

DOWNTOWN HEIGHT STUDY

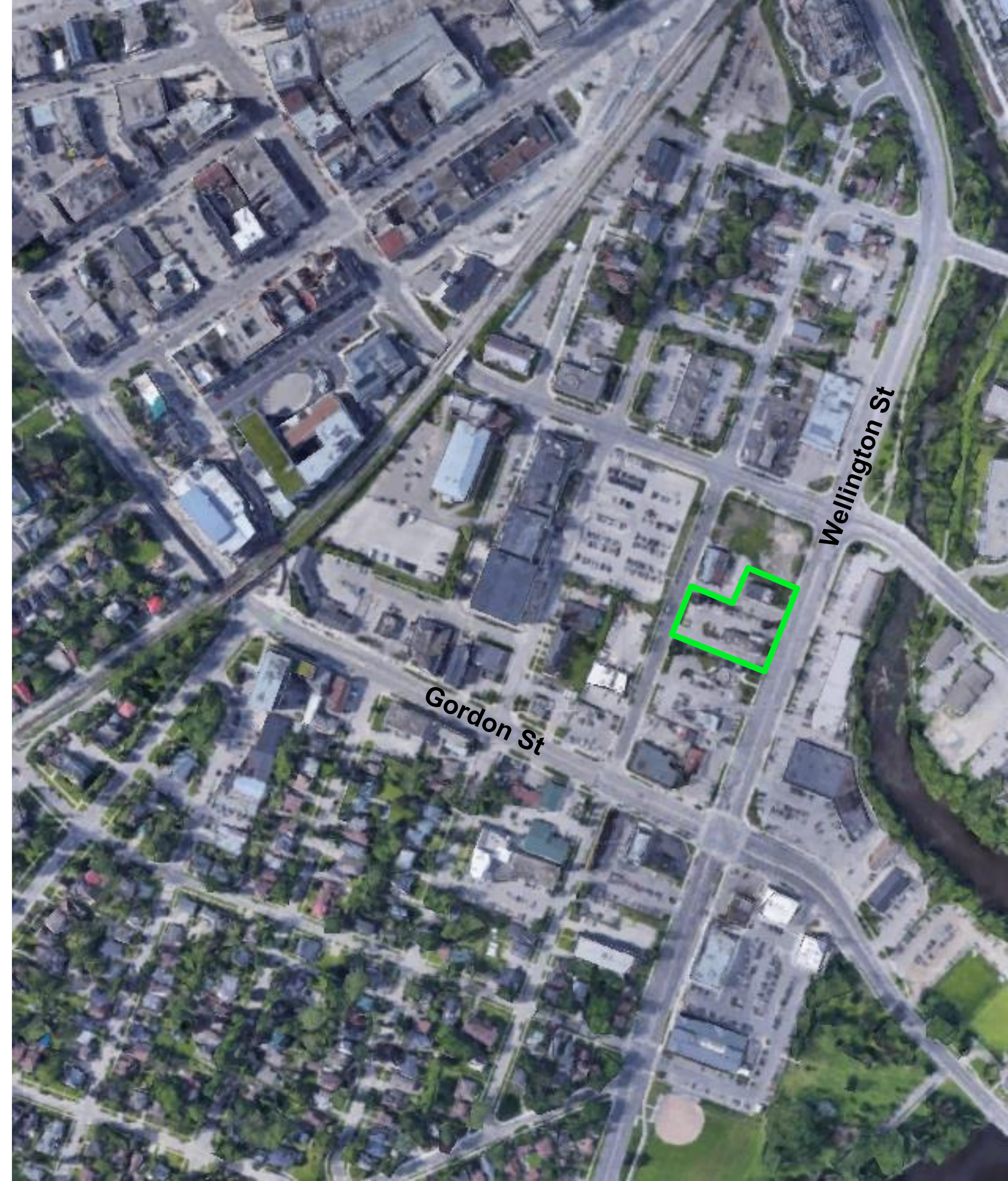
36-50 WELLINGTON ST, GUELPH

February 11, 2025



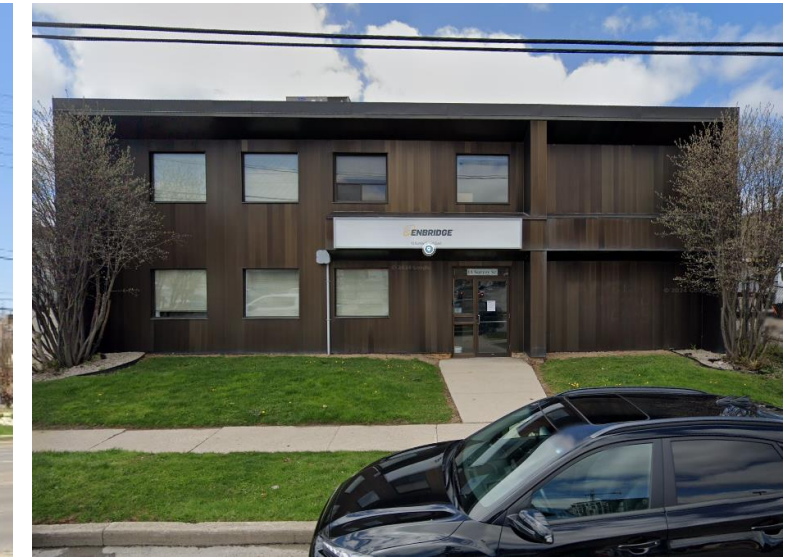
● Background

- 36-50 Wellington St, Guelph
- Eastern portion of the downtown area located on major arterial (Wellington St)
- Contains two fast food restaurants with extensive surface parking
- No height study or background information has not been provided to review in depth



● Site Context

- Low rise commercial/retail uses often with drive-thrus (i.e. A&W, Tim Hortons, Wendy's, KFC, etc.)
- Large surface parking lots (city owned & privately owned)
- Low-rise residential neighbourhood west of Gordon St
- Commercial strip mall south of Wellington St (adjacent to river)
- Fire Station, Police Station, Ontario Court of Justice, Guelph Armoury



● Vision

- 29-storey mixed-use building with ground floor commercial
- 4-storey podium with parking
- 10-storey mid-rise section and 29-storey tower to ease the buildings transition
- Major arterial roadway meant to accommodate additional traffic, servicing, volume, etc.
- Provides outside view corridors and is not adjacent to any sensitive uses

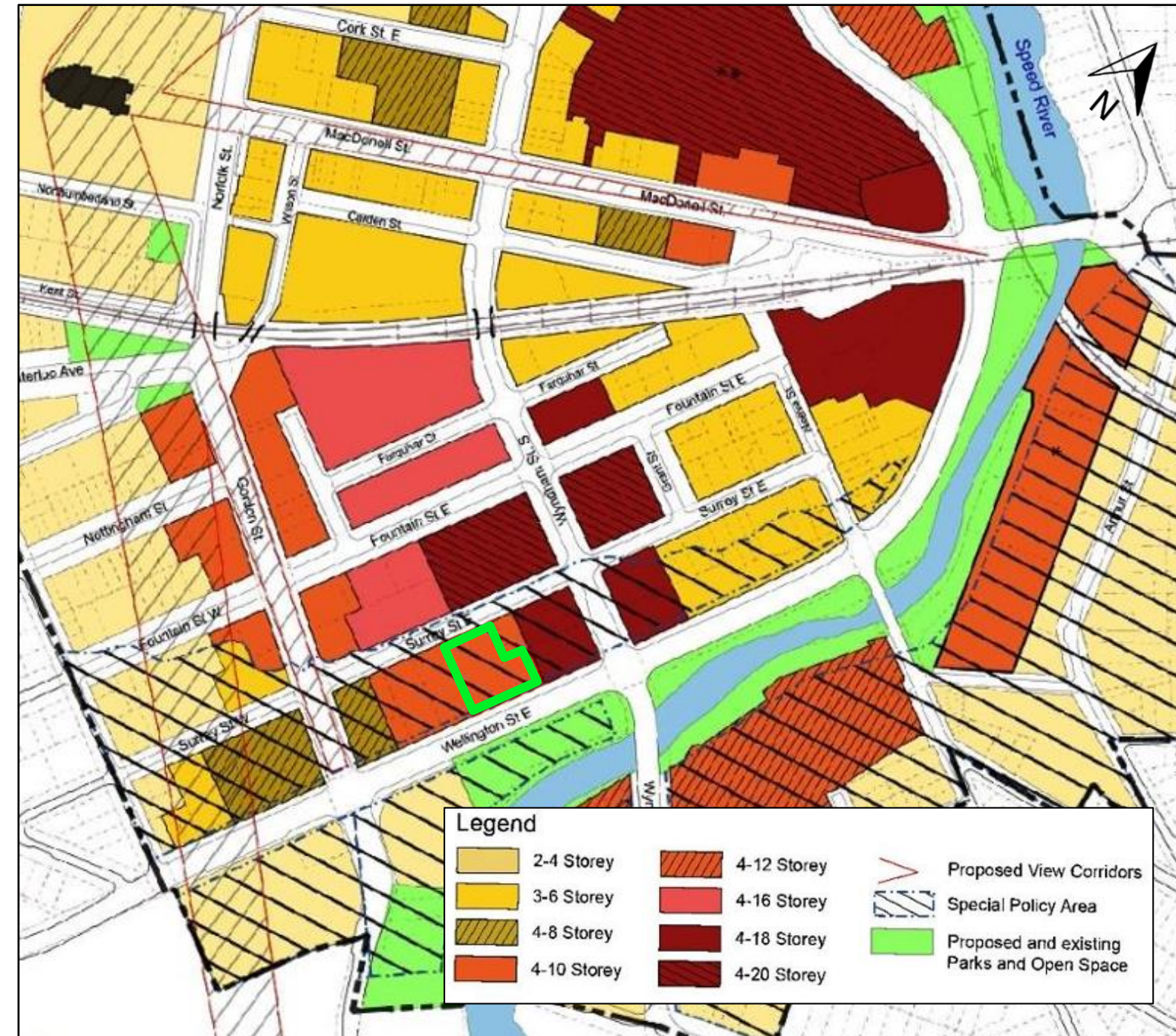


● Schedule D

EXISTING Building Heights Permitted



PROPOSED Building Heights Permitted





4-10 Storeys
Gordon St

4-16 Storeys
4-16 Storeys

4-10 Storeys
4-16 Storeys

4-8 Storeys
4-10 Storeys

4-20 Storeys
4-20 Storeys

3-6 Storeys
3-6 Storeys

4-18 Storeys

4-20 Storeys

4-18 Storeys
4-18 Storeys

3-6 Storeys
3-6 Storeys
3-6 Storeys

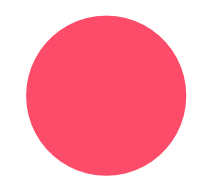
Wellington St E

Neeve St
4-18 Storeys
3-6 Storeys



● Waterloo pop. 130,000





Kitchener

pop. 250,000



● Kingston pop. 138,000



● St. Catharines pop. 144,000



● Recommendations



● Closing

- Promote development in the downtown area where sightlines are not a concern
- Facilitate development on properties ready to be redeveloped on major arterials (Wellington St)
- Encourage density and walkability throughout the downtown
- Improve connectivity to the downtown area west of CN Rail tracks
- Create vibrant, new mixed-use developments to revitalize the downtown area east of the CN Rail tracks



Thank You!

February 11, 2025

