

Shaping Guelph

Downtown
Building Heights
Study

Special Meeting
of Council

December 10, 2024



Purpose of the Special Meeting & Study

- Formally launch the Downtown Building Heights Study
- Purpose: undertake a review of the building heights in the Downtown Secondary Plan area and make recommendations for changes
- Develop built-form standards for tall buildings that would apply city-wide



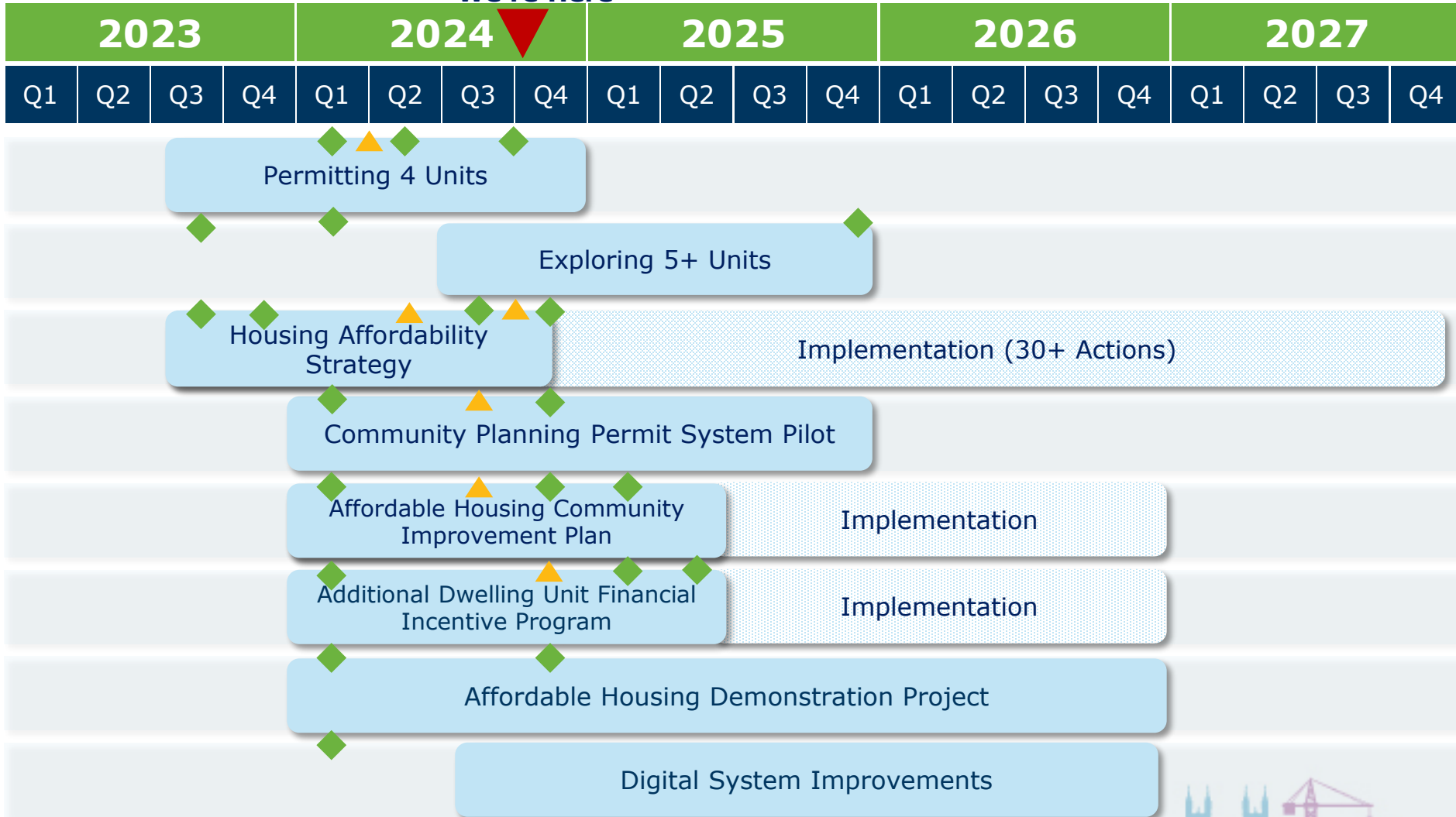
Official Plan Updates: Background

- OPA 80 – last comprehensive review
- Minister's approval process modified building height permissions for a brief period of time
- December 2023 Council direction



DT Heights Study & Housing

We're Here



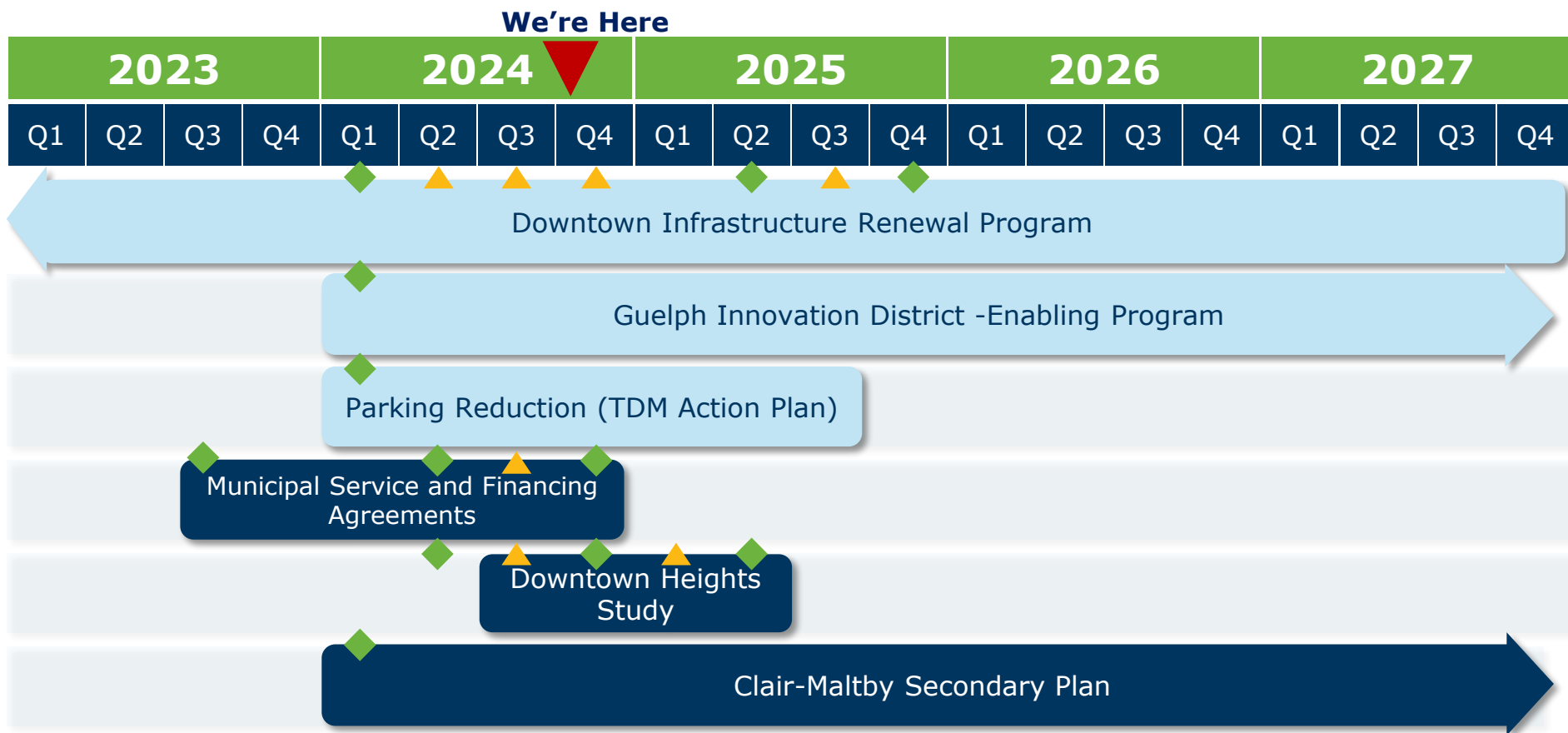
◆ Council

▲ Engagement

HAF Funded



DT Heights Study & Housing (cont'd)



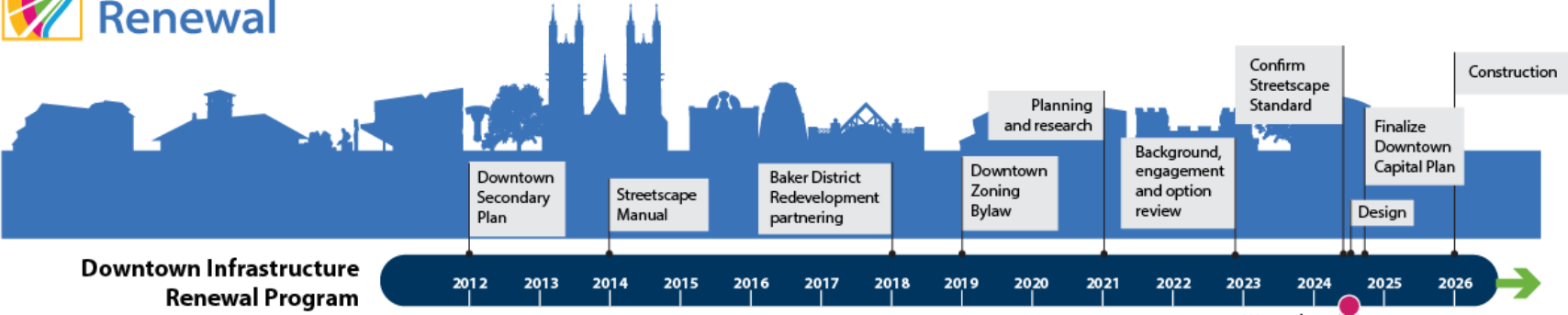
◆ Council

▲ Engagement

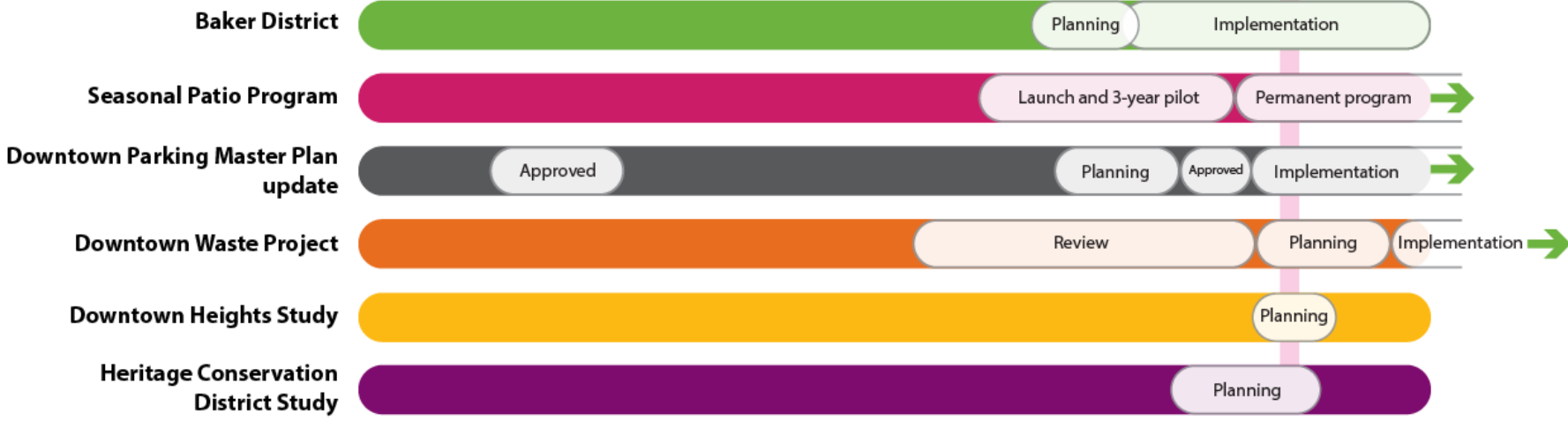
■ HAF Funded



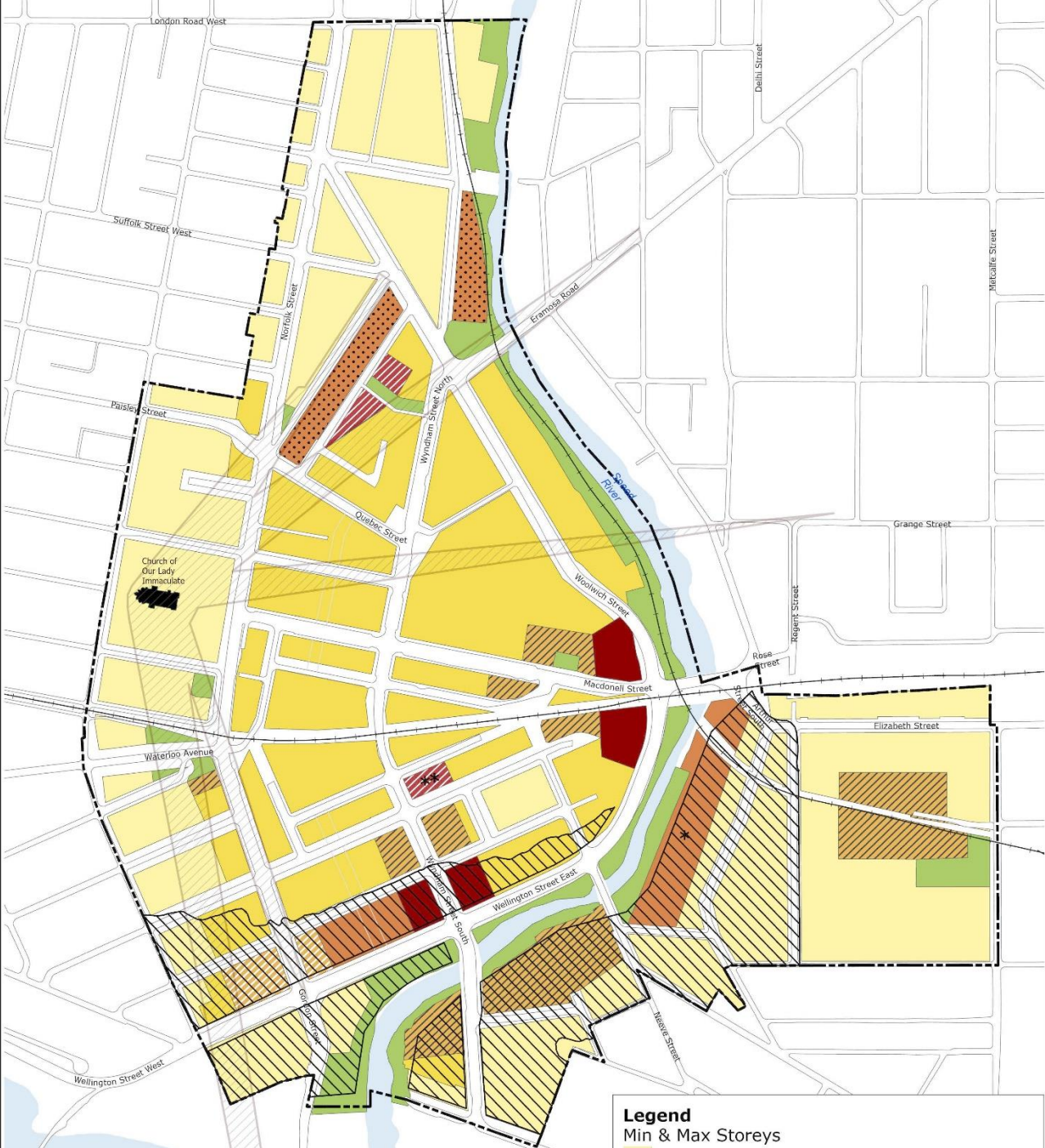
DT Heights Study & DT Renewal



We are here



Currently Permitted Building Heights



Legend

Min & Max Storeys

- 2-4 Storeys
- 3-6 Storeys
- 4-8 Storeys
- 4-10 Storeys
- 4-12 Storeys
- 4-14 Storeys
- 5-15 Storeys
- 6-18 Storeys

- Protected public view corridor
- Proposed and existing parks and open space
- Boundary of the Secondary Plan Area
- Special Policy Area
- * See policy 11.1.7.11.10
- ** See policy 11.1.7.3

Legend
Min & Max Storeys



Study Considerations

- What is 'tall' in the Guelph context?
- How are the following aspects being considered:
 - Topography, natural heritage
 - Cultural heritage
 - Parcel Size
 - Protected view corridors to Basilica of Our Lady
 - Major Transit Station Area



Technical Considerations

Updated land use assessment

Policy context & municipal scan

Sun / Shadow impacts

Wind Impacts

Impacts on public gathering spaces



Early Engagement Feedback

Building Height should not be limited. The more density the better.

Taller buildings should be permitted but maintain views to the Basilica.

Do not change existing height permissions.
The Downtown Secondary Plan got it right.



Study Process

December Special Council Meeting

Jan: Draft OPA / Built Form Standards

Jan/Feb: Community Engagement

Feb: Stat Open House & Public Meeting

March: Revisions to Draft OPA/Standards

April: Council Decision Meeting

