



envision GUELPH ▶ downtown

Community Workshop (Part 2): June 29, 2010



Meeting Agenda

- 6:30-7:00 **1. Welcome**
- 2. Purpose & explanation of the meeting**
- 3. What we heard last time: Uses, Valued Qualities**
- 7:00-8:15 **4. Breakout Groups Question–Review Principles– Report Back**
- 8:15-8:30 **5. Next Steps**

Next Steps

April 27

June 17

June 29

July

Fall, 2010

Secondary Plan Process

Directions Paper

Draft Secondary Policies

Technical Comments

Policy Context

Public Input

Ward and the Woods 1 Site

Land Use Policies

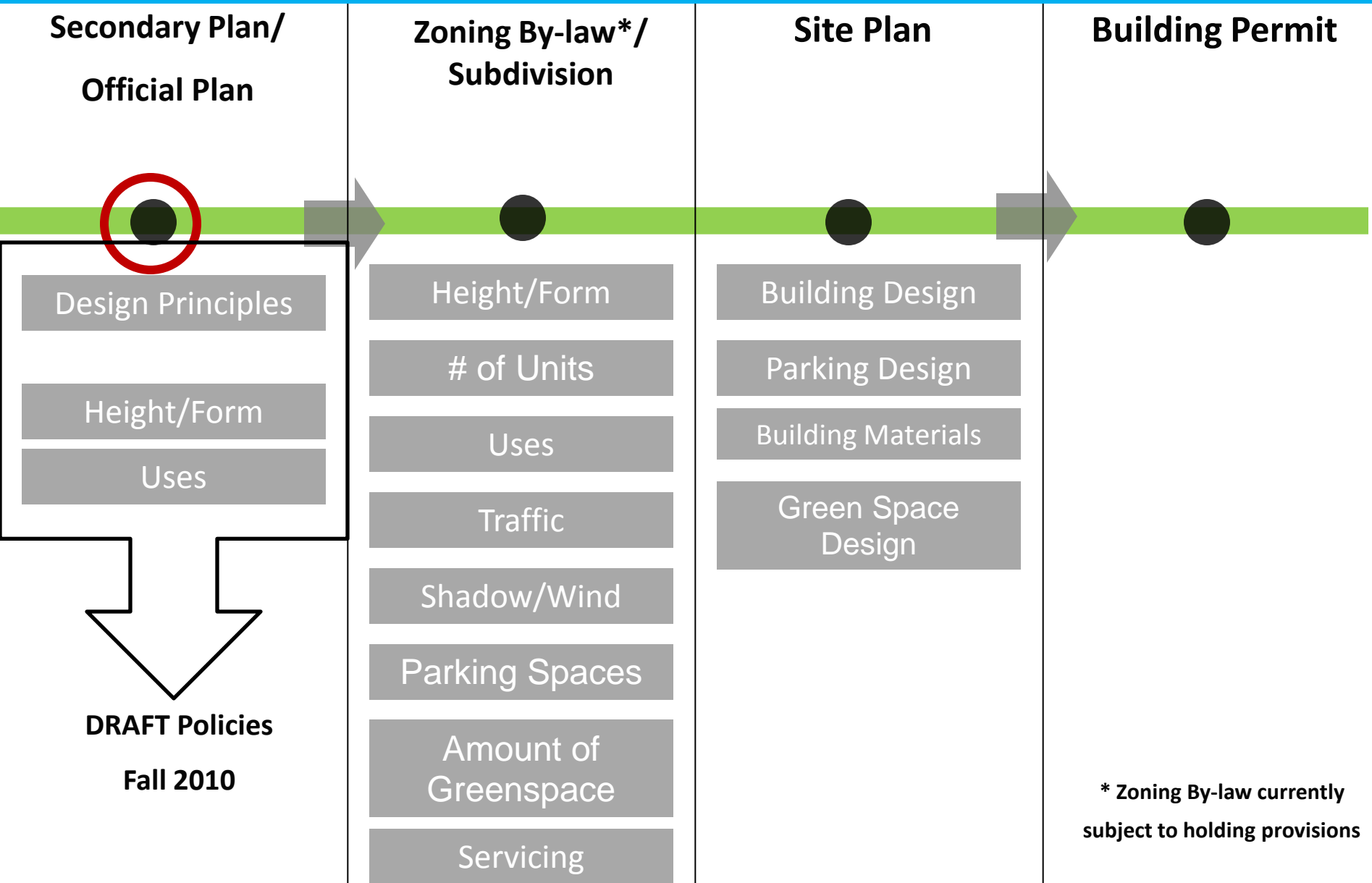
Urban Design Principles

Community Walkabout

Summer

Developer Proposals

1. Planning/Design: Typical Planning Process



Feedback On Uses: June 17

Table 1:

- library and put tower at Baker St. – will take overflow parking from River Run and Area as wood site does now
- Mixed: Art gallery, restaurant, café's etc
- Whole Food grocers like Angelinos or old Royal Dairy
- St Lawrence market type of location
- Residential and mixed commercial
- community center in heritage building
- school if upper grand will only build new and not renovate old school.

Table 2:

- Space for artists/artisans/museums
- year-round 'market' incorporating fresh goods, artisan foods, crafts/art etc. St Lawrence Market style.
- local deli-café/coffee shop
- walk way along cleaned up river
- any development needs to incorporate sufficient parking!

Table 4:

- 6 storey limit
- clear walking along the river
- mixed use – townhouses, commercial architectural interest...not cookie cutter.
- urban gardens
- libraries, community centres.
- café, artist studio
- visual blending

Table 5:

- micro-scale commercial shops (bakery, eatery, butcher shop etc.)
- community centre
- open air feel market
- off leash dog park
- green space/community garden
- footbridge from Woods site to Wellington (or bike)
- cultural centre specific to the Ward
- trade bank for goods and services/skills
- hardware store
- garden centre
- sustainable design utilized including energy efficient amenities/appliances (passive solar design)
- neighbourhood scale open space.

Table 6:

- historical village feel – butcher, café, bakery, plumber, library, Ward 'museum' and café.
- farmers market, Guelph little Theatre, river trails
- revitalization- community center/daycare centre
- more evenly distributed intensification throughout ward-
- overwhelming to neighbourhood to have 4 high-rises on site
- green space by river
- residential and small retail enterprises (cafes etc)

Table 7:

- mixed use
- restaurants/cafes along the water
- old materials (stone, etc.)
- moderate growth
- independent businesses – not like the Wellington
- clean up the Wellington so it's not the 'great divide'
- pedestrian/cycling bridge to help Ward/Wood Site 1 be a destination

Table 8:

- library, community centre, park space, market, stores, café
- lots of renovations – hardware store
- community garden
- personal service businesses
- art gallery (There are lots of artists who live in the ward)
- medical clinic

Table 9:

- library would compliment and serve projected density in Ward 1
- satellite campus (university and college)
- grocer, bistro/café
- accessible park area
- amphitheatre
- Vintage shops
- new home for Festival Italiano (it has outgrown the parking lot)

Table 10:

- more community oriented buildings (i.e. year round farmers market, library)
- large downtown park
- youth/community centre
- small independent retail
- artist space / co – op

Table 11:

- front historic building as community use (library, community centre/services, focal point)
- shops and restaurants
- multiuse
- walk-able

Table 12:

- small retail/business
- walking trails, community gardens, fruit trees etc. use of plants
- recreational youth center (programs, life skills, sports
- library (small branch)
- water, sewer and safety of resources and use (must be environmentally friendly)

Summary of the Land Uses Discussed:

Draft Land Use Direction 1:

A mix of uses should be permitted on this site.

Summary of the Land Uses Discussed:

Some of the Community Uses Suggested

Community Gardens	Community Centre	Art Gallery	Community Accessible Green Space/Parks
Library	Community Space	Ward History	
	School	Amphitheatre	

Draft Land Use Direction 2:

Community uses should be permitted on the site including community space and gardens. Public art on the site should reflect the history of the Ward.

Summary of the Land Uses Discussed:

Some of the Commercial Uses Suggested

Small-scale
commercial: food,
hardware, clothing

Restaurants/Cafes

Personal Services

Satellite Campus

live/work uses

Destination Market

Art Gallery

Draft Land Use Direction 3:

Small-scale commercial, personal service uses and live-work uses should be permitted on the site including cafes, restaurants, art galleries and food stores.

What's a principle?

Parking



Not a principle:

There should be 637 parking spaces.

The principle:

There should be enough parking on the site to accommodate the development proposed.

Why are we talking about principles?

Our challenge:

How do we ensure that the Woods 1 high density residential site reflects and is compatible with the surrounding Ward neighbourhood?

Feedback On Values: June 17

Table 1:

- heritage – specifically the Building on site = honouring the past (design and public art)
- uniqueness – mixed local businesses, types of houses, buildings (not cookie cutter)
- Green Space – river access to all, Park for all, Accessible trails integrated with neighbourhood, River focal point, street fruit trees, native species
- Residential Design to encourage a diversity of people and still like our neighbourhood where you could walk through, maintain profile that exists, create appealing location with variety but no towers.

Table 2:

- integrating historic aesthetics, design and materials
- intimate proximity of housing units, while maintaining diversity of building and property design
- preserve the gardens and green space existing in the neighbourhood while integrating new gardens/green spacing with a similar design
- continue to encourage the sense of community, close neighbours and social relationships
- low traffic flow

Table 3:

- heritage history - mast famous community in Guelph!
- multicultural/respectful atmosphere/diversity/ blue collar
- gardening/self-sufficient/sustainable
- good place to raise family
- access to river/ proximity to parks and downtown
- mixed use/uniqueness
- live/work neighbourhood- walking community.

Table 4:

- nature, river/gardens
- low-rise buildings – neighbourhoods
- heritage- buildings date back to 19th c
- gardens – self sustaining
- mixed cultural flavour

Table 5:

- conserve the unique character or the community (old town feel, heritage streetscapes)
- public green space (for children, food, community get together. Walkability, aesthetic appeal)
- maintain current traffic flow without adding or widening roads
- integrity of rivers and parks maintained or enhanced.
- historical landmarks maintained (including our views to landmarks e.g. Church of Our Lady)/

Table 6:

- unique village history
- diversity of people/backgrounds
- mixed use (live and work)
- friendly and safe area
- affordable housing and space to garden

Table 7:

- proximity to amenities, independent businesses
- walking distance to water, parks and green space and amenities
- diversity of people, housing types. Income, age of buildings
- mixed use- employment
- quiet, prospect and refuge

Table 8:

- Low Density- Single or semi-detached dwellings
- Unique, old world character (Gardens, fruit trees etc.). Most houses are unique (contrasted to new subdivisions or high rise buildings.)
- Large lots with privacy, more open feeling of space
- close knit community
- we know and identify ourselves as a neighbourhood and we experience it as a neighbourhood.
- value aesthetic and natural environmental health of the river
- low traffic flow

Table 9:

- new development should complement existing housing (not dominate it)
- incorporate heritage characteristics of existing ward buildings/houses to preserve character of Ward.
- access to river/downtown is friendly NO WALL
- lots of mature trees, multicultural feeling
- amenities must be within walking distance (grocery store/bank)
- adequate parking for homeowners and guests – not vying with non-residents for spots

Table 10

- family oriented community
- social economic diversity
- affordable housing
- culture and heritage (small convenience retail, rich history still in the architecture, family sustaining gardens...neighbours who have been here for 60 years.
- sky-scape- low rise buildings.
- pride of ownership

Table 11:

- heritage elements
- diversity in housing
- gardens
- 2 rivers
- walkable neighbourhood
- keep streets for local traffic
- schools
- Churches

Table 12:

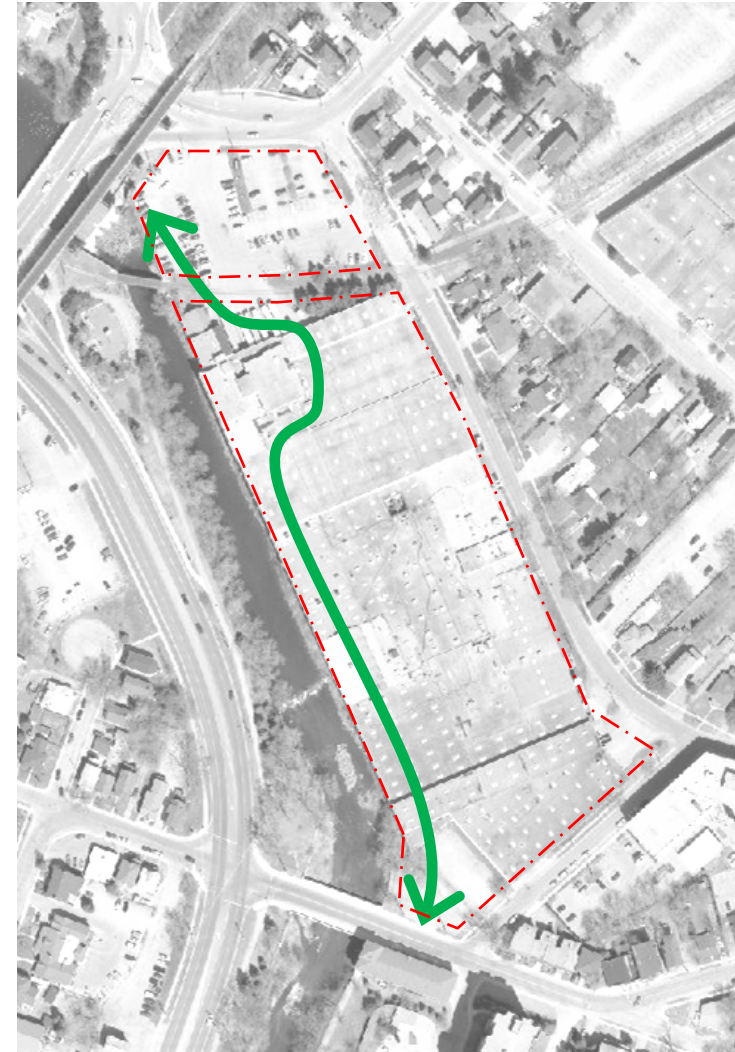
- local employment/business
- community-family feel (not a commuter or bedroom community)
- humility and respect (residential mixed use)
- open green space, less concrete...Environmental Wild spaces (food base gardens)
- any new building should fit and blend in with existing architectural style.

DRAFT Principles for the Woods 1 Site

1. Create a substantial connected public open space along the river

well connected to surrounding streets.

- Green Space – river access to all, Park for all, Accessible trails integrated with neighbourhood, River focal point, street fruit trees, native species
- access to river/ proximity to parks and downtown
- nature, river/gardens
- integrity of rivers and parks maintained or enhanced
- value aesthetic and natural environmental health of the river
- open green space, less concrete...Environmental Wild spaces (food base gardens)



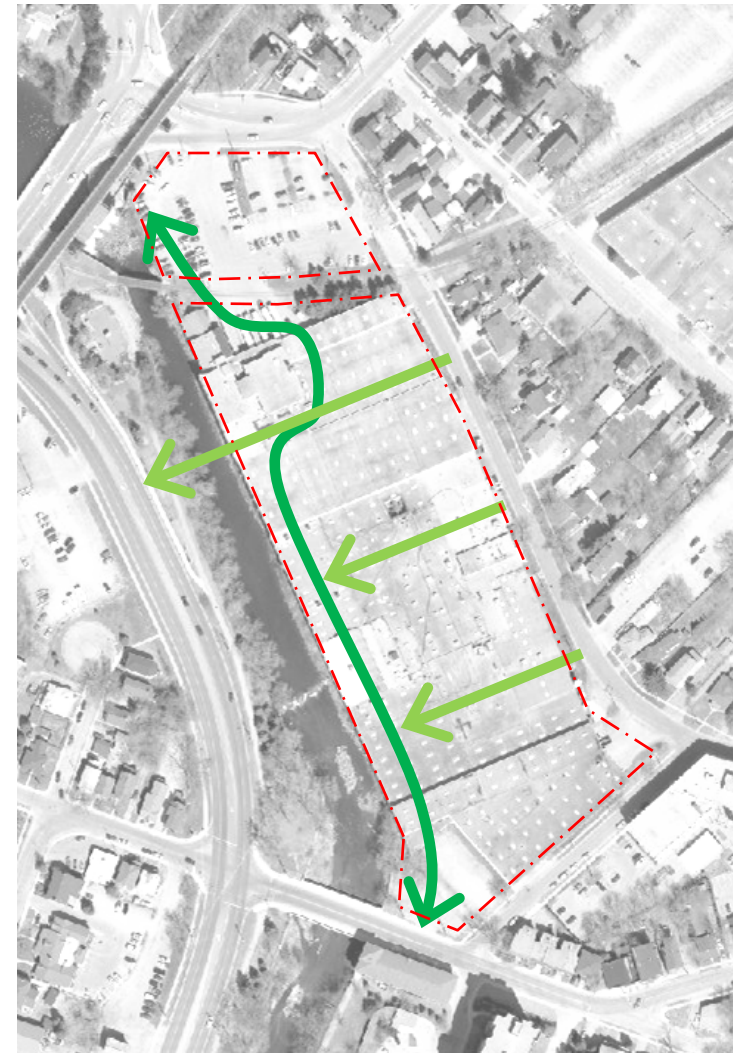
June 17 Feedback

DRAFT Principles for the Woods 1 Site

2. Establish a network of publicly accessible open spaces and streets

that divide the site, increase connectivity across the river and allow for efficient pedestrian, bicycle and vehicular circulation.

- walkable neighbourhood
- keep streets for local traffic
- Accessible trails integrated with neighbourhood
- still like our neighbourhood where you could walk through
- walking community.
- maintain current traffic flow without adding or widening roads
- walking distance to water, parks and green space and amenities
- access to river/downtown is friendly NO WALL

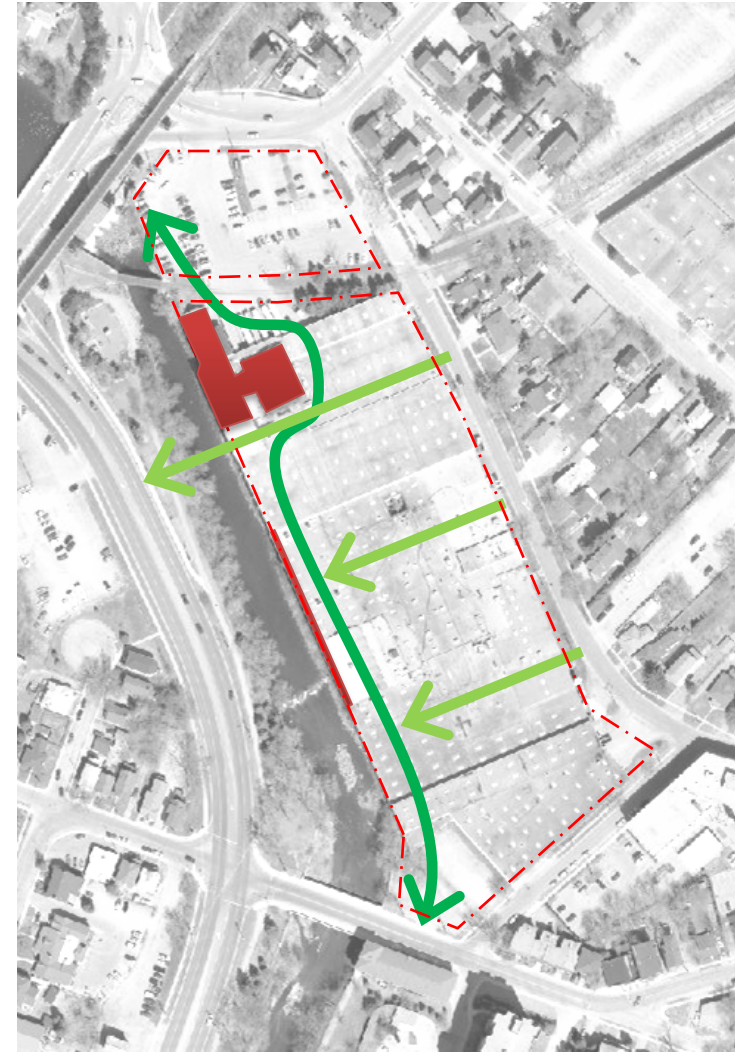


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DRAFT Principles for the Woods 1 Site

3. Reflect and respect the historic context; conserve and reuse the historic stone building on the site.

- heritage – specifically the Building on site = honouring the past (design and public art)
- uniqueness – mixed local businesses, types of houses, buildings (not cookie cutter)
- integrating historic aesthetics, design and materials
- heritage history - most famous community in Guelph!
- heritage- buildings date back to 19th c
- conserve the unique character or the community (old town feel, heritage streetscapes)
- unique village history
- Unique, old world character (Gardens, fruit trees etc.).
- incorporate heritage characteristics of existing ward buildings/houses to preserve character of Ward.
- culture and heritage
- any new building should fit and blend in with existing architectural style.



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DRAFT Principles for the Woods 1 Site

4. **Protect key views**, including the view to the Church of Our Lady aligned with the potential pedestrian bridge, from Arthur Street.

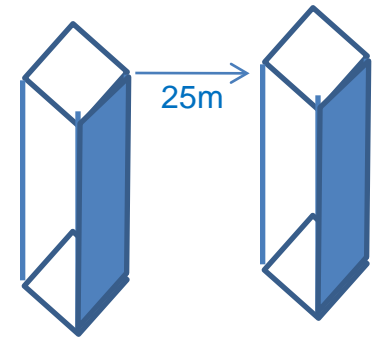
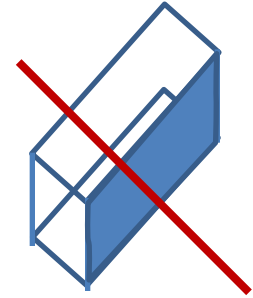
- historical landmarks maintained (including our views to landmarks e.g. Church of Our Lady)
- access to river/ proximity to parks and downtown
- value aesthetic and natural environmental health of the river
- access to river/downtown is friendly



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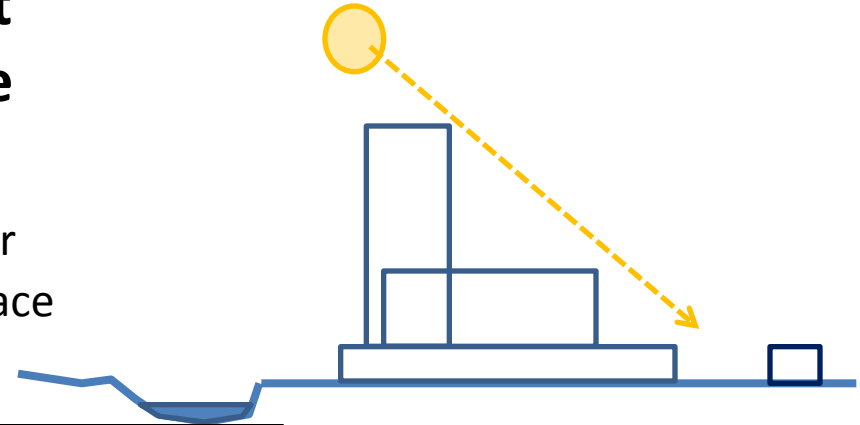
- 5. Taller buildings should be slender and spaced** to avoid a wall effect, mitigate shadow impacts and maintain sky views. Taller buildings can be used to allow more open ground to obtain more open space and public access.

-- -access to river/downtown is friendly NO WALL
--sky-scape- low rise buildings.
--Large lots with privacy, more open feeling of space
--low-rise buildings – neighbourhoods
--maintain profile that exists, create appealing location with variety but no towers.



DRAFT Principles for the Woods 1 Site

6. **Provide transitions in height that minimize shadow impacts on the existing neighbourhood and respect its character**, i.e., locate taller buildings adjacent to the riverfront open space and lower buildings along Arthur Street.

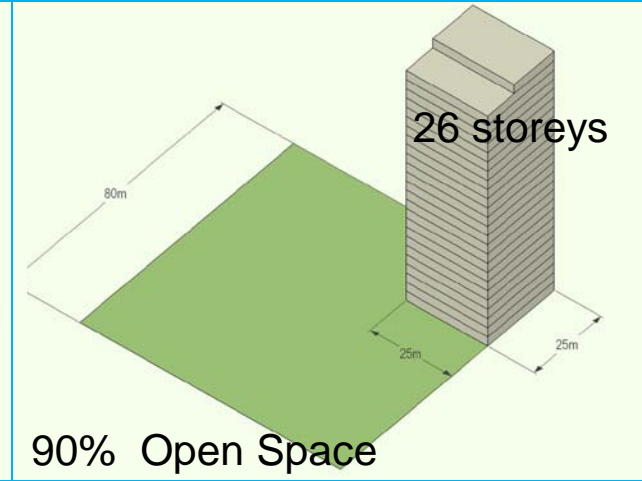
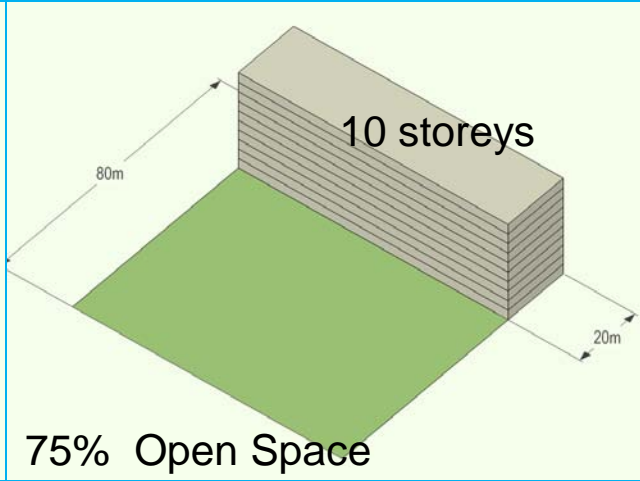
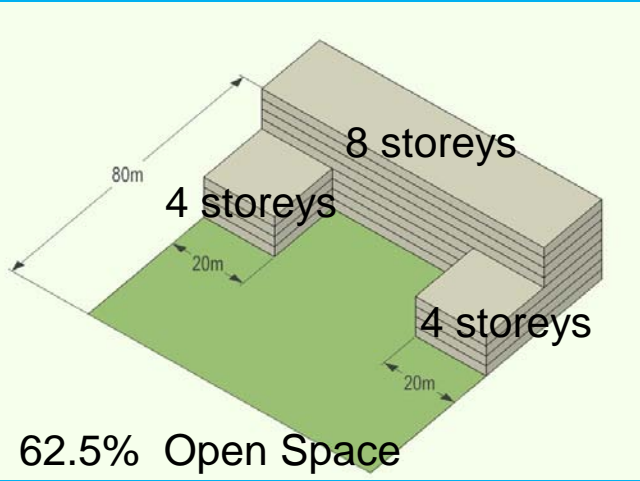
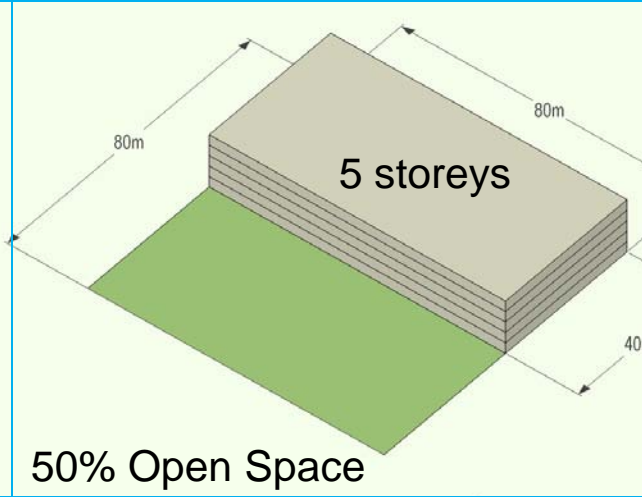
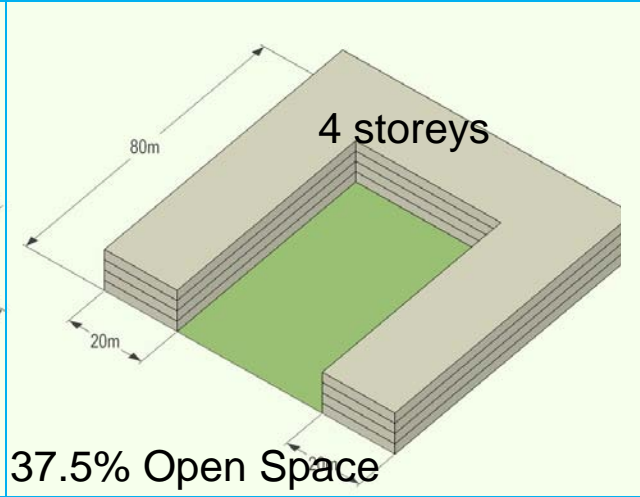
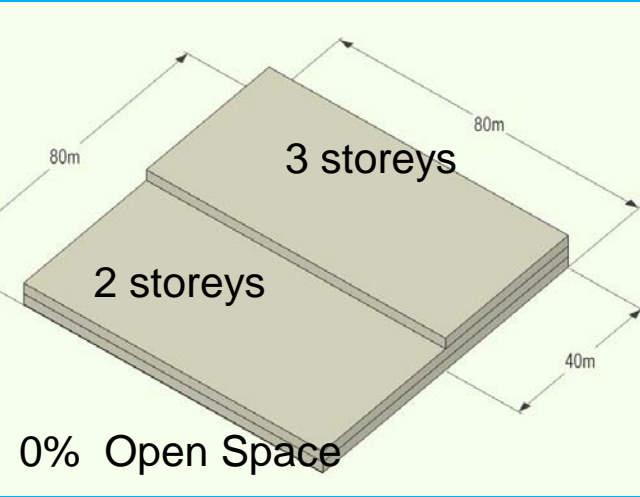


-- any new building should fit and blend in with existing architectural style
-- new development should complement existing housing (not dominate it)



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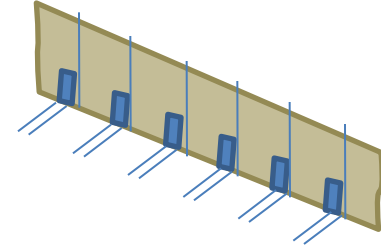
Same Density: Different Built Form



2.5 FSI

DRAFT Principles for the Woods 1 Site

7. Residential buildings should provide many front doors along public streets and publicly accessible open spaces.



- -pride of ownership
- continue to encourage the sense of community, close neighbours and social relationships
- Residential Design to encourage a diversity of people and still like our neighbourhood where you could walk through
- walkable neighbourhood
- intimate proximity of housing units, while maintaining diversity of building and property design

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DRAFT Principles for the Woods 1 Site

8. **Structured parking should be provided** and surface parking should be limited. Above-grade parking should be concealed within residential development.

- --adequate parking for homeowners and guests – not vying with non-residents for spots

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DRAFT Principles for the Woods 1 Site

9. Incorporate green energy and other sustainable design features.

- water, sewer and safety of resources and use (must be environmentally friendly)
- open green space, less concrete...Environmental Wild spaces (food base gardens)
- lots of mature trees
- gardening/self-sufficient/sustainable
- gardens – self sustaining



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DRAFT Principles for the Woods 1 Site

10. Development should include a mix of units types varying in size and affordability.

- -community-family feel (not a commuter or bedroom community)
- diversity in housing
- family oriented community
- social economic diversity
- affordable housing
- diversity of people, housing types. Income, age of buildings
- diversity of people/backgrounds
- intimate proximity of housing units, while maintaining diversity of building and property design
- Residential Design to encourage a diversity of people

June 17 Feedback



Breakout Groups

Questions:

1. Which principles make sense? (15 min.)
2. Which principles need to be reconsidered ? (15 min.)
3. Are there principles that are missing? (15 min.)

Next Steps

- Community Walkabout
- Tour? (virtual?)
- Directions Document (end of July)
- Built Form Discussion