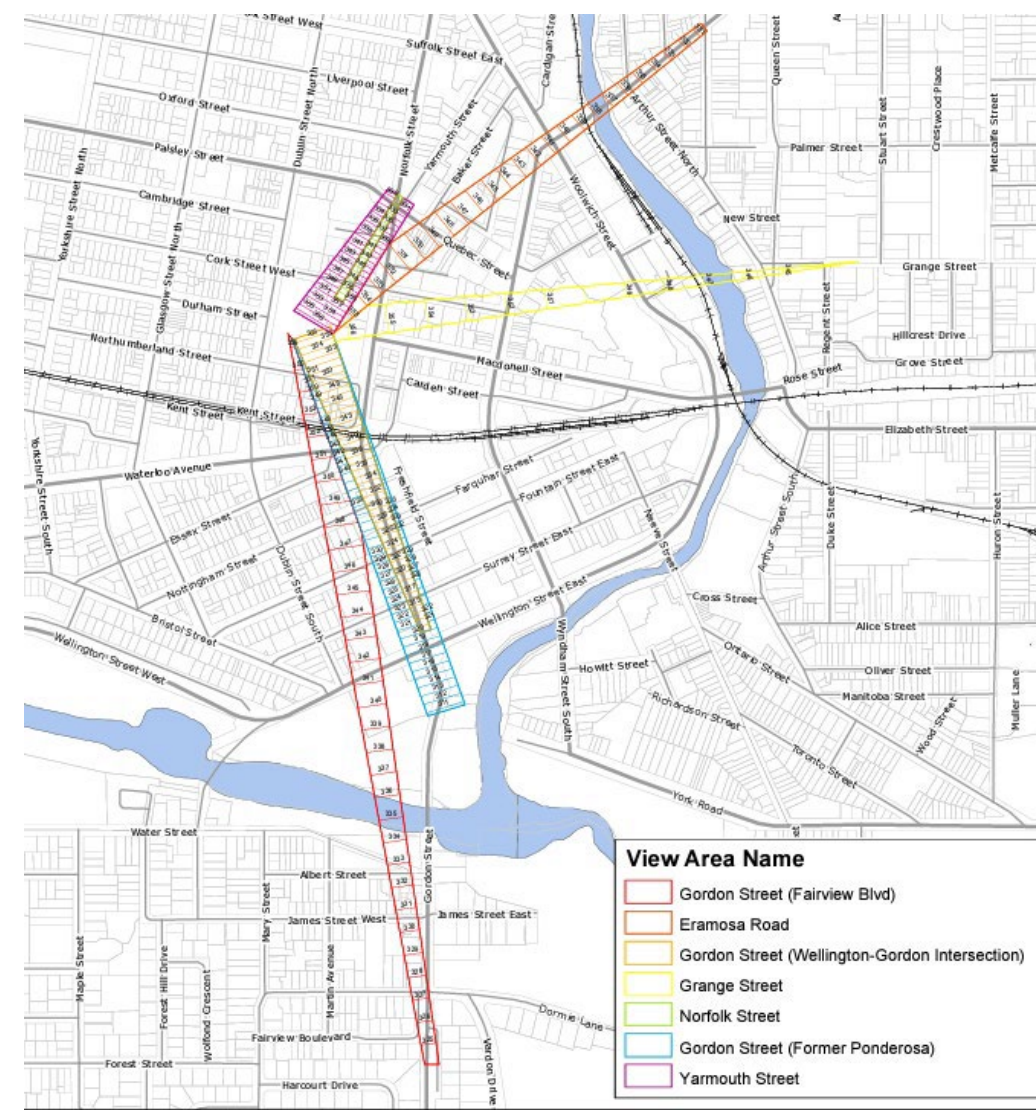




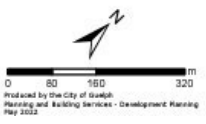
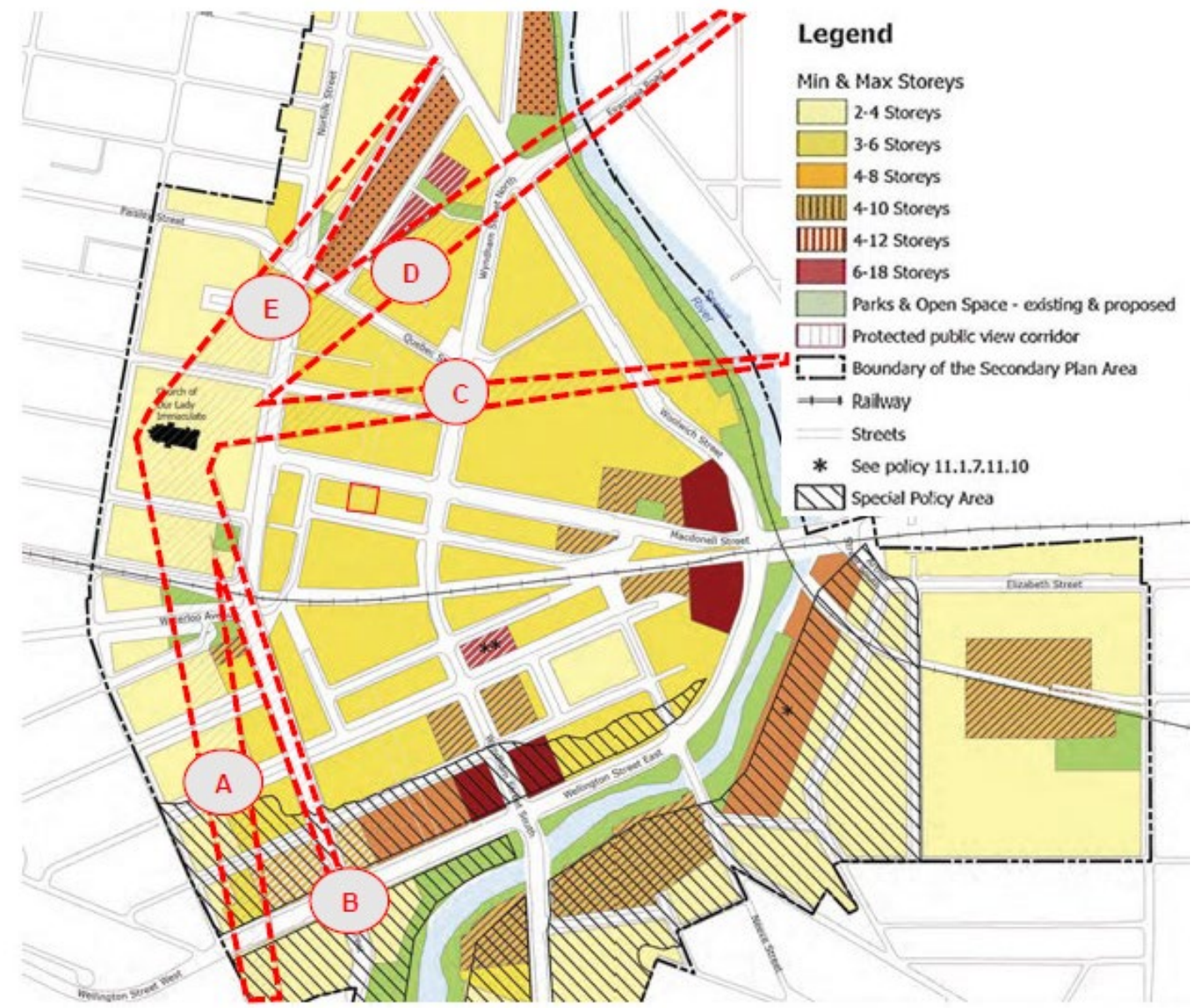
# DOWNTOWN HEIGHTS REVIEW

City of Guelph Planning Committee  
December 10, 2024

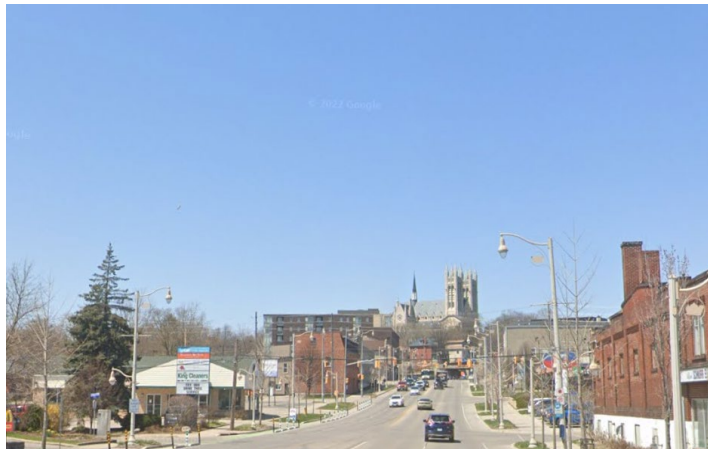




**Attachment 6-  
Schedule B-3:  
Protected View Area Overlay**



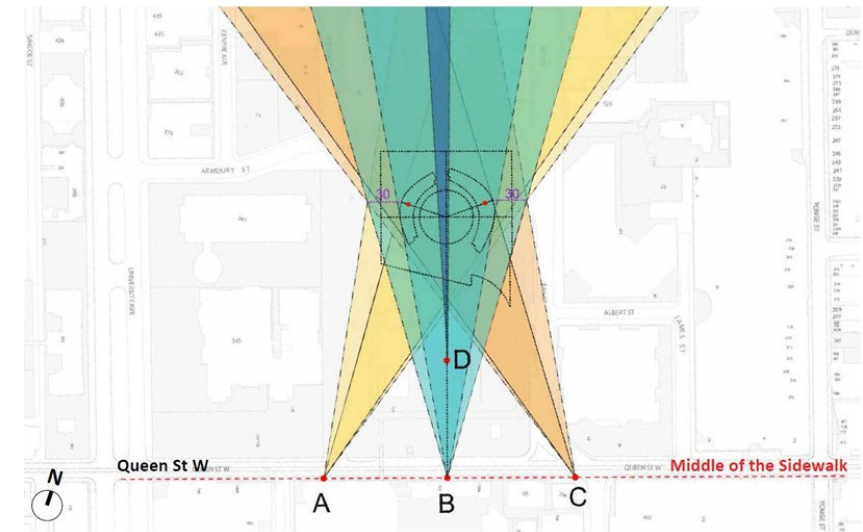
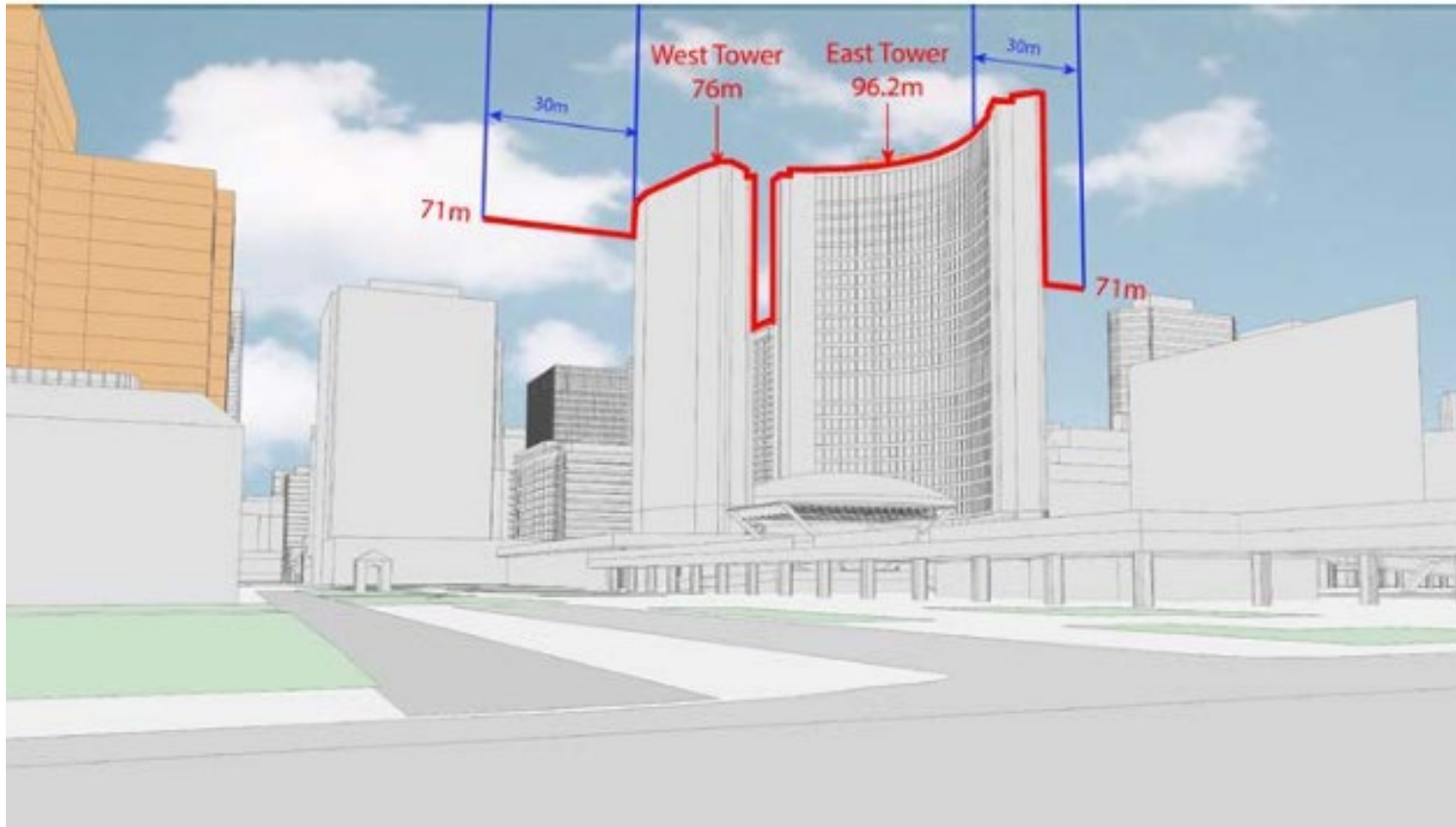
# Views from Viewsheds



# The Primary View



# Alternate Approaches to Viewshed Protection





See Schedule 4 for description of views



-  A. Prominent and Heritage Buildings, Structures and Landscapes
-  B. Skylines
-  C. Important Natural Features

-  Downtown and Central Waterfront
-  Financial District
-  Parks and Open Space Areas

# Toronto Official Plan

## Map 7A

Identified Views from the Public Realm February 2019



Not to Scale

# What is “Tall”?

- Currently vs what is appropriate?
- Guelph within the context of other similarly sized communities
- Other Major Transit Station Areas within the Provincial context
- Why not height in Downtown Guelph?
- Where is tall appropriate, where is it inappropriate?



# Waterloo pop. 130,000



# Kitchener

pop. 250,000



# Kingston pop. 138,000



# St. Catharines pop. 144,000



## Thoughts / Recommendations

- Smart Growth vs Growth on the Edge
- Height / density belongs in downtowns and close to transit
- Not all sites can or should accommodate high density buildings (heritage, lot size, frontage, orientation)
- Heritage is an attribute and not a limiting factor
- Modernize viewsheds and create design guidelines to meaningfully protect views while allowing for growth in the DT
- Prioritize public realm