

Shaping Guelph

Residential intensification in the built-up area

Council Workshop
October 19, 2020



Agenda

1. Welcome and purpose of the workshop
2. Background presentation
 - a) A Place to Grow 2019 and amendment 1
 - b) Planning for growth in the built-up area to 2051
 - c) The municipal comprehensive Official Plan review
 - d) Current Official Plan policies
 - e) Growth over time – census statistics
3. Workshop discussion
4. Wrap-up and next steps



Welcome and purpose of the workshop

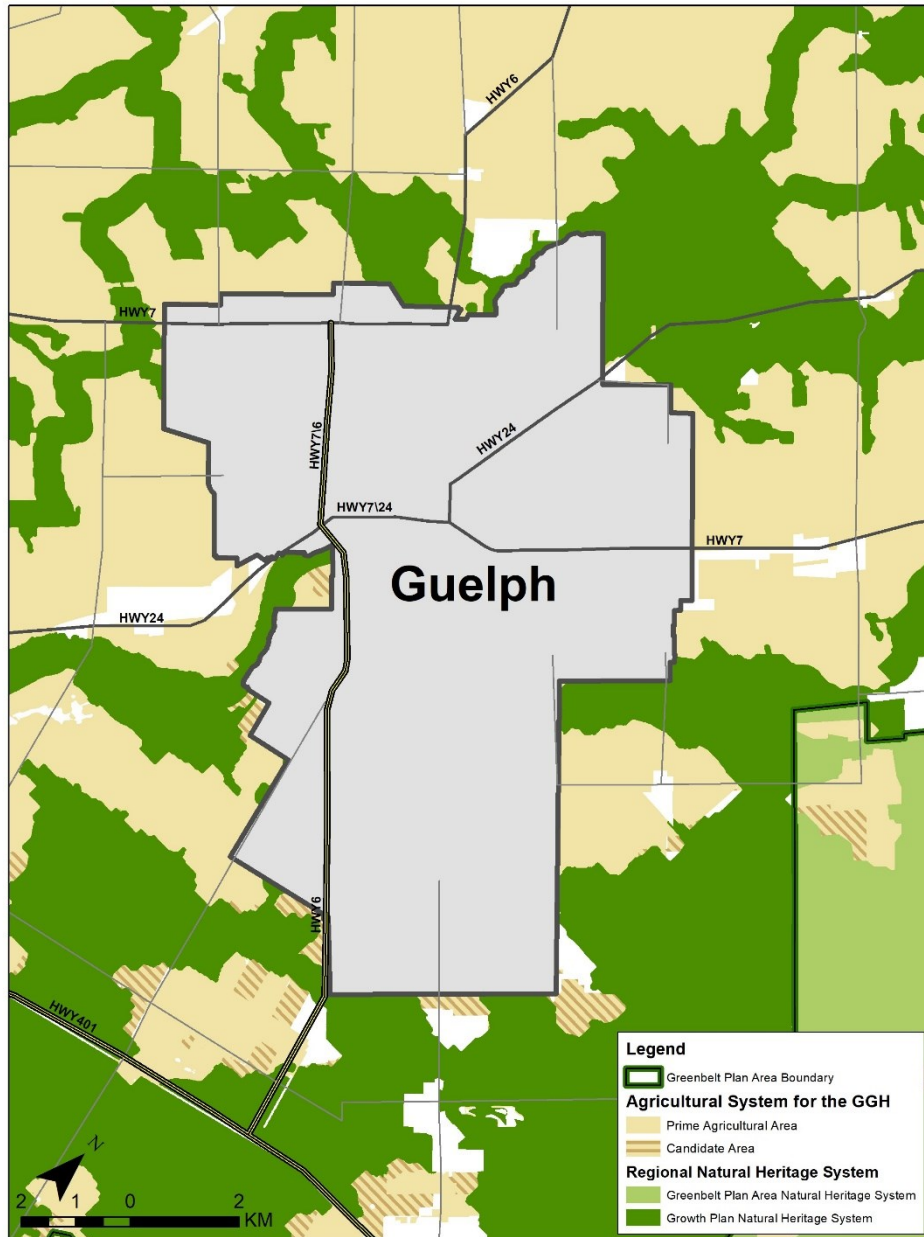
- To seek Council's input on residential intensification within Guelph's built-up area. Specifically input on:
- Where housing should be directed within the built-up area
- How much housing should be accommodated in different areas of the built-up area
- Maximum building heights for nodes, corridors, specific areas of downtown, and generally throughout the built-up area



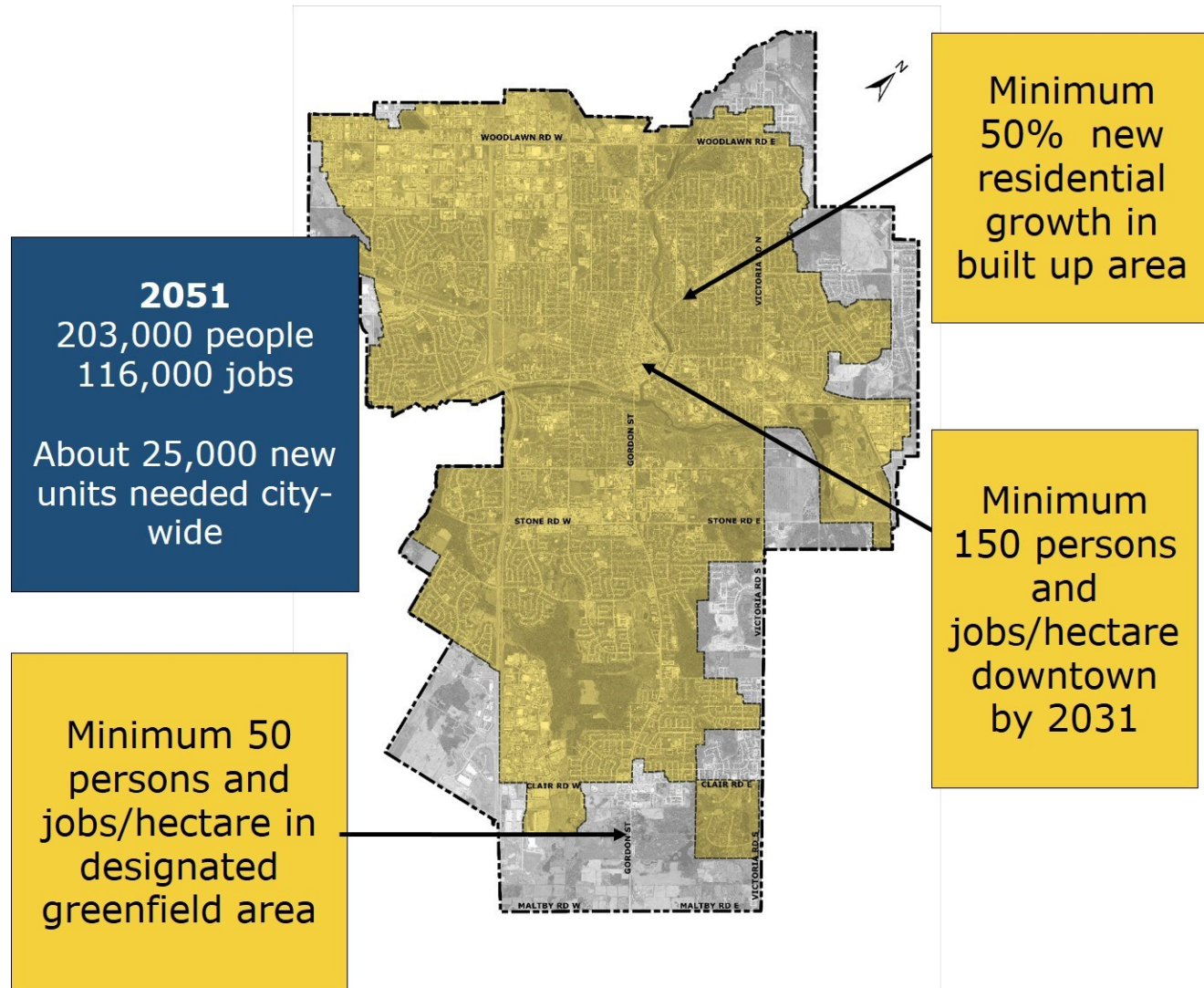
A Place to Grow (APTG)



Greater Golden Horseshoe Agricultural System and Natural Heritage System



Current APTG forecasts & targets



APTG amendment 1

Key items in amendment 1

- Planning for growth to 2051
- Accommodate a population of 203,000 and 116,000 jobs to 2051
- The forecasts are minimums – can plan for higher
- Continues to require that we update the Official plan to conform to APTG by July 1, 2022
- Updated to the land needs assessment methodology to make simpler



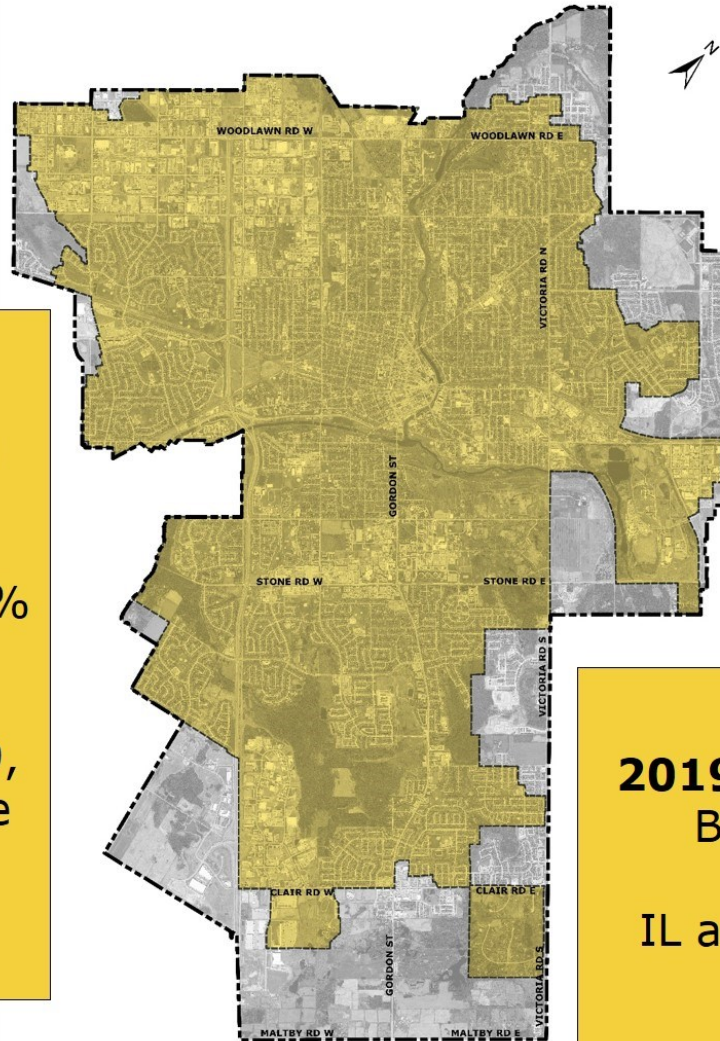
Planning for growth in the built-up area to 2051

2006 Growth Plan

Built-up area

IL annual target – 40%

2019 IL – 42%
As of the end of 2019,
6,700 new units have
been created



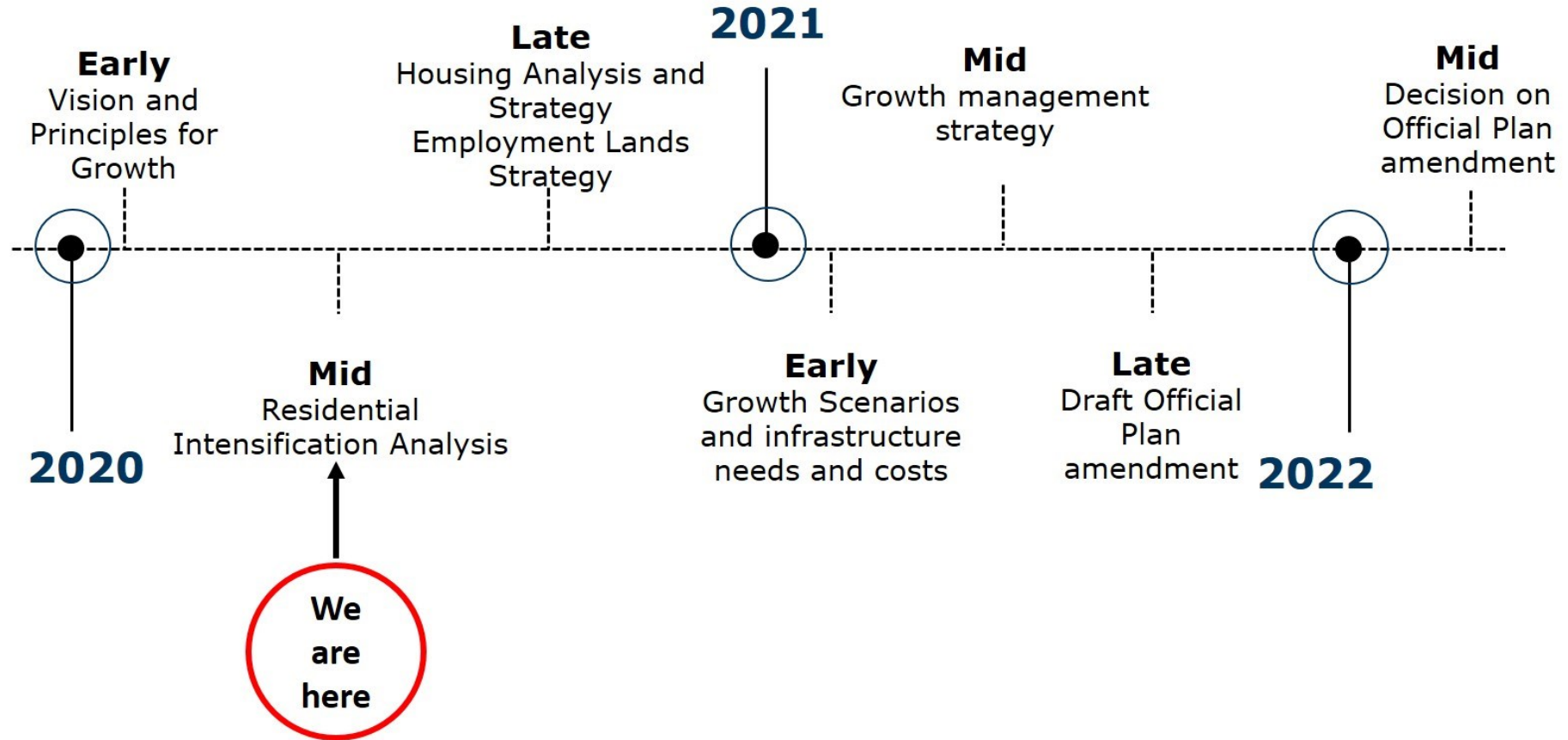
2019 Growth Plan

Built-up area

IL annual target –
50%



Municipal Comprehensive Review timeline



Overview of Municipal Comprehensive Review

- Several background studies are required. Residential related studies include
 - Vision and principles for growth – **draft endorsed**
 - Residential intensification analysis
 - Housing analysis and strategy
 - Growth scenario planning



Residential intensification community engagement

- August 26-September 24 – online survey
- September 17, 2020 – virtual housing stakeholder roundtable discussion
- September 17, 2020 – virtual public town hall

We asked

Share opinions about locations and amounts of future housing in the built-up area

Preferences for maximum building heights in different locations in the built-up area



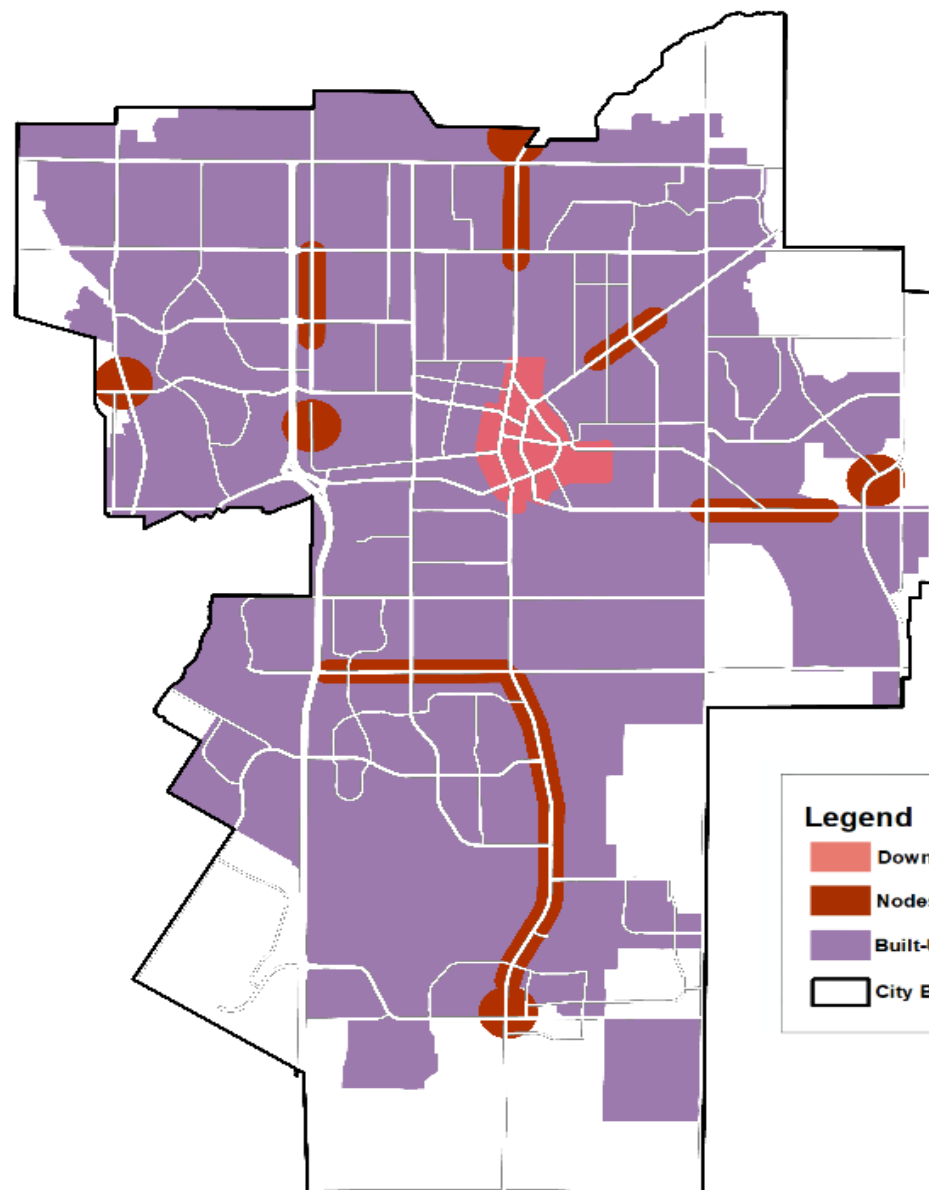
Key things that we heard



**A high level
overview of the
feedback from the
community
engagement will
be provided at the
workshop**



Current Official Plan policies



Legend

- Downtown
- Nodes and Corridors
- Built-Up Area
- City Boundary

Growth over time

Census statistics

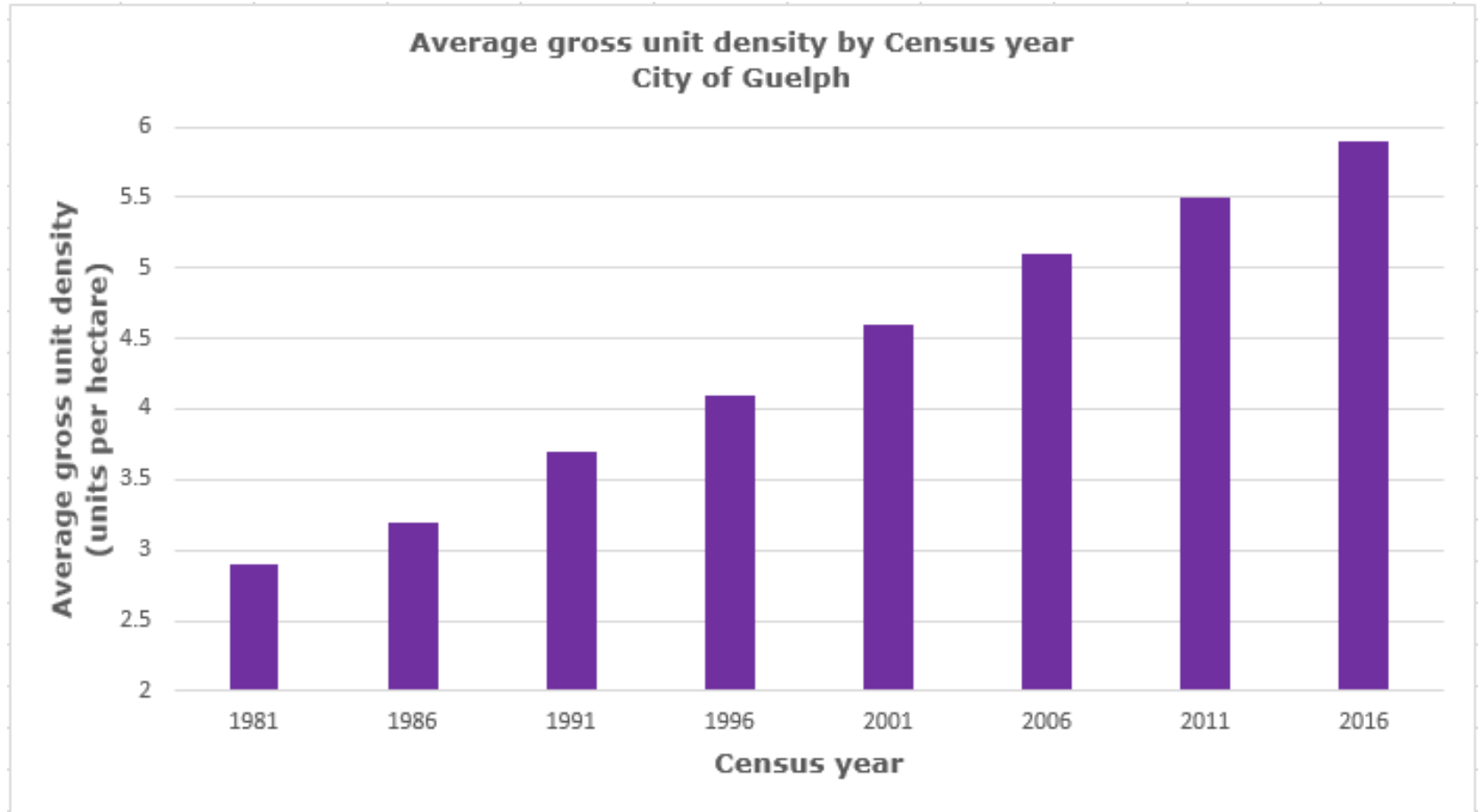


Guelph gross unit density 1981 to 2016



Average Guelph gross unit density

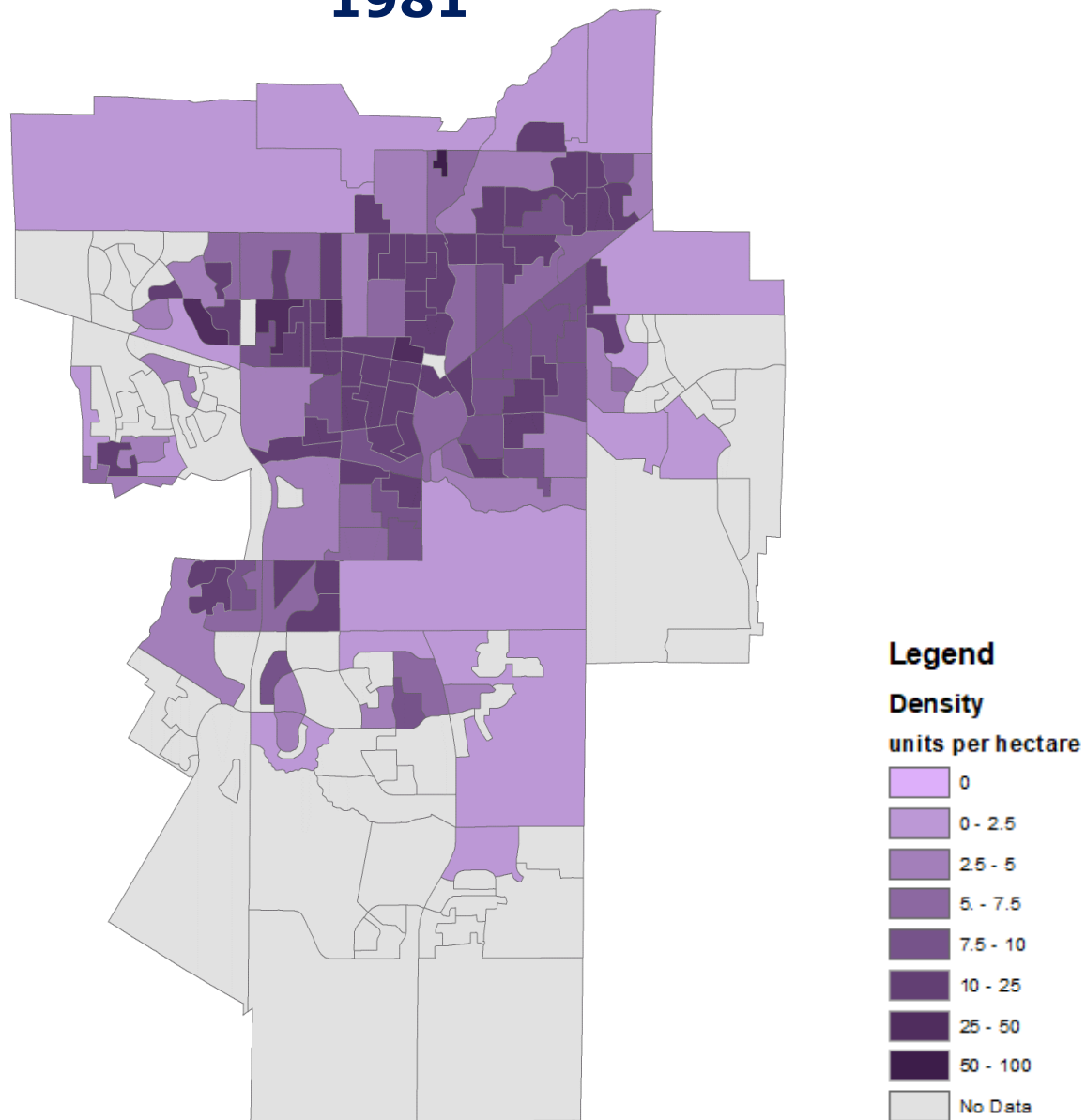
1981 to 2016



Source: Average gross density of residential dwellings
for private households for City of Guelph,
Statistics Canada

Gross unit density

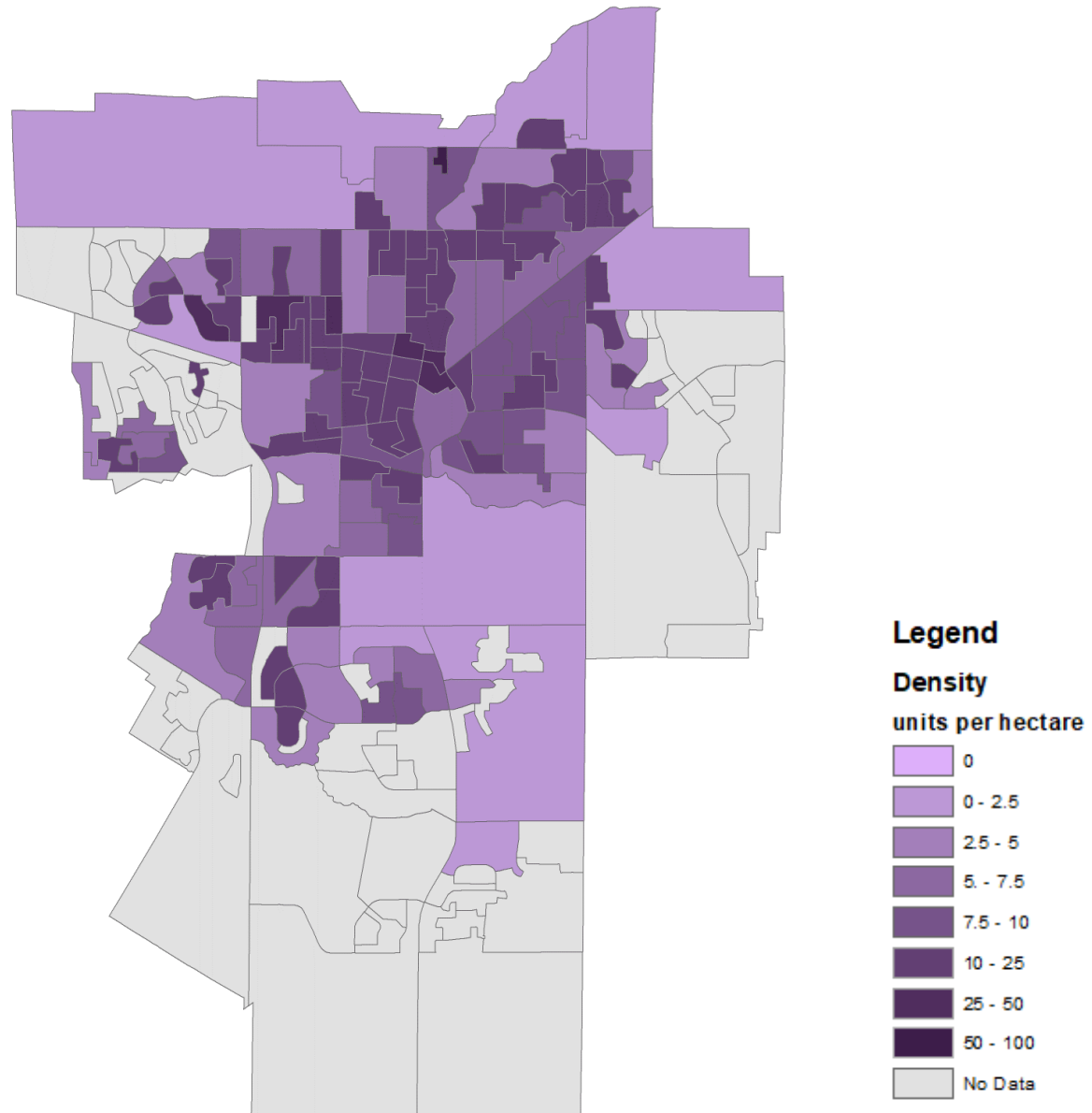
1981



Source: Gross density of residential dwellings for private households dissemination area, Statistics Canada

Gross unit density

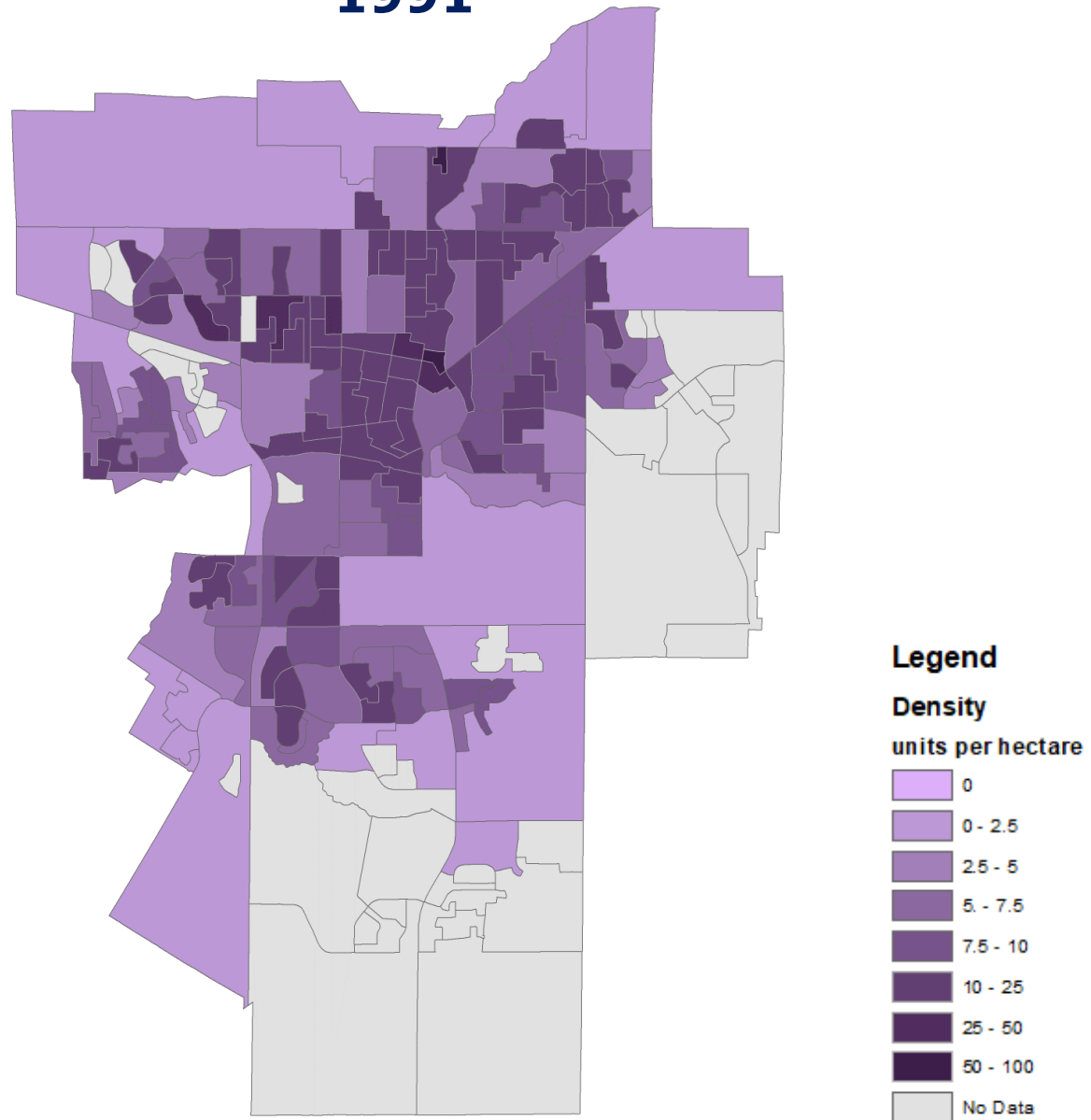
1986



Source: Gross density of re
dwellings for private househ
dissemination area, Statisti

Gross unit density

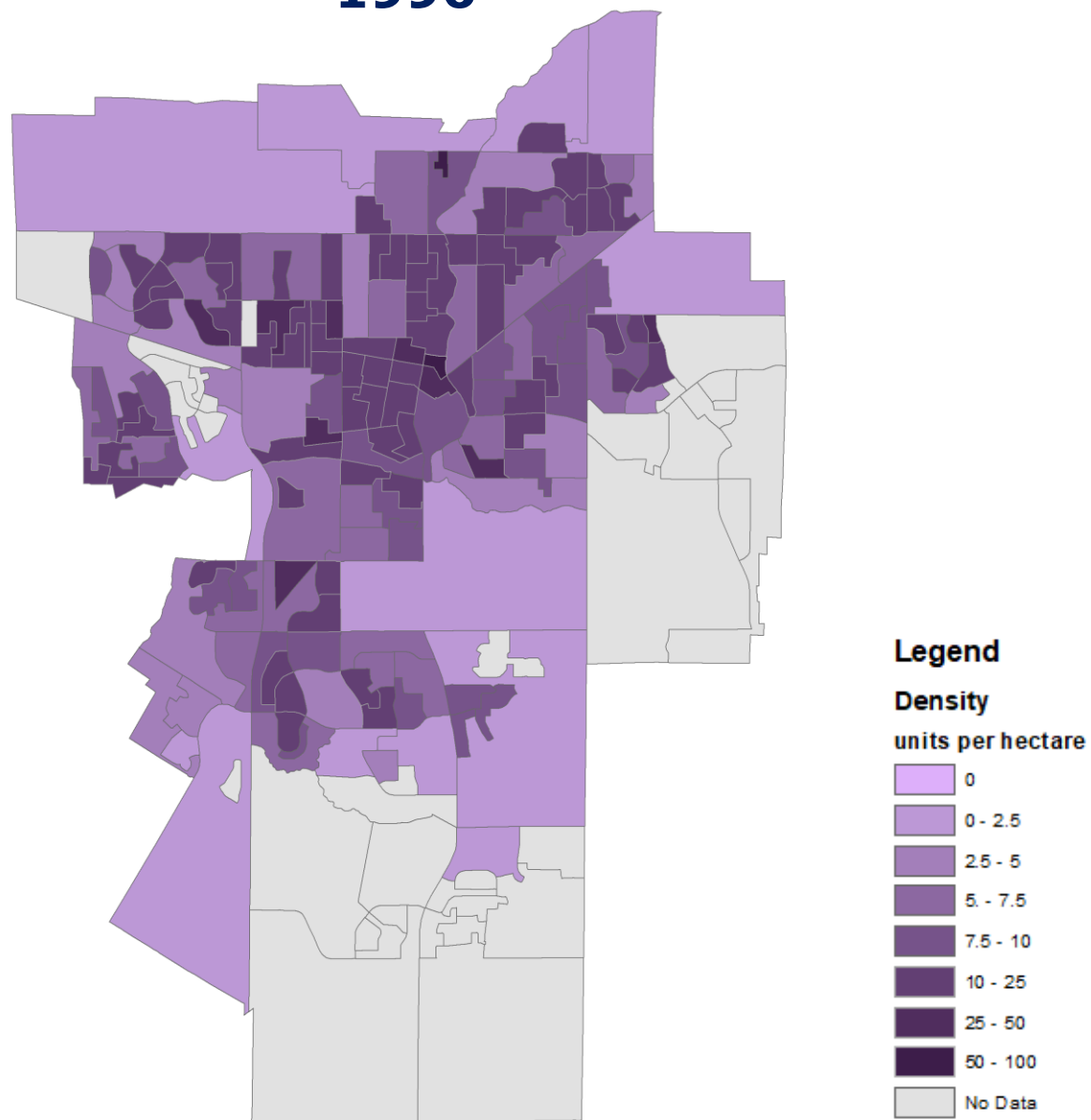
1991



Source: Gross density of re
dwellings for private householder
dissemination area, Statisti

Gross unit density

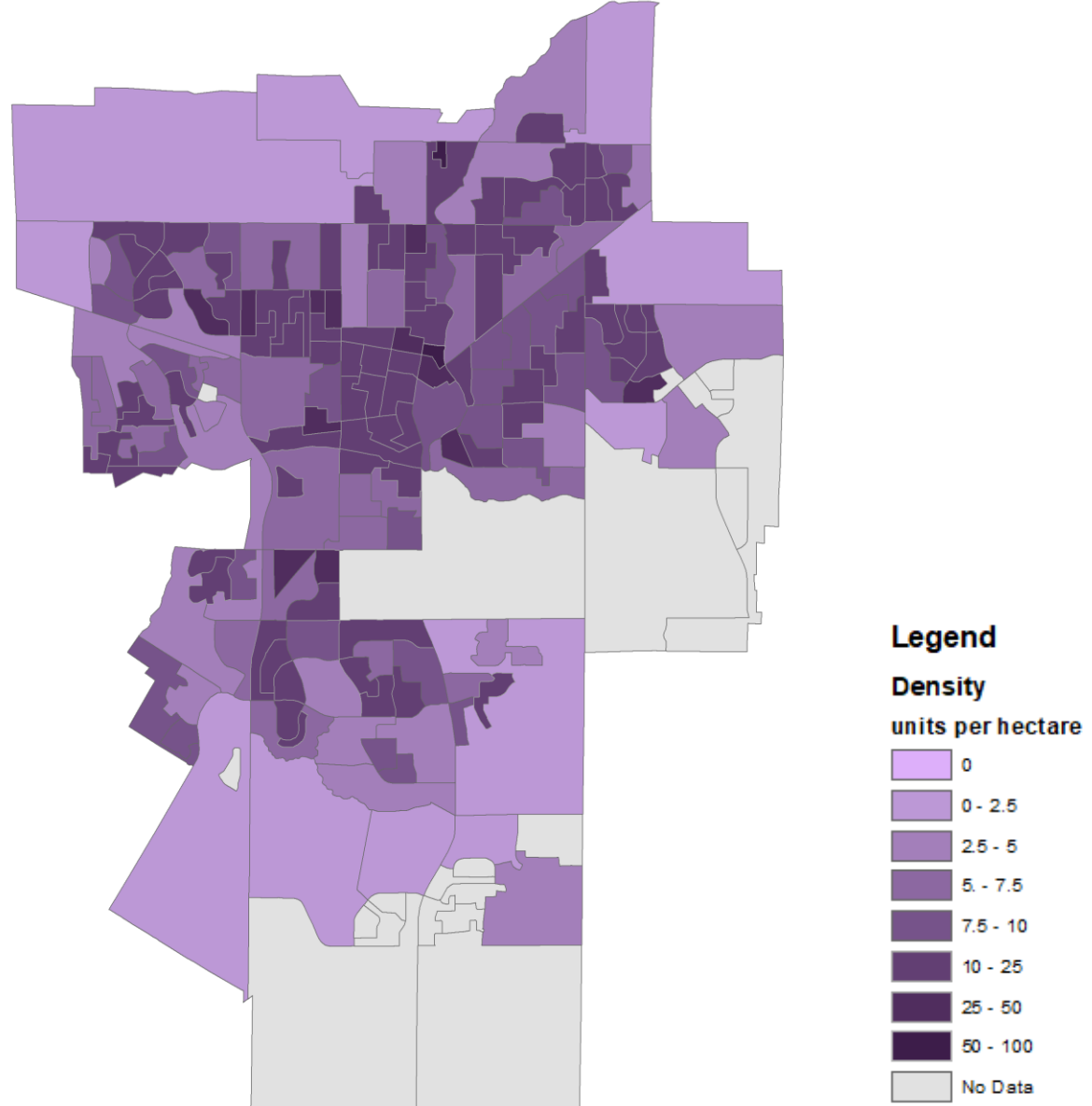
1996



Source: Gross density of re
dwellings for private househ
dissemination area, Statisti

Gross unit density

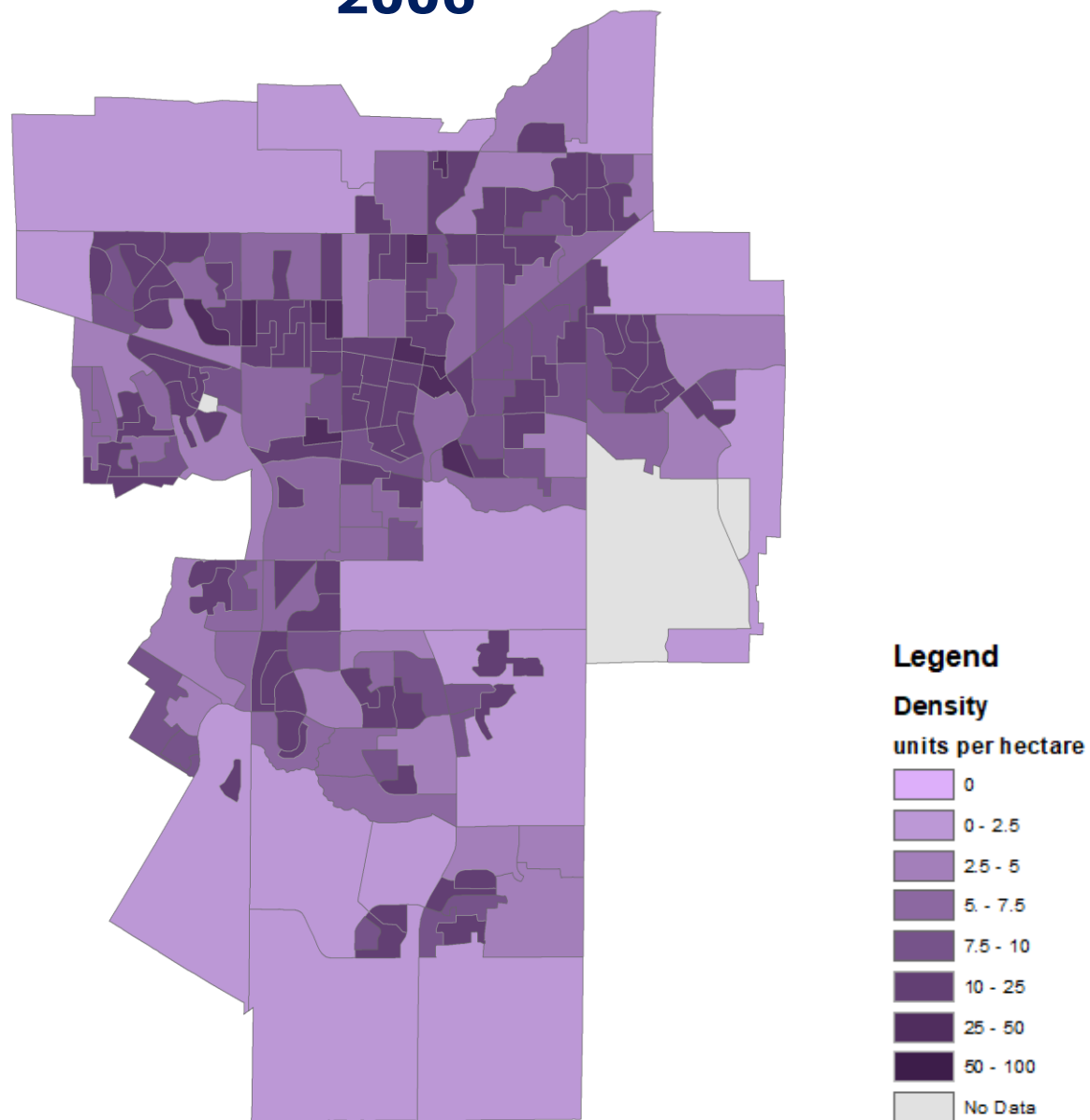
2001



Source: Gross density of re
dwellings for private househ
dissemination area, Statisti

Gross unit density

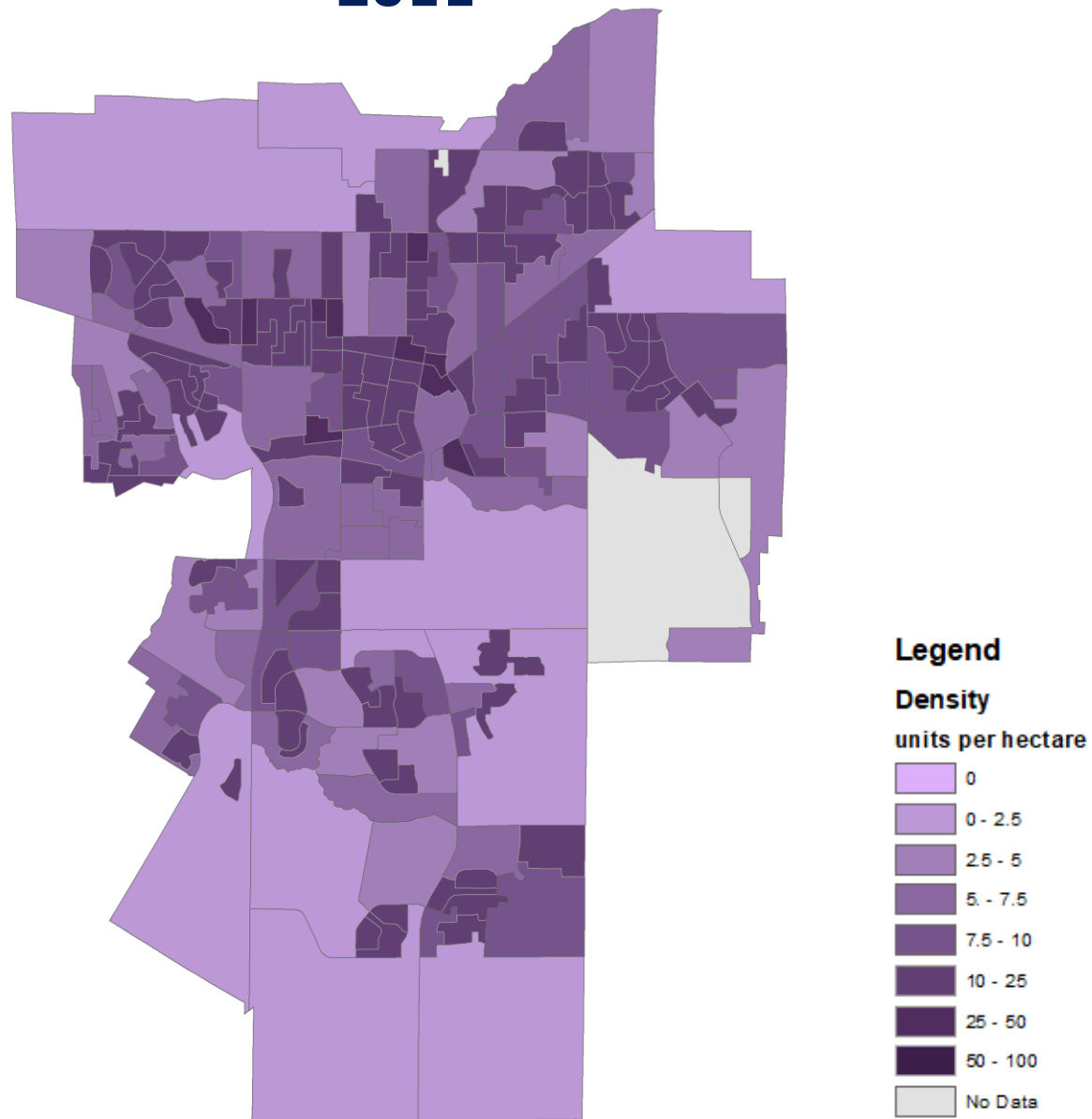
2006



Source: Gross density of re
dwellings for private housel
dissemination area, Statisti

Gross unit density

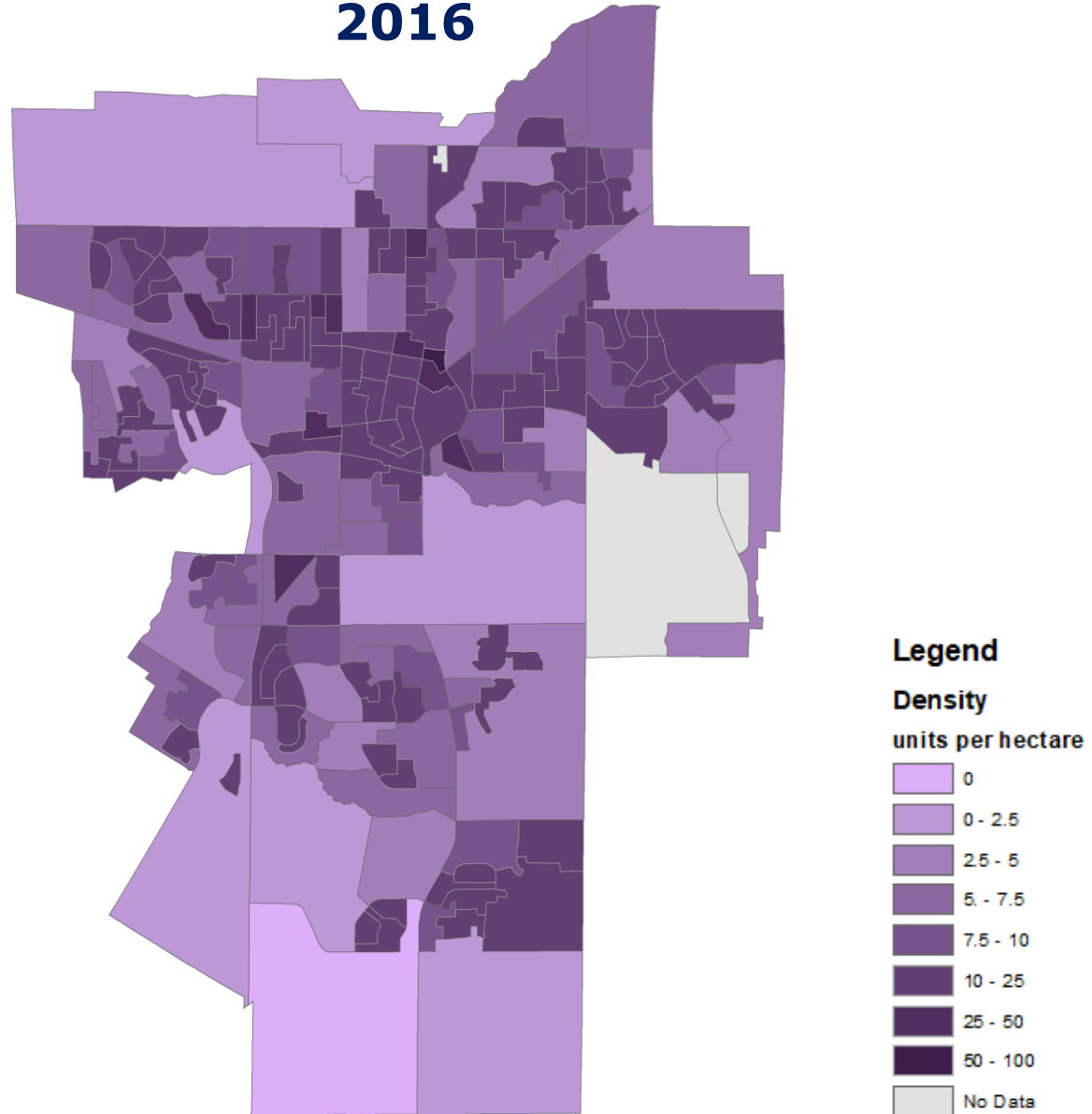
2011



Source: Gross density of re
dwellings for private housel
dissemination area, Statisti

Gross unit density

2016



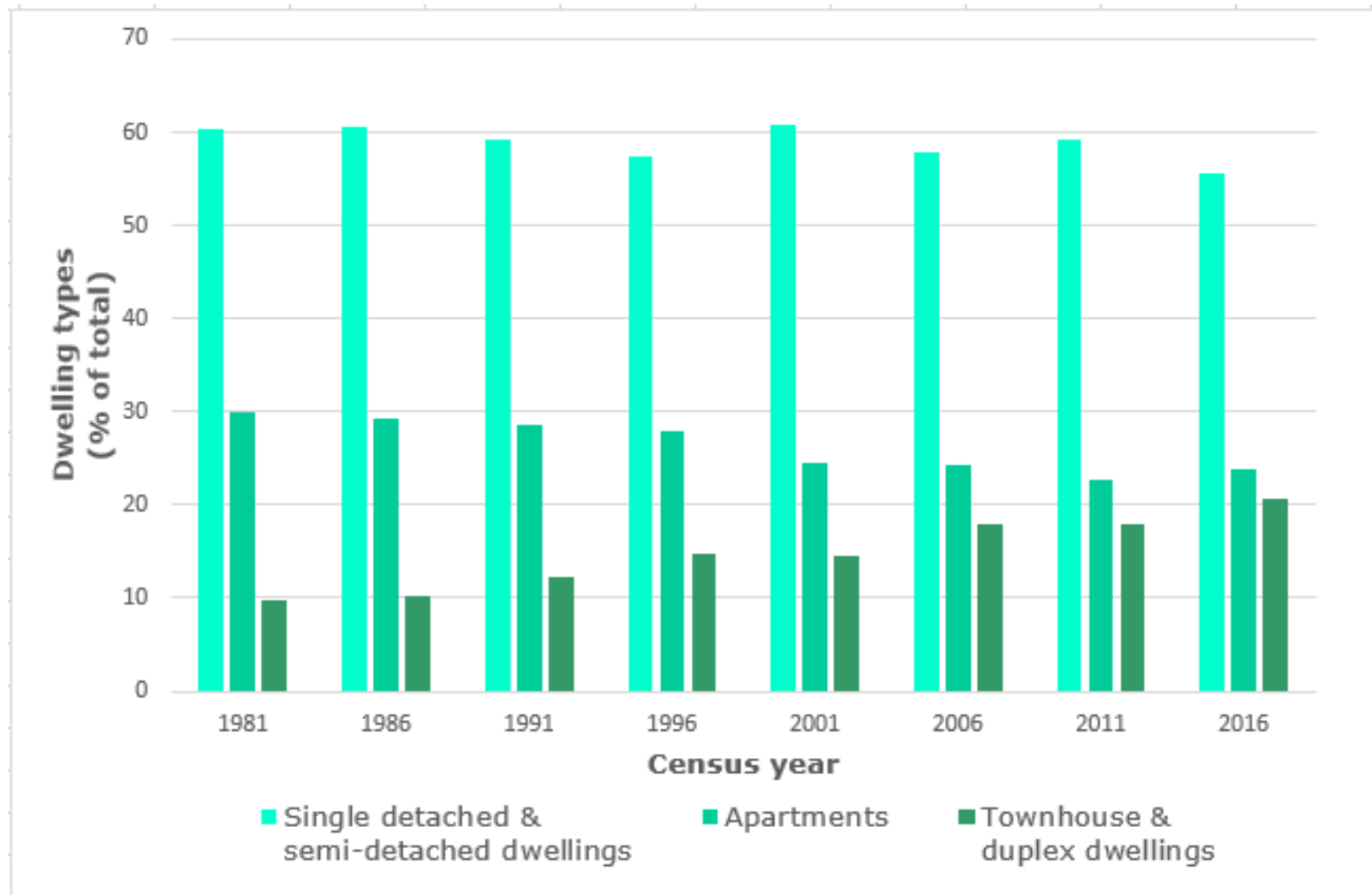
Source: Gross density of re
dwellings for private housel
dissemination area, Statisti

Guelph housing mix 1981 to 2016



Guelph Housing Mix

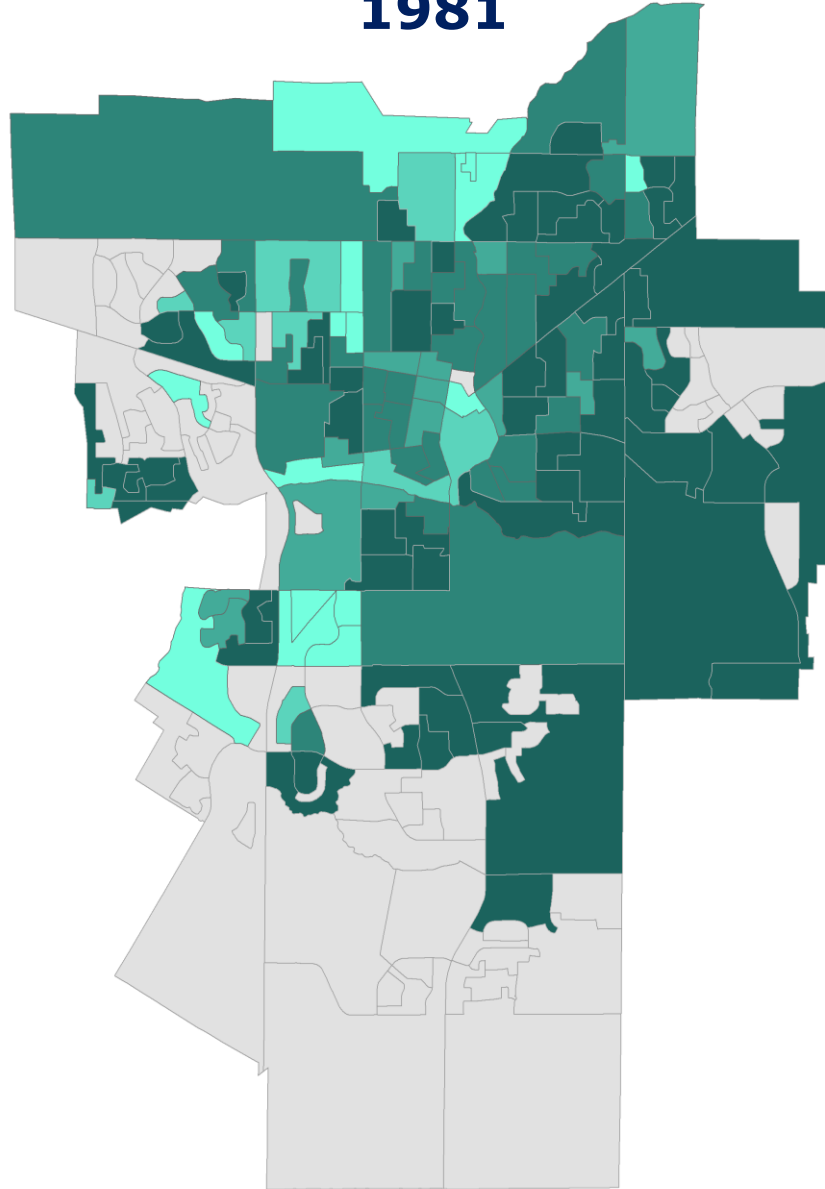
1981 to 2016



Source: Total % structure type for private households for City of Guelph
Statistics Canada

Housing Mix

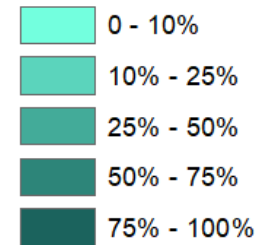
1981



Legend

Single Detached Dwellings

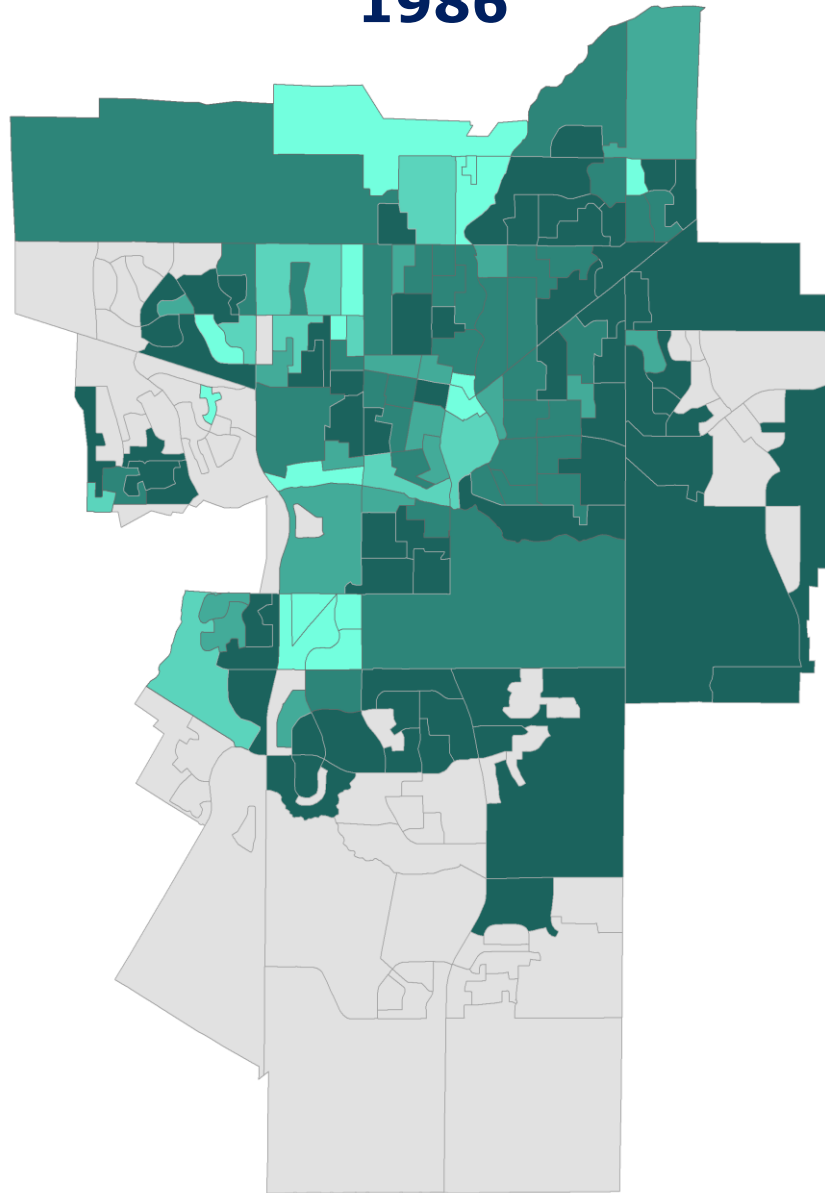
% of total units



Source: Single detached dwellings
structure type for private housing
dissemination area,
Statistics Canada

Housing Mix

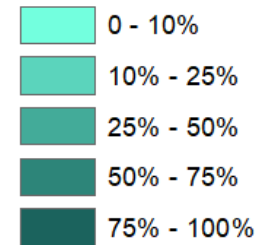
1986



Legend

Single Detached Dwellings

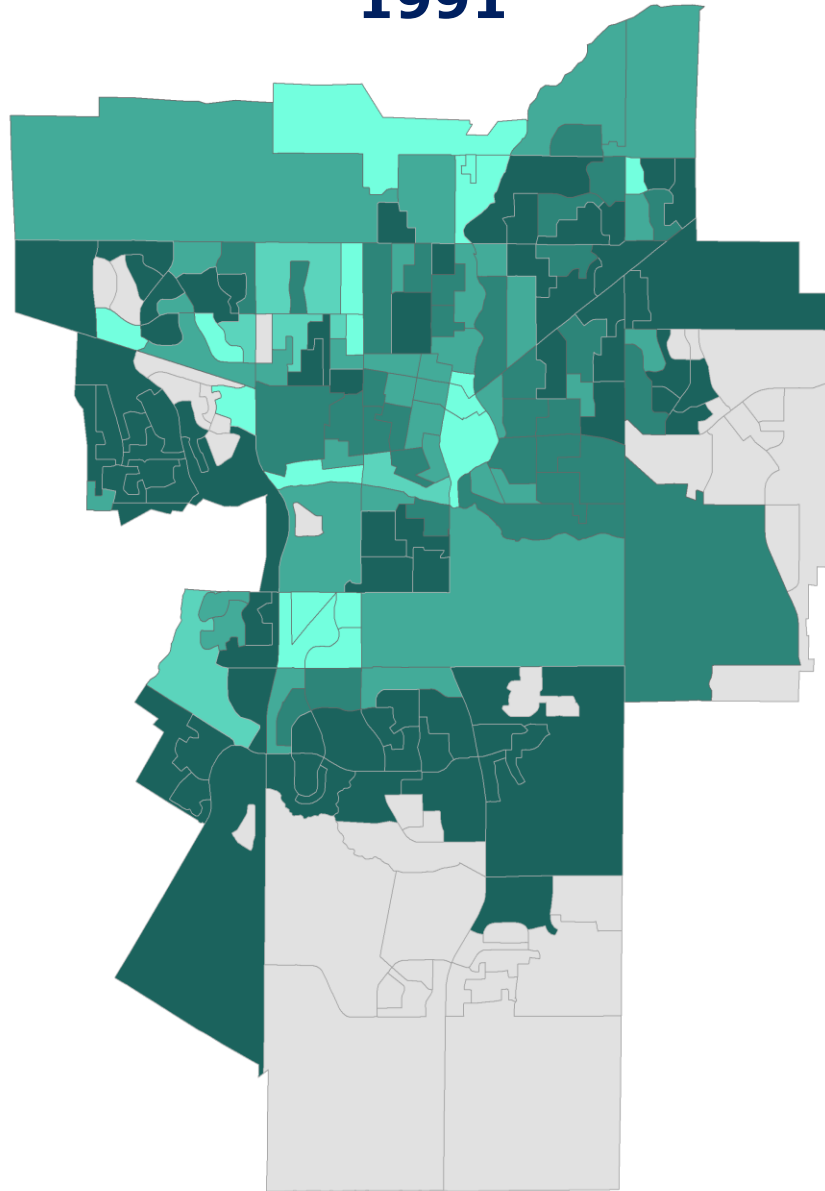
% of total units



Source: Single detached dwellings
structure type for private housing
dissemination area,
Statistics Canada

Housing Mix

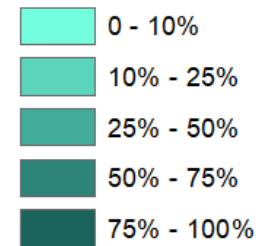
1991



Legend

Single Detached Dwellings

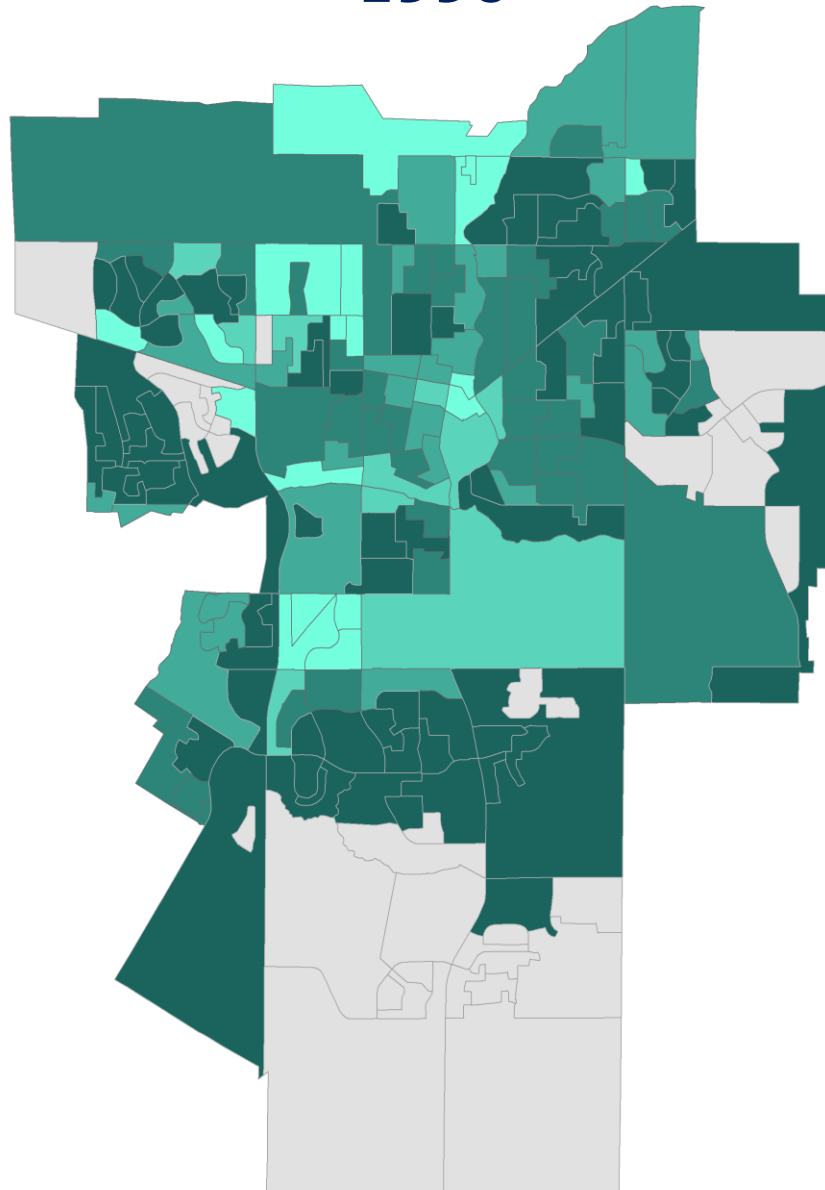
% of total units



Source: Single detached dwellings
structure type for private housing
dissemination area,
Statistics Canada

Housing Mix

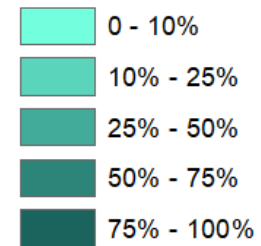
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Legend

Single Detached Dwellings

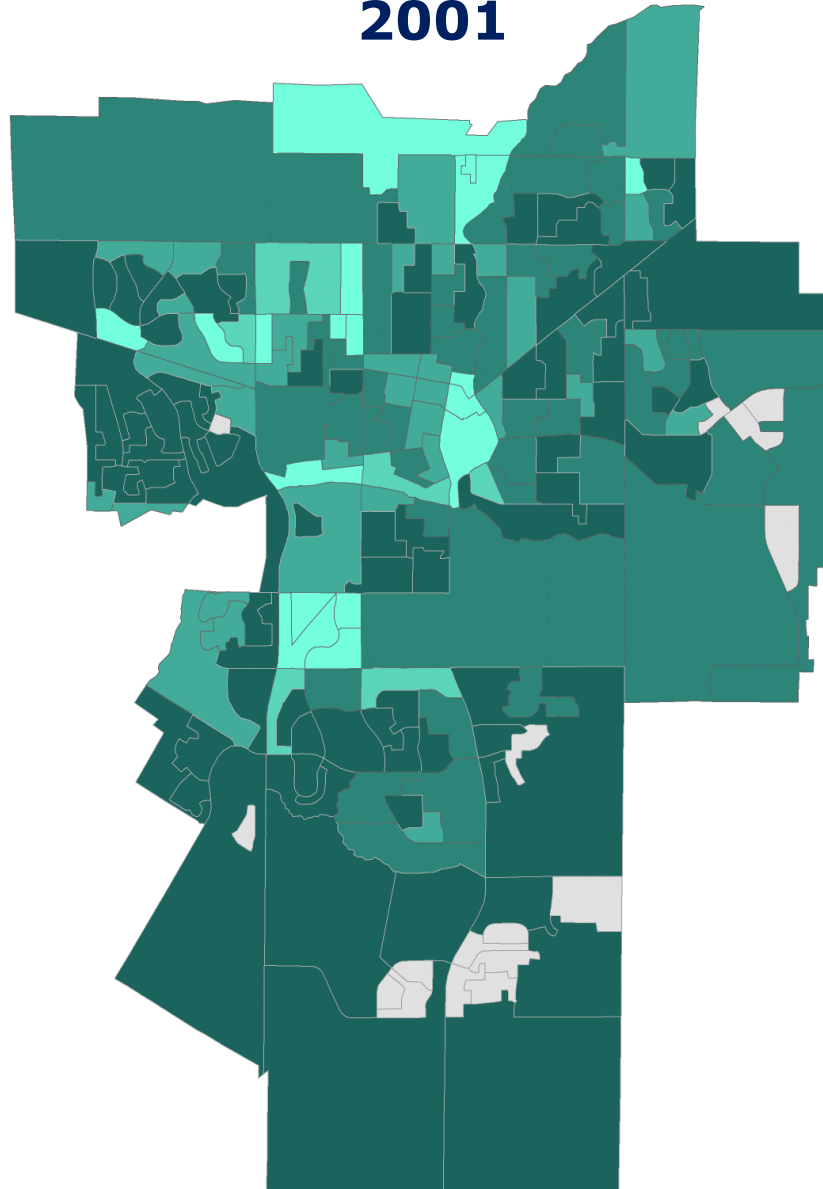
% of total units



Source: Single detached dwellings
structure type for private housing units
dissemination area,
Statistics Canada

Housing Mix

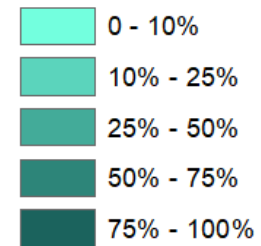
2001



Legend

Single Detached Dwellings

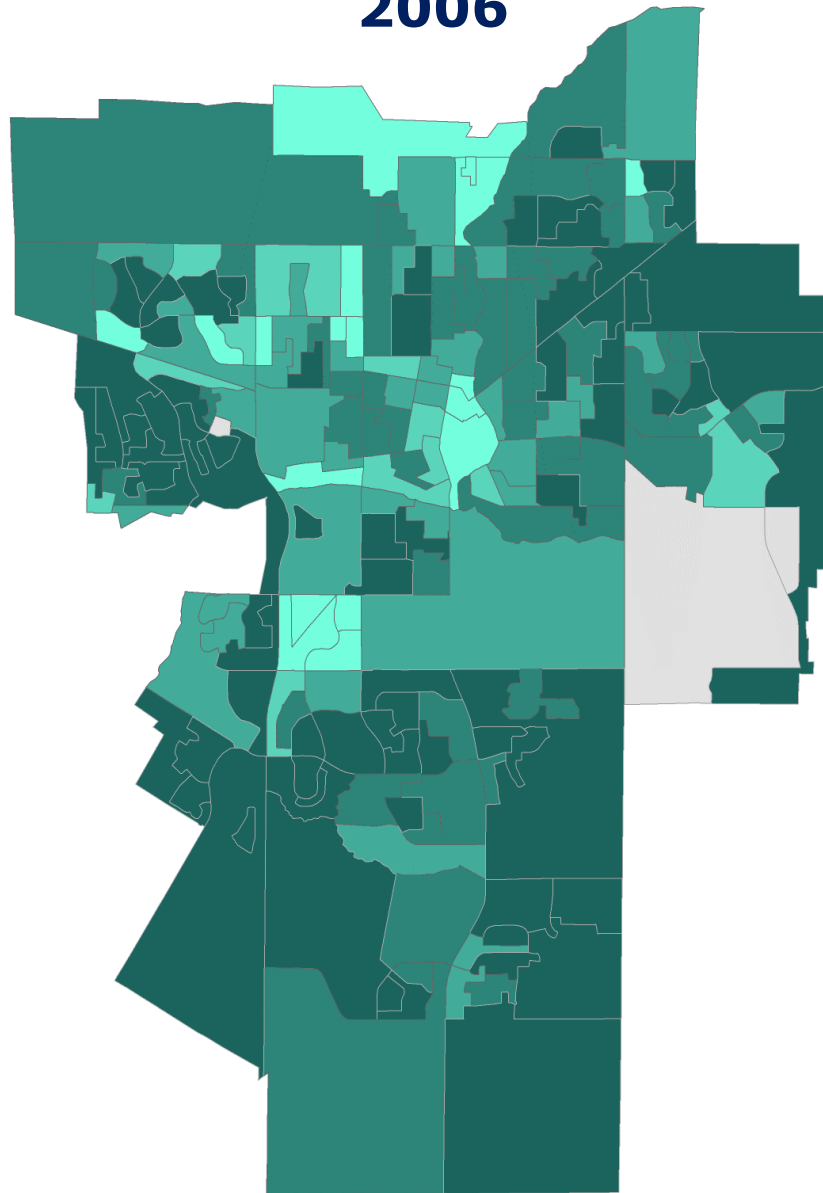
% of total units



Source: Single detached dwellings
structure type for private housing
dissemination area,
Statistics Canada

Housing Mix

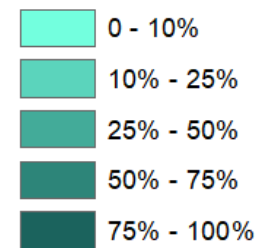
2006



Legend

Single Detached Dwellings

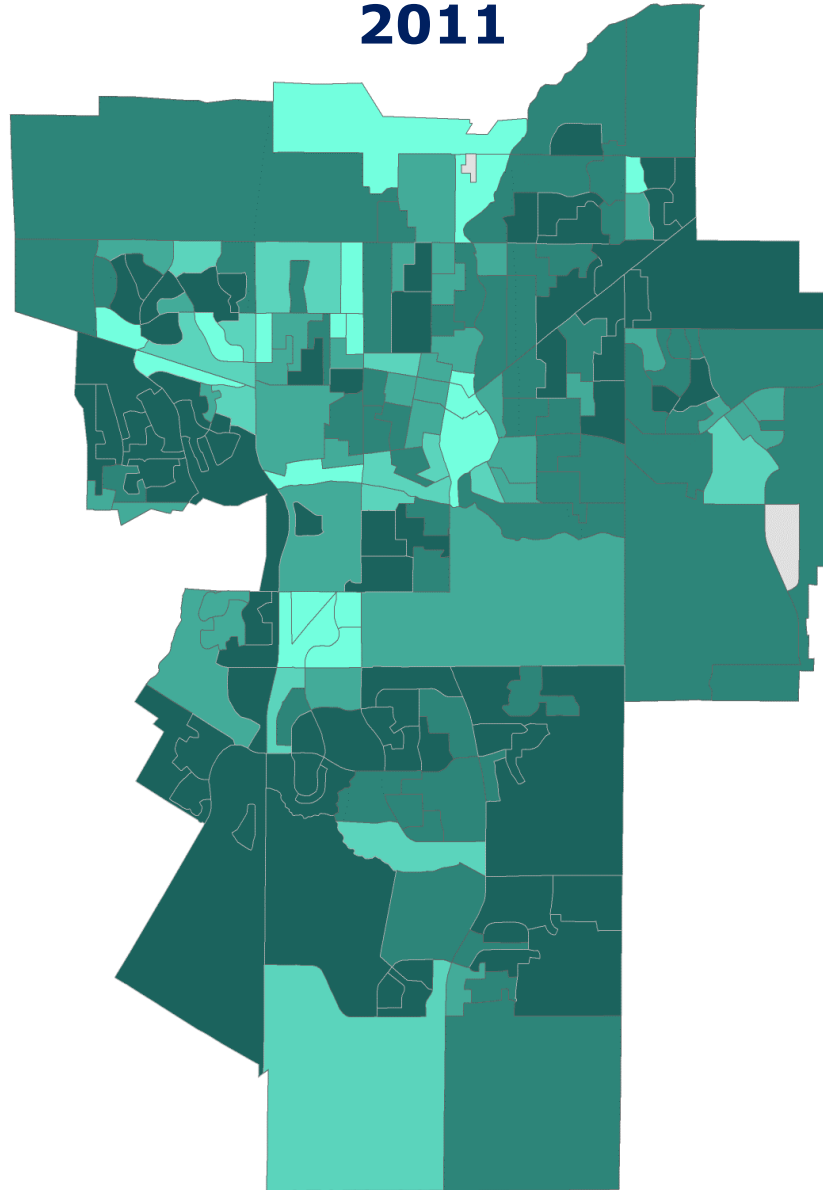
% of total units



Source: Single detached dwellings
structure type for private housing
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Housing Mix

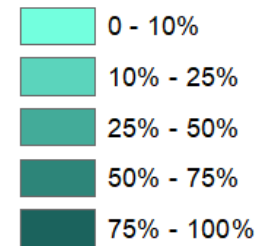
2011



Legend

Single Detached Dwellings

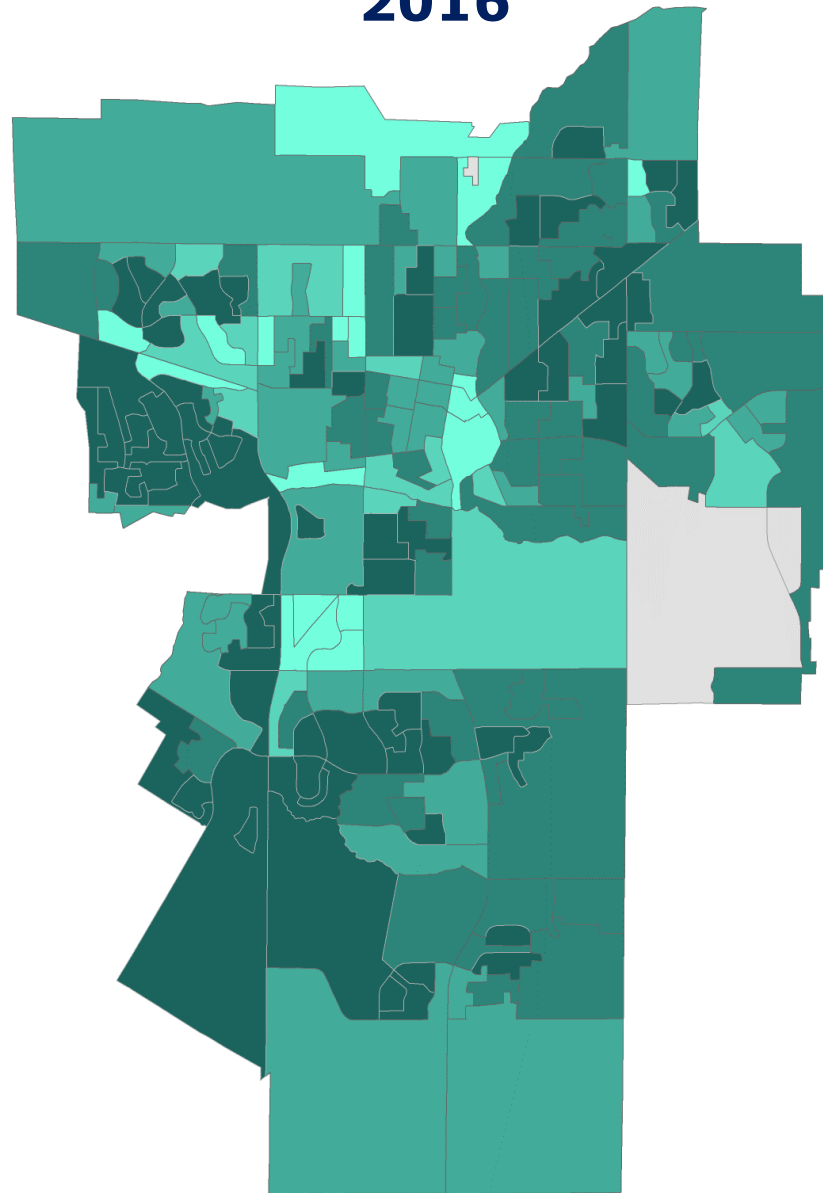
% of total units



Source: Single detached dwellings
structure type for private housing
dissemination area,
Statistics Canada

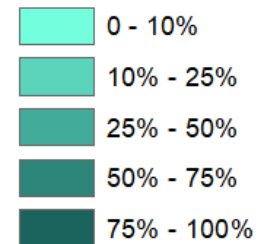
Housing Mix

2016



Legend

Single Detached Dwellings
% of total units



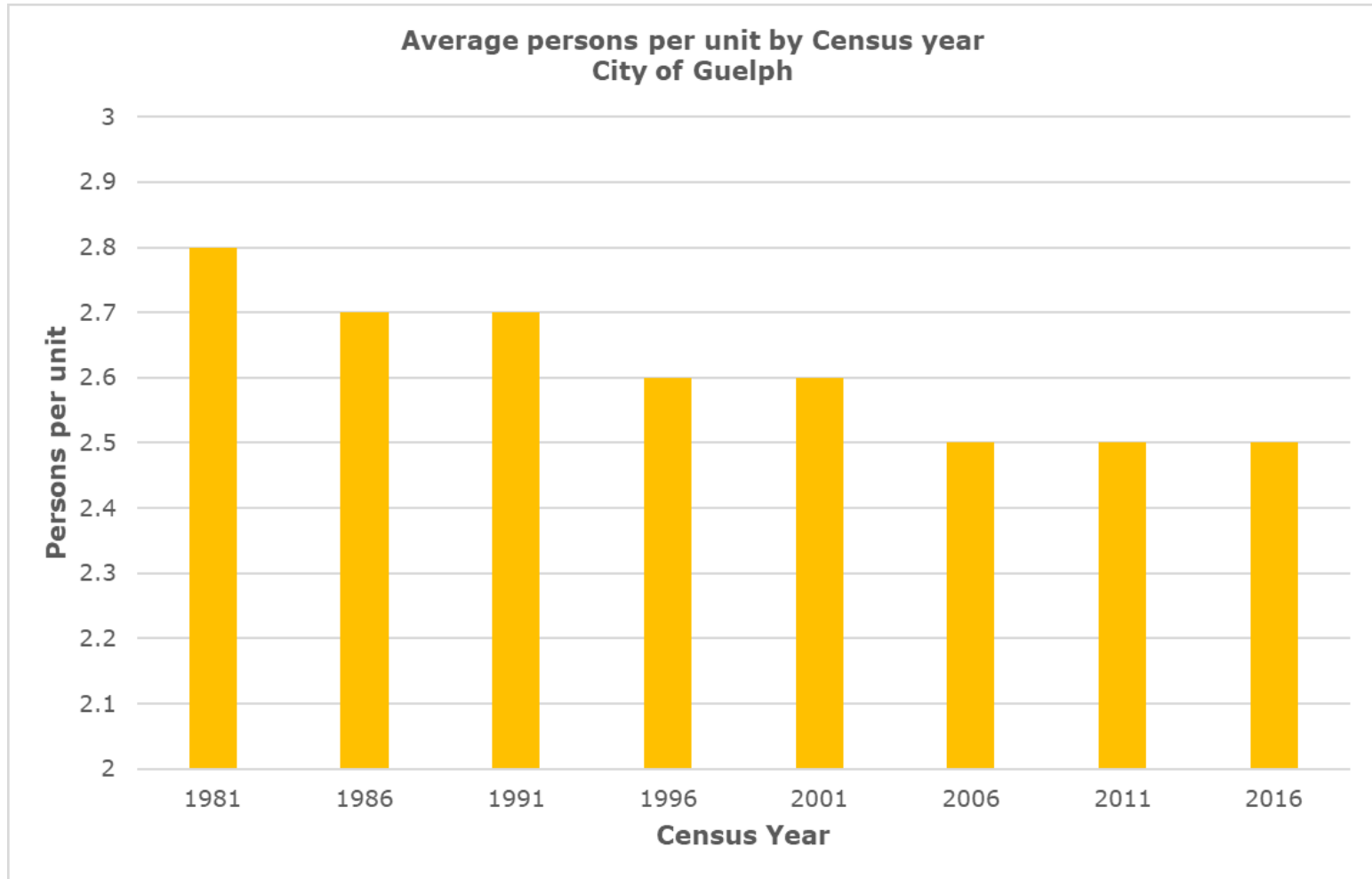
Source: Single detached dwellings
structure type for private housing units
dissemination area,
Statistics Canada

Guelph household size 1981 to 2016



Guelph average household size

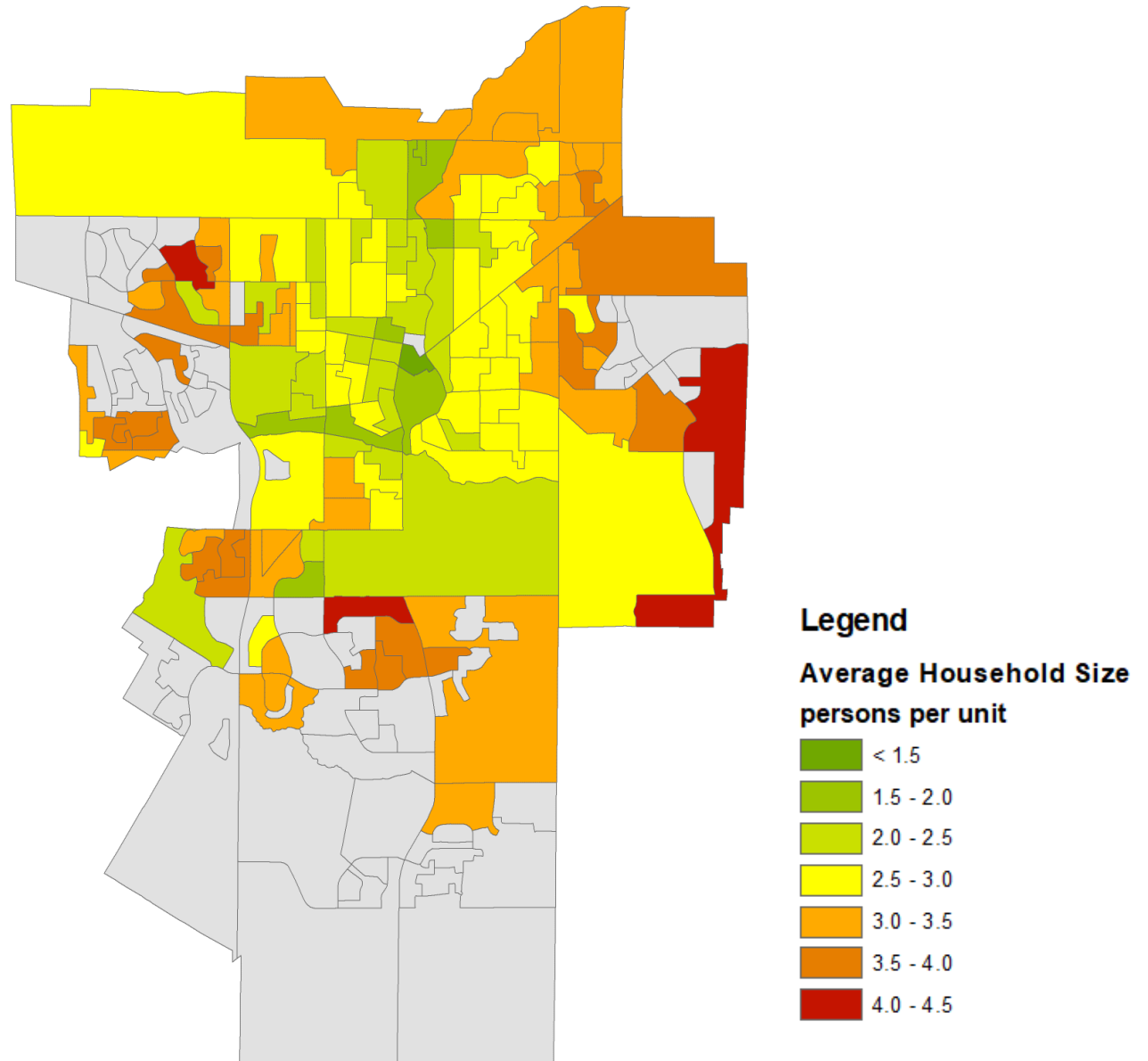
1981 to 2016



Source: Average household size
for private households, City of Guelph
Statistics Canada

Average household size

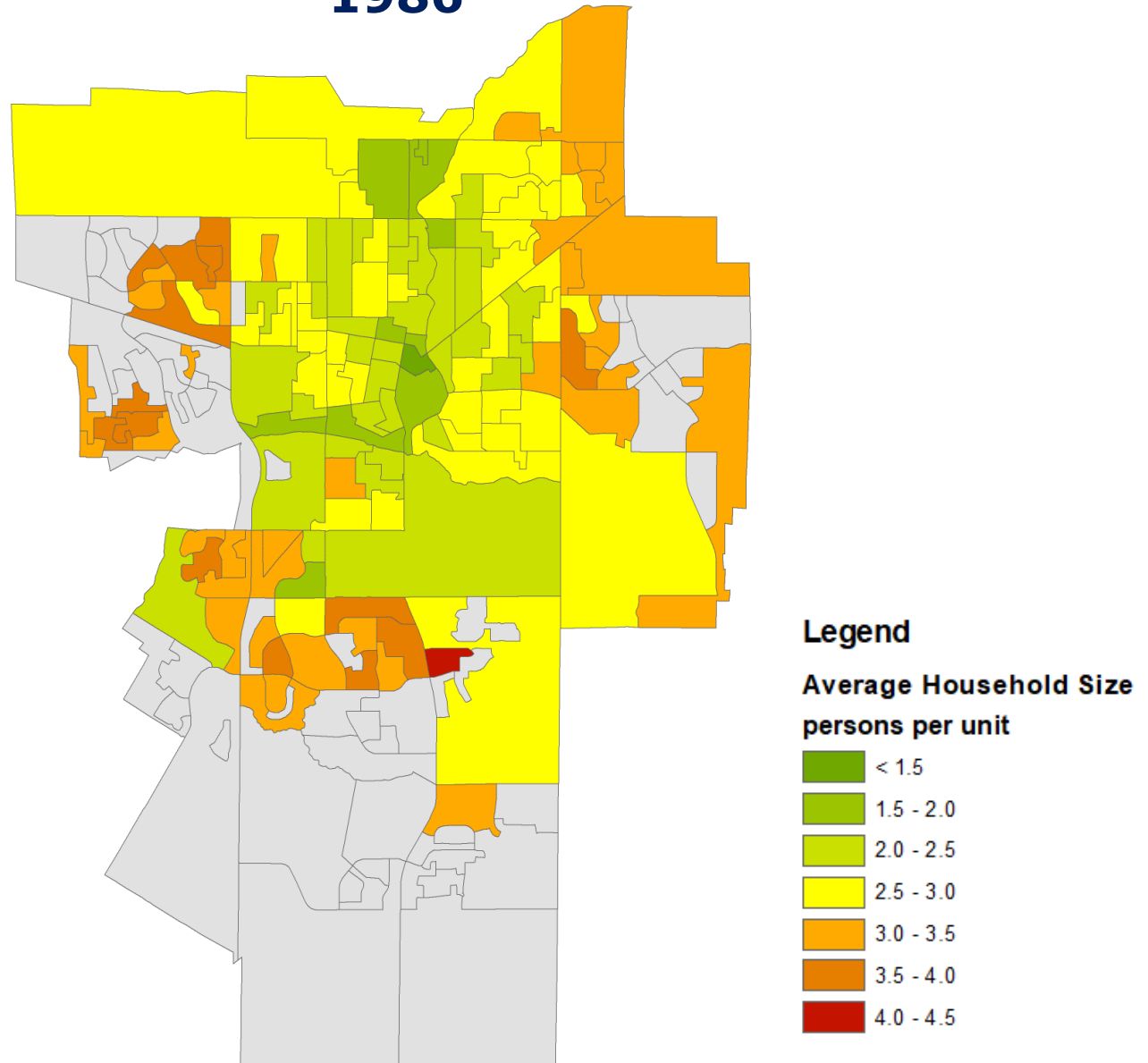
1981



Source: Average household
for private households by d
Statistics Canada

Average household size

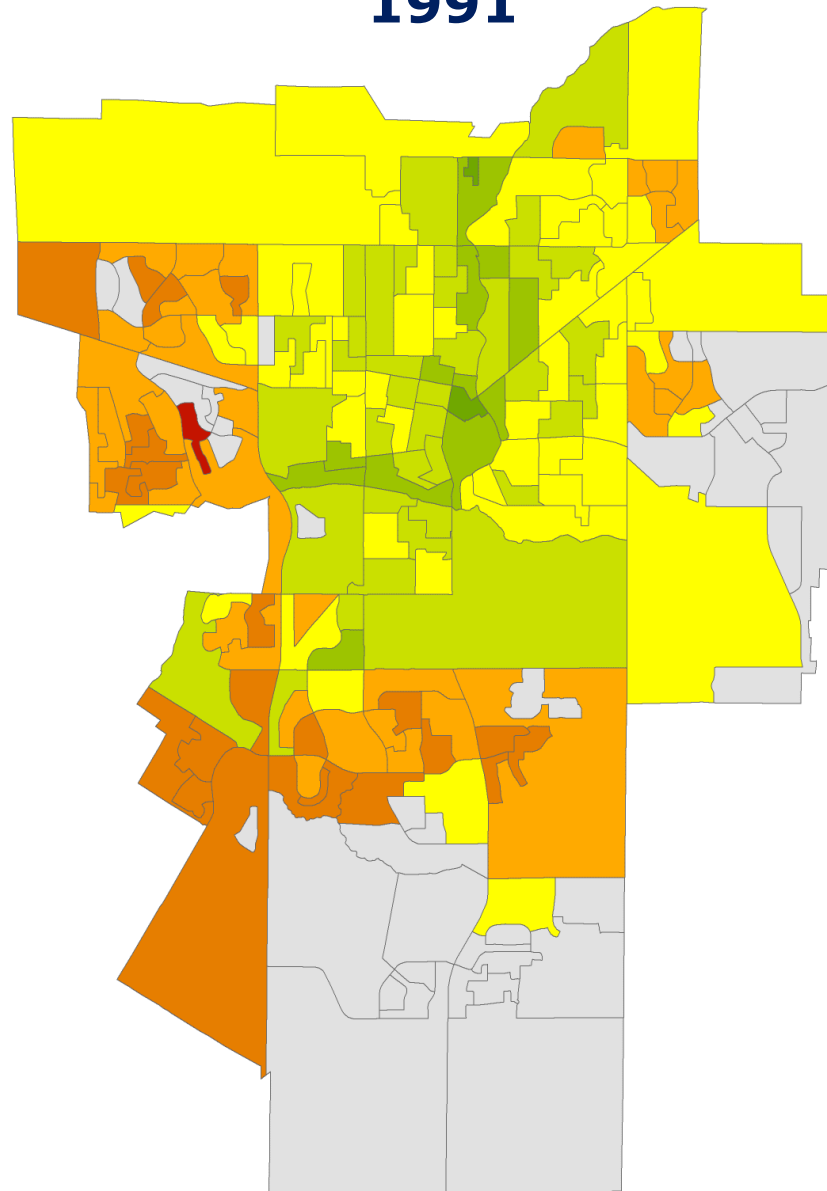
1986



Source: Single detached dwell
structure type for private hou:
dissemination area,
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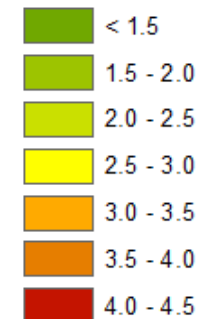
Average household size

1991



Legend

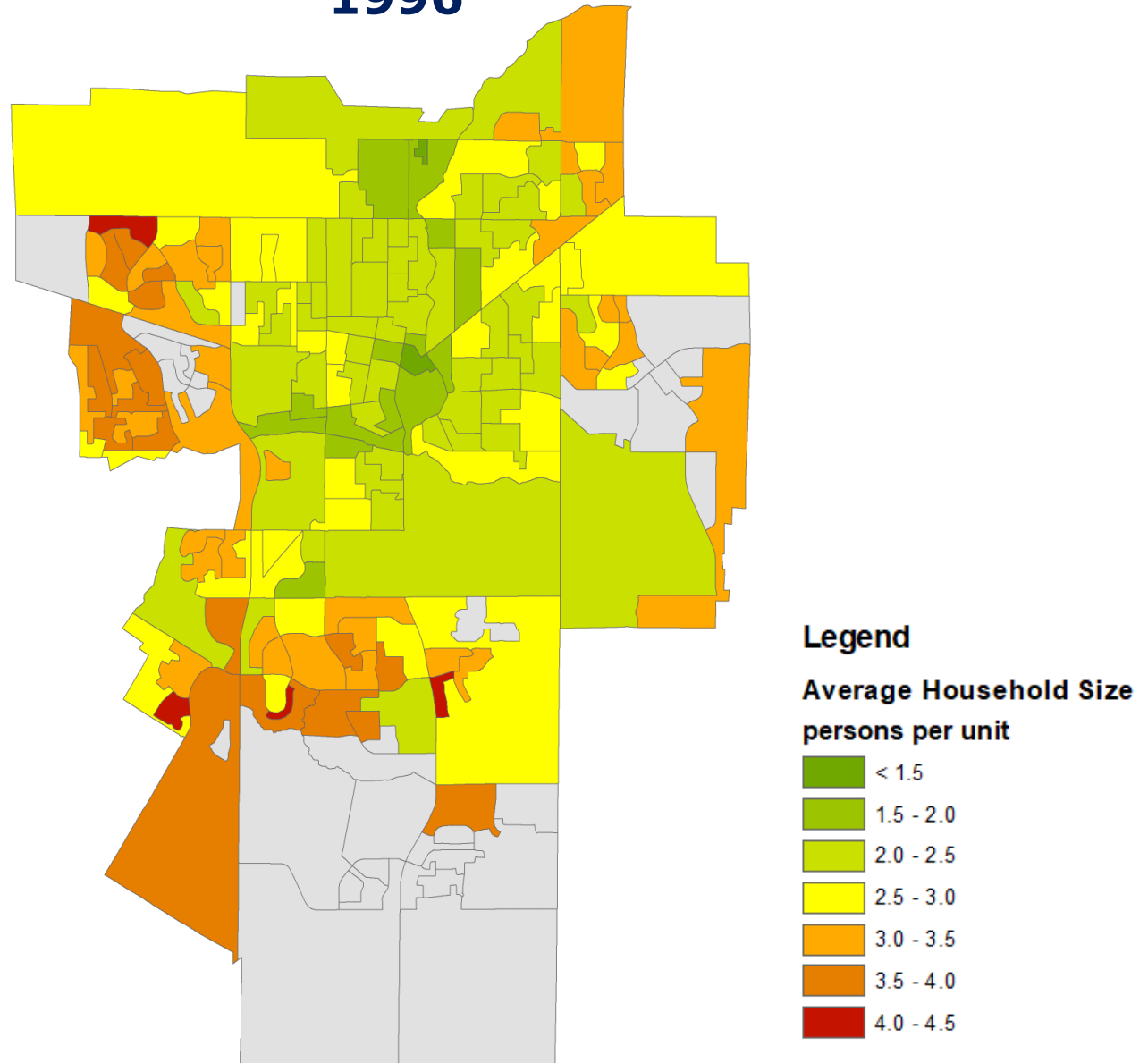
Average Household Size
persons per unit



Source: Single detached dwell
structure type for private hou:
dissemination area,
Statistics Canada

Average household size

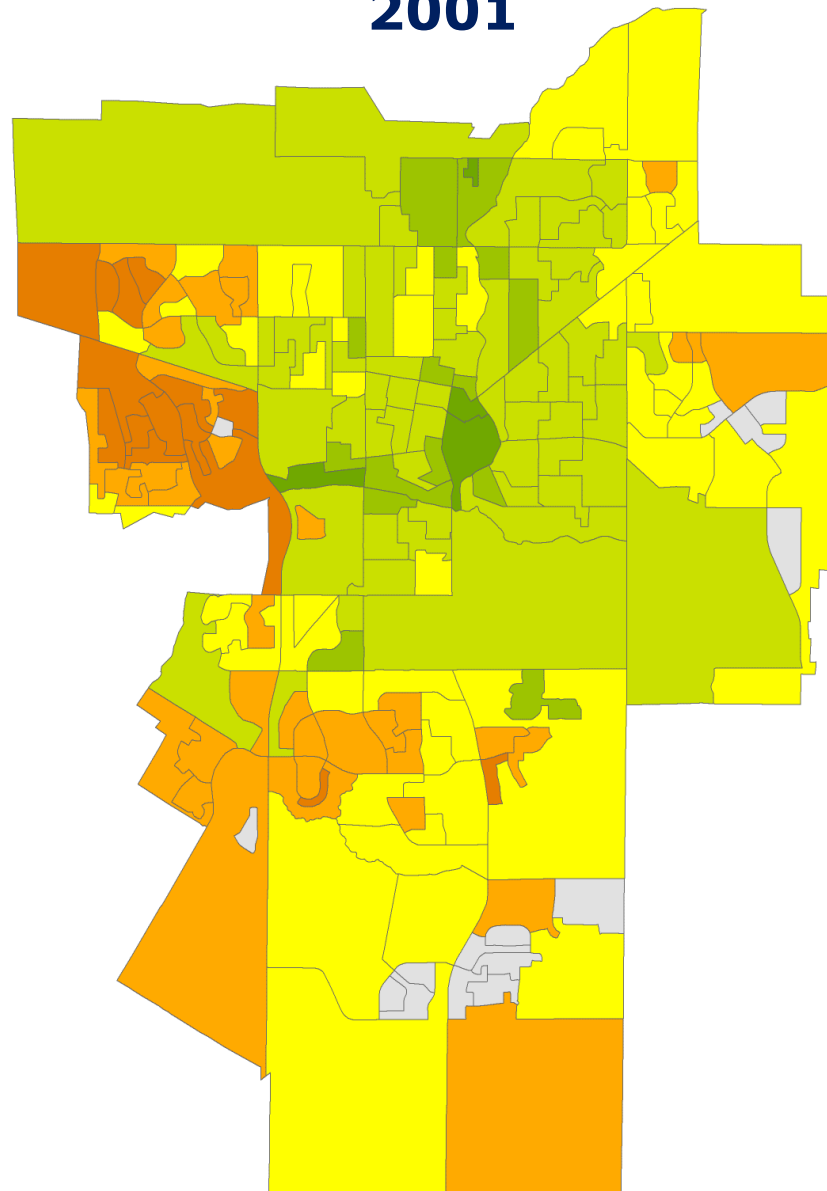
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Source: Single detached dwell
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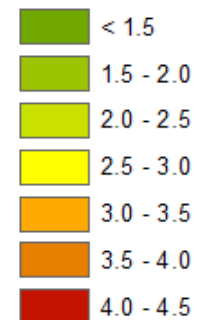
Average household size

2001



Legend

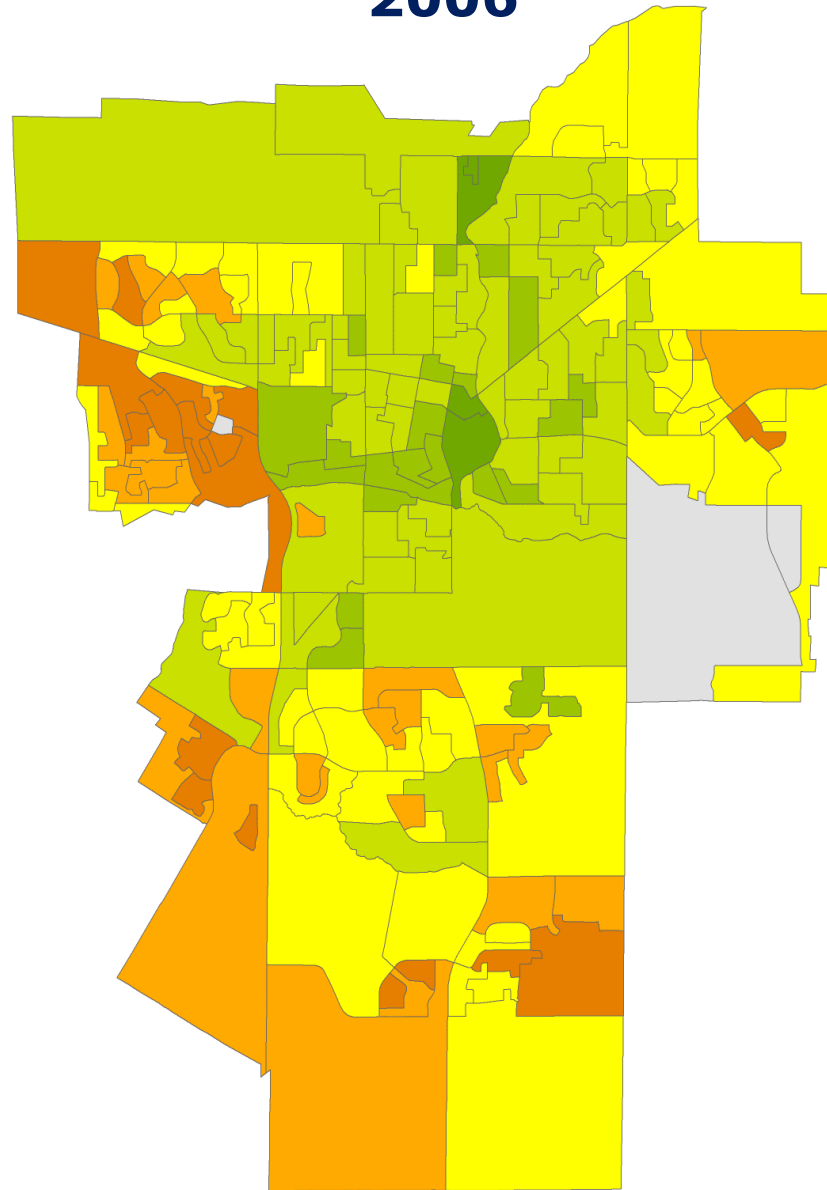
Average Household Size
persons per unit



Source: Single detached dwell
structure type for private hou:
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Statistics Canada

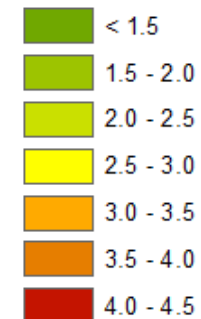
Average household size

2006



Legend

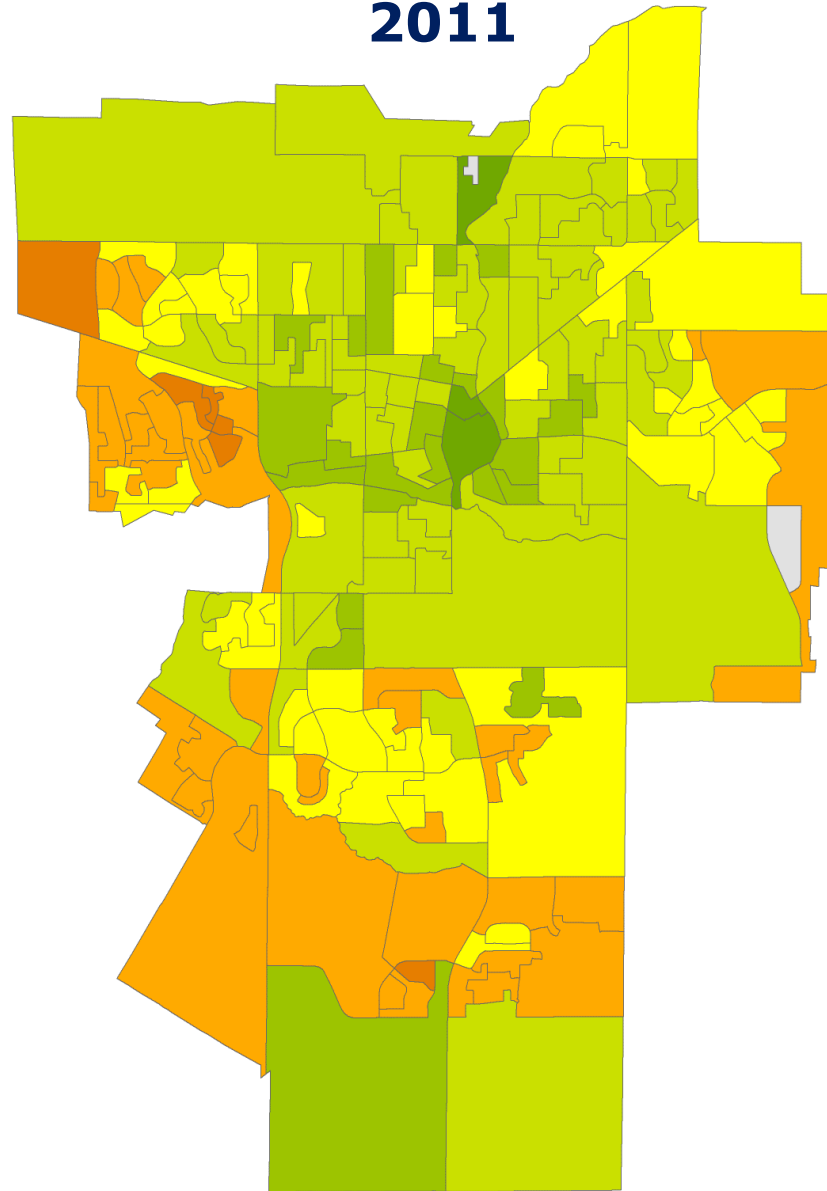
Average Household Size
persons per unit



Source: Single detached dwell
structure type for private hou:
dissemination area,
Statistics Canada

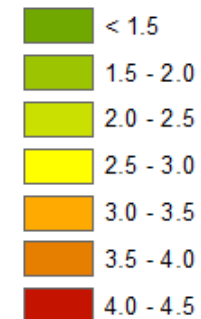
Average household size

2011



Legend

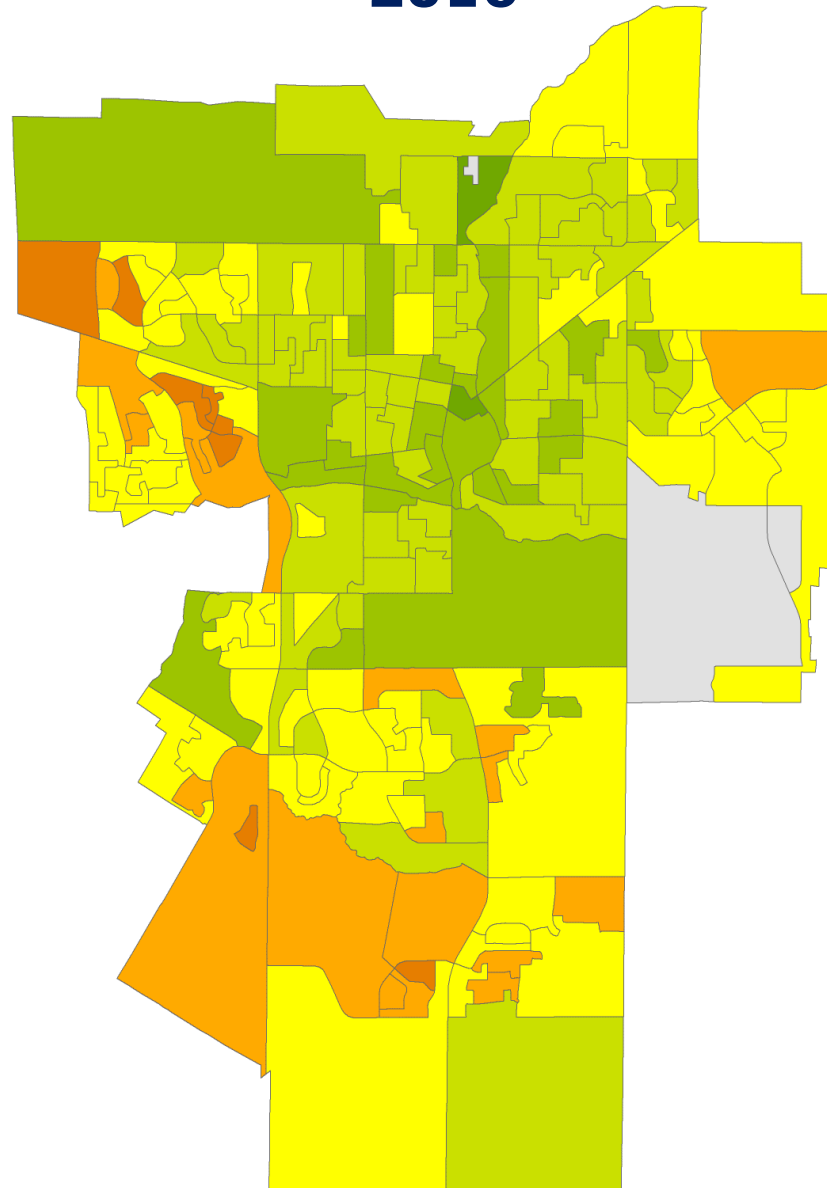
Average Household Size
persons per unit



Source: Single detached dwell
structure type for private hou:
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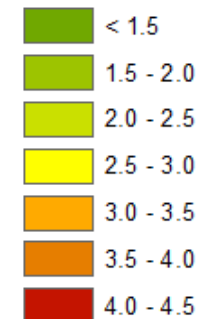
Average household size

2016



Legend

Average Household Size
persons per unit



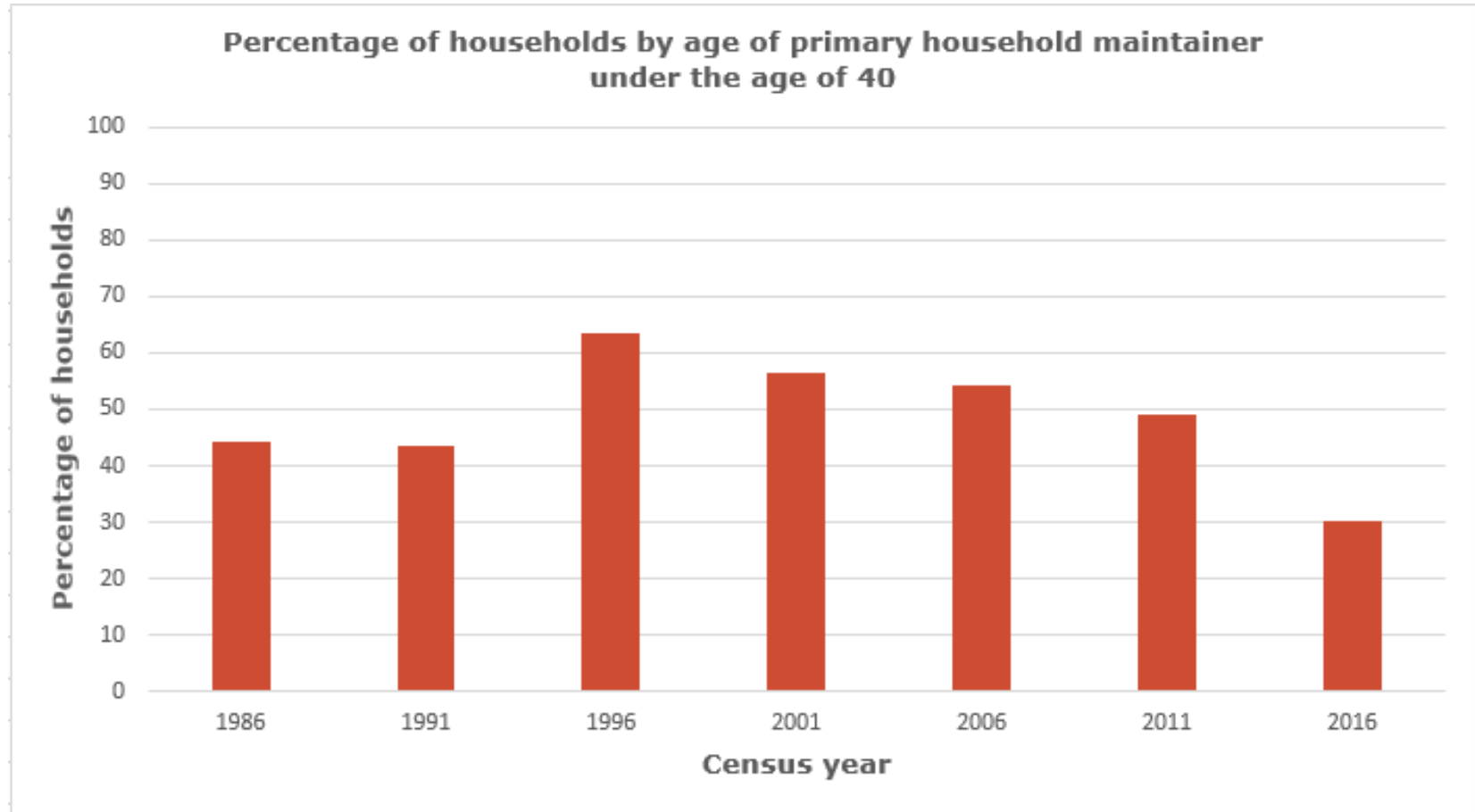
Source: Single detached dwell
structure type for private hou:
dissemination area,
Statistics Canada

Guelph primary maintainer of households by age 1986 to 2016



% of Guelph households with primary household maintainer 40 years of age or under

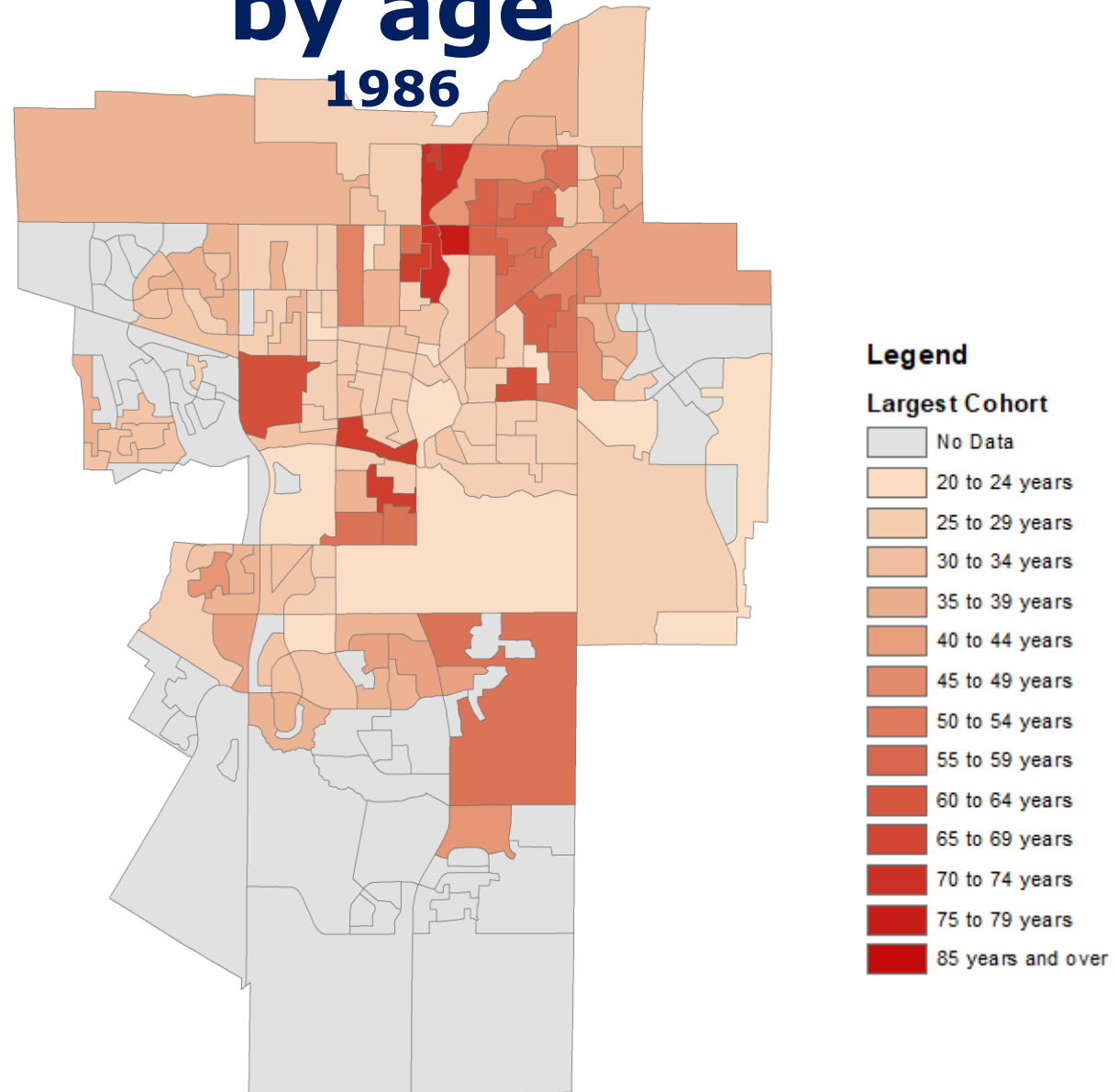
1986 to 2016



Source: Age of primary household maintainer
for private households, City of Guelph, Statistics Canada

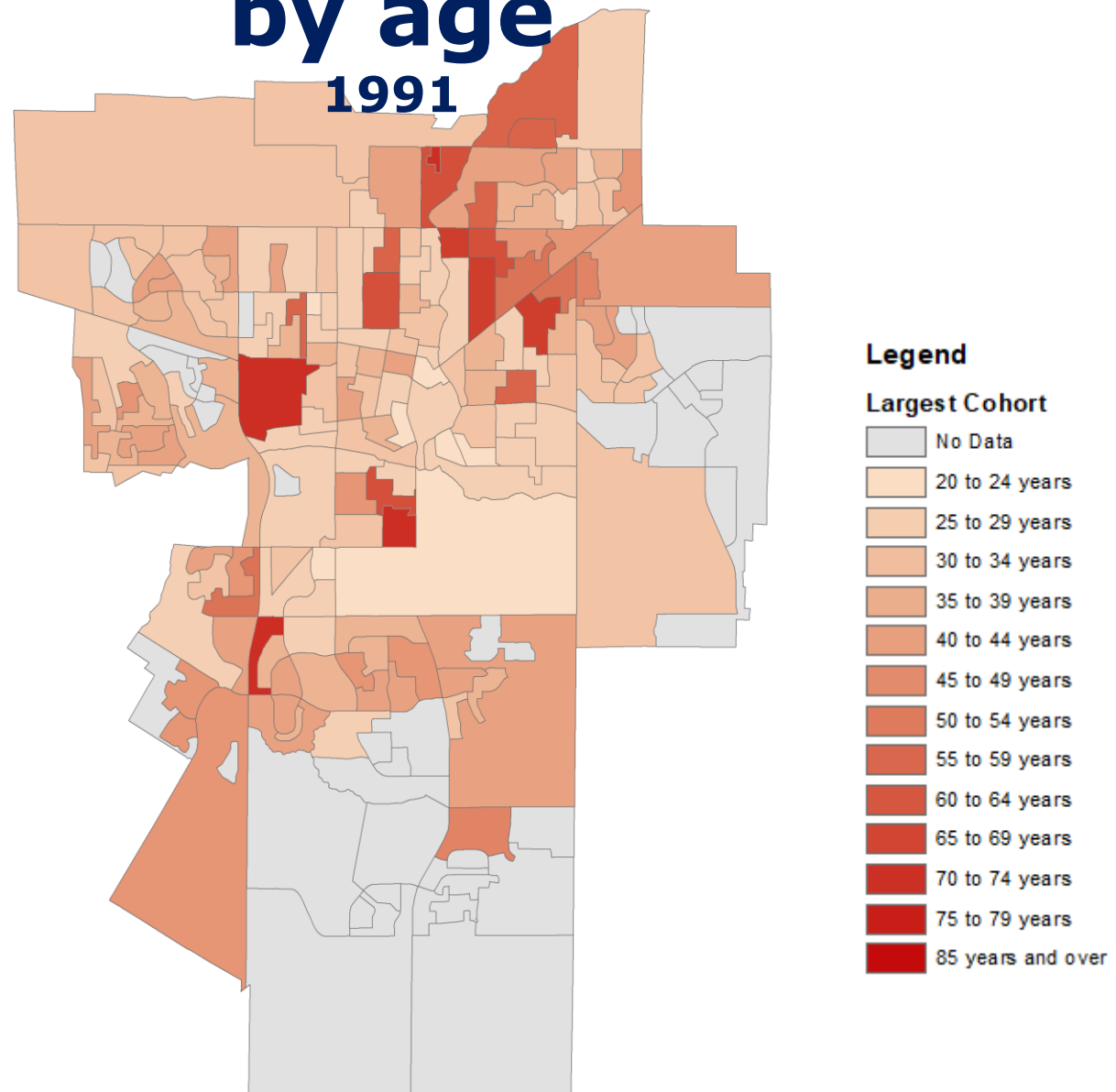


Primary maintainer of households by age



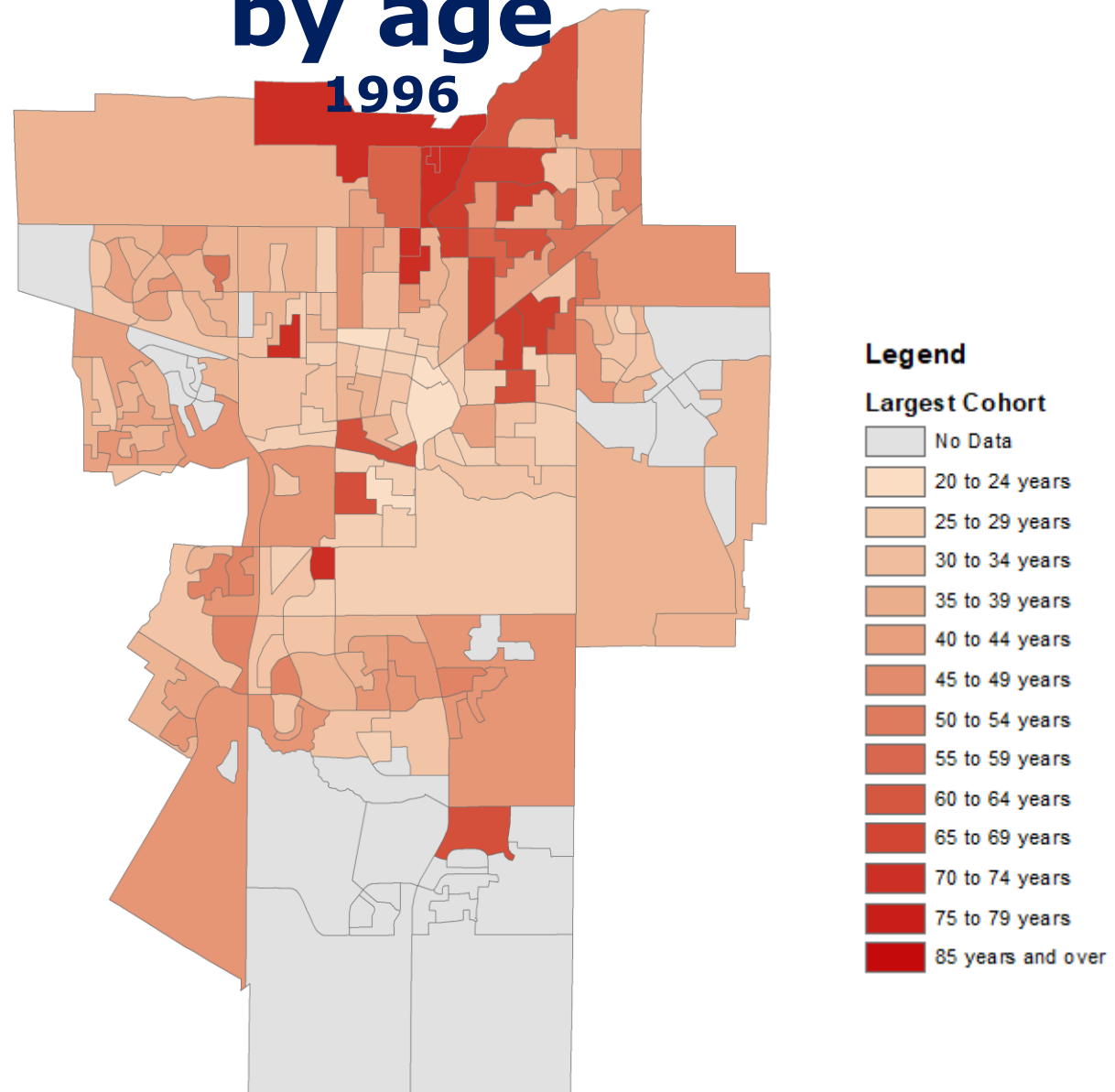
Source: Age of primary hou
for private households by di
Statistics Canada

Primary maintainer of households by age



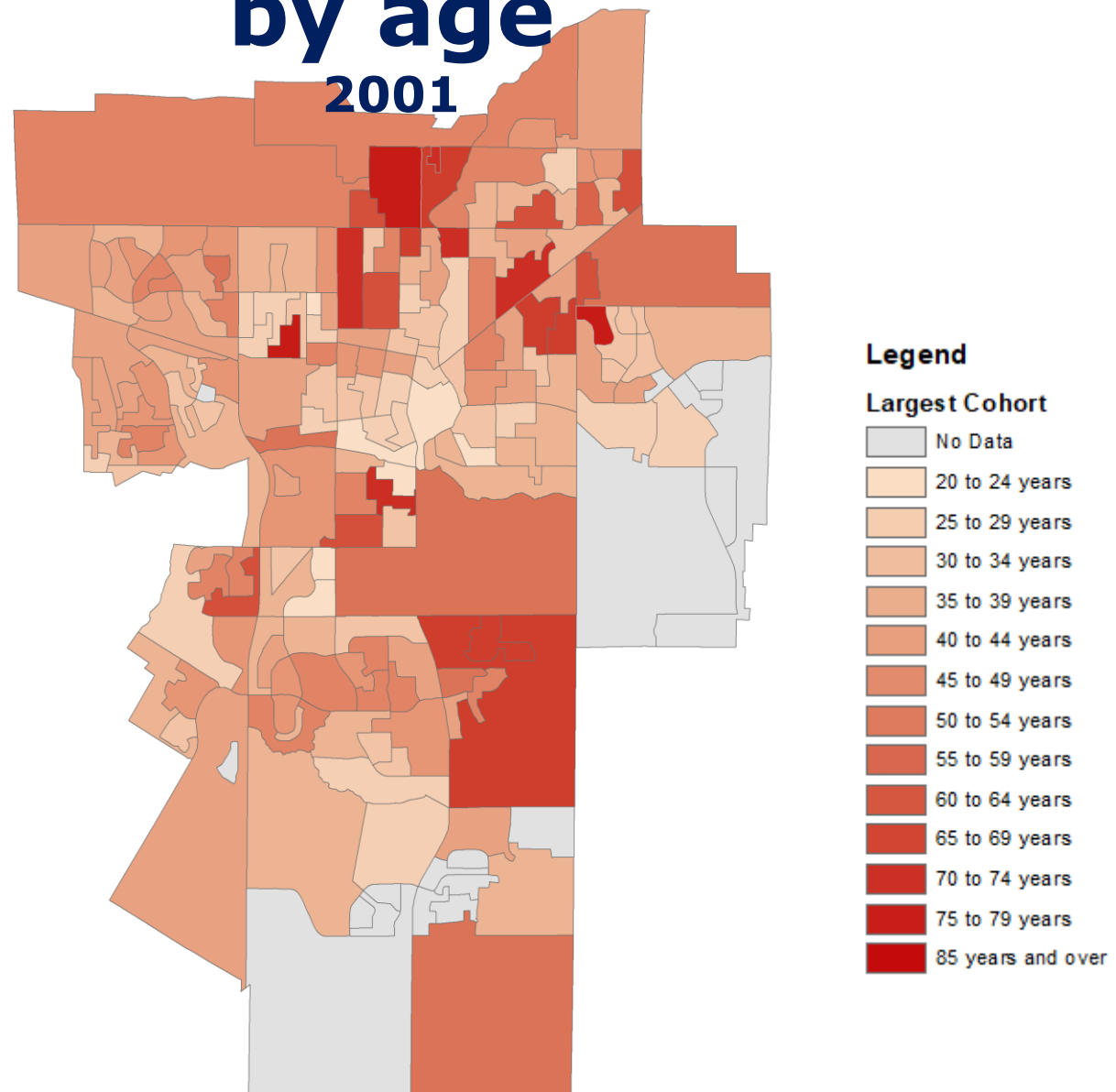
Source: Age of primary hou
for private households by di
Statistics Canada

Primary maintainer of households by age



Source: Age of primary hou
for private households by di
Statistics Canada

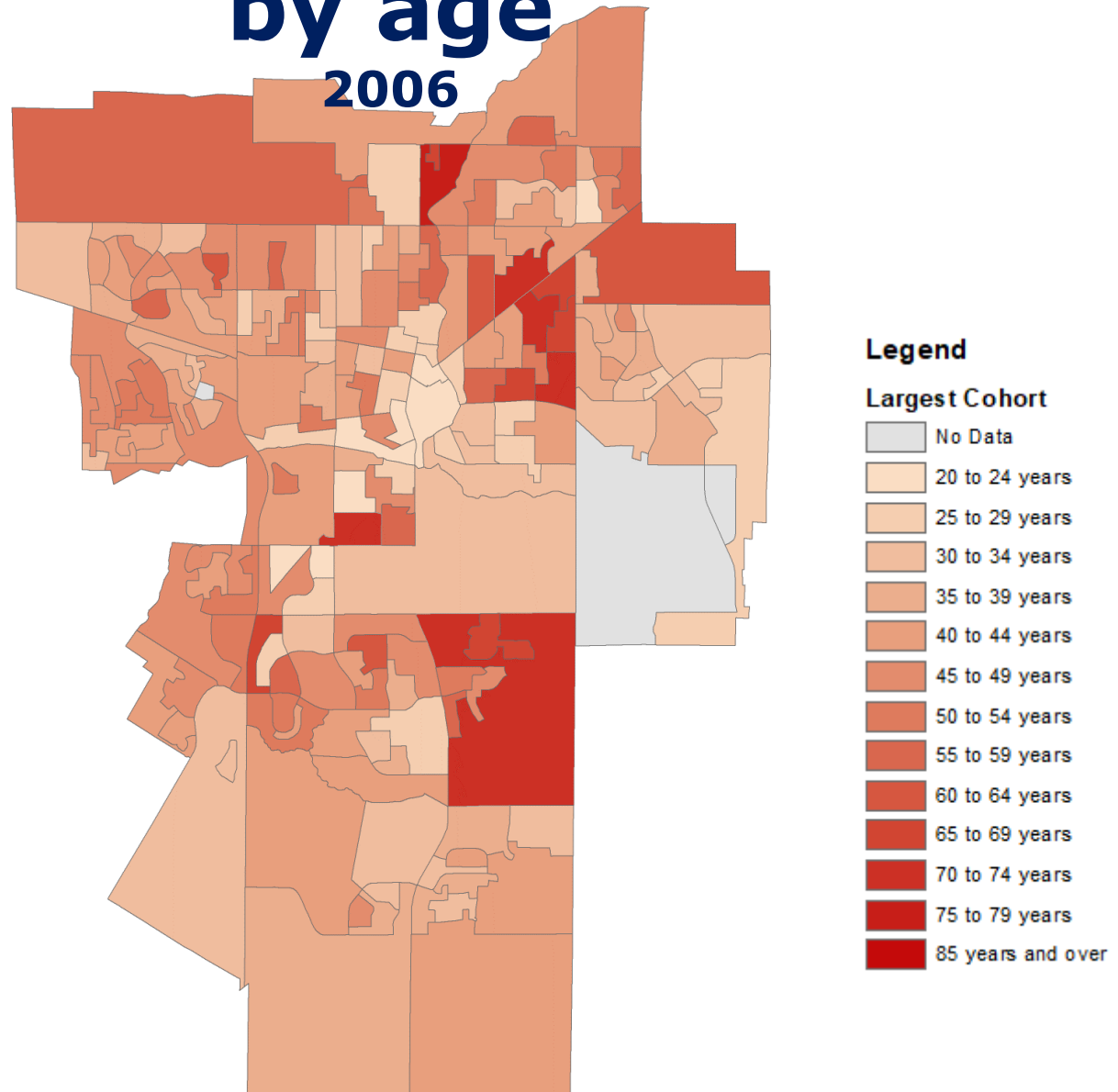
Primary maintainer of households by age



Source: Age of primary hou
for private households by di
Statistics Canada

Primary maintainer of households by age

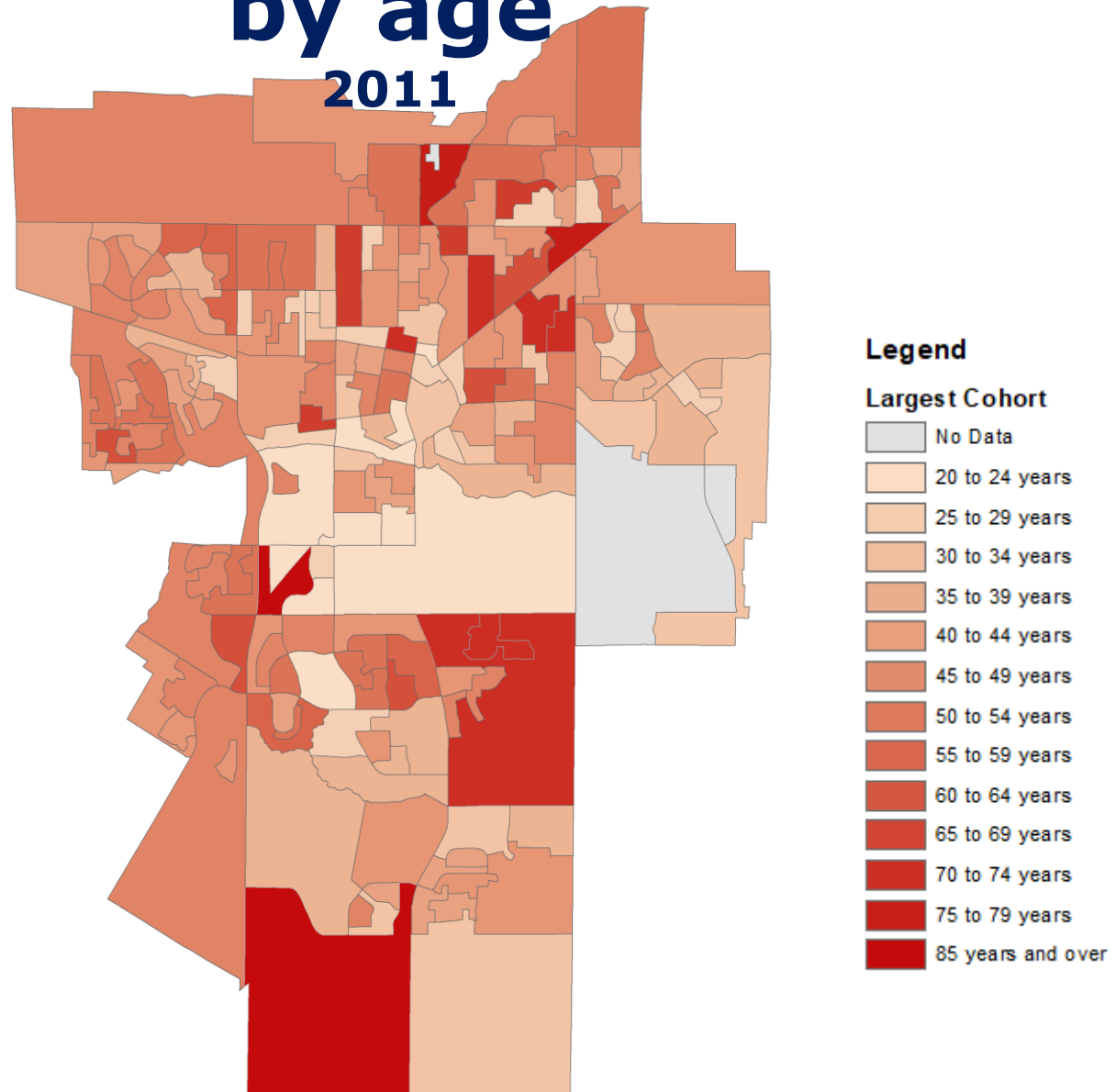
2006



Source: Age of primary hou
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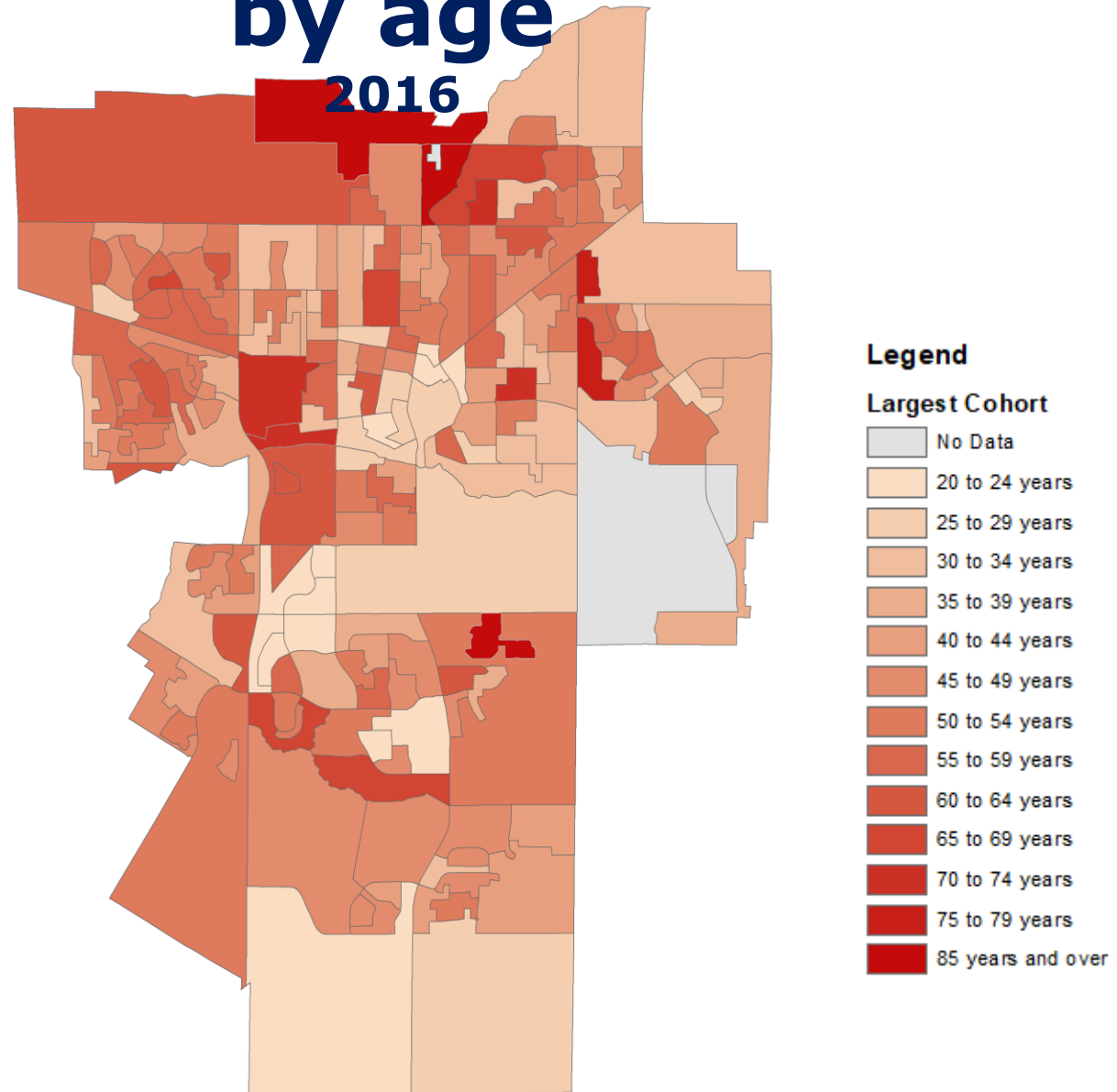
Primary maintainer of households by age

2011



Source: Age of primary hou
for private households by di
Statistics Canada

Primary maintainer of households by age



Source: Age of primary hou
for private households by di
Statistics Canada

Workshop discussion

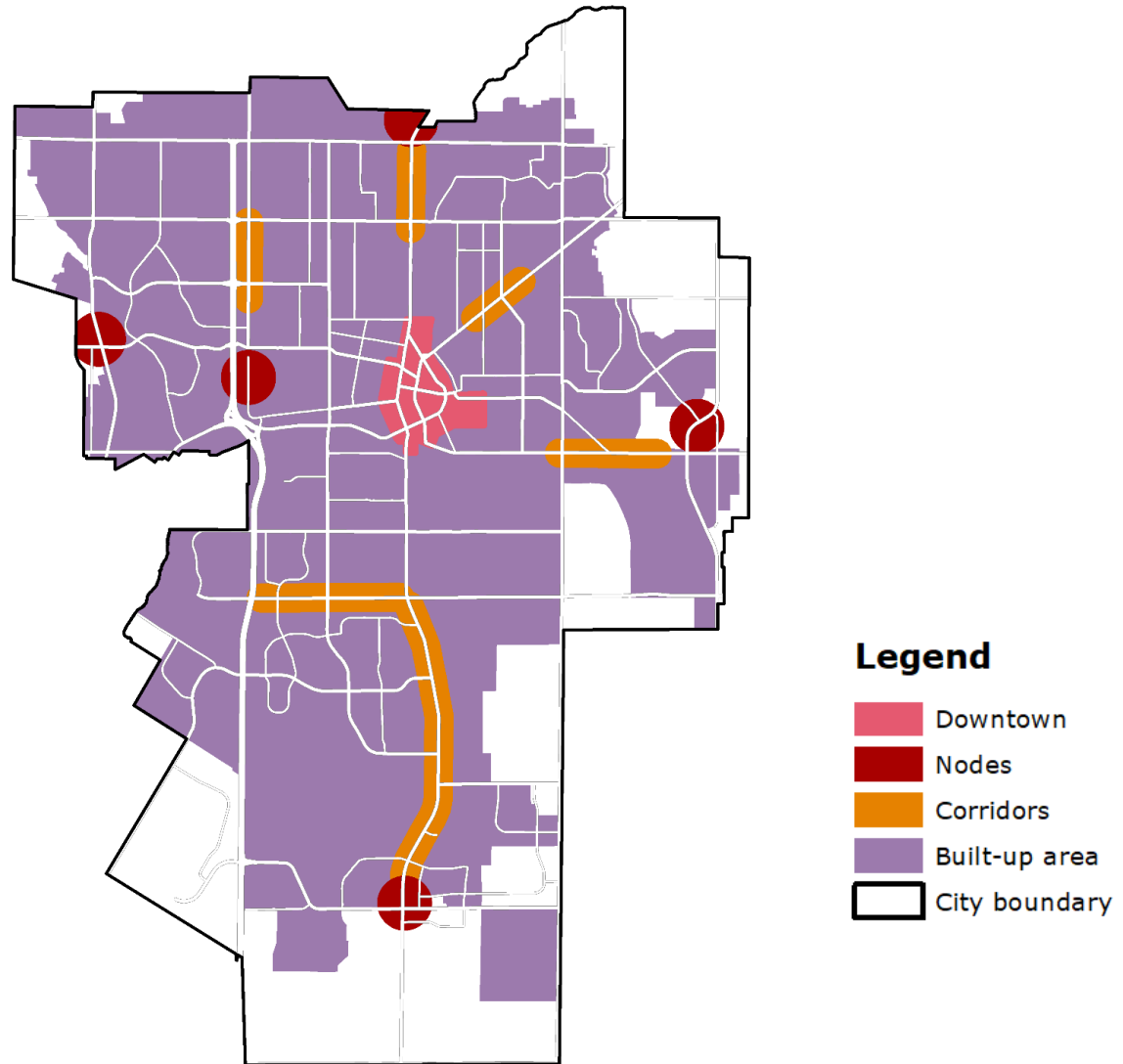


Topic 1

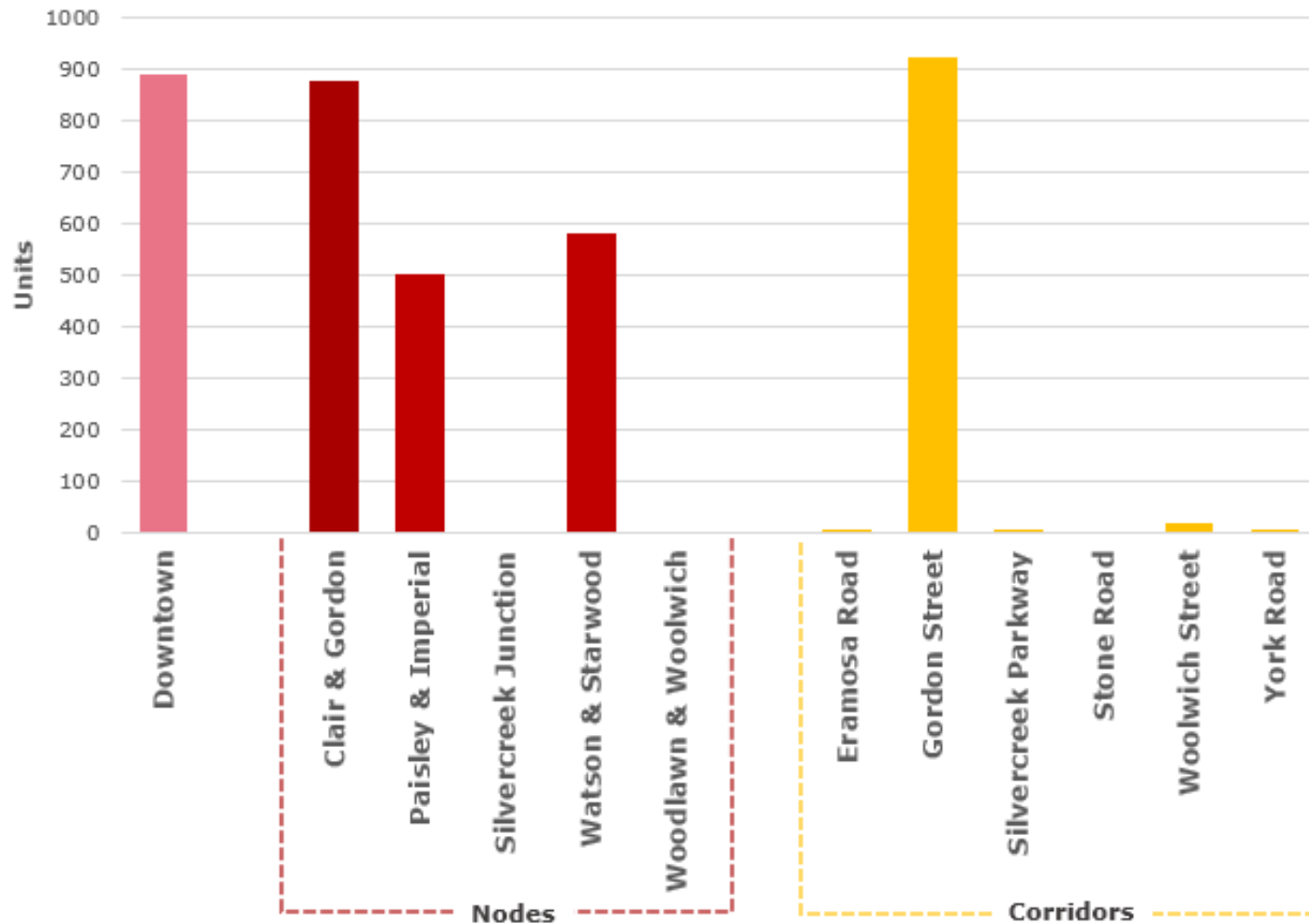
Where housing should be directed in the BUA



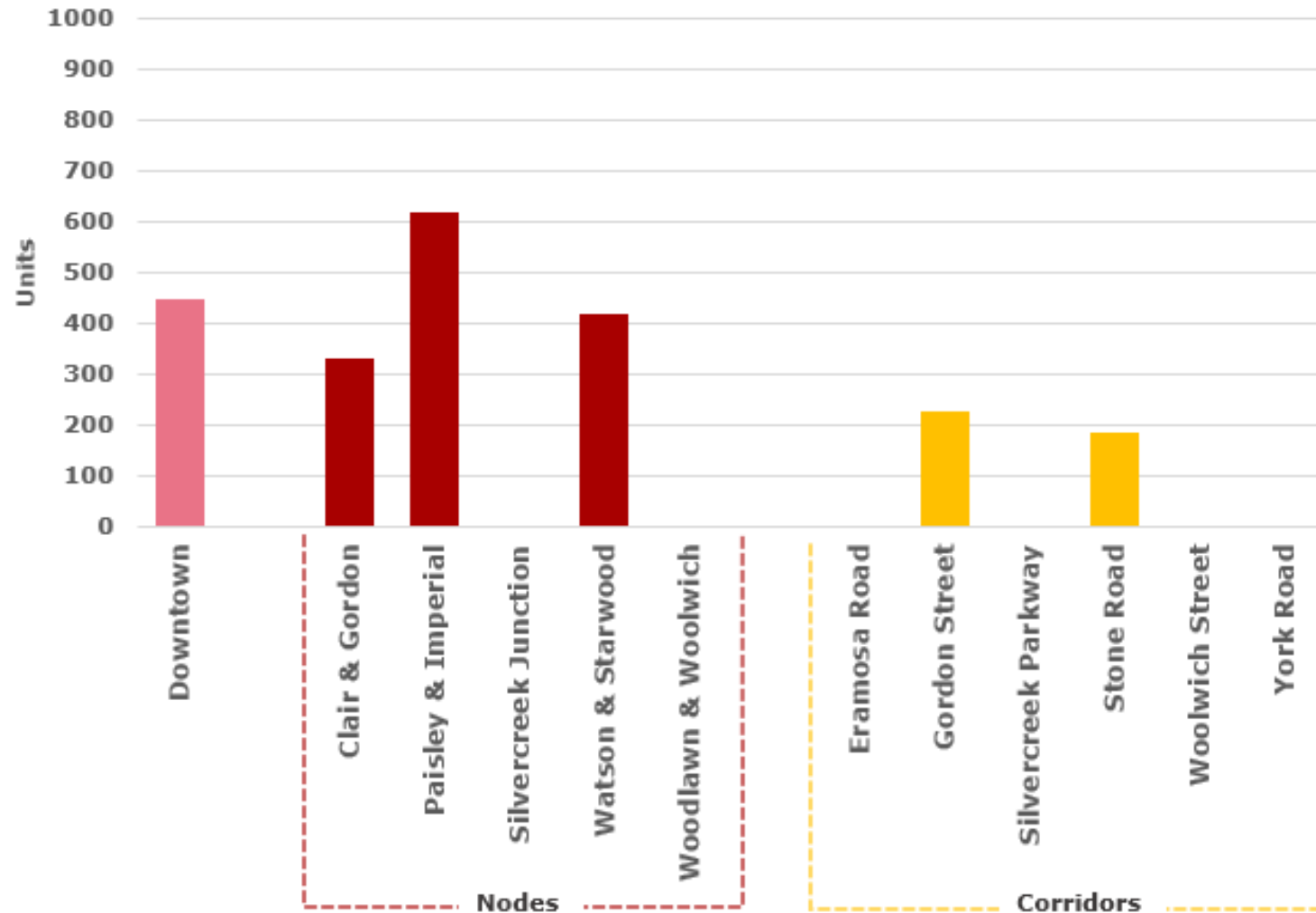
Residential development in nodes, corridors and downtown



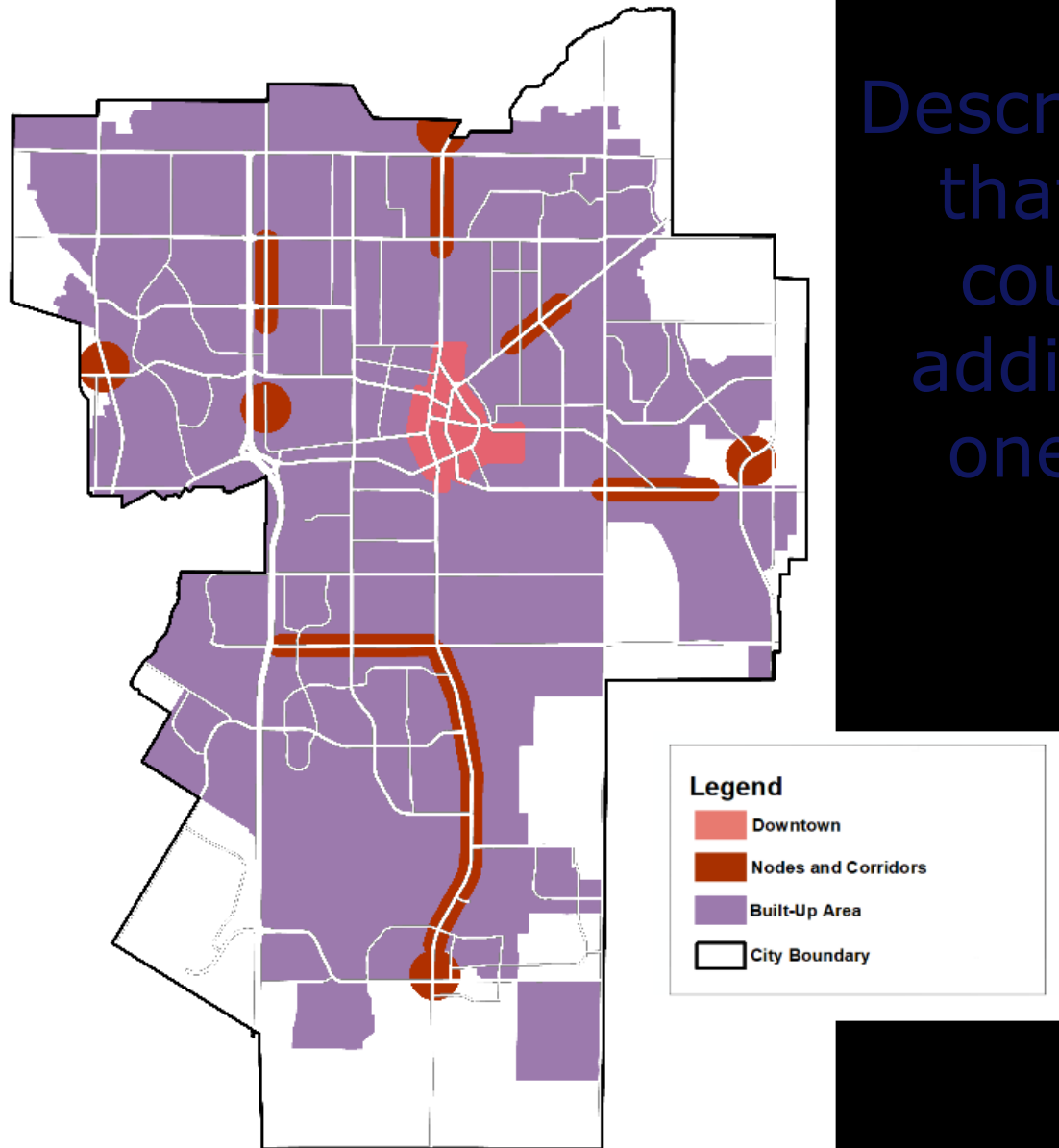
New residential units created 2006 - 2019



Approved future housing supply



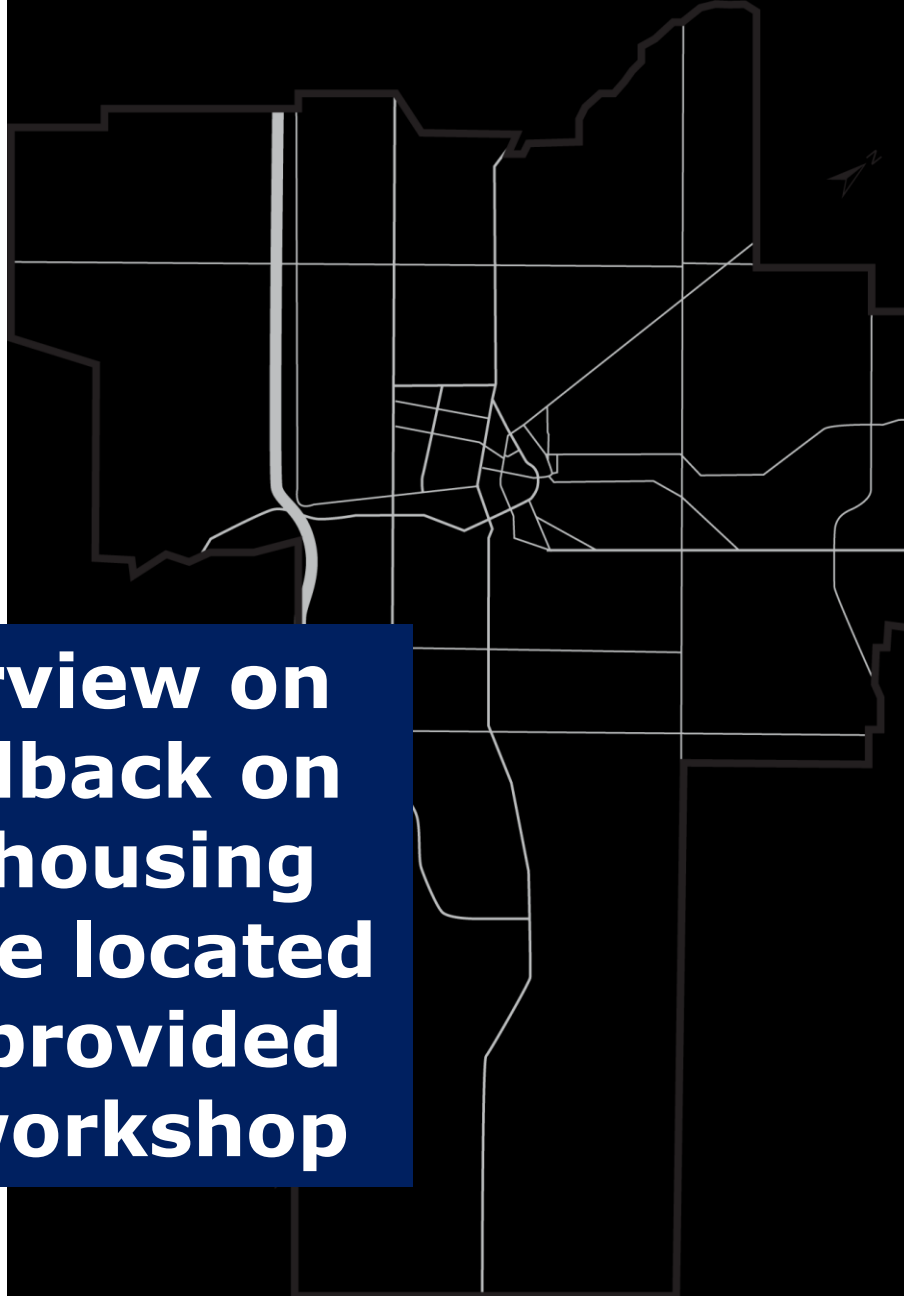
Topic 1 - we asked the community



Describe areas of the city that, in your opinion, could accommodate additional housing and ones that should not



Topic 1 - what the community said



**An overview on
the feedback on
where housing
should be located
will be provided
at the workshop**



Topic 1 facilitated discussion

LURA Consulting to lead a facilitated discussion with Council on their reactions to the community input.

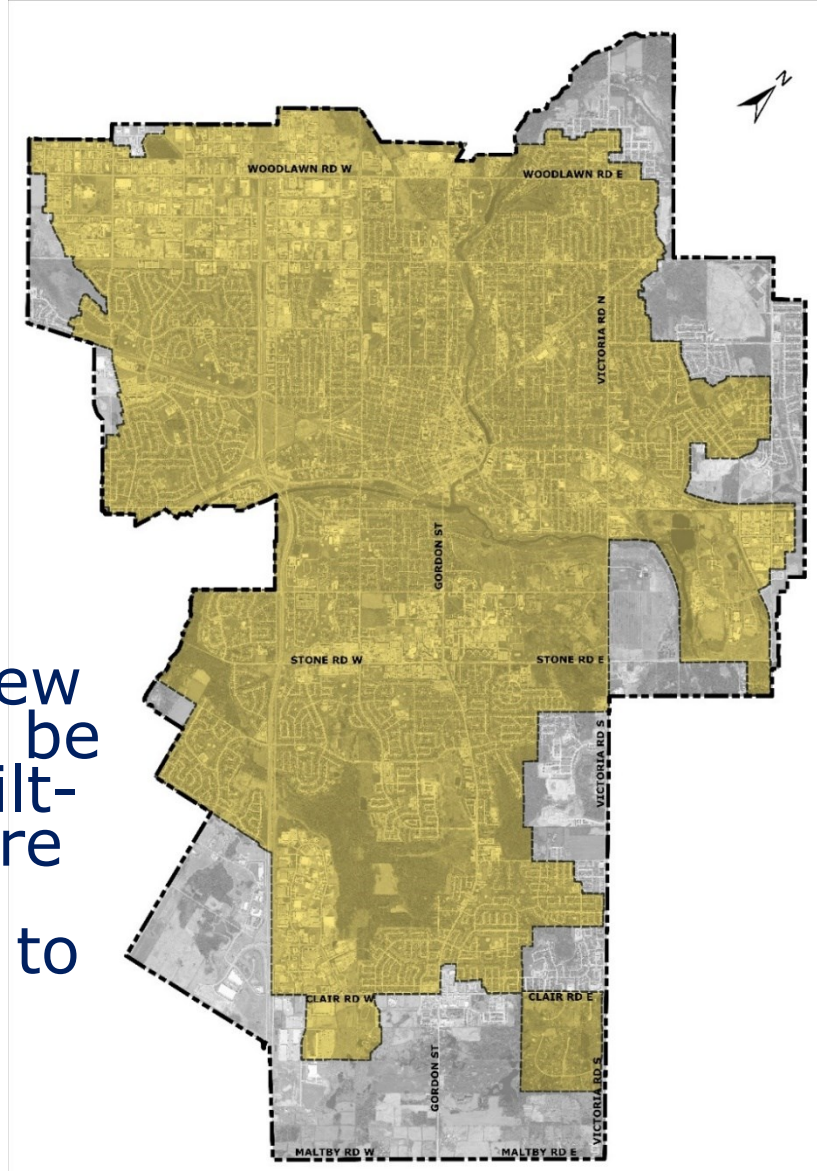


Topic 2

How much housing in different areas of the BUA



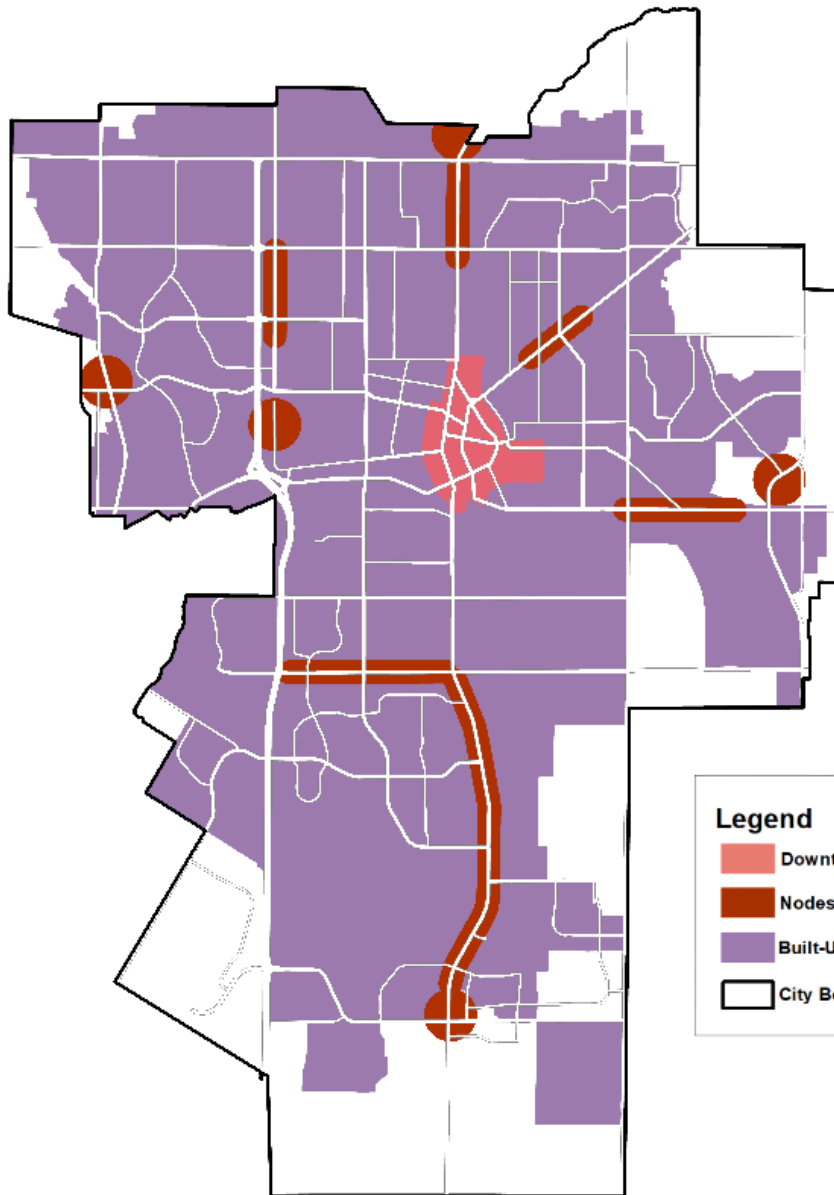
Built-up area housing distribution



50% of our new housing must be within our built-up area. Where we put that housing is up to us.



Topic 2 - we asked the community



How they thought housing should be distributed throughout the built-up area.

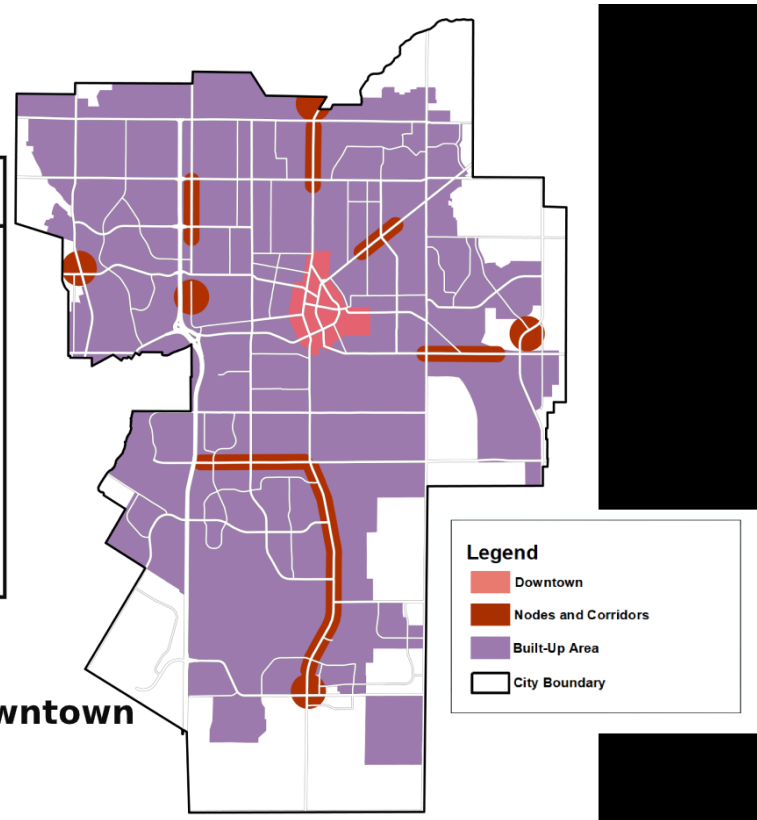
3 options were provided



Option 1 – more downtown

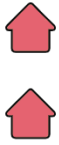
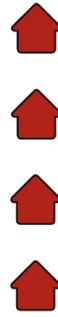

Downtown	Nodes / Corridors	Built-Up Area
↑		
↑		
↑	↑	
↑	↑	↑

In this scenario, most of the new housing is focussed downtown

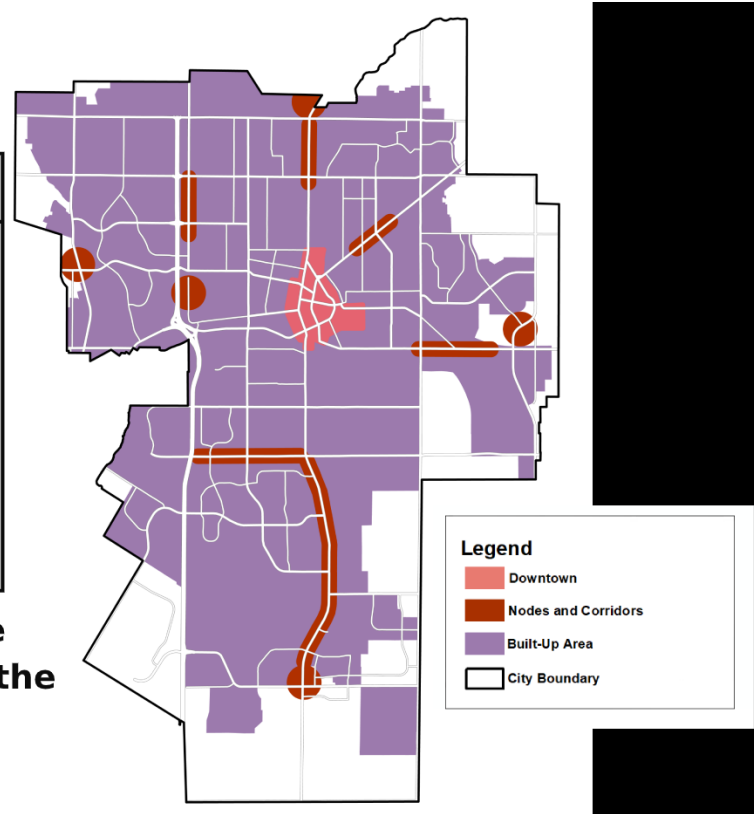


- Building heights/densities would increase on some mid-rise buildings
- Some housing still needed in nodes and corridors
- Some housing throughout the built-up area

Option 2 – more in nodes and corridors

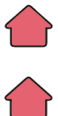


Downtown	Nodes / Corridors	Built-Up Area
		

In this scenario, most of the new housing is focussed in the nodes and corridors

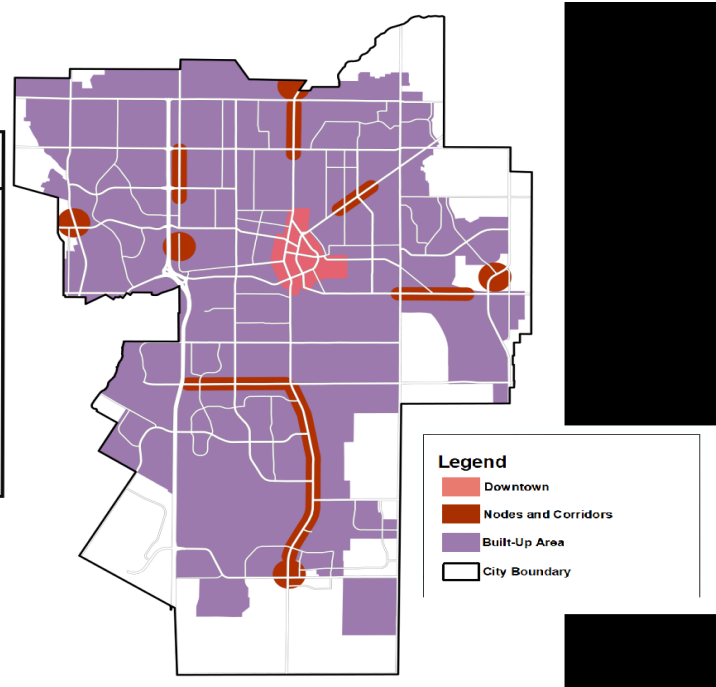


- Building heights/densities would increase on some mid-rise buildings
- Some housing downtown but not as much as option 1
- Some housing throughout the built-up area

Option 3 – more throughout the BUA

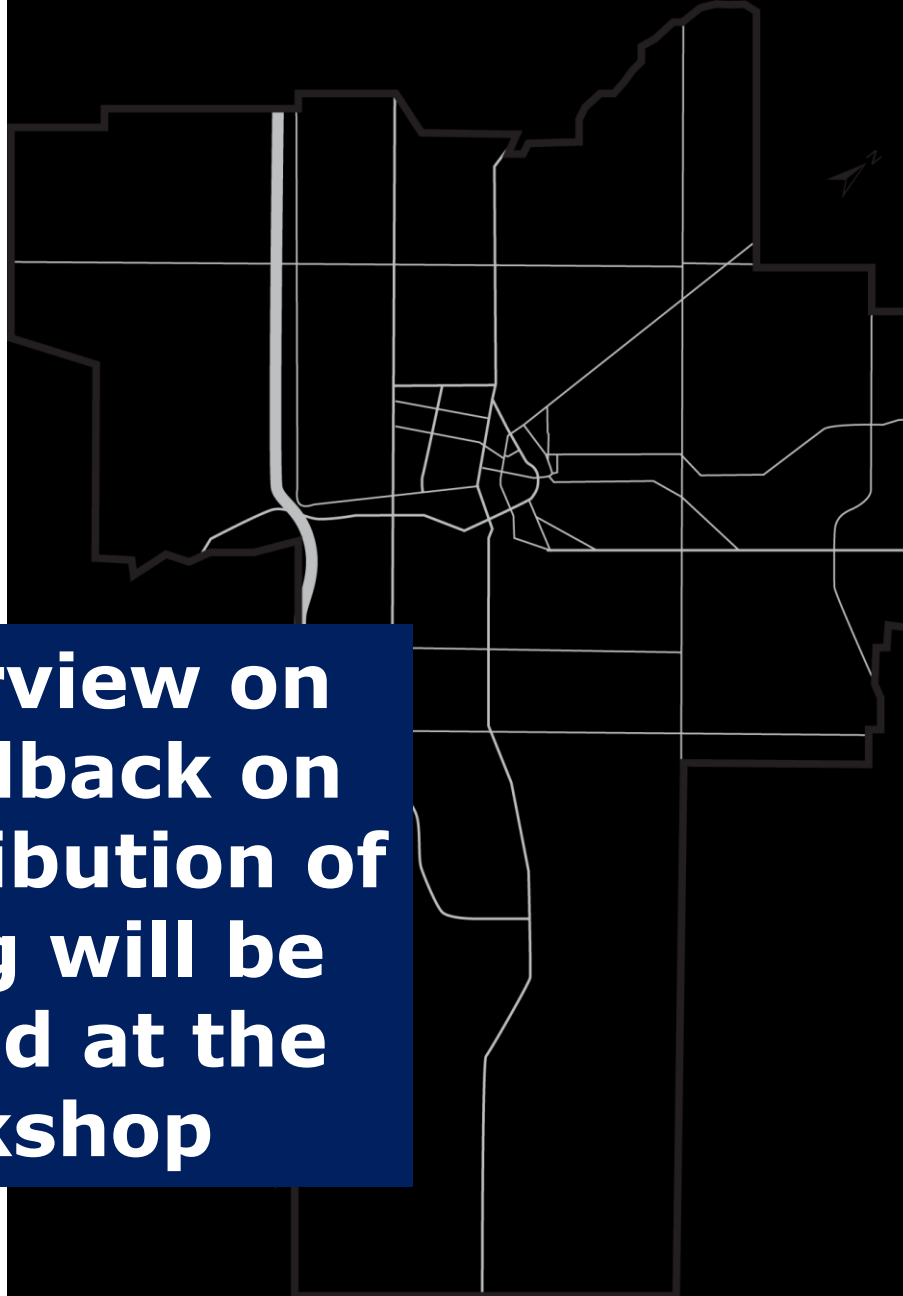
Downtown	Nodes / Corridors	Built-Up Area
		

In this scenario, most of the new housing is distributed throughout the built-up area



- More housing throughout the built-up area outside of nodes and corridors
- Housing mainly in the form of townhouses, low-rise apartments, or additional residential units
- Some housing added to downtown, nodes, and corridors

Topic 2 - what the community said



**An overview on
the feedback on
the distribution of
housing will be
provided at the
workshop**



Topic 2 facilitated discussion

LURA Consulting to lead a facilitated discussion with Council on their reactions to the community input.



Topic 3

Maximum building heights in the BUA

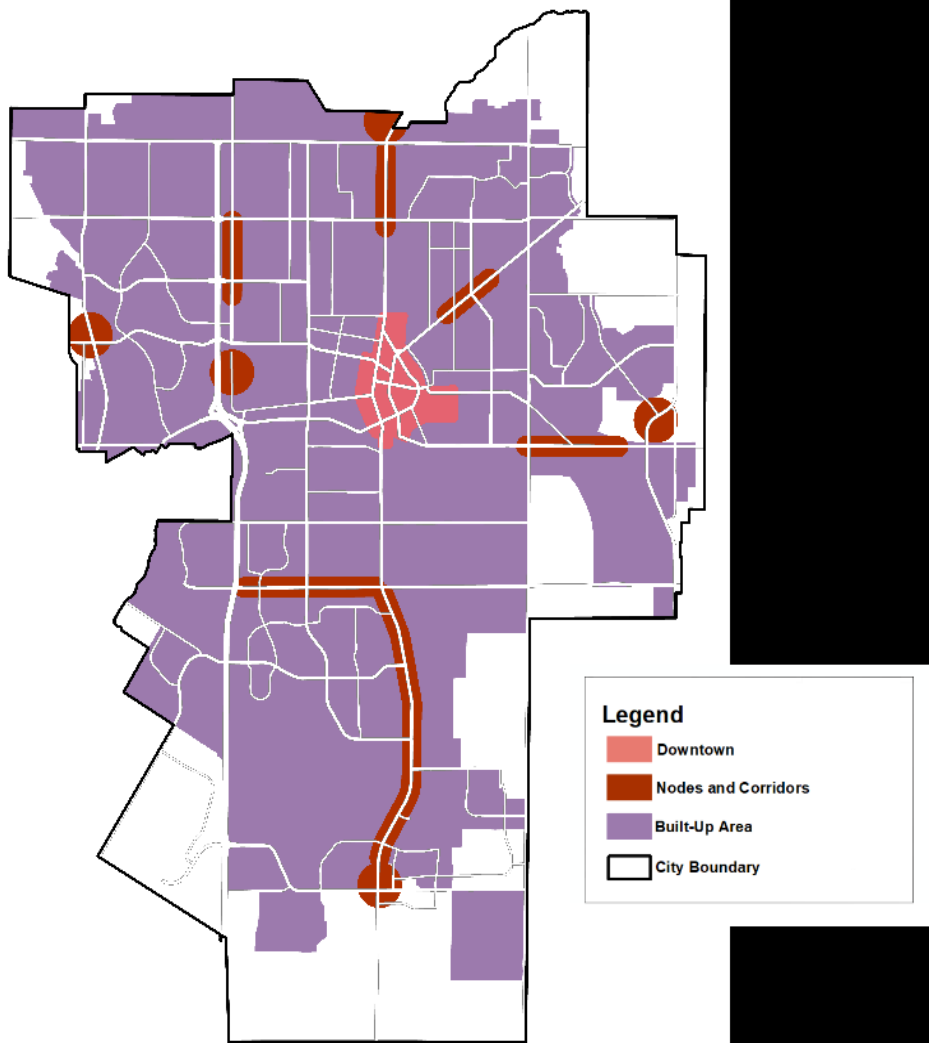


Maximum building heights in the BUA

- The Official Plan establishes minimum and maximum building heights for different land uses
- Can no longer increase heights and densities through Planning Act bonusing

There is a relationship between where we put new housing, how much goes in different locations, and the height and density of buildings needed for more housing units.

Topic 3 - we asked the community



We showed the community 3 different maximum building height scenarios for nodes, corridors, downtown, and low density neighbourhoods and asked them to rank each scenario

Here were the scenarios presented



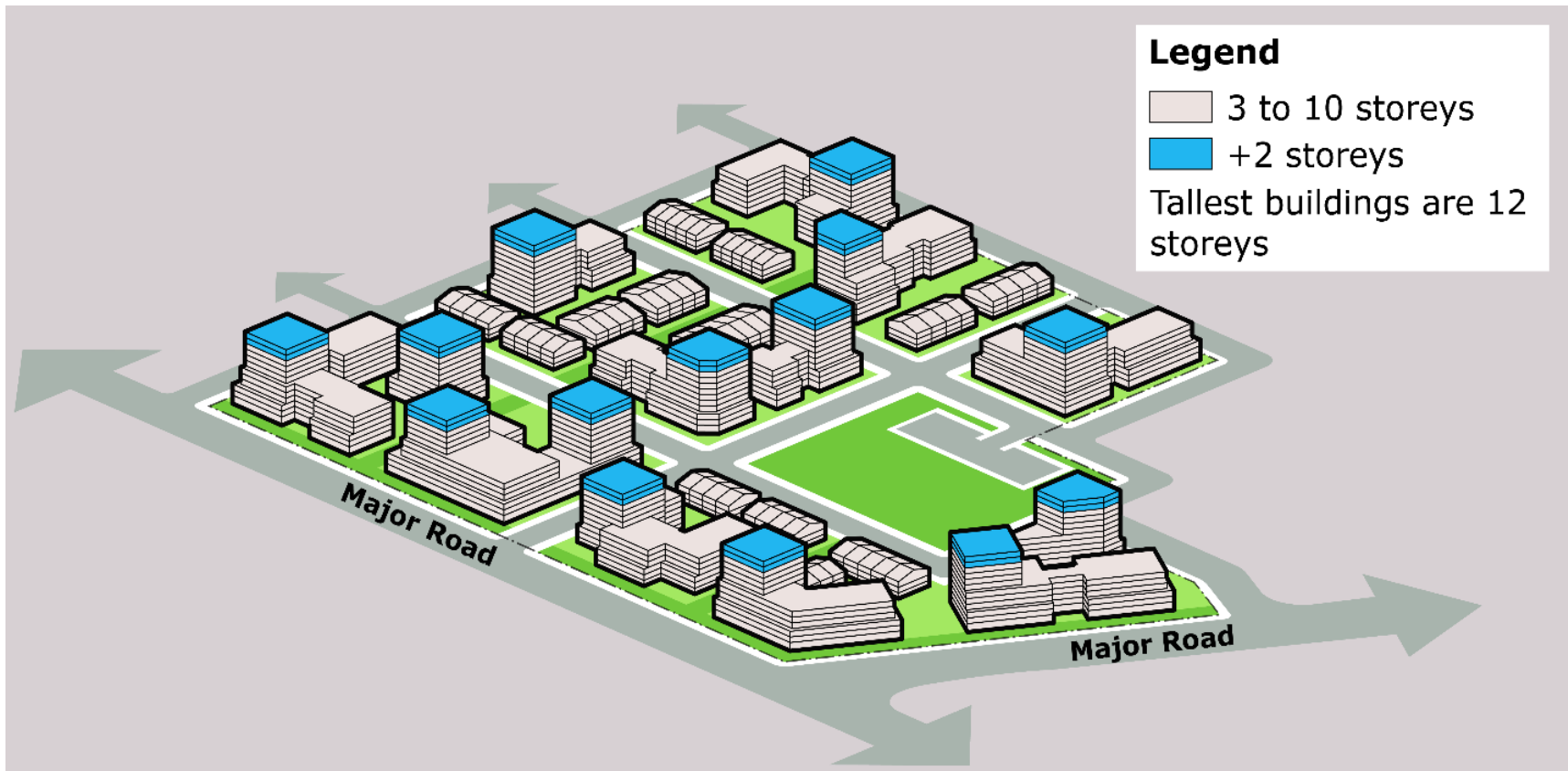
Nodes – existing planned building heights



Building heights up to 10 storeys are permitted

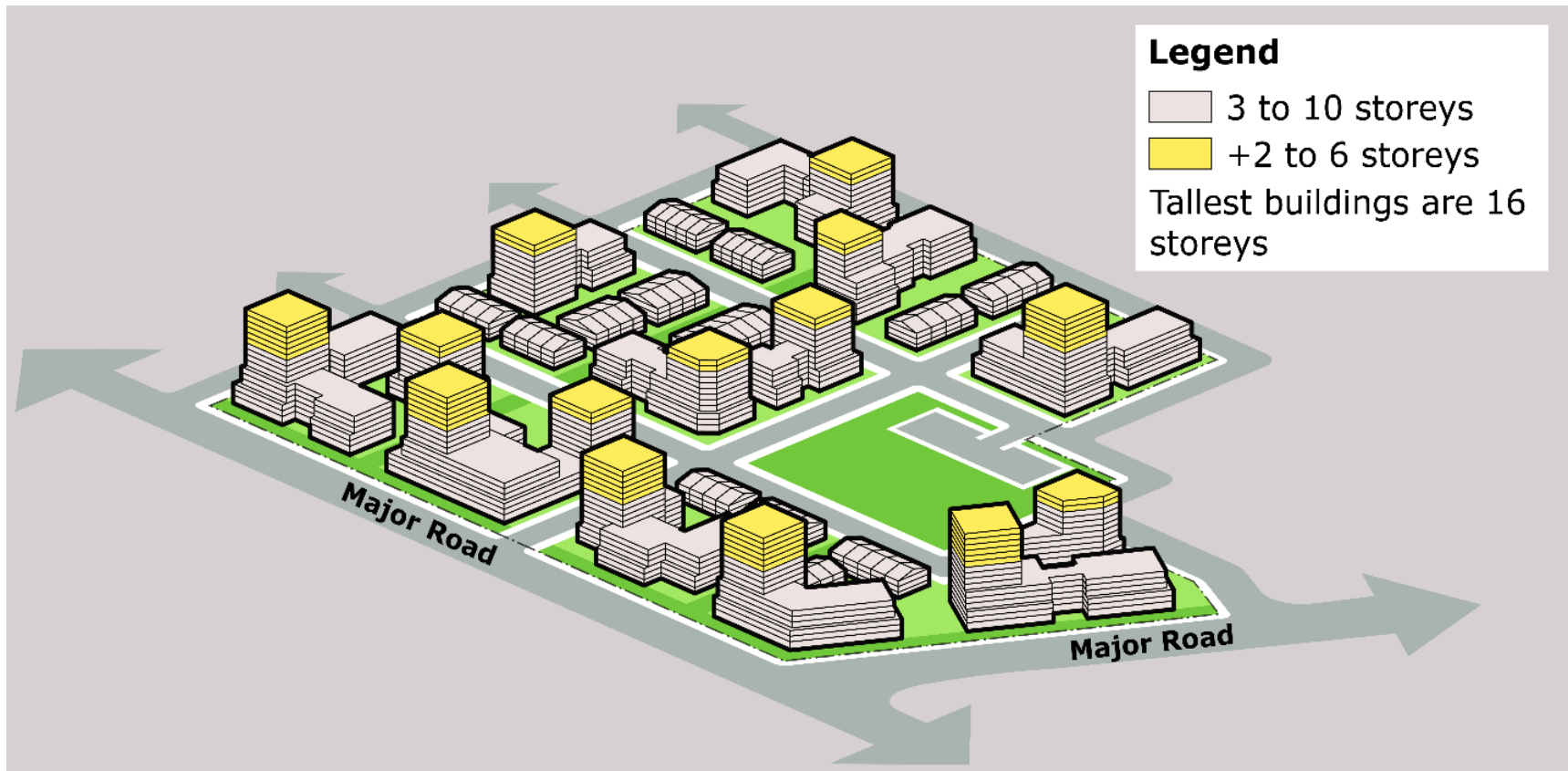


Nodes – taller building heights



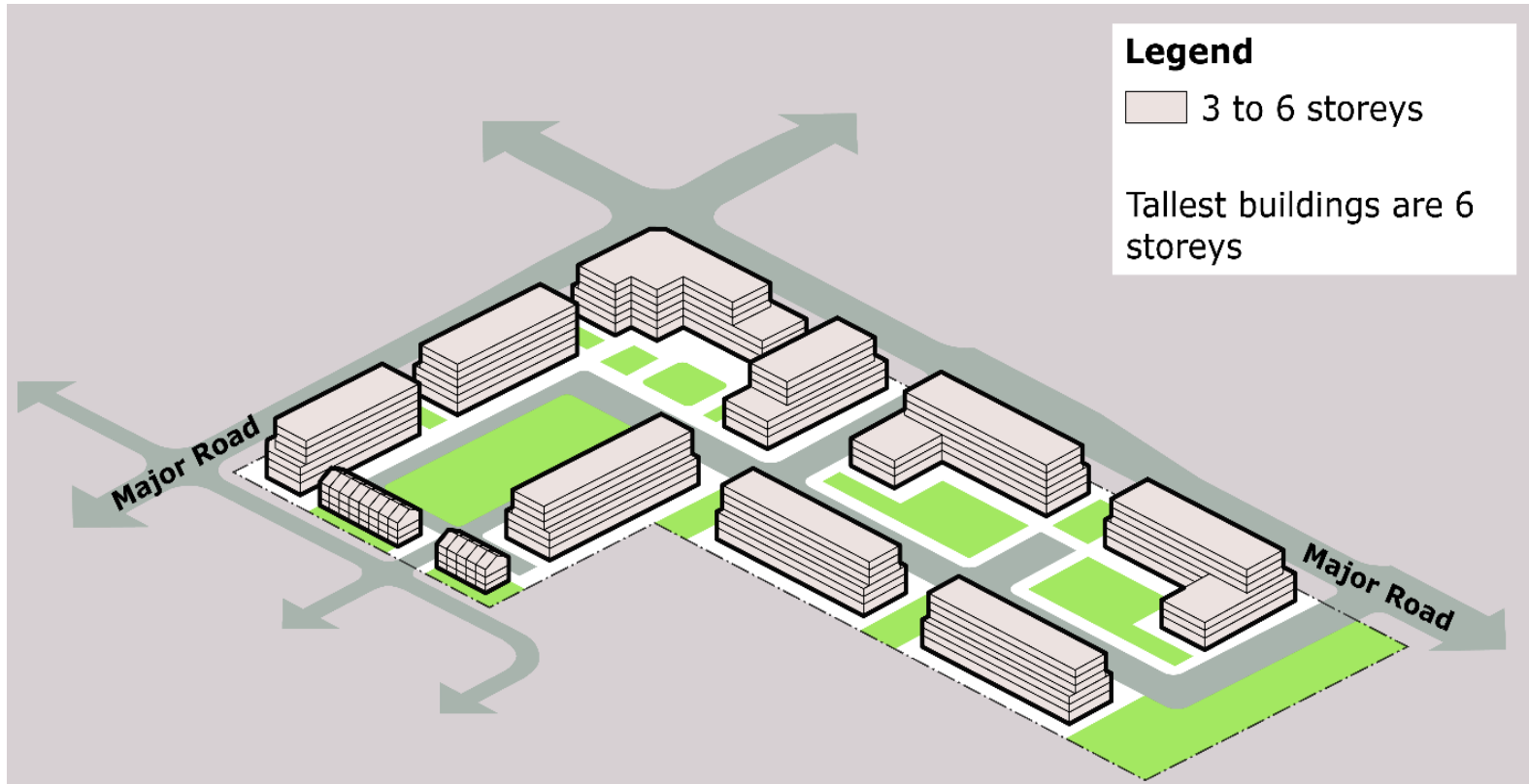
Building heights up to 12 storeys would be permitted

Nodes – tallest building heights



Building heights up to 16 storeys would be permitted

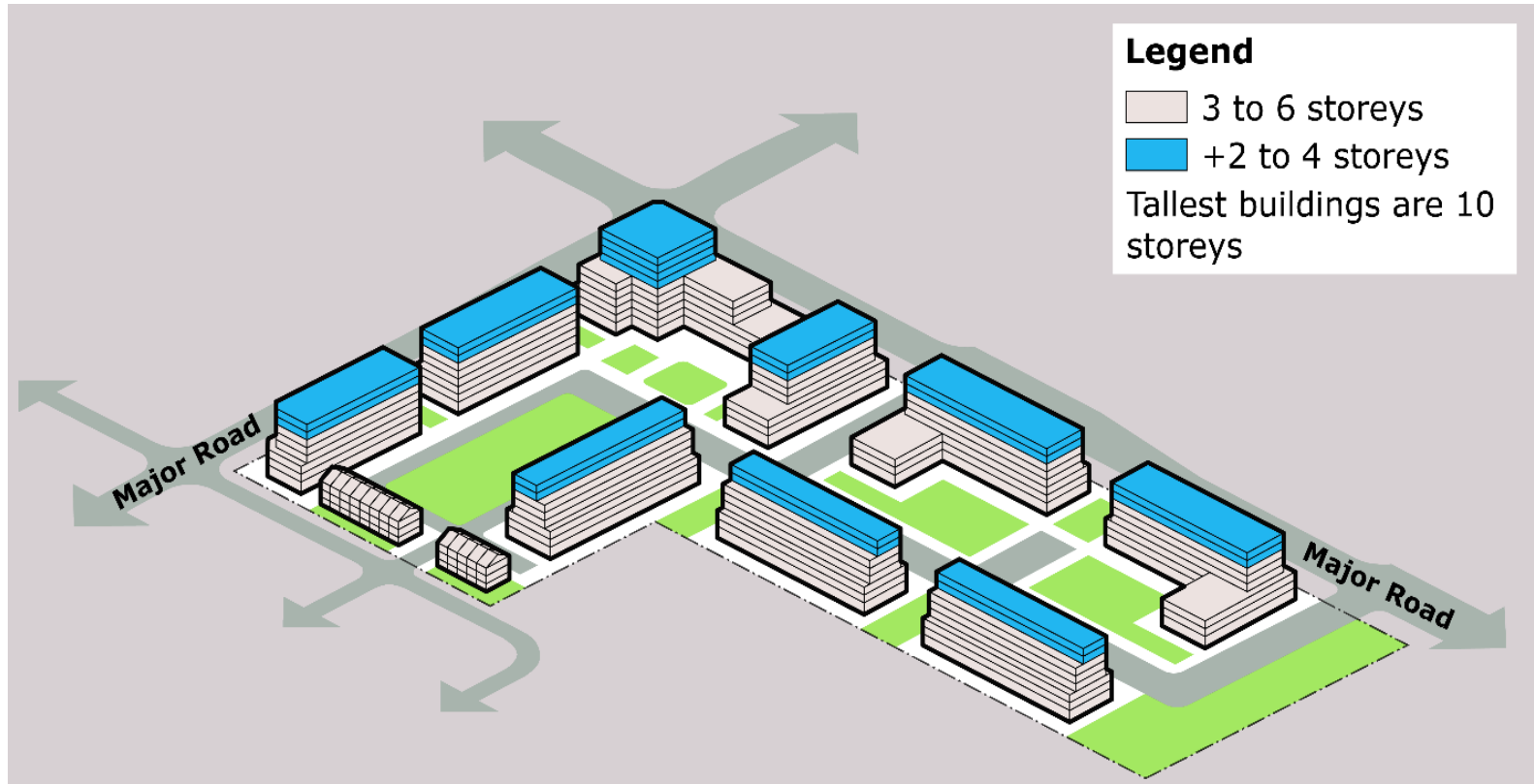
Corridors – existing planned building heights



Building heights up to 6 storeys are permitted

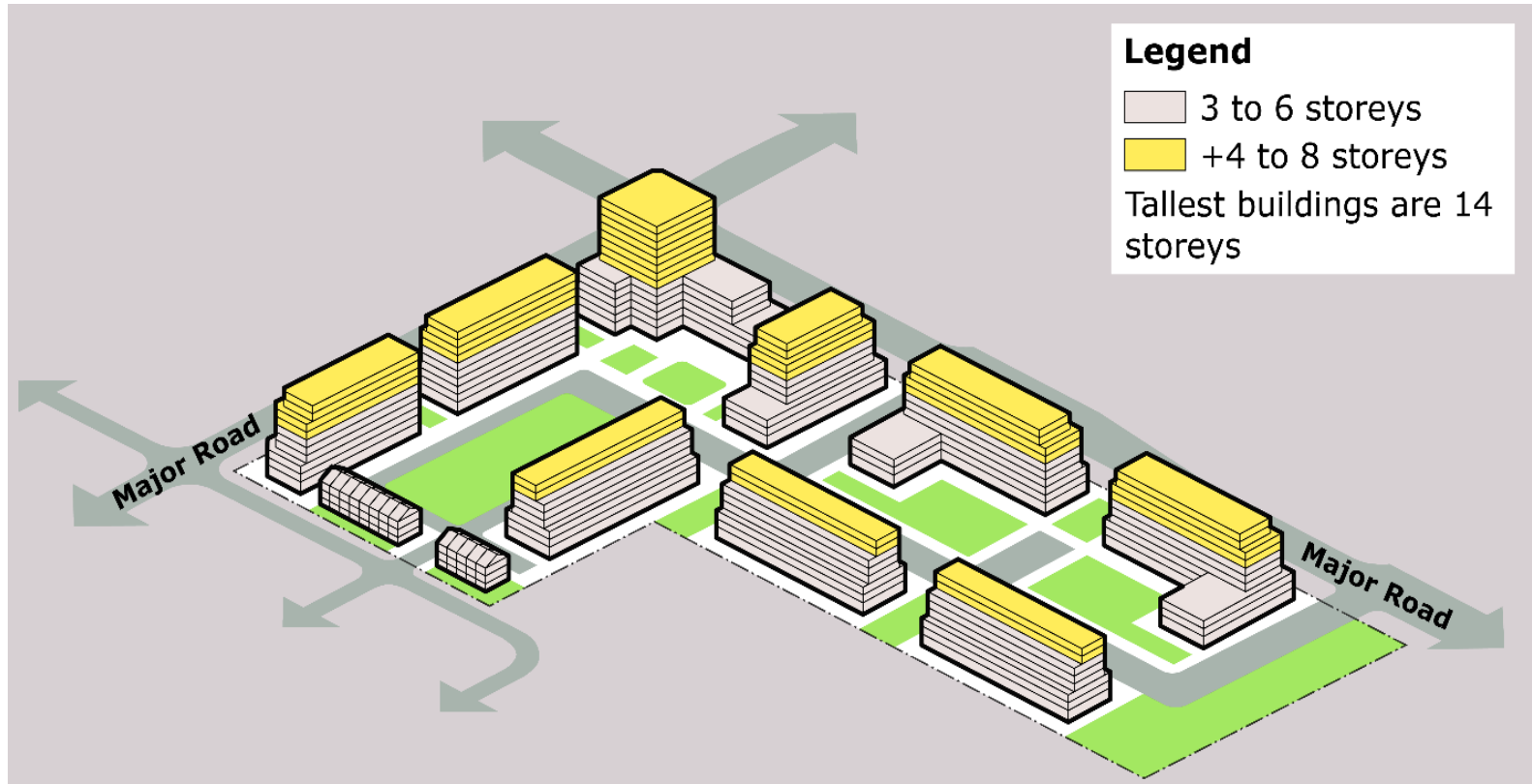


Corridors – taller building heights



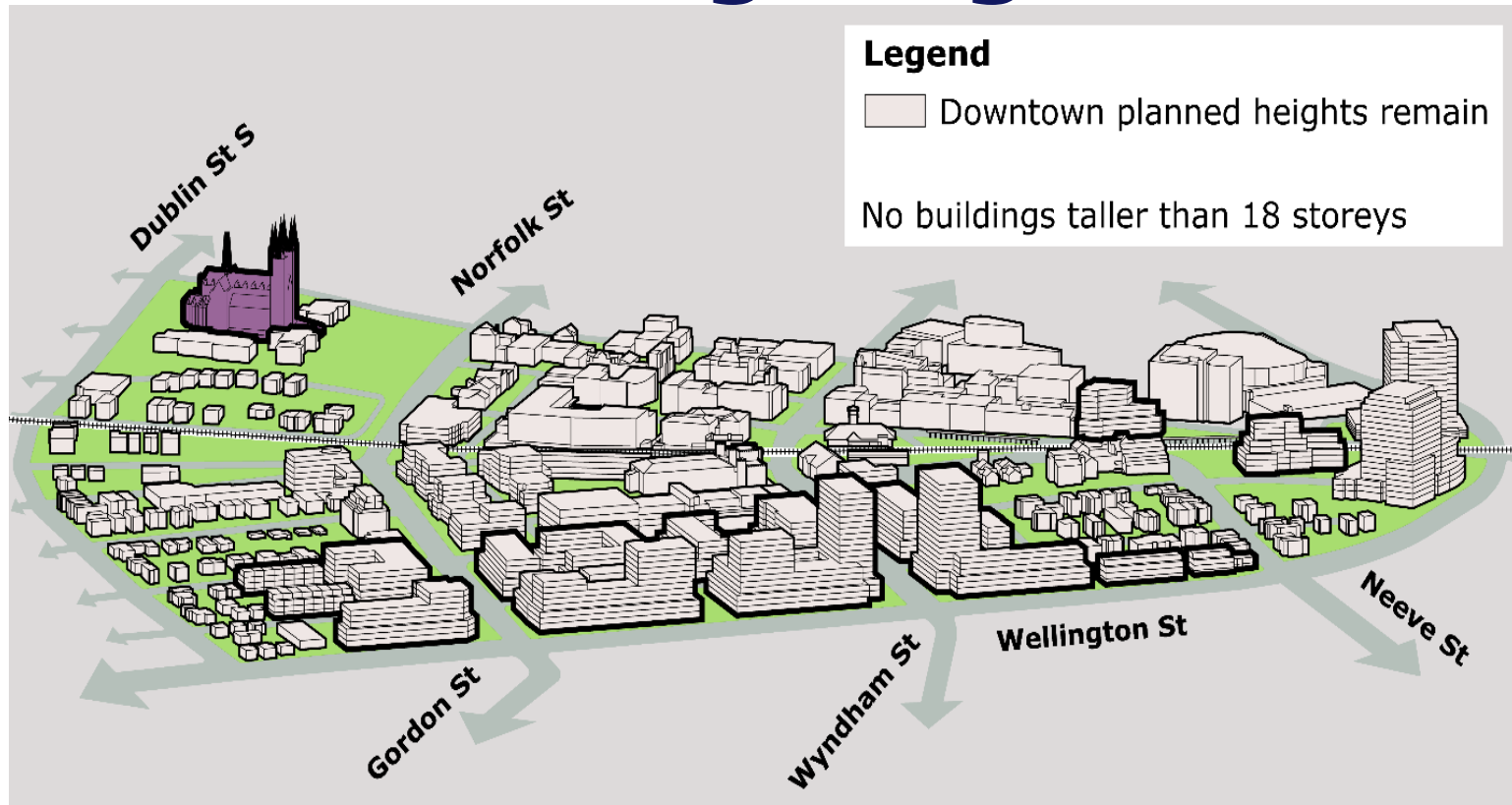
Building heights up to 10 storeys would be permitted

Corridors – tallest building heights



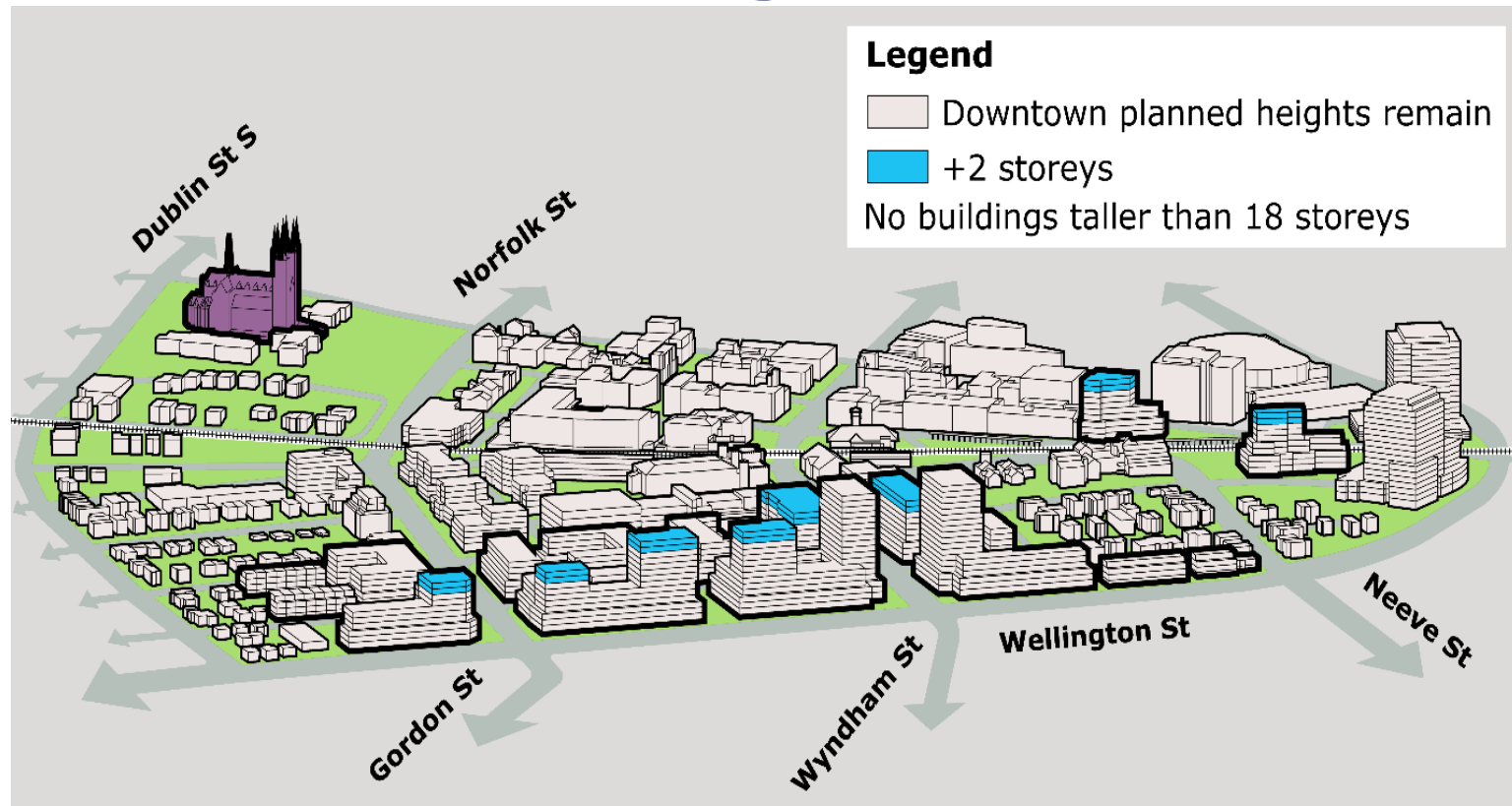
Building heights up to 14 storeys would be permitted

Downtown – existing planned building heights



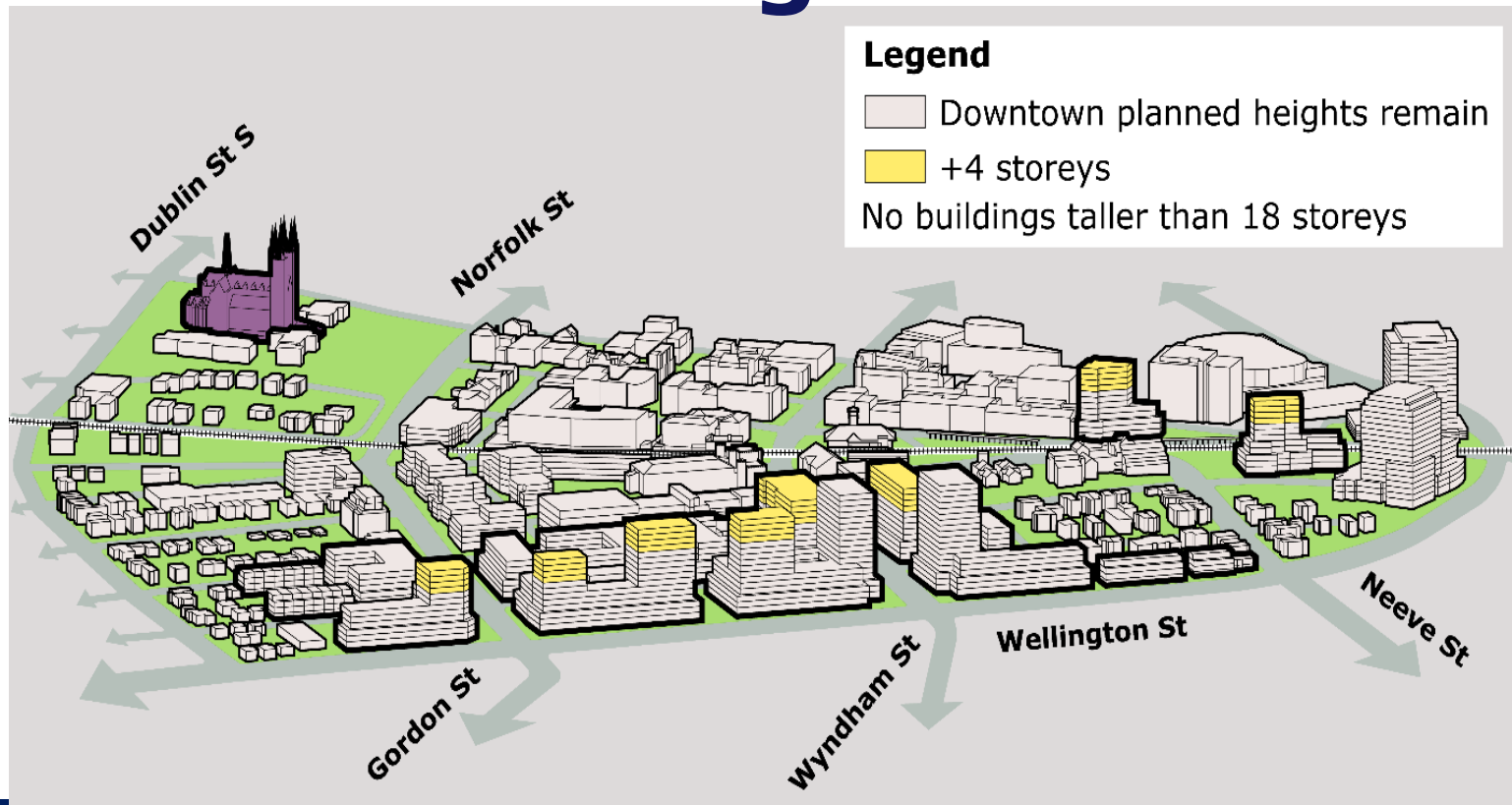
Maximum building heights between 2 and 18 storeys permitted
Building heights are based on location
No buildings taller than 18 storeys are permitted

Downtown – taller building heights



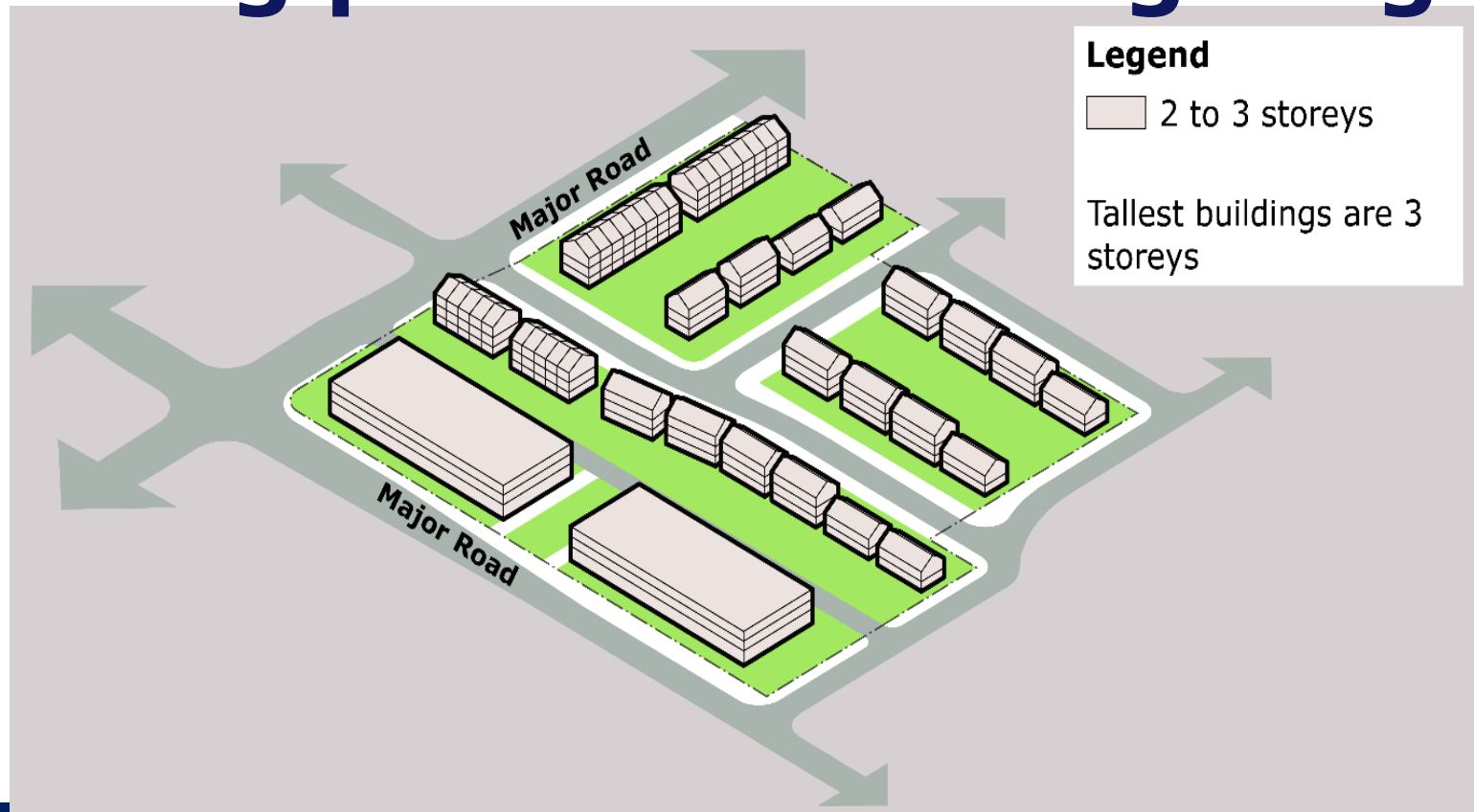
Currently, 2 storeys can be added through bonusing (no longer allowed). This scenario permits the 2 additional storeys “as of right” in the areas shown. Maximum heights in these areas would be between 10 and 14 storeys. Other areas remain as planned.

Downtown – tallest building heights



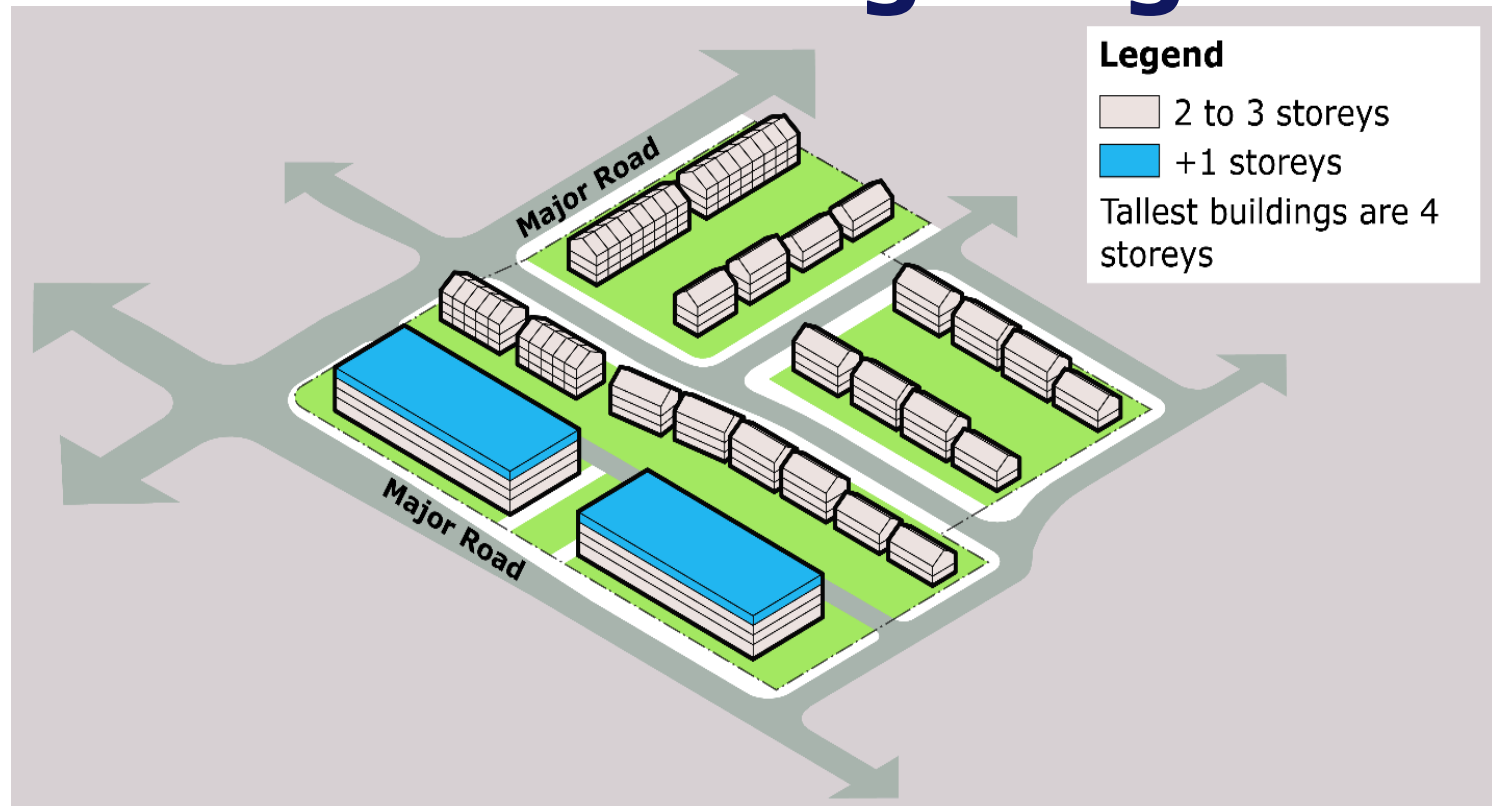
Currently, 2 storeys can be added through bonusing (no longer allowed). This scenario would permit 4 additional storeys “as of right” in the areas shown. Maximum heights in these areas would be between 12 and 16 storeys. Other areas remain as planned.

Low density neighbourhoods existing planned building heights



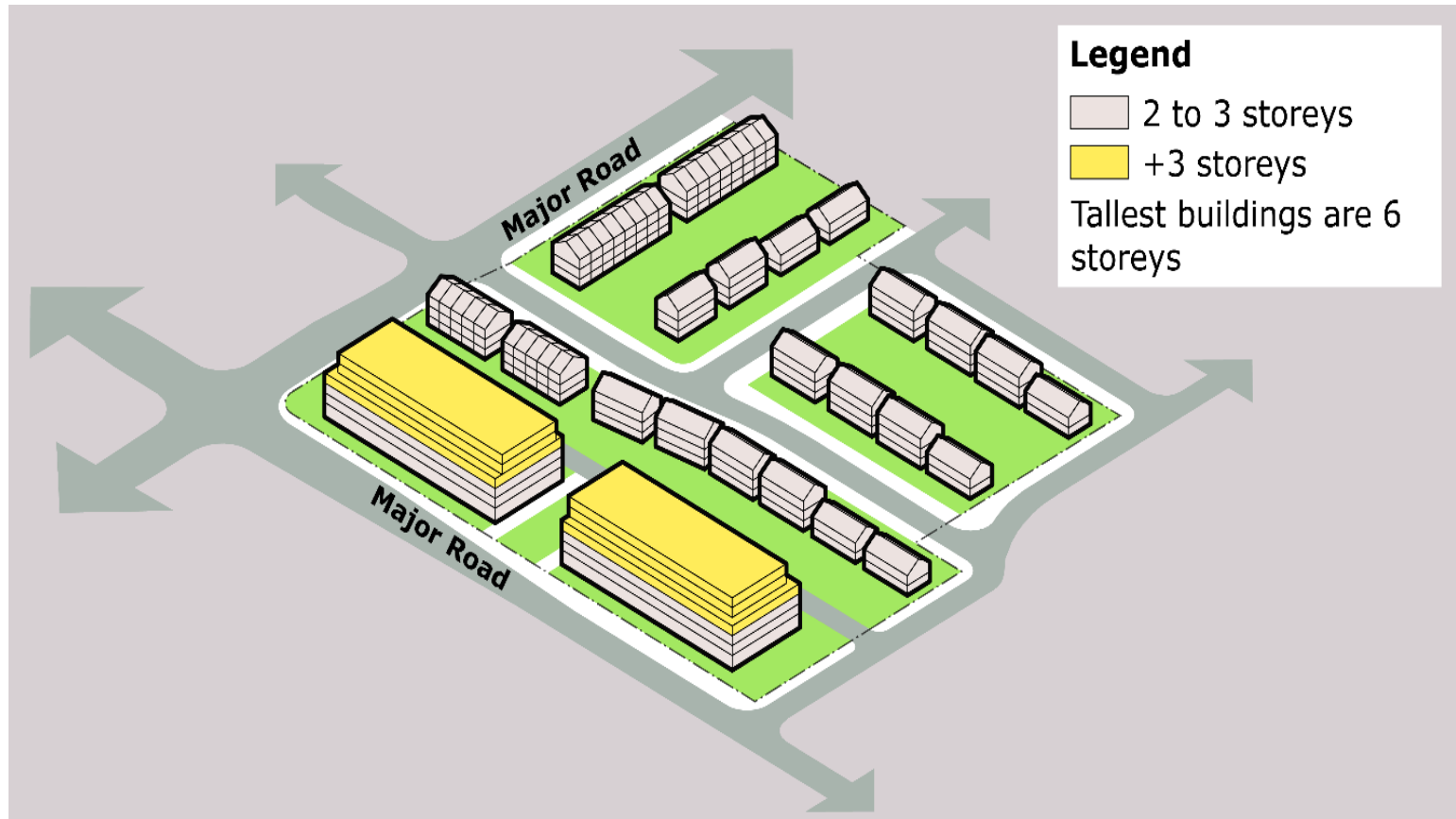
Tallest buildings are 3 storeys.
Increases to building heights along major roads
by 3 storeys through bonusing (no longer
allowed)

Low density neighbourhoods taller building heights



Currently, 3 storeys can be added to building heights along major roads through bonusing (no longer allowed). This scenario would permit 1 additional storey, “as of right” along major streets. Maximum of 3 storeys on local roads remains.

Low density neighbourhoods tallest building heights



Building heights up to 6 storeys permitted on major roads. 3 storeys permitted on local roads.

Topic 3 - what the community said



**An overview on
the feedback on
maximum
building heights
will be provided
at the workshop**



Topic 3 facilitated discussion

LURA Consulting to lead a facilitated discussion with Council on their reactions to the community input.



Wrap-up and next Steps



Thank you

