secondary Plan (DSP) comprises Section 11.1 of the Official Plan. It was approved by Council in 2012 and brought into effect by Ontario Municipal Board decisions in 2013 and 2015. It is now in full force and effect. On April 8, 2025, Council approved OPA 106 and was approved by the OLT on August 25, 2025. OPA 106 amended sections of the Secondary Plan. Relevant policy sections are discussed below.

The purpose of the Secondary Plan is to provide a policy framework to guide and regulate growth and development in the Downtown Guelph Urban Growth Centre and help achieve the provincial Growth Plan intensification target of 150 people and jobs combined per hectare by 2031.

The DSP provides the basic framework for the redevelopment of the Baker District. It establishes the block structure, the character of the surrounding and internal streets and laneways, the conceptual location of the primary open space and the public parking facility, the permitted land uses, the permitted heights and protected view corridor, and the basic built form guidelines that this Urban Design Master Plan is based upon.

The DSP contains some specific guidance for the development of the Baker District. Policy 11.1.3.5.1 states: *The development of the Baker Street Property, as identified on Schedule C, will be a model for mixed-use projects with uses such as a new central library, public open space and public parking, along with new private sector residential and commercial uses. An Urban Design Master Plan for these lands shall be required in accordance with 11.1.7.3.9 of the Downtown Secondary Plan.*

Policy 11.1.7.3.9 identifies that the ‘Baker Street Property’ represents a significant opportunity for coordinated and integrated redevelopment, and that the site shall be developed based on a comprehensive master plan for the site through the submission of an Urban Design Master Plan to support any complete applications for the site, to the satisfaction of the City and in consultation with the community. The Urban Design Master Plan is to be prepared in accordance with the policies of 11.1.8.5.

The DSP identifies the new main library as a vital element of the Downtown to attract visitors, and more importantly, to encourage residential and commercial development (11.1.8.7.1). The City may work with private landowners, developers, institutions, and downtown businesses to implement the key elements of the Secondary Plan, including the redevelopment of the Baker Street Parking Lot for residential uses and public parking (11.1.8.8.1).

The Zoning By-law (2023)-20790 implements the policies of the Secondary Plan.

Mobility: The DSP’s Mobility Plan (Schedule A) establishes a street hierarchy for the Downtown including the Baker District. It classifies Wyndham Street North as a Downtown Main Street, Baker Street as a Local Street, and Chapel Lane as a Laneway. It includes the conceptual location of an east-west Potential Local Street (part of which may be an Active Transportation Link) bisecting the Site and linking Wyndham Street North to Baker Street.

Downtown Main Streets, including Wyndham Street North at the Baker District, are the main commercial streets within Downtown and are to be considered pedestrian and transit priority streets. They are to have minimum six-metre-wide pedestrian zones on both sides where possible, and should accommodate parking and bicycle parking where appropriate. Local Streets like Baker Street are intended to provide access to development and facilitate circulation by all modes. They will generally accommodate two travel lanes and have sidewalks on both sides. Laneways like the northern portion of Park Lane are narrow right of ways intended to permit access and loading generally from the rear or side. (11.1.4.2.3-6)

As it concerns the Baker District, since the approval of the Secondary Plan, the City’s anticipated land ownership and resultant frontage along Wyndham Street North has been reduced. The library location has also shifted to the south end of the Baker District. Policy 11.1.4.2.7 d) states: *A mid-block street linking Wyndham Street to Baker Street, to be built in conjunction with the*

redevelopment on adjacent sites, including the proposed Downtown Main Library.

The reduction of Wyndham Street frontage by half, and the relocation of the Library, led to a rethink of the proposed mid-block street. With these two changes to the Baker District evolution in mind, Policy 11.1.4.2.7 does provide flexibility with respect to achieving connections through street, laneway and active transportation links and states: The new potential streets, laneways and active transportation links shown in Schedule A are conceptual; their location and alignment may be modified without amendment to the Downtown Secondary Plan, provided the general intent of the plan is satisfied. Modifications may also be further addressed through the completion of an Urban Design Master Plan where applicable. The purpose is to create a street network with urban block sizes that support the use of active transportation.

Accordingly, other options for achieving connections in and through the Baker District may be reviewed through the Urban Design Master Plan that achieve the overall goal of supporting active transportation.

The street classifications in the DSP are further refined in the Downtown Streetscape Manual, which includes street design criteria for specific downtown streets. See section 1.2b below.

The Mobility Plan also shows the general locations where the City will continue to acquire, operate and pursue the development of public parking facilities, one of which is the southern portion of the Baker District. The City may reduce or exempt any requirement for private off-street parking for development if there is adequate alternative parking. (11.1.4.5). To support active transportation, the DSP states all major public destinations within the Downtown, including the proposed main library, shall provide bicycle parking facilities (11.1.4.4.3).

The DSP establishes that the City may reduce or exempt any requirement for private off-street parking for development in Downtown where adequate alternative parking can be provided (11.1.4.4.4).

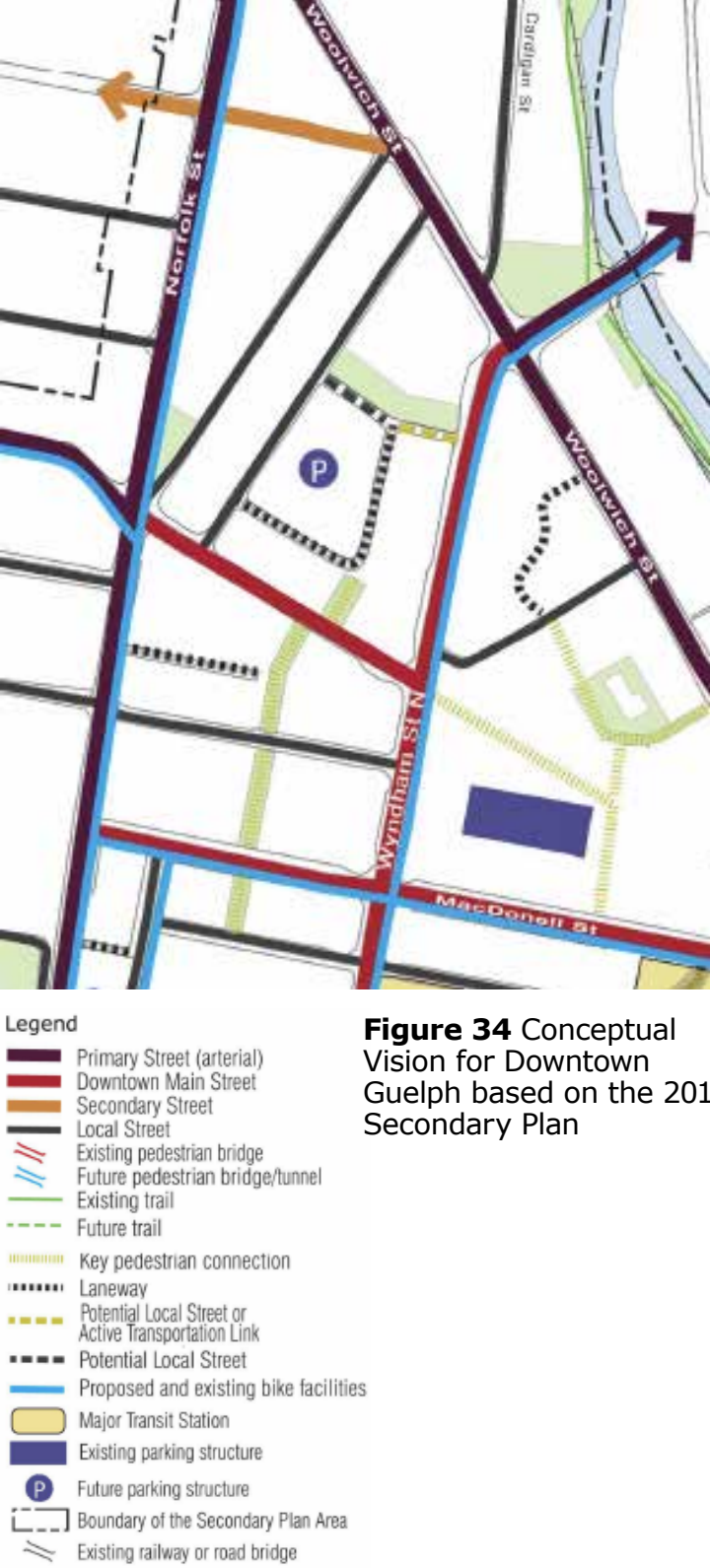


Figure 34 Conceptual Vision for Downtown Guelph based on the 2012 Secondary Plan

Parks, Urban Squares and Civic/Cultural/Community Uses: Schedule B conceptually identifies the locations, sizes and configurations of future parks and urban squares, which may be modified without amendment to the Secondary Plan, provided the general intent of the plan is satisfied (Policy 11.1.5.2.1). A future urban square is identified between Baker Street and Wyndham Street, in the northern part of the Baker District along the north side of the new Local Street. This is reinforced by Policies 11.1.5.2.11, 11.1.5.3.1, 11.1.5.3.4 & 11.1.5.3.5 which states that the City will consider developing a new urban square in conjunction with the proposed main library. The urban square will be physically and visually connected to the library and will contain shade trees, other landscaping, seating areas and public art, and may be the subject of a design competition. Two squares are now proposed as part of the Baker District. One urban square would be located in the northern area of the Baker District next to Wyndham Street North and one in the south end off of Baker Street next to the library.

Policy 11.1.5.2.1 of the Secondary Plan states that, *The location, sizes and configurations of future parks and urban squares identified on Schedule B, and the alignments of trails, are conceptual and may be modified without amendment to this plan, provided the general intent of the plan is satisfied.*

A potential civic, cultural or community use is also noted on the north block of the Baker District on Schedule B to the Downtown Secondary Plan. Policy 11.1.5.2.1 of the Secondary Plan states that, *Similarly, the locations for potential civic, cultural or community uses are notional and not prescriptive.*

Accordingly, the policy allows flexibility for location of the proposed public library within the Baker District. The City encourages the integration of public art in significant private developments. Significant new public buildings and new open spaces in particular will include or provide for a public art element. Public art should be developed in accordance with the City's Public Art Policy. The new main branch public library and adjacent public square in the Baker District make it a prime area for consideration of public art. (11.1.5.5)



Figure 35 Excerpt from Schedule B: Downtown Secondary Plan Public Realm



Figure 36 Excerpt from Schedule C: Downtown Secondary Plan Land Use Plan



Figure 37 Excerpt from OPA 106 Schedule D: Downtown Secondary Plan Maximum Building Heights

Mobility: Schedule C identifies the land uses intended for the downtown. The Baker District is designated as a Mixed Use 1 area. Mixed Use 1 areas are intended to accommodate a broad range of uses in a highly compact form, including retail and service uses, multiple unit residential buildings, offices, entertainment and recreation uses, community services and facilities, cultural, educational and institutional uses and parks, including urban squares. The minimum floor space index (FSI) in Mixed Use 1 areas will generally be 1.5.

Schedule C also identifies certain areas where active frontages are required to reinforce the role of the streets as commercial, pedestrian-oriented, urban streetscapes. In general retail, service or entertainment uses are required on the ground floor in active frontage areas. Policies for these areas relate to providing a continuous streetwall, location and frequency of entrances and ground floor heights and glazing to achieve the urban character envisaged. The Wyndham Street North frontage of the Baker District Redevelopment includes a small portion identified for an active frontage. (11.1.7.3)

Built Form: The DSP establishes that generally, buildings within a Mixed Use 1 area are to be built close to the front property line to help frame and animate the streets, and further, that the Zoning By-Law may establish minimum and maximum setbacks for active frontage areas (11.1.7.3.5). To respect the historic character of the Downtown and ensure a human-scale pedestrian realm, the DSP states that generally, buildings taller than 4 storeys shall have a substantial stepback above the fourth floor in the range of 3-6 metres (11.1.7.3.6).

Schedule D, as amended through OPA 106, identifies maximum and minimum building heights in the Downtown. The Baker District includes two height zones. The majority of the property permits a height of 24 storeys. On the remainder of the property, heights of 6 storeys are permitted. The area which permits a height of 6 storeys is a Protected View Corridor to the Basilica of Our Lady. (11.1.7.2)

The Secondary Plan includes general built form policies that apply to all areas of the downtown as well as policies that are specific to each land use designation. The built form policies of the Secondary Plan echo the objectives of the Official Plan to create high quality, enduring environments that contribute to a pedestrian-oriented public realm. Most relevant to the Baker District are policies related to the massing and articulation of buildings taller than six storeys to minimize their perceived mass and shadow impacts and ensure the Basilica of Our Lady remains the most prominent element of the skyline.

The general built form policies provide for buildings to be oriented towards a street or open space, that buildings longer than 40 metres in length are to break up the visual impact of the massing with vertical recesses or architectural articulations and/ or changes in material, balconies are to be recessed and/or integrated into the building façade and generally not constructed of exposed concrete, drop-off areas are to be avoided on local street, and buildings are to be finished with high-quality materials (11.1.7.2.3). Policy 11.1.7.2.3 further establishes that where buildings are taller than six storeys, their perceived mass and shadow impacts are to be moderated through the massing and articulation of buildings while contributing to a varied skyline, and generally, the maximum floorplate of any floor above the sixth storey shall be 1,200 square metres, and the maximum floorplate of floors above the eighth storey shall be 1,000 square metres and should not exceed a length to width ratio of 1.5:1. (11.1.7.2 & 11.1.7.3)



Figure 38 Cross Section for Wyndham Street "flexible street", from Downtown Streetscape Manual



Figure 39 Cross Section for Quebec Street, from Downtown Streetscape Manual

Other Guidelines and Documents

Urban Design Manual

Council approved the City of Guelph’s Urban Design Manual in November 2017. Volume 1 of the manual provides the urban design vision for the city. Volume 2 of the manual updates the Urban Design Action Plan originally prepared in 2009. The Urban Design Manual is intended to provide guidance on the use of urban design excellence to create a complete and distinctive community that enhances the sense of place enjoyed by Guelph residents.

The Urban Design Action Plan identifies Downtown Guelph as an opportunity area. It establishes the following vision for Downtown Guelph: “a distinct and vital urban centre nestled against the Speed River, comprised of beautiful buildings and public spaces, and surrounded by leafy neighbourhoods, where people live, work, shop, dine, play and celebrate.” A number of high-level key urban design actions are identified for the downtown, one of which is implementing redevelopment of the Baker Street Site, including designing and building a new library. Many of the urban design policy directions identified in the Action Plan reflect the urban design guidance of the Official Plan and Secondary Plan and have been implemented through the new Downtown Guelph Zoning By-law.

Downtown Streetscape Manual and Built Form Standards

In 2014 Council adopted the Downtown Streetscape Manual and Built Form Standards as part of the City’s planning for the renewal of the downtown and its efforts to re-balance the allocation of space to better prioritize pedestrians, cyclists and transit users. The documents provide design direction to private investment and new development in the Downtown.

The Streetscape Manual will guide the City’s infrastructure and public realm renewal program. It explores in detail a series of street classifications for downtown.

Both Wyndham Street North and Baker Street adjacent to the Baker District are identified as “flexible streets,” which slow vehicle traffic and intentionally blur the boundary between pedestrian and vehicle space.

A dimensioned concept plan illustrates the plan for the transformation of Wyndham Street into a “flexible” Downtown Main Street. Baker Street has a narrower right-of-way and a very different street character but is also intended to be designed as a “flexible” street, placing all users and elements of the street at the same level.

The Built Form Standards outline a series of performance standards for new buildings and alterations to existing buildings which support relevant Downtown Secondary Plan policies and best urban design practices. Performance standards that are particularly relevant to the Baker District include those relating to publicly accessible open space, access, loading and servicing, sustainable site design, height, massing and floorplates, stepbacks, articulation and detailing, ground floor and building entrances and sustainable building design. Some performance standards have been implemented through the Downtown Guelph Zoning By-law, including many of those relating to height, massing and floorplates, stepbacks and ground floor and building entrances.

Many of the performance standards relevant to the design of the Baker District have to do with mitigating the impacts of tall buildings. Tower floorplates should be designed to minimize shadow impacts and negative wind conditions on surrounding streets, parks, open spaces and properties, and to minimize loss of sky view from the public realm. Performance standards relating to sustainable building and site design will be considered as part of the One Planet Living Sustainability Action Plan for the Baker District.

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1.3: Urban Design Principles

The Vision, Principles and Objectives of the Downtown Guelph Secondary Plan are upheld and reinforced by the following Urban Design Principles.

Urban Design Principles

The Guiding Principles significantly informed all of the Master Plan’s recommendations.

Create a welcoming, comfortable, publicly-accessible and inclusive urban district.

The Baker District transforms an existing surface parking lot into a vibrant addition to the fabric of downtown Guelph. Taking cues from the existing active frontages along Wyndham and Quebec Streets, the Baker District prioritizes transparent, active frontages at grade wherever possible, with a rhythm of building entrances in highly prominent and visible locations in order to animate the adjacent streetscapes and open spaces.

The Baker District is to be designed as a community that is fully integrated into Downtown, not an isolated one. A community that is intertwined with its flanking streetscapes and the businesses and residents that surround the Site, supporting the continued success of those neighbouring uses while contributing new key civic programs and resources to the downtown.

Demonstrate Design + Environmental Excellence

The Baker District was conceived as a project exemplary in architecture, landscape architecture and urban design, and seeks to extend the language of high quality, memorable architectural landmarks within the downtown.

Guided by the One Planet Living framework and informed by the City of Guelph’s Community Energy Initiative to target net-zero carbon by 2050, the project team will pursue environmental sustainability strategies that can be implemented within the Baker District. Public feedback as to sustainability priorities has refined those strategies in order to create a solution that is customized to the Guelph context today and resilient, sustainable and effective long into the future.



Figure 40 Precedent: A walkable urban district



Figure 41 Precedent: Docksider Green in Victoria, BC, as a model for a sustainable mixed-use redevelopment

Create a Mix of Uses that Benefit the Community

Create an integrated development that includes a diverse mix of uses to activate and animate the resident population and surrounding community.

The new Guelph Public Library anchors the development at its southern end and provides significant energy to Baker Street, Chapel Lane and the new Library Urban Square. Retail uses within the podium of the residential towers flank Baker Street, Baker Court, Library Urban Square and Wyndham Urban Square with further opportunities for animation. Residential lobbies face onto Baker Court, providing eyes into that space, with large residential amenity terraces overlooking the Wyndham Urban Square and Baker Court from above. Ground level residential unit frontages further improve Baker Street’s character and pedestrian comfort and safety.

Provide Housing that is Affordable

As a part of creating a diverse and lively downtown for the City of Guelph, the Baker District Redevelopment includes a provision for an affordable housing component. This is in keeping with the blended mix of uses encompassed in the project.

Providing affordable housing will enable a broad spectrum of residents to live within downtown Guelph and take advantage of all the area can offer.

Provide a Vibrant, Safe, Programmable Public Square on Wyndham Street North

The Wyndham Urban Square is intended to be a space which proportionally creates an urban room as opposed to simply a building “forecourt” or “setback”. It is imagined as a prominent civic space at the northern end of Wyndham Street North to serve both as a gateway to the downtown core as well as to connect with the larger urban network of public spaces within the Baker District.

Designed to incorporate a mixture of hard and soft landscape features / surface treatments, the Urban Square is intended to accommodate active and passive uses.

Promote Pedestrian Circulation and Porosity

The Baker District Redevelopment is imagined as a welcoming, comfortable and publicly-accessible place, where an enhanced pedestrian experience is supported through an integrated circulation network, strong ground floor active frontage connections, and an improved public realm. Building entrances are prominently located, vehicular movements are controlled, and any rooftops that contain public or private amenities are to contribute positively to the surrounding public realm and be designed to be safe, accessible and inclusive.



Figure 42 Precedent: Market Square + Carden Street’s revitalization created a new civic hub and vibrant mix of uses adjacent to Guelph City Hall



Figure 43 Precedent: Market Commons in Guelph provides 52 units of affordable home ownership for the residents of Guelph



Figure 44 Precedent: the Wyndham Urban Square aims to incorporate hard and soft landscaping to create a comfortable and inviting outdoor space



Figure 45 Precedent: A comfortable public realm supports safety, accessibility and inclusivity

Reconnect with the River

The Speed River and its associated trail system is a significant public space resource for the downtown.

Access to this trail system is intended to be reinforced by the proposed redevelopment through the provision for a pedestrian connection through the site from Quebec Street to Wyndham Street North, and furthermore through the enhanced open space provision on Wyndham Street North, within sight of the river and Kimberley Park.

The landscape architecture of the Urban Square on Wyndham Street North, in closest proximity to the river, is to be inspired by the ecology of the Speed River watershed, and will include references to the river in its layout, planting plan and materiality. Any public art contained within the Urban Square might also relate symbolically to the riverine landscape and ecology.

Make Connections to the Arts and Indigenous Communities

Development of the Site will build connections to the city’s Indigenous heritage and the local arts community.

Consideration of how public art will be integrated into the Baker District includes opportunities within both the landscape and architecture itself. The landscape further accommodates references to the land in the material selection of seat walls and other features, and relies upon a mixture of native and drought-tolerant plant species.

Protect Views + Create View Opportunities

Carefully sculpted building forms maintain the view corridor through the Site to the Basilica of Our Lady, while providing dramatic views of the nearby historic churches and surrounding historical neighbourhoods, as well as toward the Speed River natural heritage corridor.

Material Compatibility with Historic Fabric

The scale and material palette of the new buildings will respect the character of the Downtown’s historic fabric and surrounding buildings.

Particularly at the podium levels, materials that speak to the masonry heritage of the City will be used, with careful detailing to provide rich textural facades and integrate into the historic built context. The residential towers will be recessed and contemporary, remaining complementary to the masonry of the podium.



Figure 46 Photo of the Speed River looking south adjacent to the River Run Centre



Figure 47 Precedent: Indigenous heritage and local arts combined at Mohawk College



Figure 48 View of Basilica of Our Lady from Eramosa Road North (Wellington County Museum and Archives)



Figure 49 Wyndham Street North buildings representative of the rich masonry materiality of downtown Guelph

Demonstrate Best Practices in Multi-Modal Transportation and Parking Integration

Public parking for the Baker District is below grade, and residential parking is a balance of underground and above-grade parking within upper podium levels, maximizing usable space at grade and reinforcing the street related retail environment of the Downtown while improving pedestrian circulation.

Electric vehicle charging stations are to be provided to encourage the transition to a lower carbon footprint.

Expansion of the cycling network accessing the Baker District coupled with ample bike parking and convenient access to public transit further strengthen the District’s support of alternatives to car-oriented solutions.



Figure 50 Precedent: Integration of safe pedestrian and vehicular movements within the core of the Baker District

Design for a Comfortable Micro-Climate

The Baker District Redevelopment seeks to be a comfortable district with respect to the realities of sun, wind and shadow impacts.

The scale of the podiums is intended to respect the character of surrounding buildings and the downtown’s historic fabric, while providing opportunities for coverage and protection from the elements. Tower forms are disconnected from the podiums in order to improve pedestrian wind conditions, and the massing of both towers are limited in footprint in order to reduce shadowing impacts to the surrounding streets. Entrance canopies and wind screens will be employed at street level to mitigate negative micro-climate effects and as an opportunity for wayfinding.

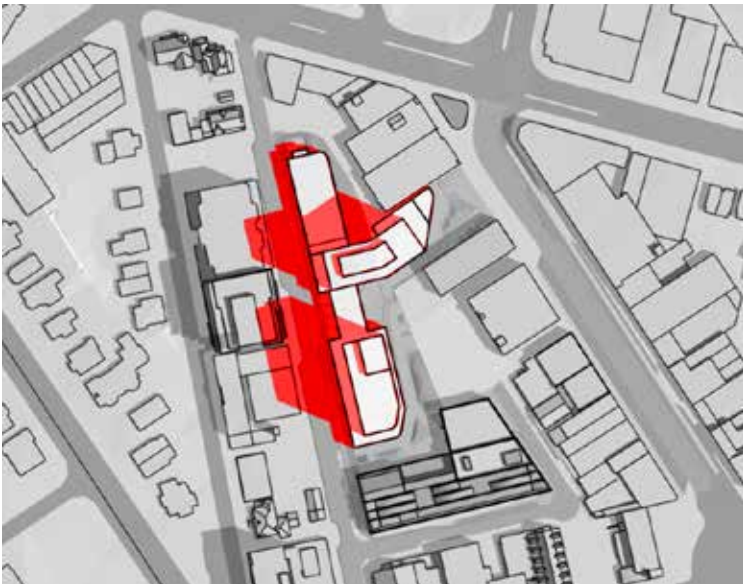


Figure 51 Shadow Study of Proposed Baker District Redevelopment, June 21st at 10 am

Part 2

2.1 Urban Design Master Plan

The Master Plan for the Baker District Redevelopment responds to the Urban Design Principles as set out in Part 1.

Overview

Purpose of the Urban Design Master Plan

The purpose of this Urban Design Master Plan (UDMP) is to set out the ambitions and describe the proposed solutions pertaining to the urban design of the Baker District Redevelopment, in order to allow for the urban design elements of Baker District Redevelopment to be evaluated. The City of Guelph, through documents such as the Urban Design Action Plan and the City's Official Plan, has emphasized the importance of urban design excellence. Excellence requires conscious and coordinated efforts on the part of the public and private sectors, and the Urban Design Master Plan sets out in part how the elements of the public and private realm will work together to create a coherent and functional redevelopment.

UDMP Boundary versus Project Area

As noted in Part 1 of this document, the urban design vision of the Baker District Redevelopment is understood to include anticipated street improvements of Baker Street, Chapel Lane and Park Lane, as well as the reconstruction of Wyndham Street North by the City of Guelph, not within the control of the Baker District Redevelopment project. The extent of construction impacts of the Baker District Redevelopment is noted in Figure 53 in order to distinguish between the UDMP boundary and the larger extent of construction associated with this redevelopment project. Given that the reconstruction of Baker Street, Chapel Lane and Park Lane is anticipated to occur concurrent with the Baker District Redevelopment, we include the Long-Term Vision of the Baker District public realm which includes these improved streetscapes as well as the reconstructed Wyndham Street North.

Level of Detail of the Redevelopment Proposal

Contained within this document are representations of the Baker District Redevelopment at a variety of levels of detail, ranging from simple massing models to detailed landscape plans. Currently in the Schematic Design phase of development (apart from the Public Library building and Library Urban Square), the design of the Baker District continues to evolve, and therefore the content contained within this document represents the project team's intent with respect to the buildings and landscapes to be built as part of the Redevelopment. As the final details are not yet known, precedent images are used to demonstrate design intent. Statistics such as development yields are estimates that may be expressed as ranges in order to maintain some flexibility in the numbers as the design continues to progress.

Given that the Guelph Public Library is now under construction, the emphasis of this report is the residential redevelopment. However, reference to the Guelph Public Library continues to be made, given its important role within the context of the Baker District and its relationship to the residential redevelopment.

Health & Well-Being in Open Spaces

The Baker District Redevelopment contributes to creating a healthy, active and accessible city by integrating shared open spaces on multiple levels, providing diverse opportunities for residents and the public to spend time outside. The landscape design of the Wyndham Urban Square, Library Urban Square and Baker Court (described elsewhere in this document) accommodate numerous areas of seating distributed across the Site. Furthermore, all residents within the Baker District will be able to access communal rooftop amenities including outdoor terraces proposed at podium level.

Outdoor space promotes health & well-being for all, creates built-in resiliency, and furthers accessibility goals by providing access to outdoor social space for disabled and/or immunocompromised people.



Project Boundaries

■ ■ ■ ■ UDMP/District Boundary

Figure 52 UDMP Boundary illustrated on top of Baker District Redevelopment

Development Concept

Landscape and Public Realm Concept

The landscape and public realm concept of the Baker District Redevelopment prioritizes pedestrian porosity and the development of publicly accessible open spaces that are flexible to accommodate a range of uses throughout the year. Incorporating a new east-west pedestrian connection as well as these new public open spaces, the landscape concept situates the new buildings within a ground plane of unit pavers, plantings, seating and art, inspired by districts such as the Distillery District in Toronto, where a material-rich ground plane runs uninterrupted between buildings, and where pedestrian amenities such as seating, lighting, planting and public art installations are all coordinated within a consistent palette of materials and details.

Accessibility and user comfort are considered in all outdoor spaces on the site, where accessible paths of travel are accommodated, and a variety of seating options provided to promote use of the landscape in all seasons. Consideration of micro-climate conditions include the location of shade tree species adjacent to seating areas, and the positioning of plantings as well as architectural and landscape elements to respond to wind conditions.

The landscape planting concept includes considerations of shade trees in both Urban Squares, as mentioned above, along with ground covers and other plantings that are native and/or drought-tolerant, with an opportunity to introduce plantings with indigenous significance if desired.

Consideration of views beyond the Site is integrated into landscape screening and plantings against the adjacent County of Wellington surface parking lot.

Street Pattern

Flanked by public rights-of-way on all sides, the Redevelopment’s principle addition to the street network is the proposed vehicular connection from Baker Street to Park Lane at the northern end of the Site. This vehicular connection permits private vehicle and servicing access to the podium of the residential towers while connecting to existing surface-parking provisions along Park Lane and to proposed residential underground parking and above-grade parking in portions of the residential podium. The other important street network influencing the landscape and public realm concept of the Baker District Redevelopment is the Chapel Lane / Park Lane network at the southern edge of the Site, providing access to the Library’s loading and underground public parking component.

Street Types

Baker Street

Baker Street is assumed to be converted to a two-lane, two-way right-of-way, assumed to be approximately 18m in width with parking on either side of the street as can be accommodated considering existing curb-cuts, access points, and building frontages.

Dimensionally and materially, the reconfigured Baker Street is conceived of as a curbless flexible street, similar to how the Quebec Street cross-section is described in the Downtown Streetscape Manual, without the one-metre “marketing zone” described in the Quebec Street example. Given Baker Street’s primarily residential frontage and character, a “marketing zone” is not deemed to be required nor appropriate.

The new buildings of the Baker District Redevelopment have each been set back from the existing property line sufficient to allow for Baker Street to be widened and converted to two-way traffic.

Chapel Lane

Chapel Lane is intended to continue to facilitate rear access to properties on Quebec Street, while also providing pedestrian access to the east entrance of the Library and vehicle access to the Library’s loading bay and underground parking ramp positioned north of Chapel Lane off of Park Lane.

Dimensionally and materially, Chapel Lane is conceived of as a flexible street, similar to the way in which Douglas Street is described in the Downtown Streetscape Manual. This includes a curbless cross-section with some street parking assumed along its southern edge, and a vehicular turn-around at its eastern apex where Chapel Lane meets Park Lane. Materially Chapel Lane is anticipated to be constructed with unit pavers within both drive aisles and within the public realm, with planting and seating provided along the northern edge as it abuts the Library.

Park Lane

Park Lane exists adjacent to the Baker District Redevelopment Site in two locations. Park Lane North stems from Baker Street at the northern-most edge of the Site, and extends south from there along the Site’s eastern property line. Park Lane South begins at the eastern apex of Chapel Lane, and continues north and terminates in the County of Wellington surface parking lot at 138 Wyndham Street North.

Noted above, the north portion of Park Lane is proposed to extend south, below the podium of the North Tower, and connect to Baker Street through Baker Court. Park Lane North is conceived of as a simple service laneway, including 6m two-way vehicular zone. At Baker Court, the roadway is integrated with the surrounding open space material palette.

Park Lane at the southern end of the Site is proposed as a continuation of Chapel Lane’s configuration and materiality, including curbless cross-section and unit pavers within the drive aisle, until it meets the County of Wellington parking lot, where this upgraded material palette would end.

Long Term Streetscape Improvements

Wyndham Street North is anticipated to be improved as per the Downtown Streetscape Manual to include a narrowing of the asphalt width, reconfiguration of on-street parking provisions, improved planting, etc.

Circulation

Pedestrian circulation within the Baker District Redevelopment is encouraged throughout the Site, including along and across the Wyndham Urban Square, Library Urban Square, and Baker Court, in order for the Site to continue to accommodate various pedestrian “short-cuts” to access neighbouring businesses and open spaces. The accessibility of the pedestrian circulation patterns within the Redevelopment is furthered by the lack of standard curbs within the District. Flush curbs and Tactile Warning Strip Indicators (TWSI) are used instead to demarcate areas where vehicular passage is permitted, and bollards are assumed in particular areas where only servicing vehicles are intended. The major pedestrian routes through the Site are additionally supported by active and transparent frontages and the location of principle building entrances, providing eyes on areas of the Site that might otherwise be challenging to monitor. Beyond the function of the formal streets surrounding and extended through the Redevelopment, additional vehicular circulation is provided for servicing vehicles on the Site as described elsewhere in this Master Plan.

Open Spaces

Wyndham Urban Square

The northernmost publicly-accessible open space within the Baker District is Wyndham Urban Square, which serves as the formal southbound reception of the Eramosa Road and Wyndham Street North axis and view corridor. It also provides a north downtown open space bookend to the broader downtown public realm. As such, Wyndham Urban Square enhances the Redevelopment’s civic address while providing a flexible gathering space for informal activities.

Wyndham Urban Square is split into two primary zones, defined by a change in grade and a large elevated planting bed at the centre of the square surrounded by seat walls on all sides. The eastern portion of the Urban Square operates as an extension of the Wyndham Street North right-of-way, providing an area of expanded seating and planting amenities facing the street. Additional elevated planting beds are positioned against the north and south edges of the Square, softening the adjacent blank parti-walls while providing additional seating and planting to the Square. At the northern end of the Square a set of steps are provided to the elevated western half of the landscape, while an accessible walkway at the southern end connects to the same zone and extends further west to Baker Court. Against the retail frontage of the North Tower podium is a level gathering/seating zone, potentially partially under the building’s canopy, providing outdoor spill-out opportunities somewhat removed from the bustle of the street.

The ground surface of the Wyndham Urban Square is intended to be finished with pavers compatible with the other open spaces within the District.

Lighting and furnishings such as seat walls with integrated lighting, and potential loose furniture closer to the North Tower commercial/retail frontage coupled with building-mounted lighting, create various opportunities for the safe enjoyment of the space at all times of day. A prominent location for public art is also identified at the Square’s eastern edge, along with the potential for a feature lighting element, both potentially visible from the south along Wyndham Street North.

Baker Court

Baker Court is a publicly-accessible open space with shared or layered uses including pedestrian and vehicular linkages, residential lobby frontages, and functional vehicular service access. As noted earlier, the character of Baker Court is conceived of as similar to the Distillery District in Toronto, where vehicular movements are accommodated within a pedestrian priority ground plane characterised by unit pavers and running from building-face to building-face.

Baker Court may also accommodate an installation of permanent or temporary public art, and could also be activated by decorative seasonal displays such as spring flower containers, Halloween and Christmas installations. These concepts will rely on further consideration or confirmation of building and commercial leaseholders. Finishes within Baker Court include pavers and furnishings matching those within the Wyndham Urban Square, extending the common look and feel of the Baker District Redevelopment.

Library Urban Square

The Library Urban Square carries much of the material and spatial characteristics of Wyndham Urban Square, including raised planting beds with seat walls and canopy trees, a unit paver ground plane, and two distinct zones of use defined by the building frontages that surround the Square.

The southern half of Library Urban Square is organized around an outdoor classroom space facing the Library. This zone, surrounded by the seat walls of adjacent planters, creates an informal amphitheatre where a small gathering could take place. The northern half of the Library Urban Square fronts the South Tower’s south retail unit, and is designed to allow for good visibility and spill-out use if appropriate.

In between Baker Court and Library Square seat-height planters, landscaping and decorative screens are positioned in such a way as to provide an interface to the County parking lot and servicing spaces within the Site.



Figure 53 Diagram of Open Spaces and Urban Squares

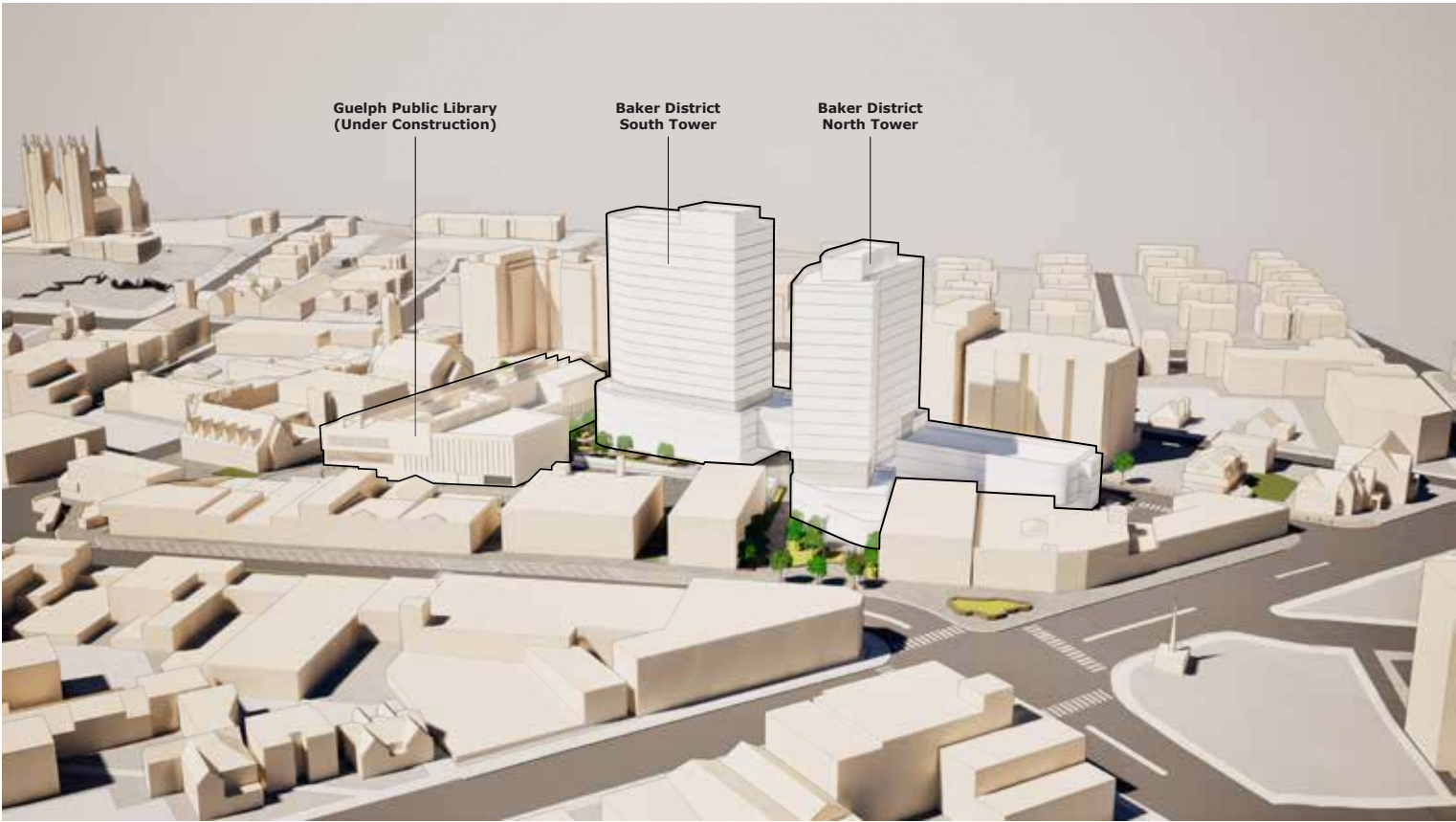


Figure 55 Bird's Eye View of Proposed Redevelopment

Architectural Design Concept

The Baker District Redevelopment includes three new buildings distributed across the Site in such a way as to enliven adjacent streetscapes, respect the built-form context of their surroundings, contribute to the health and wellbeing of residents and visitors, and promote pedestrian connectivity through the District.

Built Form Strategy - Overall:

The overall massing of buildings on the Site is influenced by many factors, including required setbacks and stepbacks, the protected view corridor to the Basilica of Our Lady, and the configuration of property lines. The mixed-use portion of the redevelopment, comprised of the North and South Towers, are positioned within the northern 2/3 of the site, oriented towards Wyndham Street North and Baker Street. The Guelph Public Library occupies the southern 1/3 of the site, with access from Baker Street and Chapel Lane.

The building massing of the mixed-use portion is comprised of two residential towers sitting upon an interconnected mixed-use podium. The configuration of this podium frames adjacent streets, creating strong streetwall conditions while stepping down in height consistent with the neighbouring buildings. The only exceptions to this streetwall condition are the North Tower's setback from Wyndham Street North to accommodate the Wyndham Urban Square, and the partial setback of the 'bridging' structure that connects the North and South Tower podiums at Baker Court, which allows the podium to read as two forms when seen from Baker Street. The position of Baker Court between the North and South Towers allows pedestrian connectivity to Wyndham Street North via a pedestrian linkage through Wyndham Urban Square, and also permits vehicular connection to Park Lane providing parking and loading access for the redevelopment.

Due to the protected view corridor to the Basilica of Our Lady, which cuts diagonally through the site, and to required six-metre setbacks from property lines, the North Tower takes on an east-west configuration, while the south tower is oriented north-south.

The fact that North and South Towers are oriented in opposite directions maximises the solar access and views, including good sunlight access into the Wyndham Urban Square due to the south block's thin massing and north-south orientation. Shadow impacts of the proposed towers as compared to more square tower footprints are minimal.

The massing of the Guelph Public Library is distinct from the South Tower, and separated by Library Urban Square, accessed from Baker Street to the west or Baker Court to the north. The design of the Library also takes into account the future improved St. Georges Square to the south, and the potential pedestrian linkage and view to and from that important civic space in the short and longer term.

Built Form Strategy – North Tower:

The North Tower is defined by a 17-storey building made up of a podium of 3-storeys containing retail, parking, amenity and residential uses, and a 14-storey residential tower above. The North Tower's podium is reduced to 2 storeys east of Park Lane North, stepping down to provide residential and amenity terraces facing Wyndham Urban Square. Retail entrances are provided off of Wyndham Urban Square, with the residential lobby located at the corner of Baker Street and Baker Court, with a double-height loading bay for the building located on the east side of Park Lane North under the Tower. Park Lane North also provides access to the District's residential parking, with one level underground and one level in the North Tower podium, connected to three parking levels in the South Tower by the bridging structure at the second level, which also provides weather protection to pedestrians at Baker Court.

The built-form of the North Tower podium establishes a 3-4 storey streetwall along Baker Street, above-which a six-metre stepback is provided to the tower above. The tower itself is positioned in such a way as to maximize north and south frontages, and its proportion is currently 1.87: 1. A mechanical penthouse is anticipated above the tower portion of the building.

Building Program – North Tower:

The grade-related frontages of the North Tower are designed to maximise porosity, animation and access. The residential lobby, located at the corner of Baker Street and Baker Court, establishes a strong presence for the residential uses on this open space, and is mirrored by the residential lobby of the South Tower across the Court.

Ground level residential units are positioned along Baker Street, and accessed from the public sidewalk via private outdoor terraces created within a 3m setback. A low privacy screen or fence will delineate these residential terraces from the public realm, and a separate internal connection to the main building lobby is also provided. Residents arriving on foot or being dropped off by vehicle can enter the residential lobby from the corner of Baker Street and Baker Court, and circulate vertically through elevators to the residential floors 2-17. Residents utilizing underground parking will access the parking ramp from Park Lane North at the north end of the podium, while those utilizing above-grade parking will access the parking ramp on Park Lane North off Baker Court.

The retail uses at grade facing Wyndham Urban Square are accessed by foot from Wyndham Street North or from Baker Street via an at-grade pedestrian linkage. The second storey facing Wyndham Urban Square contains residential units as well as amenity areas, and can be accessed from within the building. A large rooftop amenity terrace overlooks Wyndham Urban Square.

The North Tower podium is linked to the South Tower podium by a bridging structure at levels 2-4, which provides weather protection to a portion of Baker Court beneath and is set back from the streetwall face to allow the podiums to read as two distinct volumes from Baker Street.

On the fourth storey, residents of both towers can access a large amenity space within the bridging structure between North and South tower podiums, with views toward both Baker Street and Baker Court. On the 5th storey, a shared rooftop amenity terrace is proposed on the roof of this bridge feature, with flanking indoor amenity rooms within each of the two towers.

Built Form Strategy – South Tower:

The South Tower, located immediately south of Baker Court, is a 19-storey mixed-use building containing retail and residential uses at grade and a residential lobby at the corner of Baker Street and Baker Court. Above the ground floor are 3 storeys of above-grade parking and 15 storeys of residential uses. The podium establishes a 4 storey streetwall along Baker Street, above which the residential tower steps back six metres. In contrast to the North Tower, the South Tower’s floor plate is elongated in the north-south orientation, in order for the entire tower footprint of <1,000 m2 to exist outside of the Protected View Corridor of the Basilica of Our Lady as seen from Eramosa Road.

The overall proportion of the South Tower is 2.3: 1. A mechanical penthouse is anticipated above the tower portion of the building.

Building Program – South Tower:

The grade-related frontages of the South Tower are designed to maximise visual porosity, animation and physical access. Similar to the North Tower, the residential lobby punctuates the corner frontage of Baker Street and Baker Court, and provides direct access to elevators up to residential levels 5-19. The parking access provisions for the South Tower are also similar, in that the residential elevator extends down to P1 and up to parking levels 2-4. Ground level residential units are positioned along Baker Street, articulated with similar frontages as the North Tower podium (3m setback, private residential terraces delineated with a low privacy screen/fence). Retail space is positioned at the south end of the ground floor, with entry anticipated from Baker Street and wrapping around the south end of the building in order to bring life to the Library Urban Square.

On the ground floor, an amenity space is positioned at the northeast corner of the South Tower podium facing Baker Court and the landscaped area connecting to Library Urban Square further south, in order to provide eyes on these pedestrian spaces. As noted above, South Tower residents also have access to the amenity space at the fourth storey of the bridging structure between North and South towers, as well as to the rooftop amenity terrace above.

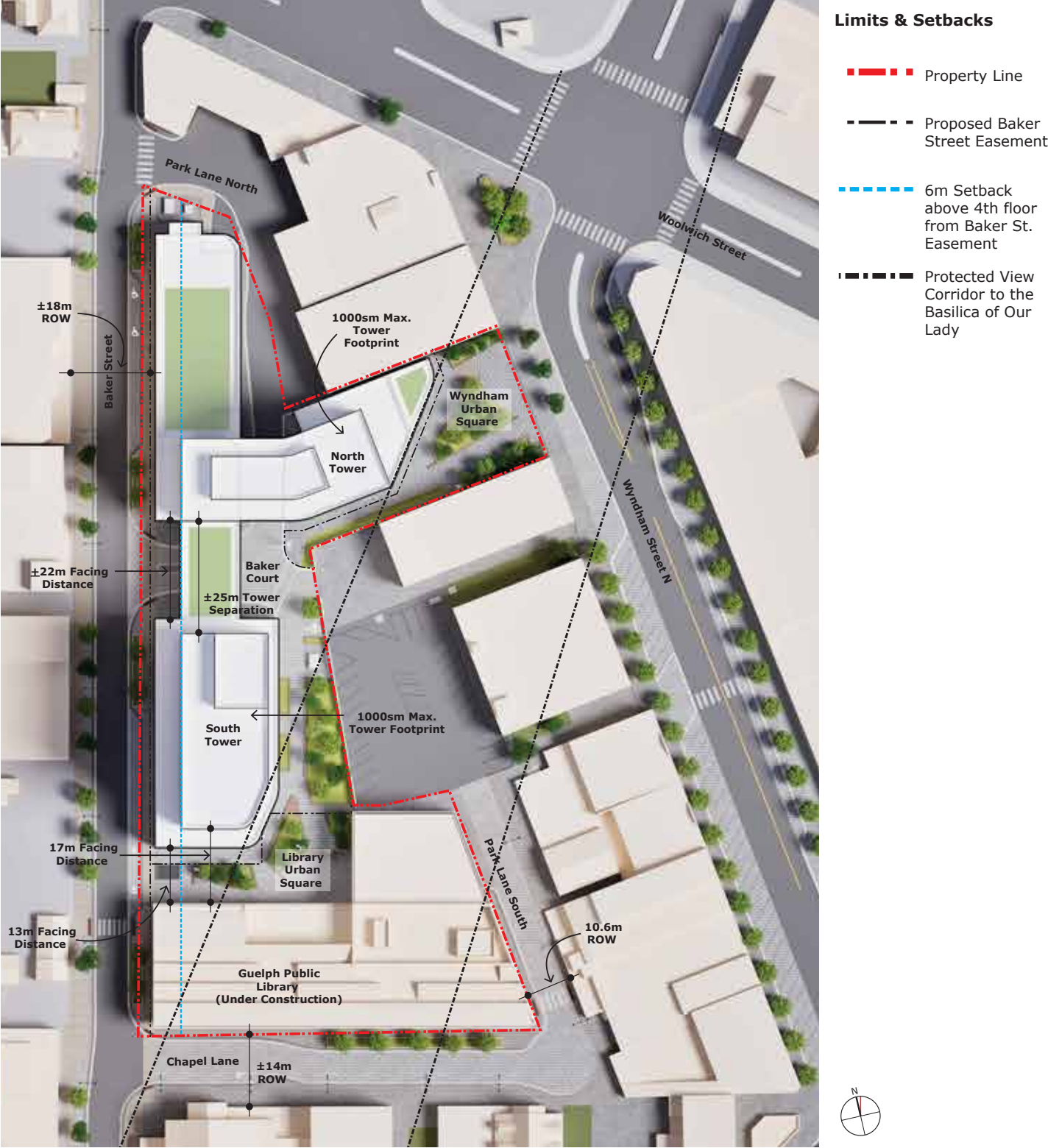


Figure 56 Diagram illustrating built-form strategy including required Setbacks and Stepbacks



Figure 57 View of proposed development from northeast



Figure 58 View of proposed development from southwest

Built Form Strategy - Library:

As a literal extrusion of the allowable developable area, the new Central Library assumes a dynamic form with strong, active street presence. Fronting onto Baker Street and Chapel Lane, the Library presents a welcoming, covered entry to the west, facing Baker Street, and an additional entry at the south-east corner of Chapel Lane with after-hours accessibility. Minimal grade level setbacks along Chapel Lane reinforce a clearly defined public realm and preserve a Right-of-Way commensurate with a pedestrian priority environment. The western façade of the library projects levels 2 and 3 over a grade level entry; this projection is both punctured at level 2 to create an outdoor terrace, and screened at level 3 to mitigate afternoon glare into the library collection spaces. Similar features are deployed at the eastern entrance with a terrace situated at a height that affords a visual connection with downtown Guelph. The extruded form of the library is carved away with carefully considered indentations, most noticeable through the creation of the third floor terrace fronting onto and engaged with Library Urban Square and the balance of the Baker District Redevelopment to the North. Below the outdoor terrace area, levels 1 and 2 greet the Library Urban Square with double height glazing adjacent to an atrium space, affording animated views both from within the library and from the exterior. The roofscape of the library features a series of sawtooth profiles referencing the industrial legacy of the Site and the manufacturing and warehouse vernacular common throughout the region. The northern faces of these sawtooth elements feature glazing into the third floor of the library to provide glare free natural daylight to the library collections, while the southern slope affords excellent opportunities for photovoltaic cells.

Building Program - Library:

The Library program responds principally to the needs assessments developed by GPL and Diamond Schmitt Architects and is thoroughly informed by the numerous Community Engagement Sessions held to date. Collection areas on all three levels of the building are oriented east-west and are bathed in natural light from various sources, depending on the floor level. The collections are dynamically interlocked by staggered double height volumes

affording multi-storey views for a variety of vantage points within the building. Immediately upon entering the building from Baker Street, one is presented with a two-storey opening at the building atrium, bound on the south by a large feature stair providing pedestrian movement up and down the Library and floor-to-ceiling windows out to Library Urban Square. A double height community living room extends from levels 2-3, accessed directly from the Library collection areas with an outdoor terrace flanking it, providing views along Baker Street. The level and form of transparency of the Library follows the arrangement of collections, with the children's collection at grade, bound by a highly transparent façade which affords a welcoming, animated street presence and long sight lines across the lower book stacks. The second floor sees a reduction in the amount of glazing, with great emphasis placed on social areas with uninterrupted vision glass. The balance of the floor area features a series of glazed openings in response to program requirements with reduced glazing in the stacks areas and concentrated computer clusters. The third floor, the quietest and most introspective, seeks a 'monastic' quality of light in keeping with the nature of the collections on this floor: the Library archives and non-fiction collections. Light into these spaces is dramatically afforded through clerestory windows at the roof level, filtered light through the east and west screened facades and the glazed enclosure surrounding the rooftop terrace along the northern edge of this floor. The balance of supportive programming, administration and maker-space environments are consolidated in the building's northern wing in order to maximize efficiency of the collections for patron use.

Public Art and Heritage Artifact Integration:

The current assumption with respect to integration of public art and heritage artifacts within the Redevelopment is that these elements will be integrated into the landscape design of the Site. A location for public art has been identified at Wyndham Urban Square, with additional opportunities being explored at Baker Court, as part of the 'bridge' element between Towers.

The lower portions of both Towers are characterized by durable, enduring materials to speak to the downtown's heritage of brick and stone masonry.

Transitions

Built-form transitions are employed in the massing of both the North and South Towers in order to knit the new buildings into their context, which is characterised predominantly by the low and mid-rise historical building stock of downtown Guelph. Both Towers within the development employ a podium/tower format, where the interconnected podiums expand to meet and address the adjacent public rights-of-way and create a meaningful streetwall condition, while the towers above are set back from the podium edges and limited in floor plate area to meet the zoning bylaw requirements.

The North Tower is set upon a three-storey podium base, reduced to 2 storeys east of Park Lane North, with stepbacks above to the residential tower, where possible. At stepback locations, exterior terraces are created, overlooking Baker Street, Park Lane North, and Wyndham Urban Square.

The South Tower is set upon a four-storey podium base, which at the fifth level steps back to frame exterior terraces overlooking Baker Street, Baker Court and the Library Urban Square. A stepback is provided above the podium edges on all sides. The podiums for both towers are connected at levels 2-4 by a bridging structure, set back +/-6m facing Baker Street to allow the podium streetwall to read as two distinct volumes. An exterior terrace is proposed on the roof of this bridge feature, overlooking Baker Street and Baker Court.

The distance between the North and South Towers is established through the insertion of Baker Court, and stepbacks from the podium to tower levels of both buildings, generating a separation distance of +/-25m between tower faces.

The Library occupies the southern end of the Site and is three-storeys in building height with minimal stepbacks employed in the building form. Strong streetwalls are provided at Baker Street and Chapel Lane to frame these rights-of-way.

From a pedestrian's perspective, the built form transitions described above allow for an intimate, animated frontage to be presented to pedestrians circulating between Baker Street and Wyndham Street through Baker Court and then Wyndham Urban Square. Baker Court's residential lobbies provide eyes on the street at the beginning of a pedestrian's journey, with continued animation and oversight provided by retail units fronting Wyndham Urban Square and an amenity room within the northeast corner of the South Tower ground floor. The residential lobbies and retail suites are proposed to be provided with entrance canopies providing weather protection to those passing beneath, and pedestrian level signage and lighting would also be provided.

For pedestrians circulating south to Library Urban Square from the centre of the site, that path is animated by the South Tower amenity room as well as a retail suite at the southern end of the South Tower (again provided with a canopy for weather protection). Landscaped areas flank the east property line and provide additional areas for seating along the way. Library Urban Square is meaningfully connected (visually and physically) to the Library interior, with the South Tower's southern retail suite also proposed to open directly into this space.

Views and Vistas

Views through the Baker District Redevelopment are encouraged at a number of elevations in order for the Redevelopment to fit into and contribute to its surrounding urban context.

At grade, views east-west through the development from Baker Court provide pedestrians and passersby on Wyndham Street North an opportunity to see into the development and through onto Baker Street to the west at ground level, beneath the connecting bridge. Views deeper into the Site are animated by the active frontages of the North and South Towers, including residential frontages flanking Baker Street, the two residential lobbies flanking Baker Court, and retail frontages wrapping from Baker Street around to Library Urban Square, as well as facing Wyndham Urban Square.



Figure 60 View of Redevelopment from corner of Eramosa Road and King Street



Figure 61 Existing view from corner of Eramosa Road and King Street



Figure 59 Built-form transitions

Views south from within the centre of the site are framed by the landscaping of the Library Urban Square and the north facade of the Library beyond, anticipated to be highly transparent in that location. Views from Baker Street at Quebec Street are equally as animated, with active frontages including the main entrance to the Library facing Baker Street, as well as retail and residential frontage within the South Tower. The northern edge of Chapel Lane is also animated by the Library’s design, with a high-degree of transparency anticipated to face Chapel Lane at ground level. Views from St. George’s Square looking north on Wyndham Street North terminate in the landscape and potential prominent public art feature within Wyndham Urban Square.

From a slightly elevated position the Protected View Corridor of the Basilica of Our Lady makes its presence felt in a substantial way, with both the North and South Tower building massings deferring to this diagonal view corridor as seen from Eramosa Road. Tower Residents are also afforded spectacular views onto the Speed River landscapes to the north and east, the Ward to the south, and the downtown and Exhibition Park neighbourhood to the west.

Access, Circulation and Loading

Drop-Off for the North Tower, South Tower and Library is accommodated by the adjacent public and private rights-of-way including Baker Street, Park Lane and Chapel Lane. In the restructuring of Baker Street as a two-way, approximately 18m wide right-of-way, it is assumed that on-street parking will be accommodated along the eastern edge of the roadway, with drop-off facilities for the Library located immediately adjacent to its Main Entrance on Baker Street. Furthermore, new layby spaces are provided within Baker Court, specifically in the vicinity of the North and South Towers’ residential lobbies and their respective Moving Rooms. Additional parking is provided along the southern edge of Chapel Lane that is presumed to remain in order to support short-term and accessible parking for Knox Presbyterian Church and other users.

Locating both residential lobbies directly on Baker Street’s frontage allows the project’s Fire Route to remain on Baker Street, with no need for fire trucks to penetrate the site.

Waste collection for both the North and South Tower takes place in a back-of-house zone distinct from the pedestrian areas of Baker Court. A shared, double-height internal loading bay provides a layout and collection area on the east side of Park Lane beneath the North Tower, adjacent to the Garbage Room for the building. The South Tower has its own Garbage Room on the east side, adjacent to pathways connecting to the North Tower’s loading bay. Operationally, garbage from the South Tower would be carted to the North Tower’s internal loading bay on pick-up day.

For both the North and South Tower, respectively, Moving Rooms are intended to be located off Baker Court. Baker Court is designed to accept loading vehicles from time to time within layby spaces as noted above, including moving vans anticipated for the two residential Towers. Bollards and distinct pavement markings will delimit the areas of Baker Court where vehicle movements are anticipated.

Garbage pick-up for the Library is assumed to occur along Baker Street, with a layout area provided at the western edge of the Library Urban Square. The Library’s loading bay is provided off of Park Lane, accessed from Chapel Lane.



Figure 62 Diagram of Parking and Loading provisions

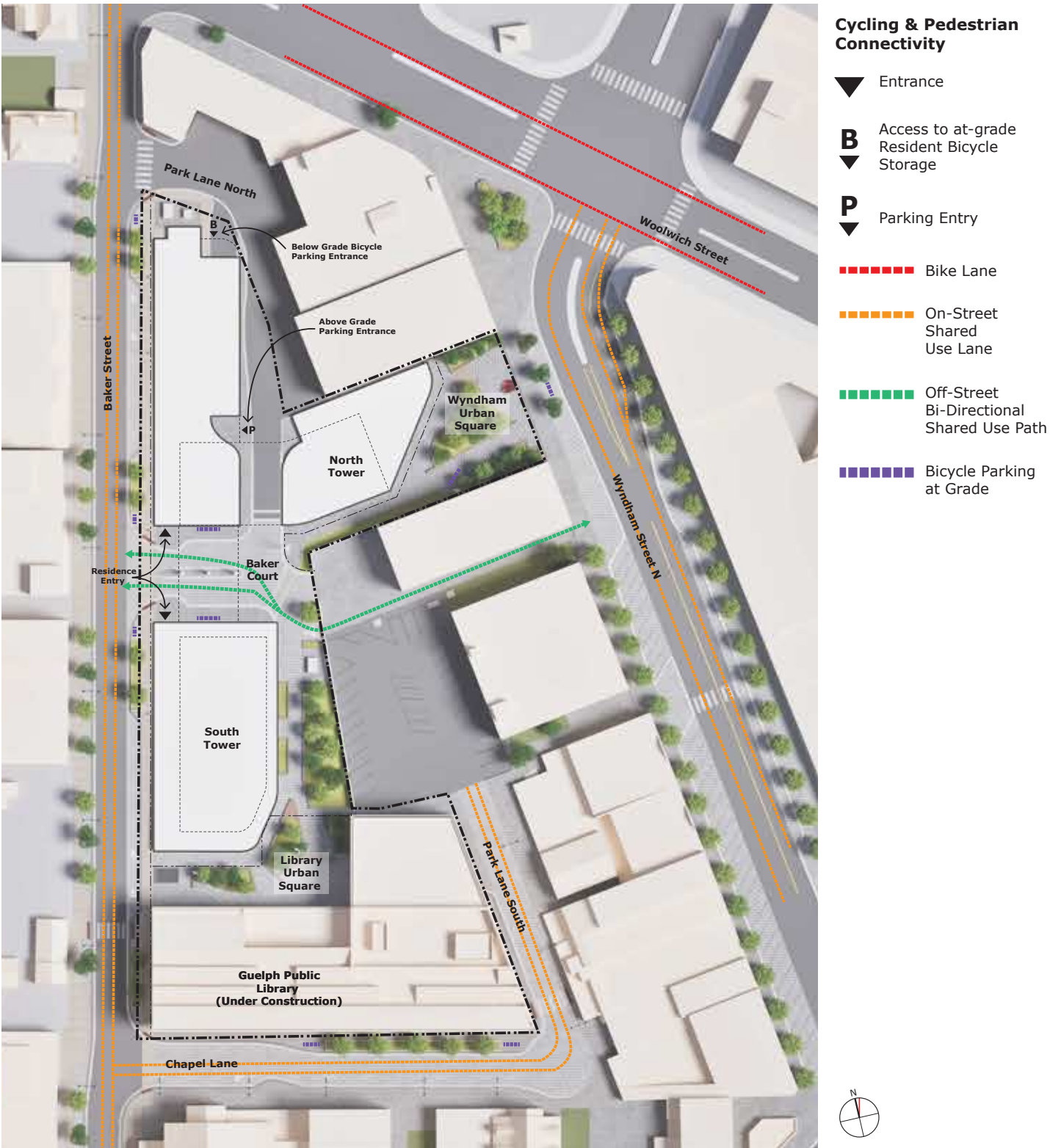


Figure 63 Diagram of Cycling Connectivity provisions

Bicycle Circulation + Parking

Bicycle circulation to and within the Baker District is provided in a few ways. The reconstruction of Wyndham Street North and Baker Street are anticipated to include on-street shared use bike lanes both north-bound and south-bound. At their northern terminus these on-street shared use lanes terminate at Woolwich Street, which is proposed to have bike lanes running east and west as per the City of Guelph Cycling Master Plan. To the south of the Site, Quebec Street is also identified as a future flexible street with on-street shared bike lanes running east-west.

If a cyclist were approaching the Baker District from the south, east, or the north they could connect to the Site through Baker Street’s shared use lanes or Wyndham Street North, dismounting and utilizing one of many pedestrian access points between Wyndham Street North and the Baker District noted in this report. The potential and feasibility for one additional off-street bi-directional shared use connection from Wyndham Street North on the north side of the County of Wellington property at 138 Wyndham Street North is also anticipated in partnership with the County of Wellington, which will provide additional, direct bike connections into the Baker District in lieu of this cycling connection being made through Wyndham Urban Square which is not feasible due to the narrower property and landscape configuration.

If a cyclist were approaching from the west, Baker Street’s shared use lanes would provide the most direct access to the Baker District. Chapel Lane, improved as part of the Baker District project, will also accommodate on-street shared use lanes for cyclists.

Significant bicycle parking provisions are also anticipated to be integrated as part of the underground garage component of the design, based on the requirements as outlined in the Downtown Zoning By-Law. Surface bike parking is provided flanking the main entrances to both residential towers as well as the main and secondary entrances to the Library. Additional resident bicycle parking is provided below-grade.

Vehicular Parking

Parking is accommodated within the Baker District Redevelopment in various ways. As part of the renewal of Baker Street, on-street parking is anticipated along the east sides of the street. A modest amount of public parking is provided along Chapel Lane at the south end of the Site. Short-term drop-off spaces are provided within Baker Court adjacent to the two residential lobbies. Below the North and South Towers is one level of underground parking, with ramp access at the north end of the North Tower podium. Additional parking is provided on the second level of the North Tower podium and on levels 2-4 of the South Tower podium, connected with a bridge at the second level, and with ramp access from Park Lane North.

The Guelph Public Library drop-off functions are anticipated to occur within a lay-by on Baker Street, with additional public parking provided in two levels below-grade. Access to the underground parking provided for the Library is provided via ramp from the southern portion of Park Lane, accessed from Chapel Lane.

The public parking spots identified within the underground parking levels beneath the Library at the Baker District Redevelopment will contribute to the downtown parking supply, whereas the spots contained below and within the North and South Tower podiums support the residential development within the District.

Architectural Treatment + Materiality

Building materiality for the new buildings within the Baker District Redevelopment is proposed to be distinct between the public library and the residential buildings but share a number of common characteristics inspired by the way the new architecture relates to its heritage context.

In general the materiality of all buildings on site has been conceived in response to the local stone and brick masonry vernacular. The interconnected podium of the North and South Towers will be clad in high quality, enduring materials (predominantly masonry) in accordance with the Downtown Secondary Plan, providing significant architectural presence to the residential lobbies and entrances, as well as retail frontages, all proposed to be marked with canopies. These retail frontages, facing Wyndham Urban Square and the east-west pedestrian walkway, as well as at the south end of the South Tower facing Baker Street and Library Urban Square, are proposed to have significant glazing areas to provide a highly transparent ground floor presence.

The above-grade parking levels of the Residential Development are screened with the same high-quality materials as the grade-relating frontages, and translucent glazing systems are proposed to introduce natural light into the parking levels, while screening the view of cars within. The interconnecting ‘bridge’ on levels 2-5 is proposed to be clad using a panelized language distinct from the remainder of the podium, and may serve as a location for public art and/or heritage interpretation if desirable. The loading and servicing portions of the podium, facing Park Lane beneath the North Tower, will be clad in a way compatible with the remainder of the podium.

The levels above the podium on both Towers are characterised by a quieter language of cladding, emphasizing a pattern of simple punched window openings with juliet balconies.

Rooftop mechanical enclosures will be clad in a sympathetic metal screen to hide a variety of mechanical equipment related to the buildings’ various functions.

In response to the monolithic extrusion of the library design, the materiality of the Library will continue to build upon this form. The grade level collection areas are proposed as predominantly floor to ceiling structural silicone glazed curtain wall broken at exit stair locations and the northern service block housing a parking garage entry ramp and a Library loading dock. These grade level breaks in the glazing extend a unit masonry veneer to a second floor envelope that is defined by a fabric of vertical fins creating areas of vision glass and opaque masonry veneer. This skin is broken at a double height glazing feature to the north, adjacent to the atrium, and at the eastern and western ends of the building where terraces are provided, accessed from collection areas. The third floor of the building continues with an identical masonry veneer material but eliminates the fins. The third floor projects slightly beyond the level two envelope below to align with the leading edge of the fins and articulate a vertically stepped façade and highlighted by perforated screens at the east and west facades constructed of the same material. The same masonry veneer extends to the full length of the east and west sawtooth profiled roof faces as well as the enclosed mechanical area. Accenting the proposed masonry veneer will be the above noted fins as well as soffits clad in a matching material.

Although still reflective of the early stages of design (in the case of the North and South Towers) and subject to continued evolution, the architectural treatment and materiality of the Baker District Redevelopment will prioritize high-quality, tactile, durable and human-scaled materials at-grade and within the lower portions of all buildings in order to enrich the pedestrian experience and ensure the compatibility of the new buildings with the heritage context of downtown Guelph.

Bird-friendly design guidelines will inform the treatment of large glass panes within the entire development, with visual frits or films, shading devices, and other tools employed where necessary to reduce the reflectivity of the glass.



Figure 65 Material Precedent - podium and tower cladding treatment



Figure 66 Material Precedent - Library cladding



Figure 67 Material Precedent - Translucent glazing used at parking levels within podium



Figure 68 Material Precedent - Public Art mural integrated with building facade



Figure 64 Material Precedent - brick texture and complementary flat panel

Lighting and Signage

The lighting design of the Baker District Redevelopment will rely in part on the streetscape-related lighting of the surrounding public rights-of-way including Baker Street, Wyndham Street North, and Chapel Lane. Beyond streetscape lighting, the ground floors of the North and South Towers will have extensive areas of glazing as well as multiple entrances facing the public realm which will be illuminated from within in order to punctuate entries and key interior residential or commercial spaces. Complementing these areas will likely be a layer of building-mounted lighting that will assist in illuminating the pathways and sidewalks surrounding the Redevelopment. The residential entrances at ground floor units along Baker Street are to be illuminated by canopy/soffit-mounted lighting. The main entrance to the Library, again facing Baker Street, will also be illuminated with building-mounted lighting.

The key public open spaces of Wyndham Urban Square and Library Urban Square will employ integrated lighting solutions that relate to the landscape architecture of these two spaces. This may include seat-level lighting embedded in benches and furniture, and path-level lighting in the form of bollards. Baker Court will have its own lighting design to complement the principle residential entrances located off this Court. In all cases, specified lighting fixtures will seek to be full cut-off fixtures in order to maintain dark-sky friendly conditions within the District, and the City of Guelph’s Lighting Guidelines for Lighting Plans will be referenced when preparing plans for submission as part of Site Plan Approval.

Signage for the District will most likely be achieved through building-mounted signage of various scales. The scale of the signage will relate to the prominence and importance of the program within - i.e. signage for the Guelph Public Library is likely going to be larger in scale than signage for the smaller retail suites within the Redevelopment. As part of the Site Plan Approval phase of design areas for signage will be identified within the building elevations, and will prioritize architecturally integrated signage opportunities.

Micro-Climate

Pedestrian Wind Study

Rowan Williams Davies & Irwin Inc. (RWDI) was retained by Windmill Developments in 2021 to conduct a pedestrian wind study for the then proposed Baker Street Redevelopment in Guelph, Ontario. The potential wind conditions were assessed through wind tunnel testing of the proposed project with the existing surroundings, and their findings were summarized as follows:

- From the perspective of pedestrian wind comfort and safety, the updated project design is expected to perform more favourably when compared with the original design (“Proposed” configuration in the January 17, 2020 report).
- Wind speeds that meet the wind safety criterion are anticipated at all test locations and in both configurations tested.
- Existing wind speeds are comfortable for sitting or standing in the summer (Figure 1A) and standing or walking in the winter (Figure 2A). These conditions are typical near low-rise buildings in Guelph and are comfortable for the intended use of the existing spaces.
- In the summer, grade-level wind speeds are predicted to be similar to existing, with conditions generally comfortable for sitting or standing, which is appropriate. Seasonally stronger winds in the winter are expected to result in greater wind activity than in the summer, with conditions typically comfortable for standing or walking; however, wind speeds are still anticipated to be suitable for the intended pedestrian use of these spaces.
- Wind speeds at all main entrances at grade are expected to be comfortable for sitting or standing year-round, which is appropriate.
- Suitable wind conditions, comfortable for sitting or standing, are predicted on most above-grade terraces throughout the year, which is suitable for areas intended for passive pedestrian activities.

RWDI reviewed the updated building massing captured within this UDMP in June 2025, and confirmed that similar wind conditions are generally expected for the revised design due to the similar building geometries and layouts between 2021 and 2025. As a result, suitable wind comfort conditions are anticipated for most pedestrian areas on and around the proposed project in both the summer and winter seasons.

RWDI do note increased wind speeds are likely to occur along Baker Court under the proposed three-storey link between the North and South Buildings, as well as on the amenity space above the link. The resultant wind conditions in these areas may be uncomfortable in the winter and potentially exceed the wind safety limit. They recommend conceptual wind control measures including the recessing of the residential lobby entrances, and wind screen provisions within the bridge rooftop amenity area.

Based on the recommendations above, the architectural design of the lobby entrances and rooftop amenity space have been refined accordingly. A revised Pedestrian Wind Study is expected to be submitted as part of the Site Plan Control application, reflecting the positive impact of previously recommended design changes to mitigate negative wind affects.

Sun and Shadow Study

Shadow impacts generated by the Baker District Redevelopment have been modelled in accordance to the City of Guelph’s Sun and Shadow Study Terms of Reference and are included in the following pages for reference.

As demonstrated by the shadow study, the placement, height and massing of the buildings of the Baker District Redevelopment do not cause excessive shadowing on the surrounding neighbourhood including parks, adjacent residential uses, public open space, private amenity space and retail streets. Specifically the Wyndham Urban Square and Library Urban Square open spaces are provided with a good balance of sun and shade throughout the day, including significant solar access throughout the morning and early afternoon from April-October including through the summer months. Additionally, there are no known additional areas where the formal Shadow Impact Criteria are applicable that are negatively impacted by shadows generated by the Baker District Redevelopment.

The incremental shadow impacts of the development as compared to the approved zoning massing envelope are modest, and predominantly contained within the Site and not negatively impacting the surrounding streets or open spaces. As demonstrated in the following pages, the east-west length of the North Tower does not generate shadows that extend to Woolwich Street at all during the summer months, and only in late afternoon in April/October. North Tower shadows impacting Baker Street disappear by 12pm. The north-south length of the South Tower does not generate shadows that impact Wyndham Street North until evening in the summer months, and only in late afternoon in April/October. Similar to the North Tower, impacts on Baker Street disappear by 12pm.

Sun and Shadow Study

Latitude: 43°32’49” N
Longitude: 80°15’06”W



Base Map Source: <http://geodatahub-cityofguelph.opendata.arcgis.com/>

Figure 69 Key Map with Seasonal Solar Angle Range. Guelph 43°32’49” N, 80°15’06”W

September 21



Figure 70 9:00 am



Figure 71 10:00 am



Figure 72 11:00 am



Figure 73 12:00 pm



Figure 74 1:00 pm



Figure 75 2:00 pm

September 21 continued

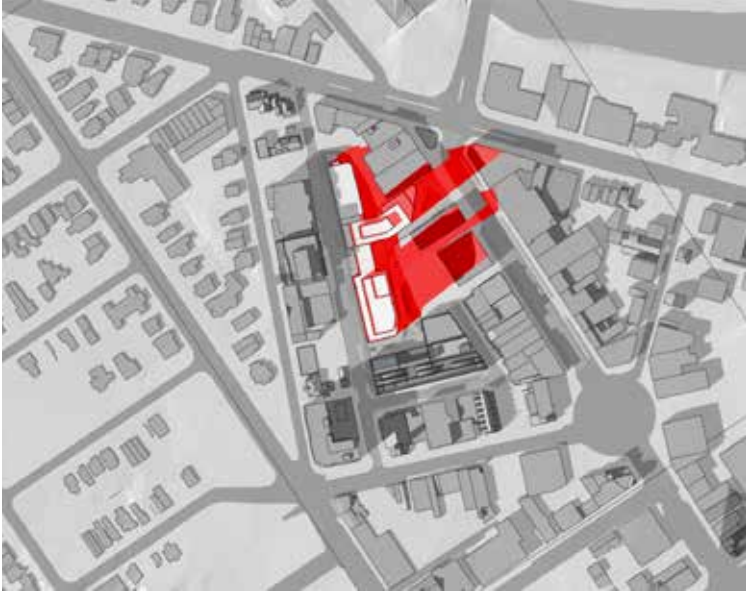


Figure 76 3:00 pm

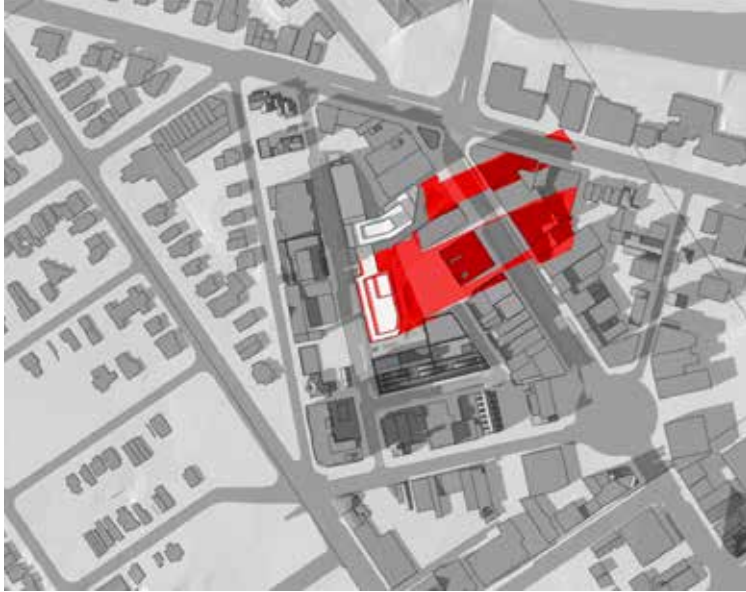


Figure 77 4:00 pm



Figure 78 5:00 pm

April 21



Figure 79 8:00 am



Figure 80 9:00 am



Figure 81 10:00 am



Figure 82 11:00 am



Figure 83 12:00 pm



Figure 84 1:00 pm

April 21 continued



Figure 85 2:00 pm



Figure 86 3:00 pm

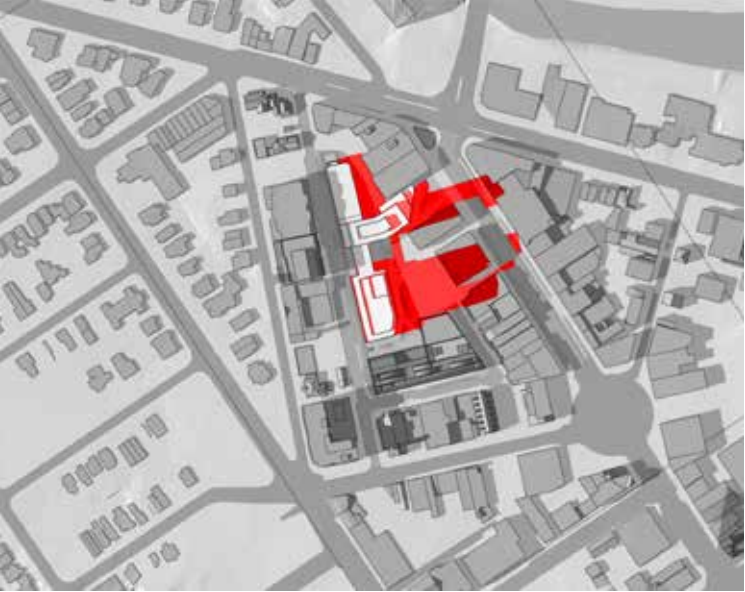


Figure 87 4:00 pm

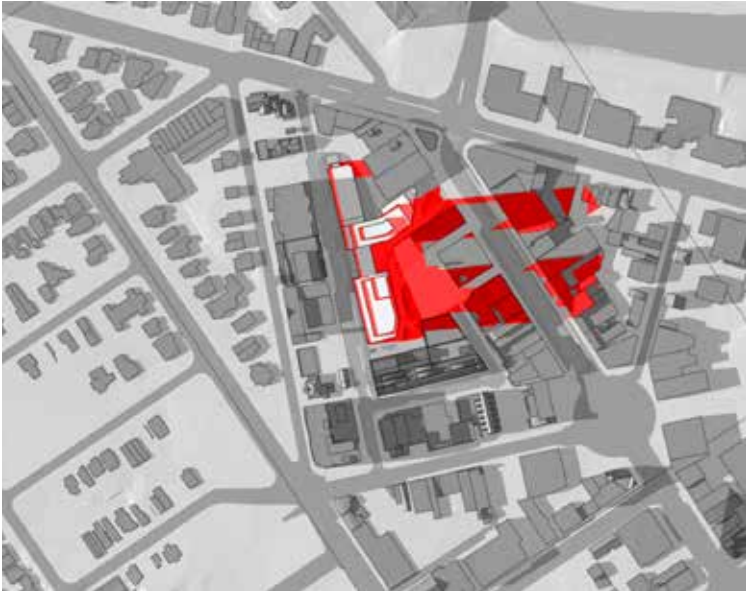


Figure 88 5:00 pm



Figure 89 6:00 pm

June 21



Figure 90 8:00 am



Figure 91 9:00 am



Figure 92 10:00 am



Figure 93 11:00 am



Figure 94 12:00 pm



Figure 95 1:00 pm

June 21 continued



Figure 96 2:00 pm



Figure 97 3:00 pm



Figure 98 4:00 pm

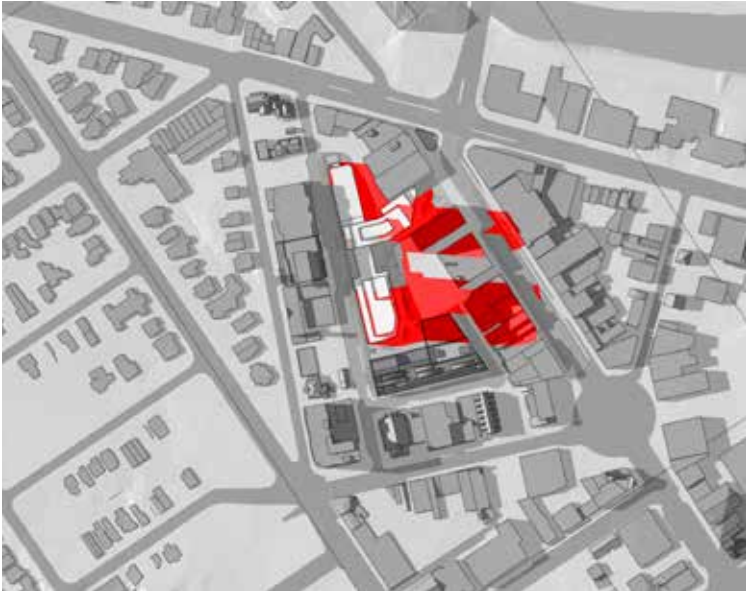


Figure 99 5:00 pm

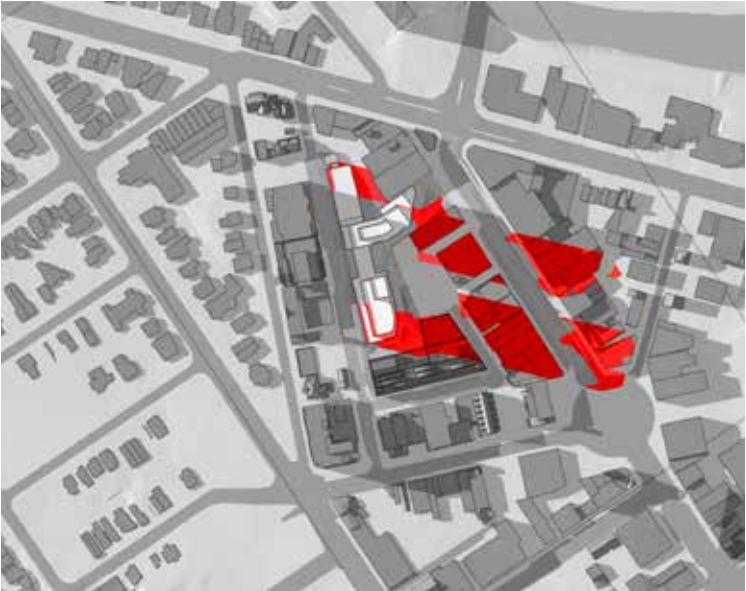


Figure 100 6:00 pm



Figure 101 7:00 pm

2.2: Integration with the Public Realm

The Baker District Redevelopment seeks a seamless interface between private and public realm in order for the streets and open spaces of the District to feel integrated with the Downtown.

Integration with Streetscape

Attractive and functional streetscapes within the Baker District Redevelopment are anticipated to be achieved through the employment of the recommendations of the Downtown Streetscape Design Manual where possible. As illustrated elsewhere in this Master Plan, it is assumed that Wyndham Street North, Baker Street and Chapel Lane will all ultimately be upgraded to meet the Downtown Streetscape Design Manual standards, and the ground plane within the Redevelopment’s property line is designed in a way compatible with the surrounding streetscape improvements.

The design of the vehicle connection from Baker Street to Park Lane North through Baker Court is anticipated to borrow elements from the Downtown Streetscape Manual while using a simplified material palette that merges with the landscape design of Baker Court.

Publicly Accessible Open Spaces

The goal of the site’s privately-owned, publicly-accessible spaces is that they have a common design language of paver, bollard, bench and planting. Where the Wyndham and Library Urban Squares may be more elaborate and contain a wider range of experiences, materials and interpretive elements, Baker Court is seen to operate in a supporting role, likely used more by residents and visitors to the north and south towers than Library visitors or members of the general public. However, given its position at the terminus of the east-west pedestrian walkway from Wyndham Street North, Baker Court is proposed to contain planting, seating, lighting and canopy elements that provide amenity and visual interest to those passing through the site as well as those who live on the property.

Grading across the Site is complicated by existing conditions that generally slope down from north to south. The ground floors of all buildings are designed to step down according to the natural grading of Baker Street, so that flush entrance conditions can be provided at principal entrances across the Site. The P1 level also steps down accordingly, with focused areas of <5% slope within the underground parking level.

The following precedents illustrate the design intent of the streetscapes and landscapes within the Baker District Redevelopment:



Figure 102 City of Guelph Official Downtown Paving Pattern. Precedent: Købmagergade shopping street in Copenhagen.

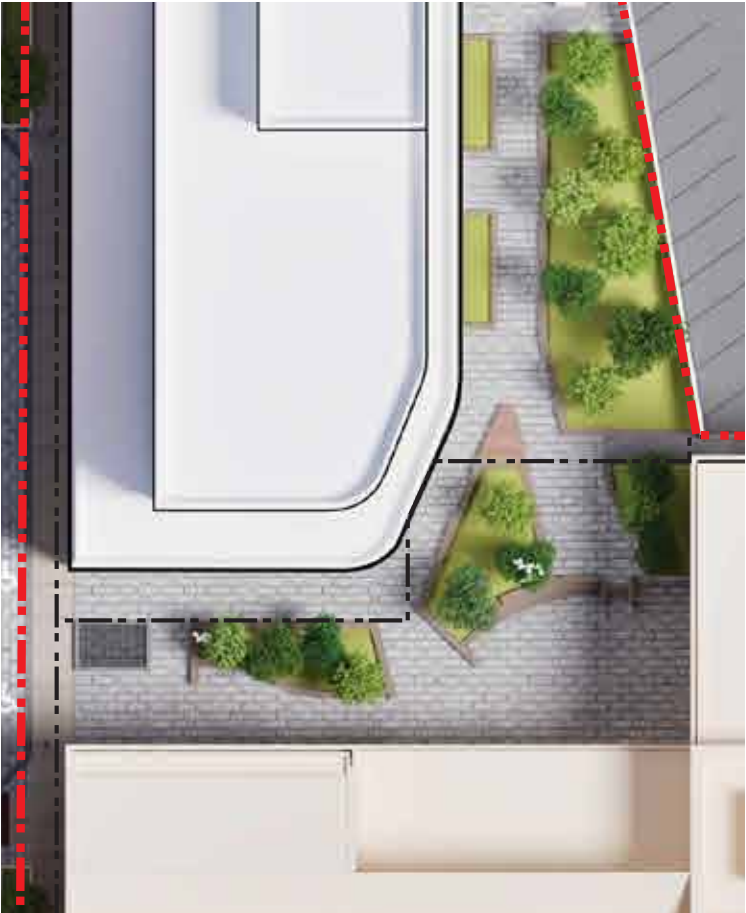
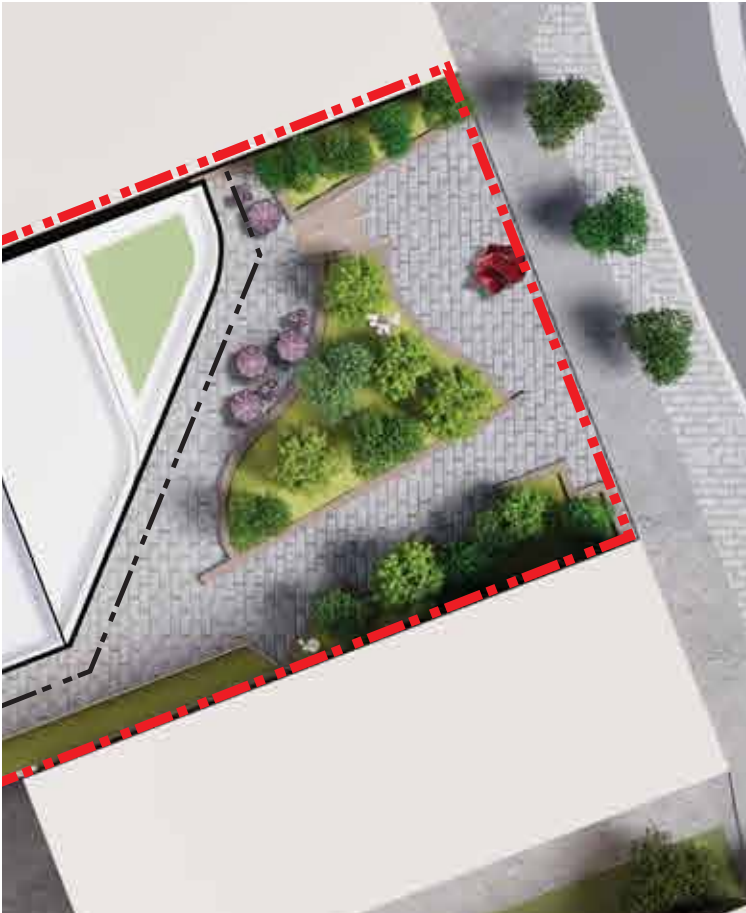


Figure 103 Demonstration of how the Wyndham Urban Square (left) and Library Urban Square (right) anticipate the streetscape improvements of the flanking public streets.



Figure 104 Precedents: Toronto’s Distillery District, as well as Carden Street, employ a common language of unit paver to unify all exterior areas, and punctuates key gathering spaces with memorable pieces of public art.

Figure 105 Precedents: Planting islands are anticipated as part of the Wyndham Urban Square and Library Urban Square, helping to define areas of seating from walkways and areas where service vehicles may pass.

Figure 106 Precedents: Unique bollard elements may define areas for vehicles, with other forms of demarcation including mountable curbs and urban braille communicating transitions between zones.

2.3: Sustainable Urban Design

The Baker District Redevelopment project is being developed using the One Planet Living framework. One Planet Living (OPL) is a planning and sustainability framework which aims to improve environmental and social impacts related to the way we design, build and thrive in our communities.

General

OPL represents one of the most holistic sustainability frameworks available, enabling projects to consider impact from a triple bottom line perspective (people, planet and profit), as well as across the full project spectrum - from design and construction, to how we live, work and play within our communities.

The One Planet Living framework will apply the following sustainability principles to the project:

Identified Priorities through Public Consultation

On January 15, 2019, the City of Guelph, along with Windmill Development Group and Invizij Architects Inc., hosted two identical drop-in workshops to gather input from the public to inform the sustainability vision and goals for the Baker District redevelopment project. The workshops were focused on site-wide sustainability, including the new central library, residential, commercial, and institutional uses, public parking, and the urban square.

In order to communicate the team's initial sustainability goals and strategies, the room was outfitted with 11 stations related the new central library and each of the ten OPL principles. Each station included draft goal statements, precedent imagery representing potential strategies, and space to record feedback about goals and ideas deemed missing.

Community members were asked to vote for the goal statements they identified as most critical to delivering a sustainable community in the context of the Baker District project. The top ten goals as identified by the public have been incorporated into the design of the project, including:

1. Prioritize active transportation, making the site easy and safe to cycle and walk.
2. Protect groundwater and surface water resources by minimizing the pollutants and volume of stormwater leaving the site through on-site management and green infrastructure.
3. Create multi-functional spaces that intertwine the relationship between open and naturalized spaces, biodiversity, blue-green stormwater infrastructure, and social well-being.
4. Minimize building related greenhouse gas emissions by designing energy efficient, high performance buildings.
5. Promote innovative housing to target affordable housing for all socio-economic groups.
6. Support high levels of social, mental, and emotional well-being.
7. Create a mixed-use, inter-generational community that is accessible and encourages a diversity of residents.
8. Foster community spirit by providing local food

- production opportunities on site.
9. Improve biodiversity in downtown Guelph through presence of native vegetation and bird friendly infrastructure.
 10. Integrate public art into the design of buildings, streetscapes, and open spaces.

Baker District Sustainability Strategy

The following outcome statements, alongside the priorities identified by the public, have informed the design of the Baker District Redevelopment. In addition to these overarching project outcomes, a number of potential strategies have been identified for each OPL principle. A selection of these strategies is listed below. The strategies translate the intent of the outcomes into design features to ensure the public's sustainability priorities are represented across the site.

Zero Carbon:

Making buildings energy efficient and supplying all energy with renewables.

Outcomes:

- Baker District uses passive measures to manage building heat loss and cooling loads.
- Baker District is a Zero Carbon District
- Baker District reduces embodied carbon.

Potential strategies:

- Incorporate passive design strategies, such as diverse window and balcony types;
- Explore district energy opportunities;
- Incorporate rooftop solar photovoltaic at the public library;
- Implement education strategies to spur behaviour change in residents and visitors; and
- Use low-carbon construction approaches.

Sustainable Travel and Transport:

Reduce the need to travel, and encourage walking, cycling and low carbon transport.

Outcomes:

- Baker District enables non-auto and active transportation trips.
- Baker District provides parking infrastructure that is adaptable and flexible for future re-use and growth.
- Baker District enables 'micro transit', including rideshare.



- Baker District includes public transit connections to, from, and within the area.

Potential strategies:

- Design walkable, comfortable streets and paths throughout the development;
- Provide ample bike parking;
- Connect Baker District to existing cycling and walking networks;
- Unbundle parking from the purchase of a unit purchase or sale;
- Design parking garage for potential future retrofits to programmable space;
- Design parking to support electric vehicles; and
- Provide a specified waiting area for ride sharing pick-up/drop-off.

Sustainable Water:

Using water efficiently, protecting local water resources, and reducing flooding and drought.

Outcomes:

- Baker District residents and businesses use less indoor potable water.
- Baker District uses non-potable water for non-food landscaping.
- At Baker District, groundwater and surface water resources are protected from contamination.
- Baker District nurtures a connection to water through engagement and education.

Potential strategies:

- Use low-flow water fixtures;
- Specify appliances that are compliant with EnergyStar or WaterSense efficiency-equivalent labelling;
- Use low-impact design strategies for the management of storm water, such as tree pits, filter strips, and bioretention cells;
- Reduce the use of salt for de-icing; and
- Leverage storm water infrastructure as an educational opportunity for the citizens of Guelph, such as educational signage identifying native vegetation in public square.

Land Use and Wildlife:

Protecting and restoring land and marine systems for the benefit of people and wildlife.

Outcomes:

- Baker District contributes to improved biodiversity in downtown Guelph.
- Baker District helps reduce the impact of the heat island effect on human and wildlife habitat.
- Baker District includes multifunctional spaces that provide access to biodiversity and enhance wellbeing.
- Baker District helps minimize the effects of light pollution.

Potential strategies:

- Plant only native, adapted (non-invasive) or drought-tolerant vegetation and pollinator species;
- Integrate native plants and bird houses into the landscape design;
- Employ strategies to reduce bird collisions at the buildings;
- Reduce heat island effect through roof design strategies, such as paints with high albedo or green roofs;
- Make use of native trees for shading;
- Design landscaping for all seasons to extend usefulness throughout year; and
- Employ strategies to reduce light trespass and night sky pollution.

Health and Happiness:

Encouraging active, social, meaningful lives to promote good health and wellbeing.

Outcomes:

- Baker District residents and workers are happy
- Baker District residents are among the most physically active in Canada
- Baker District residents and workers enjoy high levels of social, mental, and emotional wellbeing.

Potential strategies:

- Design a high-quality, beautiful public square to support social connections, such as public art installations, and indoor/outdoor meeting places;
- Incorporate water filling stations to encourage physical activity;
- Ensure excellent indoor air quality; and
- Use lighting design strategies to promote safety and security.

Local and Sustainable Food:

Promoting sustainable, humane farming and healthy diets that are high in local, seasonal, organic food and vegetable protein.

Outcomes:

- Baker District provides opportunities to improve healthy food accessibility and foster community spirit.
- Baker District supports sustainable and local agriculture in Guelph/Wellington.
- Baker District aligns human food consumption with the Planetary Health Diet to reduce onsite food- related emissions.
- Baker District produces less food waste.
- Baker District helps to create a sustainable, nutritious and accessible food system in Guelph by supporting local food-related businesses/ organizations.

Potential strategies:

- Seek on-site retailers that align with the Project's food goals;
- Design community kitchens in common areas in the residential buildings;
- Make composting streams available on-site; and
- Design public realm to anticipate hosting food-focused events.

Sustainable Materials:

Using materials from sustainable sources and promoting products which help people reduce consumption.

Outcomes:

- Baker District uses materials, products and services with positive social and environmental benefits.
- Baker District promotes reduced consumption and sharing of resources.

Potential strategies:

- Aspire to source products that incorporate recycled content, biobased materials, wood products, material reuse, and/or are locally sourced; and
- Consider spaces for residents and visitors to trade/share goods.

Equity and Local Economy:

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

Outcomes:

- Baker District includes affordable housing.
- Baker District is integrated into the local community. There are opportunities for local businesses and social entrepreneurship.
- Baker District residents, workers and visitors practice environmentally and socially responsible procurement practices.
- Baker District is a mixed-use, intergenerational community. It is safe and accessible, and it attracts a diverse mix of residents.

Potential strategies:

- Design a proportion of residential units to be affordable;
- Include a sufficient variety of housing sizes and types in the project;
- Incorporate diverse building uses that complement existing local business community; and
- Create environmentally and socially responsibly procurement guidelines for owners/users of the community.

Culture and Community:

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

Outcomes:

- Baker District creates an identity and sense of place by acknowledging Guelph's cultural heritage, history, and the sense of a community of neighbourhoods.
- Baker District promotes a sense of belonging and inclusion, regardless of physical ability, ethnic origin, age, and economic means.
- Baker District's design incorporates beauty.
- Baker District nurtures a culture of sustainability that values environmental and social advocacy, participation, and volunteerism.

Potential strategies:

- Promote walkability, increase transportation efficiency, and reduce vehicle distance traveled by developing near existing infrastructure;
- Design spaces to support permanent and rotating public art installations;
- Provide opportunities for engagement, such as benches, picnic tables, and/or lobby seating;
- Provide educational materials to all residents, workers, and volunteers that explain the sustainable features of the building and tips on how to live and work sustainably

Zero Waste:

Reducing consumption, reusing and recycling to achieve zero waste and zero pollution.

Outcomes:

- Baker District residents, workers and visitors generate less waste.
- At Baker District, reuse, recycling and upcycling is used to divert residential and institutional waste from landfills.
- At Baker District, the amount of demolition and construction waste sent to landfills is minimized through reducing, reusing, recycling, and refurbishing.

Potential Strategies:

- Use educational opportunities, involving all project stakeholders, that can support behavioural change and promote a zero-waste culture, such as signage around bins;
- Design spaces that can support waste diversion; and
- Create a construction waste management plan to optimize waste diversion during construction.

Carbon and Energy

In addition to being a City of Guelph priority, carbon was identified as a top-5 priority by the community. The City’s Community Energy Initiative (CEI) includes two ambitious goals for Guelph:

- To become a Net Zero Carbon community by 2050; and,
- To use 100% renewable energy for the City’s corporate operations by 2050.

Per the Zero Carbon principle, the project will pursue the following strategies to support the City’s goals and create a low carbon community:

1. Manage building heat loss and cooling loads with passive measures.
 - Consider passive design strategies, such as increased insulation levels, efficient glazing systems, mitigating thermal bridges, and minimizing infiltration, etc.
2. Create a Zero Carbon District.
 - Use innovative design strategies for mechanical systems
 - Optimize operational efficiency
 - Design for energy load sharing and peak demand shaving
 - Incorporate on-site solar PV at the public library
3. Reduce embodied carbon.
 - Consider lower carbon construction approaches and materials
4. Consider education strategies to enable behaviour change of residents and visitors.
5. Consider use of emerging technologies to support on-going innovation in energy efficiency and low-carbon products.

These strategies will be further studied during the design process to define specific approaches to reducing the carbon footprint of the project.

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Part 3

3.1 Development Yields

Preliminary Program Areas

The following matrix provides current assumptions with respect to program areas for the major components of program currently known within the Baker District Redevelopment, and are subject to change as the design of the project progresses.

North Tower + South Tower:
Total GFA above-grade: 392,237 SF / 36,440 m2
Commercial/Retail GFA: 6,405 SF / 595 m2
Residential Unit Count: 395 - 405 units

Open Spaces:
Wyndham Urban Square: 9,501 SF / 883 m2
Baker Court: 8,585 SF / 798 m2
East Pedestrian Zone: 6,072 SF / 564 m2
Library Urban Square: 7,423 SF / 690 m2

Unit Mix:
The current targets for unit mix for the Baker Street Redevelopment noted below, based on a preliminary understanding of market demands, prioritize one-bedroom units over larger unit types. The range of unit counts provided above are based on a target residential unit mix as follows:

Studio	15%
1-Bed	25%
1-Bed+Den	25%
2-Bed	25%
2-Bed+Den	10%

Unit Sizes:

Studio	400-475 SF
1-Bed	500-625 SF
1-Bed+Den	575-700 SF
2-Bed	700-900 SF
2-Bed+Den	850-1000 SF

Affordable Housing Strategy

Affordability Targets

As a part of contributing to a diverse downtown in the City of Guelph, Windmill intends to include affordable housing in the Baker District Redevelopment. This will contribute to an inclusive downtown Guelph for everyone and take advantage of all the area can offer.

The goal of this section is to demonstrate how Windmill intends to address the City of Guelph’s Affordable housing targets and Official Plan policies concerning affordability, in addition to the County of Wellington’s current 10-year Housing Plan. It will also provide City of Guelph staff with information to monitor planned projects, and measure the demand, and budget requirements, for financial incentives related to affordable housing.

Housing affordability has become a greater challenge and continues to become an ever-increasing government and public priority. As noted in the RFP submission, Windmill’s initial goal was to provide 12% of all units in the Baker District as affordable. Windmill has since increased its goal to provide a minimum of 30% of all units as affordable.

The amount of affordable housing created will be a function of successfully working with various Government funding programs. The more incentives that can be leveraged, the more affordable housing that can be created. This would include working with Municipal, Provincial, and Federal Programs as well as non-profit partnerships. Receiving support from the City of Guelph to create affordable housing will be key to accessing more senior level government programs, such as Wellington County, Province of Ontario, and the Canadian Mortgage and Housing Corporation (CMHC). Until government support is confirmed, it is uncertain if the amount of affordable housing created by the project will meet the target.

City of Guelph’s Requirements

The City of Guelph’s Affordable Housing Strategy uses the same definition of affordable as in the

Provincial Policy Statement of 2014. This Provincial Policy Statement defines affordable as:

- a) In the case of ownership housing, the least expensive of:
1. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or
 2. Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.
- b) In the case of rental housing, the least expensive of:
1. a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or
 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Since 2018, an income-based benchmark has been used to determine affordable ownership pricing whereas a market-based calculation has been used to determine affordable rental pricing.

The City of Guelph Affordable Housing strategy is to have 30% of all new residential units constructed be affordable. This is broken down further, with 25% of new units as affordable ownership housing, 4% as affordable secondary rental, and 1% as affordable primary rental. The affordable rental target is measured as a five-year average. The City of Guelph has also identified a need for affordable housing for single-headed households, such as students, young professionals and seniors who require smaller residential units, when possible.

County of Wellington Housing and Homelessness Plan

In 2015, the County of Wellington developed a 10-year Housing and Homelessness Plan for Guelph-Wellington County area. They issued a five-year update to this plan, approved in 2018, which is intended to support the provincial goal to end chronic homelessness in Ontario by 2025.

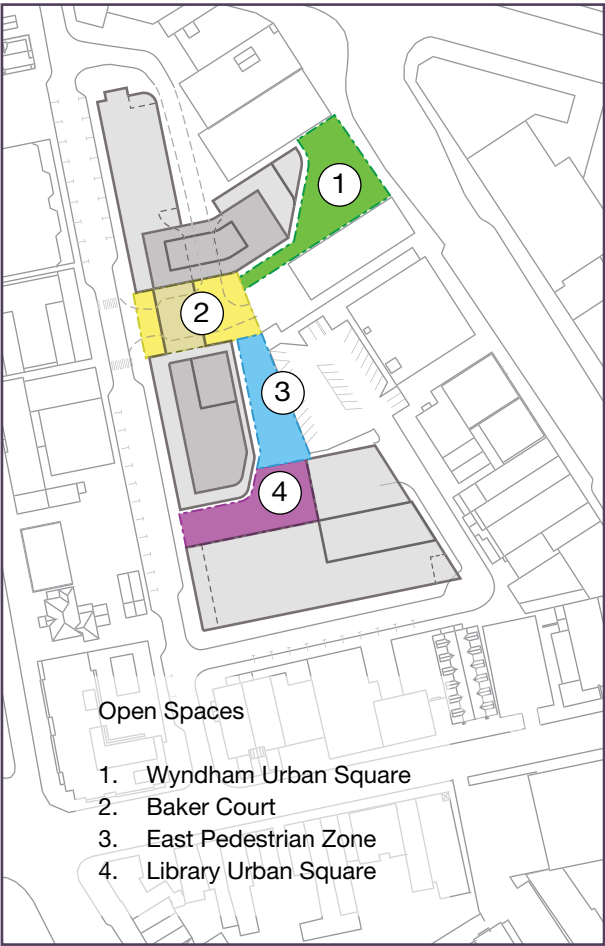


Figure 107 Diagram of Open Spaces

The 10-year Housing and Homelessness Plan for Guelph Wellington specifically targets to “increase the supply and mix of affordable housing options for low- to moderate-income households” and is directed to “identify an active role for the private sector in providing a mix and range of housing, including affordable rental and ownership housing, to meet local needs”. The plan also encourages projects based on partnerships with non-profits and municipalities.

The Baker District Redevelopment would help the County of Wellington meet its 10-year Housing and Homelessness Plan and contribute towards ending chronic homelessness. The project represents a partnership between Windmill Developments and the City of Guelph, that could provide a mixture of affordable housing types to the area and provide a role model for how private developers can contribute affordable housing towards the 10-year Plan.

Official Plan Objectives and Policies

The Baker District Redevelopment will contribute towards and comply with The City of Guelph’s Official Plan’s goals and objectives to encourage and promote densification of the City Centre and the provision of affordable housing.

In The City of Guelph Official Plan, February 2024 Consolidation, section 7.2 a) and h) specify that not only should the City encourage and support the development of affordable housing throughout the City, but this affordable housing should be provided with supporting amenities to satisfy the needs of the community and support an affordable lifestyle. Located downtown, this is exactly what the Baker District Redevelopment project offers, as it is situated near existing amenities and promises to provide more through the construction of a library and outdoor public areas. Section 7.2 b) also details that the City should encourage and promote affordable housing opportunities funded by Provincial and/or Federal programs, which we will endeavor to apply for as a part of this project.

Additionally, The City of Guelph Official Plan, February 2024 Consolidation, section 7.2.2.10 makes the project’s location ideal for the

incorporation of affordable housing. It is well served by transit, shopping, parks, and other community facilities. The addition of affordable units here allows residents to take advantage of all the surrounding benefits.

Baker Street Affordable Housing Strategy

Windmill Development Group initially targeted to provide 12% of residential units as either affordable ownership or rental. Windmill has since increased this target to 30% of residential units as either affordable ownership or rental to support the City of Guelph’s Housing Accelerator Fund requirements. Windmill will partner with One Planet Living Community Alliance (OPLCA), a related non-profit housing organization, to help create affordable housing and leverage government incentives. The increased affordable housing goal reflects an increased need in the housing market for more affordable housing. In keeping with municipal objectives, these suites would likely be small scale, priced at a level that would be affordable for households.

Government Programs for Affordable Housing

To support the creation of affordable housing at the Baker District Redevelopment, in consultation with the City of Guelph, Windmill Development Group and OPLCA will leverage various government incentives, possibly including The City of Guelph Community Improvement Plan, property tax exemptions and various CMHC’s programs, including the Affordable Housing Fund and Apartment Construction Loan Program. The CMHC National Housing Strategy programs are a key component to financing the construction of affordable housing. Specifically, the Affordable Housing Fund and Apartment Construction Loan Program. More information about these various programs are included below.

Affordable Housing Community Improvement Plan (CIP)

In the event funding is available, Windmill Development Group would consider applying to the City of Guelph’s Community Improvement Plan. This project is well aligned with the goals of this

program. We propose to provide affordable housing composed primarily of smaller units. As a part of the eligibility criteria for CIP funding, projects need to meet the Province of Ontario Affordability Benchmarks for 25 years.

If we do not receive approval under CIP, or the program is discontinued or underfunded, we may be unable to qualify for additional grants and would be limited in the amount of affordable ownership or rental that could be provided in the development.

CMHC Affordable Housing Fund

The CMHC Affordable Housing Fund provides financing to organizations to create and operate rental housing with a minimum of 30% of units at less than 80% of the median market rent for a minimum of 20 years.

The Affordable Housing Fund offers a combination of mortgage financing with forgivable loans (i.e. grants). The size of the grant a project receives is based on a scoring scale for a number of social impact criteria. It focuses on the number of affordable units, the level of energy efficiency, the number of accessible units, and the strength of other financial partnerships.

As an affordable rental project, the Baker District Redevelopment is eligible for the CMHC AHF and will be a strong application with the project’s focus on energy efficiency and sustainability, while also providing services to the community through the provision of the Library, new public spaces, institutional buildings, and a mix of housing types.

The fund prioritizes projects that exceed mandatory requirements, that bring partners and additional investment to the table, and that address the needs of vulnerable populations. Beyond affordability, the project must be sustainable, accessible, and financially viable. This includes achieving Tier 2 (25% reduction in energy consumption and greenhouse gas emissions) of the 2020 National Energy Code for Buildings (NECB). Additionally, the project must contain a minimum of 20% accessible units. Windmill intends to meet all CMHC AHF requirements.

Apartment Construction Load Program (ACLP)

The Apartment Construction Loan Program provides low-cost mortgage financing to eligible borrowers for both construction and takeout financing. The program offers loans ranging from a minimum of \$1,000,000 up to 100% of the cost of the residential component of a project. The program focuses on standard rental, seniors housing and student housing projects in Canada where there is a need for additional rental housing supply. Based on the City of Guelph’s targets for affordable rental, there is a need for this kind of development within this project.

Similar to other programs, the ACLP also requires projects to meet standards of affordability and financial viability. The project must also demonstrate the financial and operational ability to carry the project without ongoing subsidies and the ability to meet debt coverage ratio requirements.

CMHC Seed Funding Program

The Seed Funding program supports affordable housing projects through interest-free loans and/or non-repayable contributions. Windmill applied for and received funding from the CMHC Seed Funding Program in 2020 to support costs for completing pre-development activities related to the construction of new affordable housing supply.

County of Wellington RFP Grants

The County of Wellington provides rent supplements and housing benefits to supplement the rent a low-income household can afford. Closer to project construction completion, Windmill will consider whether this is an opportunity to further support the affordable housing provided by the Baker District Redevelopment.

Summation

To meet affordability targets and the increased need in the housing market for more affordable housing, Windmill Development Group will endeavor to provide 30% of units in the development as affordable ownership or rental units. In keeping with The City of Guelph’s Affordable Housing Strategy, these affordable units would be small scale, energy efficient, and will remain affordable for the required time allotment for any grants received.

The amount of affordable housing provided within the Baker District Redevelopment will be a function of successfully working with various Government funding programs such as The City of Guelph Community Improvement Plan, CMHC’s Affordable Housing Fund and CMHC’s Apartment Construction Loan Program. Until such government funding programs are confirmed, the amount of affordable housing created by the project is uncertain.

Part 4

4.1 Phasing and Implementation

Phasing + Implementation

At the time of this submission, the construction of the new Guelph Public Library is well underway and expected to be completed sometime at the end of 2026.

The construction of the private development is planned to begin in 2027 and will proceed in a coordinated multi-phase approach designed to ensure efficient site implementation and timely activation of both private and public realm components. The initial construction phase will involve the complete build-out of the underground parking garage spanning the full private development site. This will be followed by the erection of the podium levels and the interconnecting bridge structure that links the two towers. Vertical construction of the North and South towers will then commence in close succession, with the North tower leading slightly ahead of the South.

All public realm components including Wyndham Urban Square, Library Urban Square, and the internal Baker Court, will remain fenced within the development lands during active construction to maintain public safety and facilitate staging and equipment access. These spaces will be delivered following substantial progress on the tower exteriors and major interior works, once heavy construction activities (e.g., cranes, concrete trucks, and major deliveries) have concluded. At that stage, the construction of public plazas can begin in earnest. Retail units located at grade will be implemented in tandem with the surrounding public realm improvements to ensure they are functionally supported by access and pedestrian connectivity.

The private realm areas, including those adjacent to Baker Court, will be constructed up to the delineated boundary between private and public ownership, allowing seamless integration during subsequent public space delivery. This phased strategy supports practical site implementation while promoting cohesive urban activation, aligning tower occupancy with timely delivery of public realm features.

