



## The Urban Village @ 200 Beverley Street Development Planning Principles

**Goal:** To create an urban village that positively contributes to the social and economic needs of the community, whilst being economically sustainable and financially viable.

### Principles:

#### 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.

#### 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.

#### 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.

#### 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.

#### 5. Incubate Creative Artisans

The urban village should contain spaces within the development for artists, artisans and creative entrepreneurs to produce and display their work.

#### 6. Public Open Space

The urban village should include one or more publicly-accessible open spaces designed for a range of activities as an amenity for the larger community and a place to recognize the site's history.

#### 7. Community Amenities

In addition to open space, the urban village should contain other community amenities, such as small-scale, neighbourhood-oriented commercial establishments and possibly a daycare.



**8. Pedestrian-Friendly**

The development should help 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.

**9. Transitions**

The 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.

**10. Design Excellence**

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