

# Shaping Guelph

Downtown  
Building Heights  
Study

Statutory Public  
Meeting

February 11, 2025

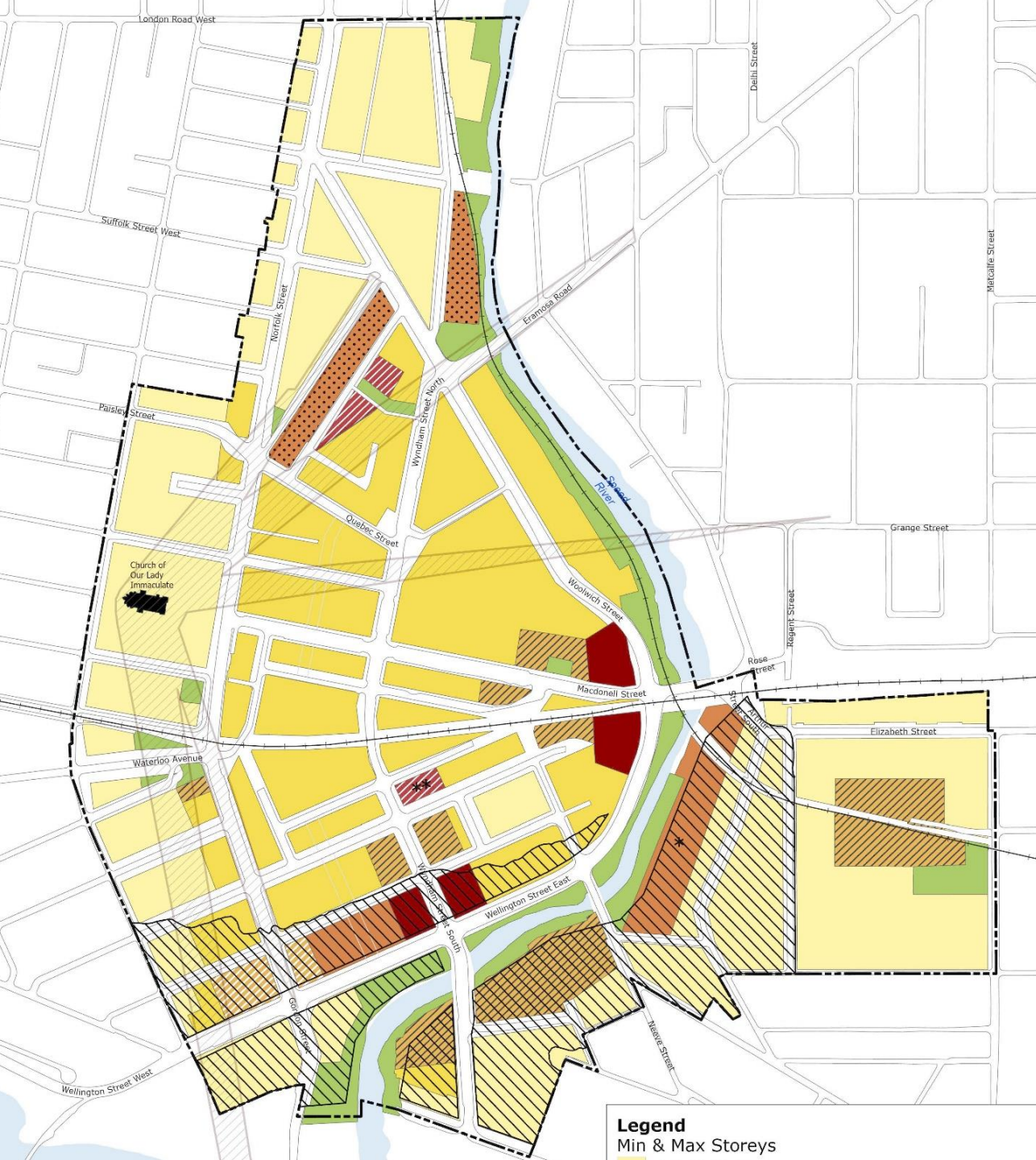


# Purpose of the Statutory Public Meeting & Study

- Present the proposed Official Plan Amendment to Council and the public for comments and feedback
- Study Purpose: review the permitted building heights in the Downtown and make recommendations for changes
- Develop built-form standards for tall buildings that would apply city-wide



# 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

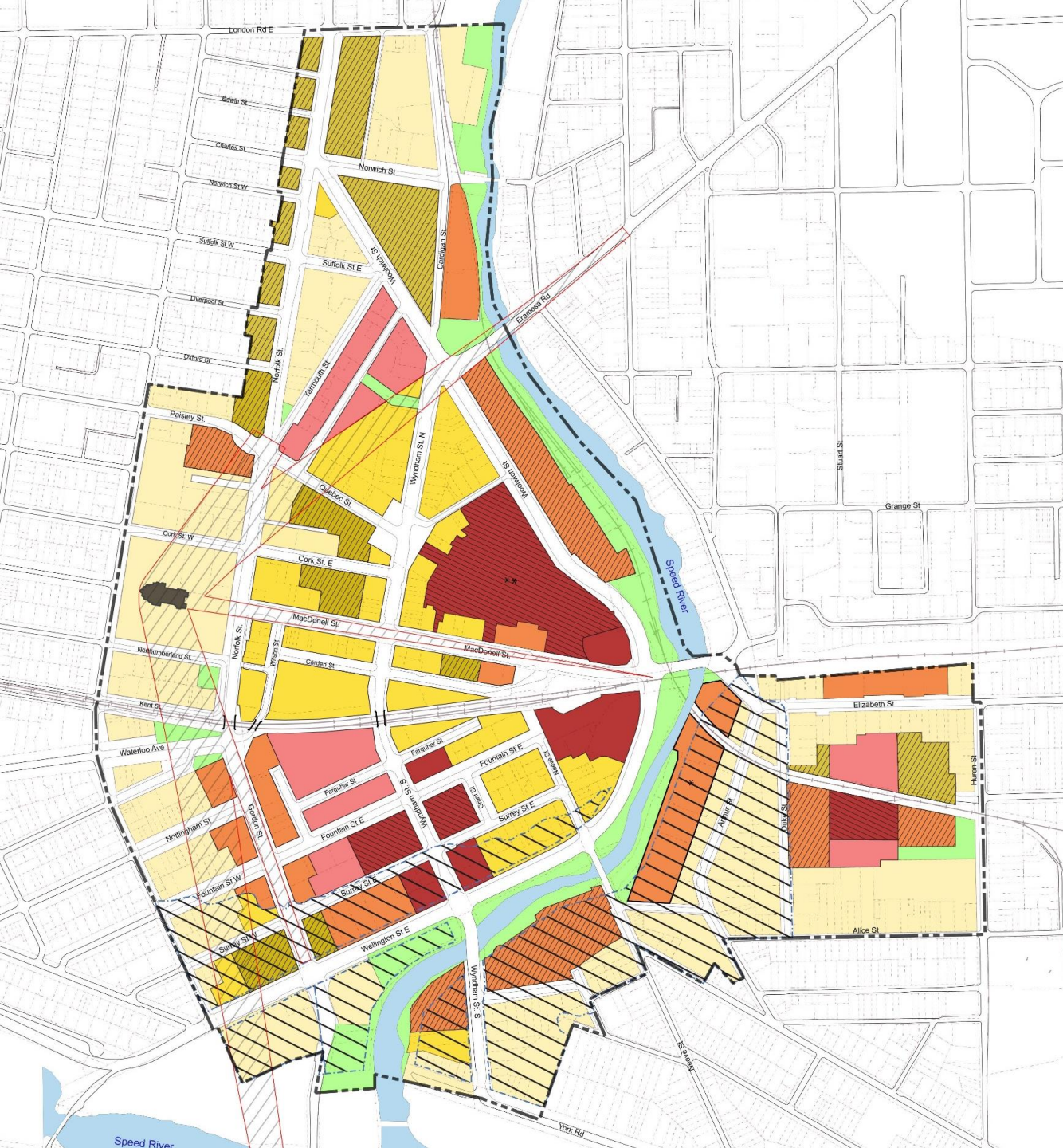
- Protected public view corridor
- Proposed and existing parks and open space
- Boundary of the Secondary Plan Area
- Special Policy Area
- \* See policy 11.1.7.11.10
- \*\* See policy 11.1.7.3

## Legend

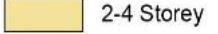

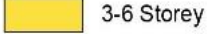



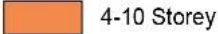

Min & Max Storeys









# Proposed Building Heights



## Legend

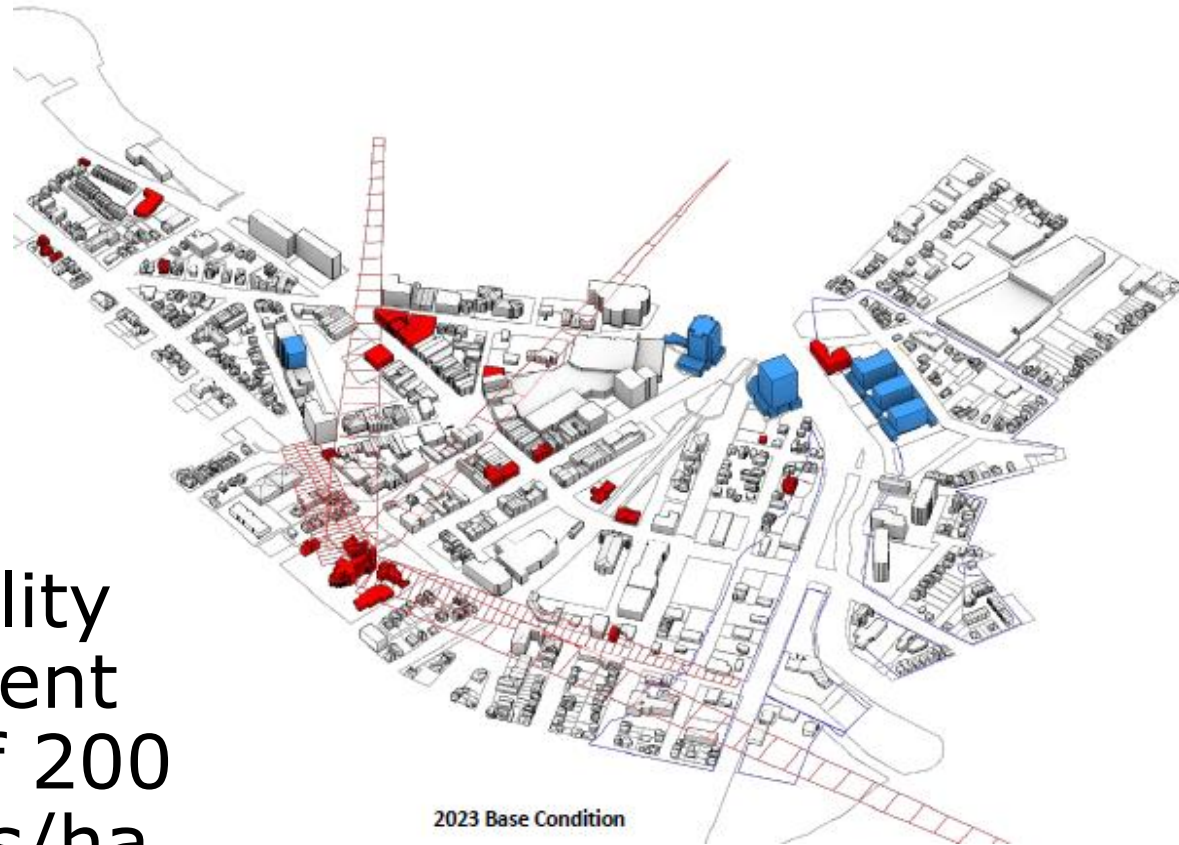
	2-4 Storey		4-12 Storey
	3-6 Storey		4-16 Storey
	4-8 Storey		4-18 Storey
	4-10 Storey		4-20 Storey

	Proposed View Corridors		Boundary of the Secondary Plan Area
	Special Policy Area		* See Policy 11.1.7.11.10
	Proposed and existing Parks and Open Space		** Subject to Urban Design Master Plan



# Proposed OPA

- Informed by modelling; an updated land assessment and community engagement
- Aims to provide additional flexibility to meet the current density target of 200 persons and jobs/ha by 2051

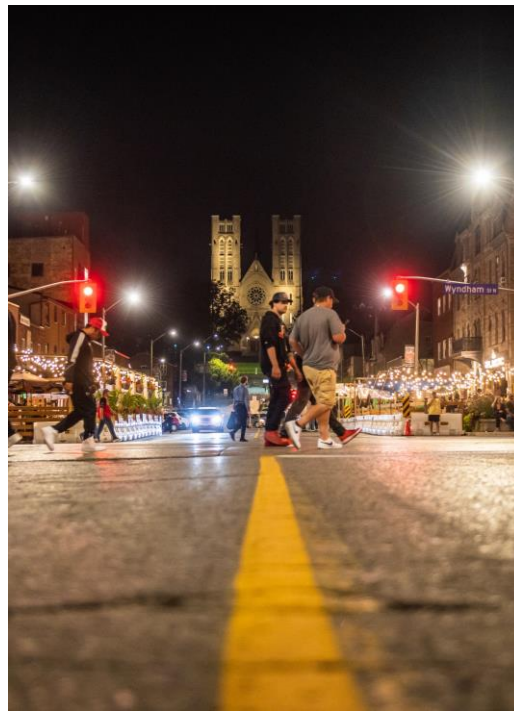


# Proposed OPA

- Strategically locates taller buildings throughout Downtown to limit direct impacts on existing neighbourhoods and public spaces
- Aims to permit context-sensitive higher density development while protecting significant cultural heritage resources



# Proposed OPA (continued)



- Recognizes that the Basilica should retain visual prominence as a landmark in the City but will permit buildings to exceed its height
- Shifts one protected public view corridor to protect the view of the Basilica along Macdonell Street



# Proposed OPA (continued)

- Balances opportunities for short, medium and longer term intensification
- Aims to effectively and efficiently utilize planned infrastructure investments
- Recognizes that a CPP Bylaw is proposed for Downtown and will consider the potential for additional height beyond what is proposed



# Community Engagement (to date)



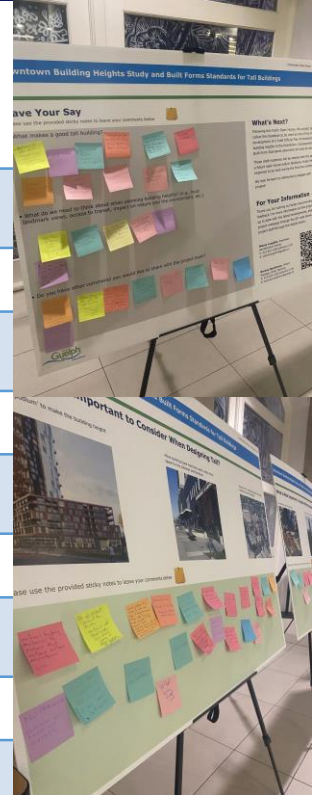
October – 2 Open House events, Farmers Market

November – Focus Group Meetings

December – Open House and Special Meeting of Council

January – Release of the draft OPA

February – Statutory Open House, Heritage Guelph



# Study Process

February 2025 Open House & Public Meeting

February 2025: Community Engagement –  
OPA/ Built Form Standards

March 2025 : Revisions to OPA/Built Form  
Standards

April 2025: Council Decision Meeting

