



## Urban Design Master Plan Overview

June 2020





## What is the Urban Design Master Plan (UDMP)?

- The Urban Design Master Plan seeks to summarize the urban design ambition and details of the Baker District Redevelopment sufficient to articulate how the elements of the public and private realm will work together to create a development of high quality that fits well into its context.
- The Plan's contents are developed in partnership with the City of Guelph in order for the urban design elements of the development to be evaluated, with the ambition to:
  - Ensure new developments have examined opportunities/constraints of a site; and
  - Provide design solutions that are context-sensitive and respond to urban design policy context.
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## How is the Urban Design Master Plan organized?

- The UDMP is organized with an introduction and four subsequent parts, or chapters, that outline the various characteristics of the site and proposed redevelopment.

Part 1	Part 2	Part 3	Part 4
Physical Context	Urban Design Master Plan	Development Yields	Phasing and Implementation
Policy Context	Integration with the Public Realm		
Urban Design Principles	Sustainable Urban Design		





## Introduction: A Vision for Baker Street

- The City of Guelph's objective for the Baker District Redevelopment is to transform the existing municipal parking lot and adjacent properties fronting Wyndham Street into a compact district nestled in the city's historic core and anchored by a new central library and open space.





# How did we get here?

## Phase 1 Introduction

**Public Meeting**

November 2018

**Where we've been**  
Provide project overview  
Have early discussions

Pop-ups,  
focused  
conversations,  
graffiti wall,  
comment  
boxes, online  
engagement

## Phase 2 Listening

**Public Workshop**

January 2019

**Where we are**  
Deeper conversations  
about the Baker District  
and library sustainability  
goals

Pop-ups,  
focused  
conversations,  
graffiti wall,  
comment  
boxes, online  
engagement

## Phase 3 Validating

**Open House**

May 2019

**Where we're going**  
Preliminary library and  
urban square program

Baker District  
Master  
Plan, library  
program, and  
concept design  
work

## Phase 4 Presenting

**Online Engagement**

Spring 2020

**Where we're going**  
Refined Baker District  
Master Plan, library  
program, and library  
concept design





## Who is the Team behind the Baker District Redevelopment?

**Developer Partner:** Windmill Development Group

**Design Team:** Diamond Schmitt Architects + DTAH

**Engineering Consultants:** RJC, Smith+Anderson, RWDI, Stantec, WSP

**Sustainability Consultant:** Urban Equation Corporation

**Planning Consultant:** Urban Strategies Inc.

**Construction Manager (Pre-Construction):** Melloul Blamey







## Part 1.1: Physical Context

Site Attributes including and an overview of Site History and Archaeological Investigations





## Part 1.1: Physical Context

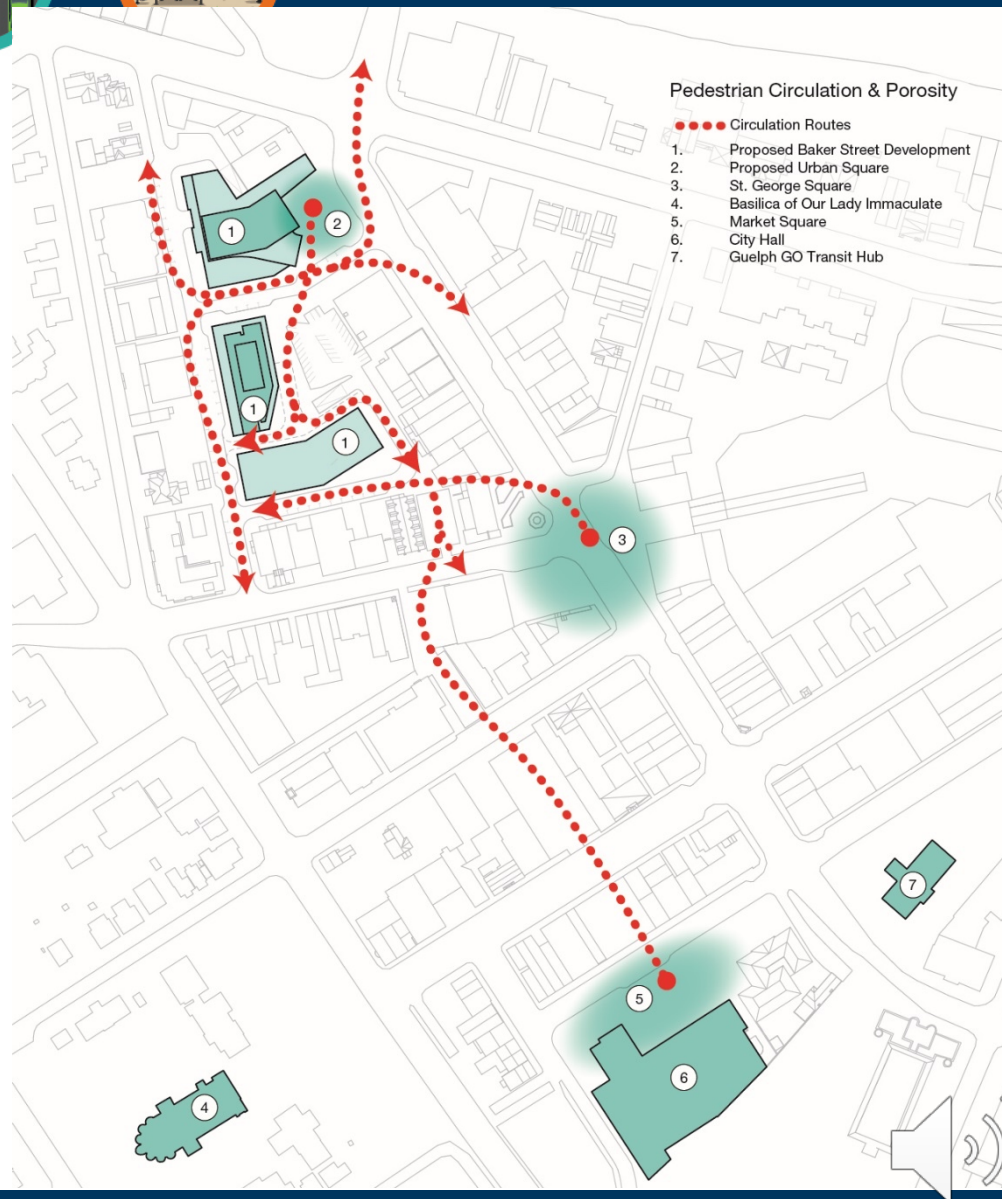
### The Site Today





# Part 1.1: Physical Context

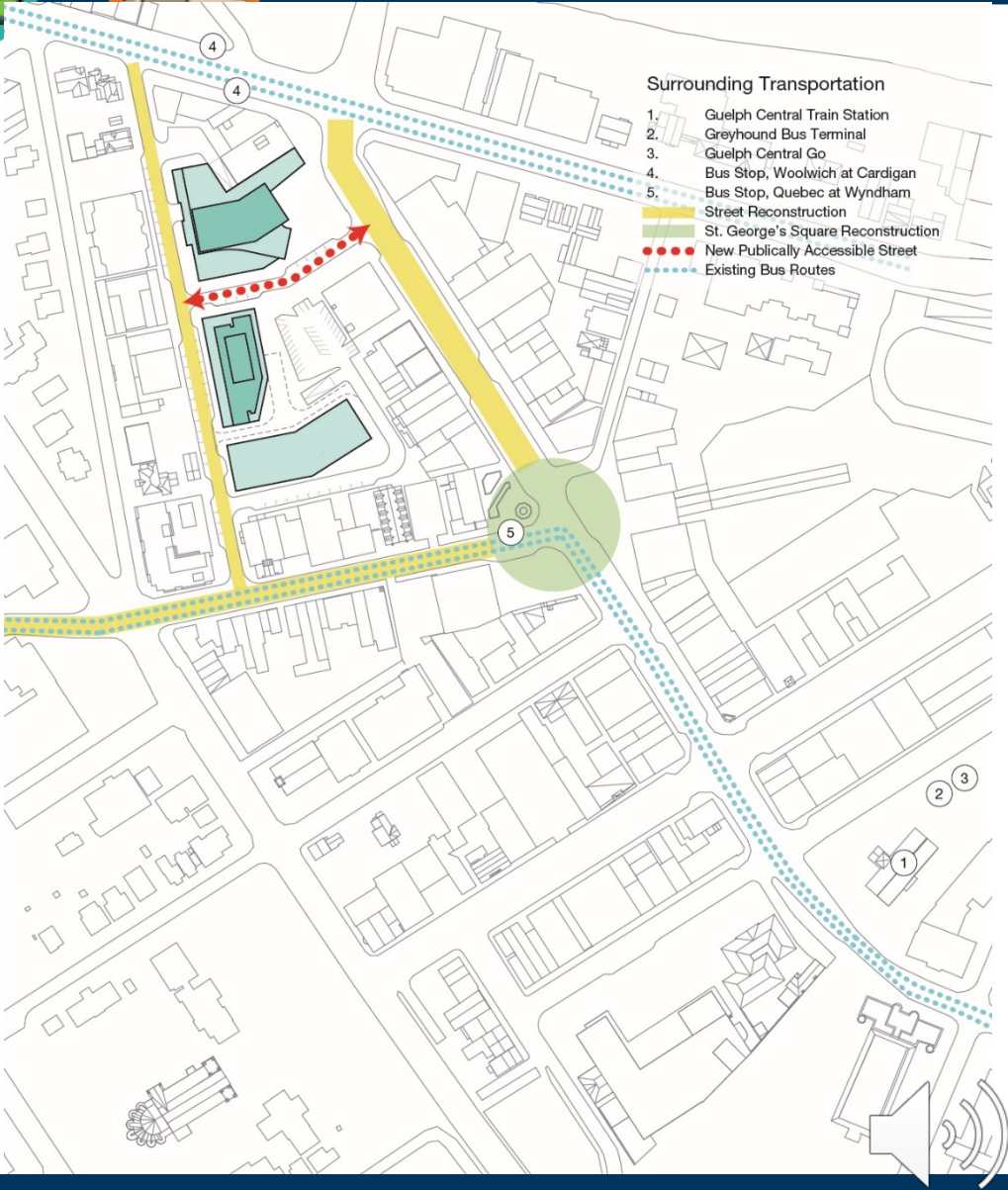
## Existing + Proposed Pedestrian Network





# Part 1.1: Physical Context

## Existing + Proposed Street and Transportation Network





# Part 1.1: Physical Context

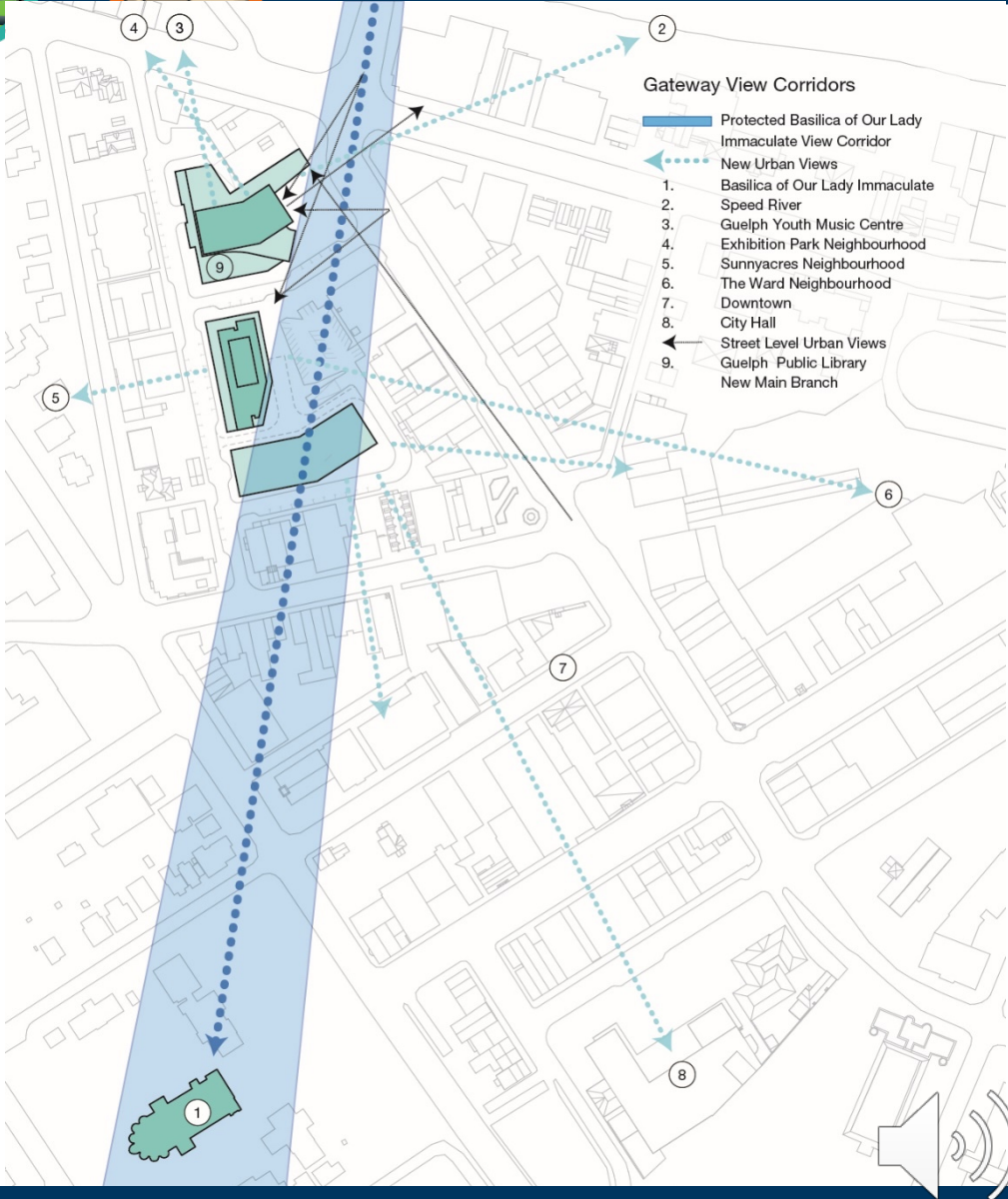
## Existing + Proposed Open Space Network





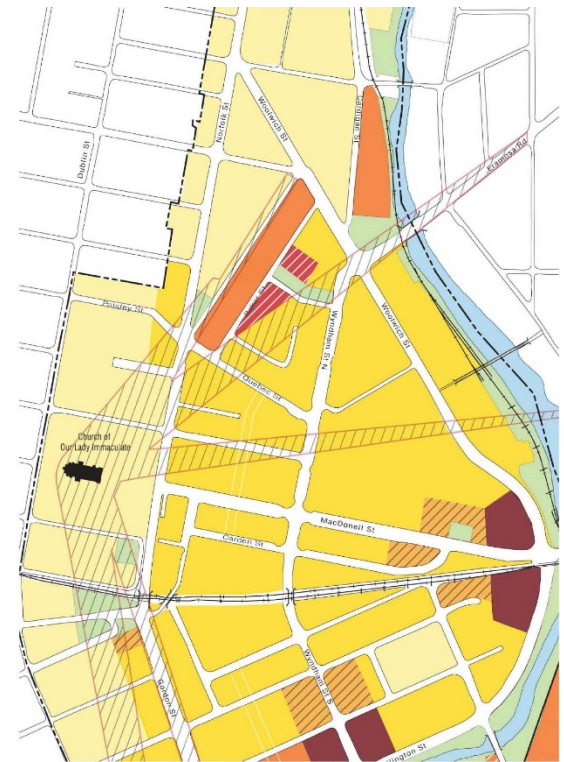
# Part 1.1: Physical Context

## Existing + Proposed Views and Vistas





## Part 1.2: Policy Context



Excerpts from the Downtown Secondary Plan showing Public Realm, Land Use and Building Heights anticipated as part of the Baker District





## Part 1.3: Urban Design Principles

1. Create a welcoming, comfortable, publicly-accessible and inclusive urban district.



2. Demonstrate Design + Environmental Excellence



3. Create a Mix of Uses that Benefit the Community





## Part 1.3: Urban Design Principles

4. Provide Housing that is Affordable



5. Provide a Vibrant, Safe, Programmable Public Square on Wyndham Street



6. Promote Pedestrian Circulation and Porosity





## Part 1.3: Urban Design Principles

### 7. Reconnect to the River



### 8. Make Connections to the Arts and Indigenous Communities



### 9. Protect Views + Create View Opportunities





## Part 1.3: Urban Design Principles

### 10. Material Compatibility with Historic Fabric



### 11. Demonstrate Best Practices in Multi-Modal Transportation and Parking Integration



### 12. Design for a Comfortable Micro-Climate





## Part 2.1: Urban Design Master Plan





## Part 2.1: Urban Design Master Plan

### Short-Term Landscape Improvements





## Part 2.1: Urban Design Master Plan

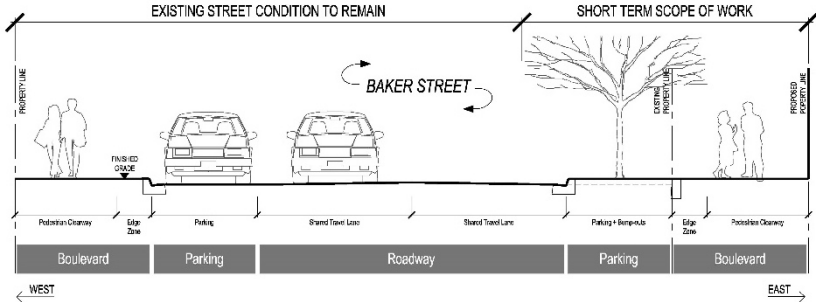
### Long-Term Landscape Improvements



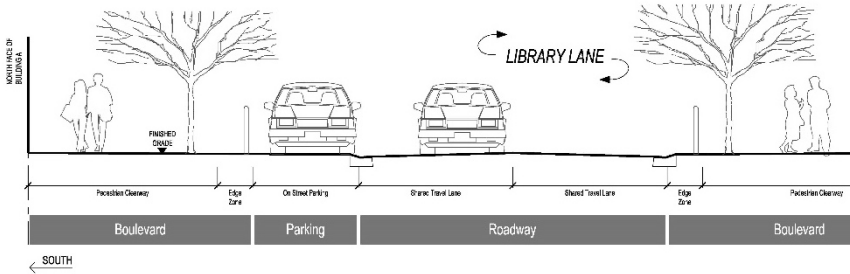


# Part 2.1: Urban Design Master Plan

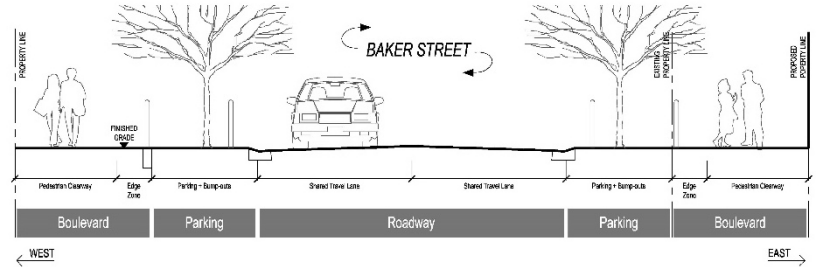
## Preliminary Street Sections



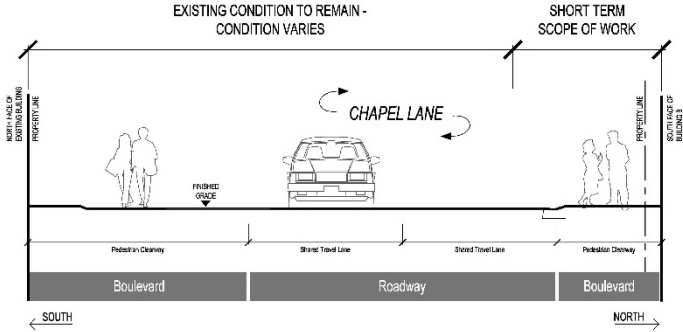
2A BAKER STREET • SHORT TERM PROFILE SECTION 150



3 LIBRARY LANE • PROFILE SECTION 150



2B BAKER STREET • LONG TERM PROFILE SECTION 150



4 CHAPEL LANE • PROFILE SECTION 150





## Part 2.1: Urban Design Master Plan

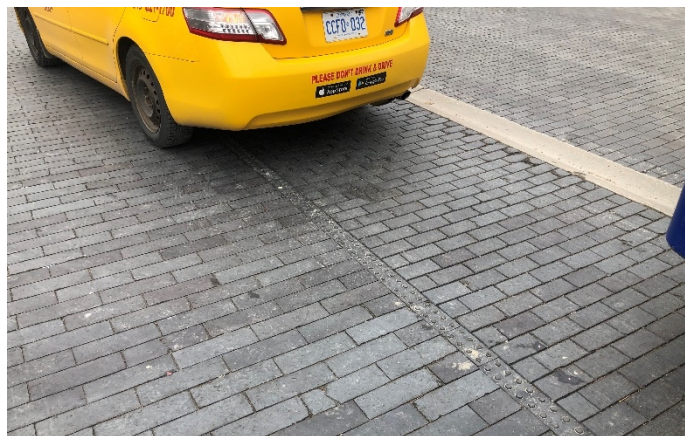
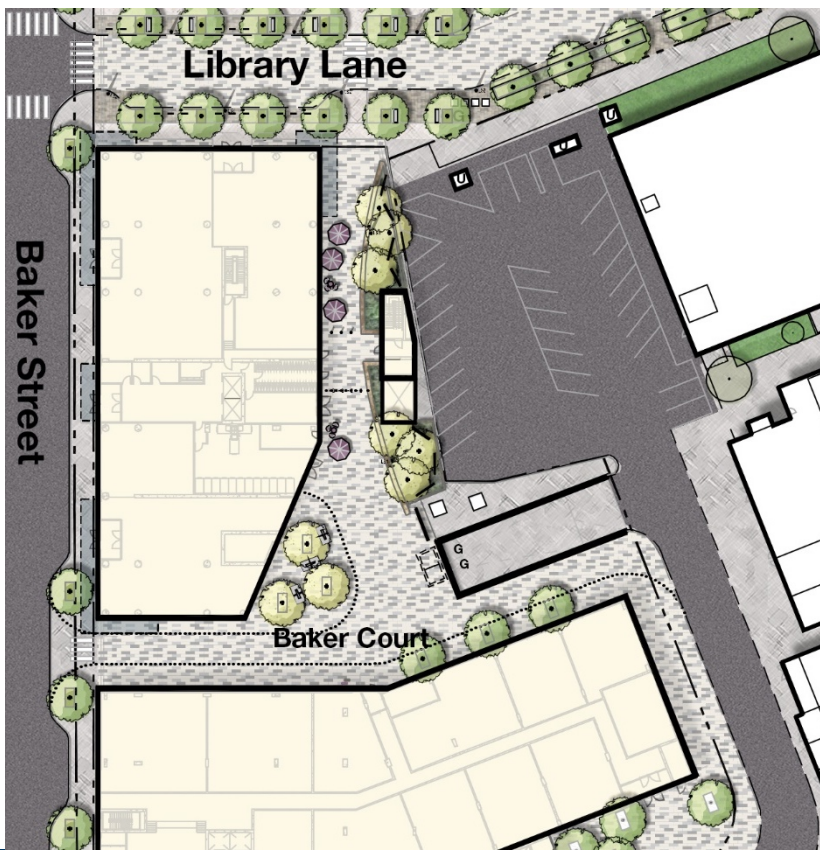
### Urban Square





## Part 2.1: Urban Design Master Plan

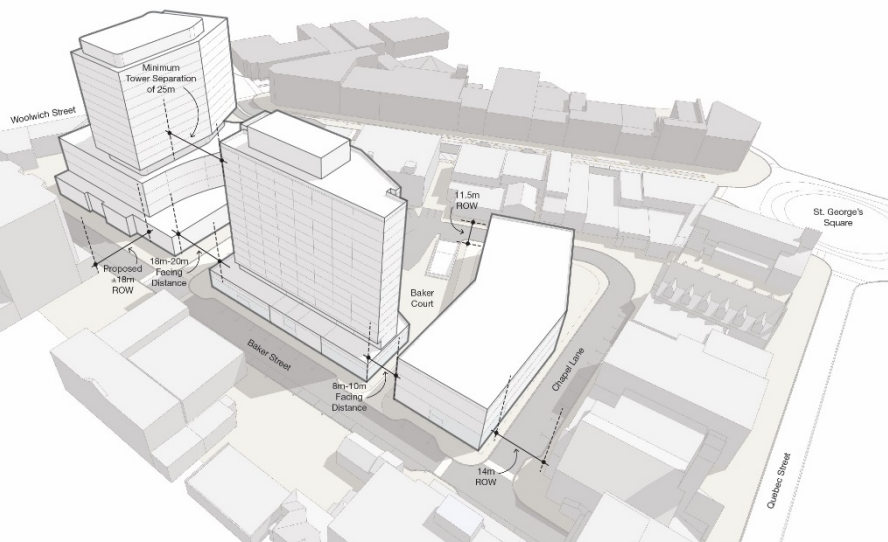
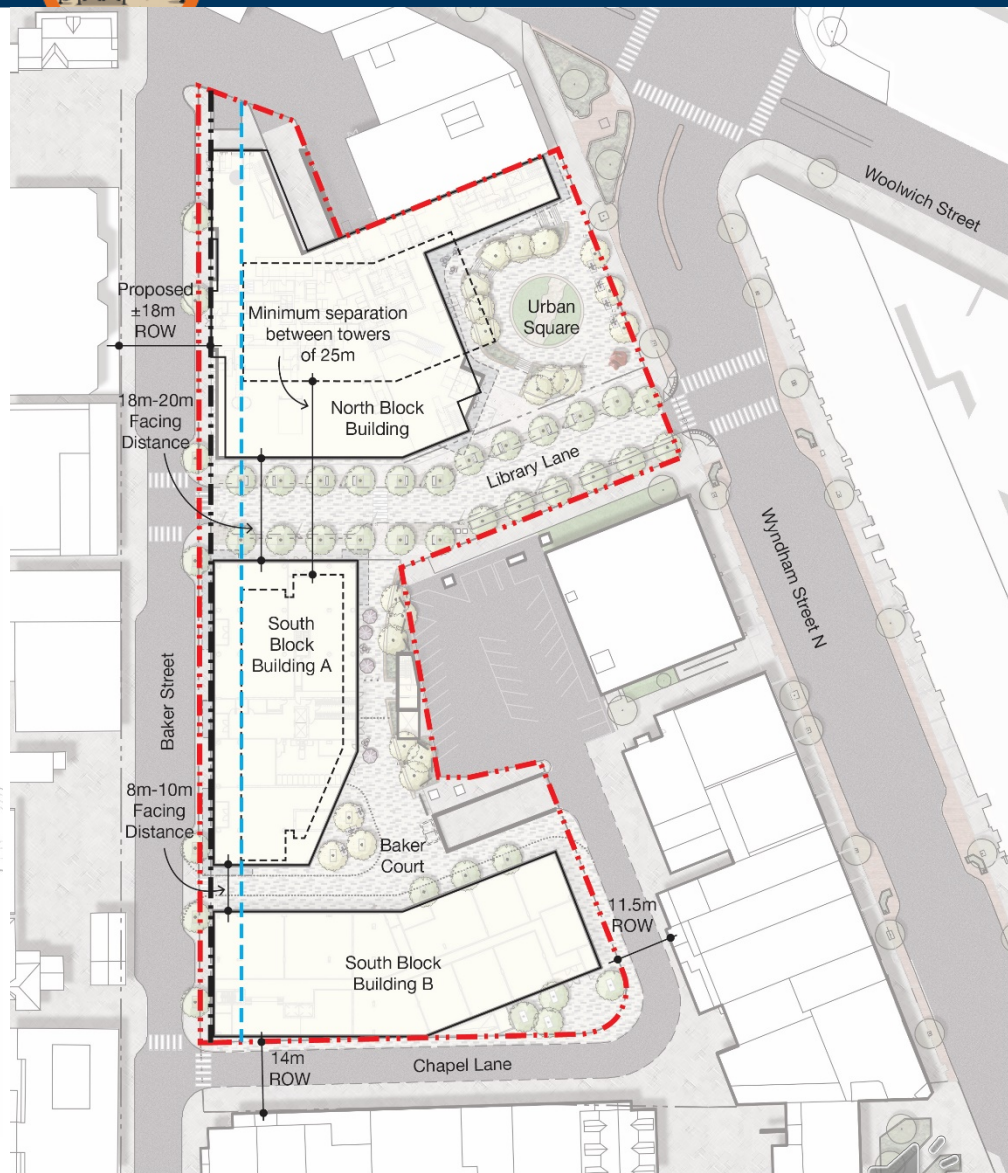
### Baker Court





# Part 2.1: Urban Design Master Plan

## Building Massing





# Part 2.1: Urban Design Master Plan

## Access Points



### Access Points

- ▶ Entrance
- P ▶ Vehicle Access to Parking Garage Below



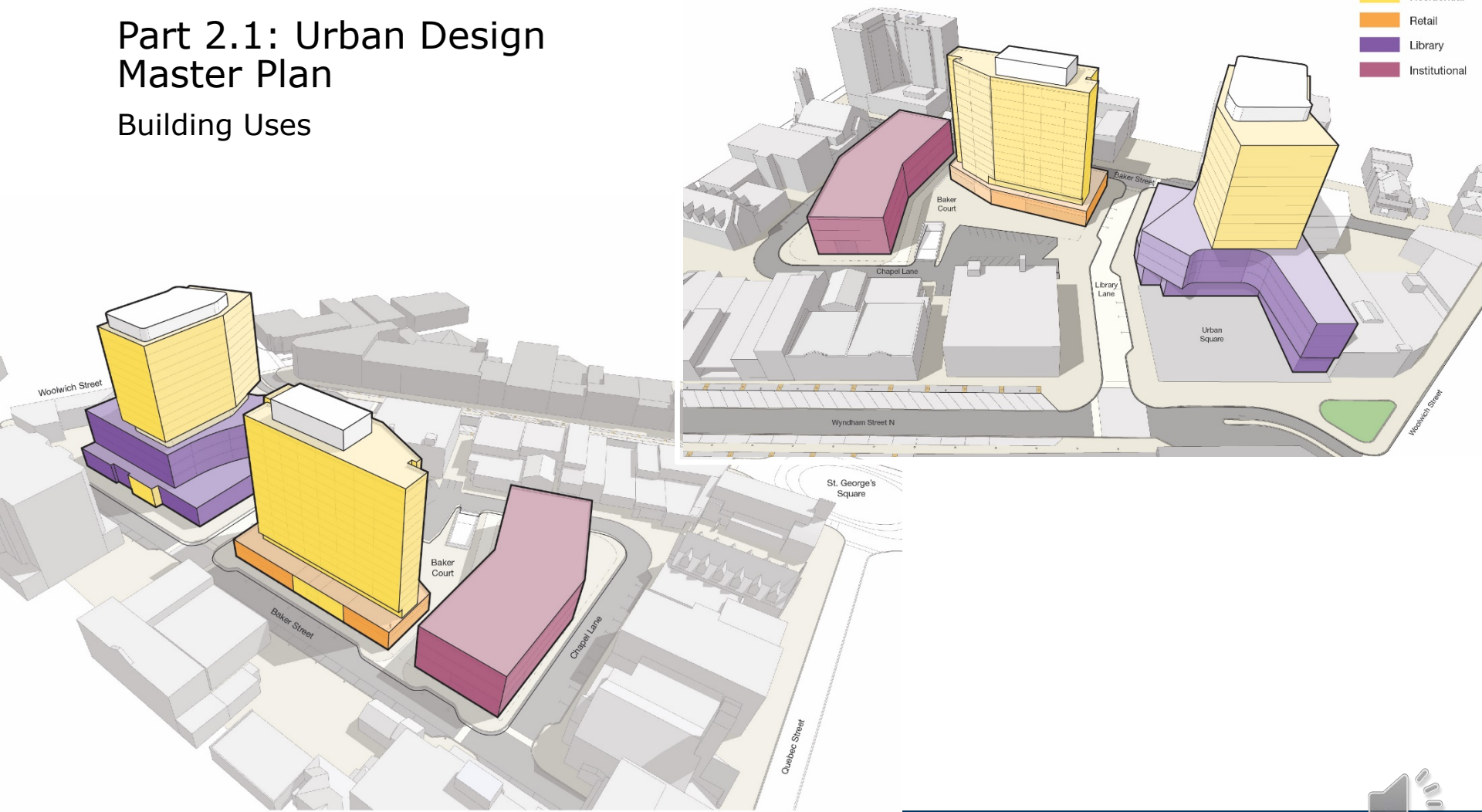


# Part 2.1: Urban Design Master Plan

## Building Uses

Proposed Uses

- Residential
- Retail
- Library
- Institutional





## Part 2.1: Urban Design Master Plan

### Building Materiality





## Part 2.1: Urban Design Master Plan

### Protected Views





# Part 2.1: Urban Design Master Plan

## Sun and Shadow Study (September 21 shown here)



Figure 2 9:00 am



Figure 3 10:00 am



Figure 4 11:00 am



Figure 5 12:00 pm



Figure 6 1:00 pm



Figure 7 2:00 pm



Figure 8 3:00 pm



Figure 9 4:00 pm

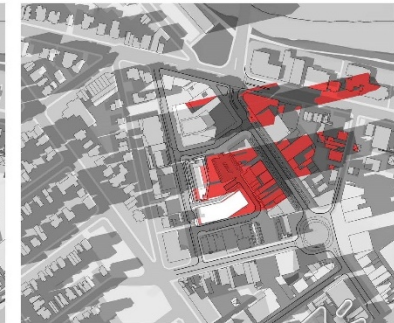


Figure 10 5:00 pm





## Part 2.2: Integration with the Public Realm

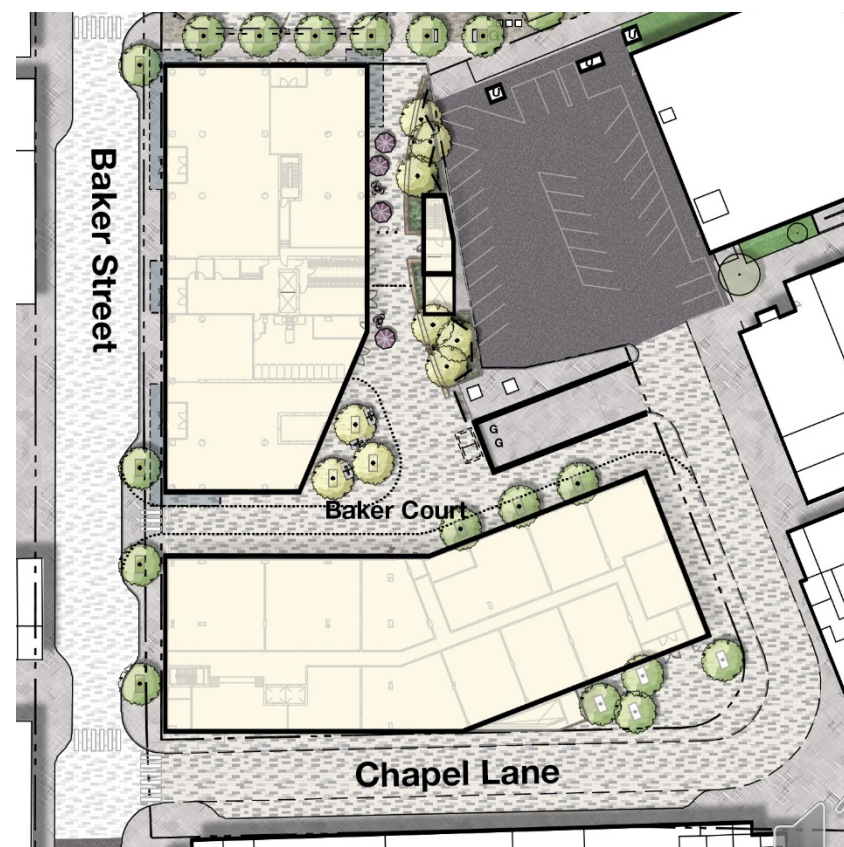
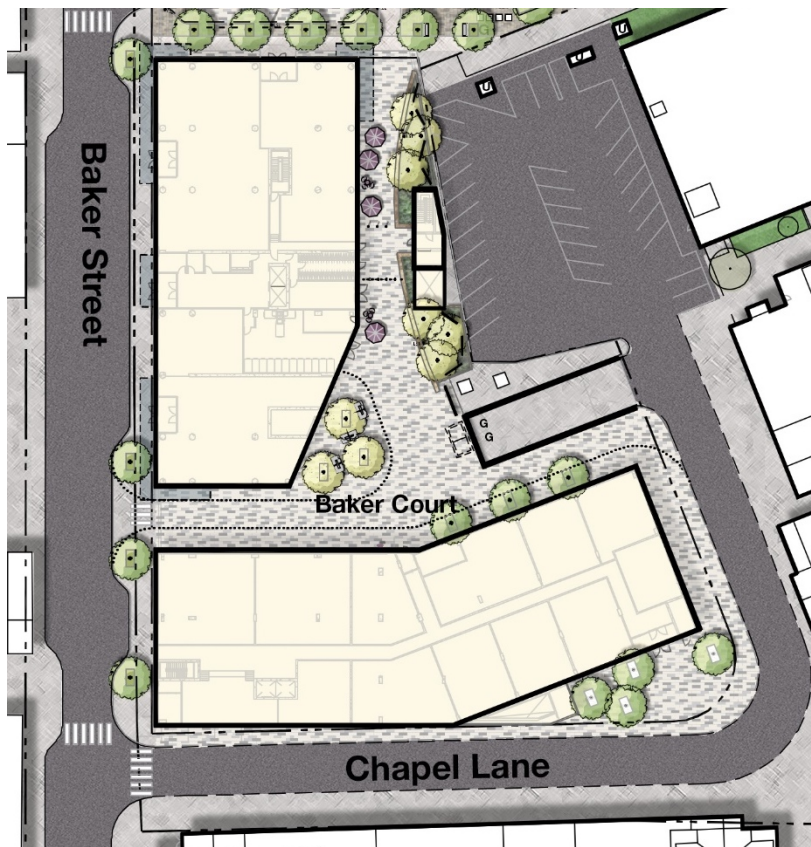
### Urban Square





## Part 2.2: Integration with the Public Realm

### Baker Court





## 2.3 Sustainable Urban Design

### One Planet Action Plan



In order to Baker District to exemplify the best in sustainability, a One Planet Action Plan has been developed related to the following 10 principles:

1. Health and Happiness
2. Equity and Local Economy
3. Culture and Community
4. Land Use and Wildlife
5. Sustainable Water
6. Local and Sustainable Food
7. Materials and Products
8. Travel and Transport
9. Zero Waste
10. Zero Carbon





## 2.3 Sustainable Urban Design

### Guelph's Ecofootprint and the Sustainability Big Moves

- The way we live today is unsustainable. If everyone lived like an average Canadian, we would need 5 Earths to sustain our consumption habits (4.5 for Guelph).
- We only have one planet - we need to plan so that everyone, everywhere lives happy, healthy lives within the limits of the planet while leaving space for wildlife and wilderness.
- Developing an ecofootprint is the first step in achieving this goal.
- The three biggest contributors to the average Guelphite's ecofootprint are food consumption, buildings, and transportation.
- For this reason, the One Planet Action Plan for Baker prioritizes these topics.





## 3.1 Development Yields

### Preliminary Project Statistics

#### North Block

- Guelph Public Library 89,600 SF / 8,324 m<sup>2</sup>
- Residential Unit Count: 125 - 135 units

#### South Block Building A

- Retail GFA: 11,000 SF / 1,022 m<sup>2</sup>
- Residential Unit Count: 180 - 190 units

#### South Block Building B

- Institutional GFA: 62,100 SF / 5,770 m<sup>2</sup>

#### Open Spaces

- Urban Square Area: 14,000 SF / 1,300 m<sup>2</sup>
- Library Lane Area: 20,667 SF / 1,920 m<sup>2</sup>
- Baker Court Area: 18,514 SF / 1,720 m<sup>2</sup>

#### Unit Mix

- 80% One Bedroom and One Bedroom + Den: (average size 450-600 SF)
- 20% Two Bedroom: (average size 750-850 SF)





### 3.1 Development Yields

#### Affordable Housing Strategy

The affordable housing component is proposed to be 12%. Discussions are underway with the City of Guelph to identify a funding mechanism for the affordable housing units.





## 4.1 Phasing and Implementation

June 2020:	Final Presentation
Summer 2020	Reports by City Staff
Sept 2020:	UDMP goes before Council
Spring 2021:	Launch Sales of North Tower Begin Construction
Fall 2023 / Spring 2024:	Project Completion





[guelph.ca/bakerdistrict](http://guelph.ca/bakerdistrict)





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