

Downtown Community Planning Permit System (CPPS)

Decision Meeting

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Outline

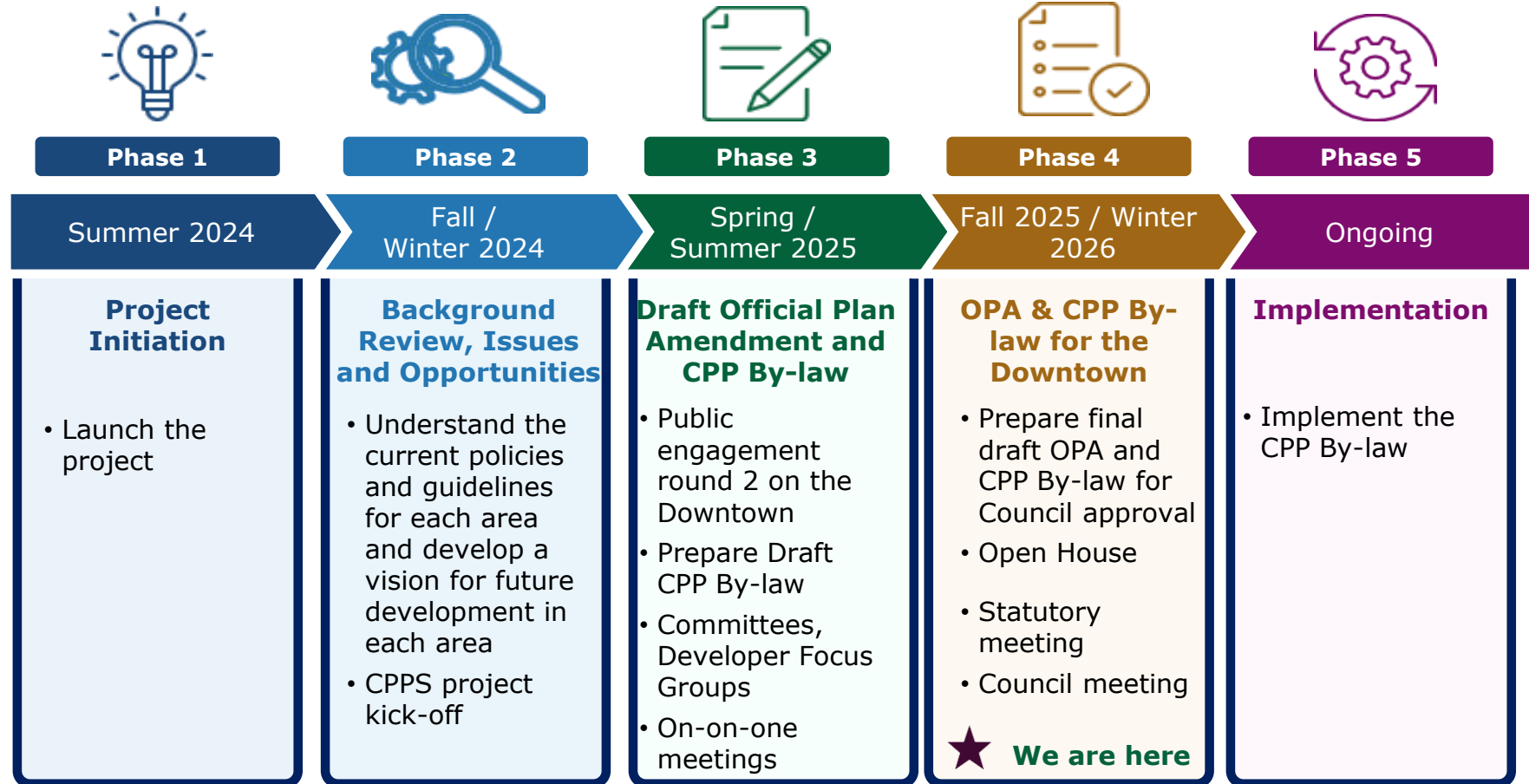
1. Overview of CPPS
2. Comments and Responses
 - Facilities, Services and Matters (Community Benefits)
 - Variations
 - Transitions, Precincts and Fees
3. Revised Downtown CPP
4. Next steps

Overview

Overview of CPPS

- Downtown CPPS is Phase 2 of a Housing Accelerator Fund Project to incentivize 35 affordable housing units
- Implements the Downtown Secondary Plan, Official Plan Amendment (OPA 106) (Downtown Heights), and new Zoning By-law
- Revisions to facilities services and matters (community benefits) and variations in response to comments.
- Refinement of transition regulations and fee schedule based on further review and best practices
- Recommendation for 5% affordable housing with heights granted in OPA 106 and 33% beyond OPA 106 height

Project Timeline and Process

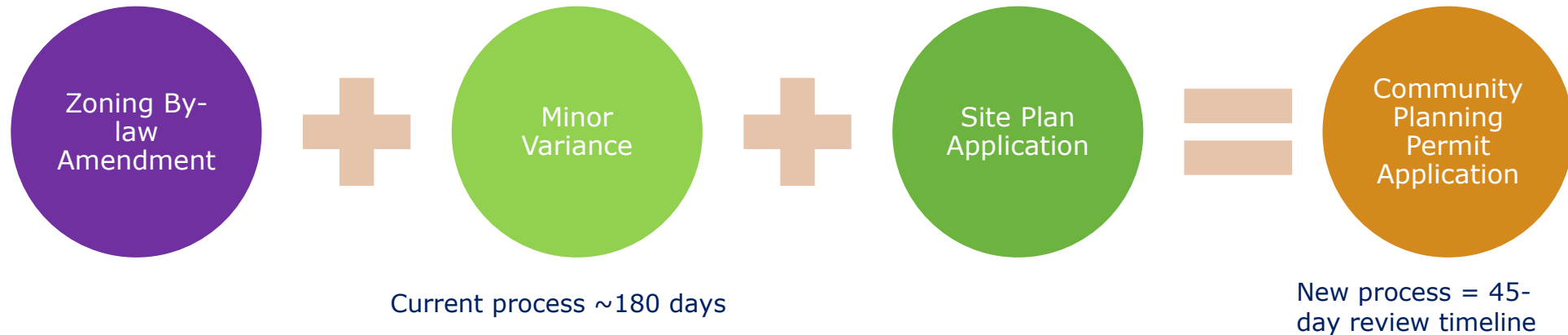


Downtown Heights Study (OPA 106) and completion of the Stone and Edinburgh CPPS

What is a CPPS?



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)

CPPS and Community Benefits

- CPPS Ontario Regulation allows a municipality to require facilities, services and matters (community benefits) as a condition of development
- Exchange must be proportionate to the height or density granted
- Affordable housing is a priority community benefit based on needs in Housing Affordability Strategy
- Community Benefit based on OPA 106 and implementation through CPPS identified in the amendment

Comments and Response

Feedback

- Comments received during the Statutory Public Meeting and in eight letters from interested parties including representatives of the development community and Upper Grand School Board
- Public comments received through the City's "Have Your Say" webpage
- Feedback generally endorsed the use of the CPPS tool with comments focused on the approach to community benefits
- Staff met with each of the parties that submitted written correspondence and provided responses to the online comments and questions

Comments on CPPS and Responses

Comment Received

- Affordable housing community benefits would negatively impact the financial viability of development
- The CPP By-law tool and regulatory requirements don't follow Province's Inclusionary Zoning (IZ) requirements
- Request for clearer transition or exemptions for in-progress Zoning By-law Amendment applications
- Request to consider greater variations to development standards.

Staff Response

- CPP allows the exchange of community benefits for height permissions granted through OPA 106
- CPPS and IZ are different tools under the Planning Act. CPP By-law follows provincial regulatory requirements for CPPS
- Expanded transition provisions for in-progress Zoning by-law amendments
- Greater variations can be considered in compliance with by-law criteria

Revisions to draft CPP By-law

Based on feedback and best practice review, the following changes have been made:

- Updates to exemption provisions to ensure clear exemptions for residential projects
- Clearer transition provisions for in-progress Zoning By-law Amendment applications
- Conditional approval expiration after three years
- Removed minimum parking and maximum height standards from Site-Specific
- Updates to provisions to match Zoning By-law appeal settlement
- Class 2 staff variations thresholds in Downtown precincts increased
- Updated facilities, services and matters section's affordable housing requirement

Revised Downtown CPP By-law

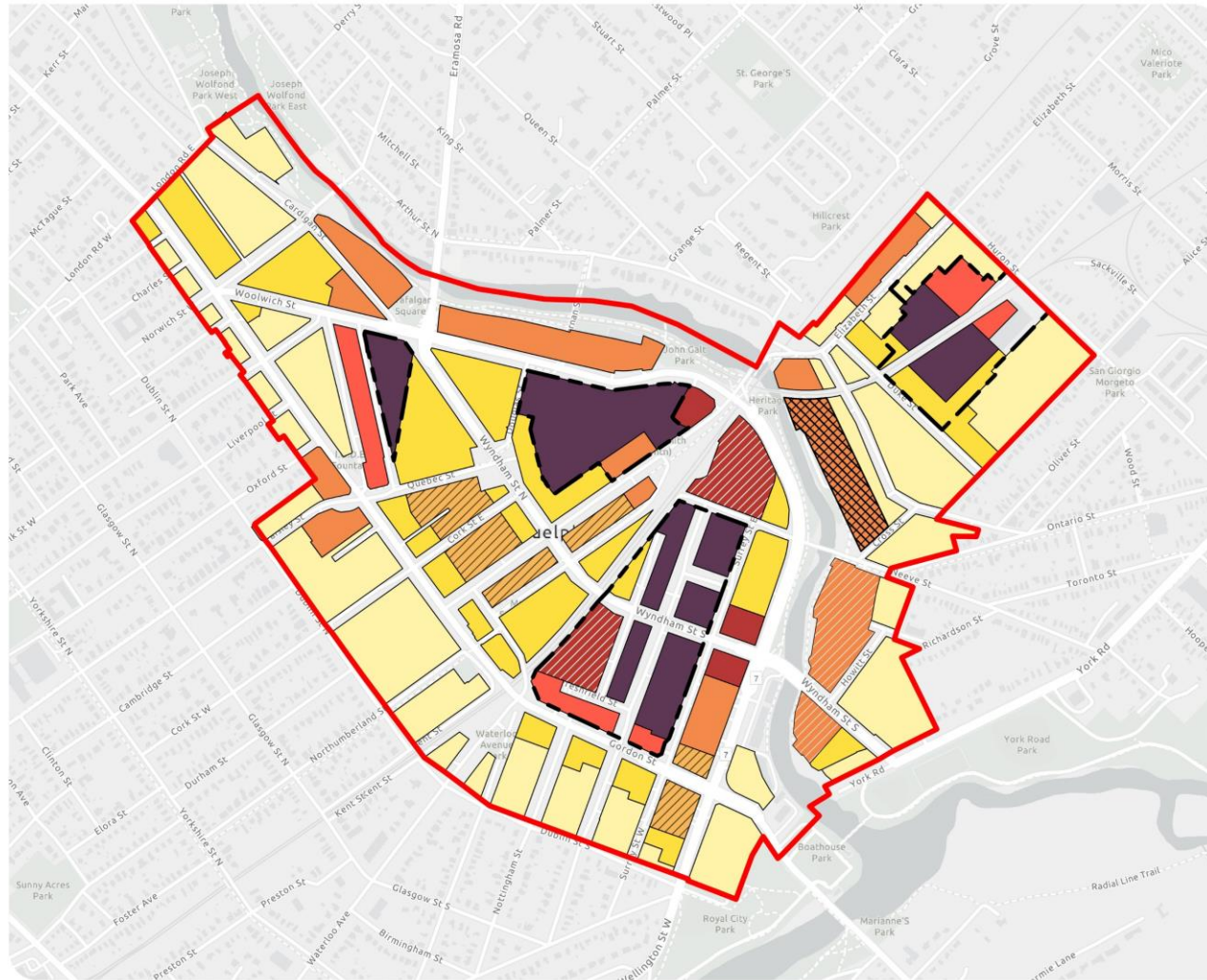
December Draft CPP By-law Community Benefits

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. 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>

Proposed CPP By-law Community Benefits

<p>All residential development</p>	<p>Residential development within the maximum building height eligible for facilities, services and matters in Schedule D</p>
<p>Complete community charge for development with more than 5 storeys and more than 10 residential units.</p>	<p>Complete community charge for development with more than 5 storeys and more than 10 residential units. AND Option 1: Minimum 5% of all additional units associated with the increase in building height per Schedule D as affordable. OR Option 2: Cash-in-lieu contribution OR Option 3: a mix of Option 1 and 2.</p>

Land use: Maximum Heights



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

COMMUNITY PLANNING PERMIT PRECINCTS

SCHEDULE C2- DOWNTOWN PERMIT AREA - MAXIMUM BUILDING HEIGHTS

Community Planning Permit Area

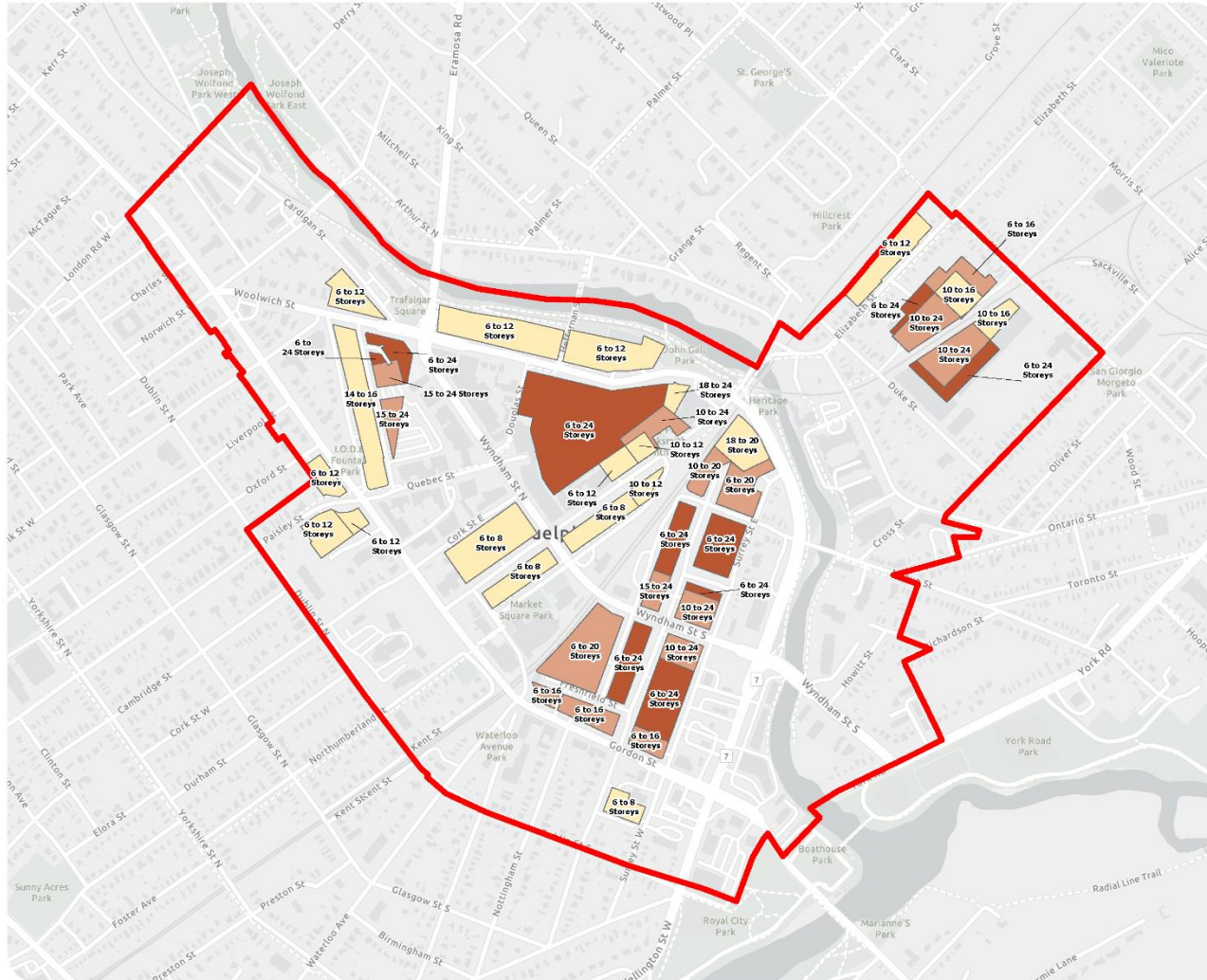
Maximum Building Heights

- 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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Variations and Criteria

- Flexibility in development standards allows for staff approvals delegated to staff
- Proposed revisions increase variations to approximately 10% in most cases in Downtown precincts, up from 5%
- Criteria variations is added to provide a framework for review and include:
 - impacts to the public realm,
 - effect on neighbouring properties
 - high-quality design
 - adequate water and wastewater servicing capacity for additional height over OPA 106 maximum
- Revisions for variation to building heights up to 20% above OPA 106 heights only to be considered by Council with 33% affordable housing. Requests over the 20% height limit will require an amendment to the CPP By-law

Transitions, Precincts and Site Specific Provisions

- Expanded transition provisions for in-progress Zoning By-law Amendments
- Updated Low Density Residential Precinct provision to reflect standards in the Downtown
- Site specific precinct for Duke/Ferguson Street to reflect approved heights and to correspond with submitted Urban Design Master Plan

Fee Update

- Update to the fees to account for small projects and applications
- Ensure consistent fees with similar applications outside of the CPPS and within CPPS
- Account for a wider range of scale in applications for each permit class
- Changes to fees apply in both proposed Downtown and in-effect Stone Road – Edinburgh Road CPP Areas

Next Steps

- Appeal Period
- Implementation and Education Material
- Respond to Applications

Thank you

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