

Shaping Guelph

Downtown
Building Heights
Study

Statutory Public
Meeting &
Decision

April 8, 2025



Purpose of the Statutory Public Meeting & Decision

- Presenting the revised and recommended Official Plan Amendment to Council and the public
- Seeking Council approval of the recommended Official Plan Amendment



Guiding Principles



Respect the scale of existing retail streets and cultural landmarks



Create a visually appealing skyline with a strong street-level experience



Ensure appropriate transition to taller buildings



Shadow impact considerations



Regard for protected public view corridors



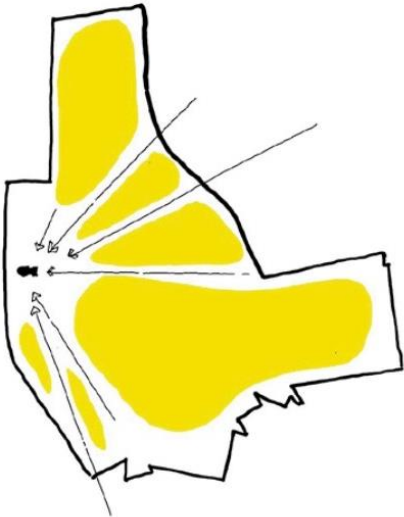
Conceptual Approach



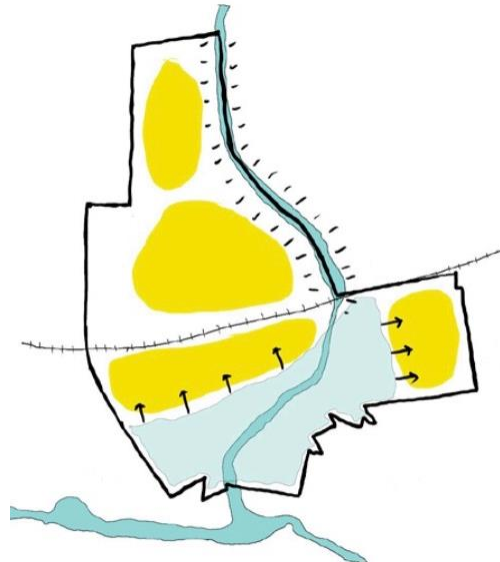
Topography



Existing Parcel & Land Assembly



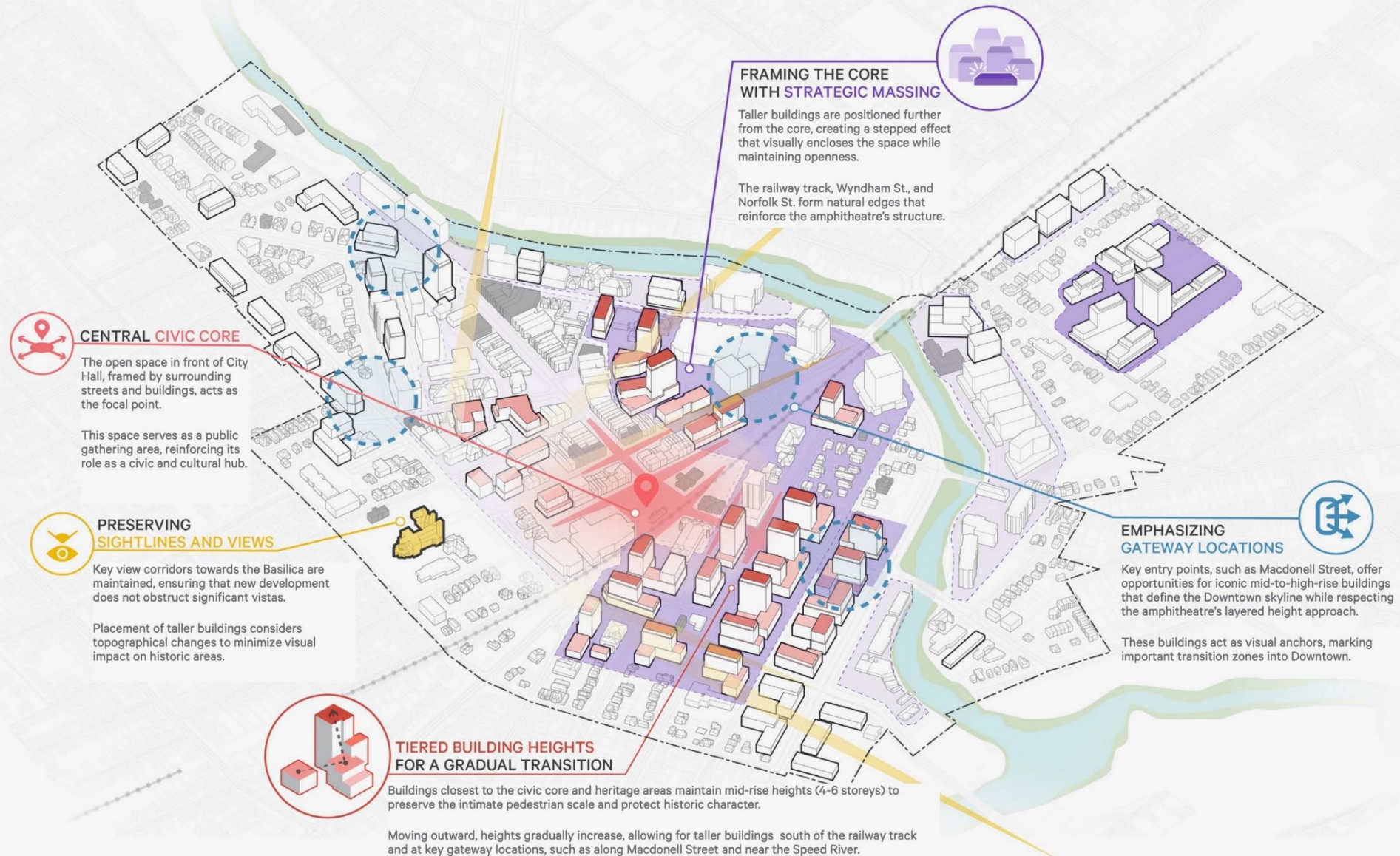
Views



Natural Buffers



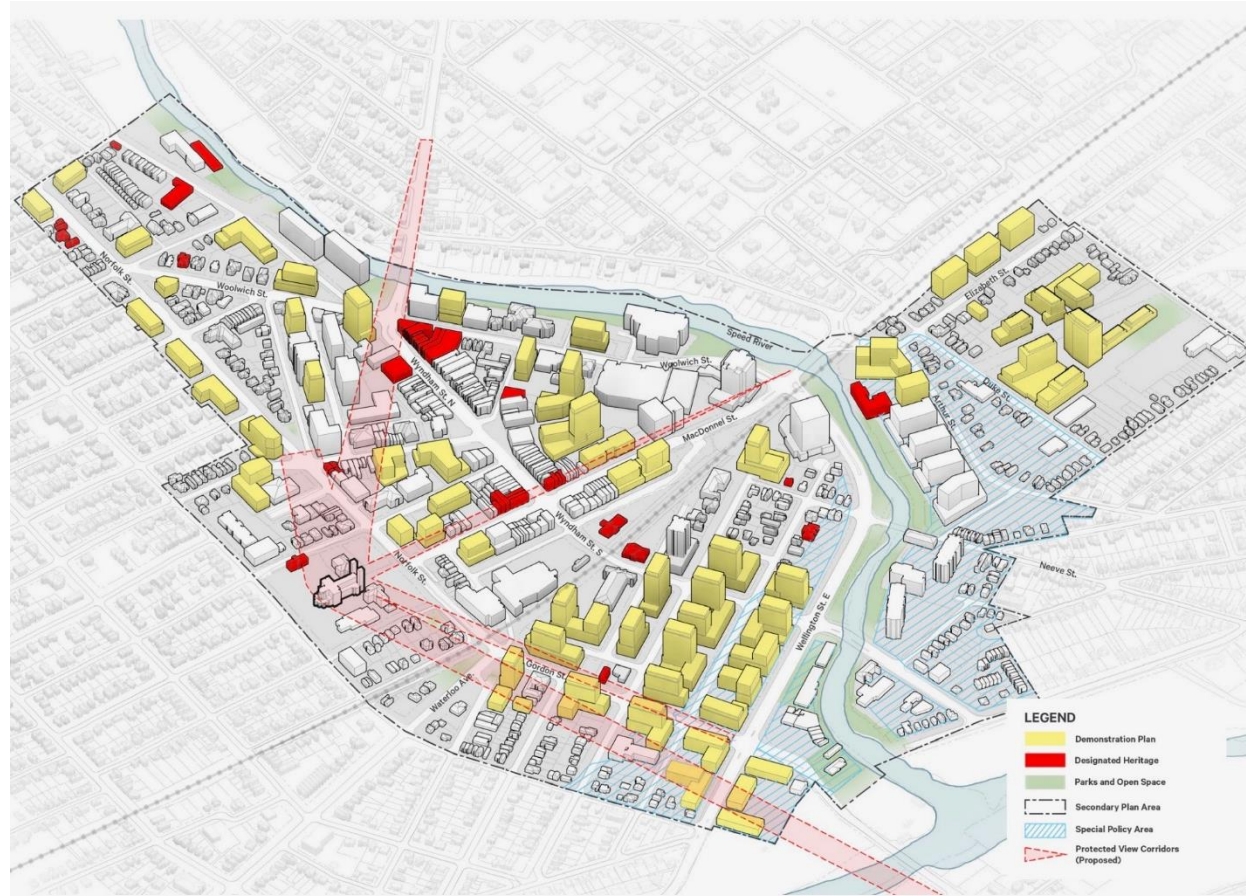
Urban Amphitheatre



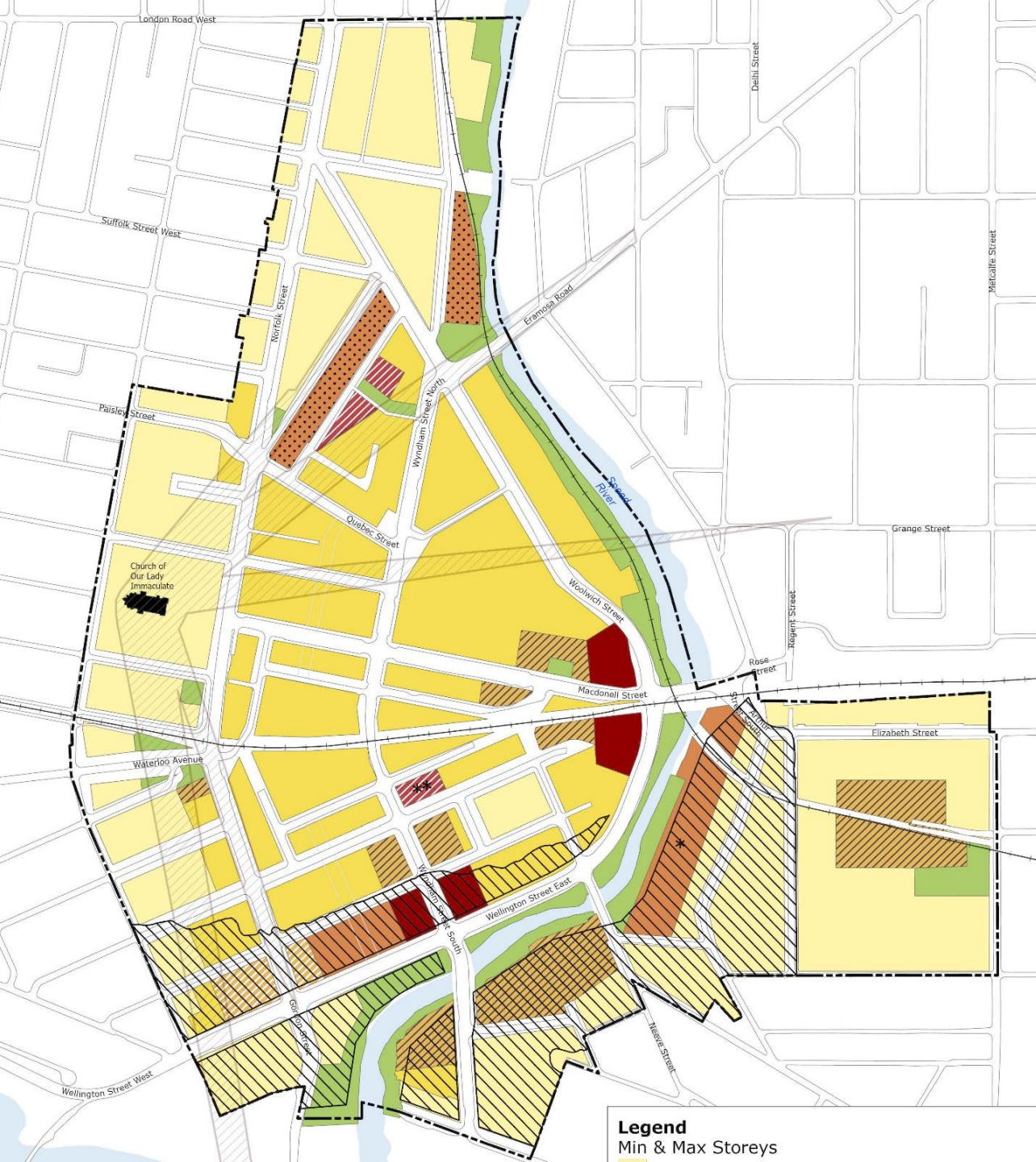
The map displays the City of Regina with various residential districts highlighted. District 1 is shown in red, District 3 in yellow, and District 2 in brown. District 2a is indicated by diagonal hatching. The map includes street names such as London Rd E, Norfolk St, Suffolk St E, and the Speed River. The Eramosa River is also shown at the bottom.

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



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

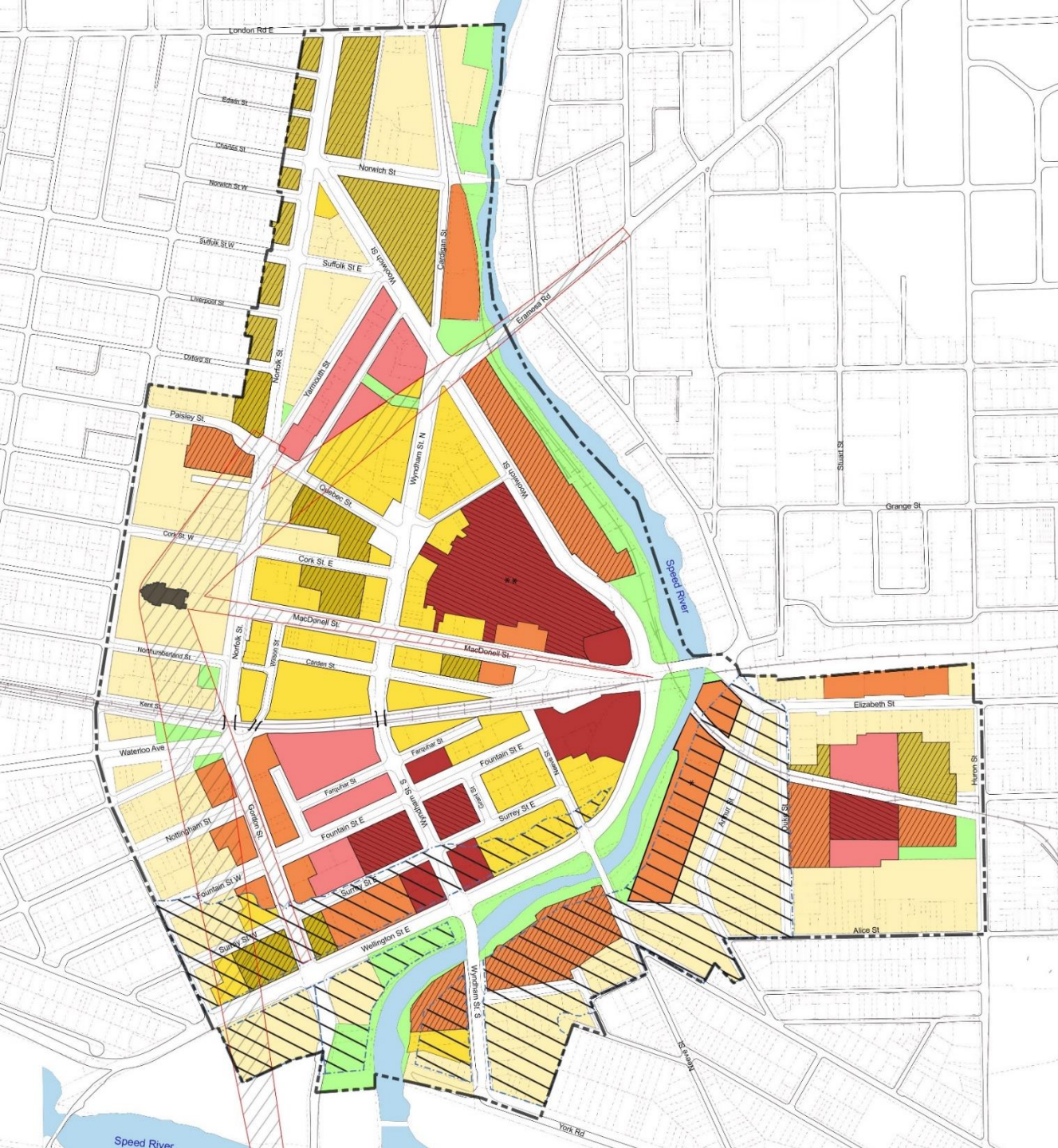
- Protected public view corridor
- Proposed and existing parks and open space
- Boundary of the Secondary Plan Area
- Special Policy Area
- * See policy 11.1.7.11.10
- ** See policy 11.1.7.3

Legend

Min & Max Storeys



Draft OPA Building Heights



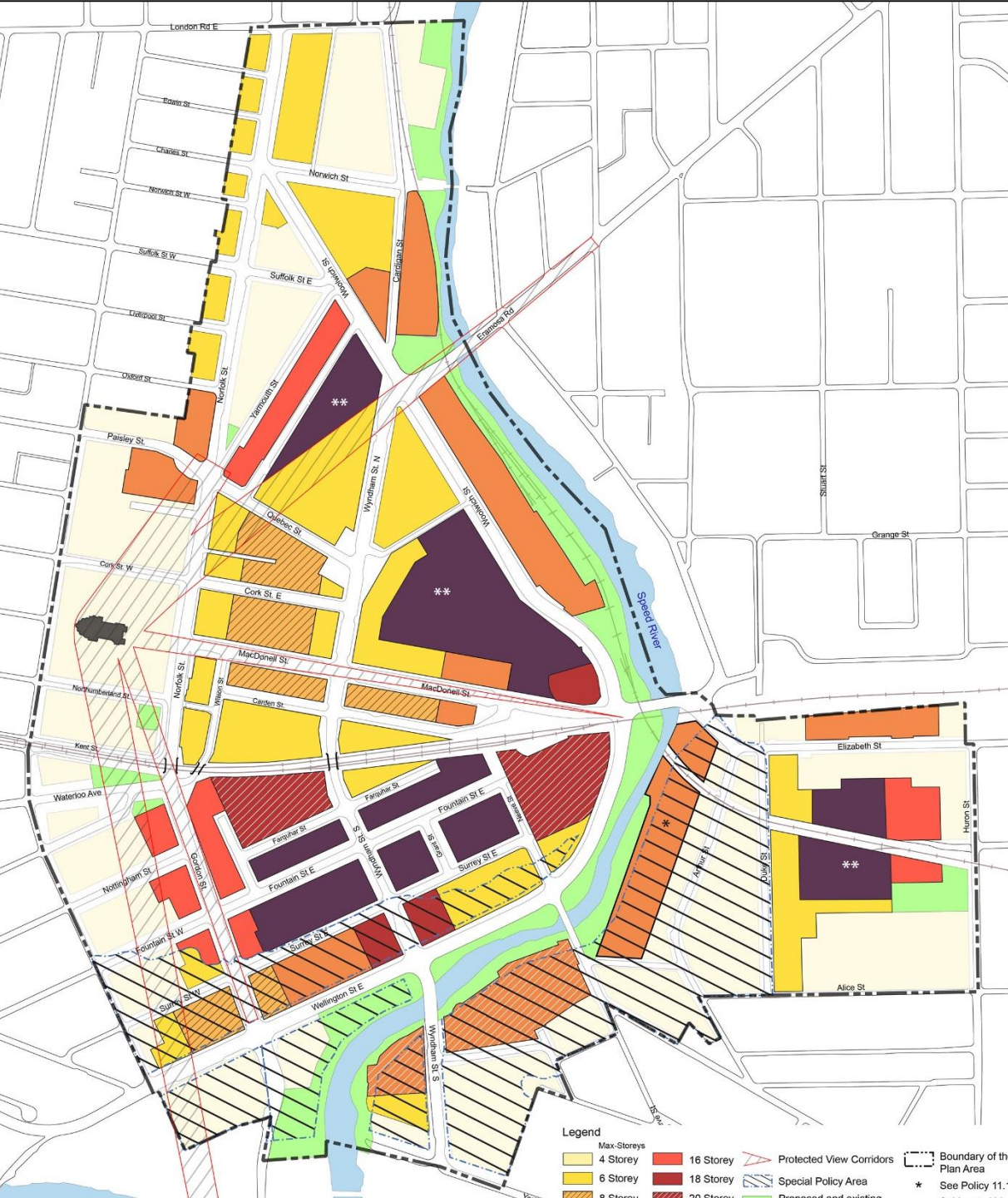
Legend

	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



Recommended Building Heights



Legend

Max-Storeys

4 Storey	16 Storey
6 Storey	18 Storey
8 Storey	20 Storey
10 Storey	24 Storey
12 Storey	

Protected 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

Legend

Max-Storeys	Protected View Corridors	Boundary of the Plan Area
4 Storey		
6 Storey		* See Policy 11.1.
8 Storey		
10 Storey		
12 Storey		
16 Storey		
18 Storey		
20 Storey		
24 Storey		

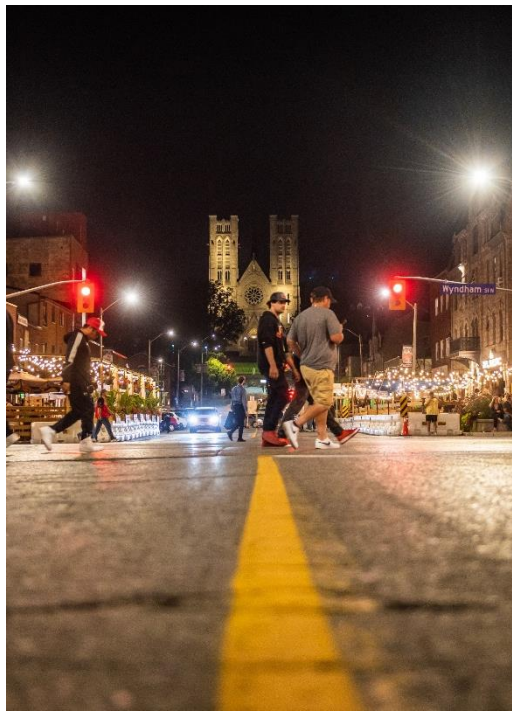


Proposed OPA

- 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
- Balances opportunities for short, medium and longer term intensification
- Aims to effectively and efficiently utilize planned infrastructure investments



Proposed OPA (continued)

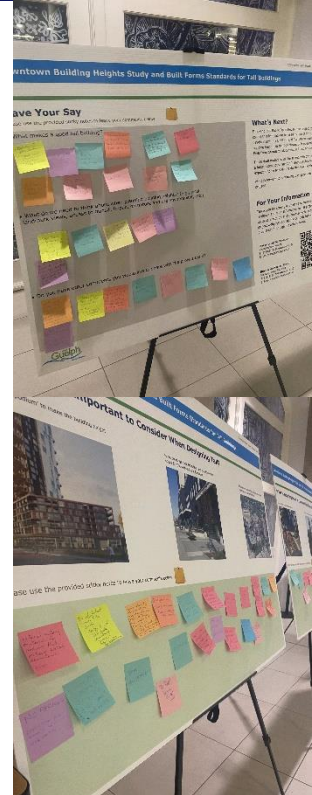


- Recognizes the Basilica should retain visual prominence as a landmark but will permit buildings to exceed its height
- Shifts a protected public view corridor to protect the view along Macdonell Street
- Further defines some of the corridors to focus on the Basilica



Community Engagement

- October 2 – Public Open House (DTIRP)
- October 17 – HAS Open House
- October 26 – Guelph Farmers Market
- November 19-22 – Focus Group Meetings
- December 9, 2024 – Downtown Renewal Open House
- February 4, 2025 – Statutory Open House
- February 6, 2025 – Heritage Guelph
- February 11, 2025 – Statutory Public Meeting
- February 19, 2025 – Planning Advisory Committee



Next Steps

Built Form Standards for Tall Buildings

Community Planning Permit System
for Downtown

