

# Baker District

Public Meeting – Zoning By-law Amendment  
55 Baker Street, 152 & 160 Wyndham Street North

October 17, 2023



# Introductions

Stuart Cooper

- Development Manager – Windmill Developments

Hugh Handy

- Vice President – GSP Group Inc.



# Windmill Developments

- A visionary real estate development firm
- Baker District
  - One Planet Living endorsed community
  - Mixed-use, residential development
  - Contribution to the revitalizing the City of Guelph's downtown



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# Baker District Urban Design Master

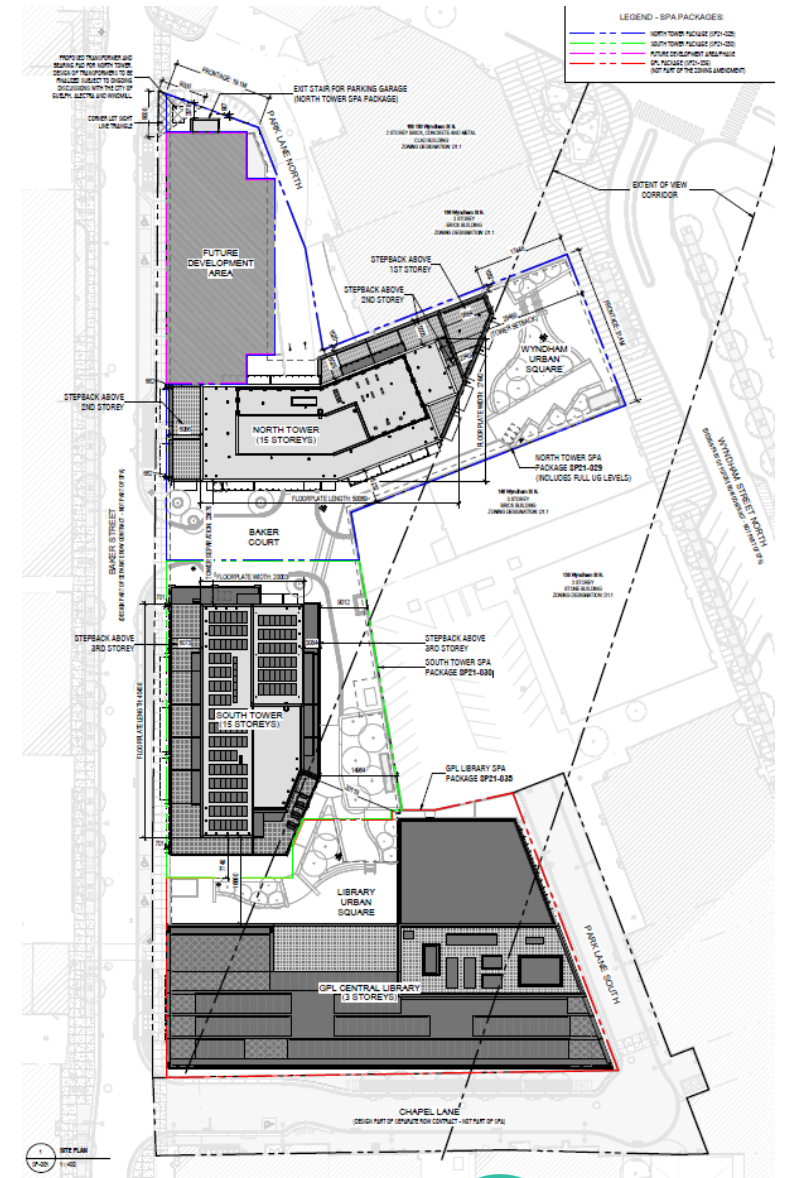
## Plan

- The Urban Design Master Plan (UDMP, 2021) was developed in collaboration with the City of Guelph in order for the urban design elements of the development to be evaluated.
- The vision for the UDMP is for the Baker District to “be a thriving community hub that is physically, socially, and environmentally connected to Guelph’s urban fabric.”
- The overarching goals of the UDMP are to generally increase Downtown visitation and residential population, improve pedestrian and cyclist connectivity, and establish new architectural landmarks.
- The Proposed Development achieves the goals within the UDMP.



# Site Plan

- Initial application was submitted in 2021
- Revisions made from 2021-2023
- The Site Plan was designed in conjunction with the principles of the UDMP
- The final Site Plan is the basis for the current Zoning By-law Amendment application



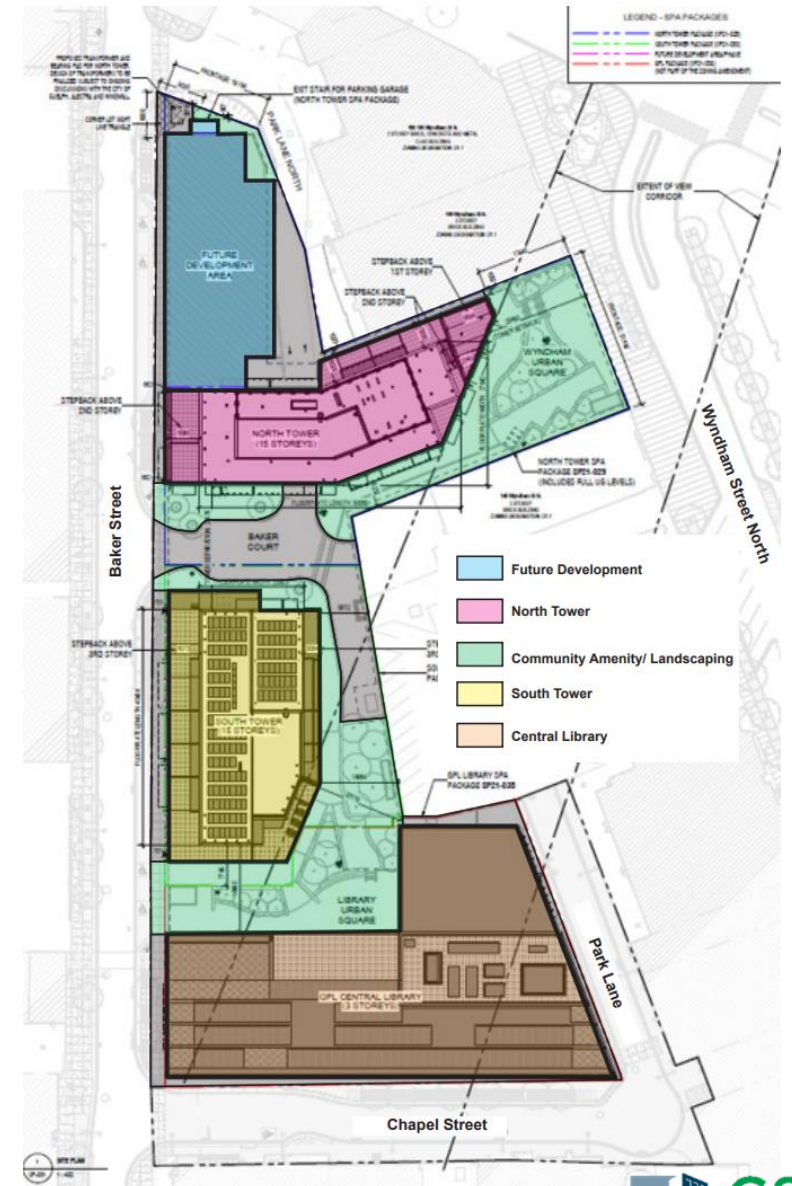
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# Proposed Development

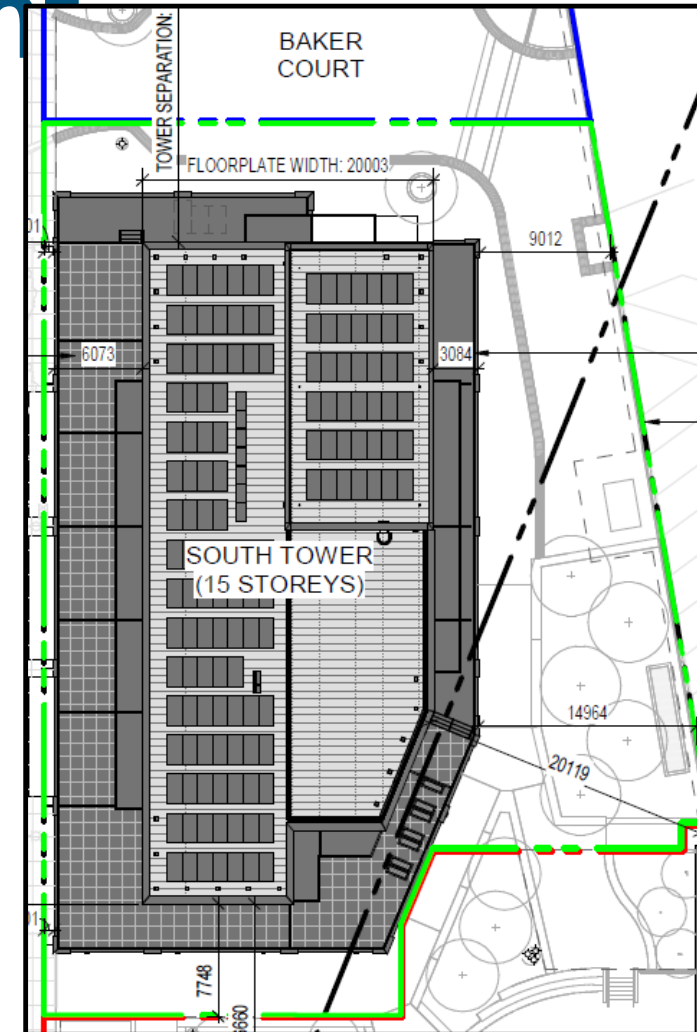
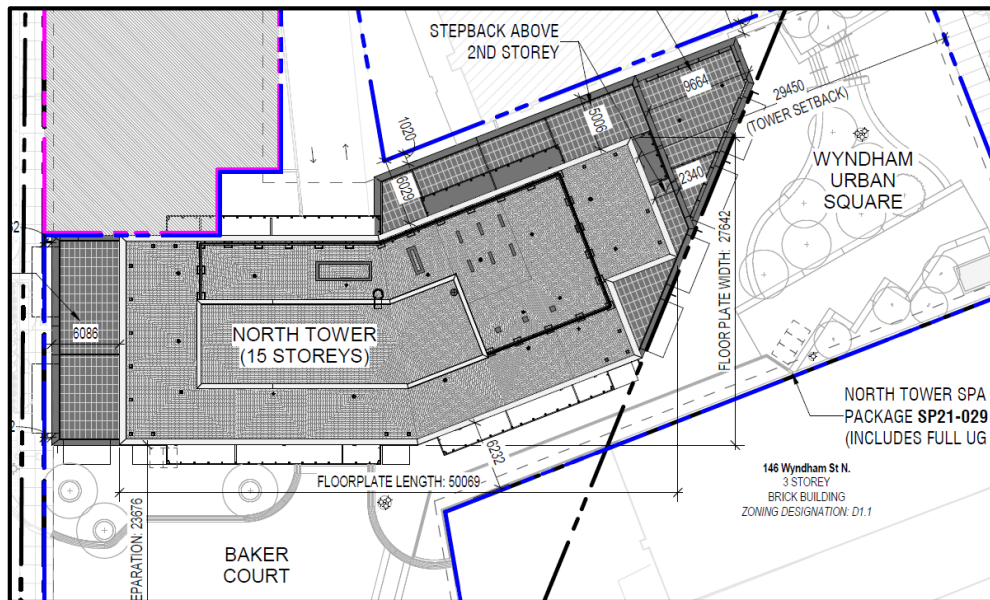
- The Proposed Development consists of a two 15-storey mixed-use towers with ground floor commercial space with underground parking and a future development area possibly featuring stacked townhouses
- A total of 353 residential units are proposed across the two towers
- A total of 1442 m<sup>2</sup> of commercial space on the ground level of the towers, including the commercial space related to the live-work units
- Commercial space is proposed to be fronting onto Baker Street and Wyndham Urban Square
- Private amenity areas are provided for most units within the development in the form of a balcony or terrace space
- A total of 267 parking spaces for residents of the towers provided underground which will be access via Park Lane North and Baker Court

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# Residential Development

- Within the North Tower, 179 residential units are proposed.
  - A mix of unit types from one, two, and three-bedroom units.
- Within the South Tower, 174 residential units are proposed.
  - A mix of unit types from one, and two-bedroom units.



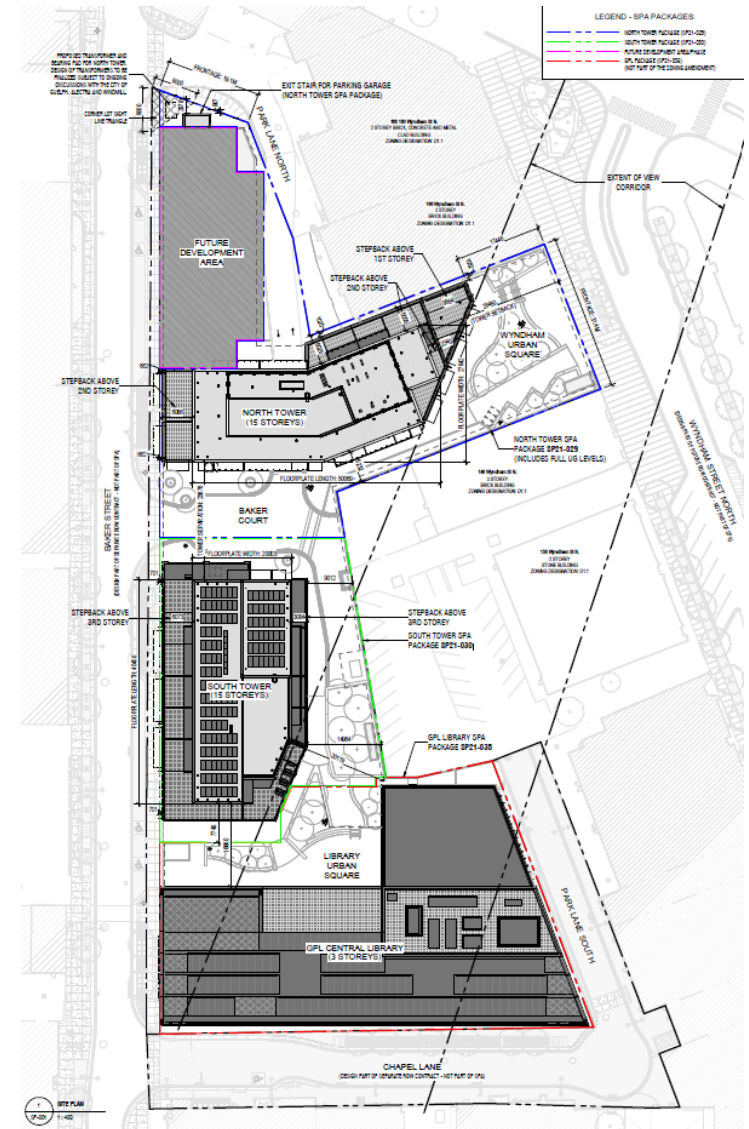
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GSP  
group

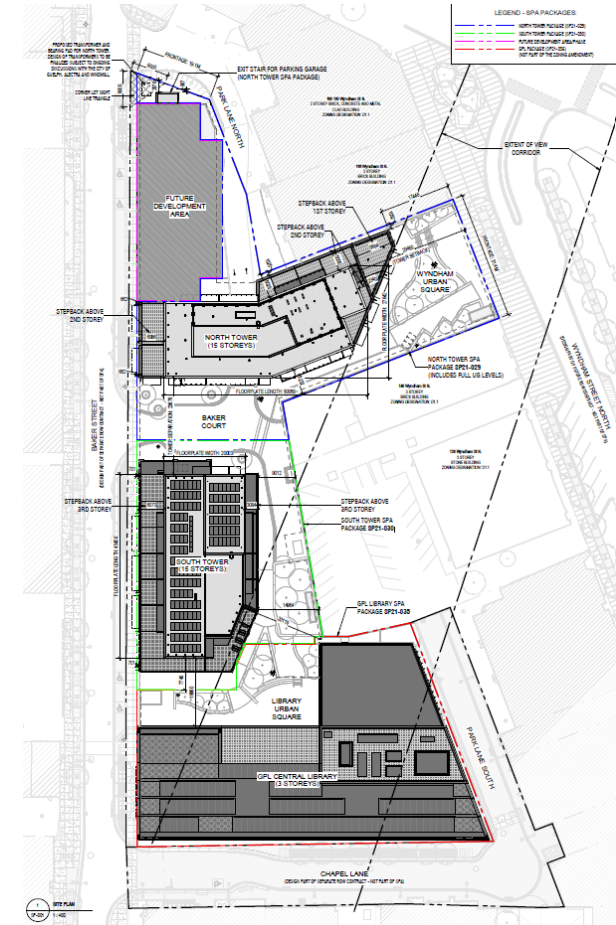
# Site and Community Amenities

- The North Tower will feature a gym amenity, and a kitchen /party room amenity with an adjoining outdoor terrace on the 2<sup>nd</sup> floor overlooking Wyndham Street North.
- The South Tower will feature a co-working amenity on the ground floor, and a kitchen /party room amenity with an adjoining outdoor terrace on the 2<sup>nd</sup> floor overlooking Library Urban Square.
- The two Urban Squares will provide shared amenity space for residents of the Site, and the greater community
- Library Urban Square and Wyndham Urban Square will feature informal seating, soft landscaping, and space for programming
- New Central Public Library, part of the overall Baker District



# Overview of Required Application

- A Zoning By-law Amendment is being sought to facilitate the development.
- Amendments are required under Zoning By-law (1995)-14864 and Zoning By-law (2023)-20790

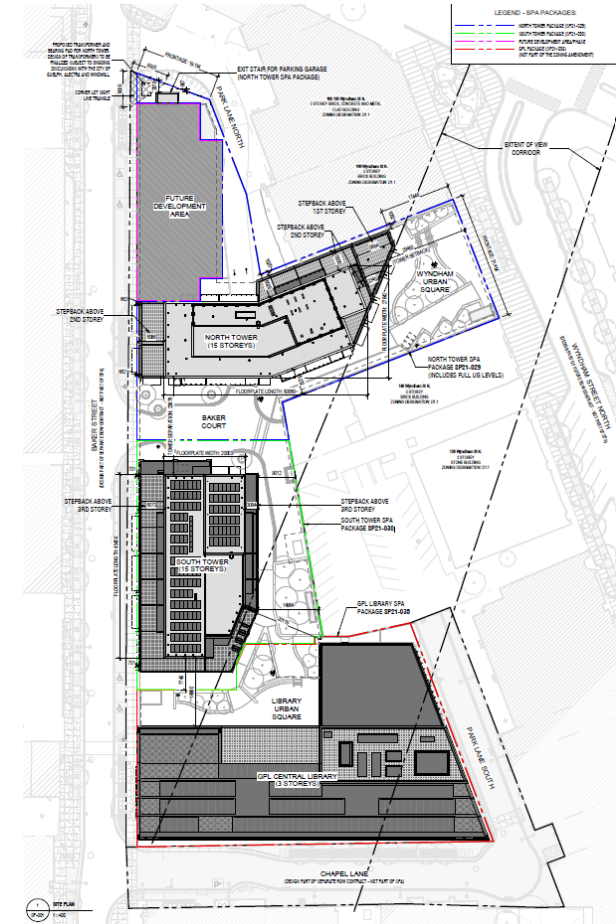


# Zoning By-law Amendment (1995)-

## 14864

The following site-specific regulations are proposed:

- Permit a building height of 15 storeys, whereas Section 6.3.2.3.1.1 requires compliance with Area Map 67 which shows a building height of 3-6 Storeys and Parks and Open Space on part of the Site, and 5-15 storeys on another part.
- Permit a minimum building height of 3 storeys over the 'Future Development' area of the Site, whereas Section 6.3.2.3.1.1 and Defined Area Map 67 of Zoning By-law (1995)-14864 require a minimum building height of 5 storeys.
- Permit a maximum exterior side yard of 17.5m within an Active Frontage Area whereas Section 6.3.2.4.1.2 requires a maximum setback of 0 metres.
- Permit, for each storey of the building above the 8th storey, a maximum floorplate length-to-width ratio of 1:8:1 for the North Building and of 2.3:1 for the South Building, whereas Section 6.3.2.1.2 of Zoning By-law (1995)-14864 permit a maximum such ratio of 1.5:1.
- Permit a minimum building setback of 6 metres for all portions of the building above the 2nd storey, as measured from the building face of the 1st storey facing the street, whereas Section 6.3.2.1.3 of Zoning By-law (1995)-14864 require a minimum building setback of 6 metres for all portions above the 4th storey, as measured from the building face of the 3rd storey facing the street.
- Permit a minimum separation of 23 metres between any portion of a tower above the 12th storey of a building and any portion of another tower above the 12th storey of the building, whereas Section 6.3.2.2.2 of Zoning By-law (1995)-14864 requires a minimum such separation of 25 metres.

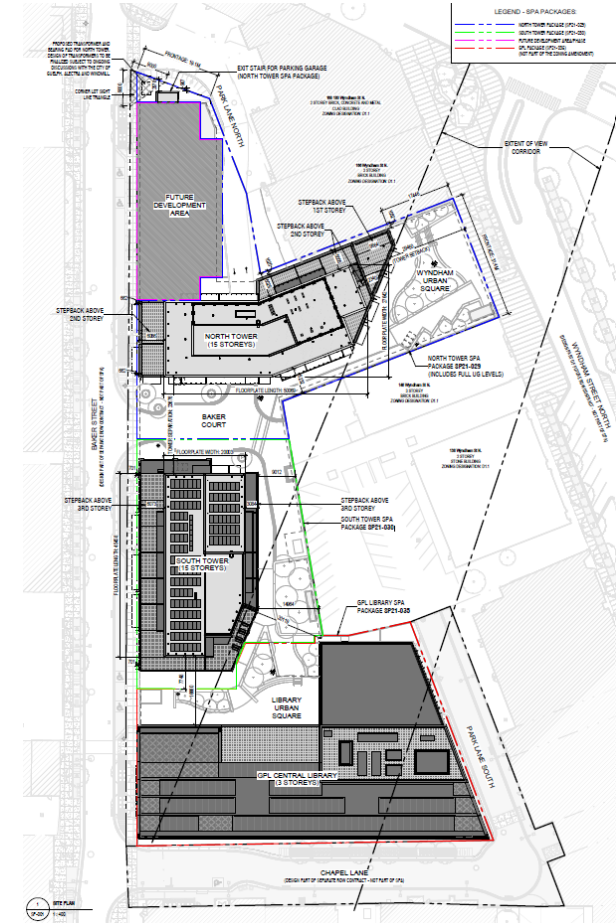


# Zoning By-law Amendment (1995)-

# 14864

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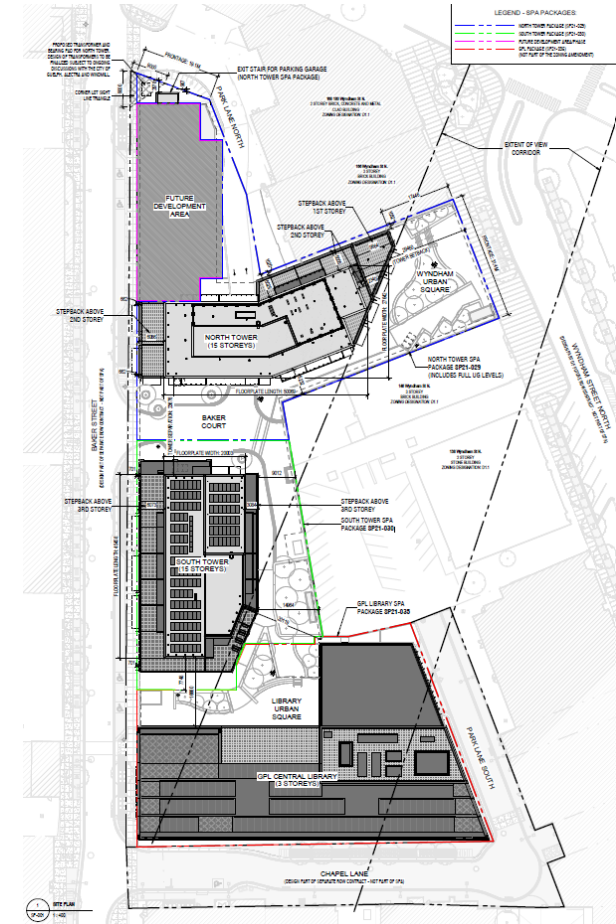
- Permit the provision of off-street parking spaces for residential uses at a rate of 0.75 spaces per dwelling unit, whereas Row 1 and Row 2 of Table 6.3.2.5.1 and Additional Regulation No. 1 for Table 6.3.2.5.1 in Zoning By-law (1995)-14864 require a minimum of 1 parking space per dwelling unit plus 0.05 spaces per dwelling unit for apartment buildings and mixed-use buildings in a D.1 Zone with more than 20 dwelling units.
- Permit the provision of off-street parking spaces for residential uses at a rate of 0.5 spaces per dwelling unit for units that meet CMHC's definition of "affordable unit", whereas Row 1 and Row 2 of Table 6.3.2.5.1 and Additional Regulation No. 1 for Table 6.3.2.5.1 in Zoning By-law (1995)-14864 require a minimum of 1 parking space per dwelling unit plus 0.05 spaces per dwelling unit for apartment buildings and mixed-use buildings in a D.1 Zone with more than 20 dwelling units.
- Allow off-street parking to not be located on the same lot as the use requiring the parking whereas Section 4.13.1 requires that every off-street parking area be located on the same lot as the use requiring the parking.
- Permit a transformer to be located within the sightline triangle whereas Section 4.6.1 does not permit any building, structure, play equipment, statue or parked moto vehicle within the sightline triangle.



# Zoning By-law Amendment (2023)- 20790

The following site-specific regulations are proposed:

- Permit a building height of 15 storeys, whereas Table 9.4 requires compliance with Schedule B-4 which shows a building height of 3-6 storeys on part of the Site, and 5-15 storeys on another part.
- Permit a maximum exterior side yard of 17.5m within an Active Frontage Area whereas Section 9.3(d)(i) requires a maximum setback of 0 metres.
- Permit, for each storey of the building above the 8th storey, a maximum floorplate length-to-width ratio of 1:8:1 for the North Building and of 2.3:1 for the South Building, whereas Section 9.3(a)(ii) of Zoning By-law (2023)-20790 permit a maximum such ratio of 1.5:1.
- Permit a minimum building setback of 6 metres for all portions of the building above the 2nd storey, as measured from the building face of the 1st storey facing the street, whereas Section 18.14.24(b)(i) of Zoning By-law (2023)-20790 require a minimum building setback of 6 metres for all portions above the 4th storey, as measured from the building face of the 3rd storey facing the street.
- Permit a minimum separation of 23 metres between any portion of a tower above the 12th storey of a building and any portion of another tower above the 12th storey of the building, whereas Section 9.3(b)(i) 6.3.2.2.2 of Zoning By-law (2023)-20790 requires a minimum such separation of 25 metres.
- Permit a minimum building height of 3 storeys over the 'Future Development' area of the Site, whereas Section 9.3(c)(i) and Schedule B-4 of Zoning By-law (2023)-20790 require a minimum building height of 5 storeys.
- Permit the placement of a building with a maximum height of 15 storeys in an area where Section 9.3(c)(i) and Schedule B of Zoning By-law (2023)-20790 permits a park or open space area.

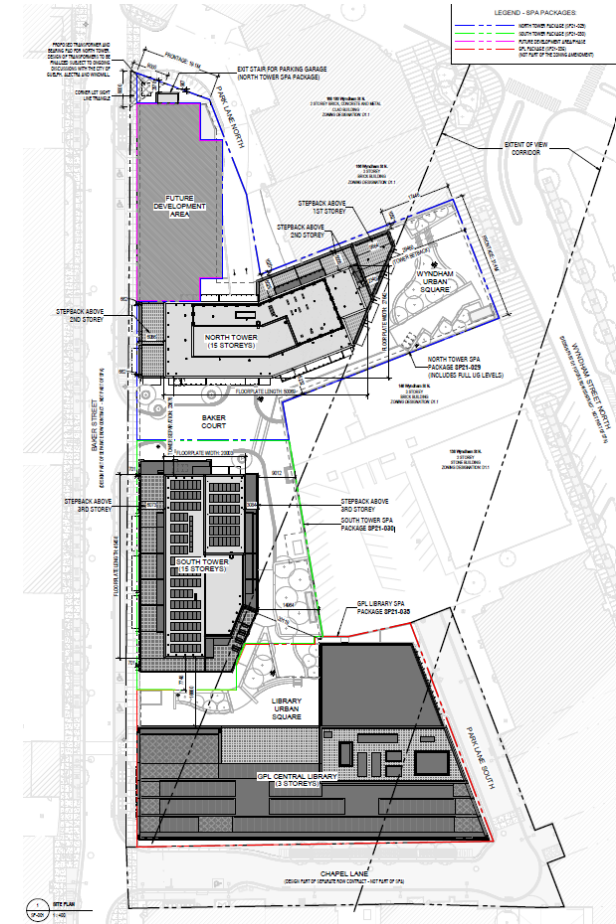


# Zoning By-law Amendment (2023)-

## 20790

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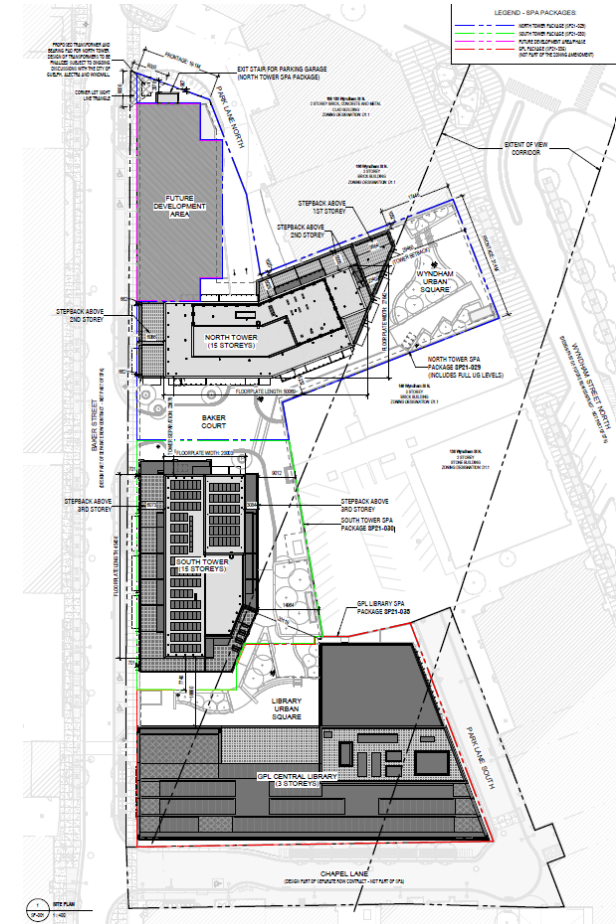
- Permit the provision of off-street parking spaces for residential uses at a rate of 0.75 spaces per dwelling unit, whereas Table 5.4 Row 1 and 2 in Zoning By-law (2023)-20790 requires a minimum of 1 parking space per dwelling unit plus 0.05 spaces per dwelling unit for apartment buildings and mixed-use buildings in a D.1 Zone with more than 20 dwelling units.
- Permit the provision of off-street parking spaces for residential uses at a rate of 0.5 spaces per dwelling unit for units that meet CMHC's definition of "affordable unit", whereas Table 5.4 Row 1 and 2 in Zoning By-law (2023)-20790 requires a minimum of 1 parking space per dwelling unit plus 0.05 spaces per dwelling unit for apartment buildings and mixed-use buildings in a D.1 Zone with more than 20 dwelling units.
- Permit an accessible parking rate of 2 accessible parking spaces plus an additional 0.74% with all Type B accessible parking spaces whereas Table 5.5 Row 4 requires a rate of 2 accessible parking spaces plus an additional rate of 2% with an equal amount of Type A and Type B accessible parking spaces.
- Permit an underground parking structure to be located 200mm below a required landscape open space area or buffer strip whereas Section 5.2.4(b) requires that where an underground parking structure is located in accordance with 5.2.4(a) and is located below a required landscape open space area or buffer strip, there shall be a minimum depth of 1.2 metres between grade and the structure.
- Allow off-street parking to not be located on the same lot as the use requiring the parking whereas Section 5.1(a) requires that every off-street parking area be located on the same lot as the use requiring the parking.



# Zoning By-law Amendment (2023)- 20790

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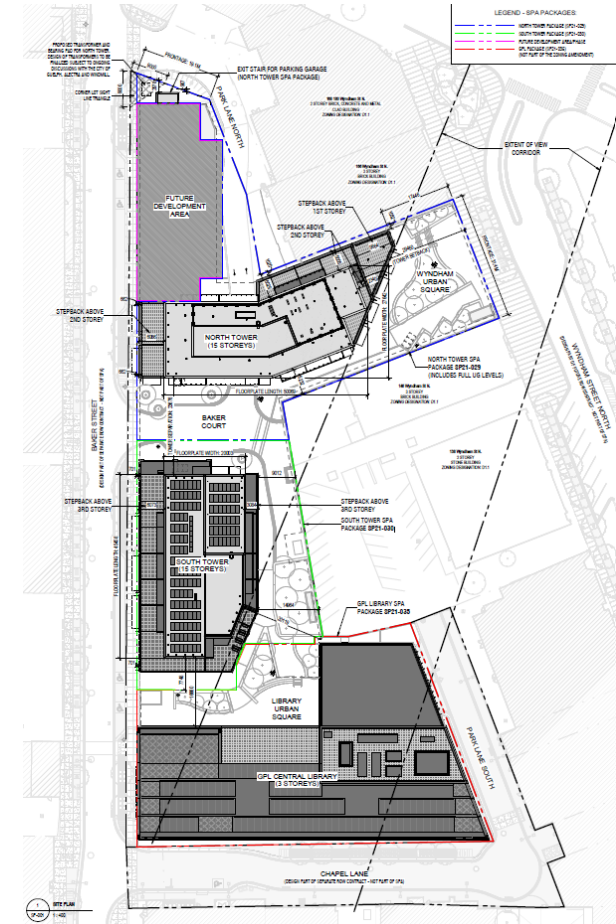
- Permit a minimum parking aisle width of 6.0 metres whereas Section 5.3.1(e) of Zoning By-law (2023)-20790 requires a minimum width of a parking aisle providing two way access be 6.5 metres.
- Permit compact parking spaces of 2.75m x 4.8m or 2.625m x 5.7m whereas the Zoning By-law permits parking spaces for compact vehicles shall have a minimum size of 2.4 metres in width and 5.5 metres in length.
- Permit Stacked Townhouse Use whereas Table 9.1 does not list Stacked Townhouse as a permitted use under the D.1 zone.



# Zoning By-law Amendment (2023)- 20790

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- Permit Stacked Townhouse Use whereas Table 9.1 does not list Stacked Townhouse as a permitted use under the D.1 zone.



# Question and Answer



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