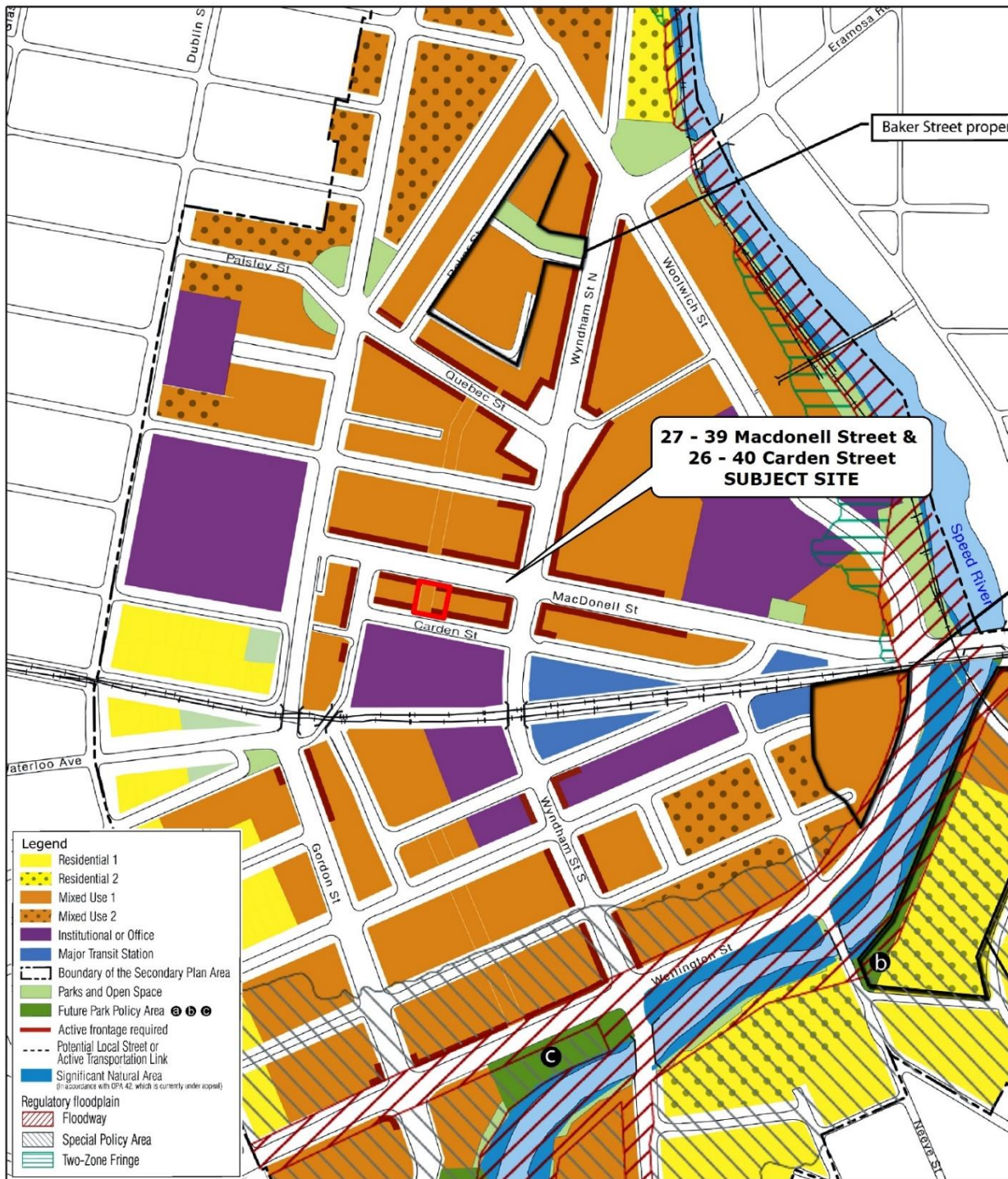


Attachment-3 Downtown Secondary Plan Land Use Designations and Policies

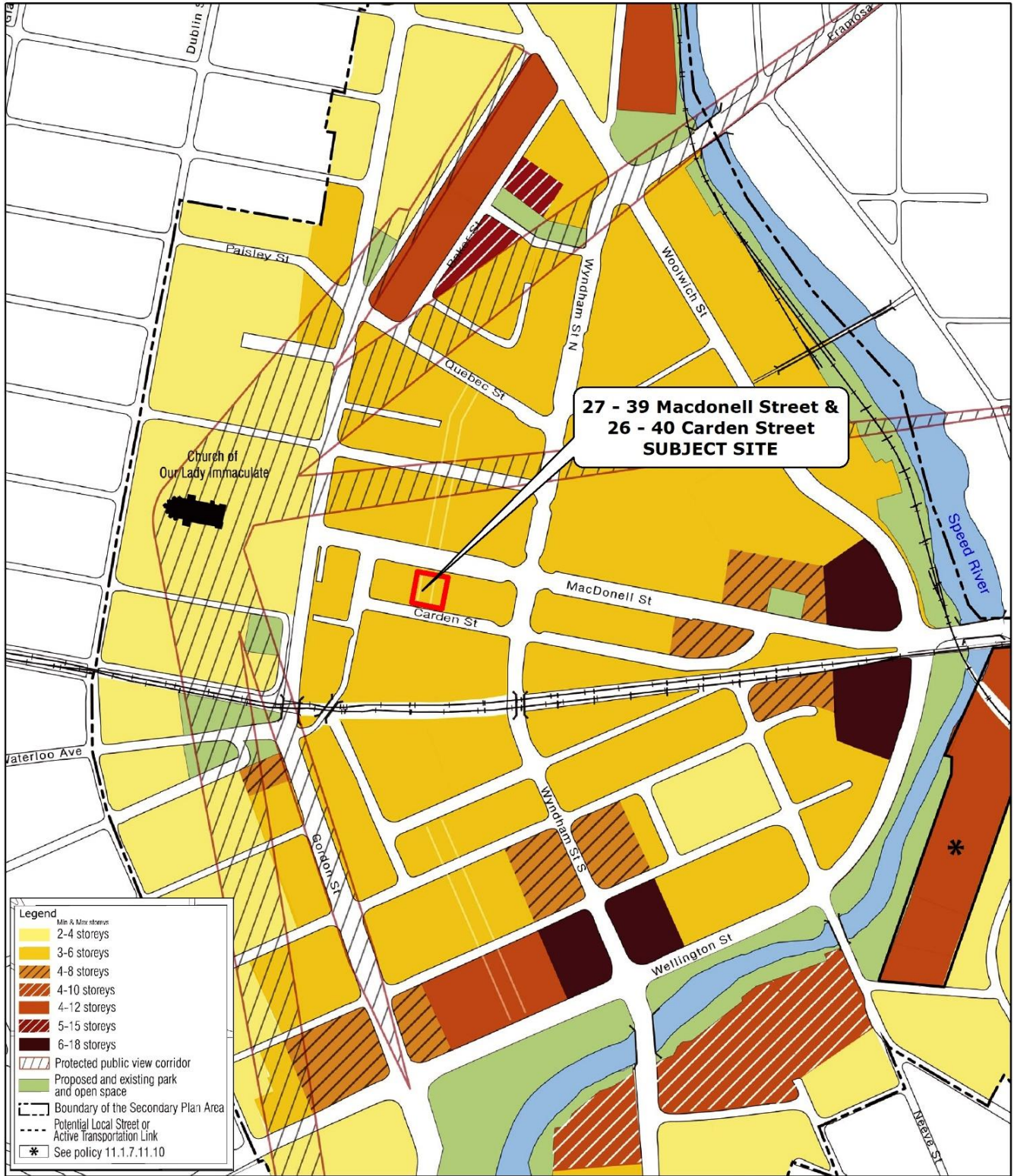
Figure 1: Existing Land Use Subject Site



Schedule 'C' - Downtown Secondary Plan
Existing Land Use
27 - 39 Macdonell Street &
26 - 40 Carden Street

Produced by the City of Guelph
 Planning and Building Services - Development Planning
 August 2024

Figure 2: Minimum and Maximum Building Heights Subject Site



Schedule 'D' - Downtown Secondary Plan
Minimum and Maximum Building Heights
27 - 39 Macdonell Street &
26 - 40 Carden Street

Produced by the City of Guelph
 Planning and Building Services - Development Planning
 August 2024

11.1.7.3 Mixed Use 1 Areas

11.1.7.3.1

Mixed Use 1 areas, as identified on Schedule C, are intended to accommodate a broad range of uses in a mix of highly compact development forms. Development within this designation shall contribute to the creation of a strong urban character and a high-quality, pedestrian-oriented environment. Active uses that enliven the street are encouraged to locate on the ground floor of buildings and, as per Policy 11.1.7.3.4, shall be required on key streets.

Permitted Uses

11.1.7.3.2

The following uses may be permitted:

- a) retail and service use, including restaurants and personal service uses.
- b) multiple unit residential buildings, including apartments and townhouse dwellings.
- c) live/work uses.
- d) offices including medically related uses.
- e) entertainment and commercial recreation use.
- f) community services and facilities.
- g) cultural, educational and institutional uses.
- h) public parking.
- i) hotels.
- j) parks, including urban squares; and,
- k) other employment uses that meet the intent of the principles, objectives and policies of the Downtown Secondary Plan and which are compatible with surrounding uses in regard to impacts such as noise, odour, loading, dust and vibration.

Minimum Floor Space Index (FSI)

11.1.7.3.3

The minimum floor space index (FSI) in Mixed Use 1 areas shall generally be 1.5, except:

- a) on properties fronting Elizabeth Street, where the minimum FSI shall generally be 1.0.
- b) within the lands designated Mixed Use 1 at 84-96 Gordon Street, where the minimum FSI shall be 0.75.

Active Frontages

11.1.7.3.4

On key streets, active frontages will be achieved to reinforce the role of these streets or portions of streets as commercial, pedestrian-oriented, urban streetscapes. The following shall apply to development on properties where active frontage is required, as identified in Schedule C:

- a) Retail and service uses, including restaurants and personal service uses, or entertainment uses shall generally be required on the ground floors of all buildings at the street edge

- b) Notwithstanding subsection 11.1.7.3.4 a), offices are also permitted on the ground floors of these properties; however, such uses shall be encouraged to locate in other locations Downtown to ensure Downtown's main streets maintain a strong retail character. The Zoning By-law may restrict the size of such new uses and/or their width along the street to ensure they do not detract significantly from the intended commercial function of the street.
- c) Buildings shall contribute to a continuous street wall that has a minimum height of 3 storeys, with infrequent and minimal gaps between buildings.
- d) The width of retail stores and the frequency of entrances shall contribute to a continuously active public realm and give the street wall a visual rhythm. The width of stores and restaurants may be limited through the Zoning By-law to ensure a rhythm of commercial entrances and avoid long distances between commercial entrances.
- e) Ground floor heights will generally be a minimum of approximately 4.5 metres floor to floor, and windows shall correspond appropriately to the height of ground floors. Generally, a large proportion of the street-facing ground floor wall of a new mixed-use building shall be glazed.

Maximum and Minimum Setbacks

11.1.7.3.5

Generally, buildings in Mixed Use 1 areas shall be built close to the front property line to help frame and animate adjacent streets. The Zoning By-law shall establish maximum setbacks on streets where active frontages are required. On all other streets minimum and maximum setbacks shall be established. The Zoning By-law may include limited exceptions to the build-to lines and maximum setbacks while ensuring that a consistent street wall is extended, maintained, or established.

Stepbacks

11.1.7.3.6

To respect the historic character of Downtown and ensure a human-scale pedestrian realm, buildings taller than 4 storeys in Mixed Use 1 areas shall generally have a substantial stepback above the fourth storey generally in the range of 3-6 metres minimum from the front of the building fronting a public street or park, except on Gordon Street and Wellington Street, where a stepback of generally 3-6 metres minimum is required above the sixth storey.

Façades

11.1.7.3.7

All buildings shall reflect their urban context and should have detailed and well articulated street level façades with high quality materials. Blank walls facing a street or public open space shall be avoided.

Entrances

11.1.7.3.8

Generally, entrances to non-residential uses shall be flush with the sidewalk, for ease of access and to maintain a strong relationship to the street.

Building Heights

11.1.7.2.1

Schedule D identifies building height ranges to be permitted within the Downtown Secondary Plan Area. In general, the predominant mid-rise built form of Downtown shall be maintained with taller buildings restricted to strategic locations, including gateways that act as anchors for key streets. Taller buildings in these locations will have minimal direct impacts to existing neighbourhoods and the historic core of Downtown, and they will be outside protected public view corridors. In the height ranges contained on Schedule D, the lower number represents the minimum height in storeys for buildings and the higher number represents the maximum permitted height in storeys. The maximum heights recognize the Church of Our Lady's status as a landmark and signature building; it is the general intent that no building Downtown should be taller than the elevation of the Church. Exemptions from minimum height requirements may be permitted for utility and other buildings accessory to the main use on a site.