



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

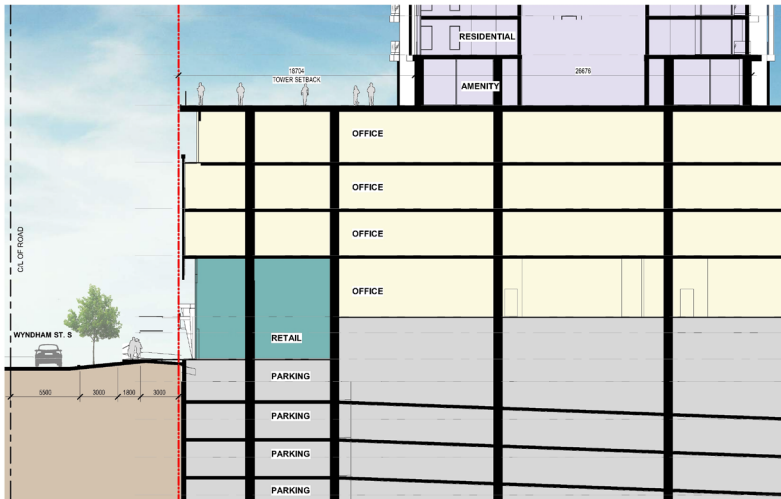
- Full-service real estate investment management organization
- Guelph-founded and Guelph-based
- 300 properties owned and managed across Canada (8 in Guelph)
- Committed to Downtown Guelph - **Building will be \$100 million investment**



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

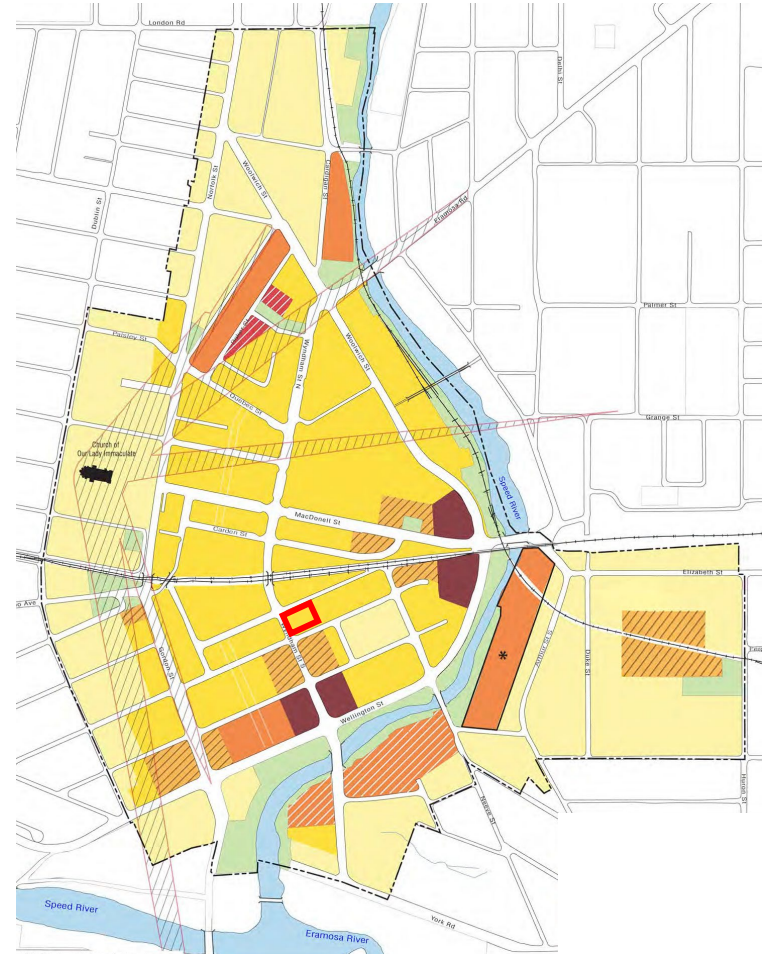


Community Energy Initiative Commitment

- 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

