Official Plan Amendment & Zoning By-law Amendment

58 Wellington Street East

Public Meeting

2278560 Ontario Inc. (Fusion Homes)

File No. OZS23-001

Project Team

FUSION HOMES

GSP group
PLANNING | URBAN DESIGN
LANDSCAPE ARCHITECTURE

VALDOR ENGINEERING INC.

LANDARTDESIGN landscape architects inc.

COREARCHITECTS

GRADIENTWIND ENGINEERS & SCIENTISTS

XCG

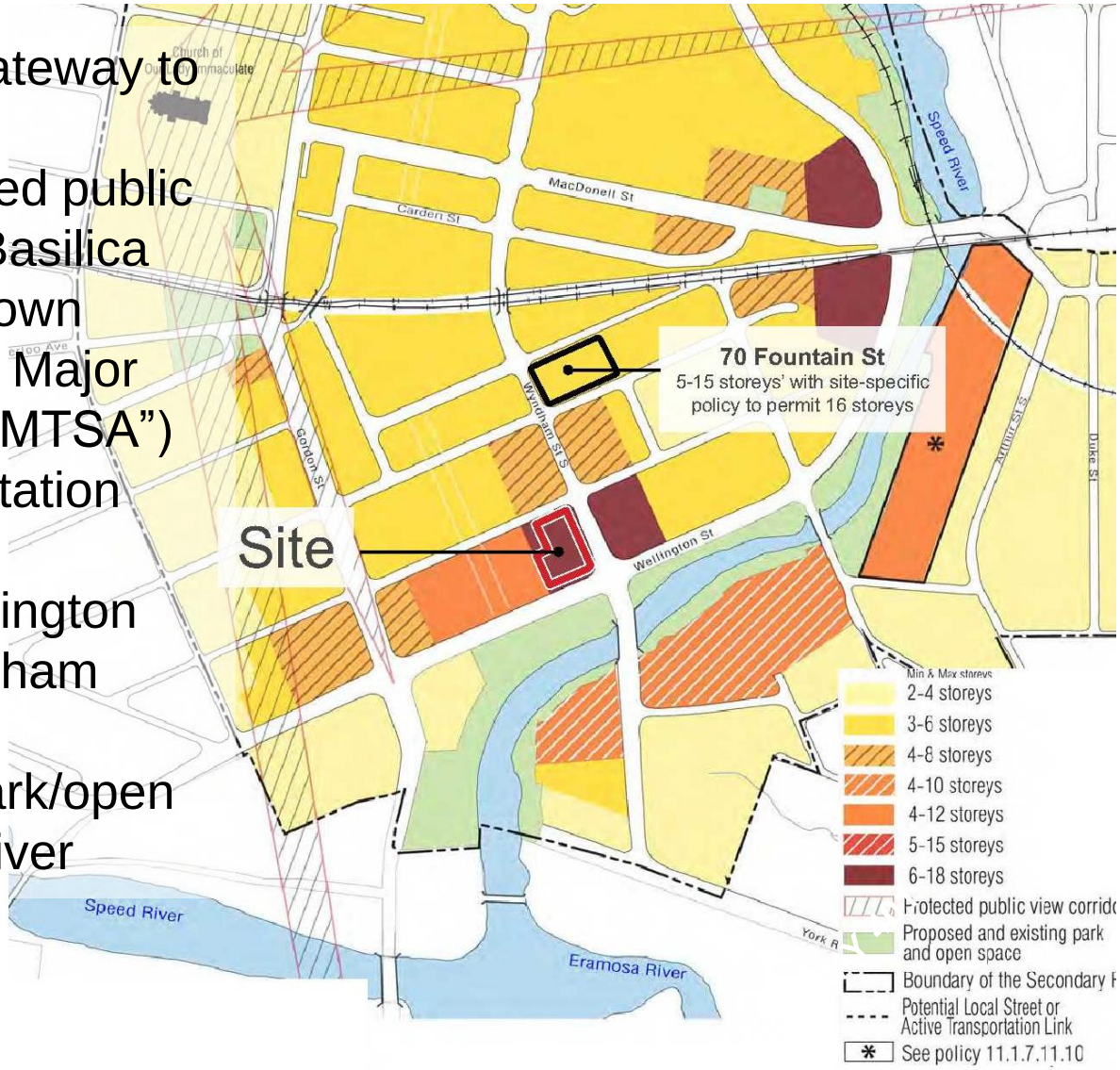
CHUNG & VANDER DOELEN ENGINEERING LTD.

Site & Downtown Context

- 0.28 ha (0.7 ac)
- Bounded by Wellington Street East, Wyndham Street South, and Surrey Street East
- Currently designated for 18-storeys – highest in the Downtown Secondary Plan
- Site constrained by a high-water table

Site & Downtown Context

- Site is an important gateway to the Downtown
- Outside of the protected public view corridors to the Basilica
- Located within Downtown Guelph and within the Major Transit Station Area (“MTSA”)
- Proximity to Central Station (~275 m)
- Bus routes along Wellington Street East and Wyndham Street South
- Opposite proposed park/open space along Speed River



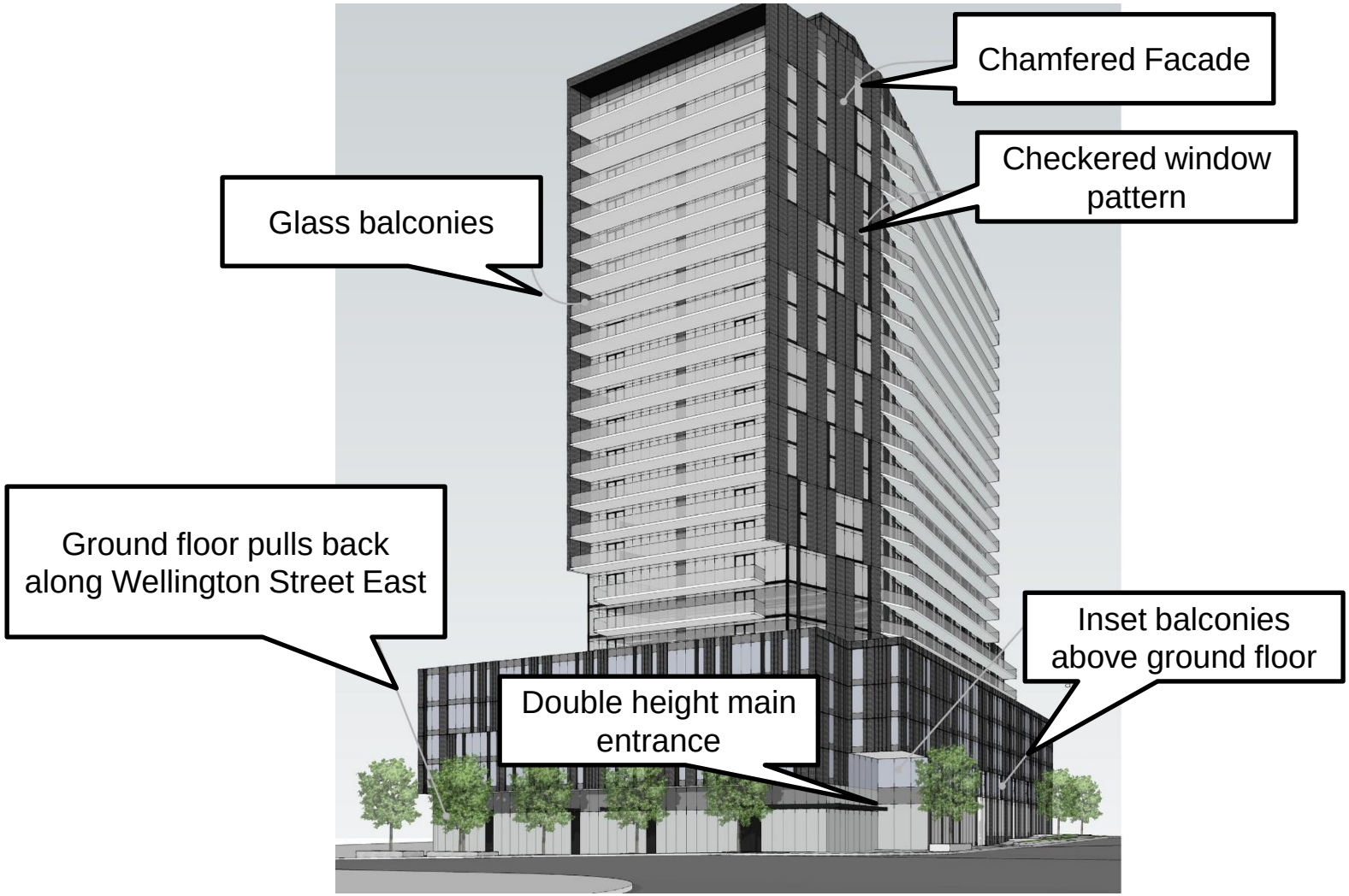
Site & Downtown Context

Site & Downtown Context

Proposed Development

- 23-storey mixed-use building with 5-storey podium
- Mixed-use components include:
  - 250 dwelling units
  - Commercial, commercial/residential, and amenity spaces at grade
- Prominent main entrance at the corner of Wyndham Street South and Wellington Street East
- 224 parking spaces - includes 13 shared visitor parking spaces for retail/commercial/residential uses
- Residential parking rate of 0.8 parking spaces per unit plus 0.05 visitor parking spaces per unit
- Design has been supported through various studies/drawings
- Indoor (at grade and 6th floor) and outdoor amenity area (6th floor)

Proposed Development



Proposed Development

IMAGES: Rendering of proposed development looking from Surrey Street (Source: CORE Architects Inc.)

IMAGES: Rendering of proposed development looking from south side of the building (Source: CORE Architects Inc.)

Pedestrian Realm

IMAGES: Building base composition along Wellington Street (top) and Wyndham Street (bottom) (Source: CORE Architects Inc.)

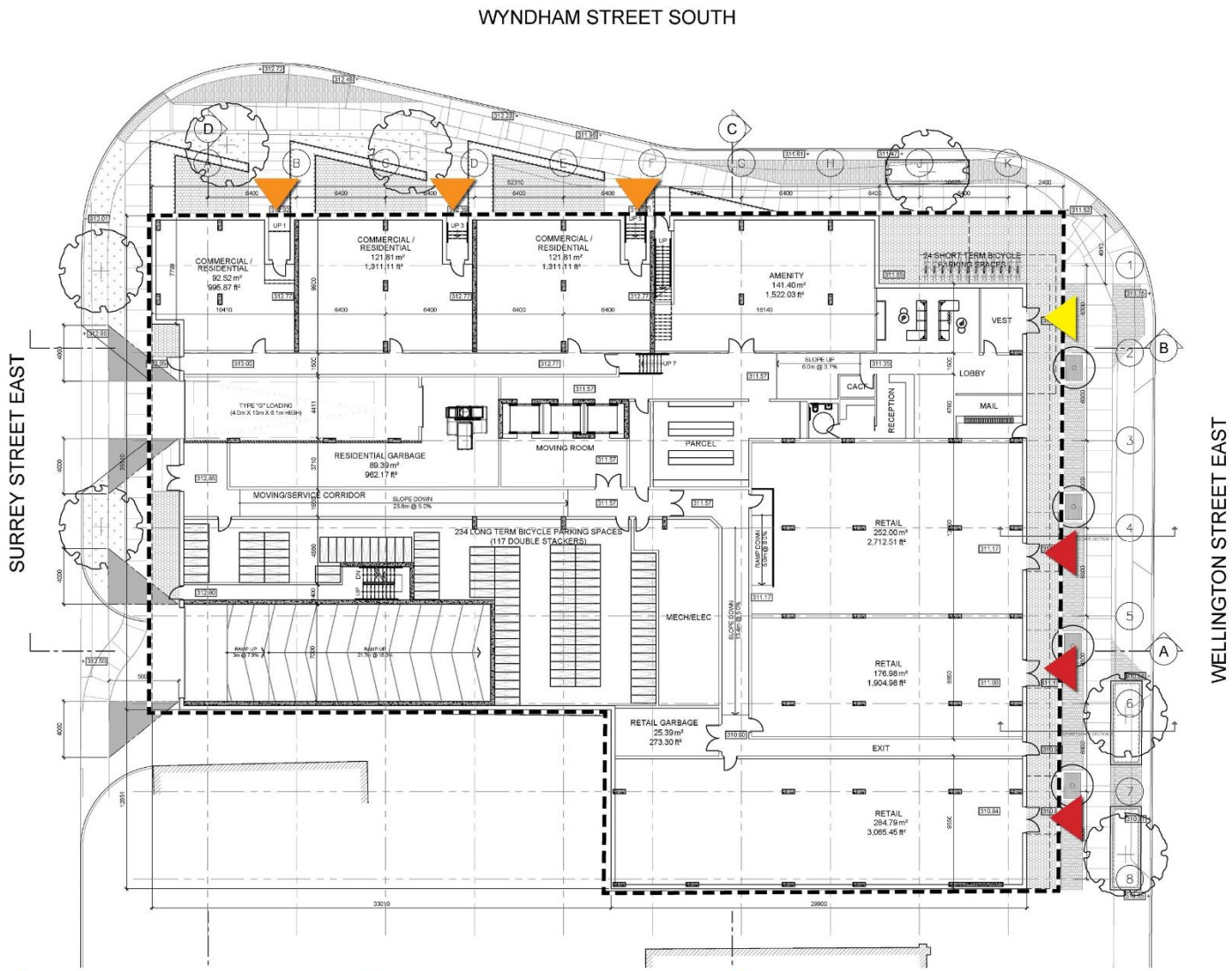
Unit Breakdown

- **Residential Dwelling Units (250)**
  - 1-Bedroom 74 units (29.5%)
  - 1-Bedroom + Den 81 units (32.5%)
  - 2-Bedroom 59 units (23.5%)
  - 2-Bedroom + Den 36 units (14.5%)
- **Commercial/Residential Units (3)**
  - 480 m² / 5,140 ft²
- **Commercial Units (3)**
  - 714 m² / 7,683 ft²

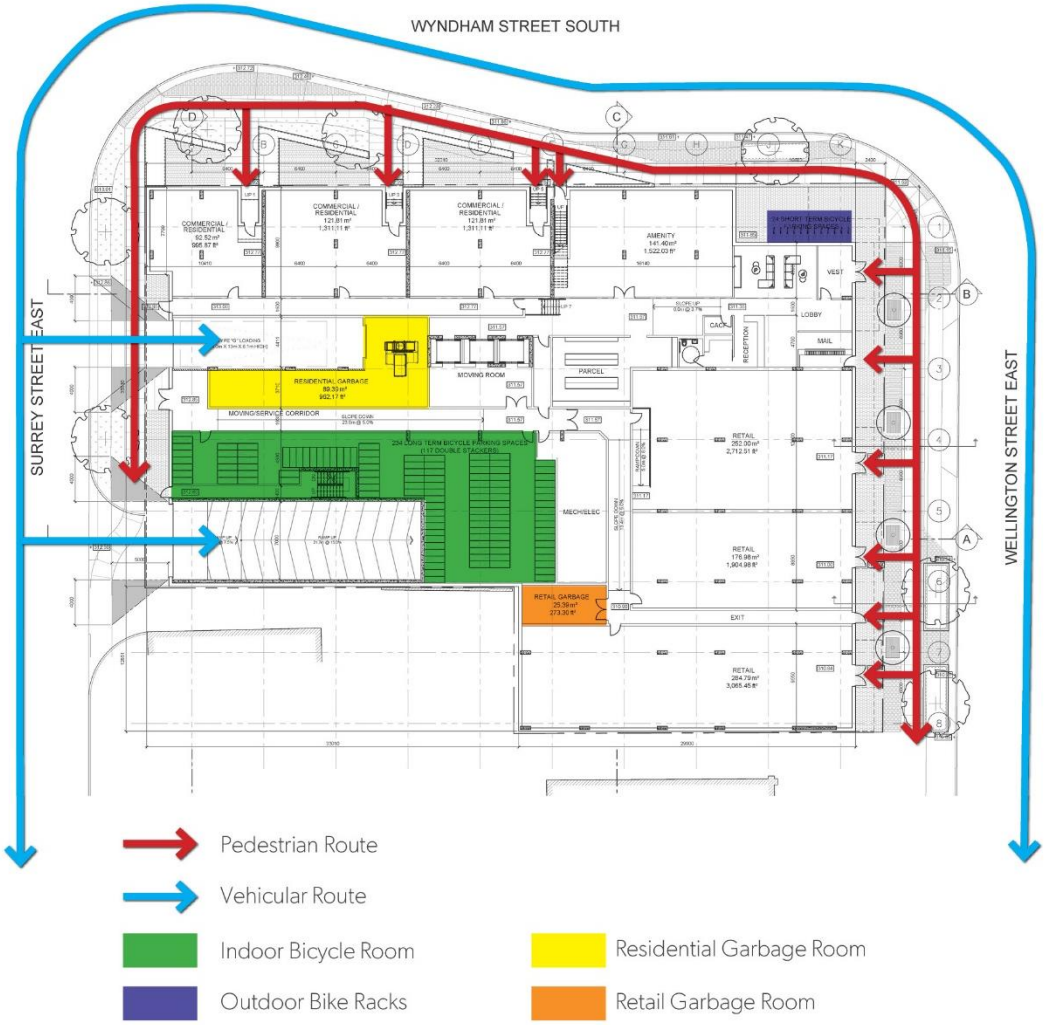
Parking / Access

- 224 parking spaces located within four levels of above-grading parking within the podium
- Parking rate of 0.8 parking spaces per dwelling unit, plus 0.05 visitor parking spaces per dwelling unit
- 13 visitor parking spaces to be shared between residential and commercial/retail uses
- Vehicular access to parking, loading, and servicing areas via Surrey Street East
- Transportation Demand Management (“TDM”) has been integrated into the proposed development:
  - Bicycle parking provided within secured indoor bicycle room
  - Pedestrian and cycling connections to existing network
  - Reduced parking supply
  - Shared parking between residential and retail/commercial uses
  - Real-time bus schedules on screens within the lobby

Parking / Access



Circulation



Community Energy Initiative (“CEI”)

- Compact built form
- Incorporation of landscaped roof areas
- Direct access to street and outdoor amenity areas to encourage active and passive recreational opportunities
- Direct access to transit routes along Wellington Street East and Wyndham Street South
- Efficient building design standards for energy/water efficiency
- Low Impact Design (“LID”) measures included where appropriate

Proposed Development

IMAGES: Preliminary Landscape Concept Plan (Source: Land Art Design)

Supporting Studies

- **Planning Justification Report** (GSP Group)
- **Site Plan, Elevations, and Renderings, and Cross Sections** (CORE Architects Inc.)
- **Urban Design Brief** (GSP Group)
- **Shadow Study Analysis** (CORE Architects Inc.)
- **Landscape Concept Plan** (LandArt Design)
- **Ground Floor Plan Rendering** (LandArt Design)
- **Pedestrian Level Wind Study** (Gradient Wind)
- **Transportation Noise Feasibility Assessment** (Gradient Wind)
- **Functional Servicing/Stormwater Management Report** (Valdor)
- **Functional Servicing/Grading Plans** (Valdor)
- **Phase II ESA** (XCG)
- **Record of Site Condition**
- **Preliminary Hydrogeological Assessment & Workplan for Construction Dewatering and Water Balance Assessment** (CVD)
- **Geotechnical Investigation** (CVD)

Proposed Applications

- **Official Plan Amendment**
  - Currently designated ‘Mixed Use 1’ and ‘6-18 storeys’
  - Application proposes to establish a site-specific Official Plan policy to permit a maximum building height of 23-storeys
  - Amend *Schedule D: Downtown Secondary Plan Minimum & Maximum Building Heights*

- **Zoning By-law Amendment**
  - Currently zoned ‘Specialized Downtown Zone (D.1-25(H30))’ on Defined Area Map No. 37
  - Identified as ‘6-18 storeys’ on Defined Area Map No. 67
  - Application proposes to amend Defined Area Map No. 67 to identify a maximum height of 23-storeys and to include the following site-specific zoning provisions:
    - Establish Active Frontage Area provisions along Wyndham Street South
    - Establish floorplate sizes for portions of the building at/above 7th storey
    - Establish a maximum building height of 23 storeys
    - Establish a maximum FSI of 8.3
    - Establish setbacks/stepbacks
    - Establish minimum parking rates

Conclusion

Thank you. Questions?