

Public Meeting: Community Planning Permit System (CPPS)

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Outline

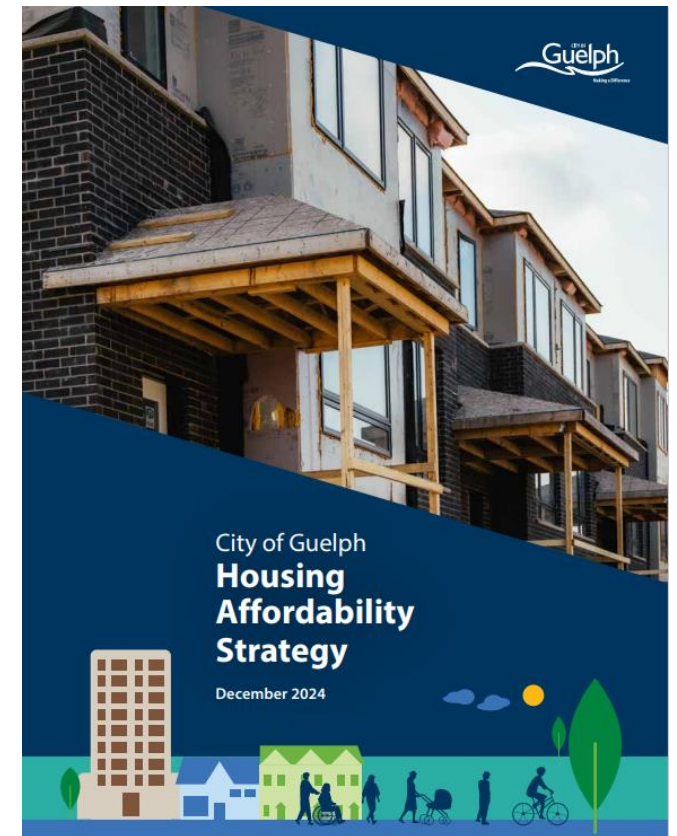
1. Background
2. Project to date
3. What is a Community Planning Permit System (CPPS)
4. Overview of Draft CPP By-law for the Downtown
5. Next steps



Background

Housing Accelerator Fund

- This project is Initiative 7 of the Housing Accelerator Fund.
- Supports meeting the City's aspirational housing target of 18,000 new homes by 2031.
- This project aims to incentivize 35 housing units by the end of 2026.



CPP Areas – Phase 1 and Phase 2

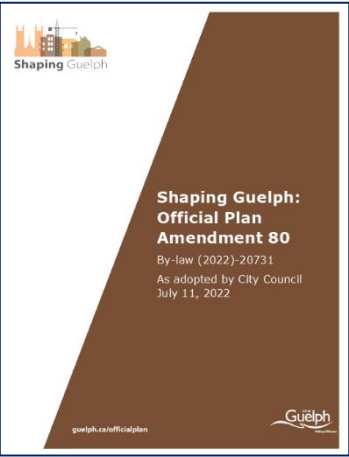


Stone Edinburgh CPP Area

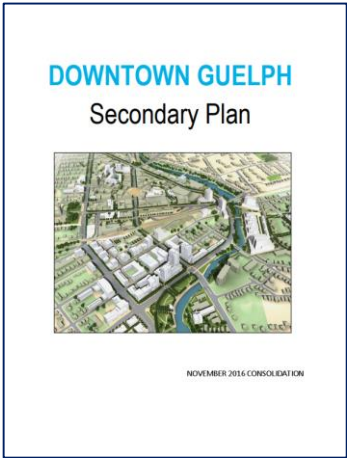


Downtown CPP Study Area

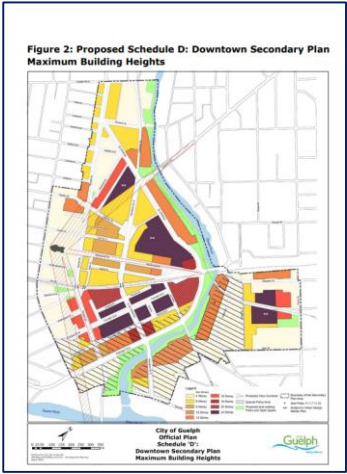
Plans that have shaped the Downtown CPPS



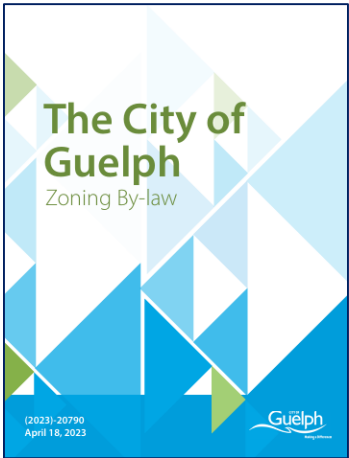
Shaping Guelph
Official Plan
Amendment 80



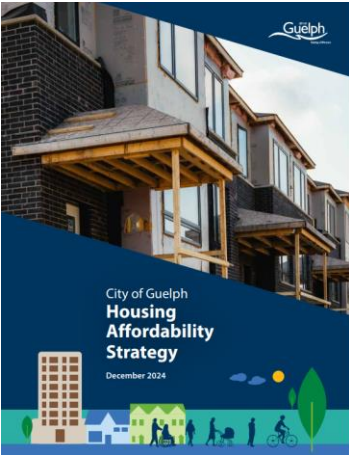
Downtown
Secondary
Plan



Official Plan
Amendment 106:
Downtown Heights
Study



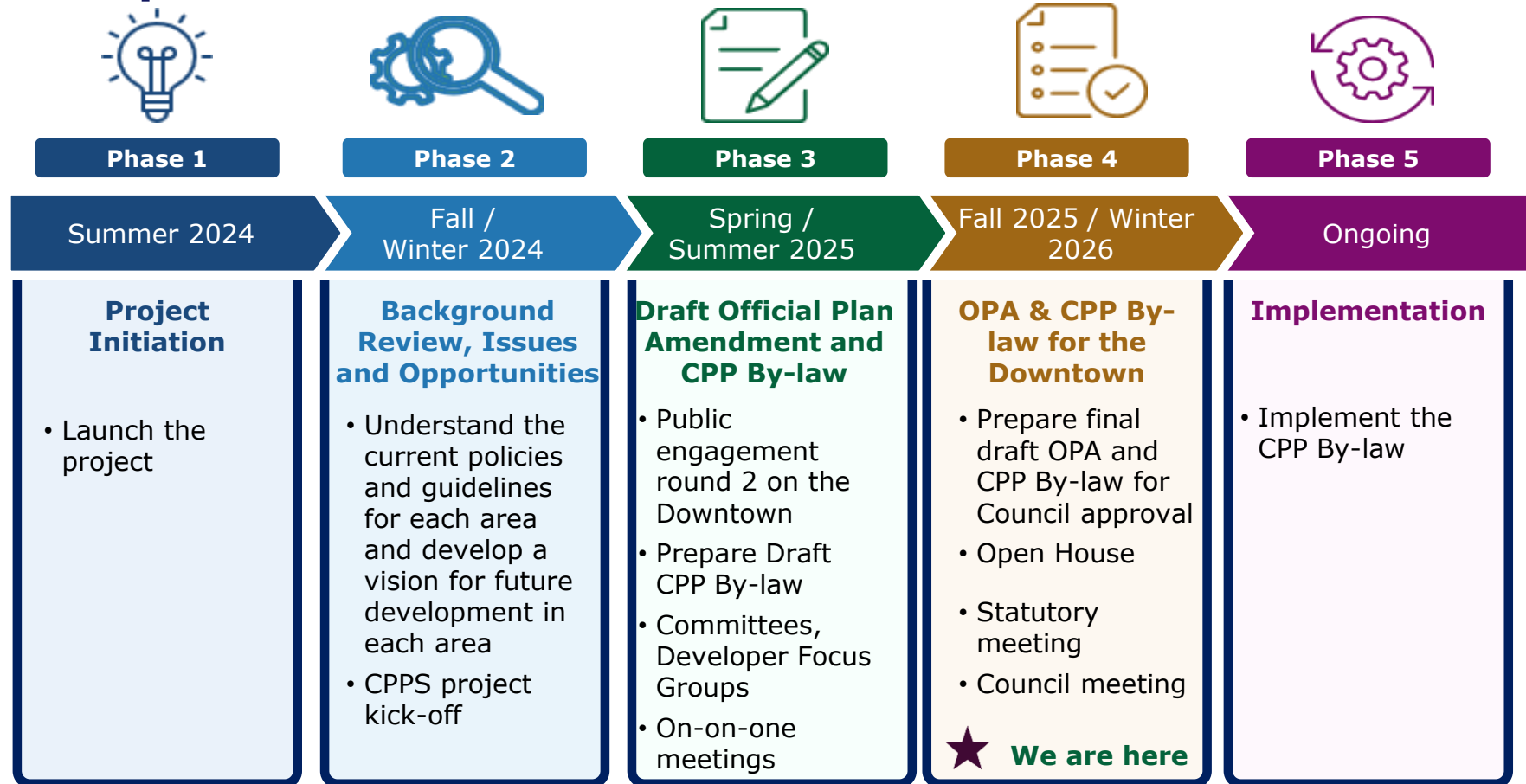
Comprehensive
Zoning By-law



Housing
Affordability
Strategy

Project to date

Project process



Downtown Heights Study (OPA 106) and completion of the Stone and Edinburgh CPPS

Engagement overview



In-person & Virtual Open Houses: Fall 2024, Spring 2025,
and Winter 2026



Developer Focus Groups



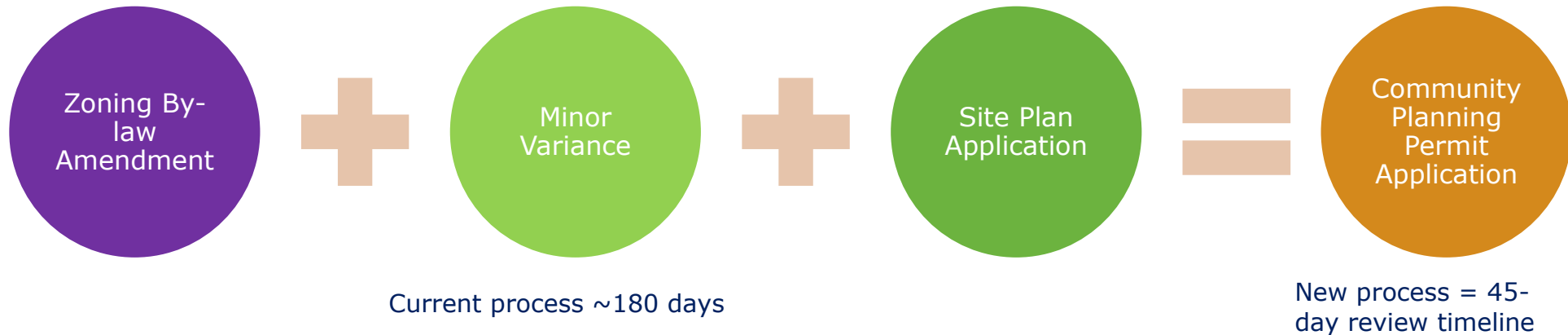
Have Your Say project
webpage

What is a CPPS?

CPPS Process



Replaces a zoning by-law by combining three applications into one making approvals faster.

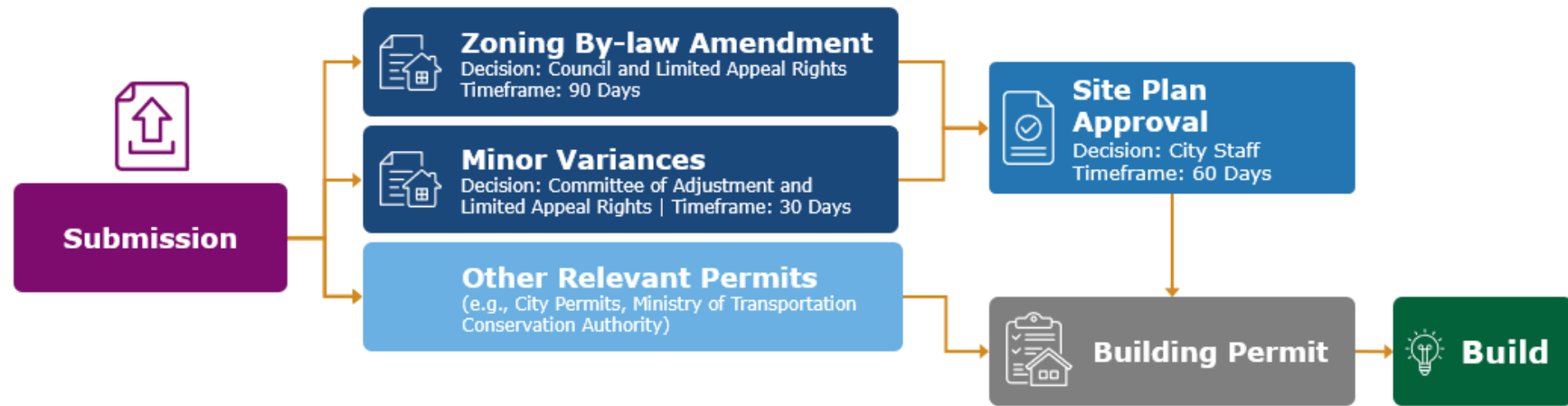


Secure community needs, such as affordable housing, by permitting building heights as permitted in Downtown Heights Study in exchange for affordable units



Allows for flexibility for some uses (discretionary uses) and standards (variation)

The current approval process



The CPPS approval process



CPP Permit Classes

- The current approval process requires applicants to go through the following process if proposing development outside of their as-of-right permissions:
 - Zoning by-law amendments are approved by Council
 - Minor Variances approved by Committee of adjustment
- The CPP by-law approvals are through three types of application - Class 1, Class 2, and Class 3 Permits.

Classes and Notification

	Class 1	Class 2	Class 3
Application	Meets all development standards of the by-law	Generally, meets the standards of the by-law but requires a Staff Variation*	Generally, meets the intent of the by-law but requires a Council Variation*
Approval	Staff	Staff	Council
Public Notice	No notice required	Staff to post notification on City website for public access and notice provided through on-site signage	Mail to residents within 120 metres of the subject property Staff to post notification on City website for public access and notice provided through on-site signage

*Applicant is required to address **variation criteria**
The types of Class 2 variations that Staff can approve would apply to aspects of built form EXCEPT height

Overview of the draft Downtown CPP By-law

Complete Community Charge

Under a CPPS, a Community Benefits Charge **does not apply**.

The Draft CPP By-law proposes to **replace** this with a Complete Community Charge for all residential projects with at least five (5) storeys and/or 10 units.

- Assessed at 4% of land value.
- Not tied to additional height or density obtained by the project.
- Same height threshold and amount as Community Benefits Charge.
- Applies independently of any other community benefits required under the CPPS.

Community Benefits – Facilities, Services and Matters

A CPPS provides municipalities with the ability to require "facilities, services and matters" as a condition of development, in proportion to height and density that may be permitted.

Facilities, Services and Matters can include things such as:

- Affordable housing
- Additional parkland dedication
- Heritage preservation
- Sustainability measures

Defining housing affordability

“Housing affordability” refers to how much of a household’s income is spent on housing. Spending more than 30% of income on housing means there is a housing affordability issue.

The threshold in the CPP aligns with the Provincial definition of affordability and the City’s policies and Housing Affordability Strategy

Tenure	Affordability threshold (Provincial Affordable Residential Unit Bulletin, as amended)
Affordable Ownership	<p>The purchase price of the affordable ownership unit shall be equal or less than:</p> <p>\$407,100 per residential unit</p>
Rental Unit	<p>The rental rate of the affordable rental unit shall be equal or less than:</p> <p>\$1,253 per studio apartment</p> <p>\$1,563 per 1 bedroom apartment</p> <p>\$1,714 per 2-bedroom apartment</p> <p>\$1,881 per 3-bedroom or more apartment</p>

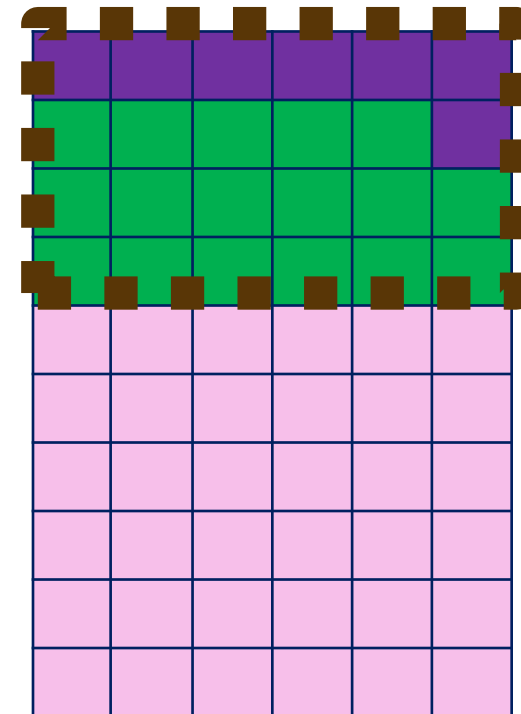
Affordable Housing as Community Benefits

- Study done to test financial impact of different residential developments ranging from 6 up to 24 storeys with requirements of affordable housing units to understand the proportional relationship between OPA 106 building heights and potential facilities, services and matters that may be requested.

Findings:

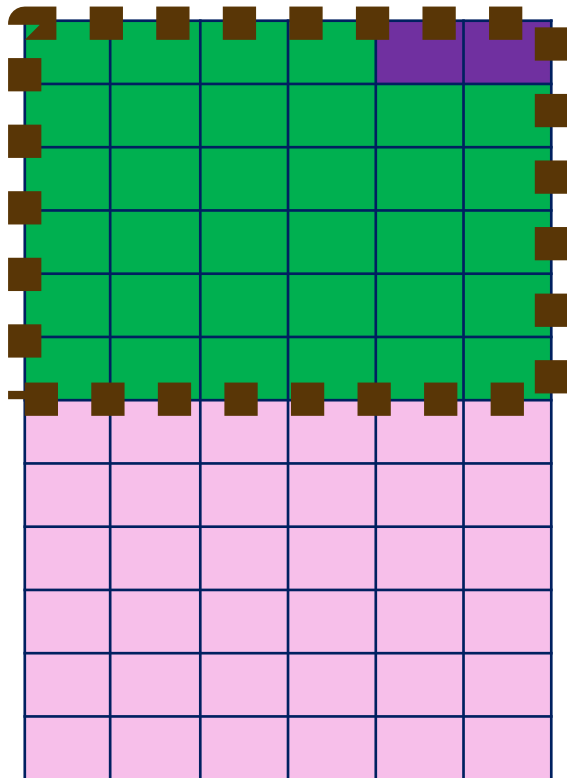
- Opportunity to include at least 33% of the new units to be affordable in the additional storeys (above current Zoning By-law) without negatively impacting the financial viability of development.
- The target of 33% of residential units ABOVE the base storeys to be affordable is therefore reasonable.

Example:



Affordable Housing in Phase-In Approach

The City is considering a phased approach to implementing this target, given current market conditions.



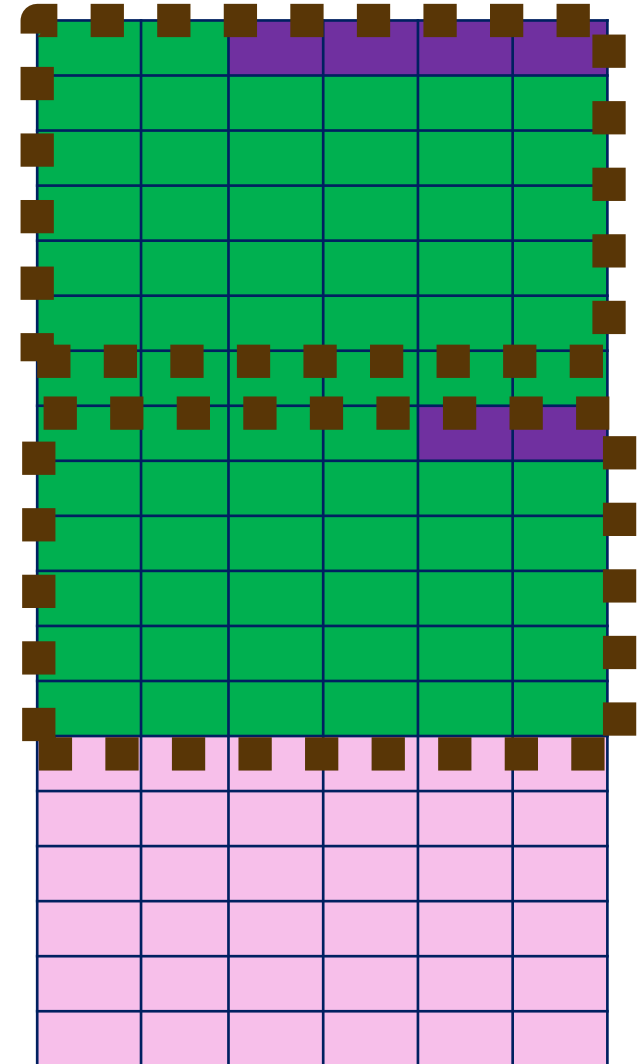
Example:
12 storey development where **additional 6 storeys** above the base building.

Affordable Housing Required:
5% of additional 6 storeys

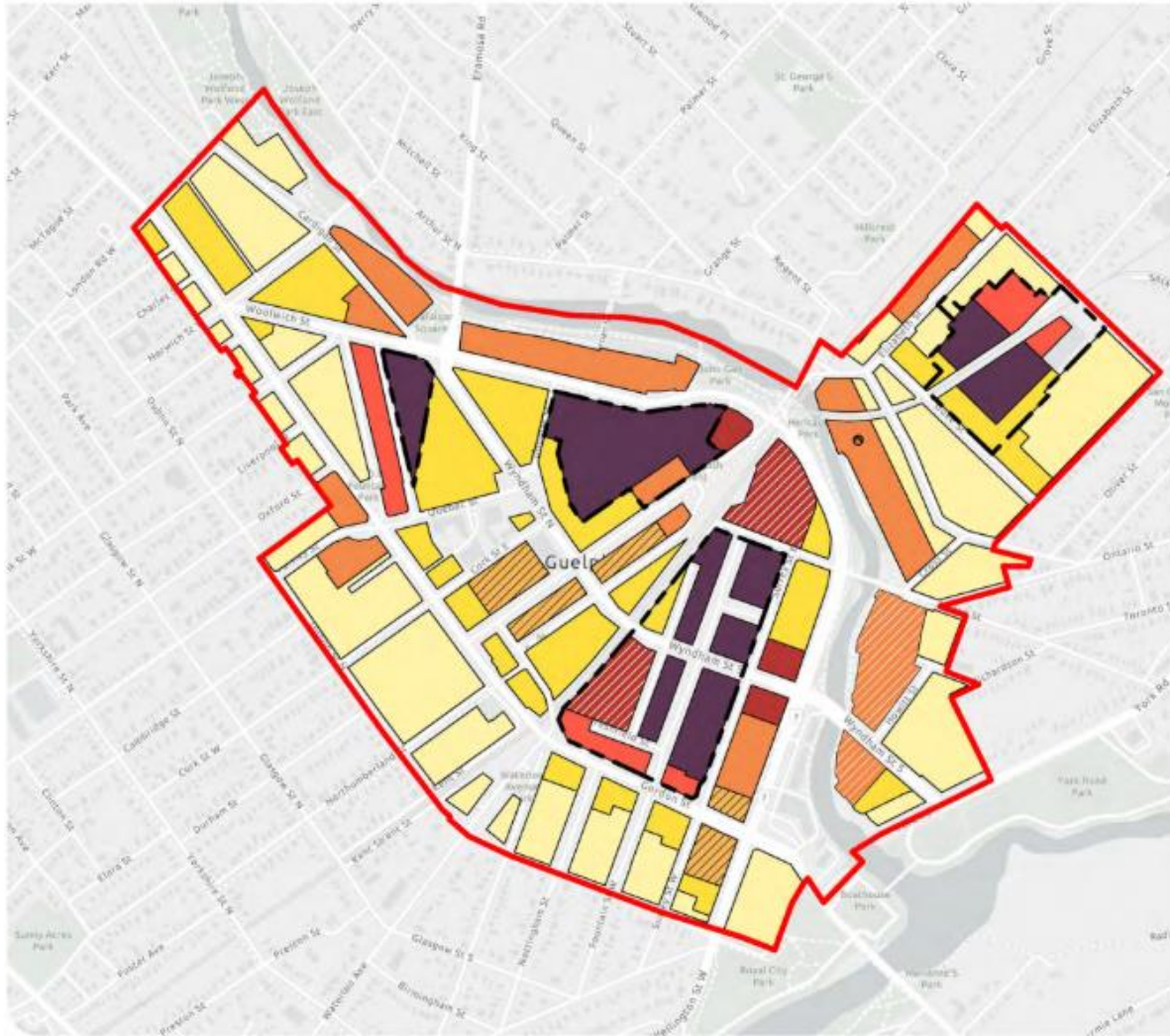


Example:
Add another **7 storeys** to the same building

- Affordable Housing Required:**
- 5% of first 6 additional storeys
 - 10% of the 7th-14th additional storeys



Land use: Maximum Heights



The CPPS will implement the Official Plan and OPA 106 (Downtown Height Study), while building off the recently approved Comprehensive Zoning By-law.

Just like a Zoning By-law, the CPP By-law will identify land use and development permissions for specific areas.

COMMUNITY PLANNING PERMIT PRECINCTS

SCHEDULE C2- DOWNTOWN PERMIT AREA - MAXIMUM BUILDING HEIGHTS

Community Planning Permit Area

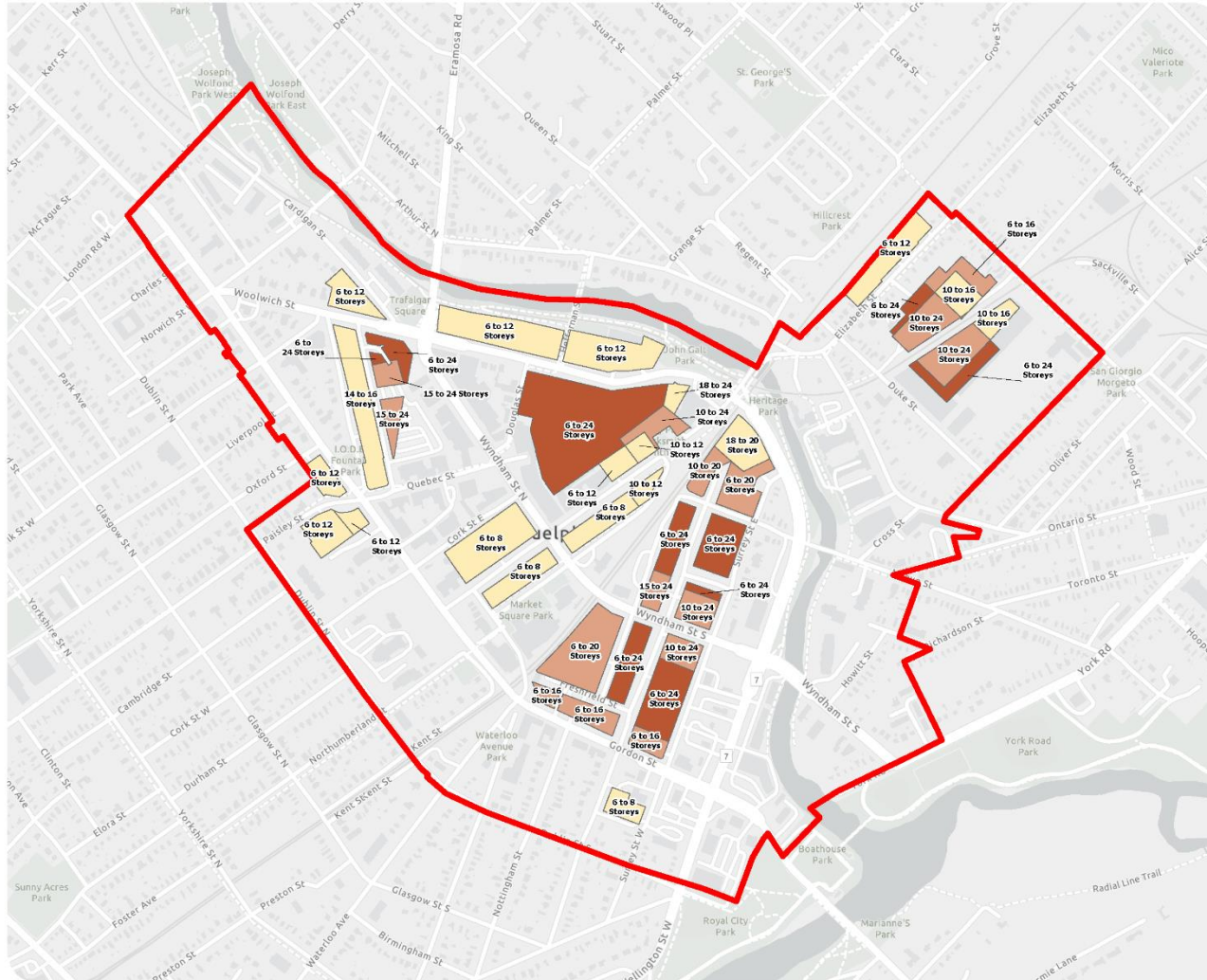
Maximum Building Heights

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

Area Bounded by outline subject to Urban Design Master Plan

See Policy 11.1.7.11.10

Building Heights Eligible for Community Benefits






Certain areas in the Downtown allows for additional building heights, but it is conditional upon the provision of affordable housing in exchange for additional height.

COMMUNITY PLANNING PERMIT PRECINCTS

SCHEDULE D - DOWNTOWN PERMIT AREA - BUILDING HEIGHTS REQUIRING FACILITIES, SERVICES AND MATTERS

 Community Planning Permit Area

Additional Building Height (storeys) requiring Facilities, Services and Matters

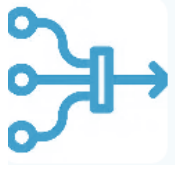
-  0 to 6
-  7 to 14
-  ≥ 15

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Proposed Phase-in of Community Benefits

All residential development	Residential development within the maximum building height eligible for facilities, services and matters in Schedule D submitted prior to December 31, 2027	Residential development within the maximum building height eligible for facilities, services and matters in Schedule D, submitted after December 31, 2027
Complete community charge for development with more than 5 storeys and more than 10 residential units.	<p>Complete community charge for development with more than 5 storeys and more than 10 residential units.</p> <p>AND</p> <p>Option 1: Minimum percentage of all additional units associated with the increase in building height per Schedule D as affordable:</p> <ul style="list-style-type: none"> • 5% for up to 6 additional storeys • 10% for 7 to 14 additional storeys • 33% for 15 to 20 additional storeys <p>OR</p> <p>Option 2: Cash-in-lieu contribution</p> <p>OR</p> <p>Option 3: a mix of Option 1 and 2.</p>	<p>Complete community charge for development with more than 5 storeys and more than 10 residential units.</p> <p>AND</p> <p>Option 1: Minimum 33% of all additional units associated with the increase in building height per Schedule D as affordable.</p> <p>OR</p> <p>Option 2: Cash-in-lieu contribution</p> <p>OR</p> <p>Option 3: a mix of Option 1 and 2.</p>

Objectives and Benefits of a CPPS



Streamline the development review process



Create certainty and clear set of rules for development



Secure community benefits such as affordable housing,



Allows for flexibility if conditions are met



Supports the City goals and objectives in existing plans (Downtown Heights)



Upfront engagement on variations, community benefits



Implements Vision approved in city policies and plans

Next Steps

- Comments by January 30, 2026.
- Council for a decision on March 10, 2026.
- Email will.gregory@guelph.ca

Thank you

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