70 Fountain Street East
Mixed-Use Redevelopment

Official Plan Amendment and Zoning By-Law Amendment (OZS19-015)

February 10, 2020

Public Meeting
About Skyline Group of Companies

- Full-service real estate investment management organization
- Guelph-founded and Guelph-based
- 300 properties owned and managed across Canada (8 in Guelph)
- Committed to Downtown Guelph - Building will be $100 million investment
True Mixed-Use Development

- Ground floor retail space lining Wyndham
- 4 floors of office space (tripling existing office space)
- 180 purpose-built rental apartments
- 4 underground parking levels
- Podium rooftop amenity level (outdoor and indoor space)
- 300 to 350 jobs
- 300+ residents
Rental Housing Stock

• Purpose-built rental building to be owned and managed by Skyline

• Mix of one-bedroom and two-bedroom apartment units

• Compact unit options (560 to 775 square feet) to diversify housing choices in transit-accessible locations
Transit-Supportive Development

• Ideal location facing Guelph Central Station
• TDM program will support travel by transit and active transportation
  ✓ Unbundled parking supply
  ✓ Dedicated car share spaces
  ✓ Secure bicycle parking
  ✓ Shower and change facilities
  ✓ Transit information
  ✓ Transit pass availability
  ✓ Assigned TDM coordinator

• Requested parking reduction supported by planning policy
• TDM and Parking reduction supported by TIS
Conserved Heritage Attributes

- Existing building walls to be saved and raised in new building
- Contrasting new materials to showcase heritage attributes
- Supported by HIA
Heritage Improvements

- Agreement to restore abutting 81 Farquhar Street
- Designated heritage property
- One of oldest houses in Guelph
Slender Tower Design

- Tower rises in compact, slender fashion to minimize potential impacts
- 660 square metre tower footprint (30 to 50% less than other tall buildings in Downtown)
- Supported by:
  - Pedestrian Level Wind Study
  - Shadow Impact Study
  - Visual Impact Analysis
Community Energy Initiative Commitment

- Committed to Community Energy Initiative
- Proposed building would be most energy efficient in Skyline portfolio
  - Net Zero-ready
  - Water source heat pump system
  - Solar photovoltaic (building and rooftop)
  - Electric domestic hot water systems
  - Stub-outs for future district energy system
  - Energy storage system
  - Lower tower window-to-wall ratio
  - Cool roofs
  - State-of-the-art back-up electrical system
  - Sustainable materials
  - Indoor secure bicycle storage rooms
  - Indoor shower/change facilities
  - Two dedicated car share parking spaces
  - EV Charging stations
  - Autonomous vehicle parking accommodation
  - Sustainable plantings and landscape
Downtown Secondary Plan

- Circumstances have changed since 2012:
  - 2019 Growth Plan and draft 2019 PPS
  - Plans for two-way all-day GO service
  - Build-out of higher rise sites

- Distinction between “core” and the transitional area between rail and river

- One Secondary Plan policy in question – building height
Proposed OPA / ZBA Applications

**Official Plan Amendment**
- Change to Mixed Use 1 designation
- Increased height of 25 storeys
- Commitment to slender tower footprint (700 m² maximum)

**Zoning By-law Amendment**
- D.1 Specialized Zone implementing the new Downtown Zones
- 10 Specialized regulations:
  - 2 “lock in” tower form and placement (more restrictive)
  - 1 for height per OPA
  - 1 related to site configuration
  - 4 related to site topography
  - 1 related to parking reduction
  - 1 related to dated regulation
Thank you and Questions