

# 200 Beverley Street

Community Meeting #2

June 19, 2018



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# Purpose of Tonight's Meeting

- Provide an update on the master planning process
- Confirm Planning Principles
- Share three preliminary development concepts for initial feedback and discussion:

*How might a future neighbourhood on the site be different...and make a difference?*

*Hear about some of the big ideas being considered for the site, and share your ideas.*

# Agenda

7:00 Welcome and Introduction

7:15 Presentation – Setting the Stage

- *Planning Process*
- *Revised Planning Principles*
- *Approaches to social sustainability and green infrastructure*

7:30 Preliminary Concepts

7:45 Roundtable Discussions:

*Tell us what you think of the Preliminary Concepts*

8:30 Tables Report Back

# Planning Process



Fall 2017/Winter 2018

Spring/Summer 2018

Fall 2018/Winter 2019

# What we heard at the first Community Meeting

The idea of a green, mixed-use community is exciting.

“Social inclusivity” and “pedestrian-friendly” should be priorities.

Minimize traffic impacts on the existing neighbourhood.

New types of housing (e.g., apartments) would support aging in place.

Space for artists and artisans is a great idea, but it needs to be affordable.



# What we heard at the first Community Meeting

Think about how the built environment can nurture community.

Public green spaces are needed and should be meaningful and usable.

Consider pedestrian and cycling connections to the rest of the city.

No towers next to existing detached homes.



An aerial photograph of a city, showing a mix of green spaces, roads, and buildings. A prominent red horizontal band is overlaid across the center of the image, containing the title text.

# Refined Planning Principles



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# Principle #1: Green

Future buildings, infrastructure and open spaces should meet high industry standards for environmental design and demonstrate innovations in smart and sustainable building technologies. Streetscapes, open spaces and rooftops generally should be well greened.





# Principle #2: Resource-Efficient

The urban village should incorporate environmentally-responsible and resource-efficient practices and include renewable and efficient energy systems to mitigate negative impact on the environment.



# Principle #3: Mixed-Use

The urban village should contain a mix of residential, commercial and light industrial uses that complement one another and enhance the St. Patrick's Ward community as a place to live, work and visit.



# Principle #4: Social Inclusivity

The urban village should contain a range of housing types for households of all sizes and incomes. The mix of housing should support aging in place and provide affordable housing opportunities.



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# Principle #5: Incubate Creators and Makers

There should be **affordable** spaces within the development for artists, artisans and creative entrepreneurs to produce and display their work.



# Principle #6: Public Open Space

The urban village should include one or more publicly-accessible open spaces as an amenity for the larger community, designed to accommodate a range of activities, interpret the site's history and support social well-being.



# Principle #7: Community Amenities

In addition to open space, the development should contain other community amenities, such as small-scale, neighbourhood-oriented commercial establishments and possibly a daycare and other services. There should be places to buy food, and spaces to grow food should also be considered.



# Principle #8: Pedestrian-Friendly

Development should help to make Stevenson Street and Beverley Street more inviting and comfortable for pedestrians and cyclists. Future streets and open spaces within the sites should also encourage walking and social interaction. **Traffic and parking should be managed to minimize impacts on existing residential streets.**



# Principle #9: Transitions

Development should provide appropriate land use and built form transitions to the surrounding industrial, commercial and residential areas. Future residential and other sensitive uses should be located and designed to mitigate any adverse impacts from neighbouring industrial uses and the Guelph Junction Railway.





# Principle #10: Design Excellence

Buildings, streetscapes and open spaces should be designed to a high standard and built with durable and attractive materials.



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# Being a “smart” and sustainable community can mean many things.

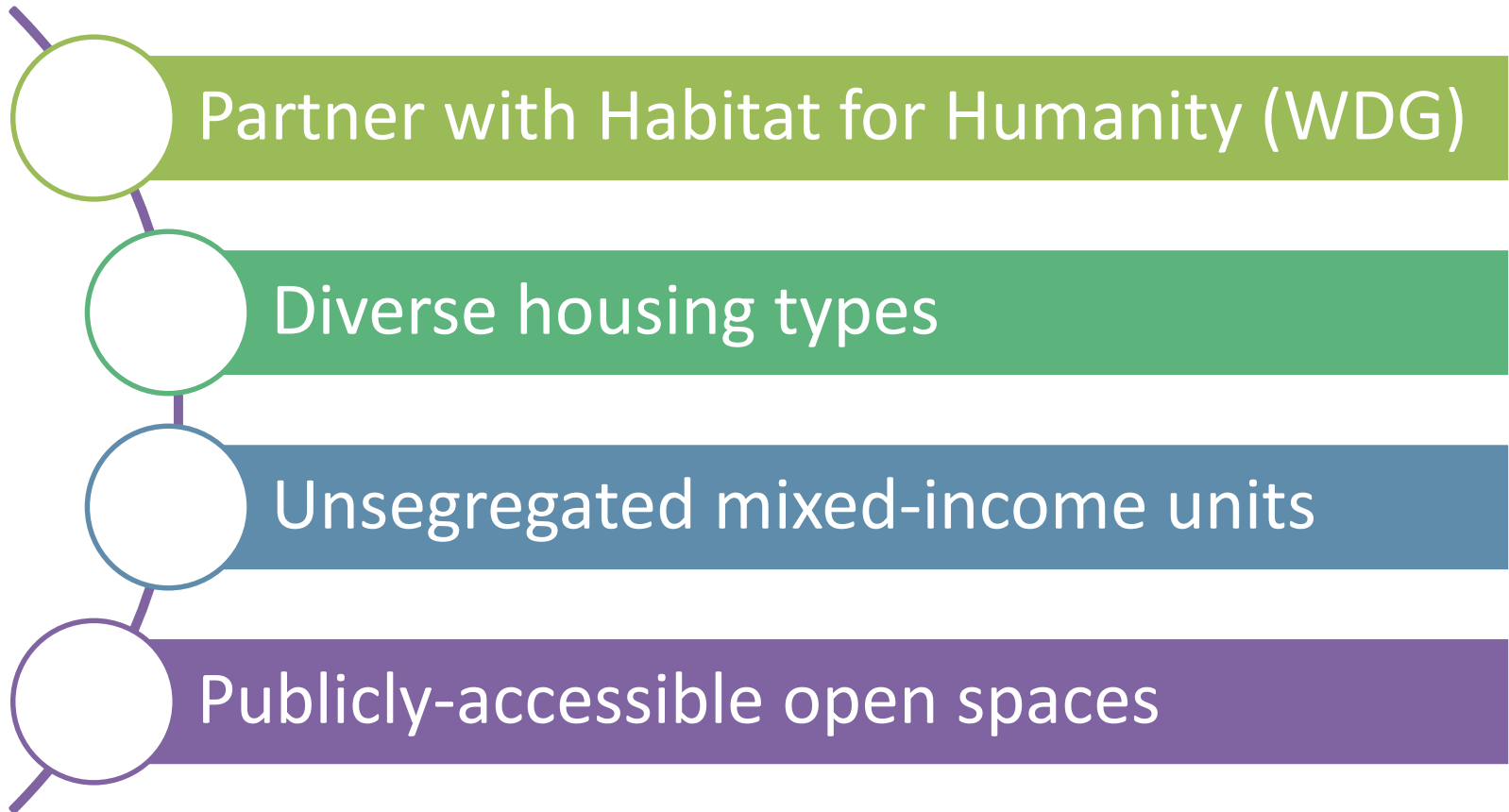
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# Achieving a mix of uses and a mix of spaces is an overarching objective.



# Big ideas for social sustainability



# Big ideas for energy resiliency

**ARQi will undertake a Development Viability Assessment for green-energy systems to determine the specialized solutions that are appropriate and viable to implement.**

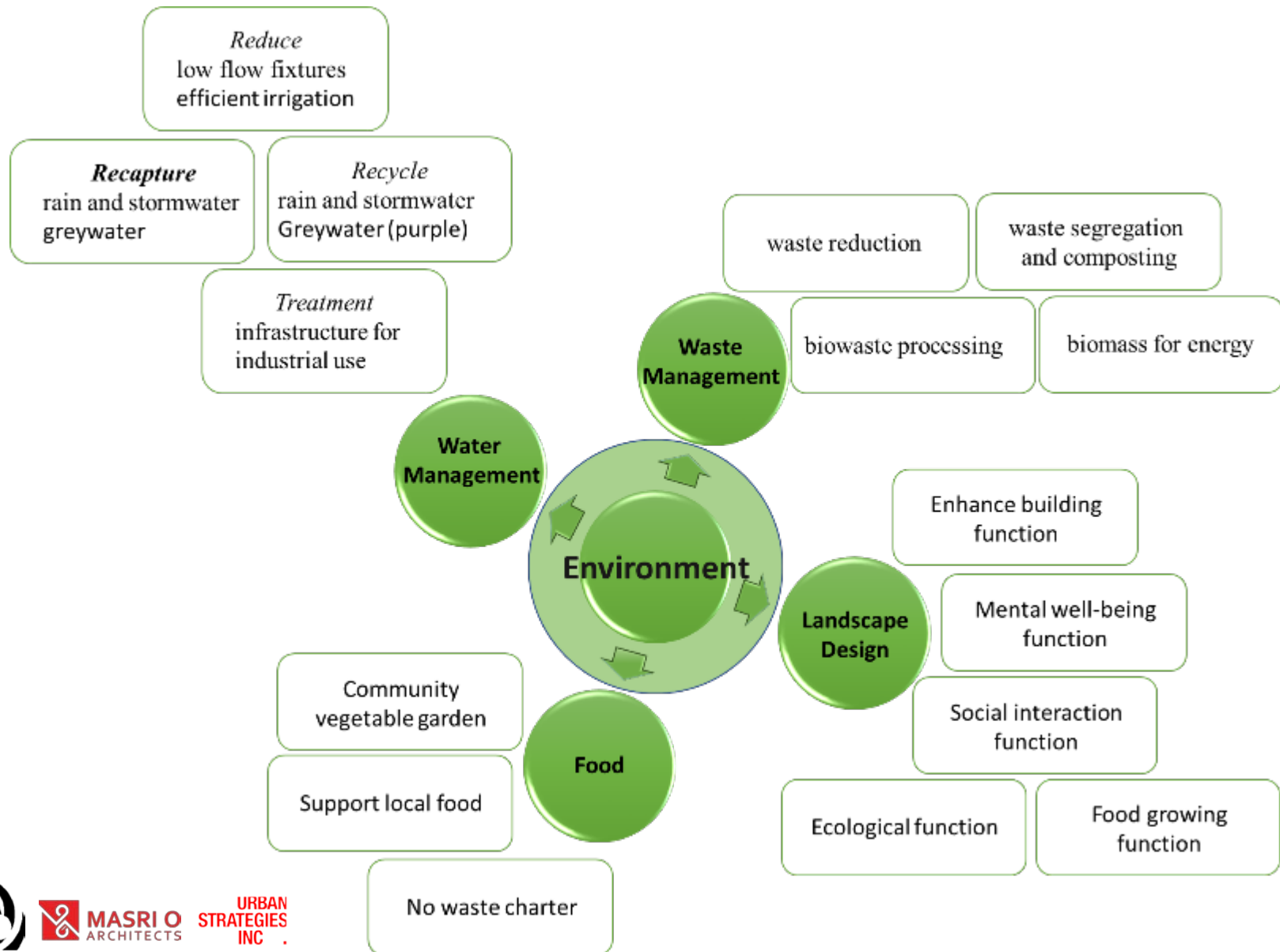
## **Green Energy Infrastructure**

- Energy conservation
- Passive cooling and heating (building optimization)
- Replenishable energy generation (solar, geothermal, biomass)
- District heating and cooling

## **Efficient Buildings**

- Build with less waste
- Material optimization
- Ultra-efficient building envelopes

# Big ideas for environmental sustainability



# Sustainable Neighbourhood Precedents



An aerial photograph of a city, showing a mix of green spaces, roads, and buildings. A prominent red horizontal band is overlaid across the center of the image, containing the text 'Preliminary Concepts'.

# Preliminary Concepts





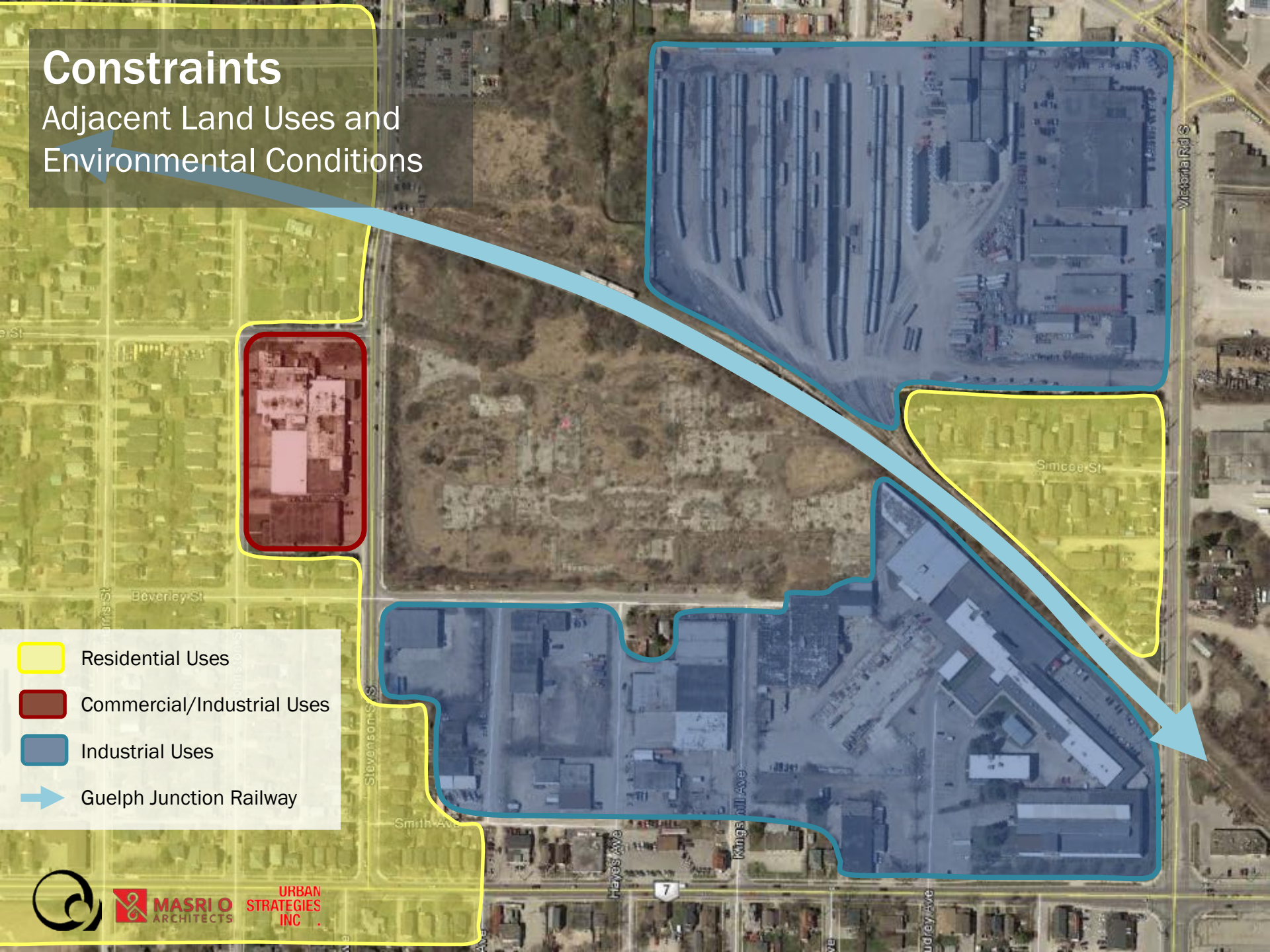






The design process was highly iterative. Twelve initial ideas were narrowed to five and then to three, which became the basis for the preliminary concepts.



# Constraints

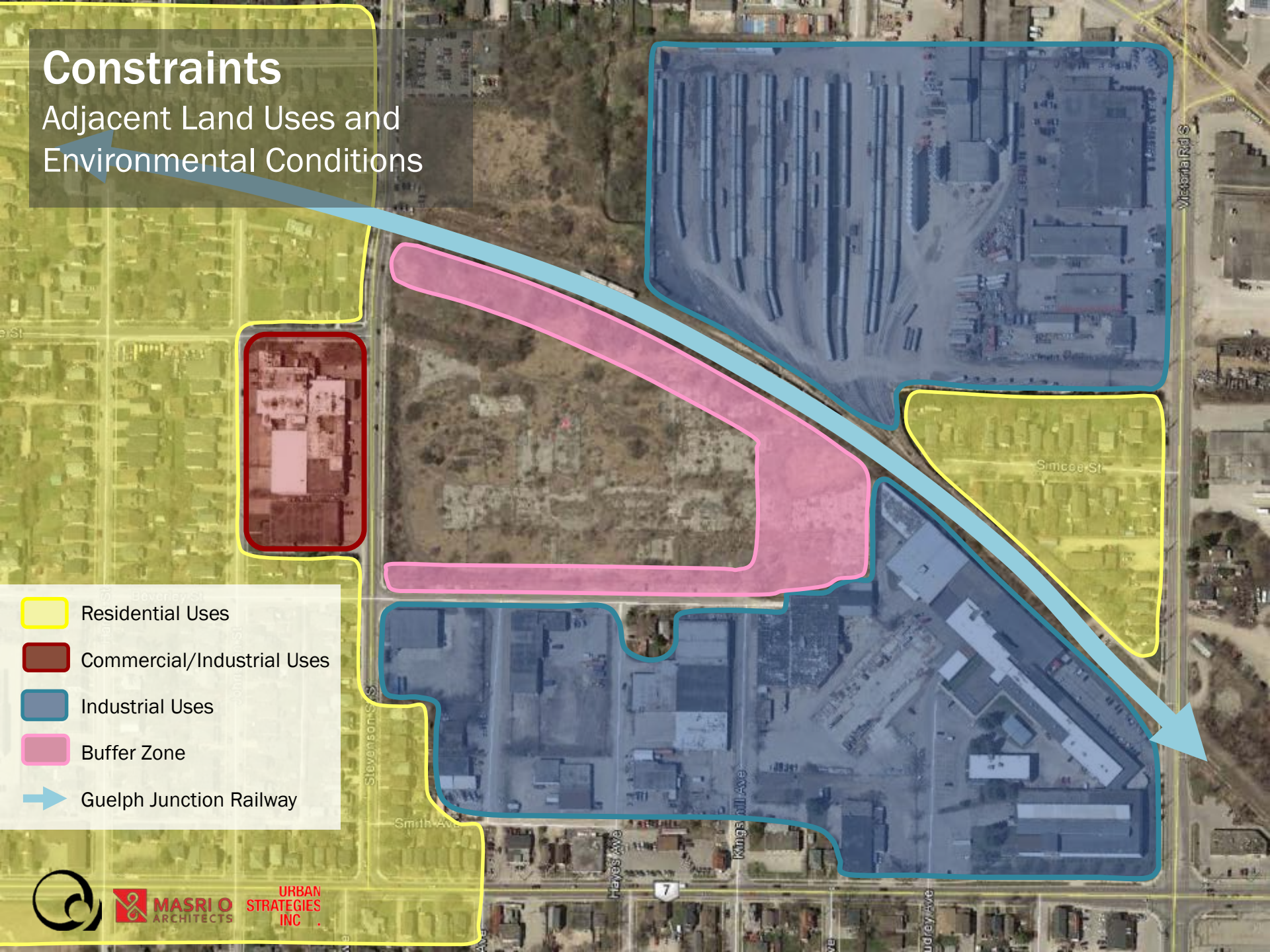
Adjacent Land Uses and Environmental Conditions



-  Residential Uses
-  Commercial/Industrial Uses
-  Industrial Uses
-  Guelph Junction Railway

# Constraints

Adjacent Land Uses and Environmental Conditions



-  Residential Uses
-  Commercial/Industrial Uses
-  Industrial Uses
-  Buffer Zone
-  Guelph Junction Railway

# Constraints

Adjacent Land Uses and Environmental Conditions

-  Residential Uses
-  Commercial/Industrial Uses
-  Industrial Uses
-  Buffer Zone
-  Area for Residential and Mixed-Use Development
-  Guelph Junction Railway

# Opportunities Key Pedestrian and Cyclist Access Points

There is good access from the site to cycling routes to the west and south, and a future trail along the Guelph Junction Railway would provide a direct connection to Downtown.

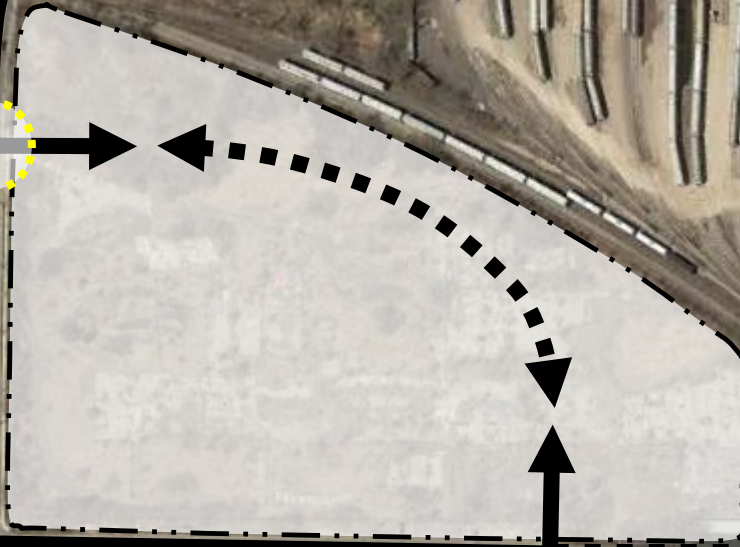
Future GJR Rail Trail Extension



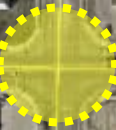
# Opportunities Vehicular Access



Stevenson St



Kingsmill Ave



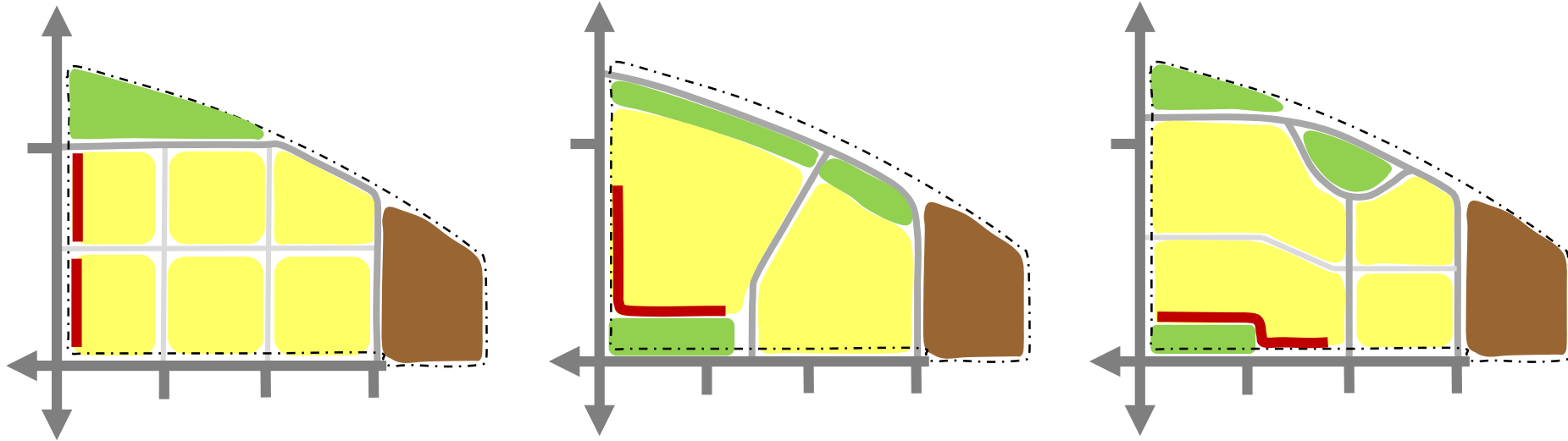
Kingsmill Avenue will be an important street for vehicular access to and from the site.



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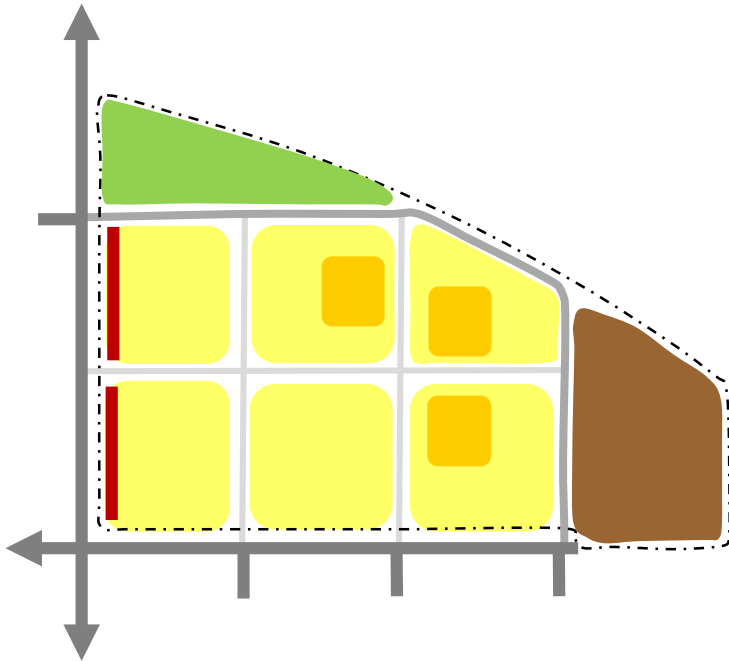
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# Three distinct frameworks were explored










- Green infrastructure and light industry
- Publicly accessible open space
- Mid-rise housing (4-10 storeys)
- Potential tall building location
- Commercial uses and other common amenities
- Shared street
- Pedestrian/bicycle mews

# Concept A Framework



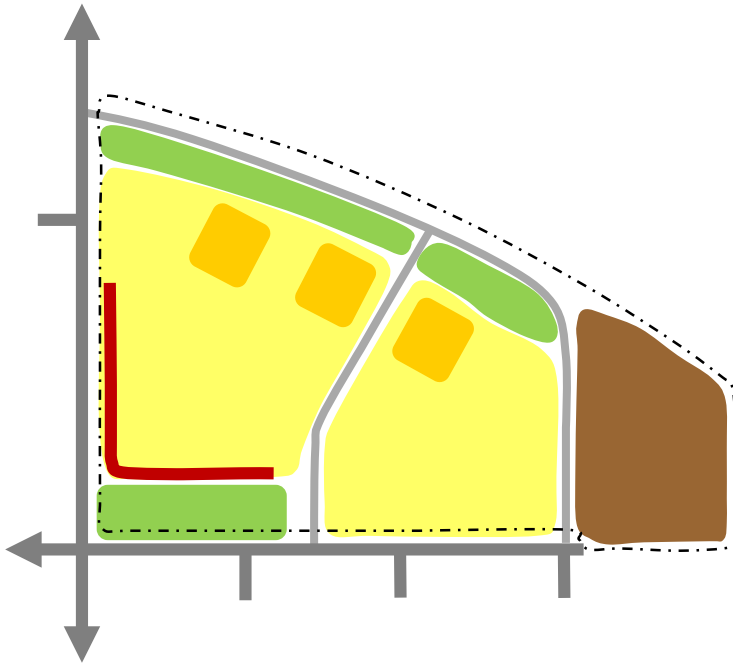
## Big ideas:

- Efficient grid of streets and other connections
- Public open space off future rail trail
- Neighbourhood amenities focused along Stevenson

-  Green infrastructure and light industry
-  Publicly accessible open space
-  Mid-rise housing (4-10 storeys)
-  Potential tall building location
-  Commercial uses and other common amenities
-  Shared street
-  Pedestrian/bicycle mews










# Concept B Framework

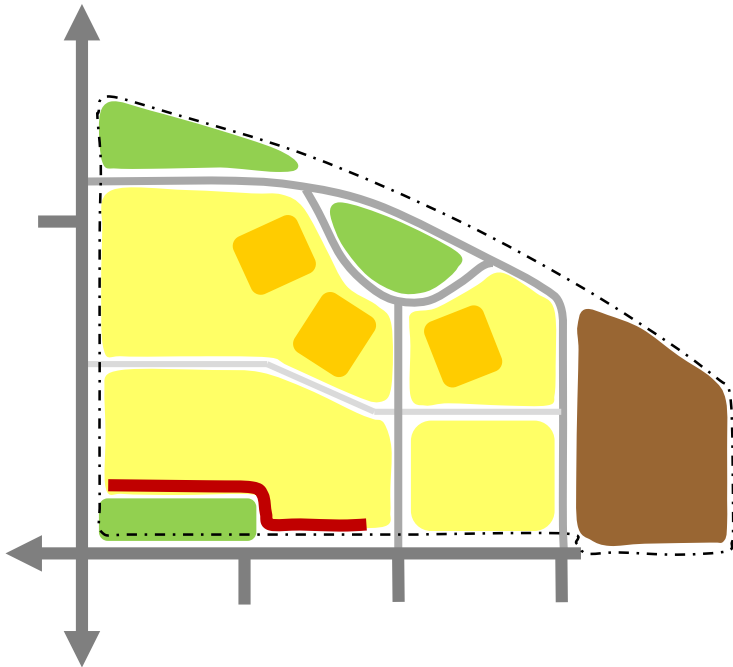


## Big ideas:

- Two large housing blocks for flexibility
- Neighbourhood square and linear public open space
- Neighbourhood amenities focused along Stevenson and facing the square








-  Green infrastructure and light industry
-  Publicly accessible open space
-  Mid-rise housing (4-10 storeys)
-  Potential tall building location
-  Commercial uses and other common amenities
-  Shared street
-  Pedestrian/bicycle mews

# Concept C Framework



## Big ideas:

- Flexible grid of connections
- Neighbourhood square and pocket open spaces along north edge
- Neighbourhood amenities focused around square and along Beverley

-  Green infrastructure and light industry
-  Publicly accessible open space
-  Mid-rise housing (4-10 storeys)
-  Potential tall building location
-  Commercial uses and other common amenities
-  Shared street
-  Pedestrian/bicycle mews

# Concept A Illustration



# Concept A Illustration



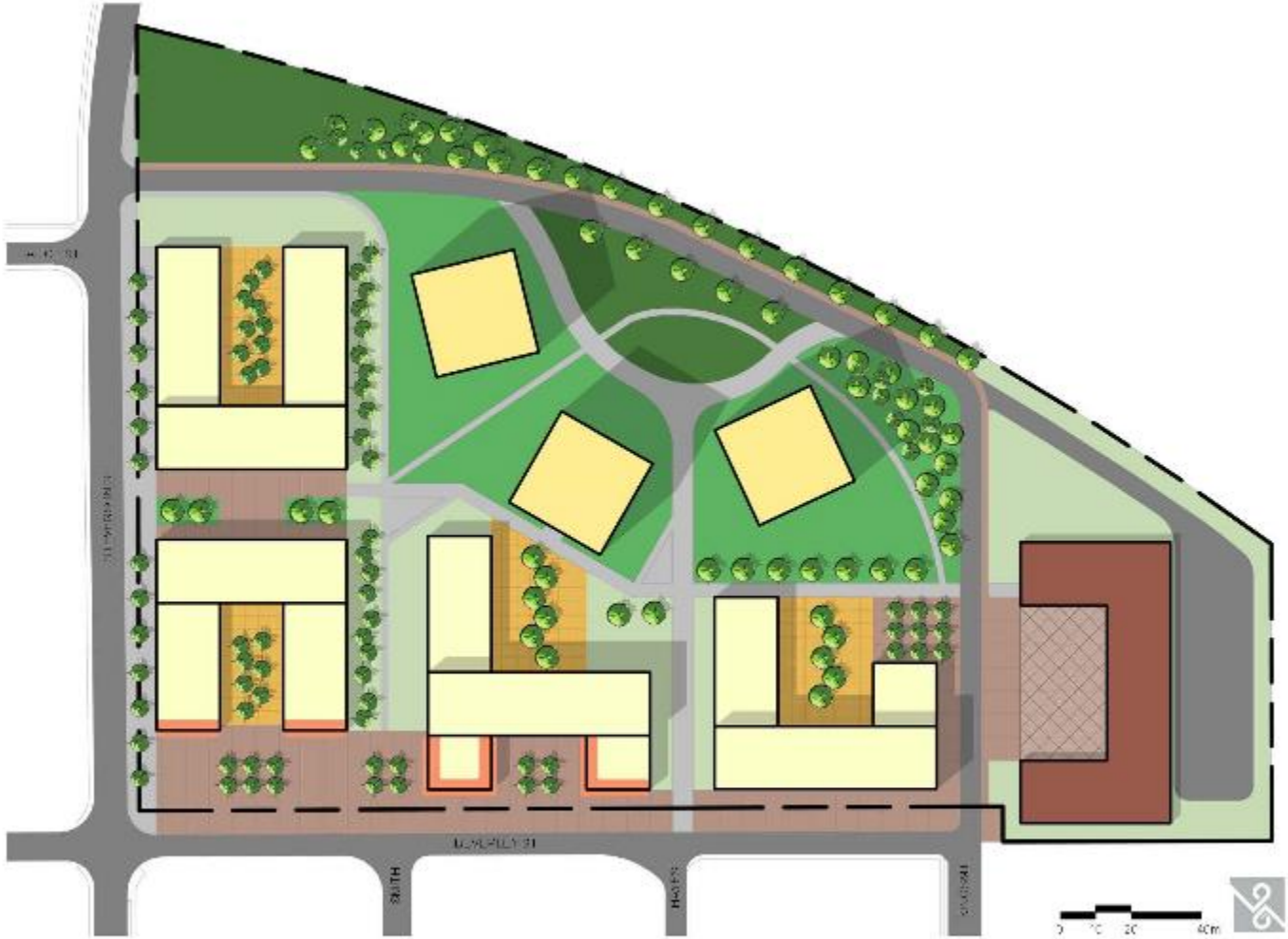
# Concept B Illustration



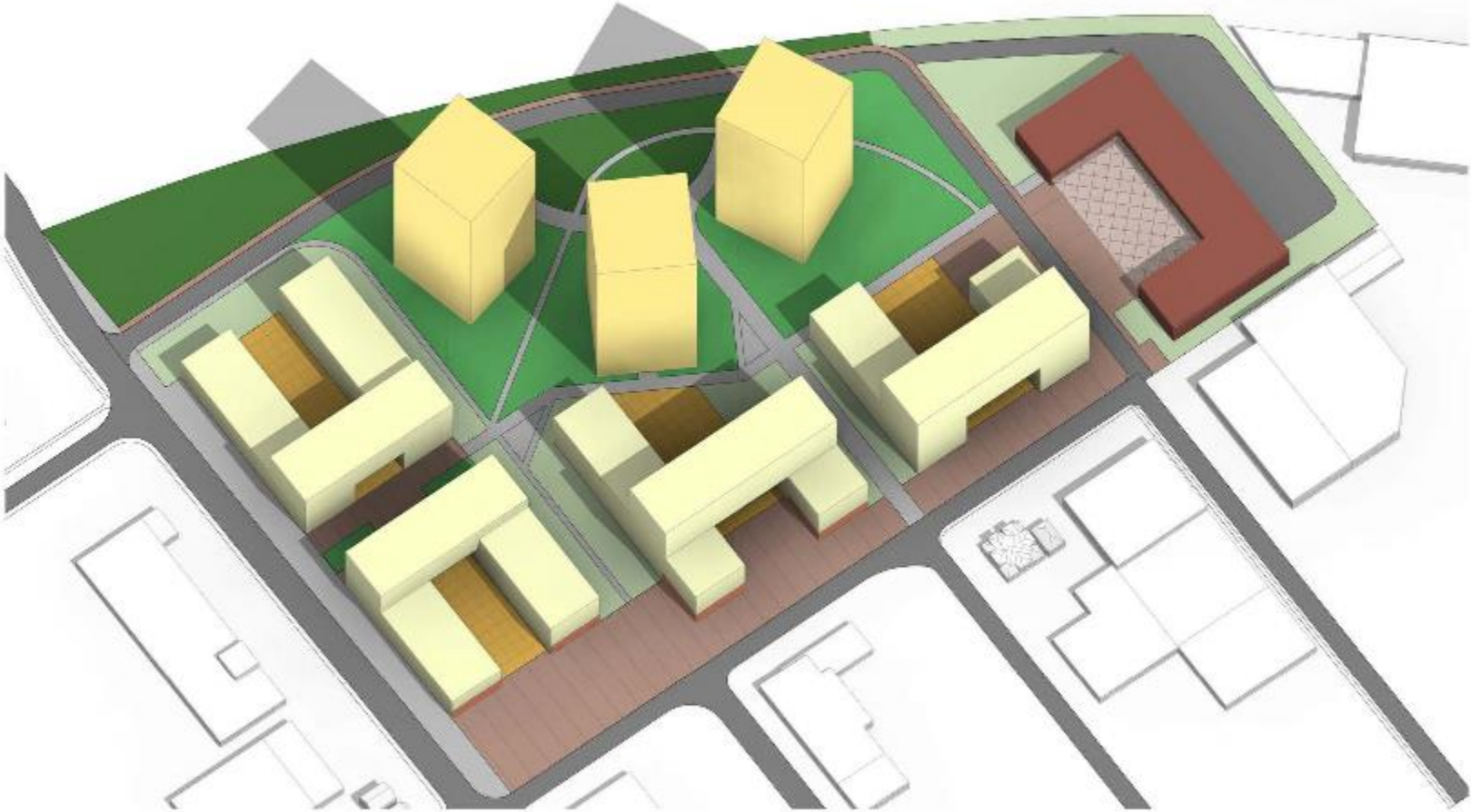
# Concept B Illustration



# Concept C Illustration



# Concept C Illustration





# Built Form and Open Space Precedents



# Tell us what you think

Discuss each concept for **15 minutes**:

- Which features of the concept do you like the most?
- Which elements do you think should be reconsidered?
- Are there other big ideas that should be considered?



A



B



C



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# Tell us what you think

A



B



C



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# Next Steps

- Evaluate the concepts based on feedback and technical review
- Develop a preferred concept
- Present preferred concept at next Community Meeting in the fall

For more background and project updates, visit <https://arqi.ca/village-200-beverley/>

An aerial photograph of a city, showing a mix of green spaces, roads, and buildings. A prominent red horizontal band is overlaid across the center of the image, containing the text 'Thank you!'.

**Thank you!**



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