

# **PUBLIC MEETING - DOWNTOWN HEIGHT STUDY**

## **26-40 CARDEN STREET & 27-39 MACDONELL STREET**

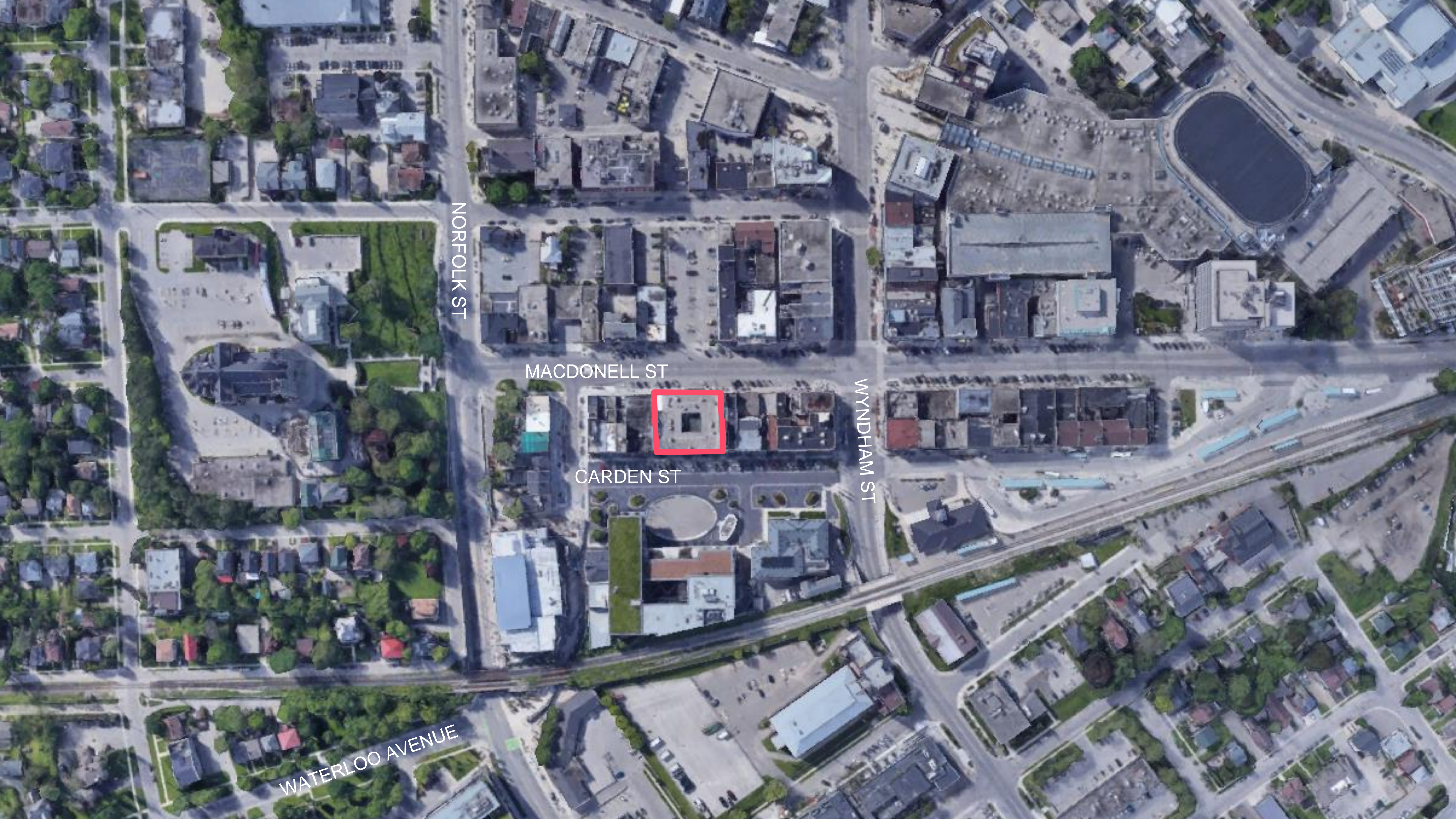
February 11, 2025



# ● Subject Lands

- 26-40 Carden Street & 27-39 Macdonell Street
- “Through Lot”, as it fronts both Carden St & Macdonell St
- 2-storey commercial building
- Across City Hall and Market Square
- No built form or cultural heritage attributes
- Subject to an OPA/ZBA Application
- OPA/ZBA Application paused to coincide with this Downtown Height Study





NORFOLK ST

MACDONELL ST

CARDEN ST

WYNDHAM ST

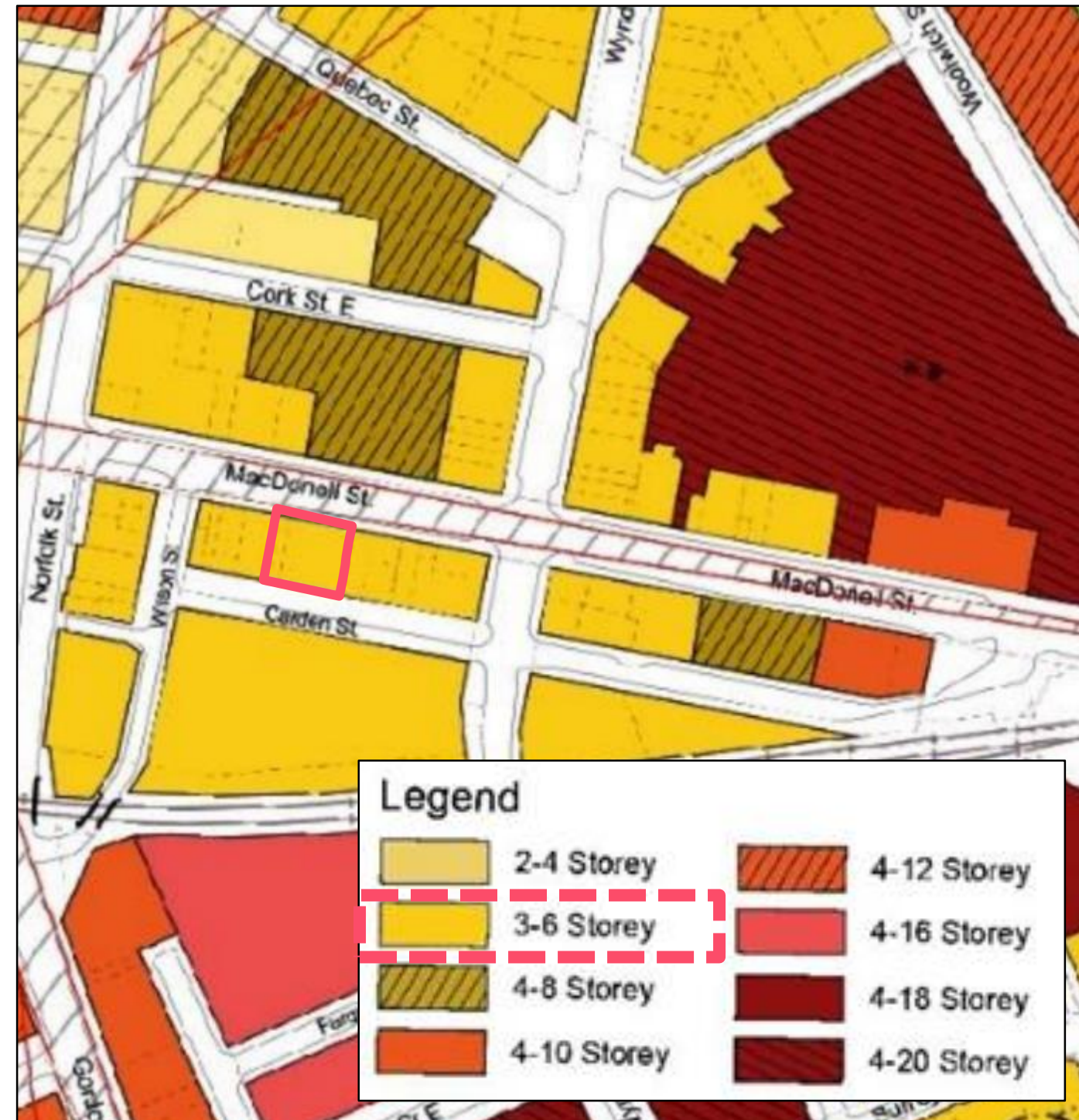
WATERLOO AVENUE

# ● Schedule 'D'

EXISTING Maximum Building Heights

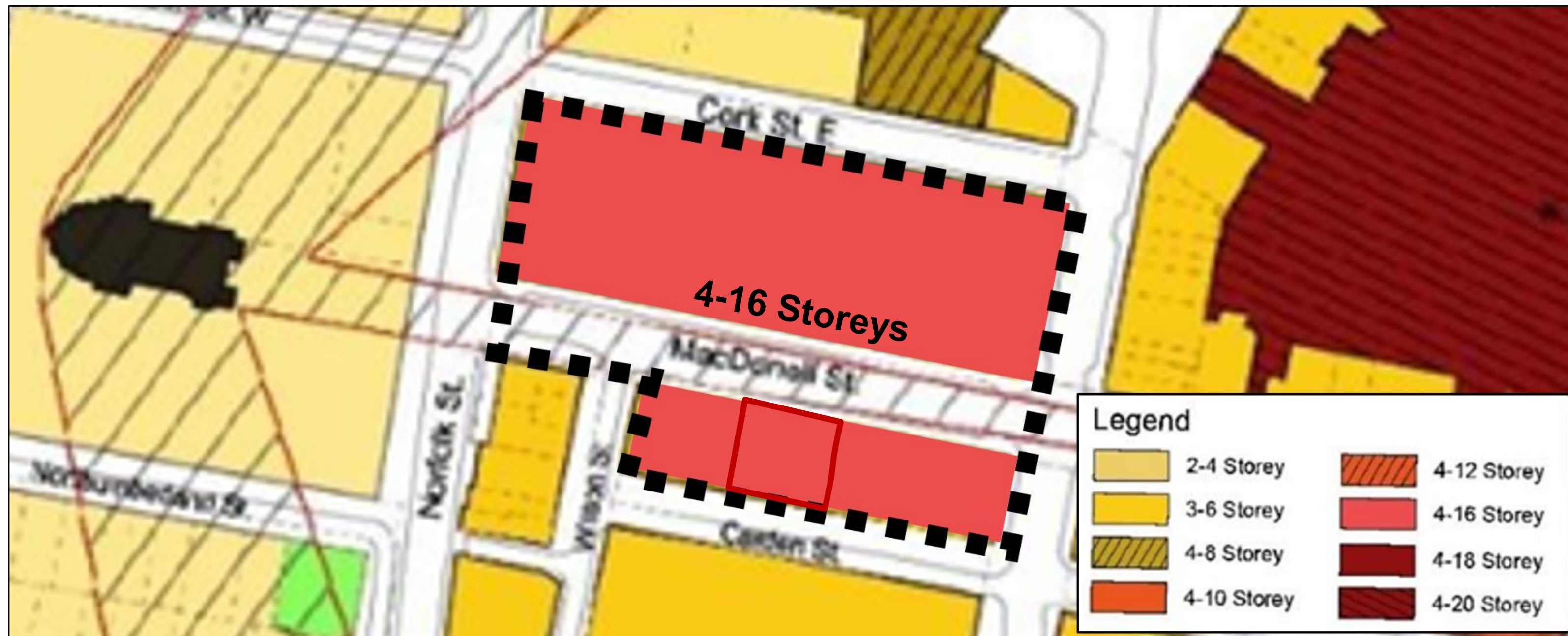


PROPOSED Maximum Building Heights



# ● Recommendations

- Permit “4-16 Storeys” designation on the subject lands (and lands between Cork St and Macdonell St)



# Recommendations

- To integrate taller buildings while being sympathetic to the existing character of the downtown, the following design elements can be implemented:
  - 1) Step-backs above the podiums to maintain the historic street wall
  - 2) Adaptive reuse of heritage buildings and facades to maintain the existing character of the downtown
  - 3) Building materials be reflective of and complementary to existing conditions
  - 4) Active uses be provided at grade to support a lively downtown



WOK'S TASTE RESTAURANT



Guelph MUSIC 836-3199

ACER



● Waterloo pop. 130,000



# ● Kitchener pop. 250,000



● **Kingston** pop. 138, 000

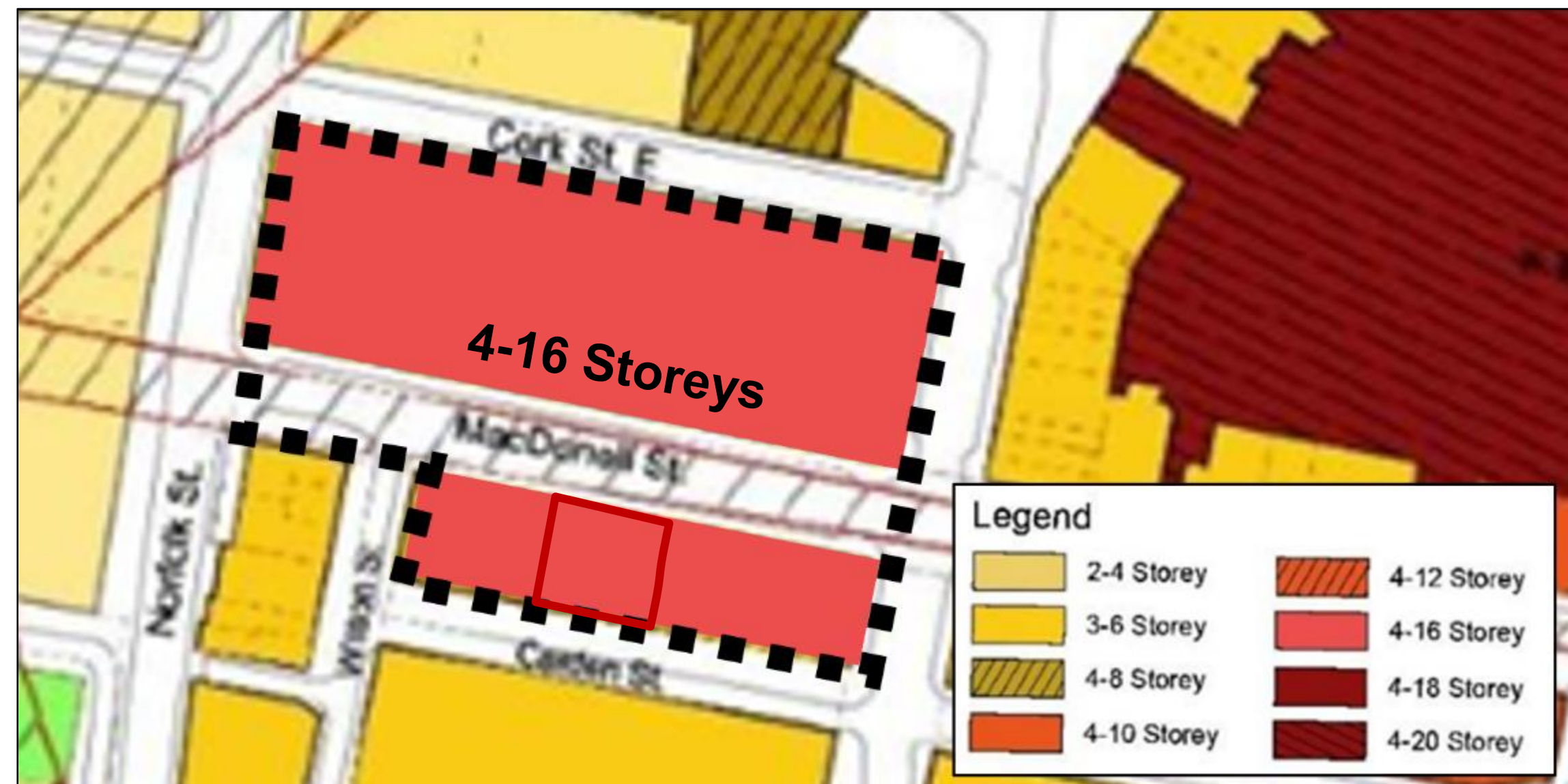


# ● St. Catharines pop. 144, 000



# ● Closing

- 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 downtown
- Prioritize public realm





# Thank You!

February 11, 2025

