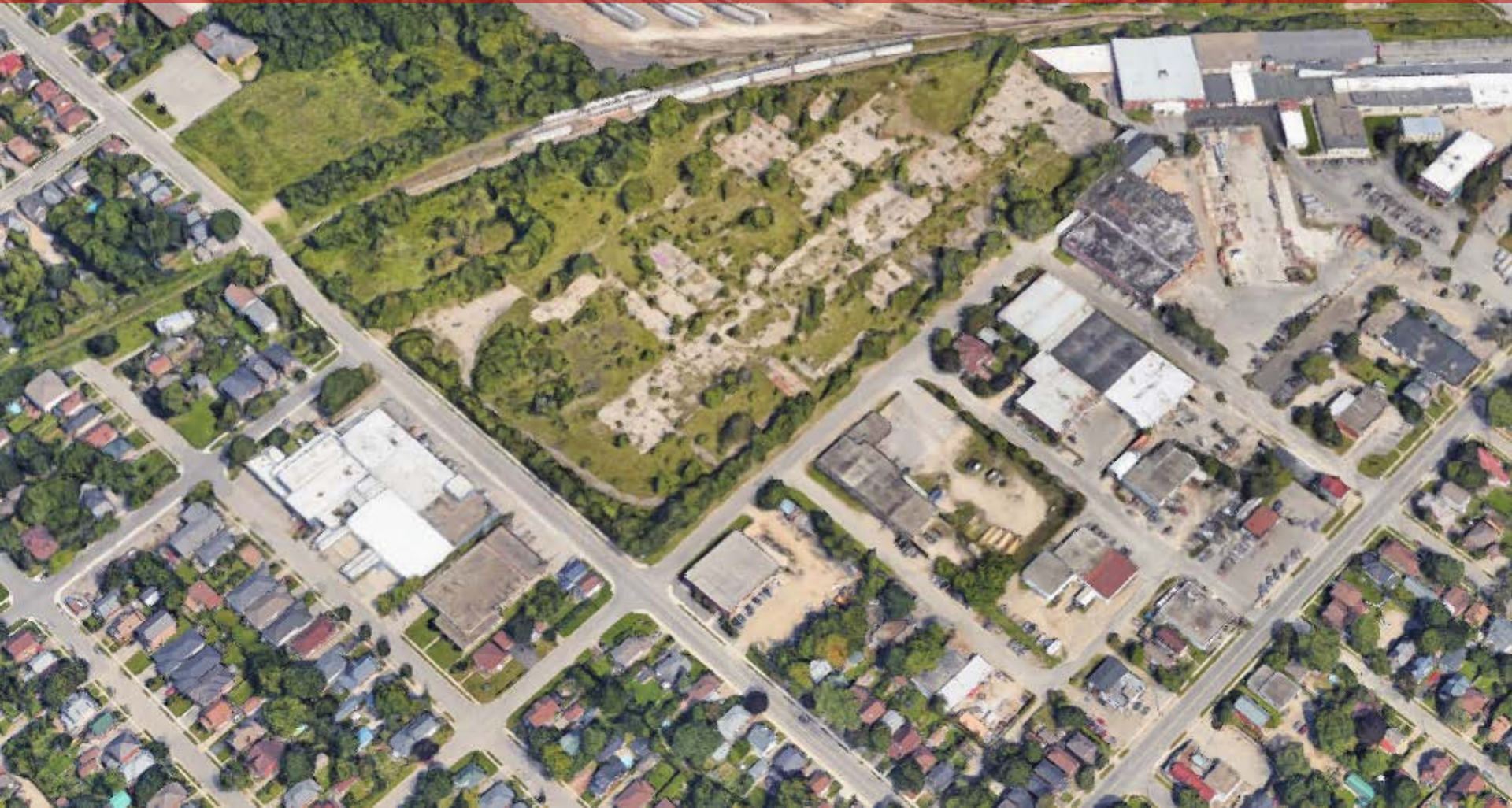


200 Beverley Street

Community Meeting
January 23, 2018



Agenda

- | | |
|-------------|--|
| 7:00 – 7:15 | Opening Remarks |
| 7:15 – 7:30 | Update on Environmental Process |
| 7:30 – 7:45 | Q&A |
| 7:45 – 8:00 | ARQi and the Planning & Design Team |
| 8:00 – 8:45 | Draft Development Principles <ul style="list-style-type: none">• Roundtable Discussion• Report Back |
| 8:45 – 9:00 | Next Steps & Closing Remarks |

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. The city below the band shows a grid-like street pattern and various structures, including what appears to be a large stadium or arena in the upper left quadrant.

City Objectives and Commitment

An aerial photograph of a city, showing a mix of green spaces, roads, and buildings. A prominent red horizontal band runs across the center of the image, containing white text. The text reads "ARQi and the Planning & Design Team".

ARQi and the Planning & Design Team



ARQi R&D Inc.
Urban Development

ARQi's Objectives

The 200 Beverley site “will be redeveloped as a holistic urban village, which will be unique, vibrant and invigorating. Building upon smart urban planning and development principles, the village will positively contribute to the social and economic needs of the community, whilst being economically sustainable and financially viable.”



Support innovative, smart, and sustainable technologies and industries



Enhance the neighbourhood with a range of housing options



Integrate a mix of uses to enliven the site and create a range of opportunities



Engage stakeholders to develop a “made-in-Guelph” strategy



Align with city-building initiatives

The master planning process will be collaborative



Railyard Renewal Project, Regina



URBAN STRATEGIES INC .



Grandin Parc Village, St. Albert, AB

URBAN STRATEGIES INC .



Sterling Road Redevelopment, Toronto







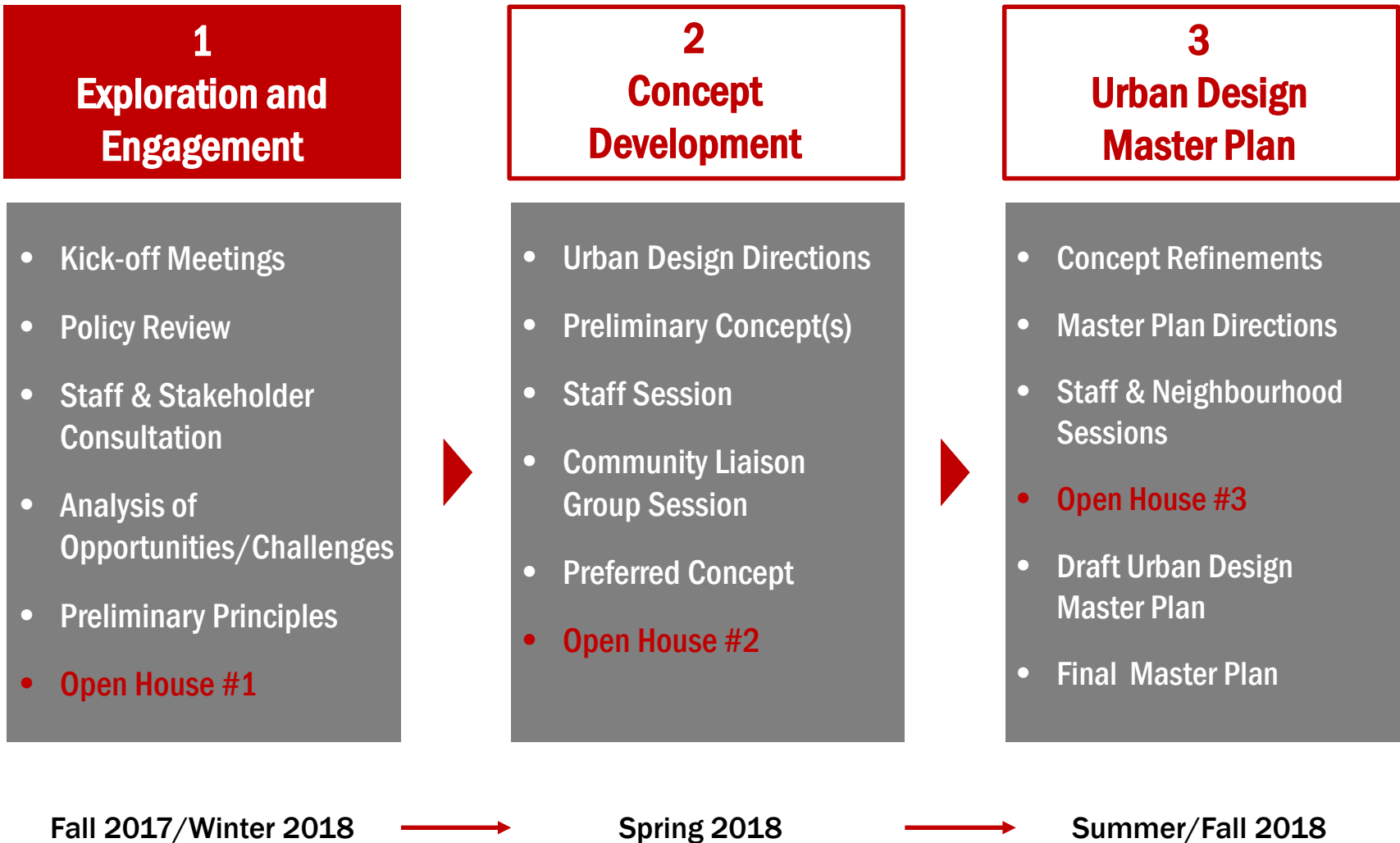
MASRI O ARCHITECTS

Design better places for
people.

Design to achieve MORE.



Planning Process



The goal is to set a new precedent for green city building



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 'Draft Planning Principles'.

Draft Planning Principles

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.



Principle #5: Incubate Creators and Makers

There should be 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 designed for a range of activities as an amenity for the larger community and a place to recognize the site's history.



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.



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.



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.



Roundtable Discussion

30 mins

1. Select a note-taker and a presenter at your table
2. Review the Draft Principles and discuss the following questions:
 - To what degree do the principles address your group's aspirations for the site?
 - Do you have any suggested additions or refinements to the principles?
 - Which principles are most important to your group?
 - Are there any outstanding issues or questions you would like to raise?

10 mins

3. Report Back: The presenter will share the top 3 items that your group discussed

Next Steps

- Develop Preliminary Concepts
- Consult with Community Liaison Committee and City staff
- Refine Preferred Concept
- Open House #2



Thank you!

