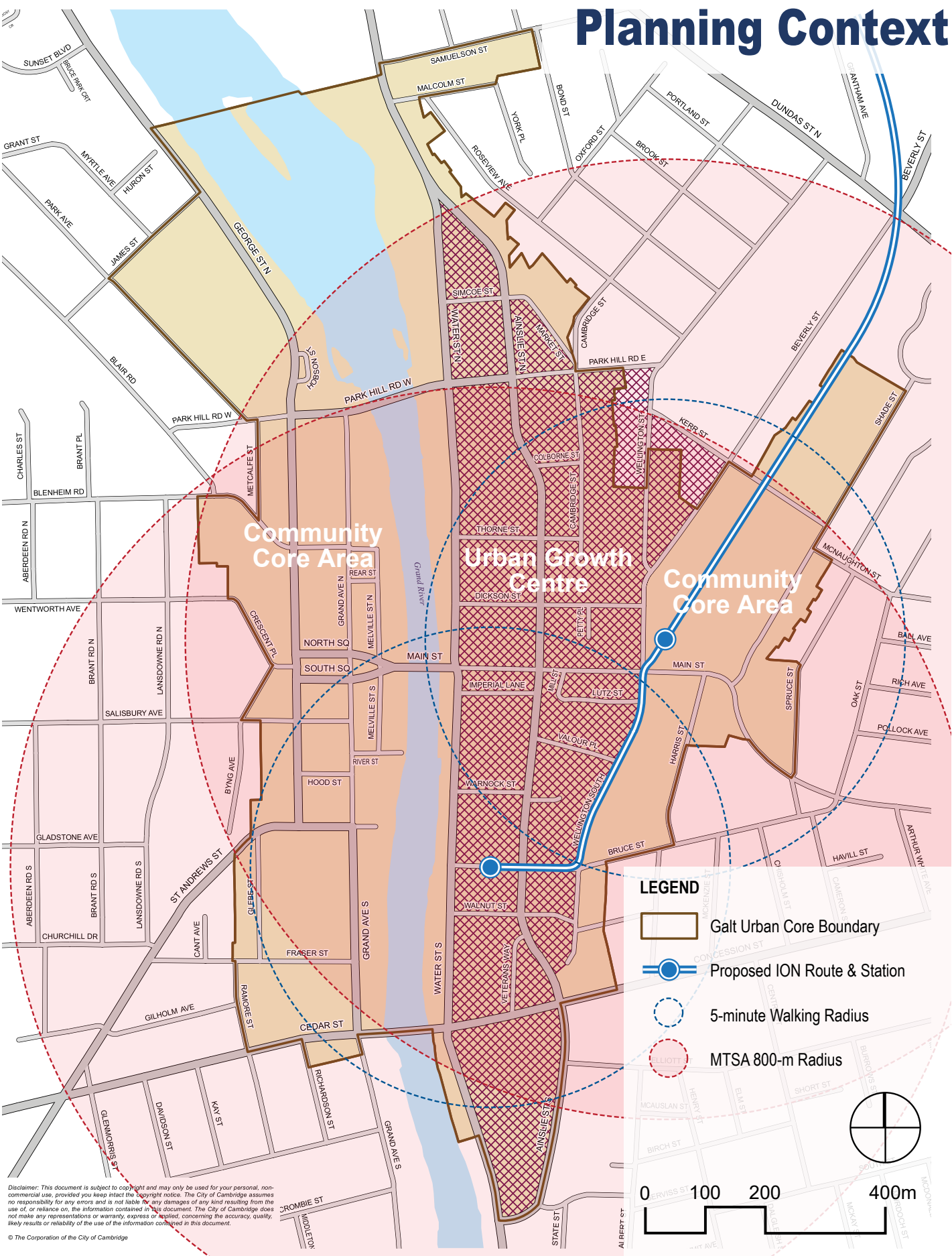


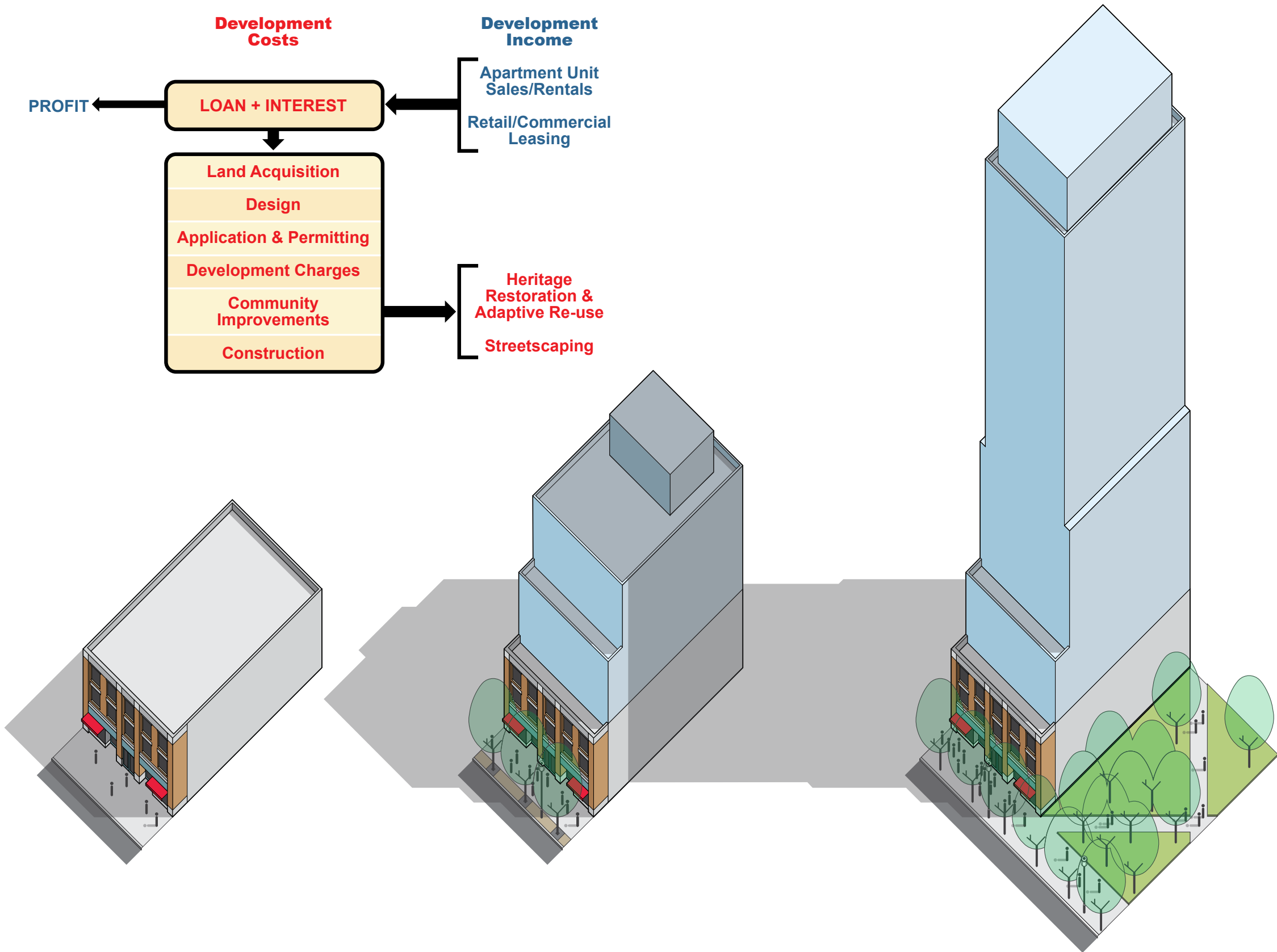
THE GALT CORE AREA
Building Height Guidelines
October 19, 2021



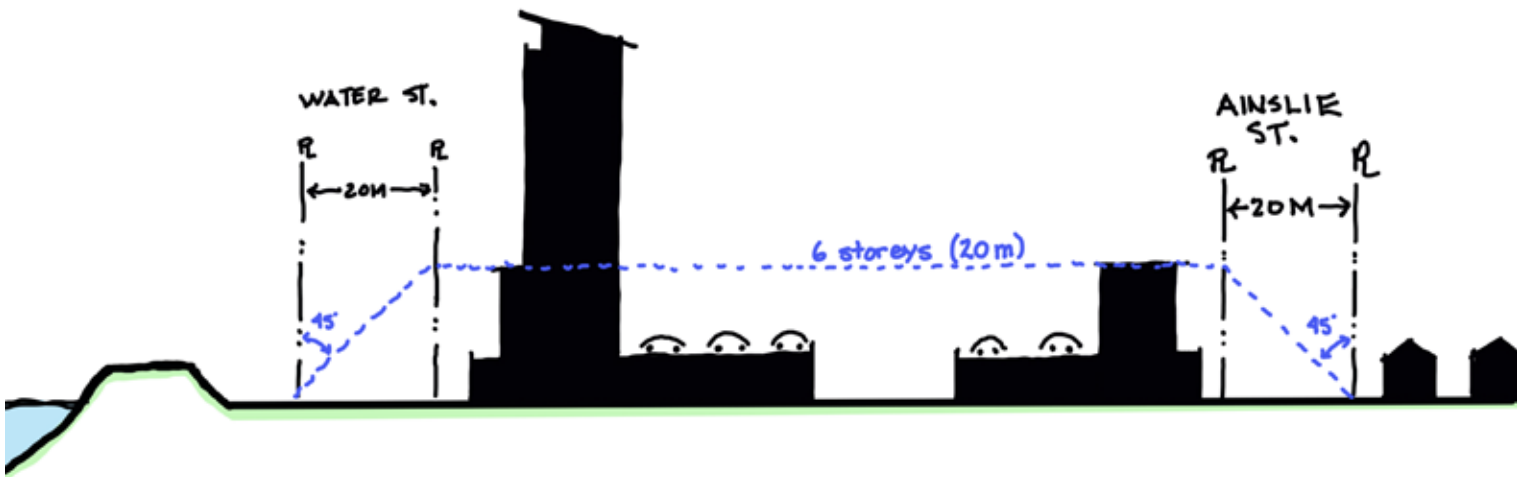


Benefits of Development

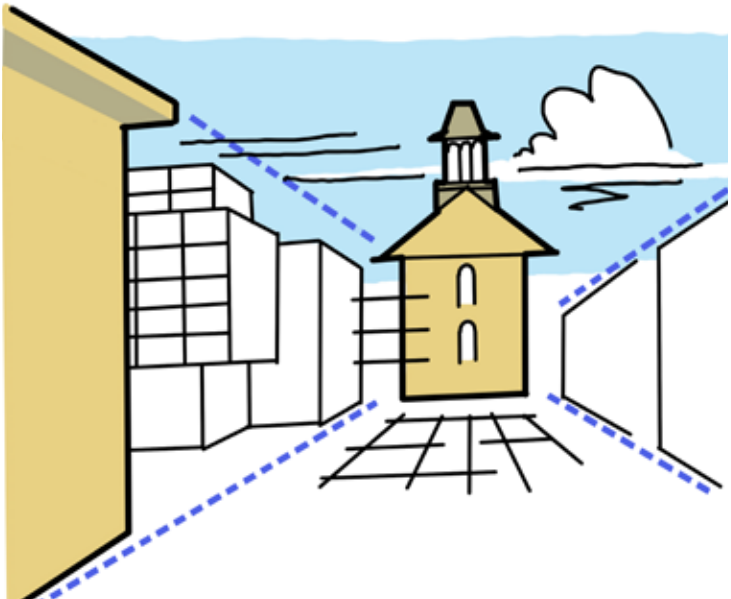
Intensification provides benefits that should be seen as desirable for the growth and prosperity of the downtown core area. However, a balance should be established between new development and the preservation of heritage structures and adaptive re-use. There is an opportunity to leverage development to offset the cost of restoring older buildings.



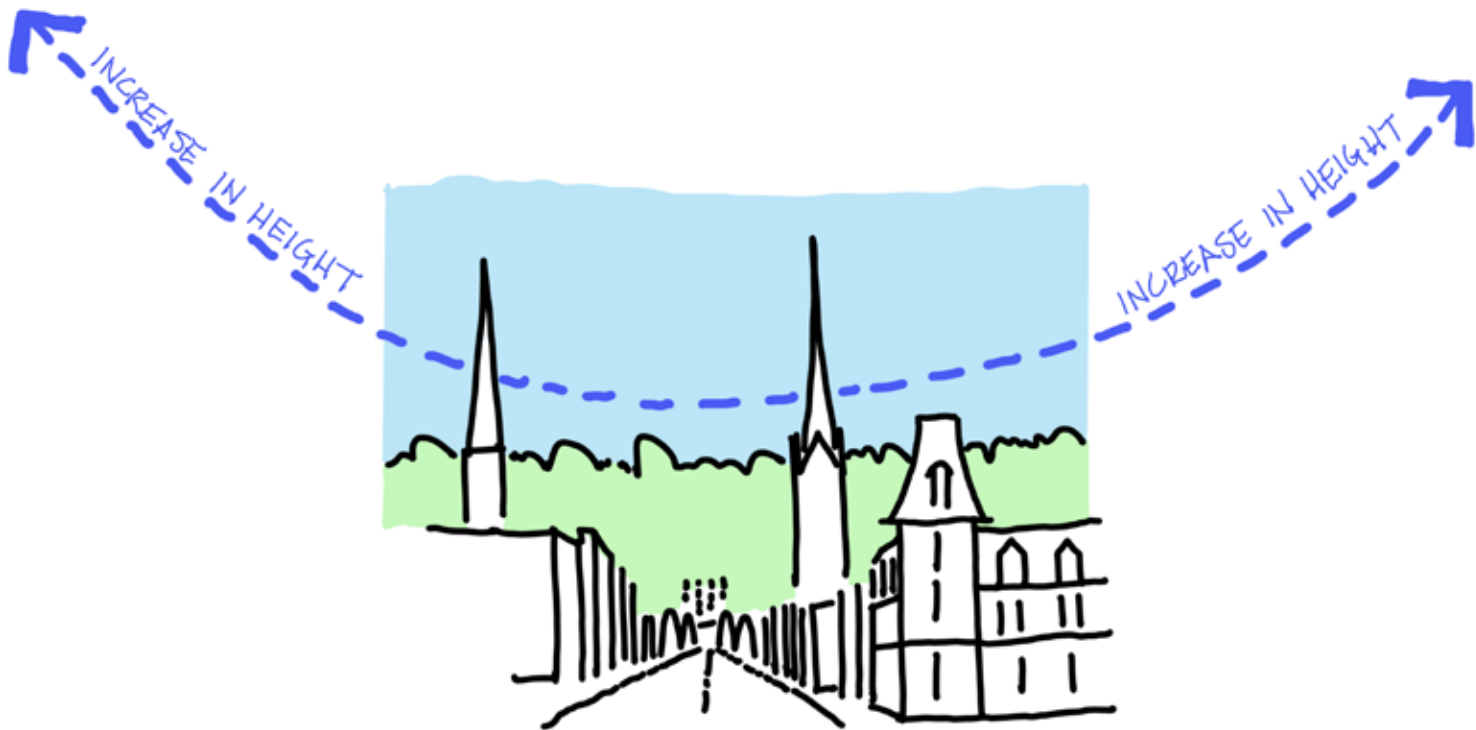
Approach to Height: Principles



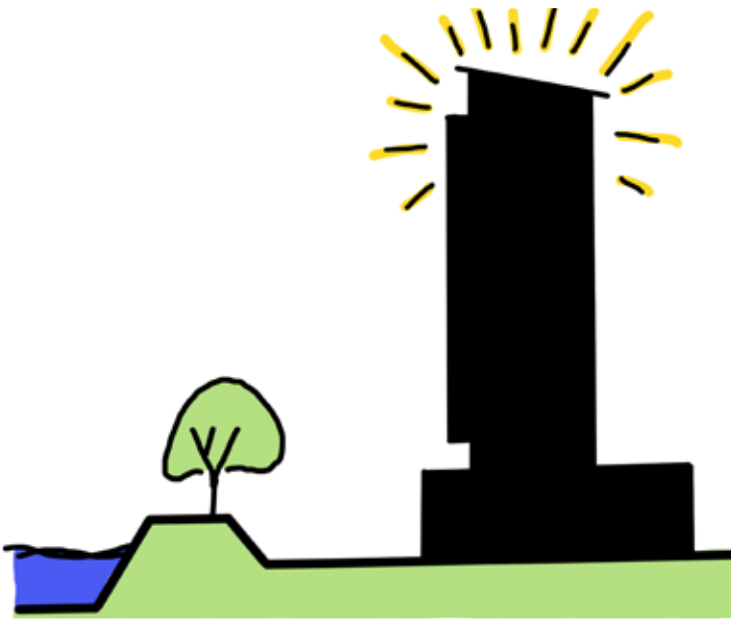
PRINCIPLE No. 1
Ensure compatibility of built form with the existing and planned urban context.



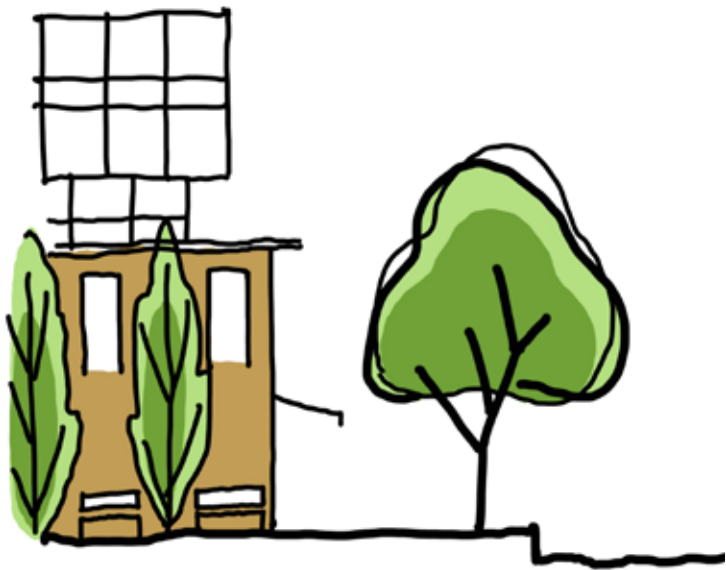
PRINCIPLE No. 3
Utilize built form as a framing element further strengthening view corridors.



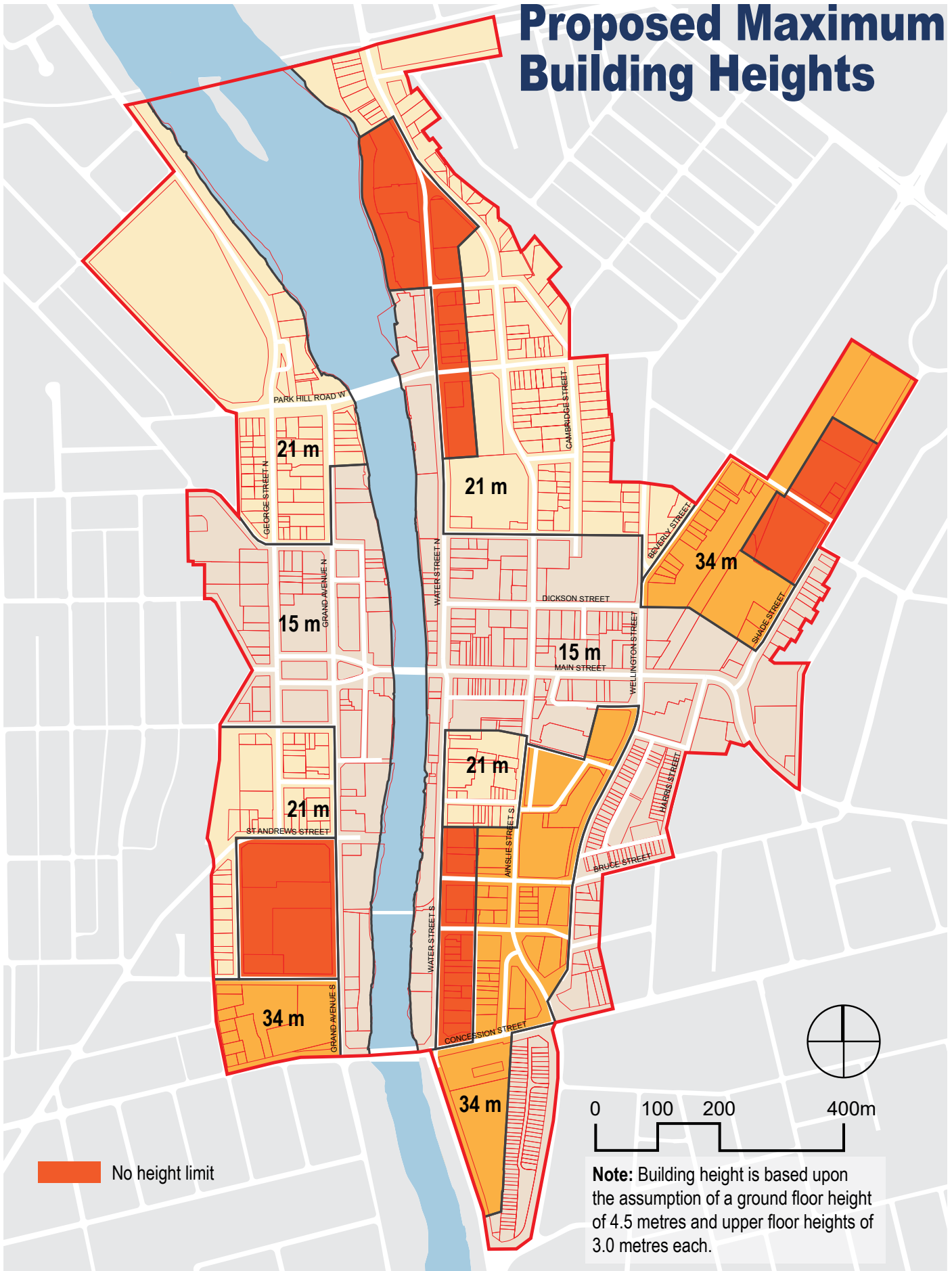
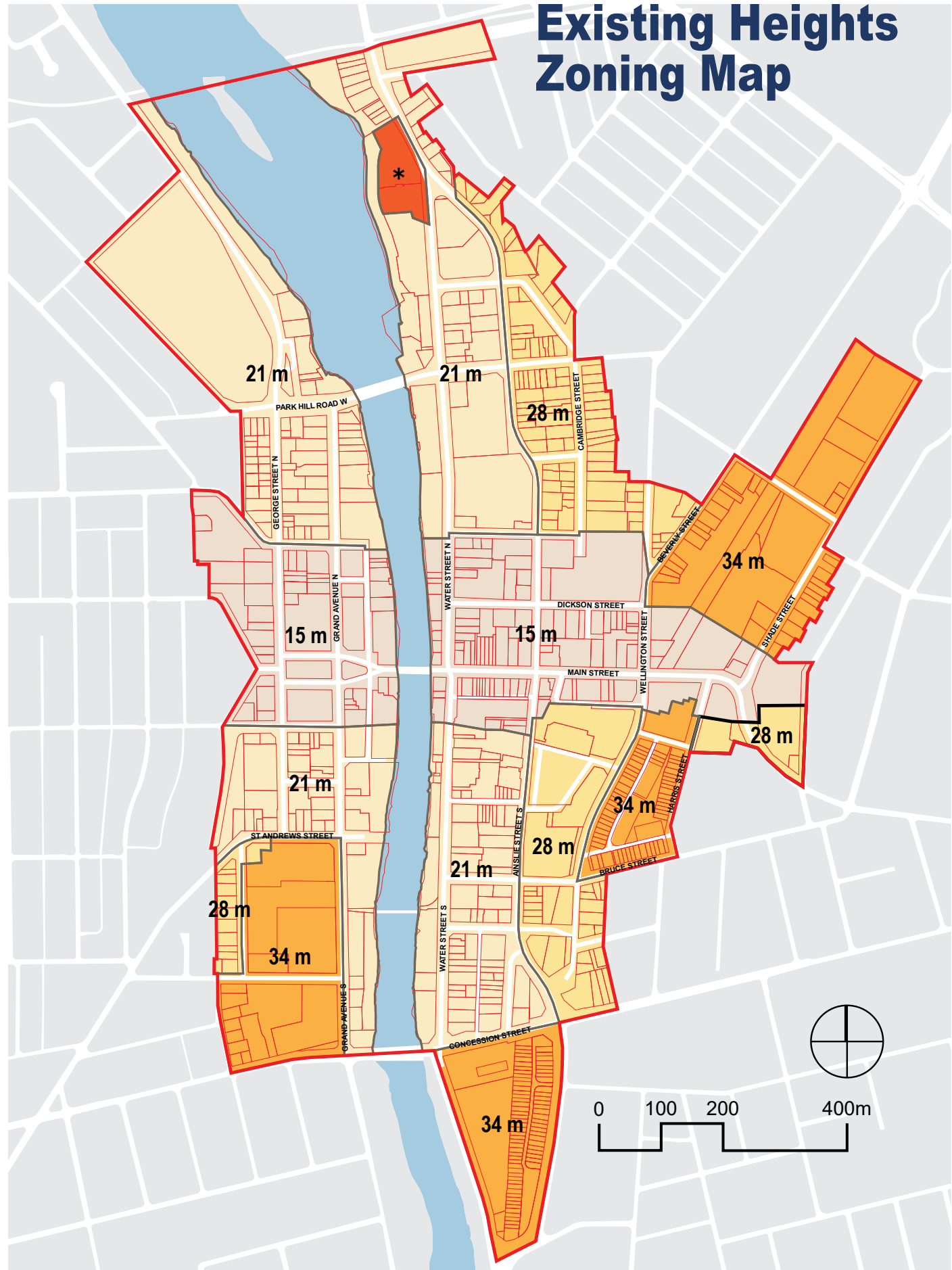
PRINCIPLE No. 2
Provide a transition in height from main street ensuring protection of the east-west view corridor.



PRINCIPLE No. 4
Focus tall buildings in areas that minimize their visual impact on neighbourhoods while also contributing to the skyline.

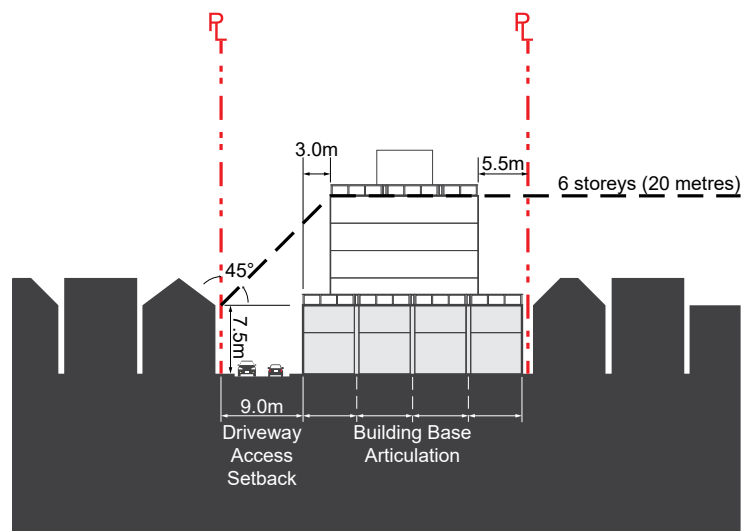


PRINCIPLE No. 5
Ensure new development contributes to the enhancement of the public realm.



Approach to Built Form

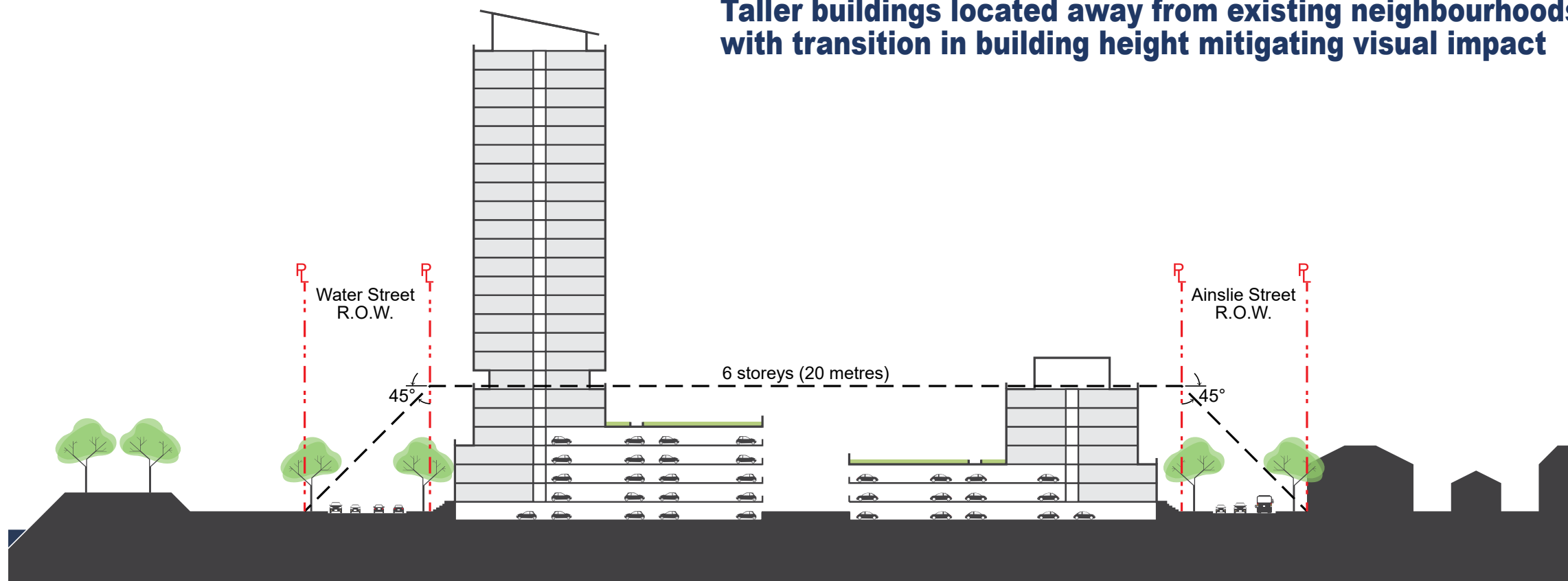
Infill Development



Parking internalized within block

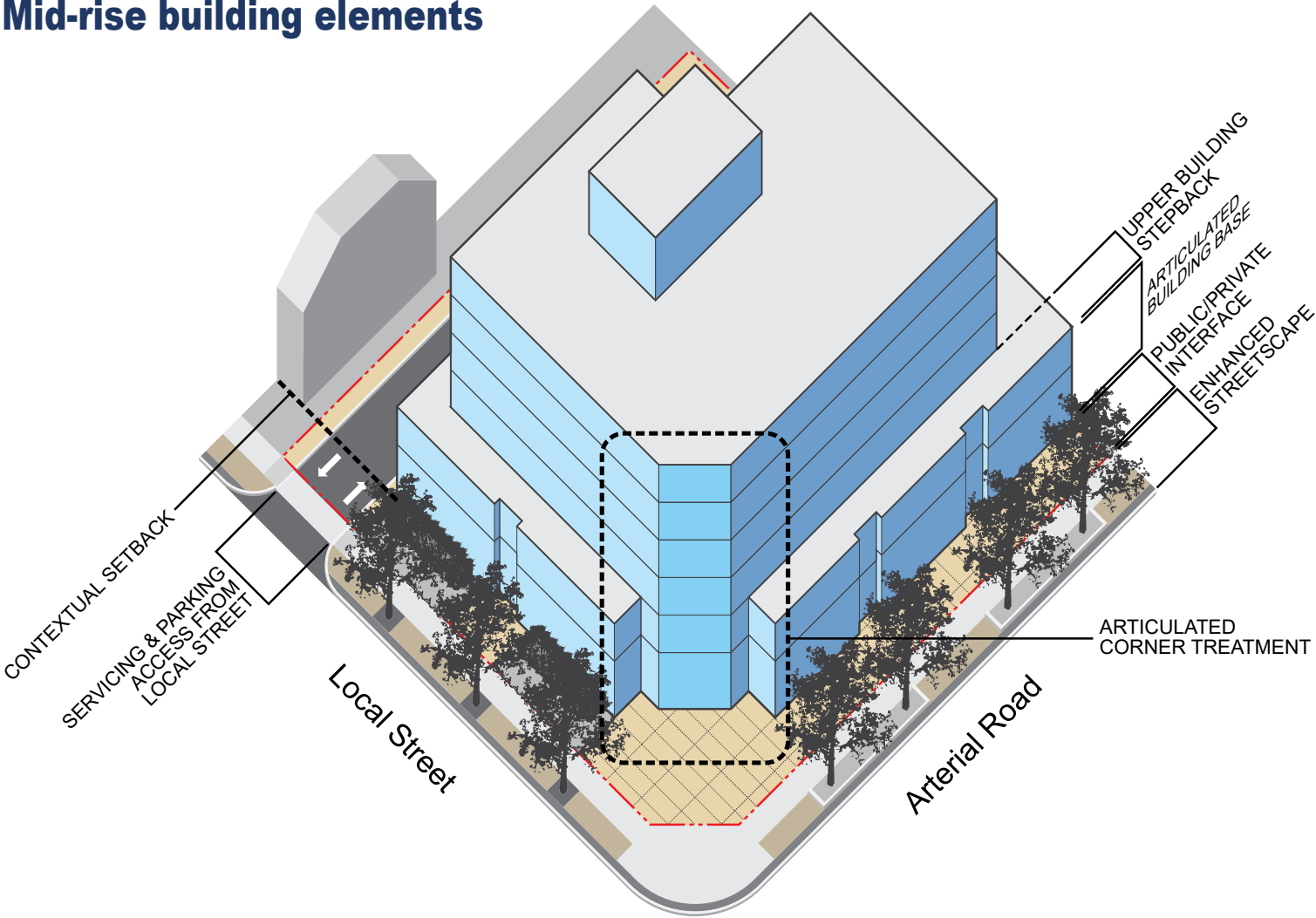


Taller buildings located away from existing neighbourhoods with transition in building height mitigating visual impact



- Tall building developments will require larger parcels of land to accommodate parking requirements above-grade and provide a base/podium building that is appropriately scaled to the street right-of-way.
- Parking should have minimal exposure to the street with structures wrapped with residential and/or commercial/retail uses;
- The height of tall buildings should not be a limiting factor in considering the merits of a development application: height will be a factor of the number of units and, therefore, the number of parking spaces achievable on-site;
- Taller buildings should be sited along Water Street away from existing communities but also in locations that offer opportunities to contribute to a dynamic and visually interesting skyline.

Mid-rise building elements

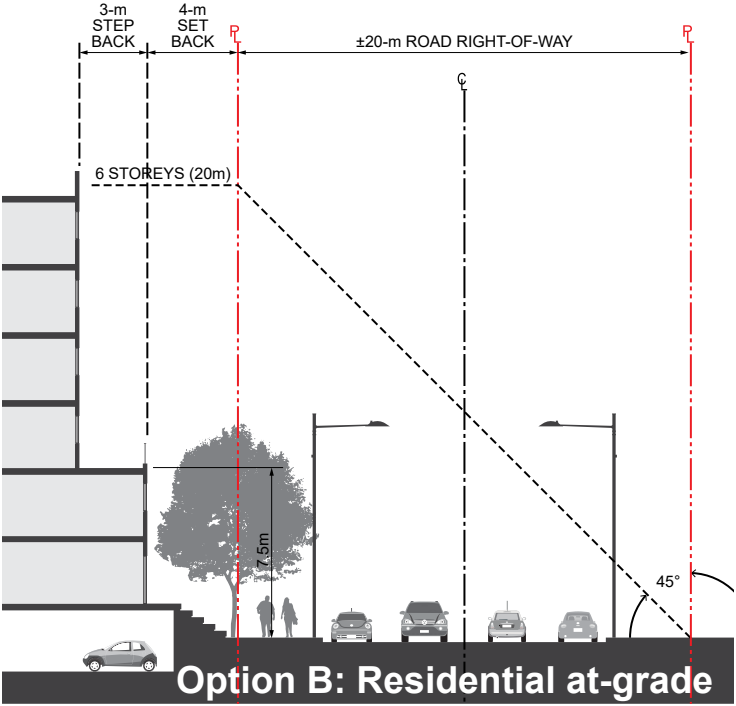
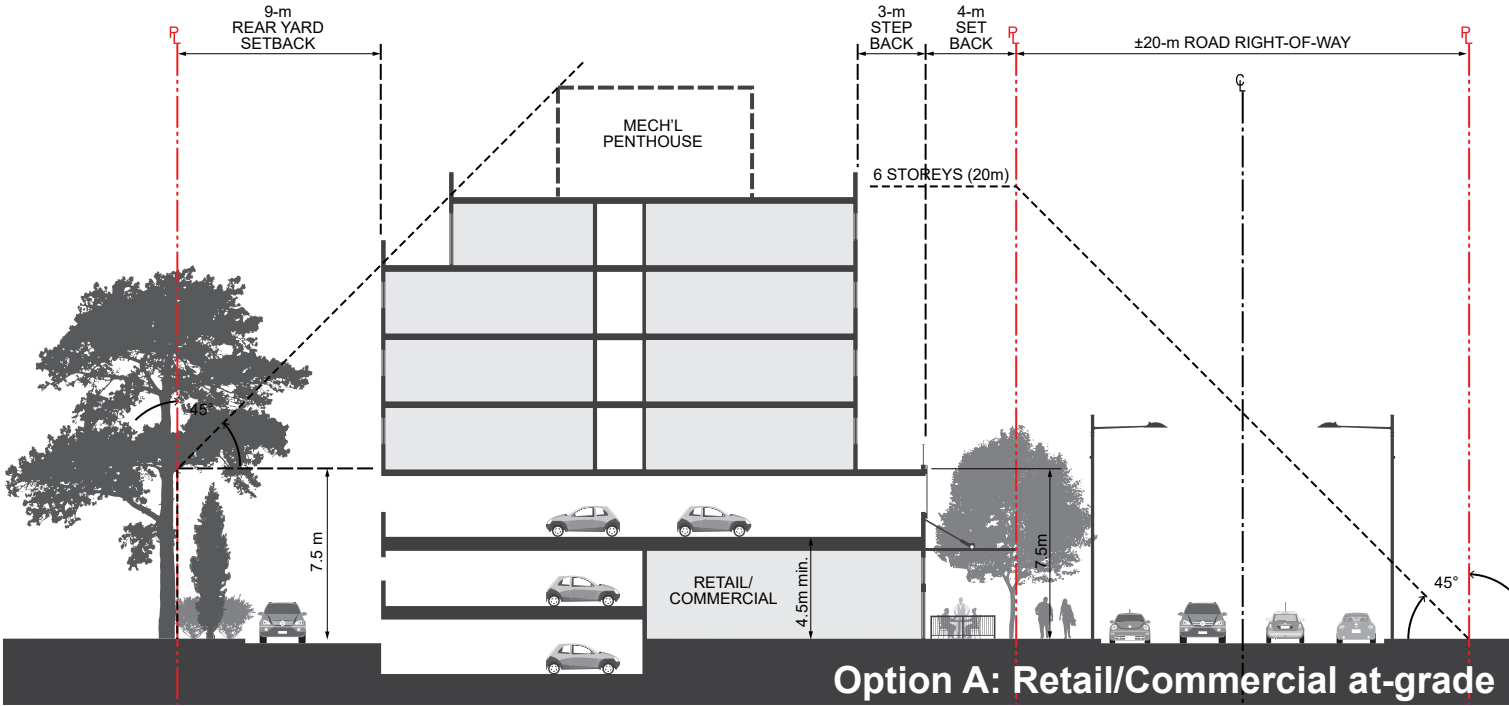


Mid-rise Building Guidelines

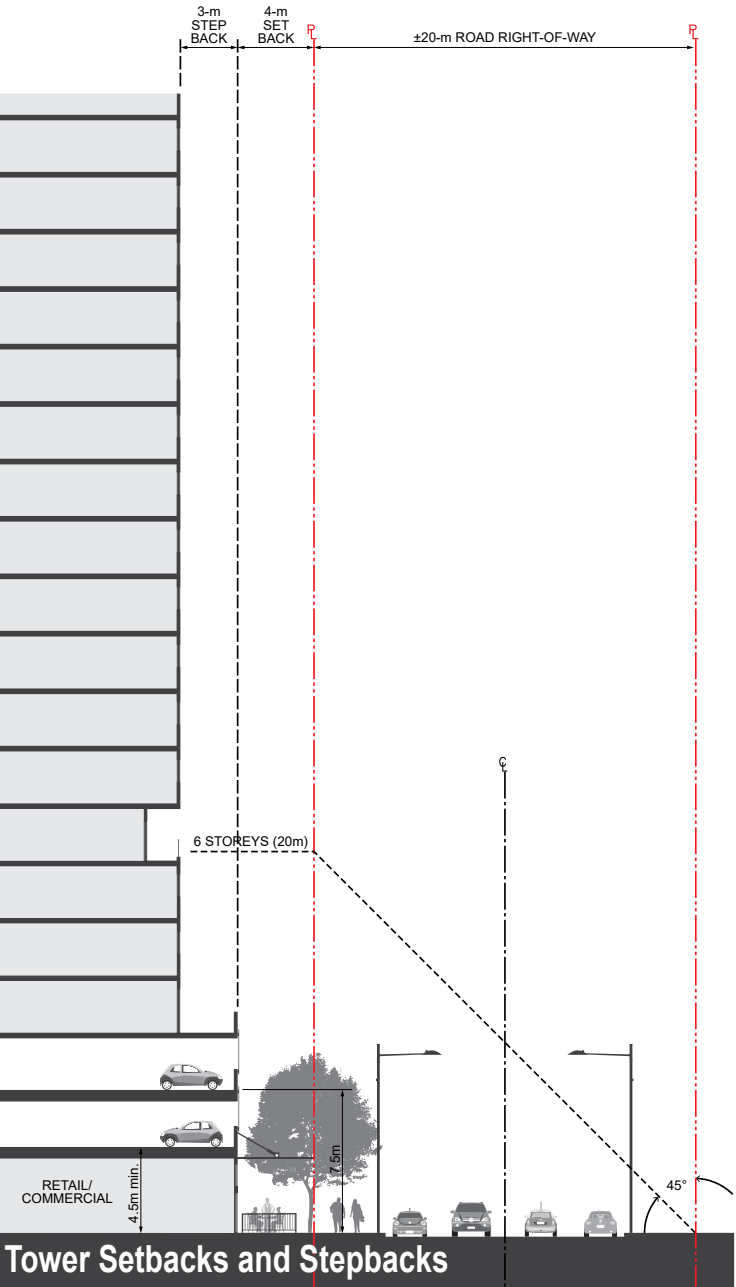
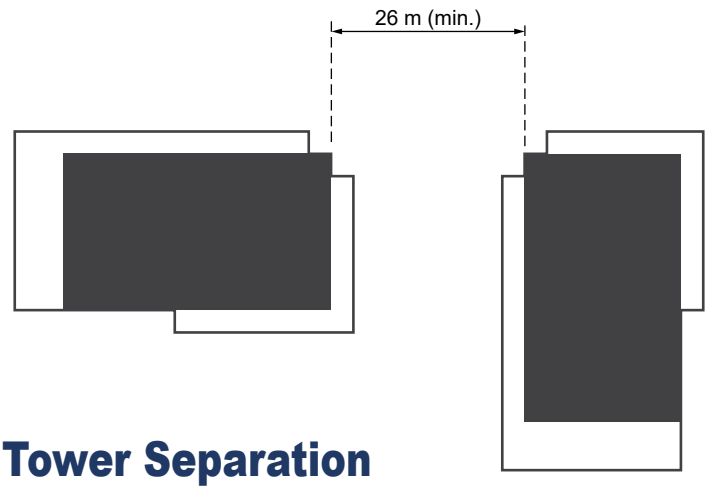
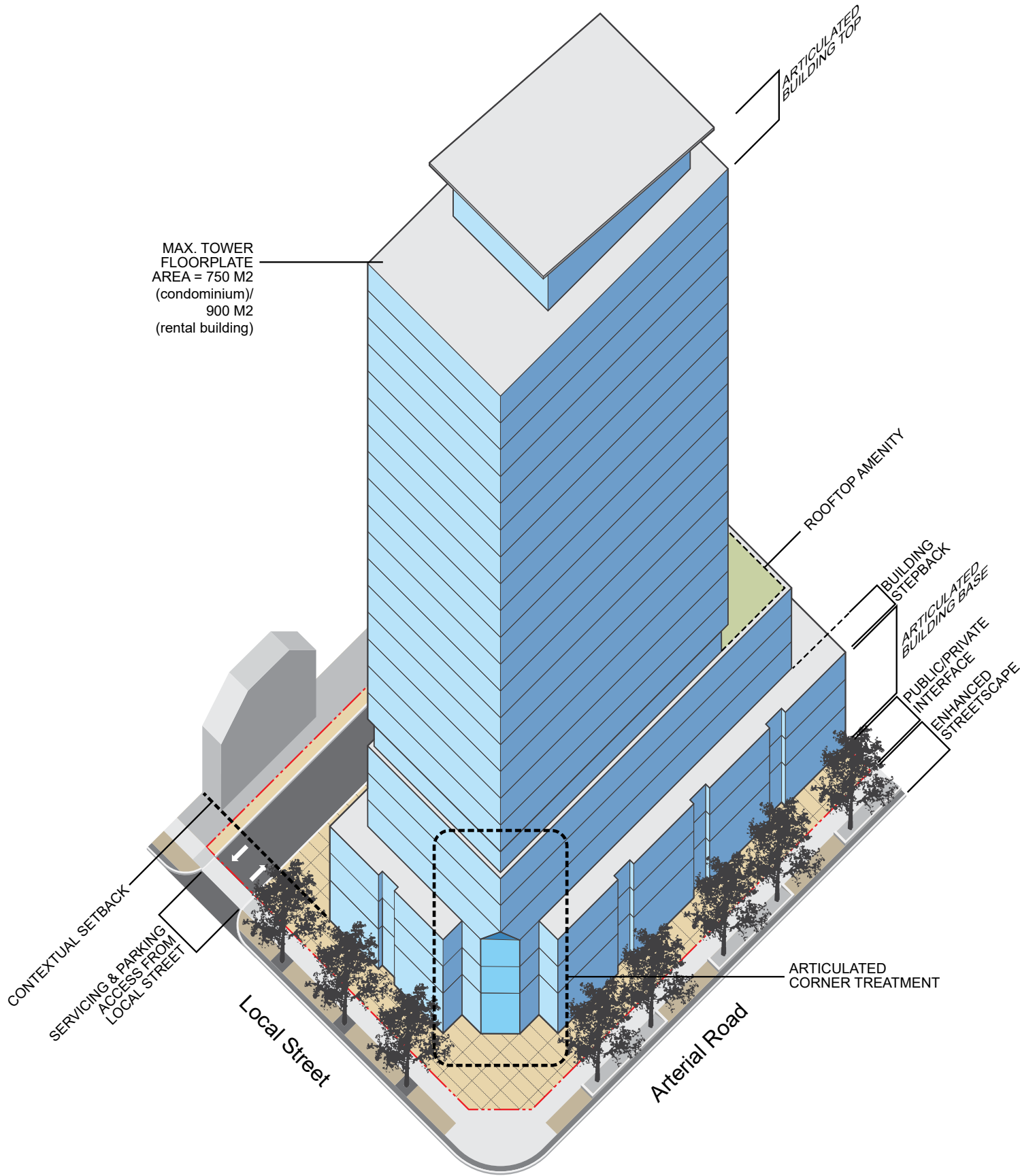


Figures 45-47: Articulated corner treatment
 Left to right: St. Lawrence Neighbourhood;
 Mt. Prospect, Illinois; Slabtown Flats: Portland, Oregon

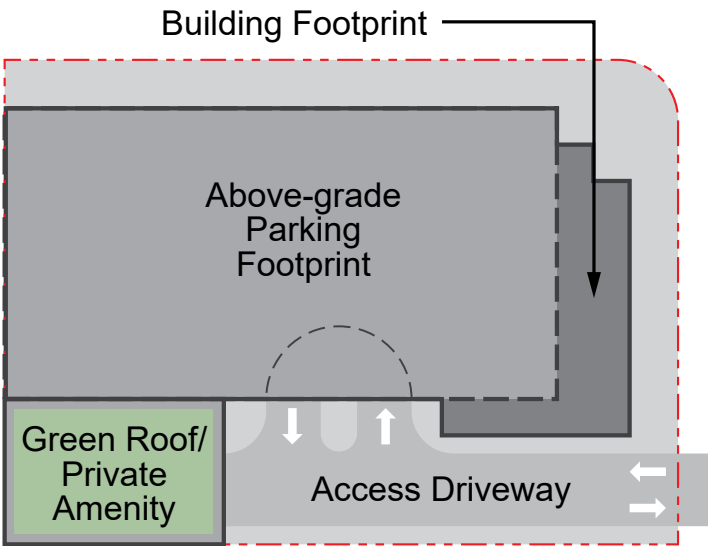
Establishing contextual relationship with adjacent properties and R.O.W.



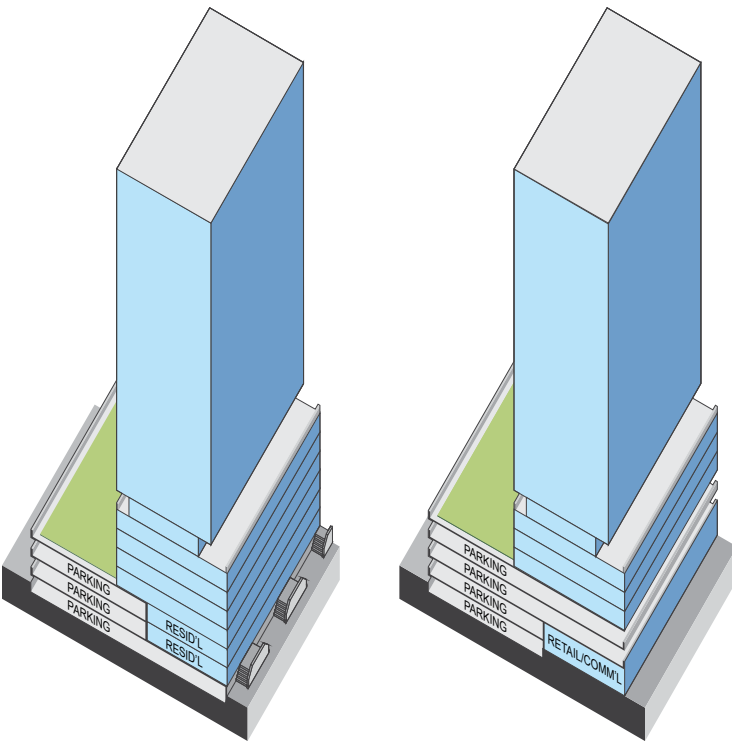
Tall building elements



Tall Building & Parking Guidelines

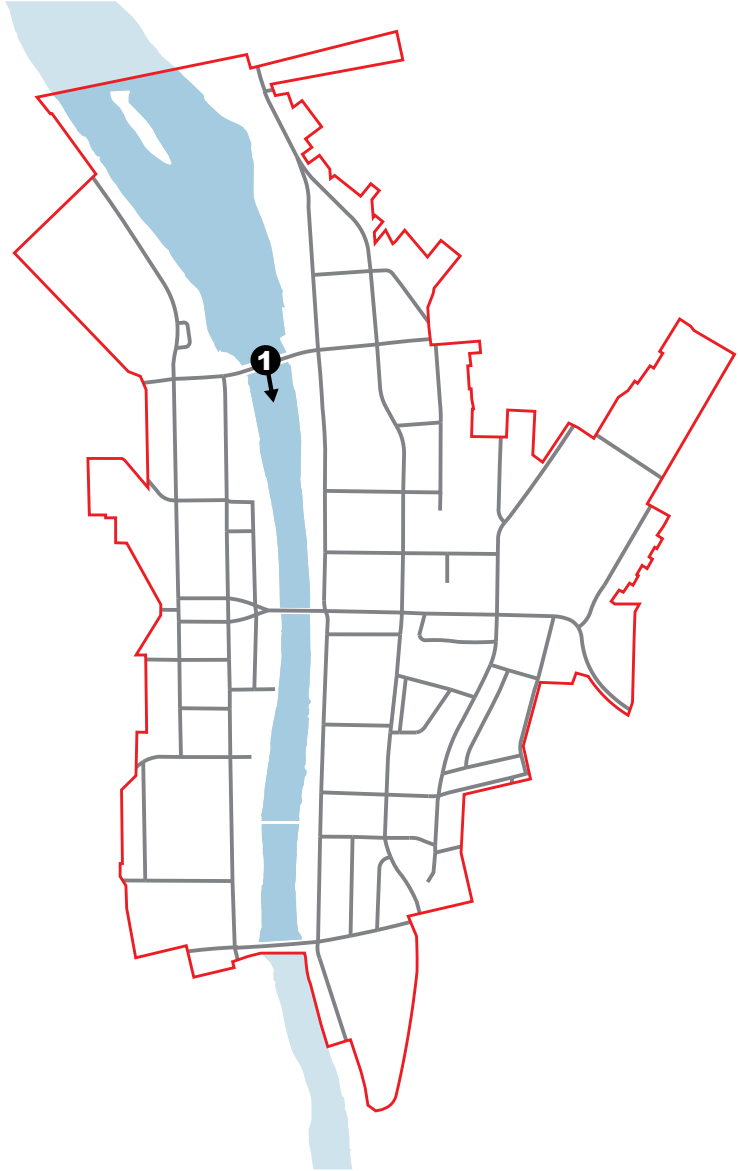


Schematic Site Layout for mid-rise or tall building development

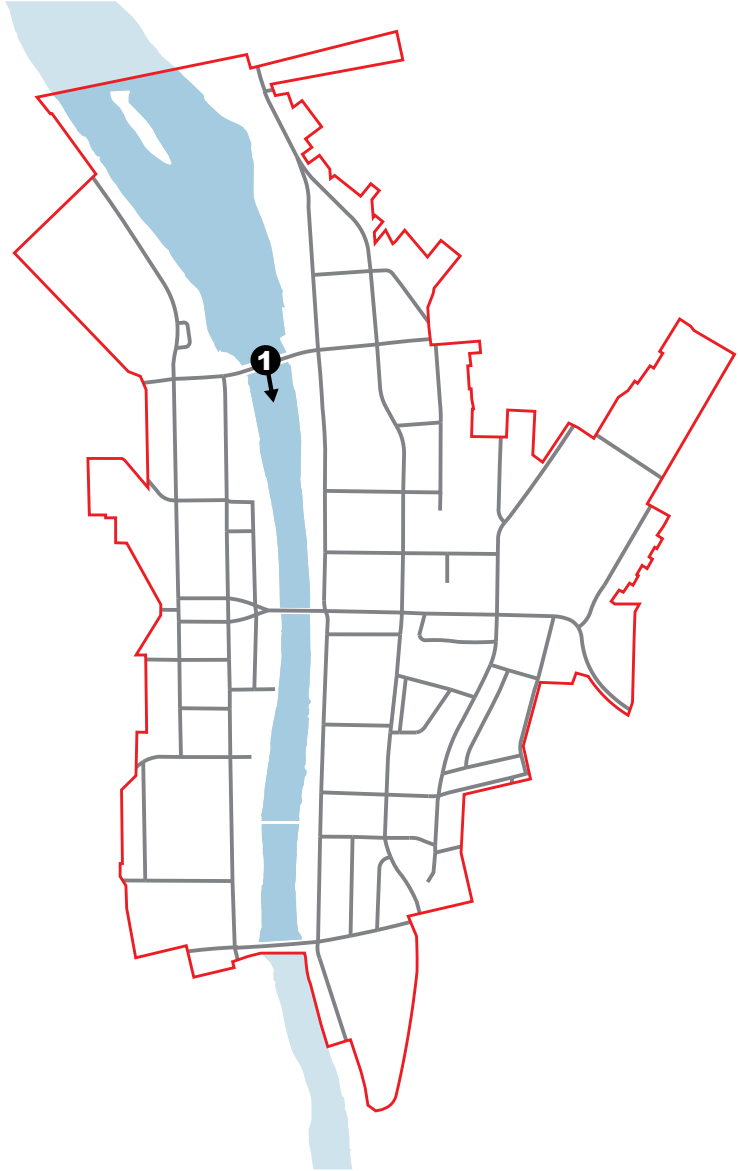


Approach to Structured Parking

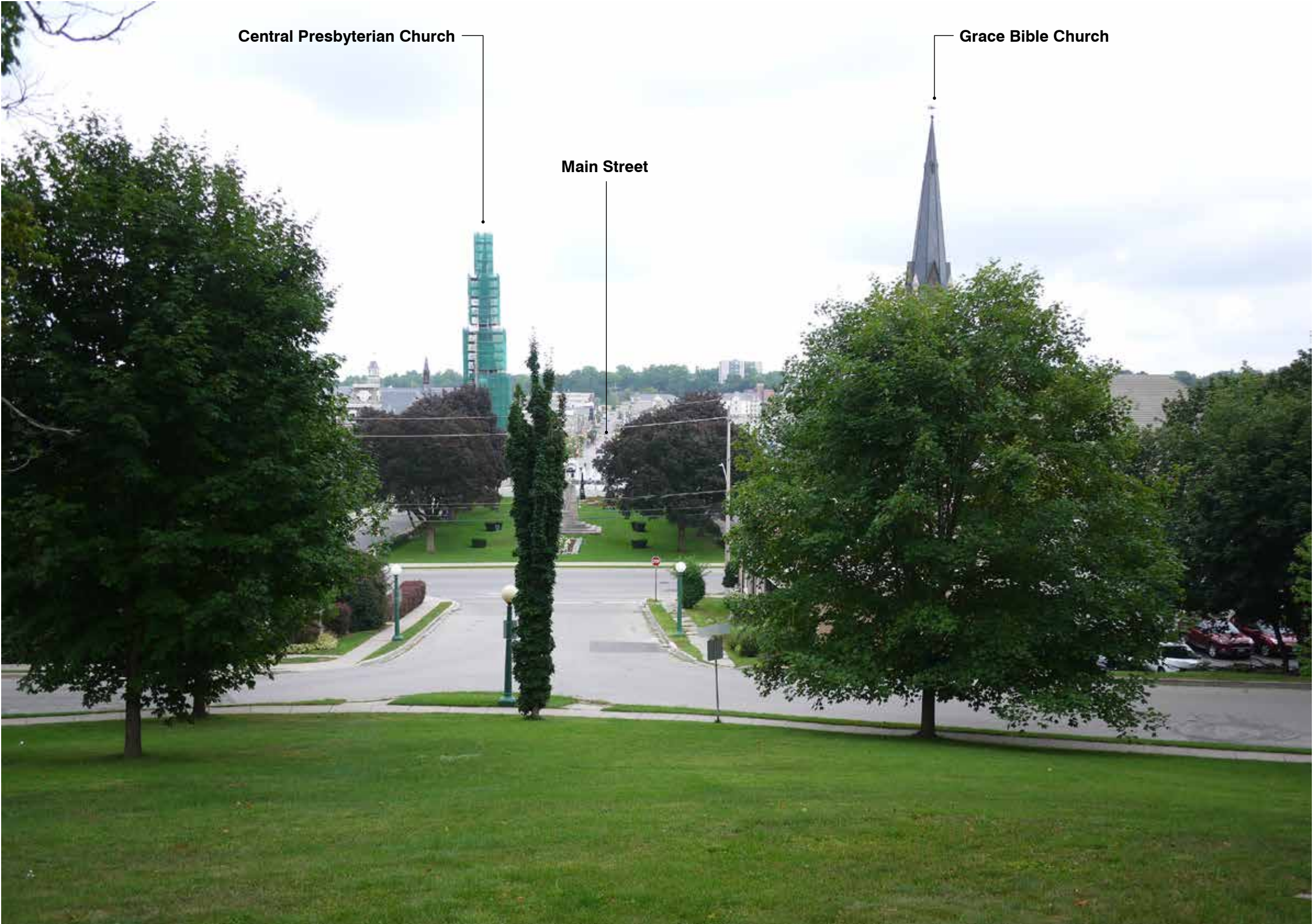
**Views:
Park Hill Road Bridge
looking south**



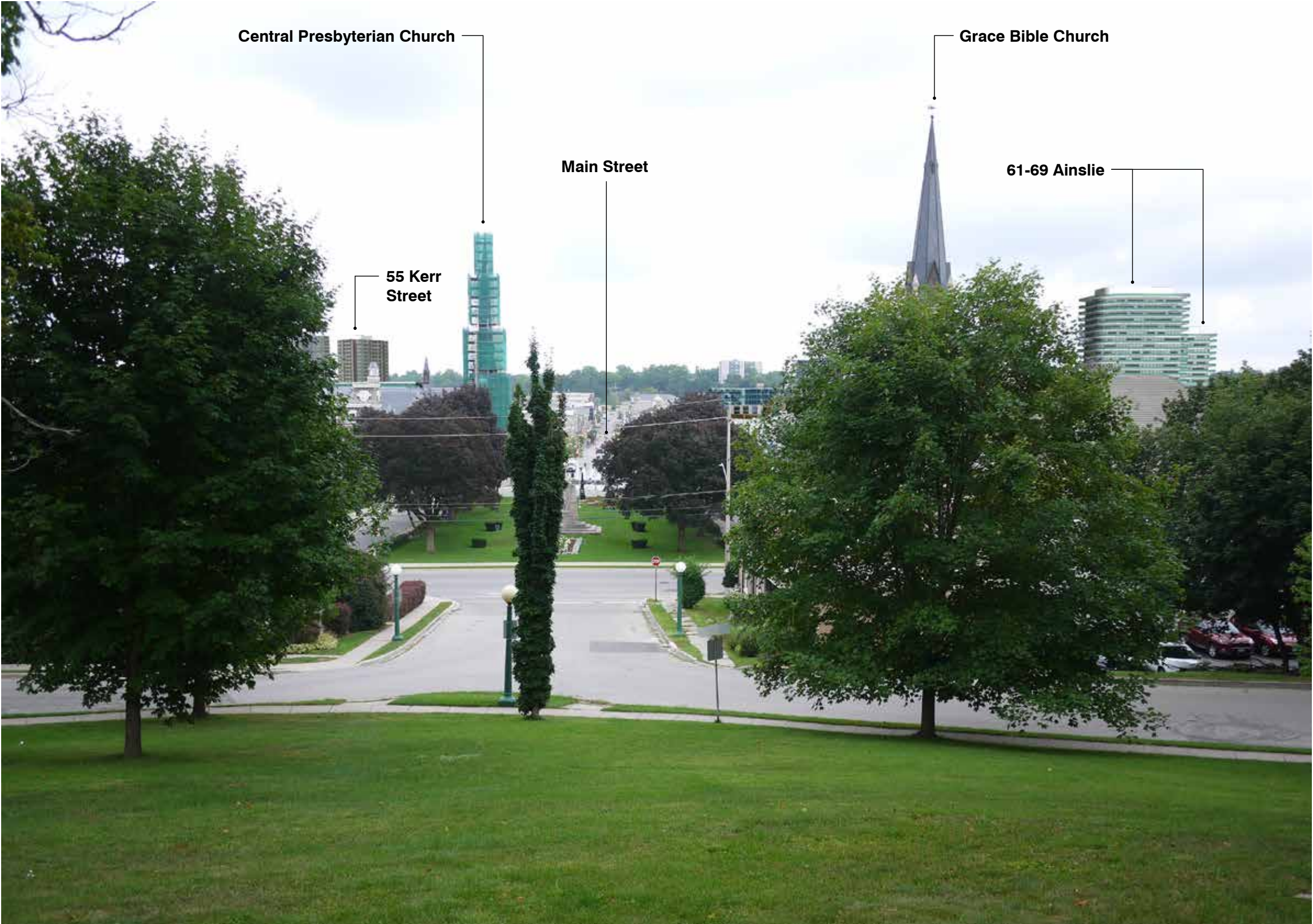
**Views:
Park Hill Road Bridge
looking south**



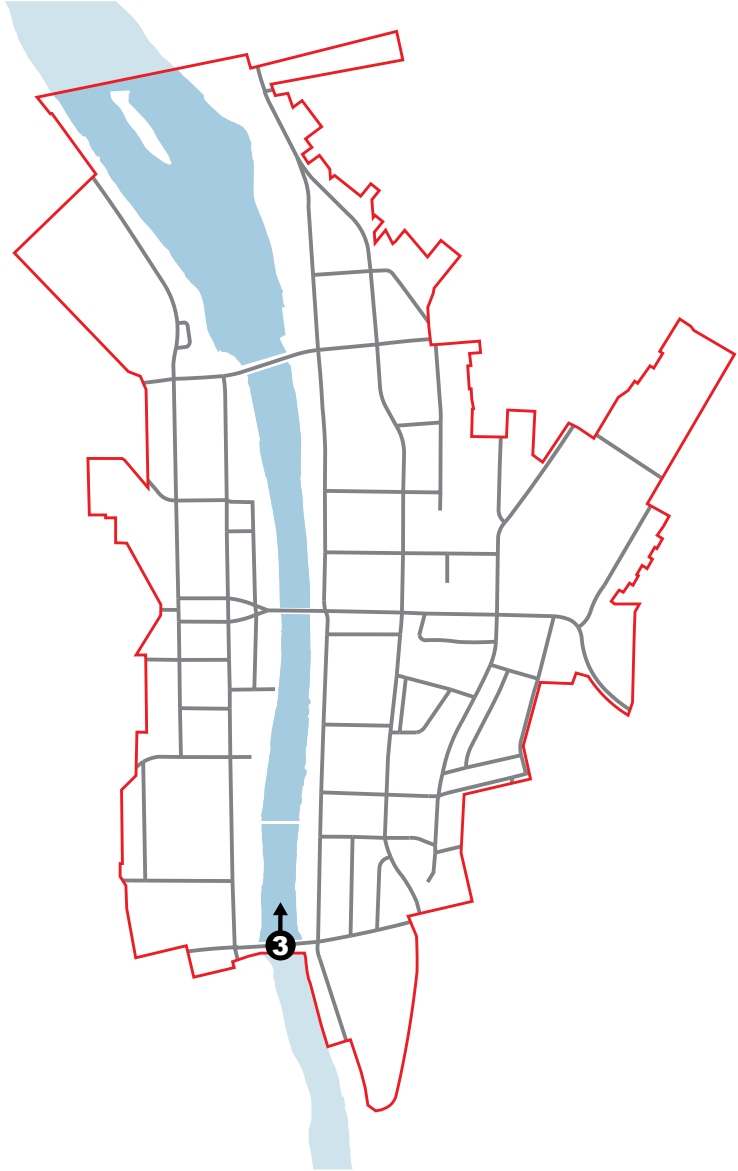
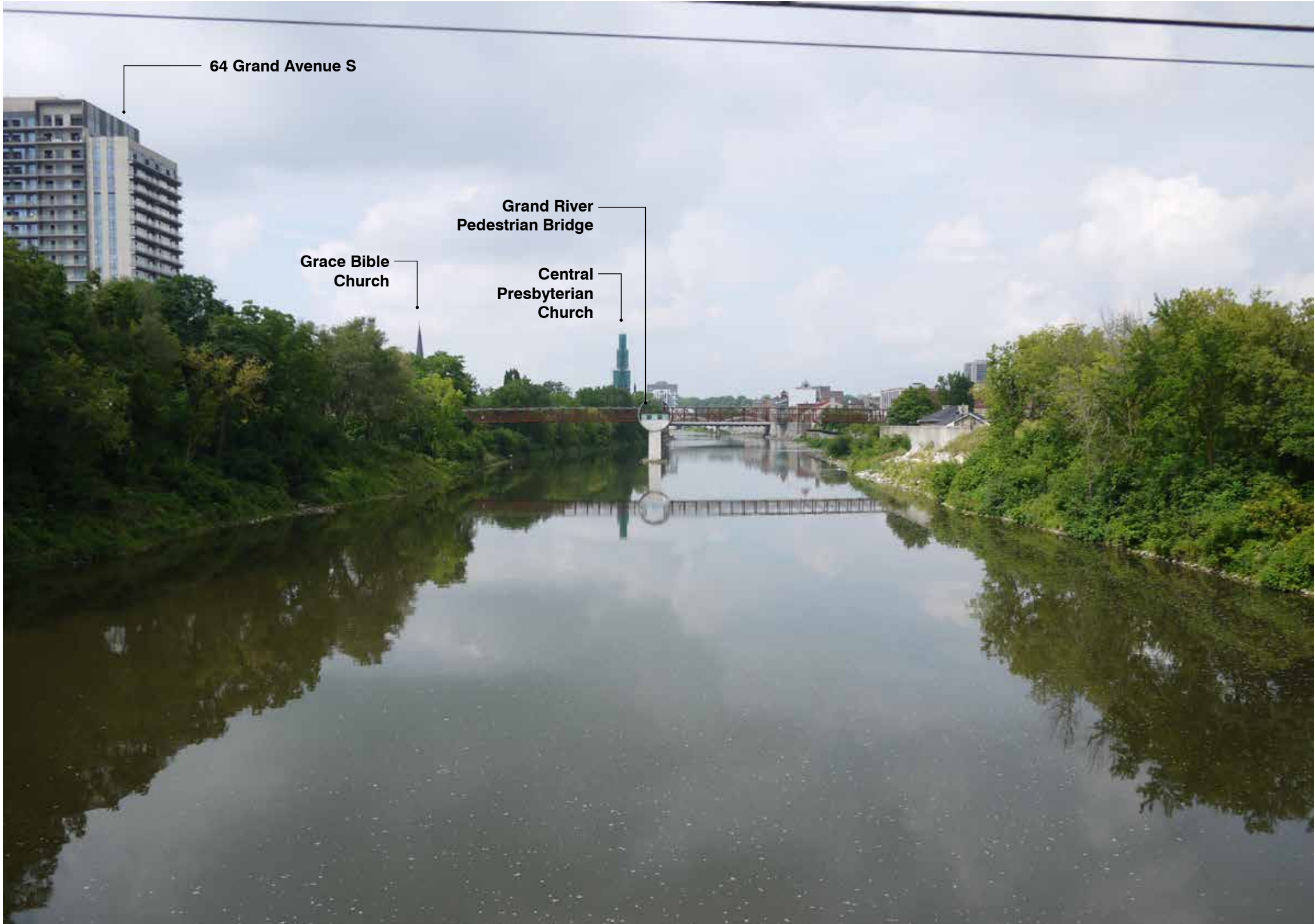
**Views:
East Galt looking east
towards Crescent Place**



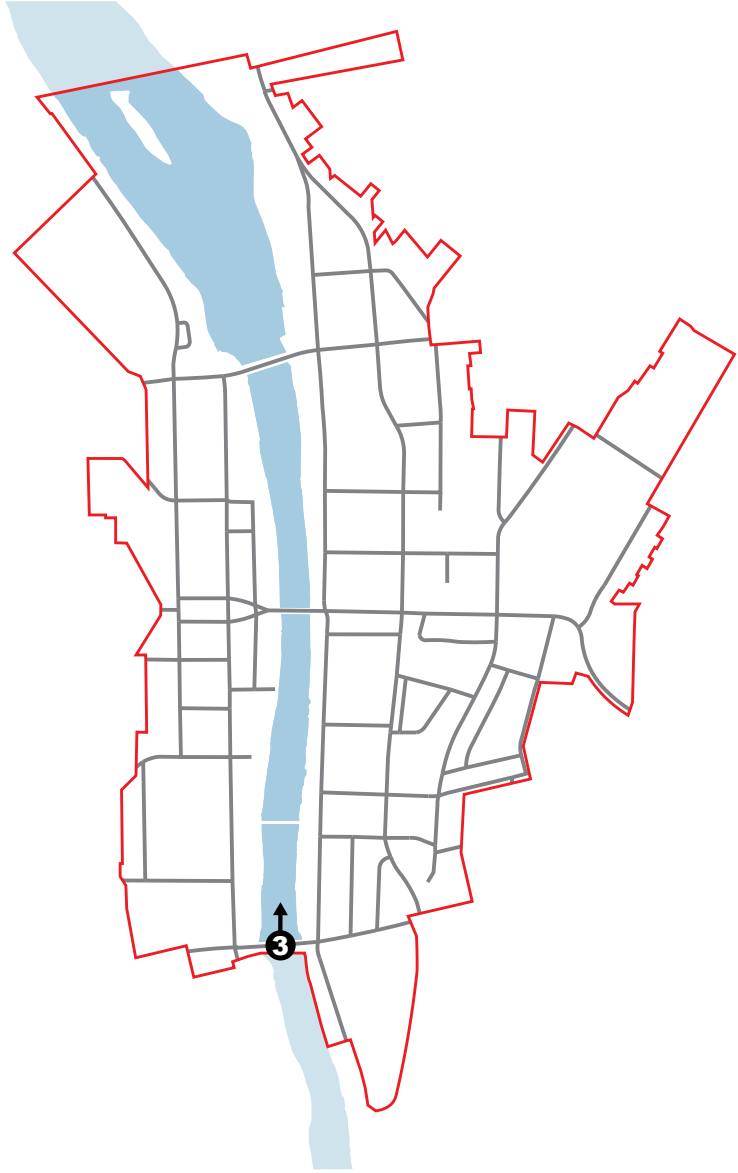
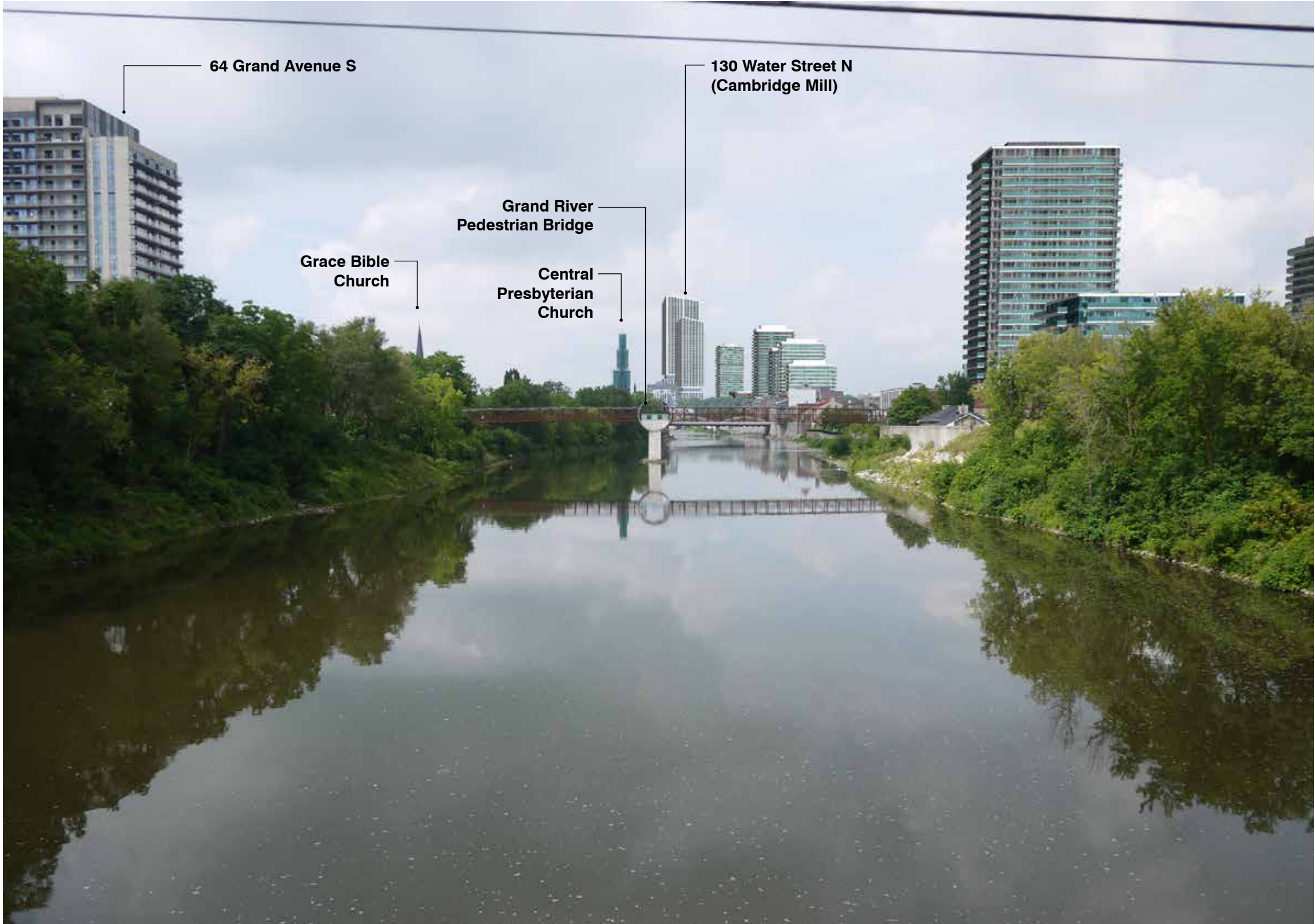
**Views:
East Galt looking east
towards Crescent Place**



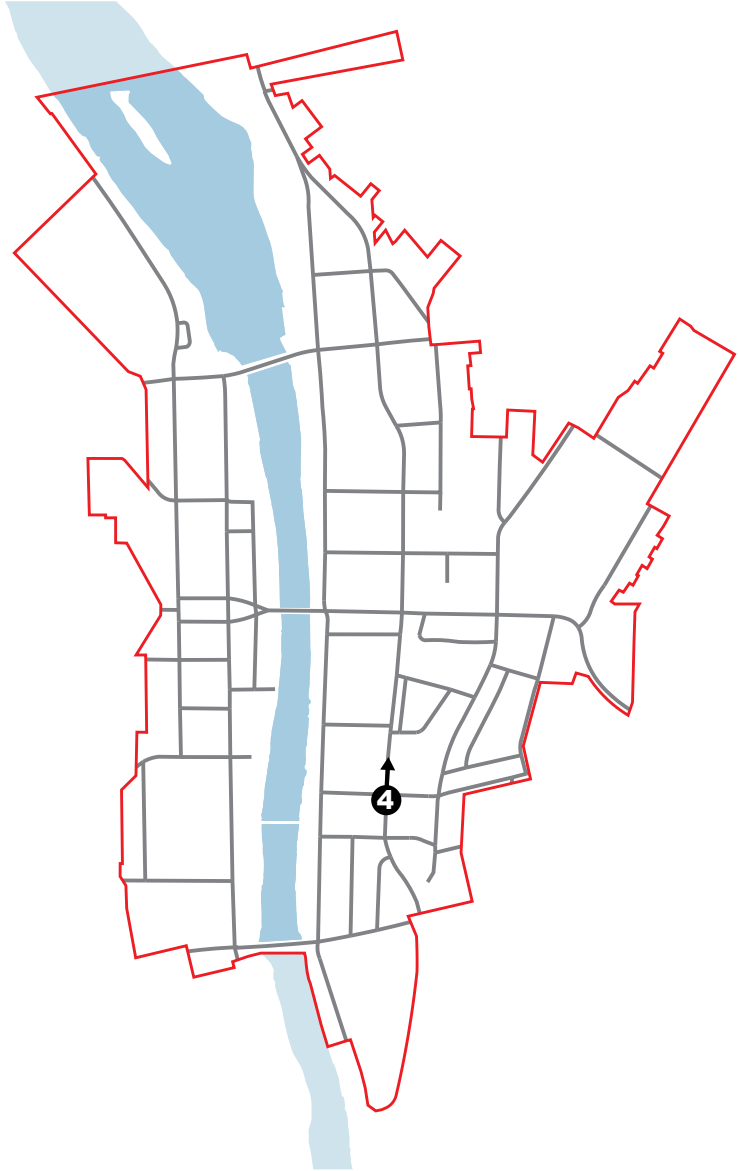
**Views:
Cedar Street Bridge
looking north**



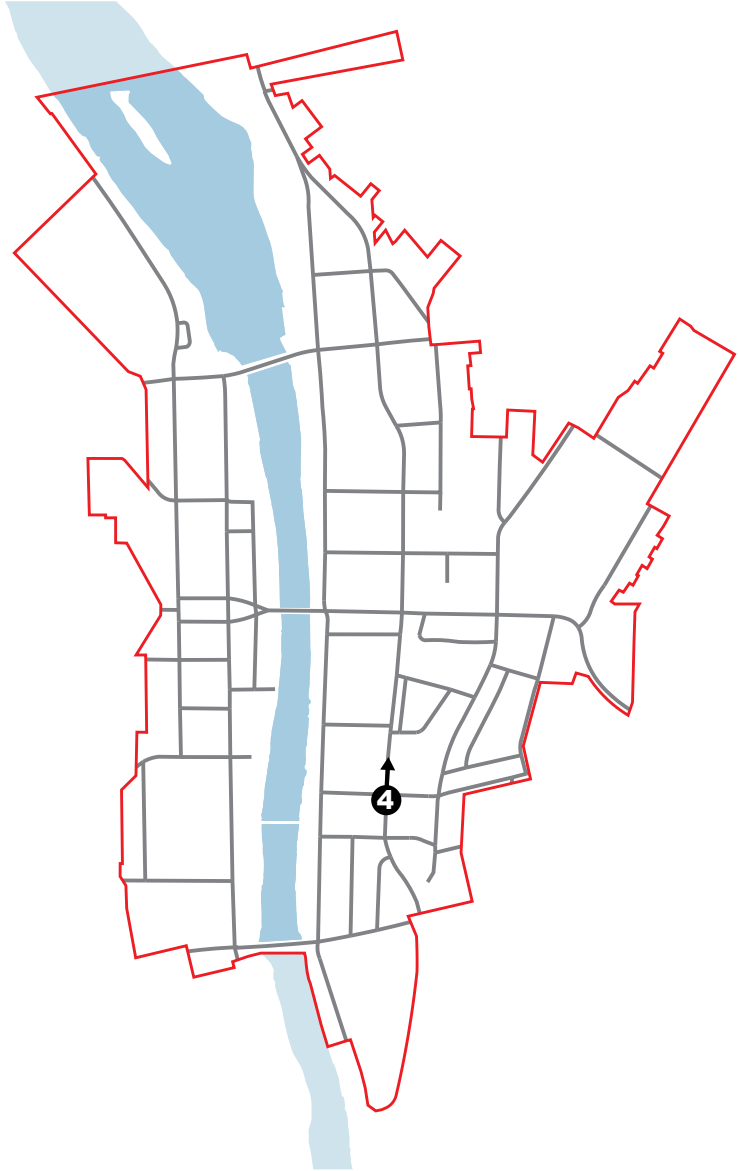
**Views:
Cedar Street Bridge
looking north**



**Views:
Ainslie Street S. looking
north at Walnut Street**



**Views:
Ainslie Street S. looking
north at Walnut Street**



**Views:
Centennial Park looking
east towards Main St.**



south view

**Views:
Centennial Park looking
east towards Main St.**



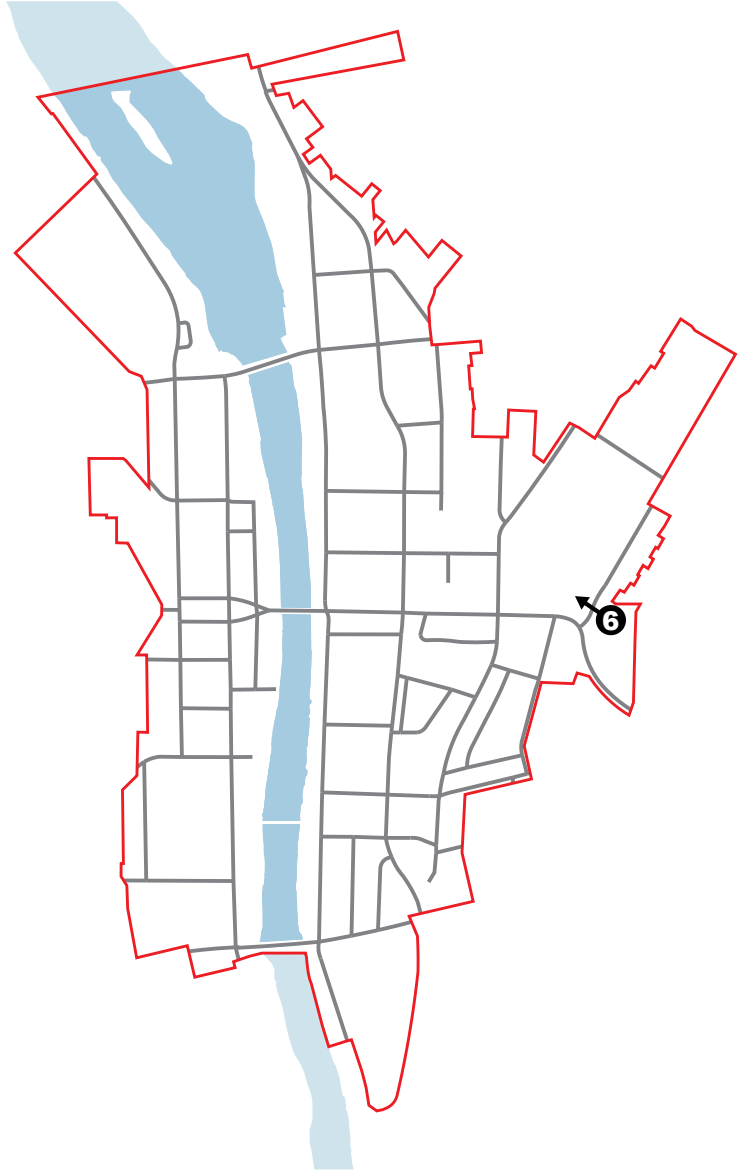
south view

**Views:
Centennial Park looking
east towards Main St.**



north view

**Views:
Centennial Park looking
east towards Main St.**



north view

Potential Development Yield Summary

	Site Area	Total GFA	Comm'l GFA	Instit'l GFA	Resid'l GFA	No. of Resid'l Units	No. of Jobs	No. of Residents	Maximum Height
BLOCK A	5,880 m ²	22,750 m ²	1,940 m ²	0 m ²	16,540 m ²	201	52	352	11 storeys
BLOCK B	6,670 m ²	39,350 m ²	1,690 m ²	0 m ²	29,030 m ²	323	46	565	28 storeys
BLOCK C	4,970 m ²	10,460 m ²	550 m ²	2,330 m ²	3,920 m ²	44	51	76	3 storeys
BLOCK D	2,990 m ²	15,620 m ²	680 m ²	0 m ²	12,420 m ²	138	18	242	11 storeys
BLOCK E	6,500 m ²	30,070 m ²	1,620 m ²	0 m ²	23,180 m ²	258	44	451	11 storeys
BLOCK F	7,050 m ²	29,250 m ²	0 m ²	0 m ²	25,730 m ²	286	0	501	11 storeys
BLOCK G	6,300 m ²	19,940 m ²	0 m ²	0 m ²	15,290 m ²	170	0	298	11 storeys
BLOCK H	4,450 m ²	5,170 m ²	0 m ²	0 m ²	5,170 m ²	57	0	101	4 storeys
BLOCK I	12,120 m ²	59,510 m ²	2,180 m ²	0 m ²	46,800 m ²	520	59	911	21 storeys
BLOCK J	11,140 m ²	71,190 m ²	0 m ²	0 m ²	59,320 m ²	648	0	1,135	28 storeys
BLOCK K	8,620 m ²	50,080 m ²	0 m ²	0 m ²	41,400 m ²	460	0	806	28 storeys
BLOCK L	10,440 m ²	27,580 m ²	0 m ²	0 m ²	27,580 m ²	306	0	537	15 storeys
TOTAL		380,970 m ²	8,660 m ²	2,330 m ²	306,380 m ²	3,411	269	5,975	

Population Projection:
2051

A massing model was prepared that applies the built form guidelines described above and illustrates the potential for development within the study area. Based on the model

development yields were derived which confirm that the City can comfortably achieve Provincial target densities of people + jobs for an Urban Growth Centre and MTSA.

