



**MHBC**

PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# 816 WOOLWICH STREET CITY OF GUELPH

## COUNCIL MEETING

File: OZS19-002

November 9, 2020



# Background

- Designated *Community Mixed Use Centre* and within a *Community Mixed Use Node* in the Guelph Official Plan
- Original application received by the City in January, 2014
- Resubmitted November, 2018 and November, 2019
- Meetings have occurred with landowners to the north through the process



*Guelph Curling Club*

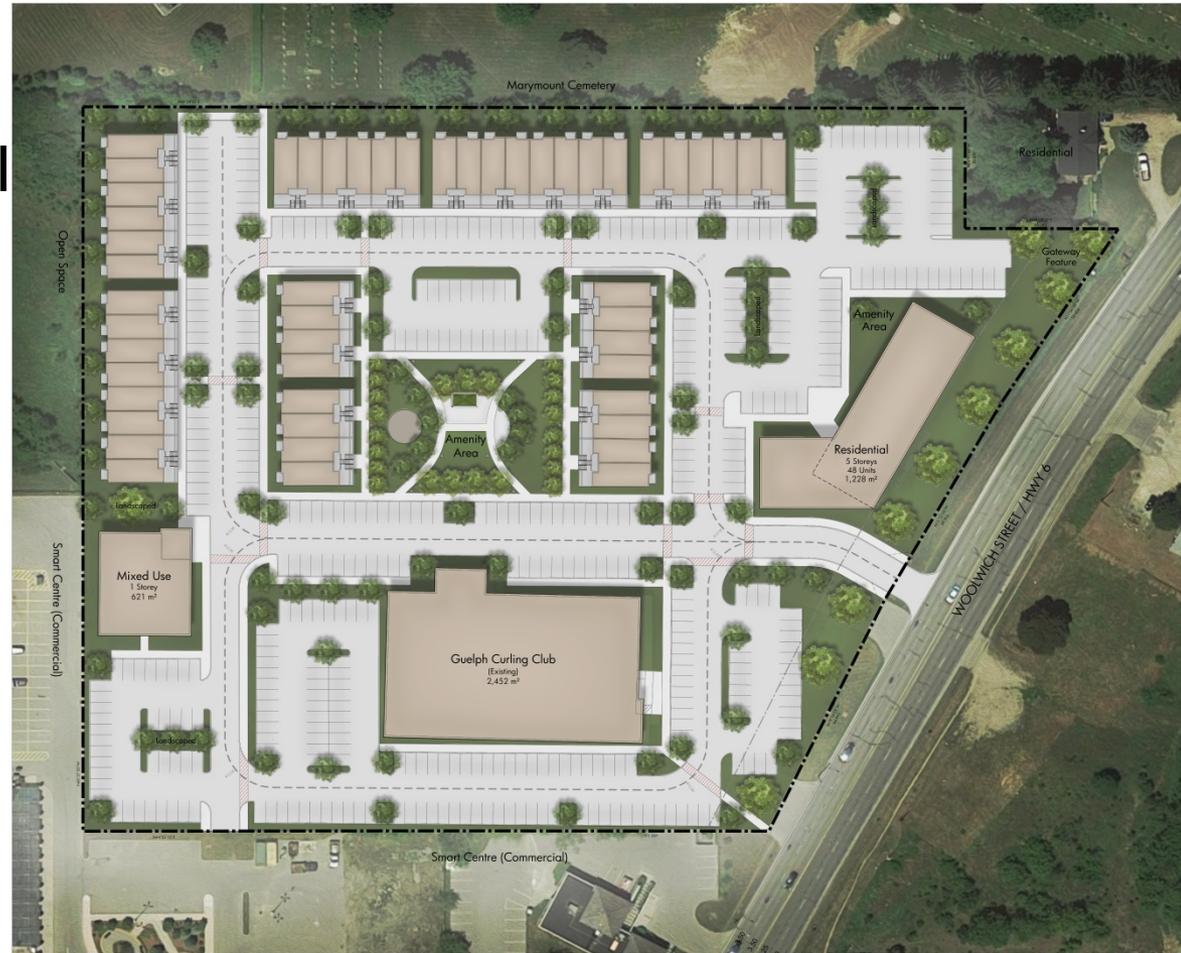
# Initial Submission & Comments Received

- Amount of private and common amenity space and request for reduction
- Design of entrance
- Consideration of gateway feature
- Provision of parking
- Pedestrian connections to adjacent uses
- Parkland



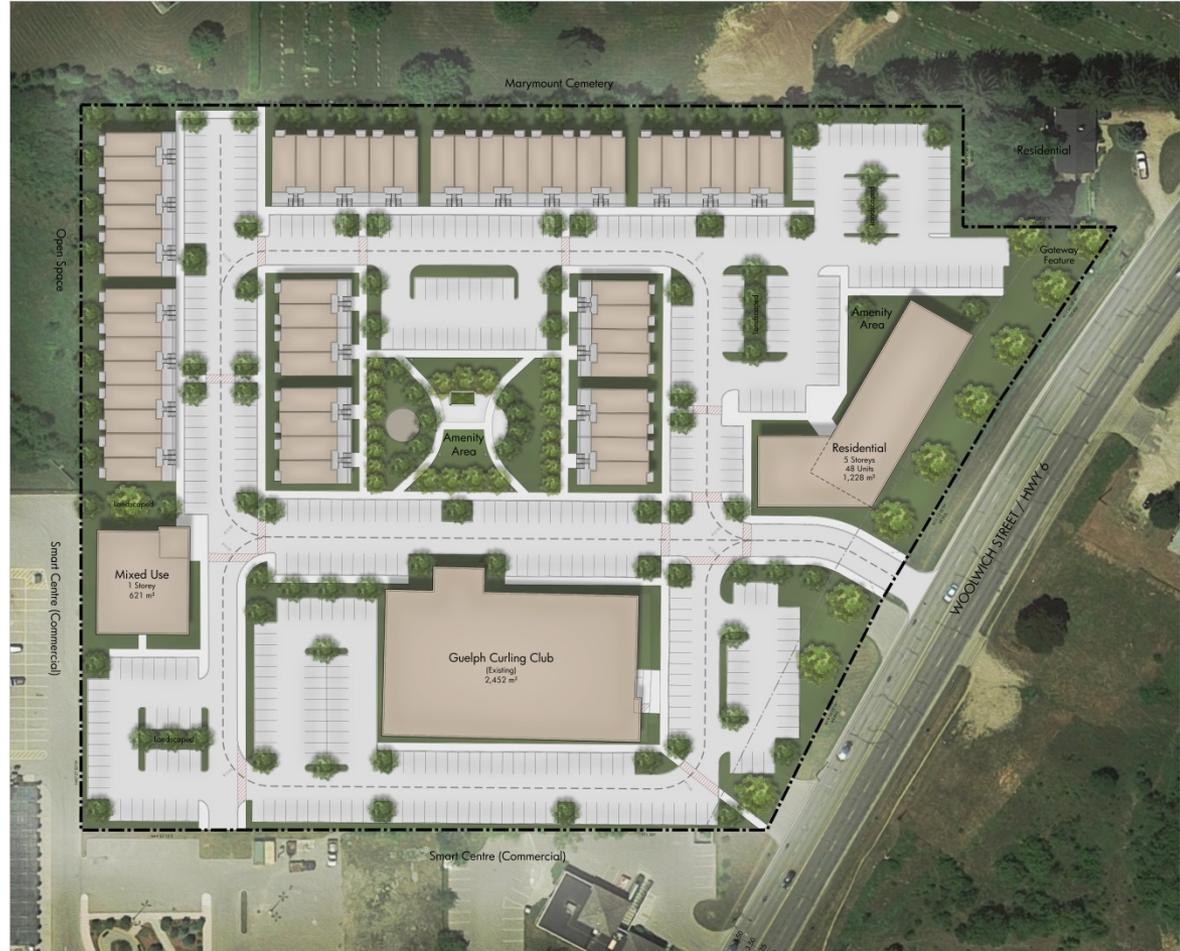
# Updated Development Proposal

- Increased common amenity space
- Density below Official Plan requirements
- Parking meets City zoning requirements
- Increased side yard setbacks on the side and rear yards
- Pedestrian connection provided to adjacent lands and both sides of internal roads



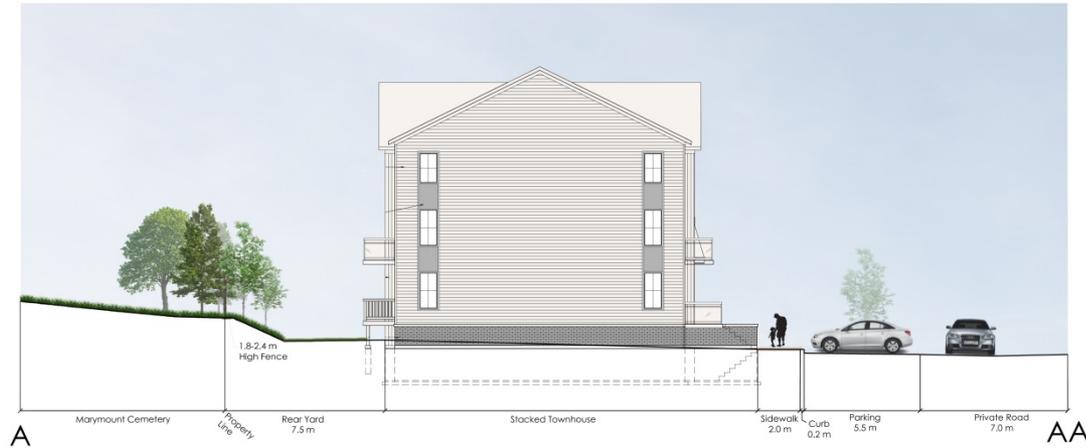
# Updated Development Proposal

- Identified additional trees to be retained on the north boundary
- Entrance design considered and supported by City Urban Design
- Gateway feature to be implemented through Site Plan
- Entrance location and design supported through MTO EA process, including a designated turn lane
- Support sidewalk on Highway 6

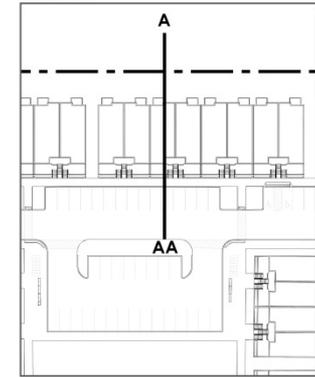


# Updated Cross Sections

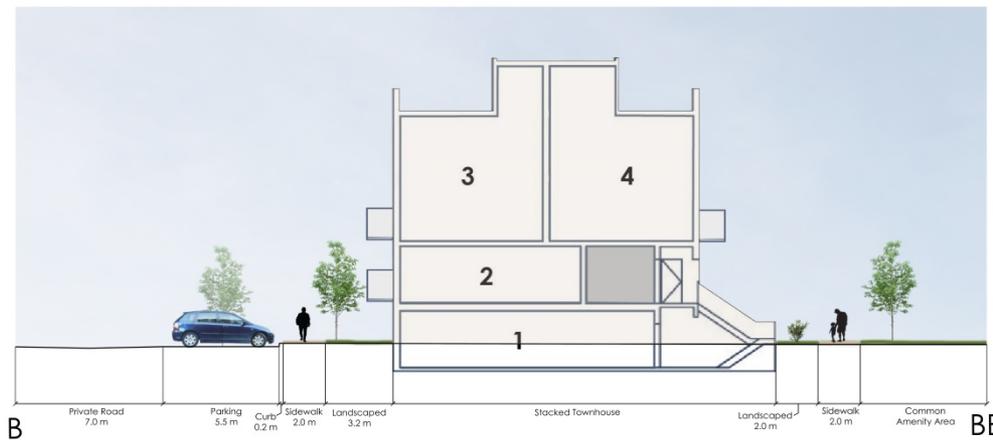
Cross Section A - Marymount Cemetery/Open Space



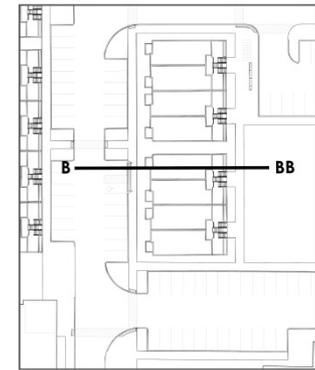
Key Map  
Scale: 1:400



Cross Section B - Amenity Area



Key Map  
Scale: 1:400



# Amenity Area Design



ARTIST'S CONCEPT



816 Woolwich Street

# Streetscape and Potential Gateway



816 Woolwich Street

# Internal Streetscape



ARTIST'S CONCEPT.



816 Woolwich Street

# Entrance Design



ARTIST'S CONCEPT.



816 Woolwich Street

# Conclusion

The proposed Zoning By-law Amendment is:

- Consistent with the PPS and conforms to the Growth Plan;
- Conforms to the Official Plan;
- Supports the intensification and growth policies of the Official Plan and introduces residential use into the Mixed Use Node;
- Site details will be addressed through the Site Plan Review process; and,
- Supported by all City staff and recommended for approval.

**We request that the staff report and recommendation to approve the By-law be approved.**