



envision GUELPH ▶ downtown

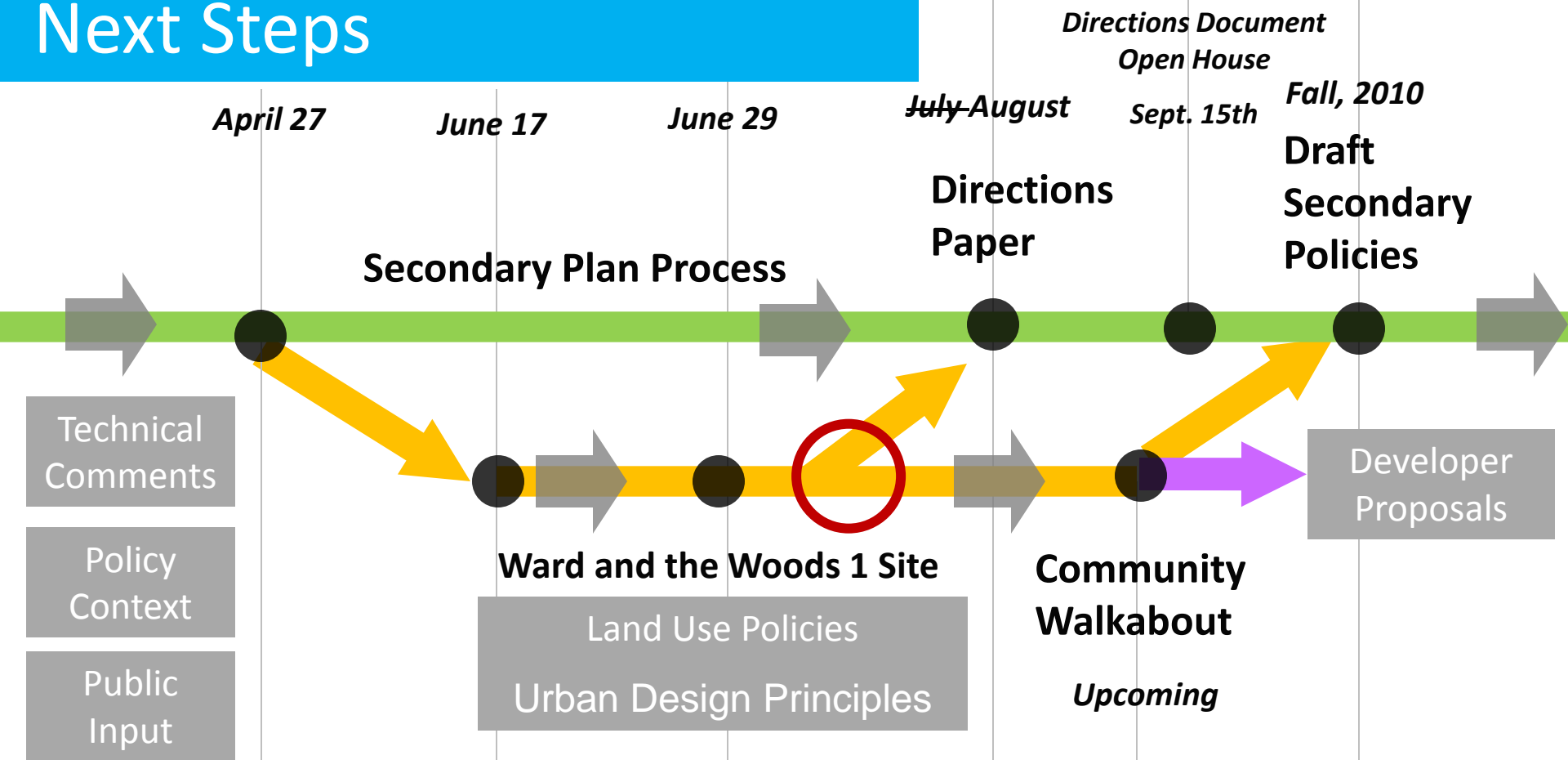
Community Workshop (Part 3): August 19, 2010



Meeting Agenda

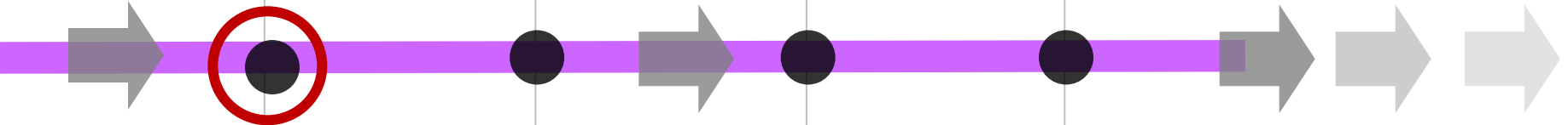
- 6:30-7:30
- 1. Welcome**
 - 2. Purpose & explanation of the meeting/Next Steps**
 - 3. What we heard last time: Revised Principles**
 - 4. Case Studies**
- 8:00-8:30
- 5. Kilmer—Update**

Next Steps

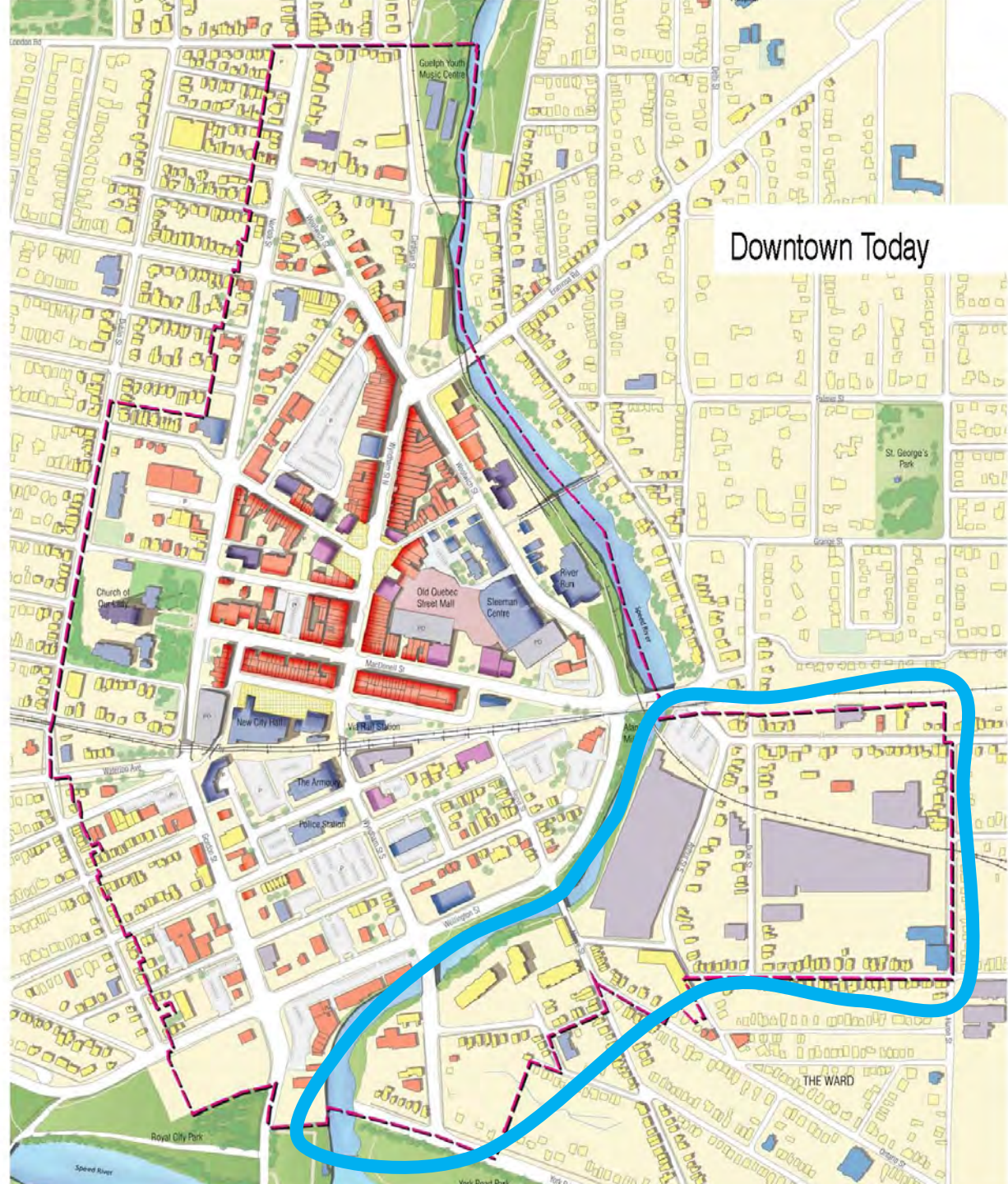


Development Proposal

Fall, 2010

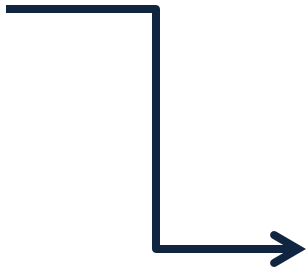


- Site Investigation
- Demolition
- Remediation
- Neighbourhood Consultation
- Development Proposal Approval
(e.g. site plan approval)
- Building Permit



Next Steps: Secondary Plan

- Directions Document Release (*end of August*)
- Directions Document Open House (*September 15th*)
- Release of Draft Secondary Plan (*Fall 2010*)



Incorporate other aspects of the feedback received regarding the Ward neighbourhood

Feedback On Principles: June 29

Table 1:

What makes sense?

1-4 makes sense, 7-10 as well.

#4 what are key views? Unobstructed views might cause obstructed views for others

-protect the key views that exist for the current residents (sun, river, Church of Our Lady if possible)

clarify definition of 'adjacent' (e.g 30 feet of green space adjacent to river)

clarification needed for houses along Arthur St, how close to the street will new buildings be? What's the setback, Sidewalks (both sides?), will there be boulevards?

Missing:

-human scale of neighbourhood

- Green space has to be functional, people can actually use it for recreation (and it must be inviting)

-connecting pathways to river – not private property

-good design examples with blended heights

Table 2:

--Maximum - 6 storey units

--Ample on-site parking for tenants (no street parking)

--Transitions in height 1 – 3 – 6.

--Parking: how deep? How high? Ratio/unit?

--GRCA details?

--Density?

--Privacy is houses, front and back yard

Table 3:

-1&2 Public Open Space

-green, no fencing, accessible to everyone, multiple access to surrounding streets.

-3 Architectural details and material should complement/match (i.e limestone) the existing wood stone building and reflect the natural geological features.

-4 Site development must reflect the artistic community of the ward (limestone, aesthetic materials.)

What's Missing?

a)ensuring the environmental integrity of the riparian site

b) infrastructure assurances (sewers)

c) density with responsibility

d) traffic congestion and flow

e) Parking

Table 4:

What Principles Make Sense?

-#1-Public open space along river, concerned about trade off for open space though (high buildings)

-#2 railway corridor- trail-Huron St. to River through site.

-Arthur St S/Cross St. corner – open parkette

-foot bridges across river

-roads are not open space

-walkable/cyclable roads, low traffic

-can the parking for this site be across Wellington with a pedestrian bridge across the river?

#3 Historical Context: buildings on site should not compromise architecture of neighbourhood.

-residential gardens of the Ward part of our history

-Iron bridge adjacent to site needs contexts

-view down Arthur South to Mill Lofts

-historical residential buildings across Arthur St

-#4 low priority is view to Church of Our Lady

-Framing of views with canopy trees

-#5 Tall Buildings- slender

-concerned about the smoke and mirrors of the trade-off for other things

-2 storey max along Arthur St S

-2 storey max along the river.

What is Missing?

-Density with responsibility

- ie all aspects of density need to be considered (environmental, traffic, geological, etc.)

-Hemson report did not recommend high density in this place because of a lack of infrastructure

-assurances of green structures

-architecturally integrated parking

-incorporate green energy/sustainable design as a prerequisite

Table 5:

What Principles Make Sense?

-#1 amendment → well-designed open space with an accessible connection to surrounding streets. i.e. enough sunlight, no shade, safe walkways

-#2,3,6, 8,9,10 okay

Which principles need to be reconsidered?

-#4 Protect views of the skyline and be consistent and reflective of existing neighbourhood profiles.

-#5 No high rise buildings

-#6 Locate tallest buildings in the middle, so as to prevent a corridor effect on the river side while still minimizing shadows on Arthur Street.

- #7Place entrances along walkways and bicycle ways that divide the site

Are there any principles missing?

-#9 Infrastructure development should keep pace with land-use changes

ii) Population density increase (re: Places to Grow Act) should not be solely designated on the Woods 1 site, but be spread across to the brown-field sites.

Table 6:

What makes sense?

In general, all except 5 make sense.

#2 to Reconsider

Add to principle 1 – variety of trees, including fruit trees

- Add to principle 1- define open space more than just a trail.

- these principles should set precedent for other redevelopments in the Ward

-There are multiple key views, some formal (river), some informal (sunshine)

-concerned with implications that Principle 5 implies need for even taller building than presently zoned for.

What is missing?:

principle for retail uses to permit small independent operations consider development permit process – affording more control

Have Architectural controls that permit 'quirkiness'/intentional diversity

add ' independently owned' businesses

linking open space to the neighbourhood and a whole

Development should include different lifestyles (live/work, conventional/unconventional)

Provisions for seniors accommodations, seniors leisure activities, mixing daycare with seniors.

Table 7:

Question 2

-#5 don't like idea of tall buildings (ie. 4 storey) consider relationship between building height and open space

- # 3 in addition, building design should consider the local neighbourhood character (urban design) → urban design principles to apply to streetscape and river walk.

Question 3

Mixed-uses as permitted uses (non-res) small scale;

neighbourhood amenities → with size restrictions, no bars.

Nursing home, seniors housing, child care services

-educational uses (not large scale institutional but smaller-scale academy type)

-permit a variety of appropriate neighbourhood land uses .

Site access to be sensitive to local traffic patterns

Buildings to front streets and public spaces

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?

DRAFT Land Use Principles

1. A mix of uses beyond residential should be permitted on this site.
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.~~
3. Small-scale commercial, institutional, personal service uses and live-work uses should be permitted including cafes, restaurants, art galleries and food stores.

DRAFT Principles for the Woods 1 Site

1. Create a substantial, public open space along the river well connected to surrounding streets.

1. River's Edge Open Space

Create a substantial, comfortable, functional and connected public open space along the side of the river well connected to surrounding streets.



Victoria

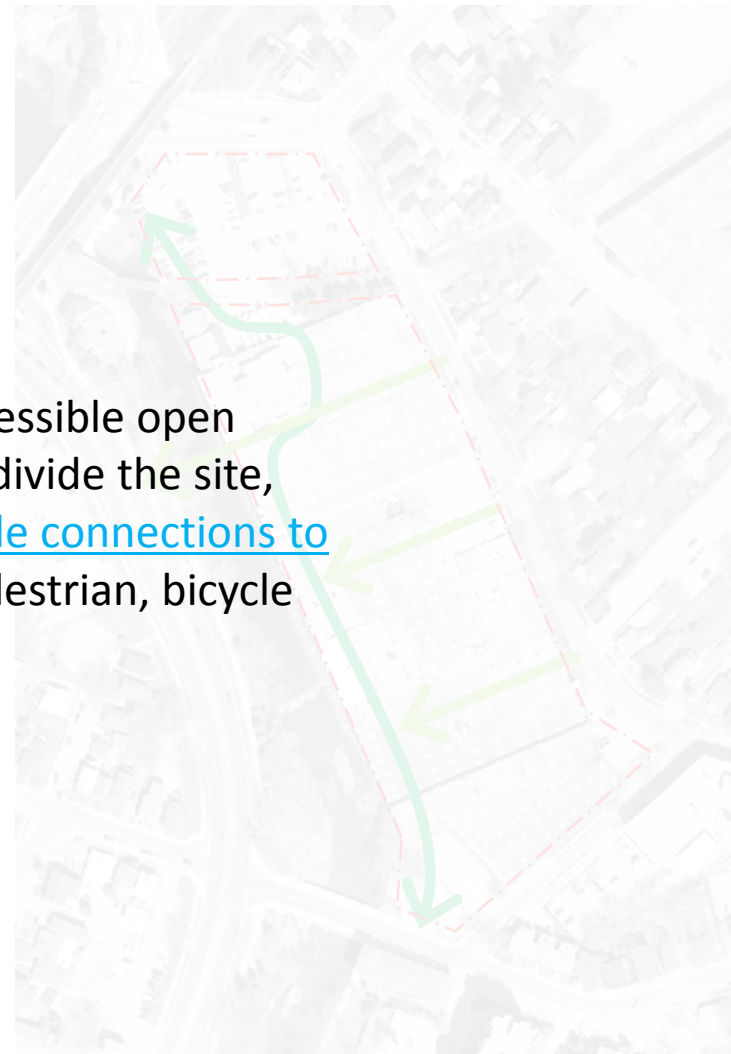
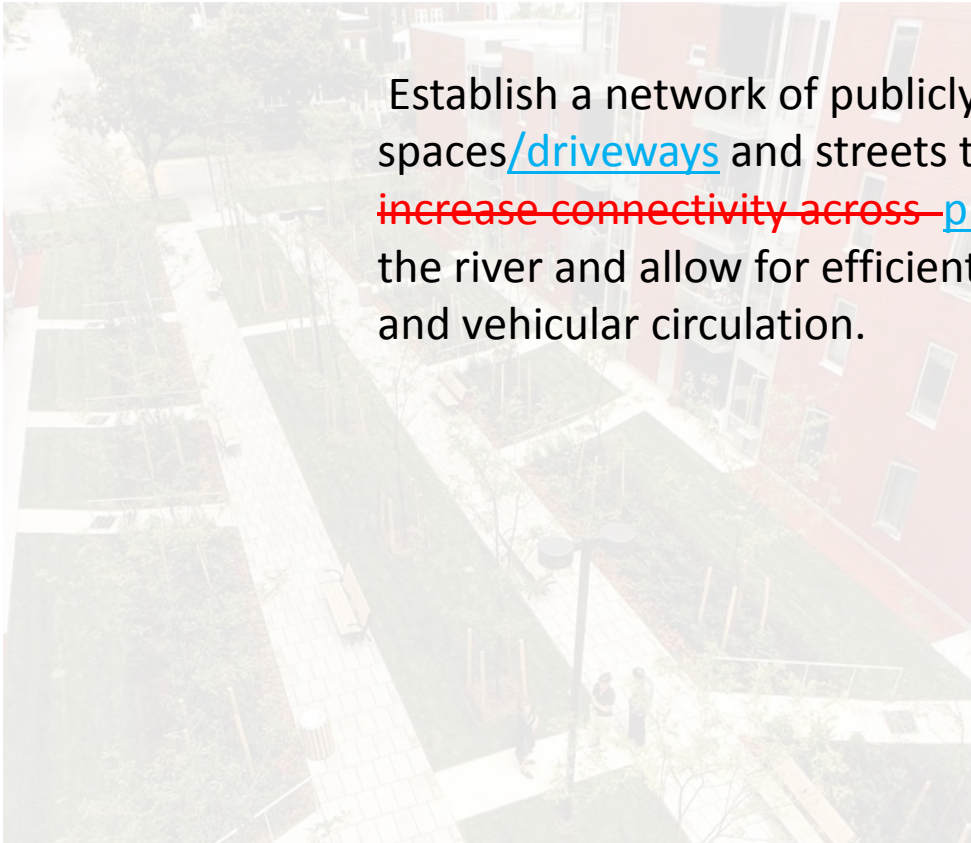


DRAFT Principles for the Woods 1 Site

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.

2. Network of Connections

Establish a network of publicly accessible open spaces /driveways and streets that divide the site, ~~increase connectivity across~~ provide connections to the river and allow for efficient pedestrian, bicycle and vehicular circulation.



DRAFT Principles for the Woods 1 Site

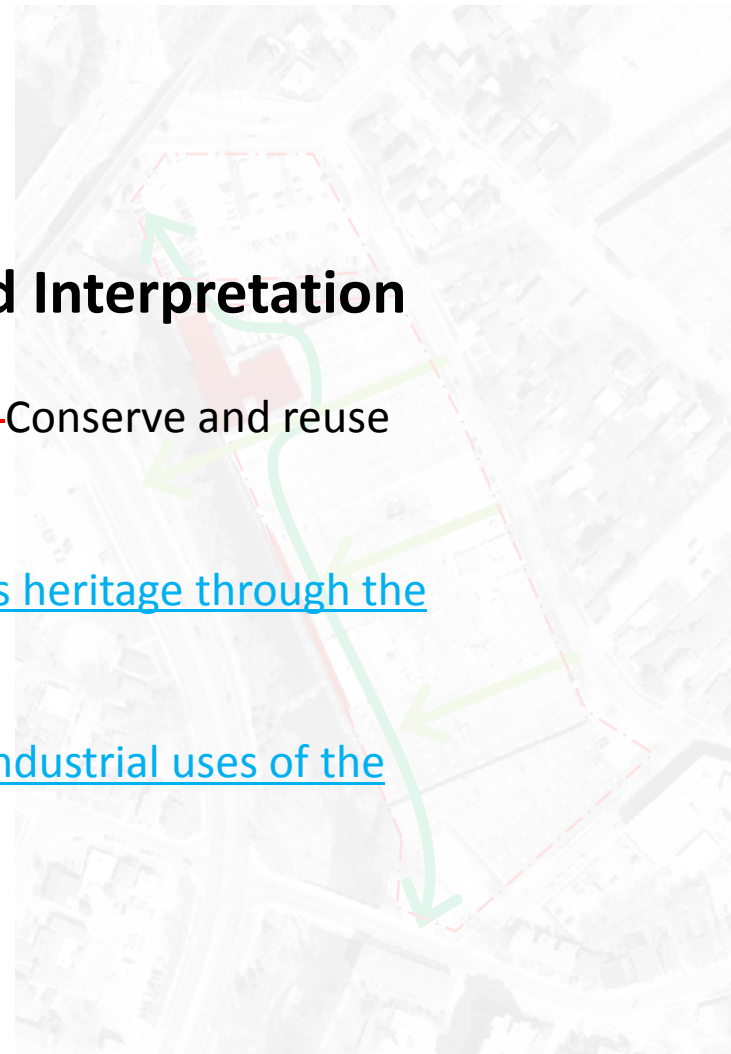
3. **Reflect and respect the historic context;** conserve and reuse the historic stone building on the site.

3. Heritage Conservation and Interpretation

~~Reflect and respect the historic context;~~ Conserve and reuse the historic stone building on the site.

Respect and reflect the neighbourhood's heritage through the architectural design of new buildings.

Interpret and respond to the previous industrial uses of the site through such means as public art.

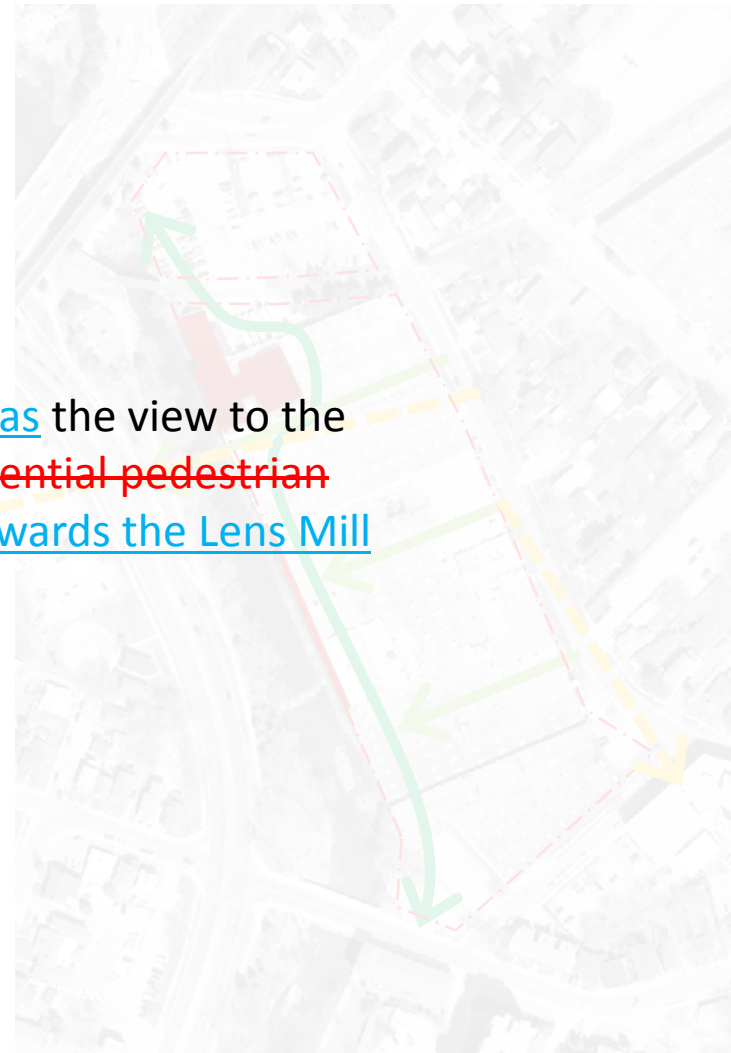


DRAFT Principles for the Woods 1 Site

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

4. Public Views

Protect key public views, ~~including~~ such as the view to the Church of Our Lady ~~aligned with the potential pedestrian bridge, from~~ and along Arthur Street towards the Lens Mill building



DRAFT Principles for the Woods 1 Site

6. Provide transitions in height that minimize shadow impacts on the existing neighbourhood.

5. Sensitive Built Form

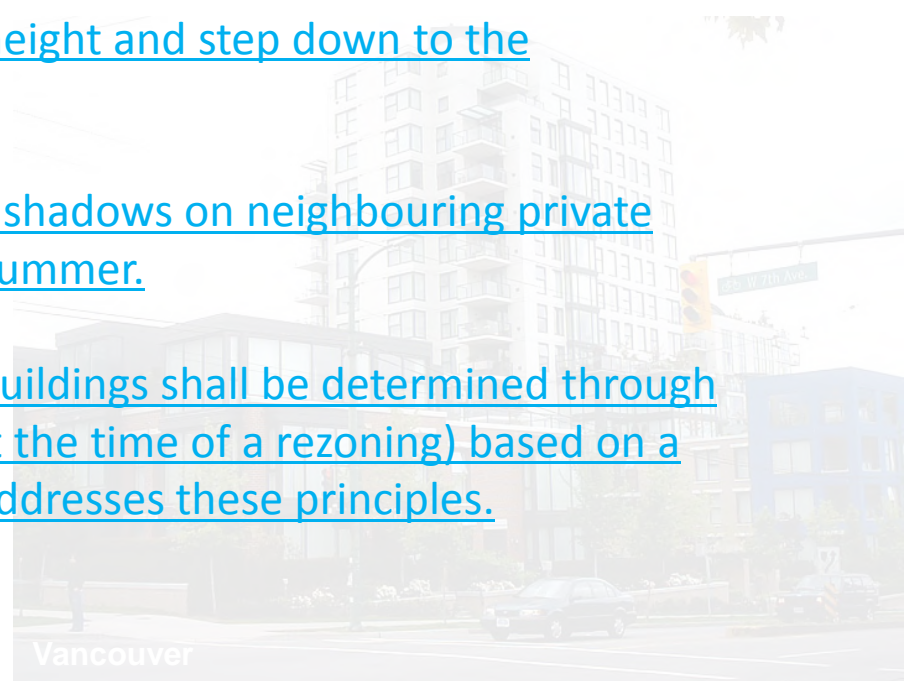
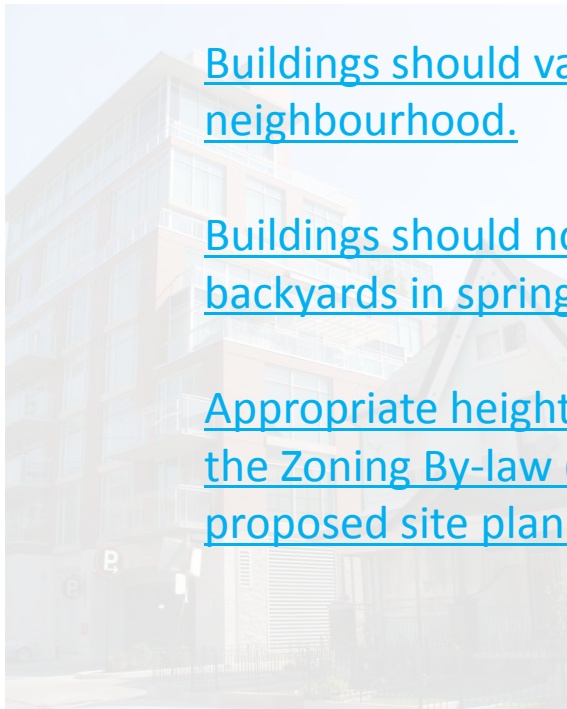
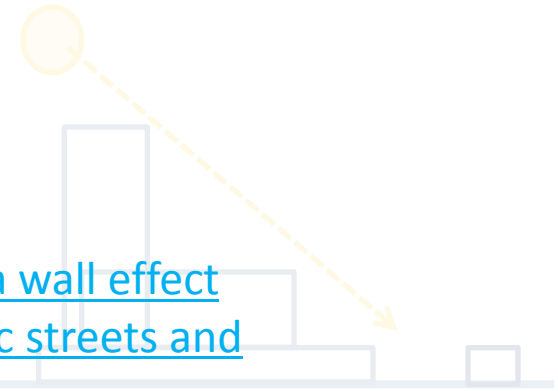
respect its character, i.e., locate taller

Buildings should be massed and spaced to avoid a wall effect along the river and maintain sky views from public streets and open spaces as well as neighbouring properties.

Buildings should vary in height and step down to the neighbourhood.

Buildings should not cast shadows on neighbouring private backyards in spring and summer.

Appropriate heights for buildings shall be determined through the Zoning By-law (e.g. at the time of a rezoning) based on a proposed site plan that addresses these principles.



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.

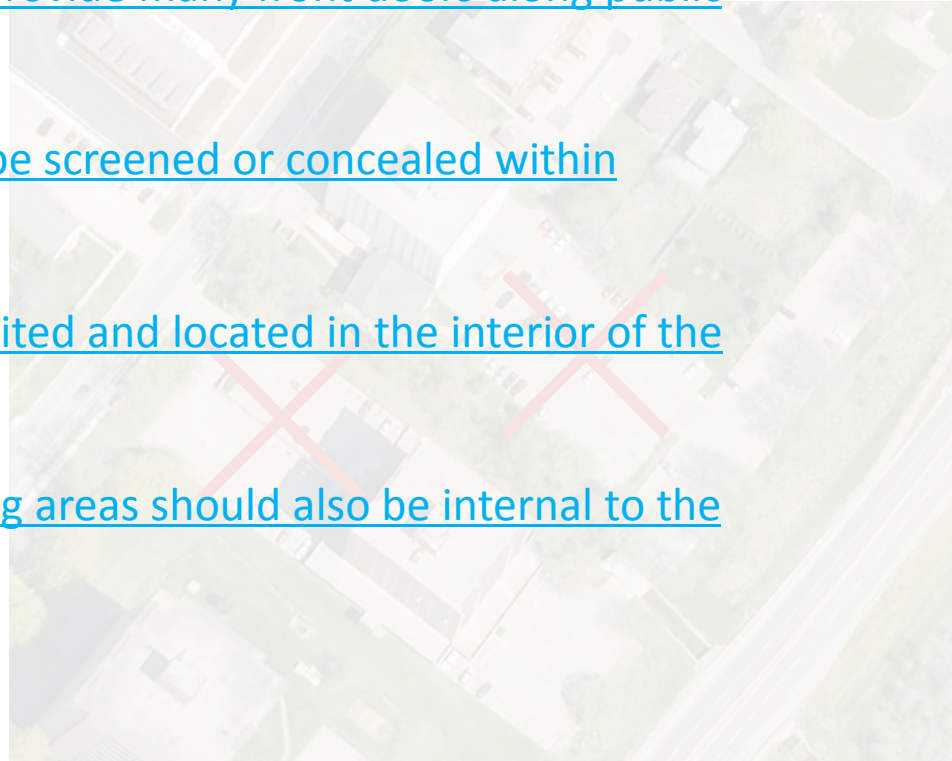
6. Pedestrian-Friendly Edges (or Attractive Edges)

Residential buildings should provide many front doors along public streets

Above-grade parking should be screened or concealed within residential development

Surface parking should be limited and located in the interior of the site.

Garbage, recycling and loading areas should also be internal to the site.

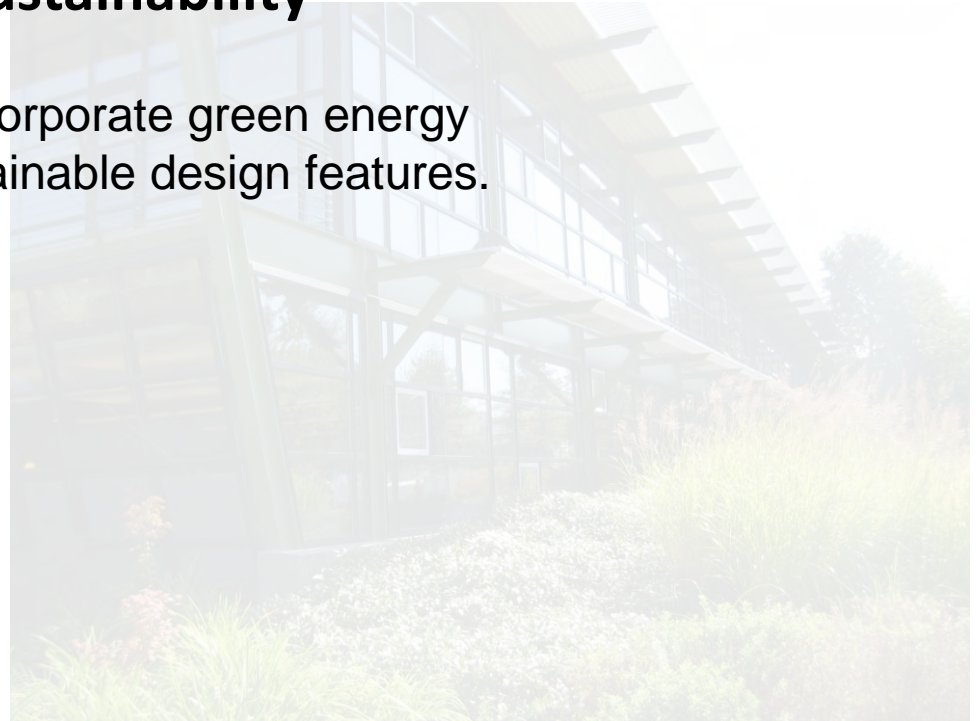
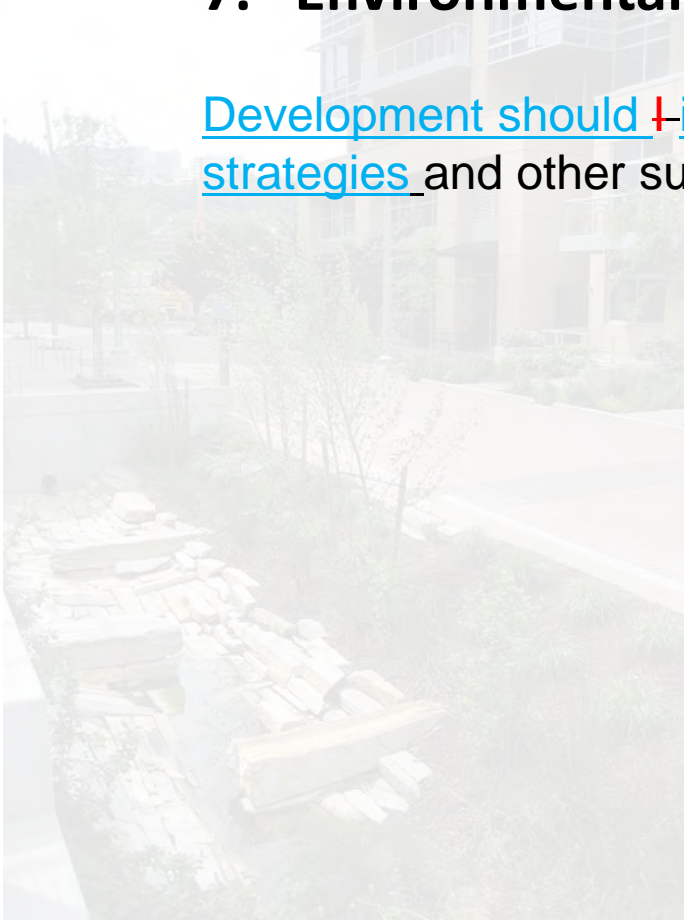


DRAFT Principles for the Woods 1 Site

9. Incorporate green energy and other sustainable design features.

7. Environmental Sustainability

Development should incorporate green energy strategies and other sustainable design features.



DRAFT Principles for the Woods 1 Site

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

8. Housing Mix

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



SUMMARY

Expanded, appropriate land use categories

- 1. River's edge open space**
- 2. Network of connections**
- 3. Heritage conservation and interpretation**
- 4. Public views**
- 5. Sensitive built form**
- 6. Pedestrian-friendly and attractive edges**
- 7. Environmental sustainability**
- 8. Housing mix**

Case Study

•Places to Grow—Urban Form Case Studies

www.placestogrow.ca

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PLACES TO GROW

BETTER CHOICES. BRIGHTER FUTURE.

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Urban Form Case Studies

The Ontario Growth Secretariat has released case studies of recently completed projects that illustrate key policies in the Growth Plan for the Greater Golden Horseshoe. These projects were selected because they:

- illustrate density targets established in the Growth Plan
- support nearby transit, encourage walking, and are mixed use
- demonstrate high quality urban design and built form
- are highly marketable, economically successful, and award-winning
- are in climate zones similar to the Greater Golden Horseshoe

They are organized under the following categories:

Residential / Mixed-Use: 150+ Residents and Jobs per Hectare
Residential / Mixed-Use: 50-150 Residents and Jobs per Hectare
Employment Lands
Intensification Corridors





search... OK

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Case Study

•Places to Grow—Urban Form Case Studies

Residential/Mixed Use: 50-150 Residents and Jobs/Hectare

PORT CREDIT VILLAGE, PHASE 1

Mississauga, Ontario



Location: Hurontario Street and Lakeshore Road East

PROJECT DATA

Residents and Jobs Per Hectare	119
Ratio of Jobs to Residents	1:6
Gross Residential Density	39 units/ha (16 units/ac)
Site Area	10.5 ha (26 ac)

RELEVANT GROWTH PLAN POLICIES

Policy 2.2.3.7 (b, c, d, e, f): Plan and design intensification areas to provide a diverse mix of land uses to support vibrant neighbourhoods; provide high quality public open spaces with urban design standards that create attractive and vibrant places; support transit, walking and cycling; and achieve higher densities than the surrounding area, with an appropriate transition of built form to adjacent areas.

Policies 2.2.5.1 and .2: Plan major transit station areas to achieve increased and transit-supportive densities; mixed residential, commercial, and employment uses; access to transit facilities from a range of transportation modes; and accommodation of local services, including recreational, cultural, and entertainment uses.

Policy 2.2.7 a, b, c, d: Plan and design designated greenfield areas to contribute to complete communities; create street configurations and densities and urban form that support walking, cycling, and transit; provide a diverse mix of land uses to support vibrant neighbourhoods; and create high quality open space with urban design standards that support transit, walking, and cycling.*

** Although not in a designated greenfield area, the Village's traditional, village-like character makes it a potential model for some designated greenfield areas*

Case Study



Next Steps: Secondary Plan

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