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Baker District Redevelopment Urban Design Master Plan Guelph, Ontario

Windmill Development / Urban Equation / Diamond Schmitt Architects / DTAH / Melloul Blamey Construction / RWDI / Stantec Consulting / WSP / Urban Strategies Inc. / 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 existing municipal parking lot fronting Baker and Wyndham Streets 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, and the potential for additional community facilities, 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, to the two separate entrances to the below grade parking, one beneath the north tower and the other beneath the Library. 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 while accommodating balconies where appropriate. 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 beneath the residential developments, to accommodate visitors to the site and support the objectives of the City's Parking Master Plan. Below-grade parking is provided and its efficiency is proposed to be further enhanced by car share spaces and other 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 options 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 certified 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, local food and sustainable transportation opportunities.
- 7. Provide affordable housing for a range of household types and incomes:** Windmill are committed to providing homes for a range of incomes including affordable housing as part of the Baker District Redevelopment. The actual final affordable component will be a function of working with City programs and other housing providers 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 includes a significant public consultation program, allowing for 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

The Baker District Redevelopment engagement strategy (including the new central library) is led by the City of Guelph and follows the City's Community Engagement Framework. Windmill provides 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.

To date three rounds of public engagement have been 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.

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.

Below are summaries of each event, and feedback details provided as an Appendix to this report:

Round 1 Consultation

On November 29, 2018, the City of Guelph, along with Windmill Development Group and Invizij Architects Inc., hosted two identical public open house sessions to deliver an overview of the Baker District Redevelopment. The open houses provided members of the public, 270 attendees in total, with an opportunity to learn about the Baker District Redevelopment journey — 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.

Following a short presentation, attendees were given the opportunity to interact with City staff



Figure 1 Relationship between the components of sustainable decision-making

and members of the Windmill and Invizij teams, who were on hand to answer questions about each of the project components. The room was outfitted with a series of informational poster boards showcasing the City's engagement process and timeline and preliminary plans and drawings for the District. In addition to drawings, Windmill Development Group also introduced One Planet Living design principles—a planning sustainability framework based on a desire to reduce the impact of the way we live, build, and consume. This framework will form the foundation of the redevelopment. Invizij, the design team tasked with developing the new central library program and concept design, provided information about the programming and concept design work for the new central Guelph Public Library, and precedent imagery demonstrating best practices in library design.

Once attendees reviewed the boards, they were invited to record their thoughts at a feedback stations.

Round 2 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 open space design.

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

Upon arrival, public participants were invited to provide feedback in a number of ways. First, City

and project staff were on hand to answer questions and receive feedback about all components of the project. Second, each participant was asked to vote for their favourite goal statements (50 statements in total) using ten sticky dots handed out at the sign-in table. Finally, each station was outfitted with sticky notes for participants to record feedback and suggestions about what they liked and what was missed.

An online survey, hosted on the City of Guelph's website, was developed for those individuals who could not attend the workshop. The survey provided respondents with the opportunity to vote on their favourite draft goal statements and provide feedback on what was missed. The survey was live for a period of 17 days.

Round 3 Consultation

On May 29, 2019, the City of Guelph, along with Windmill Development Group and Invizij Architects Inc., hosted two identical open houses to validate the work completed since January 15. 163 people attended the two sessions. The open houses focused on the north block of the redevelopment, including preliminary design work on the new central library and the Urban Square. Participants were also shown preliminary sustainability strategies, which emerged from the feedback received at the One Planet Living workshops in January.

Each session was divided into two parts: a presentation and an open house. The presentation was delivered by Duncan Bates from Diamond Schmitt Architects and John Hillier from DTAH. The presentation included an overview of how the design has evolved, and the major milestones that informed that evolution.

The project team also presented preliminary sketches of the library and urban square, including floor-by-floor plans. This was the public's first opportunity to see the proposed spatial layout of the library, including the new catering kitchen and recording studio.

The team also spoke to two working options for the Urban Square: a water feature and a grassy area. Following his presentation, John asked participants which they prefer.

The subsequent open house gave participants an opportunity to examine a series of scaled models showing the design progression from 2018 to today. Information boards were also set up providing a series of drawings and sketches, including floor plans for each level of the library, and a set of preliminary sustainability strategies. Based on this information, participants were asked to validate the library's spatial layout, the design of the Urban Square, and the preliminary sustainability strategies.

After the event, an online survey hosted on the City of Guelph's website was made available for those individuals who could not attend the open houses. The survey included the same questions asked at the open house.

43 out of the 165 participants voted on whether or not the library's spatial layout provides the types of services they would expect from a central library. The majority of those who voted (38) said "yes" to the question of whether the preliminary library layout includes the services one might expect from a central library.

48 out of the 165 participants voted on whether or not the Urban Square provides the types of experiences they would expect from a civic space. The majority of those who voted (33) said "yes" to the question of whether the preliminary urban square provides the experiences one might expect from a civic space.

37 out of the 165 participants voted on whether or not the preliminary sustainability strategies reflect their green goals and ambitions for Baker District. The majority of those who voted (33) said "yes" to the question of whether the sustainability strategies reflect my green goals and ambitions for Baker District.

Participants were also given comment cards to record their 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

UDMP Submission + Subsequent Redesign

Following the three rounds of public consultation described above 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 are captured in the content of this revised UDMP submission:

- The Library and the Institutional uses exchanged locations so that the Library can be a stand-alone facility with programming, financial and construction advantages; and
- 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 depositions 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 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.

Team

Windmill Development Group Ltd (Windmill)

Established in 2003, Windmill is dedicated to transforming conventional development practices using a triple bottom line approach: People, Planet, Prosperity. Based in Ottawa and Toronto, Windmill's work harnesses innovations that optimize the use of land, water, air, energy and building materials towards the goal of zero ecological footprint buildings.

Windmill has completed over \$1 billion of new developments since its inception and is currently actively involved in projects in Ottawa, Toronto and Hamilton.

The Partners of Windmill have held prominent positions in the Canadian design, construction, brownfield and green real estate industry for over thirty years resulting in an unmatched value proposition when it comes to responsible urban infill and property revitalization.

Sustainability is at the forefront of Windmill's team mission and one of our core beliefs. Our focus is on the triple bottom line to create beautiful, sustainable environments that consume significantly less energy and are delightful communities in which to live, work and play.

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 to encourage 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 unremitting 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 will have responsibility 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 will have responsibility for the Urban Design and Landscape Design of the overall project as well as architectural responsibility for the north and south residential towers.

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 have 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 will be providing the micro-climate impact study assessments for the Baker District, including the Pedestrian Wind Study required as part of this Urban Design Master Plan.

Melloul Blamey (MB)

Melloul-Blamey has earned a reputation across Southern Ontario as a leader in construction, embracing core values of innovation, cooperation and safety. Its objective is to provide exceptional service to clients, with integrated building solutions that are delivered on time and on budget. With over 35 years in business, Melloul-Blamey has completed building projects across all sectors of construction, including award winning projects for multi-residential, educational, recreation and institutional uses so are well suited for this mixed use project.

As one of the first contractors to embrace a green building philosophy, Melloul-Blamey has now completed over 35 LEED buildings, with the flagship project being recognized as the most energy efficient building in Canada.

MB will provide 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, MB 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 will be 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.

Urban Strategies Inc. (USI)

Urban Strategies is a global urban design and planning consultancy based in Toronto. The firm's 12 partners, four principals, 19 associates, and complement of planners, designers and specialized staff come from diverse backgrounds, including architecture, economics, environmental science, landscape architecture, planning, public administration and the visual arts. The core of

the firm's expertise is understanding land – its development, constraints and opportunities and the strategies needed to best contribute to a community's growth and development. At the base is a strong foundation in basic planning due diligence and policy analysis.

Urban Strategies' role on the team is to provide planning and approvals expertise for 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 component 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 at this point in time.



Figure 5 Baker District Site Redevelopment UDMP Boundary

Site Attributes

Site History

Located near the confluence of the Speed and Eramosa Rivers, the areas in and around modern-day Guelph were known historically to accommodate significant Indigenous occupations. Iroquoian-speaking communities moved into the area from what is now New York state, and subsequently Algonkian-speaking groups from northern Ontario arrived at the end of the 17th century. The Mississaugas came to southern Ontario in the 18th century, and it was the Mississaugas who ultimately ceded the land including the Site to the Crown as part of Treaty Number 3, documented in the Euro-Canadian historic record to have occurred on December 7, 1792.

The lands on the east side of Baker Street that make up the bulk of the Site were subsequently 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 five 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

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

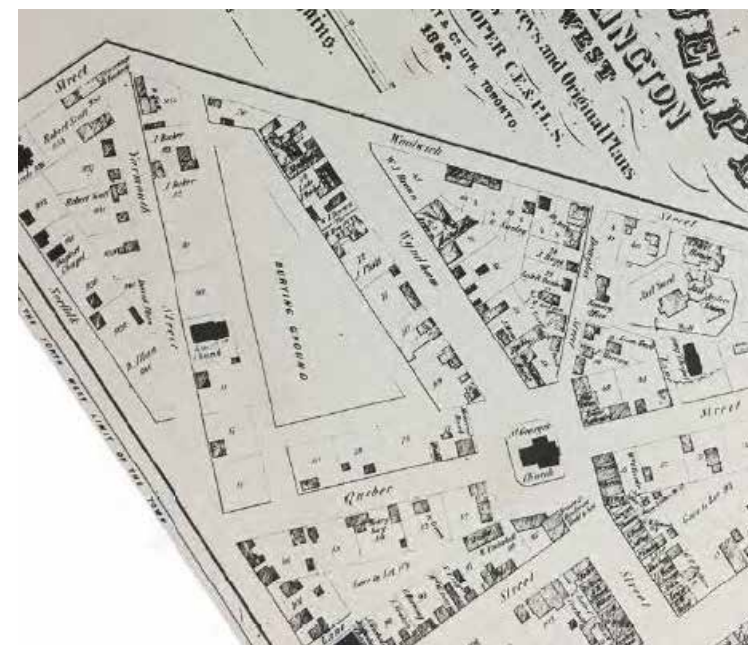


Figure 9 Portion of 1862 Map of the Town of Guelph (Guelph Civic Museum)



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)).

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 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)

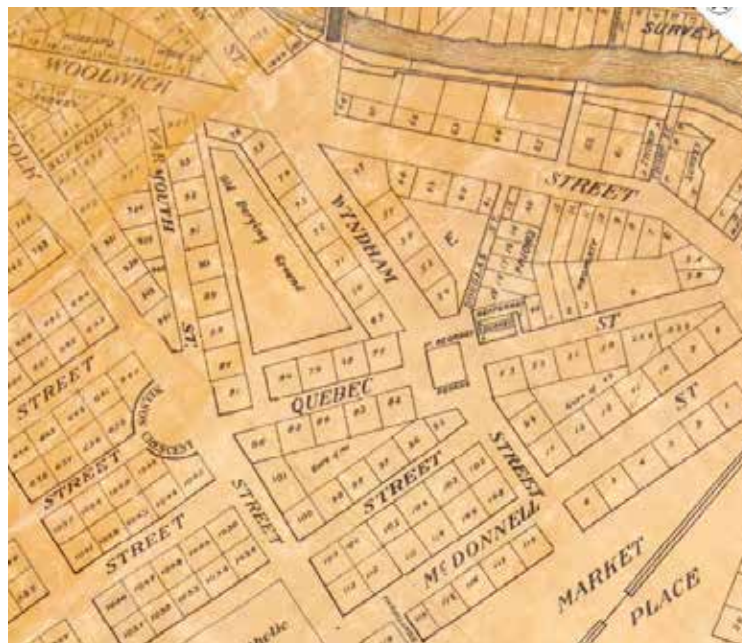


Figure 11 Portion of 1892 Map of Guelph (Guelph Civic Museum)



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 frontage begins to slope down to the north toward the Speed River in the approximate location of the existing opening in the Wyndham Street street wall adjacent to the project Site.

Existing Built Form and Structures

No 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 Chapel Lane toward Baker Street



Figure 17 Panorama looking east from Baker Street toward Chapel Lane



Figure 18 Panorama of Wyndham Street looking west with 146 and 166 Wyndham Street North properties visible in the foreground

Geotechnical Conditions

The geotechnical conditions of the Site, as summarized in a November 2019 Geotechnical Report by Jacobs, suggest a top layer of fill varying in depth from 0.5m to 4.0m below grade, followed by a clayey silt till layer extending to the top of bedrock. Dolostone bedrock was discovered at depths ranging from 5.0m to 8.5m below grade. The first metre of bedrock is highly to slightly weathered, and can be scraped if additional excavation depth is required. Given the soils conditions and depth of bedrock it is anticipated that excavations for below-grade parking will require excavation beyond the depth of fill and till layers in order to accommodate +/- two levels of underground parking. The excavations for below-grade parking would also permit foundations to bear on bedrock, as recommended in the Geotechnical Report.

Groundwater was encountered within the geotechnical boreholes at depths ranging from 6.5m to 8.0m below grade, typically within the dolostone bedrock encountered on Site.

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 the conversion of the property to a residential use.



Figure 19 138 Wyndham Street North, street elevation



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.

- Designated (Part IV)
- Designated (Part IV and Part V)
- Designated (Part V)
- ▲ Municipal Register
- Couling Inventory
- Potential Heritage Resource



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, 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 to the heart of the Baker District.

Two Wyndham Street properties flank the proposed Wyndham Urban Square, known municipally as 146 and 166 Wyndham Street, 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 are important aspects of the current function of the Baker Street parking lot and will influence the design of the Baker District Redevelopment.

Currently, the public who use the Baker Street parking lot circulate throughout the surrounding downtown context using a number of formal and informal pathways from the lot that link 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.

The length of Park Lane at the northern end of the property is proposed to be extended through the property to emerge at Baker Court and connect to Baker Street at the centre of the Site. Baker Court is positioned to also serve as the terminus for the proposed pedestrian mews from Wyndham Street and Wyndham Urban Square, and visually connects to 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. Although the redesign is not yet finalized, 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 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 both proposed residential buildings as well as outdoor bicycle parking adjacent to principle building entrances.

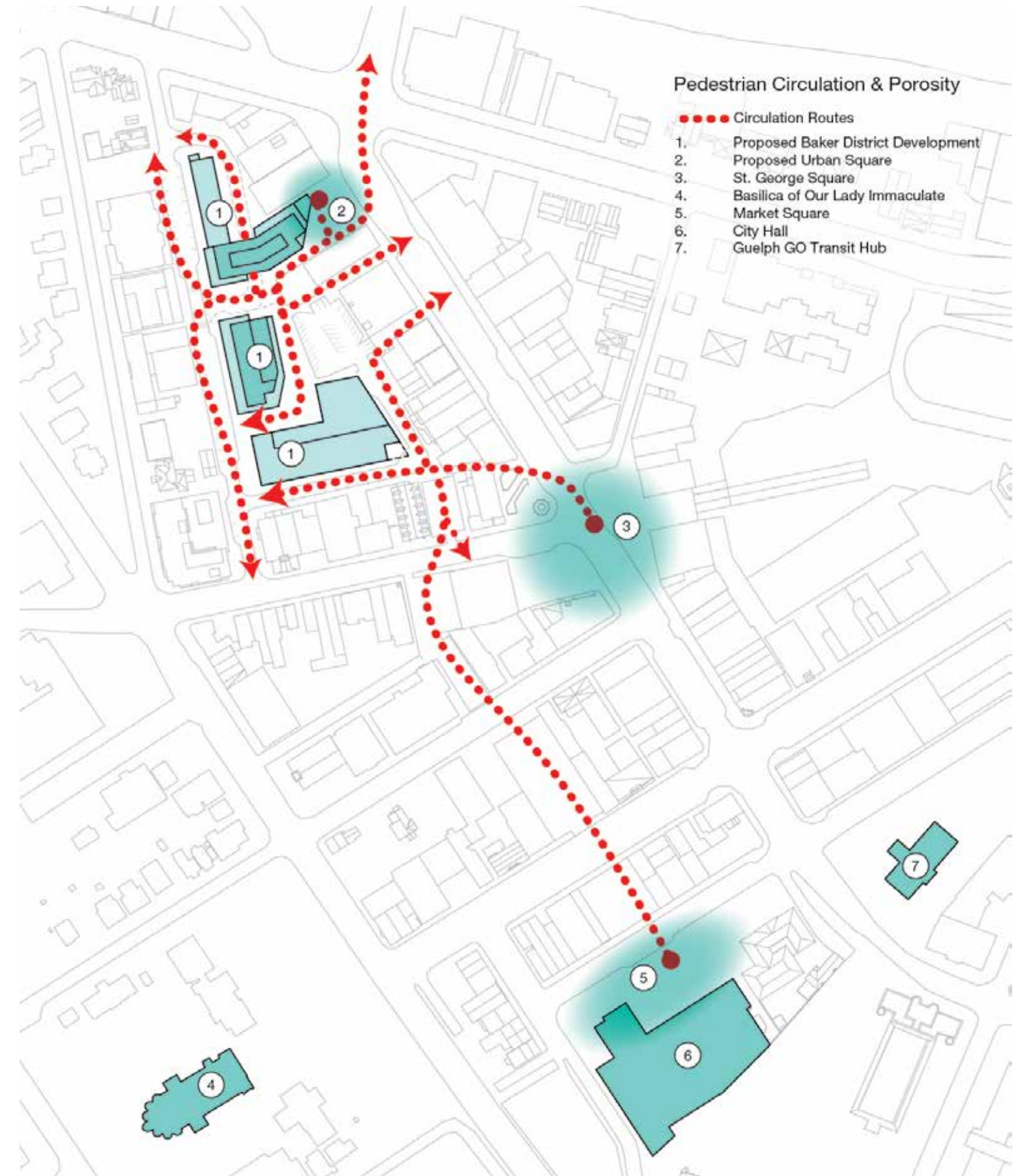


Figure 22 Pedestrian Circulation and Porosity

Street Network

Streetscape improvements surrounding the Baker Street Development include the 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 underground parking, and pedestrian access across the Site including to the commercial properties on Wyndham Street.

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

Public Transportation Infrastructure

Adjacent to the Baker District Site exist significant public transportation infrastructure within a 10 minute walking radius, including the following:

- Seven Guelph Transit bus routes have stops located adjacent to the intersection of Wyndham Street and Quebec Street
- Guelph Central Train Station provides VIA and GoTrain service on the Kitchener Line, providing connections to downtown Kitchener and London to the west and Brampton and Toronto to the east
- Guelph Greyhound Bus Terminal provides bus connections to regional centres including Georgetown, Acton, Mount Pleasant as well as the Kitchener/Waterloo corridor



Figure 24 On Woolwich Street Looking south on Wyndham Street



Figure 25 Looking south on Baker Street



Figure 27 Looking west on Quebec Street from Wyndham Street



Figure 26 Looking south on Wyndham Street

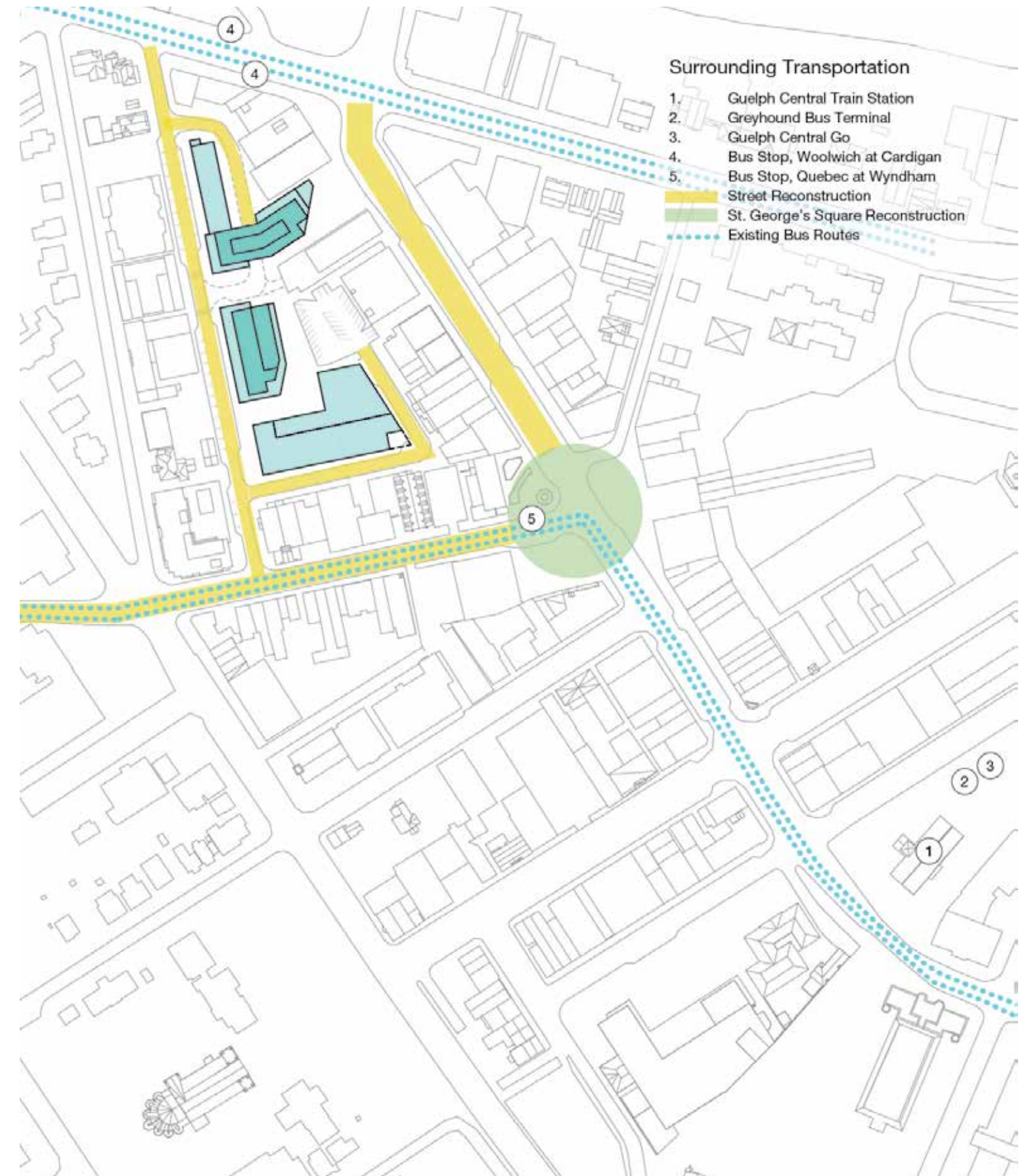


Figure 23 Surrounding Transportation Networks

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 and two separate entrances to the below grade parking, one for the private portion of the garage and another for the public portion.



Figure 28 River Run Center



Figure 30 City Hall and Market Square

Surrounding Open Space

A network of publicly accessible open spaces including the 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
- j. Guelph Public Library

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 (opening 2019)
- 13. Guelph Central Station
- 14. Guelph Civic Museum
- 15. Market Square
- 16. Police Headquarters

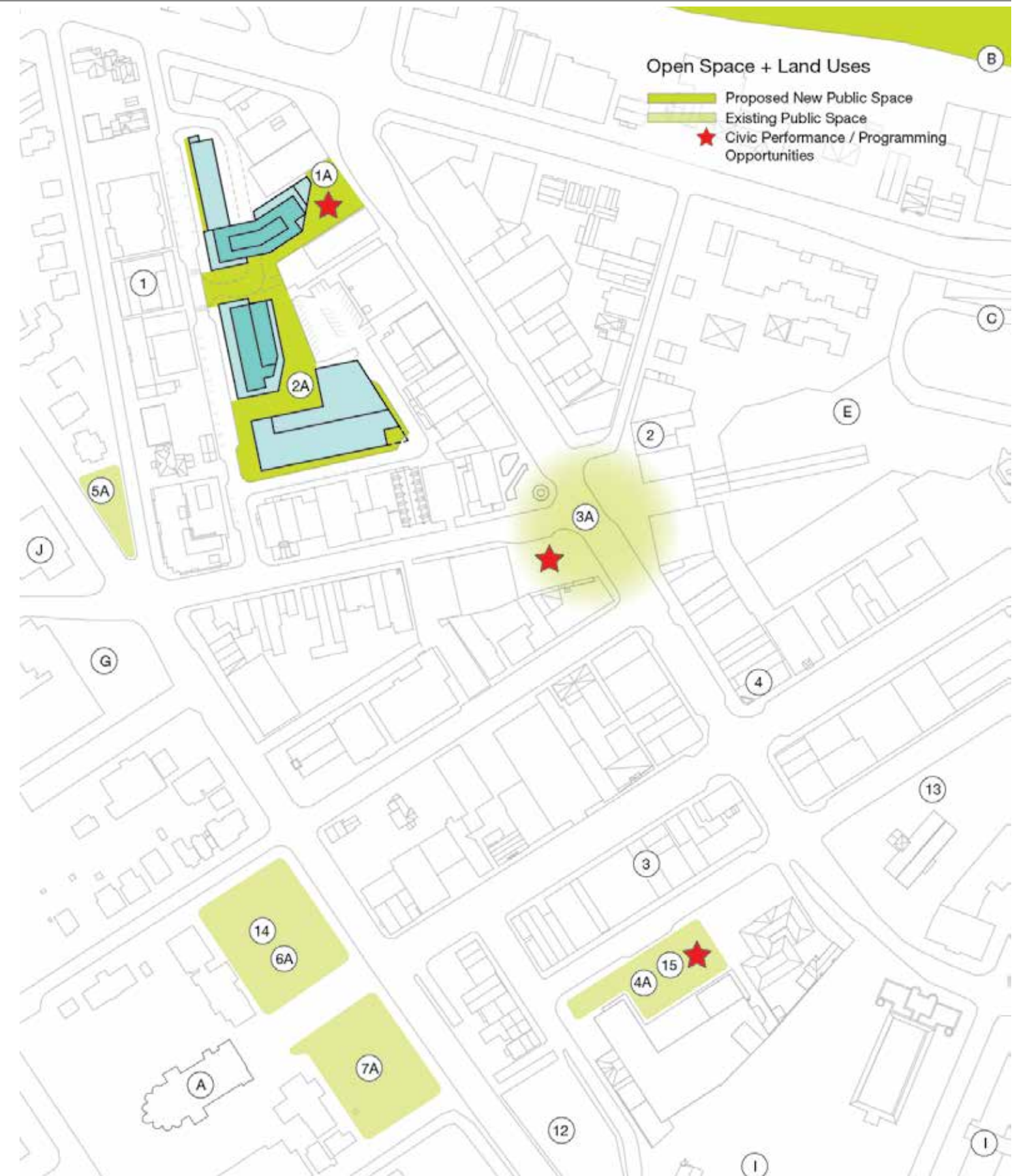


Figure 29 Open Space and Land Uses

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

The Baker District redevelopment intends to transform 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 current barrier to walk-ability along Baker Street presented by the existing 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 lots various entrances and exits and partial one-way street pattern it creates. Additional barriers removed by the redevelopment include the construction of an animated urban street wall on the east side of Baker Street incorporating retail, live/work 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 (1995)-14864 identifies five protected view corridors relating to the Basilica of Our Lady Immaculate. Section 4.18.2 of the Zoning Bylaw restricts building heights within these corridors to the geodetic elevation indicated in Defined Area Map No. 63. These views are also illustrated in Schedule D of the Downtown Secondary Plan (OPA 43). The design of the Baker District Site meets the City of Guelph's 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.

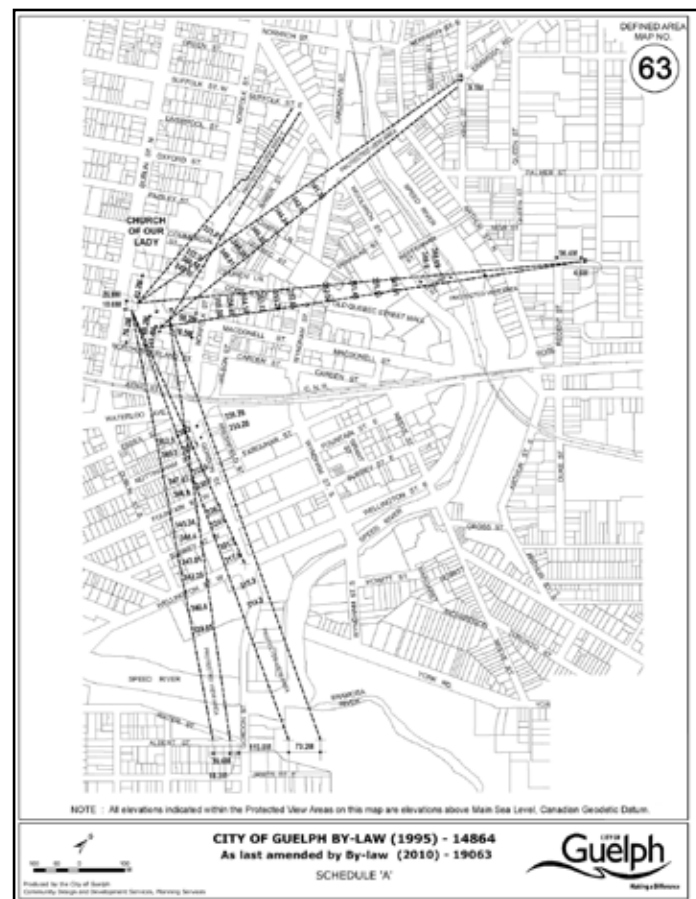


Figure 32 Area Map 63, Guelph By-Law (courtesy of City of Guelph)

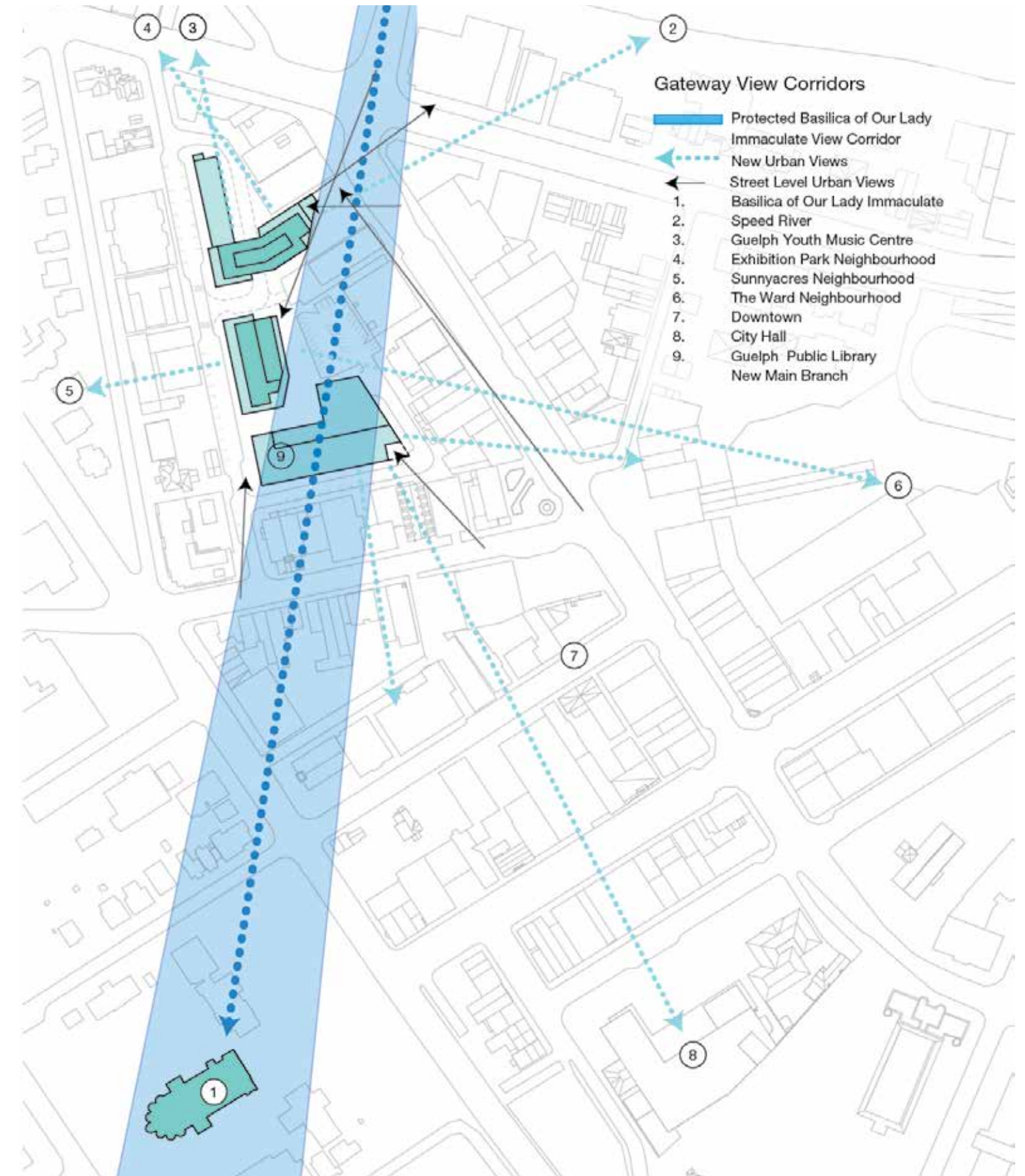


Figure 31 Gateway View Corridors

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 City of Guelph Official Plan was adopted by City Council in 1994 and approved by the Ministry of Municipal Affairs and Housing in 1995. It was most recently updated in three phases through Official Plan Amendment 39 Growth Plan Conformity (approved by MMAH in 2009), Official Plan Amendment 42 Natural Heritage Strategy (approved by the Ontario Municipal Board in 2014) and Official Plan Amendment 48 Final Phase of the Five-year Review (the majority of which was approved by the Ontario Municipal Board in October 2017). The Official Plan provides goals, objectives and policies to guide Guelph’s growth and development to 2031.

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 Growth Plan for the Greater Golden Horseshoe. 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. (3.8 & 3.9)

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 affordable housing 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 grid-like 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 generally understood to be buildings above six storeys, 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 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. The purpose of the 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 that 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 new Downtown Guelph Zoning By-law implements the policies of the Secondary Plan. The By-law was brought into force by the Local Planning Appeal Tribunal in March 2019.

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 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 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).

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

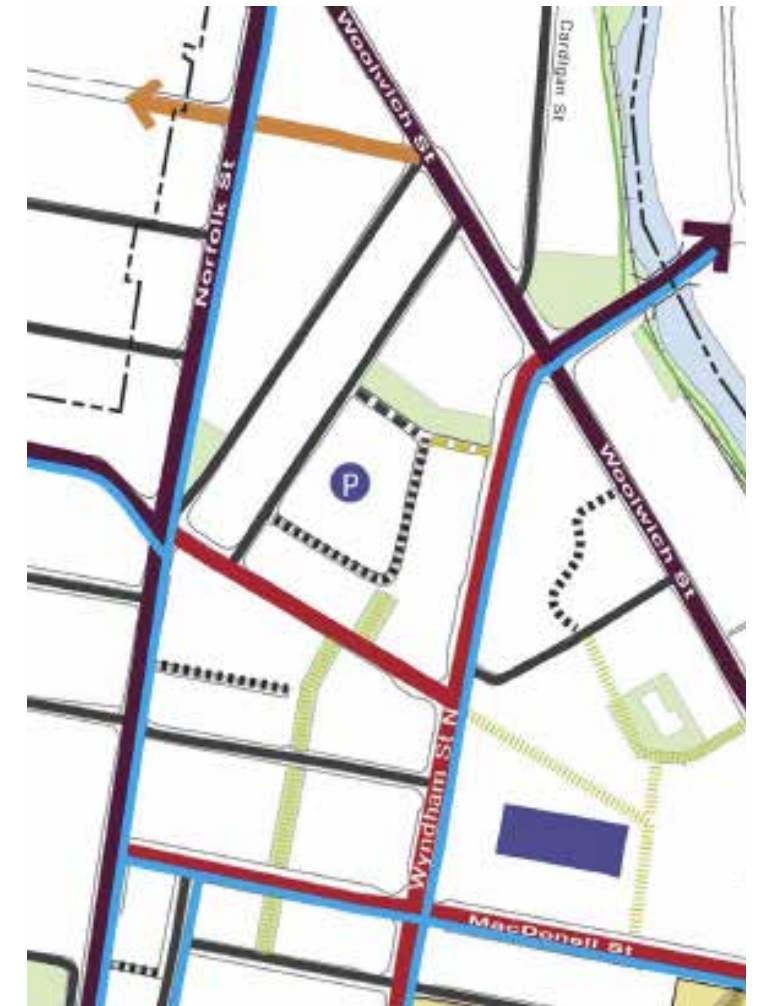


Figure 34 Conceptual Vision for Downtown Guelph based on the 2012 Secondary Plan

of the Baker District. One urban square would be located in the northern area of the Baker District next to Wyndham Street 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 uses 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)

Land Use

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



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

Legend

- Mid block pedestrian mews
- Existing park and open space
- Existing and future urban square
- Boundary of the Secondary Plan Area
- Primary streetscape
- Existing trail
- Future trail
- Potential civic, cultural, or community use
- Future park
- Existing pedestrian bridge
- Future pedestrian bridge/tunnel
- Place of worship
- Major transit station
- Park and open space outside downtown
- School
- Potential Local Street or Active Transportation Link



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

Legend

- Residential 1
- Residential 2
- Mixed Use 1
- Mixed Use 2
- Institutional or Office
- Major Transit Station
- Boundary of the Secondary Plan Area
- Parks and Open Space
- Future Park Policy Area
- Active frontage required
- Potential Local Street or Active Transportation Link
- Significant Natural Area (in accordance with OPA 42, which is currently under appeal)
- Regulatory floodplain
- Floodway
- Special Policy Area
- Two-Zone Fringe

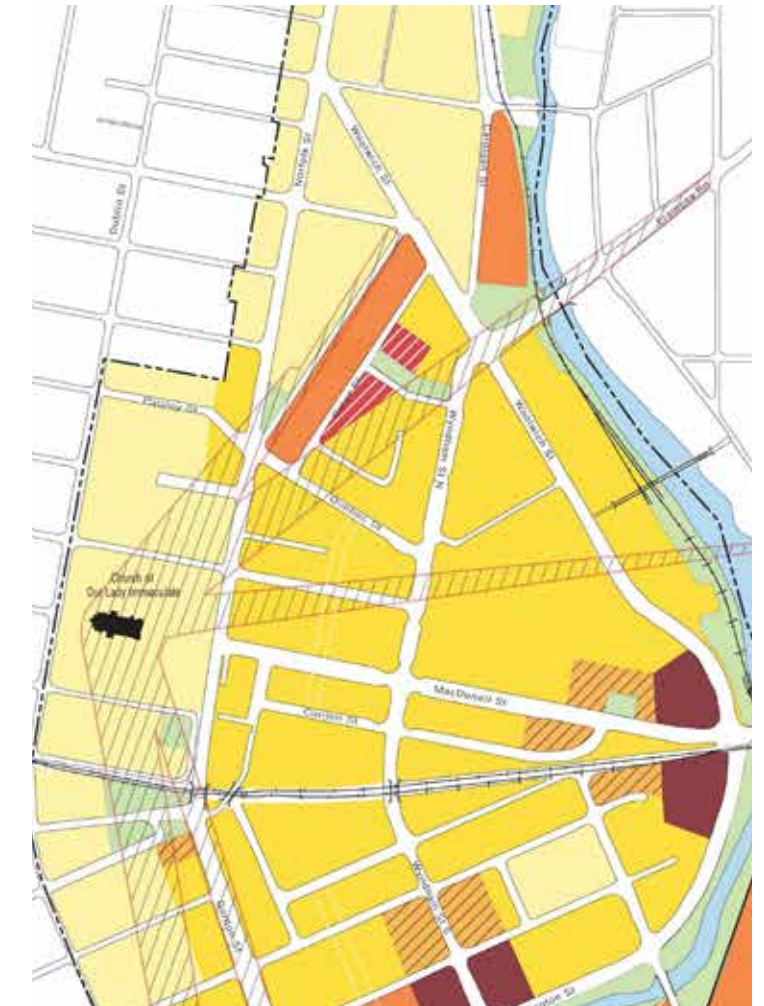


Figure 37 Excerpt from Schedule D: Downtown Secondary Plan Minimum & Maximum Building Heights

Legend

- Min & Max storeys
- 2-4 storeys
- 3-6 storeys
- 4-8 storeys
- 4-10 storeys
- 4-12 storeys
- 5-15 storeys
- 6-18 storeys
- Protected public view corridor
- Proposed and existing park and open space
- Boundary of the Secondary Plan Area
- Potential Local Street or Active Transportation Link
- See policy 11.1.7.11.10

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 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 identifies maximum and minimum building heights in the downtown. The Baker District includes several height zones. Along Baker Street on the east side of the property, heights of 5-15 storeys are permitted. On the remainder of the site, heights of 3-6 storeys are permitted. A protected public view corridor to the Basilica of Our Lady extends through the site from northeast to southwest. (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)

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 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, setbacks, 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, setbacks and ground floor and building entrances.

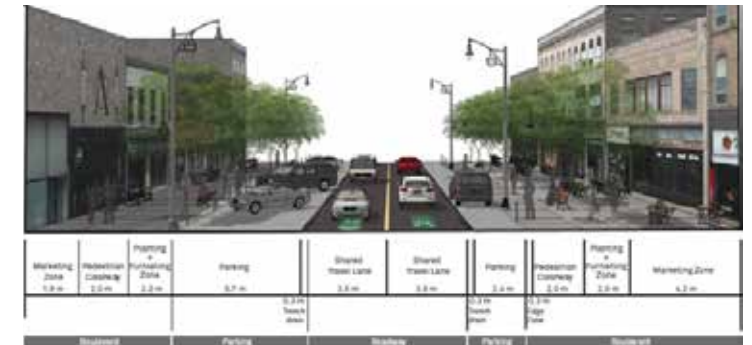


Figure 38 Cross Section for Wyndham Street “flexible street”, from Downtown Streetscape Manual



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

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.

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 will refine 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 base of both residential towers flank Baker Street, Baker Court, Library Urban Square and Wyndham Street 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 Library Urban Square from above. Live/work and townhouse 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

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 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, and furthermore through the enhanced open space provision on Wyndham Street, within sight of the river and Kimberley Park.

The landscape architecture of the Urban Square on Wyndham Street, 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 of the podium buildings and the material palette 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 integrating into the historic built context.

Within the landscape, limestone features will further connect to the heritage of limestone within the City.



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 limestone materiality of downtown Guelph

Demonstrate Best Practices in Multi-Modal Transportation and Parking Integration

Both public and residential parking for the Baker District is to be predominantly below grade, maximizing usable space above and reinforcing the street related retail environment of the Downtown while improving pedestrian circulation.

Parking facilities are to be designed to allow for future potential adaptive re-use as private car ownership inevitably declines.

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

Consideration will be given to integrating a car share program into the District.

Expansion of the cycling network accessing the Baker District coupled with ample bike parking and convenient access to public transit options further strengthen the District's support of alternative car-orientated 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 to respect the character of surrounding buildings and the downtown's historic fabric, while creating a more comfortable pedestrian environment. Tower forms are generally disconnected from the podium forms in order to improve pedestrian wind conditions, and the massing of both towers are limited in footprint size in order to reduce shadowing impacts to the surrounding streets. Entrance canopies and other elements are employed to both mitigate negative micro-climate effects as well as aid in clear public wayfinding and circulation.

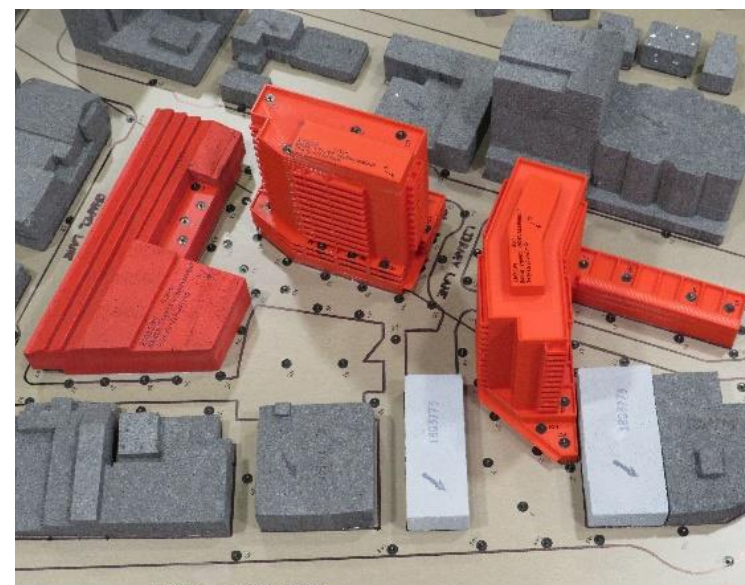


Figure 51 Study Model of Baker District Redevelopment plan used in RWDI Pedestrian Wind Study

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 52 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, 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. In particular, the details associated with the Guelph Public Library scale and spatial organization are in progress and influenced by a separate design process than the residential components 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.

Resiliency in the context of COVID-19

The Baker District Redevelopment integrates a number of resiliency measures in response to physical distancing requirements within open spaces brought about by the COVID-19 pandemic. 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 to support physical distancing outdoors. Furthermore, all residential units proposed within the Baker District are proposed to be provided with some form of outdoor space, whether a patio, balcony or Juliet balcony, in addition to communal rooftop residential amenities including outdoor terraces proposed within both residential buildings. The Baker District design and development team will continue to work with the City of Guelph to determine how best the design can address issues of resiliency in the context of COVID-19.



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 series of new publicly accessible 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 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 North and South Towers while connecting to existing and proposed surface-parking provisions along Park Lane and the residential underground parking structure beneath the North Tower and Towns, and South Tower on the property. 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 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 or 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 emerge in Baker Court, where it turns west and connects to Baker Street. Apart from the portion of Park Lane within Baker Court, it is conceived of as a simple service laneway, including 6m two-way vehicular zone with a pedestrian walkway against the North Tower's western podium. Within Baker Court Park Lane transitions into a woonerf-style roadway 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.

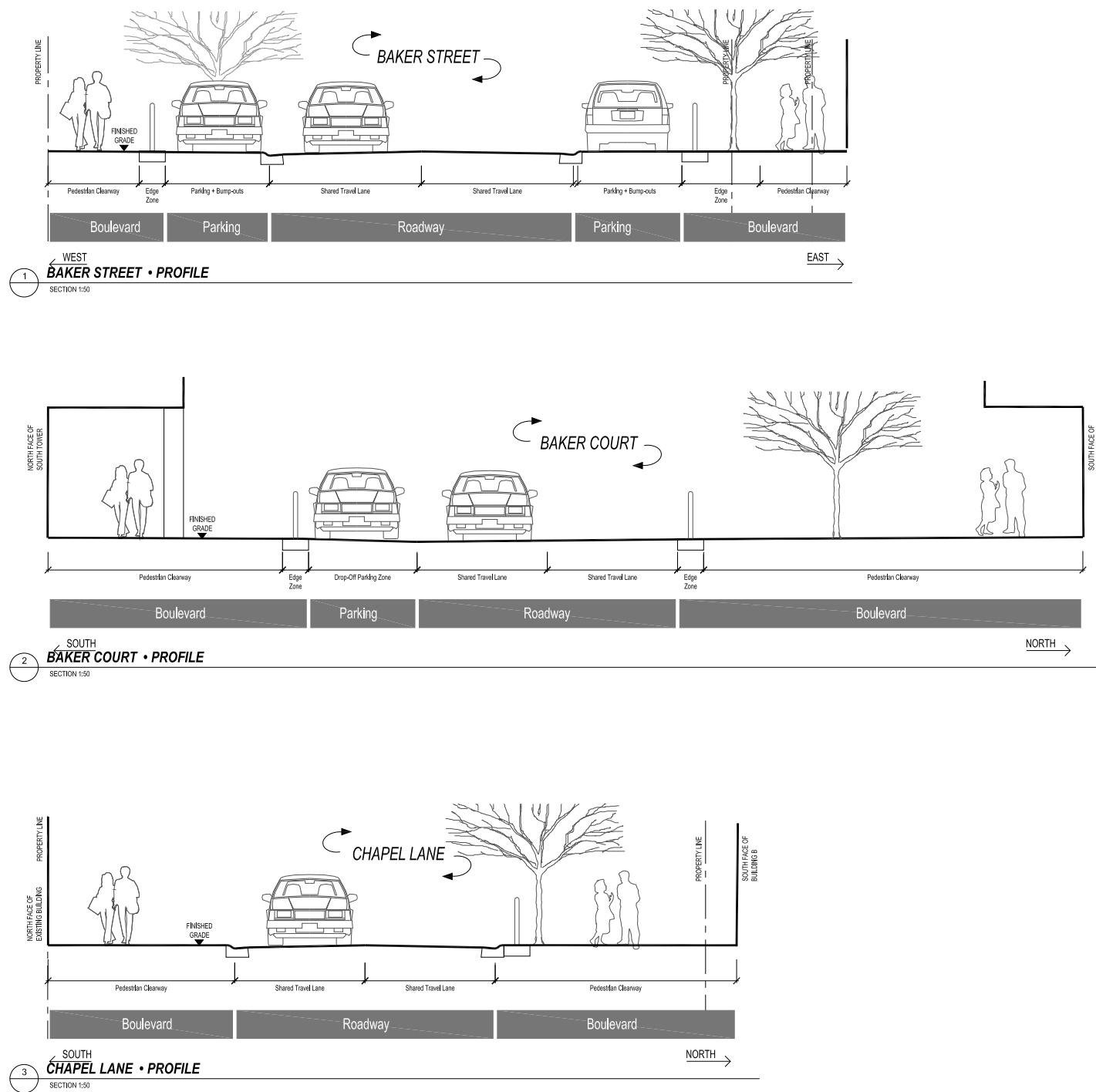


Figure 53 Preliminary Cross-Sections of Baker Street, Baker Court and Chapel Lane

Open Spaces

Wyndham Urban Square

The northern-most 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/institutional frontage of the North Tower is a level gathering/seating zone, potentially partially under the building's canopy, providing outdoor spill-out, gathering and seating 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 spill-out patio use. In between Baker Court and Library Square seat-height planters, landscaping and decorative screens would be positioned in such a way as to provide an interface to the County parking lot and servicing spaces within the Site.



Figure 54 Long-Term Vision for Baker District Public Realm
28

Architectural Design Concept

The Baker District Redevelopment includes three new mixed-use 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, the configuration of property lines, and market factors dictating the proposed residential unit mix. The podia of both the towers frame adjacent streets, creating strong streetwall conditions while stepping down in height consistent with the neighbouring buildings. The one exception to this streetwall condition is the North Tower’s partial setback from Wyndham Street to accommodate the Wyndham Urban Square. The position of Baker Court between the North and South Towers connects to Wyndham Street North via a pedestrian linkage through Wyndham Urban Square, and also connects to Park Lane providing parking and loading access to the North Tower. A second “gap” is provided between the South Tower and the Guelph Public Library, wherein the Library Urban Square is positioned and 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.

With respect to tower positioning and proportion, the strategy is driven in large part by the property configuration relative to the protected view corridor to the Basilica of Our Lady, sustainable design ambitions, and market factors. Options with respect to the North Tower’s position are limited by the property configuration and relative narrowness of property footprint both along Baker Street and Wyndham Street North in the vicinity of the North Tower. Assuming six-metre minimum tower setbacks from property lines, the property geometry is not large enough to accommodate a

North Tower in a square or north-south orientation, therefore necessitating the east-west tower orientation indicated herein. The North Tower position responds to the position of Baker Court and Wyndham Urban Square, and its orientation takes advantage of passive solar strategies while accommodating the mix of unit types proposed for the project.

Options with respect to the South Tower’s position are significantly limited by the protected view corridor mentioned above, which cuts diagonally through the Site and bisects the south block. The territory outside of the view corridor line is not large enough to orient the tower east-west, and a more square tower footprint is not compatible with a unit mix of primarily smaller, one-bedroom units, most efficiently accommodated in what is known as a “double-loaded” floor plan configuration.

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.

Built Form Strategy – North Tower:

The North Tower is defined by a 15-storey building made up of a podium of 2-storeys containing retail, live/work, amenity and residential uses, and a 13-storey residential tower above. Retail entrances are provided off of Wyndham Street North and Baker Street, with the residential lobby located off of Baker Court, and servicing and loading facilities for the building located flanking Park Lane, which also provides access to the District’s residential below-grade parking structure.

The built-form of the North Tower establishes a two-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 1.8: 1. Balconies for the residential tower are cantilevered from the building’s north and south elevations. 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 off of 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.

Retail and live/work uses are positioned along Baker Street, which has already transformed from historically industrial street frontages to increasingly residential frontages, with new residential buildings having been constructed on the western side of Baker Street immediately adjacent to the Baker District Redevelopment. Residents arriving on foot or being dropped off by vehicle can enter the residential lobby from Baker Court and circulate vertically through elevators to the residential floors 2-15. Residents utilizing the underground parking structure will enter the Site at Baker Court and access the parking ramp provided beneath the North Tower at Park Lane, and park underground, accessing their residential elevators directly from the P1 and P2 levels.

The retail/institutional 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 the building’s primary amenity areas, and can be accessed either from within the building (elevator access from Level 3) or from grade through an elevator lobby accessed from Park Lane. A large rooftop amenity terrace overlooks Wyndham Urban Square.

Built Form Strategy + Program - North Towns:

The stacked townhouses north of the North Tower are positioned along Baker Street with a modest setback to accommodate residential front terraces and entrances. Generally speaking the townhouses are designed with a grade-related two-bedroom unit at the lower level, and an upper 2-storey, 3-bedroom unit also accessed from Baker Street with a large rooftop terrace at level 3. The massing and materiality of the North Towns is anticipated to be complementary to the North Tower podium,

defined by two-storey masonry bays facing Baker Street, with a quieter, more subdued frontage facing Park Lane to the rear.

Built Form Strategy – South Tower:

The South Tower is located immediately south of Baker Court, is a 15-storey mixed-use building containing retail and live/work uses at grade and a residential lobby facing Baker Court. Above the ground floor are 14-storeys of residential uses, setback six metres from the ground floor along Baker Street with exterior balconies extending out to the streetwall edge on the north, west and south elevations on levels 2-3. Above the 3rd storey, 12 additional floors extend vertically in a tower form, with linear balconies facing east and west, with smaller unitized balconies on the north and south elevations. 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 Baker Court frontage and provides direct access to elevators up to residential levels 2-15. The parking access provisions for the South Tower are also similar, in that the residential elevator extends down to P1 and P2 allowing residents direct access to the parking below. Retail suites are positioned at the north and south ends of the ground floor, with retail entrances anticipated from Baker Street and Baker Court, and wrapping around the south end of the building in order to bring life to the Library Urban Square.

Built Form Strategy - Library:

As a literal extrusion of the allowable developable area, the new Central Library assumes a dynamic

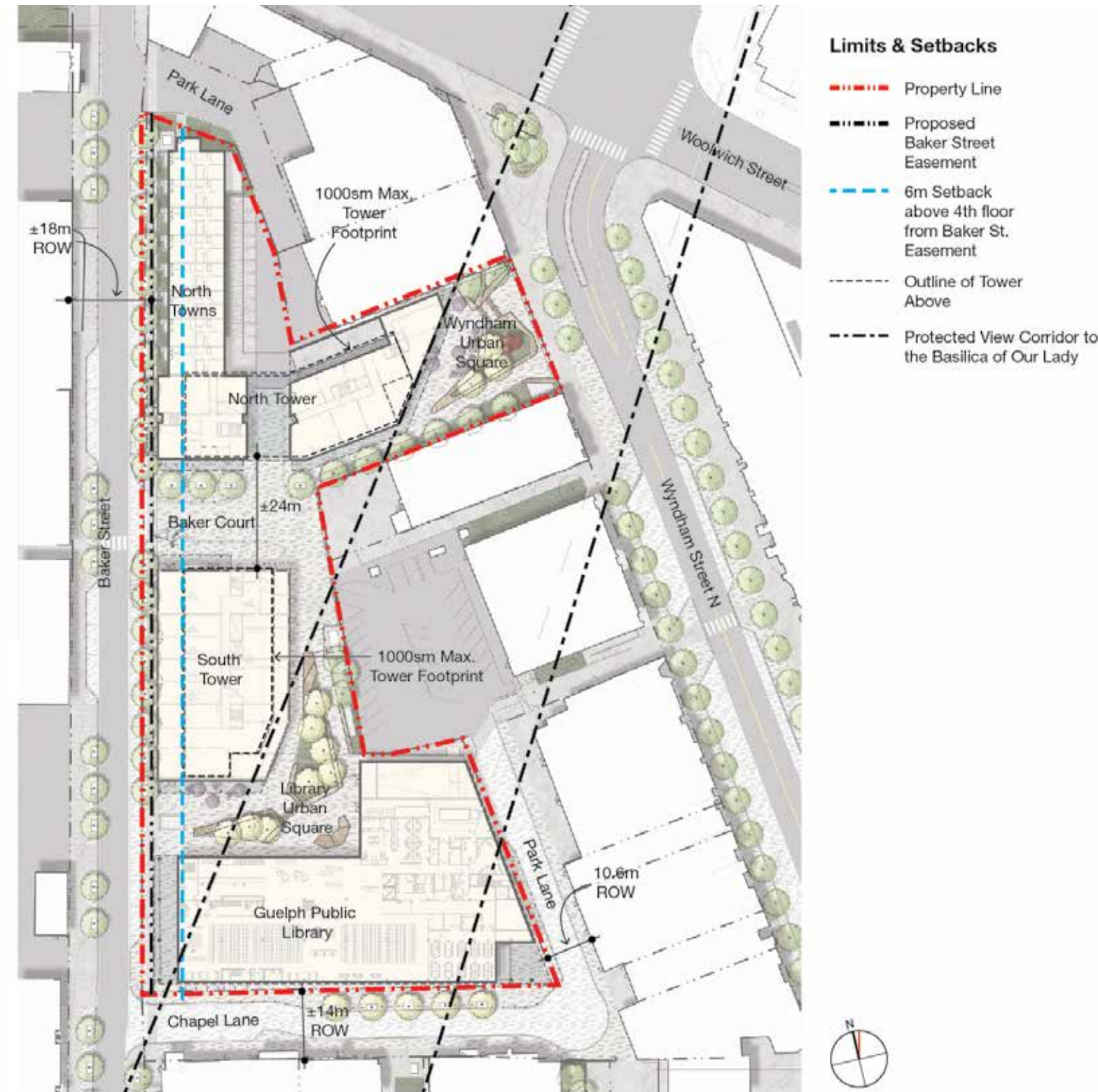


Figure 55 Diagram illustrating built-form strategy including required Setbacks and Stepbacks

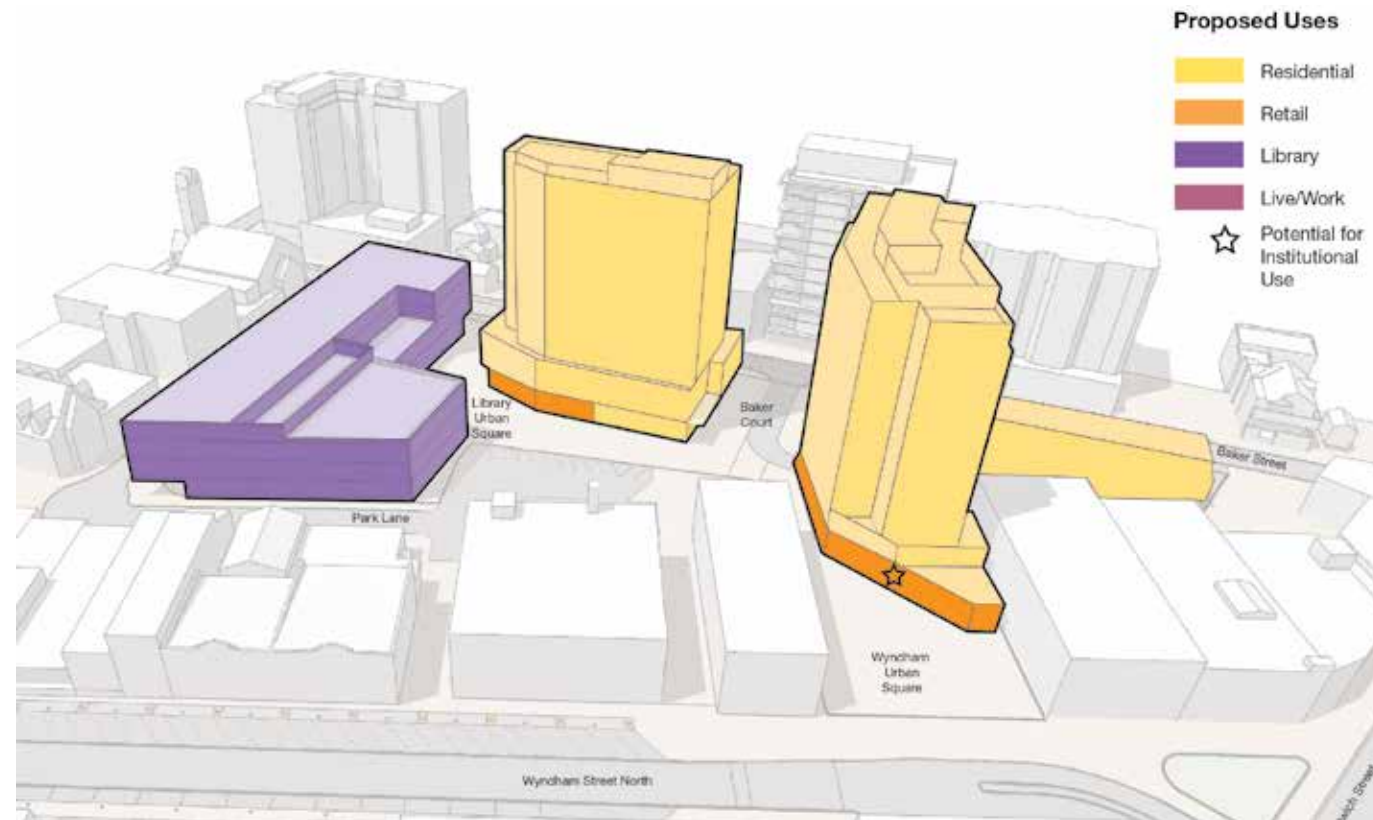


Figure 56 View of proposed development from northeast

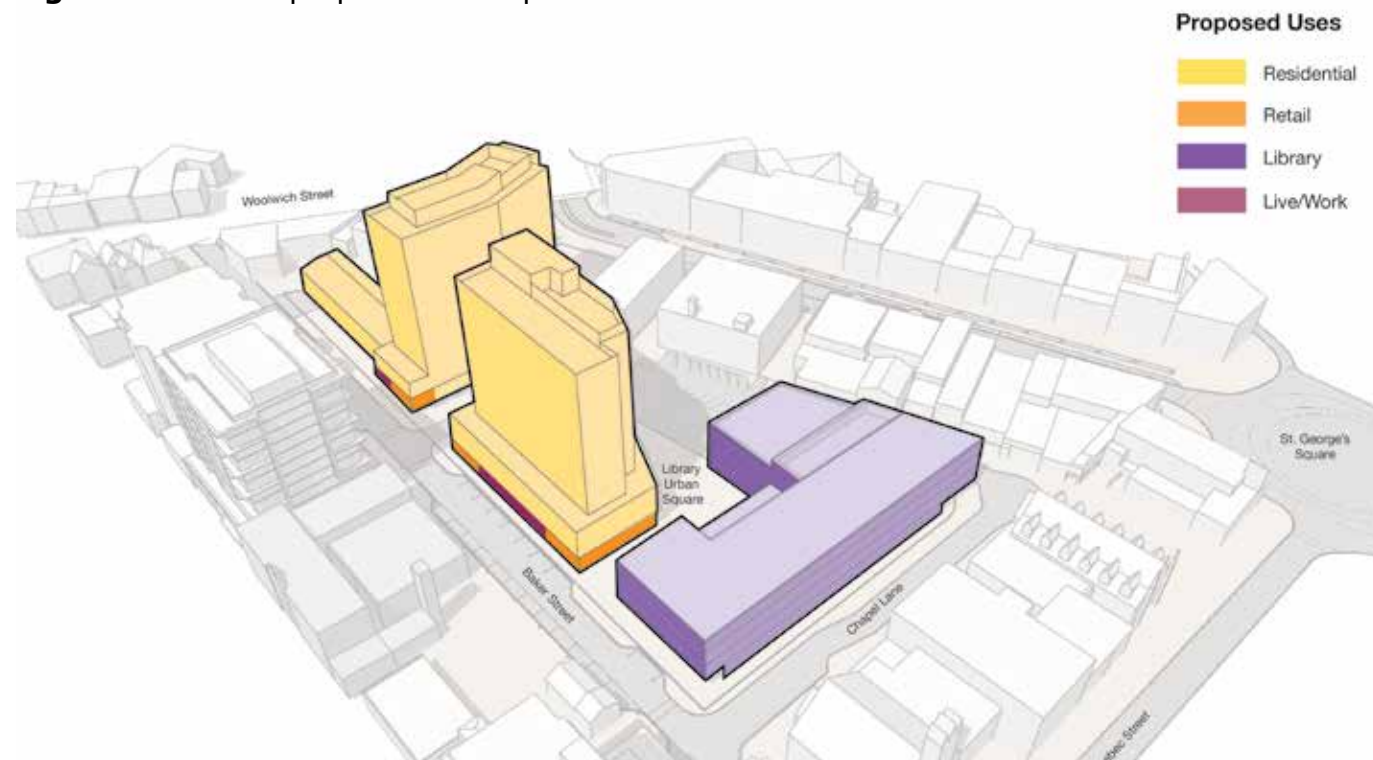


Figure 57 View of proposed development from southwest

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 the 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 high 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 the Library Urban Square. A double height community living room extends from level 2 to 3 and is accessed directly from the Library collection areas with an outdoor terrace flanking it providing views up and down 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 the 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 northern wing of the building in order to maximize the efficiency of the collections for patron use.

Public Art and Heritage Artifact Integration:

The current assumption with respect to the integration of public art and heritage artifacts within the Redevelopment is that these elements will be integrated into the landscape design of the Site. Two principal public art locations are identified within the Concept Landscape Plan, with numerous additional opportunities available to add elements as they are made available. Furthermore, the materiality of the landscape design incorporates limestone seating walls purposefully in order to speak to the heritage of limestone construction in downtown Guelph. The lower portions of both the North and South Towers are assumed to be characterized by durable, enduring materials to speak to the heritage of brick and stone masonry construction within the downtown.

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 podia expand to meet and address the adjacent public rights-of-way and create a meaningful streetwall condition, while the towers above are setback from the podium edges and limited in floor plate area to meet the zoning bylaw requirements.

The North Tower is set upon a two-storey podium base, with a stepback above to levels 3-15 apart from the narrowest portion of the site closer to Wyndham Urban Square, where the podium and tower walls are co-planar and a canopy is provided for weather and micro-climate mitigation.

The South Tower is set upon a three-storey podium base, which above the ground level frames exterior patios overlooking Baker Street, Baker Court and the Library Urban Square. A stepback is provided above the podium edges on all sides.

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 24m 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.

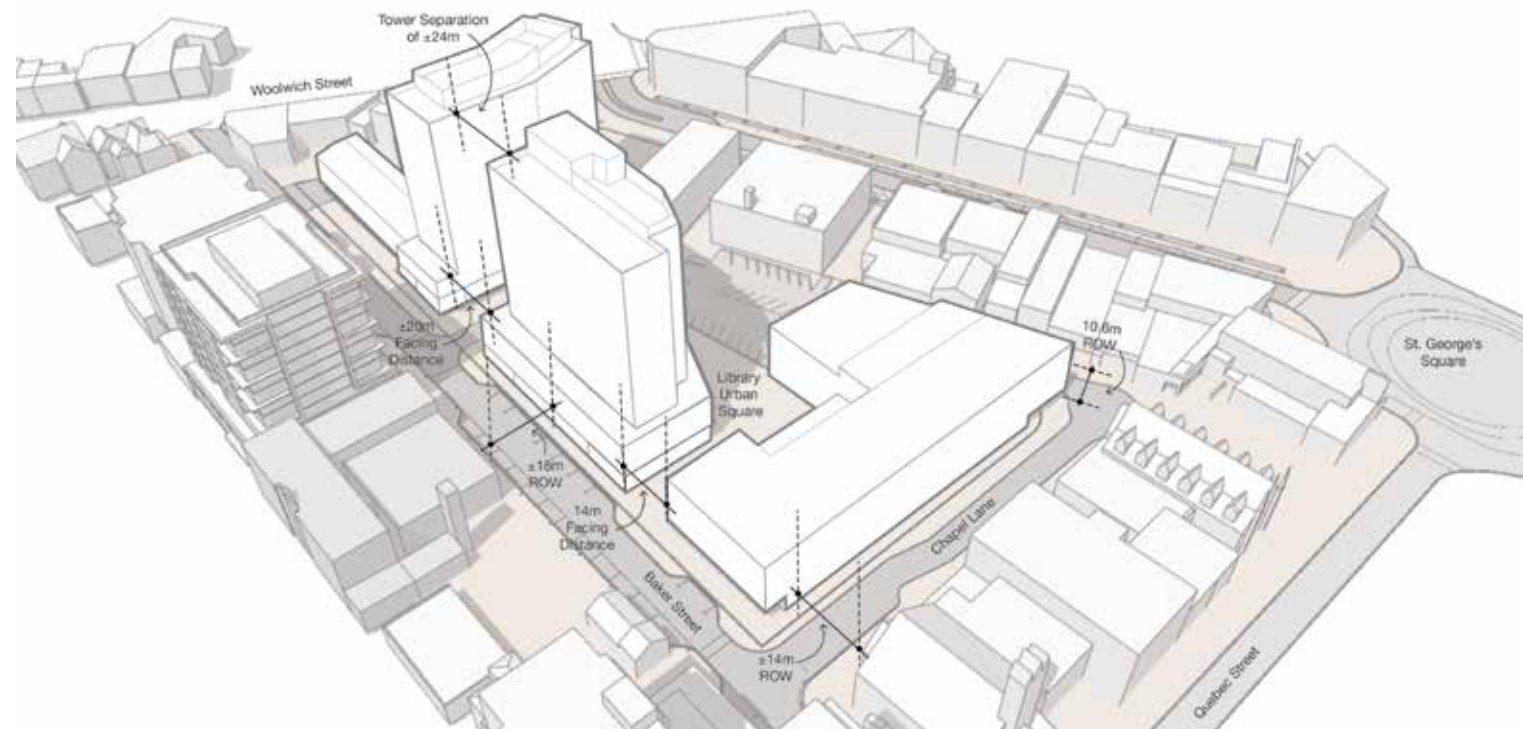


Figure 58 Built-form transitions

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. Views deeper into the Site are animated by the active frontages of the North and South Towers, including retail frontages flanking Baker Street and the Library Urban Square, and the two residential lobbies facing Baker Court. 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 frontages 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 the 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. Residents of the two towers within the Redevelopment 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.



Figure 59 View of Redevelopment from corner of Eramosa Road and King Street



Figure 60 Existing view from corner of Eramosa Road and King Street

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 short-term parking and drop-off spaces are provided along Park Lane within Baker Court, specifically along its southern flank in the vicinity of the North and South Towers' residential lobbies. Additional parking is provided behind the North Towers on Park Lane, and 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 next door, among other users.

Garbage and loading functions for both the North and South Tower are accessed from Baker Court. For the North Tower, garbage and loading provisions flank Park Lane beneath the North Tower, with a layout area provided just behind the North Towers adjacent to both the Garbage and Moving Rooms for the building.

For the South Tower, garbage and loading provisions are provided just south of Baker Court, with a layout area provided just behind the South Tower podium adjacent to both the Garbage and Moving Rooms for the building.

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.

Baker Court is designed to accept loading vehicles from time to time within short-term parking spaces provided 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.

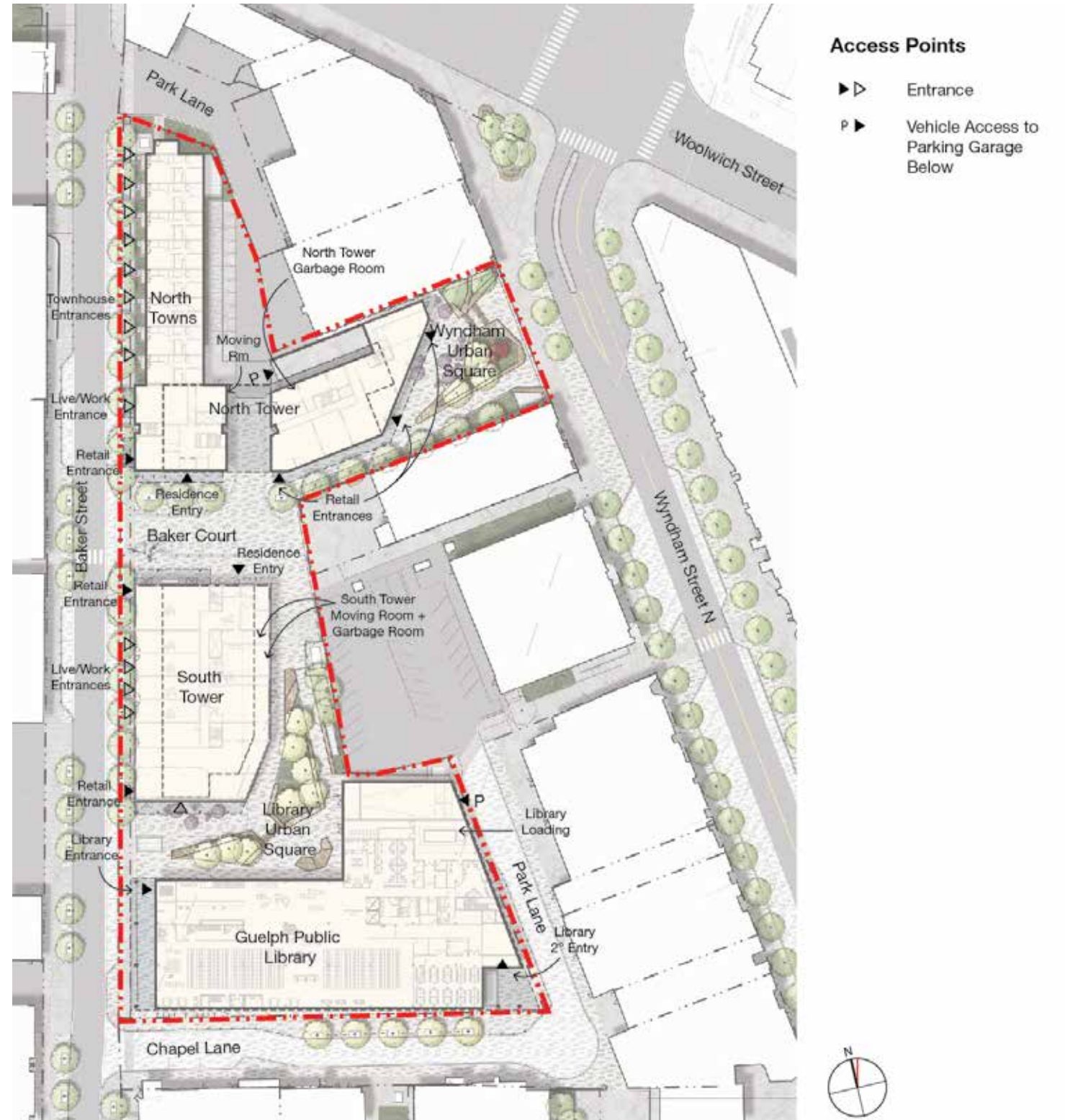


Figure 61 Diagram of Parking and Loading provisions

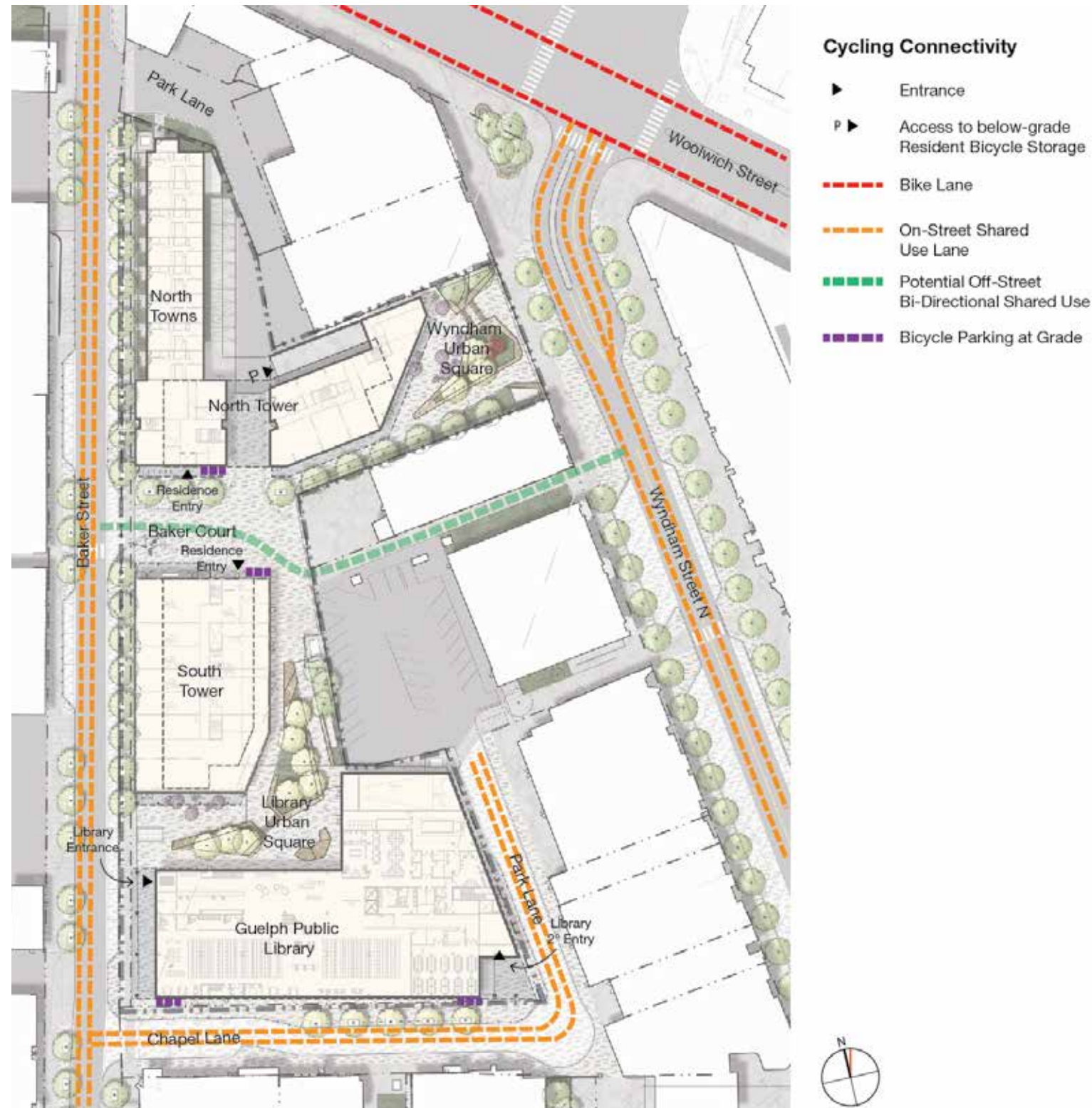


Figure 62 Diagram of Cycling Connectivity provisions

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 currently being investigated by the City of Guelph and the County of Wellington, which would provide additional, direct bike connections into the Baker District in lieu of this cycling connection being made through Wyndham Urban Square - no longer feasible due to the narrower property configuration in this area.

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 both the ground plane and underground garage components 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 both east and west sides of the street, to be confirmed through the right-of-way design process. Additional at-grade resident parking is provided behind the North Towers along Park Lane, as well as a modest amount of public parking along Chapel Lane at the south end of the Site. A small number of short-term, drop-off and loading spots are provided within Baker Court adjacent to the two residential lobbies. Below the North and South Towers are two levels of underground parking dedicated to the residential occupants of the Redevelopment, accessed by a ramp situated within the podium of the North Tower, accessed from Park Lane.

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.

In terms of public parking, the number of stalls is approximate at this point in time, and is dependent upon, among other factors, the budget to be confirmed by Guelph City Council in July 2021. The final number of public parking spaces will be determined at the Site Plan Approval stage, when a detailed design of the underground parking structure will be available for costing.

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 the North and South Towers 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 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 podium of the North Tower, and the west frontage of the North Towers, will be clad in high quality, enduring materials in accordance with the Downtown Secondary Plan, providing significant architectural presence to the residential lobbies and entrances, as well as retail frontages in that location. Further east, facing Wyndham Urban Square and the east-west pedestrian walkway, the architectural language continues in a more linear manner, with glazing areas increased to provide a highly transparent ground floor retail frontage facing Wyndham Street North with an amenity terrace above. The loading and servicing portions of the North Tower, facing Park Lane, will be clad in a way compatible with the remainder of the podium.

The Tower levels 3-15 are characterised by a pattern of square punched window openings, surrounded by a simple panel system that emphasizes the window openings. A rooftop mechanical enclosure will be clad in a sympathetic metal screen to hide a variety of mechanical equipment related to the building's various functions.

The materiality of the South Tower includes a three-storey podium wrapped with a grid of horizontal and vertical elements of high quality, enduring material character, with highly transparent retail and live/work frontages at grade and exterior patio spaces on levels 2-4 along the Baker frontage. The residential entrance facing Baker Court is also assumed to be highly transparent and further delineated with a canopy.

The building cladding of the floors above the ground is proposed as a grid of vertical panels. Windows are vertical in proportion and stacked up the facade, further emphasizing their verticality. A rooftop mechanical enclosure will be clad in a sympathetic metal screen to hide a variety of mechanical equipment related to the building's 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 building continues with an identical masonry veneer material but eliminates the fins. The third floor projects slight 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 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 64 Material Precedent - podium and tower cladding treatment



Figure 65 Material Precedent - Library cladding



Figure 63 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, live/work 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 the North Towers along Baker Street are to be illuminated by canopy-mounted lighting. The main entrance to the Library, again facing Baker Street, will also be illuminated with building-mounted lighting.

Within the key public open spaces of Wyndham Urban Square and Library Urban Square will be employed integrated lighting solutions that relate to the landscape architecture of these two spaces. This may include seat-level lighting embedded in benches and furniture, path-level lighting in the form of bollards, or even overhead catenary lighting installations (may be particularly relevant to the Library Urban Square). 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

As part of the Urban Design Master Plan process, RWDI was retained to conduct a pedestrian wind assessment for the proposed Baker District Redevelopment. The results of their initial assessment can be 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.

A revised Pedestrian Wind Study is expected to be submitted as part of the Redevelopment's Site Plan Approval submission, wherein additional measures to mitigate winds at points #9 and #63 within the report will be included/addressed.

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.

The massing of the Baker District does not propose to increase building heights beyond those permitted by the existing Zoning Bylaw.

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 during the whole April-October period, and shadows impacting Baker Street disappear by 11am. The north-south length of the South Tower does not generate shadows that impact Wyndham Street North at all in the summer months, and only late in the day in April/October. Similar to the North Tower, impacts on Baker Street disappear by 11am.

Sun and Shadow Study

Latitude: 43°32'49" N
Longitude: 80°15'06" W



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

Figure 66 Key Map with Seasonal Solar Angle Range. Guelph 43°32'49" N, 80°15'06" W

September 21



Figure 67 9:00 am

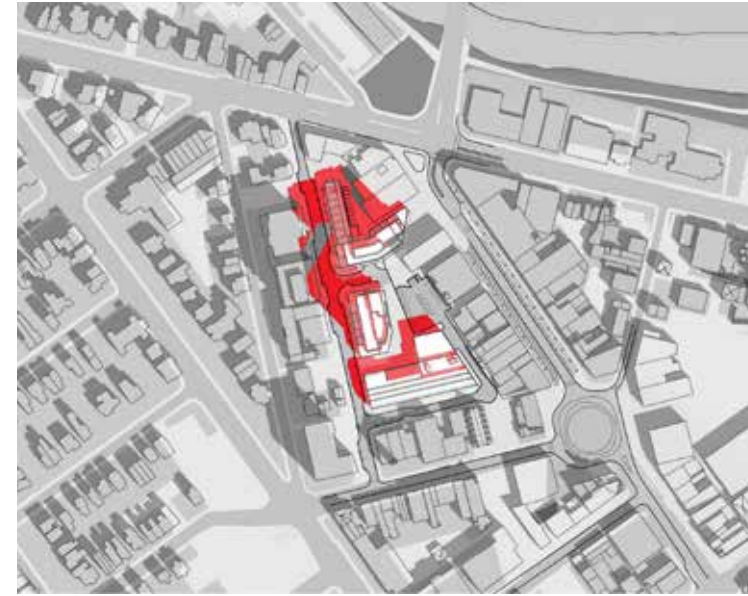


Figure 68 10:00 am



Figure 69 11:00 am



Figure 70 12:00 pm



Figure 71 1:00 pm



Figure 72 2:00 pm



September 21 continued



Figure 73 3:00 pm



Figure 74 4:00 pm



Figure 75 5:00 pm

April 21



Figure 76 8:00 am



Figure 77 9:00 am



Figure 78 10:00 am



Figure 79 11:00 am



Figure 80 12:00 pm



Figure 81 1:00 pm

April 21 continued



Figure 82 2:00 pm



Figure 83 3:00 pm



Figure 84 4:00 pm



Figure 85 5:00 pm



Figure 86 6:00 pm

June 21



Figure 87 8:00 am



Figure 88 9:00 am



Figure 89 10:00 am



Figure 90 11:00 am



Figure 91 12:00 pm



Figure 92 1:00 pm

June 21 continued



Figure 93 2:00 pm



Figure 94 3:00 pm



Figure 95 4:00 pm



Figure 96 5:00 pm



Figure 97 6:00 pm



Figure 98 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 streetscape improvements anticipated surrounding the site.

The design of the extension of Park Lane running 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. P1 and P2 levels also step down accordingly, with focused areas of <5% slope within both parking levels.

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



Figure 99 Demonstration of how the Wyndham Urban Square (left) and Library Urban Square (right) anticipate the streetscape improvements of the flanking public streets.



Figure 100 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 101 Precedents: Rock 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 102 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 to 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

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;
- 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 carshare and 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 usage.
- 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 on-site local food production 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:

- Provide opportunities for food growth on site, including balcony planters and a community garden;
- 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
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.

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:
 Commercial/Retail GFA: 4,768 SF / 443 m2
 Residential GFA: 137,325 SF / 12,758 m2
 Residential Unit Count: 175 - 185 units

North Towns:
 Residential GFA: 15,900 SF / 1,477 m2
 Residential Unit Count: 16 units

South Tower:
 Commercial/Retail GFA: 6,383 SF / 593 m2
 Residential GFA: 133,677 SF / 12,419 m2
 Residential Unit Count: 170 - 180 units

Open Spaces:
 Wyndham Urban Square: 10,602 SF / 985 m2
 Library Urban Square: 12,852 SF / 1,194 m2
 Baker Court Area: 12,895 SF / 1,198 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:

75% 1-bed / 1-bed den units
 20% 2-bed
 5% Other (studio apartments, 3-bed)

1-bed: 500-550 sf (30-35% of suites)
 1-bed+D: 550-600 sf (30-35% suites)
 2-bed: 750-800 sf (10 to 15% suites)
 2-bed+D: 800-850sf (10 to 15% suites))

Affordable Housing Strategy

Affordability Targets

As a part of contributing to a diverse downtown in the City of Guelph, Windmill intends to include a provision for affordable housing component within our development. This is in keeping with the blended mix of uses encompassed in the Baker Street project. Providing affordable housing would enable a broad spectrum of residents to live within downtown Guelph and take advantage of all the area can offer.

The goal of this section is to demonstrate how our strategy addresses the City's Affordable housing targets, those Official Plan policies concerning affordability, in addition to the County of Wellington's current Housing Plan. It will also provide staff with the ability to monitor planned affordable housing projects, and measure the demand and budget requirements for financial incentives related to affordable housing

As noted in the RFP submission, Windmill's goal is to provide 12% of all suites in the project as affordable. The actual final affordable component will be a function of successfully working with various funding programs and advisors to incorporate this affordability component into the development. This would include working with City Programs, and other housing providers.

It should be noted that the majority of funding programs are dependent upon support from the City of Guelph's Affordable Housing Financial Incentive Program (AHFIP), as these additional programs require support under a municipal program. At this time, Windmill has not secured the support of this program. Until this support is known, it is uncertain if Windmill will be able to provide the targeted amount of affordable housing.

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 units. 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 is also committed to providing smaller residential units, when possible, as these are more affordable and in high demand in the municipality.

County of Wellington Housing and Homelessness Plan

The County of Wellington has developed a 10-year Housing and Homelessness Plan for Guelph-Wellington. They have recently issued a five-year update to this plan, approved in 2018, which is intended to end homelessness in Ontario by 2025. This development's model is also in keeping with the County's affordable housing plans for the Greater Guelph Area.

This plan 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 Street project would be an addition in line with this plan, representing a partnership with a local municipality that stands to provide a mixture of affordable housing types to the area.

Official Plan Objectives and Policies

Adding affordable housing to the Baker Street development is in keeping with The City of Guelph’s Official Plan’s goals and objectives, both for affordable housing and for Guelph’s development as a whole.

In The City of Guelph Official Plan, March 2018 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. This is exactly what is offered in this project. It is situated near to 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, March 2018 Consolidation, section 7.2.2.8 and 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 is committed to providing 12% of the residential units as either affordable ownership or rental. One strategy may consist of the provision of affordable ownership housing through low-priced condominium suites. In keeping with municipal objectives, these suites would likely be small scale, priced at a level that would be affordable for households.

Financing (Availability of Programs)

In order to support this plan, in consultation with Staff, Windmill Development Group would look into the provision of programs, such as financial incentives from the City of Guelph through the Affordable Housing Financial Incentive Program (AHFIP), as well as funding from multiple housing program initiatives.

Many of these initiatives are all under the umbrella of the National Housing Strategy, delivered by the Canada Mortgage and Housing Corporation (CMHC). Specifically, the Affordable Housing Innovation Fund, the Rental Construction Financing fund, and the Seed Funding program. More may be considered for this list should they come available as we progress down our development pipeline. We may also consider applying to the County of Wellington grants from the Ontario Housing Priority Initiative, should this program continue.

With the exception of the Seed funding program, these CMHC funds either require or prioritize applicant projects also receive funding/support from a provincial or municipal governing body. The primary funding in this case could be the City of Guelph’s AHFIP. While we may apply to these federal programs, our acceptance would be conditional upon approval under AHFIP.

This makes any commitment to objectives beyond affordable ownership difficult; without AHFIP we are unable to receive additional levels of support or funding, and unable to commit to more than the provision of affordable ownership.

Government Programs

We would consider applying to the CMHC’s Affordable Housing Innovation Fund, the Rental Construction Financing Program, and the Seed Funding Program, should municipal grants (AHFIP) also be made available. At a later stage in development, we may also consider applying for the County of Wellington’s RFP for affordable housing, should another one be available.

AHFIP

In the event funding is available, Windmill Development Group would contemplate applying to the City’ of Guelph’s AHFIP. 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 AHFIP funding, projects that are approved for funding by another level of government receive priority. To satisfy this, we intend to also apply for the CMHC Seed Funding program (which does not require additional funding approval for its own grant) and use our status of “pending” to qualify in this regard.

If we do not receive approval under AHFIP, or the program is discontinued or underfunded, we would be unable to qualify for additional grants and would revert to providing only affordable ownership.

Affordable Housing Innovation Fund

The Affordable Housing Innovation Fund is a \$200 million fund whose goal is to encourage new funding models and innovative building techniques in the affordable housing sector. The size of the grant a project receives is based on a scoring scale for a number of criteria It focuses on unique ideas and approaches that will support the evolution of the affordable housing sector. Past grant recipients have included: The Kanas Shelter Corporation project in Calgary built to be 40% more energy efficient than other high-rise buildings, moveable modular units built in Vancouver at lower construction costs and more affordable rates, and The Housing Investment Corporation’s lending institution that raises funds from the bond market to support the creation of renewable affordable housing.

Affordable rental projects, such as this proposal, are eligible for this fund. We believe we are able to meet the grounds for the fund through our project’s focus on renewable energy 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. Five new units in the project must be considered affordable by municipal standards, and the affordability must be maintained for a period of at least 10 years.

Beyond affordability, the project must be sustainable, accessible, viable and highly innovative. Projects must demonstrate innovative design and/or financing models. They must demonstrate that the affordability is sustainable without long-term government subsidies. 10% of all units in the project must meet accessibility requirements, according to local building code. And lastly, the project must demonstrate that it will produce at least a 10% decrease in energy intensity and greenhouse gas emissions, relative to the National Energy Code of Canada for Buildings (2015).

We intend to meet all of these criteria and continue to invest in creative options to effectively provide affordable housing options to the municipality. Due to overwhelming interest and its success, the Affordable Housing Innovation Fund is not accepting new applications at this time (as of May 2021). However if the fund were to reopen, this would be a pathway Windmill would consider pursuing.

Rental Construction Financing

Rental Construction Financing provides low-costs loans to encourage the construction of rental housing across Canada. Particularly, where the need for such rental housing is clearly demonstrated. Based on the City of Guelph’s targets for affordable rental, there is a need for this kind of development within this project.

This program is based on immediacy. Projects must have zoning in place, a site plan in process, and a building permit available in order to be eligible for this kind of development. Construction should begin six months after the loan is in place.

Similar to other programs, Rental Construction Financing also requires projects to meet standards of affordability, accessibility, and energy-efficiency. 10% of all units must meet or exceed accessibility requirements, according to local building code. The project must demonstrate that it will produce at least a 15% decrease in energy intensity and greenhouse gas emissions, relative to the National Energy Code of Canada for Buildings. Five rental units are required, and affordable rental units must remain at affordable levels for a period of 10 years.

In order to qualify for this program, however, the project must be approved under another affordable housing program or initiative. We would seek to use our application for AHFIP to meet this. If we were not approved under such a program, we would be unable to qualify for this grant. Coupled with the additional timing limitations of this program, we cannot guarantee that this channel will be a source of funding.

CMHC Seed Funding Program

The Seed Funding program supports affordable housing projects through interest-free loans and/or non-repayable contributions. The maximum loan is up to \$350,000, while the maximum grant is \$75,000. We would apply for the new construction stream, which specifically supports costs for completing pre-development activities related to the construction of new affordable housing supply.

There is no restriction upon the type, form, or future residents of the project, other than there must be a minimum of five affordable units and the project's primary use must be residential. Mixed-use market/affordable projects, such as this one, would qualify for this category. The units must be affordable as determined by the municipality of Guelph.

We have specifically looked at this grant as it is targeted towards projects whose activities directly support social sustainability, economic sustainability, environmental sustainability, and partnerships/collaborations. All of these pillars are in keeping with our vision for this project. If we are able to clearly demonstrate how Windmill will achieve these, we could receive a funding contribution increase of up to 10%.

Seed funding does not require that a project receive funding from another program or government body. It does, however, require that our project be supported by the municipality. We hope to have the City of Guelph's support in this application, which we would apply for in advance of AHFIP.

The caveat to this program is that while the grants may be sought during pre-development, they are small, a rate of approximately \$2000 per door. The low interest loans are equally limited. While this funding stream is available it would not greatly support Windmill in pursuing additional affordable housing.

County of Wellington RFP Grants

As a part of reaching their affordable housing goals, The County of Wellington provides grants through an RFP submission. These funds come through a blend of programs including the Ontario Priorities Housing Initiative and Investment in Affordable Housing. It specifically supports projects that offer affordable housing and are primed to begin construction. The units provided must be rented at 80% of average market rents and remain at this affordable level for a minimum period of 20 years.

Unfortunately, these applications are only open for a finite period of time, and submissions must be made within a six-month window to be eligible. The current RFP process will close on May 21, 2021. Windmill will not be applying for this round as respondents who receive a grant must be ready to begin construction within 120 days. At this point, the Baker Street project is not primed to apply for this particular RFP, so we are unable to consider it an option for supporting our provision of further affordable housing.

Summation

To meet affordability objectives as stated in the RFP, Windmill Development Group would do so through the provision of affordable units to own. If we receive support through AHFIP, and federal affordable housing programs, we would endeavor to provide affordable primary rental units as well.

These affordable units would be small scale, energy efficient, accessible, and will remain affordable for the required time allotment for any grants received. The overall outcome of our proposal is subject to the level of support we receive, but we are aiming to provide the best possible for the local community.

Part 4

4.1 Phasing and Implementation

Phasing + Implementation

The proposed phasing strategy of the project begins with the construction of the below-grade parking structure associated with the respective residential developments. The North Tower construction would then proceed, followed by the South Tower. The North Towns may be constructed in a future phase depending upon market demand, which may necessitate an interim condition on the footprint of that component of the redevelopment. It is assumed that the construction of the Library will proceed concurrent with the residential developments. However as a number of project variables are still in flux the sequencing of the development remains open-ended.

With respect to Planning Approvals consultation with the Planning Department is required, but, the intent is to submit two separate Site Plan applications for the project - one for the residential components including North and South Towers including Wyndham Urban Square and Baker Court, and the second pertaining to the Library and Library Urban Square. Submissions would be scheduled to occur following UDMP approval, and likely in the Fall of 2021.

