

# Shaping Guelph

## Official Plan Review

Official Plan Amendment 80  
Public Meeting

March 30, 2022



# What is an Official Plan?

- Legal document required by the Planning Act
- Sets the vision for the future of the city
- Provides policies that describe how land should be used, such as:
  - where new housing, industry, offices and shops will be located
  - what services like roads, watermains, sewers, parks and schools will be needed and where they will be located
- When, and in what order, the city will grow



# Provincial Context

- Planning Act
- Provincial Policy Statement
- A Place to Grow



# Purpose of the Official Plan Review

## Conformity with:

- A Place to Grow
- Recent amendments to the Planning Act
- Recent amendments to the Clean Water Act, and
- The Provincial Policy Statement (2020).

Implement the City's growth management strategy

Implement the recommendations of the York/Elizabeth Land Use study.

Amendments to improve clarity for implementation or to address City-approved plans, procedures or Council decisions.

Housekeeping changes; for example, names of provincial ministries, address updates or policy numbering updates.



# Project Timeline

## **October 2019 to April 2021**

- Preparing Shaping Guelph background studies

## **April 2021**

- Scenarios for growth released for engagement

## **May 2021**

- Official Plan Review policy paper released

## **January 2022**

- Growth Management Strategy presented to Council

## **February 2022**

- Draft Official Plan amendment released

## **March 2022**

- Open House and Public Meeting



# Guelph's Official Plan Review:

## Summary of Modifications



# Official Plan: Vision and Principles

- Chapter 2 is amended to provide a new vision for the Official Plan
- New section on connection to Indigenous history and a commitment to engagement with Indigenous governments and communities
- Strategic goals updated



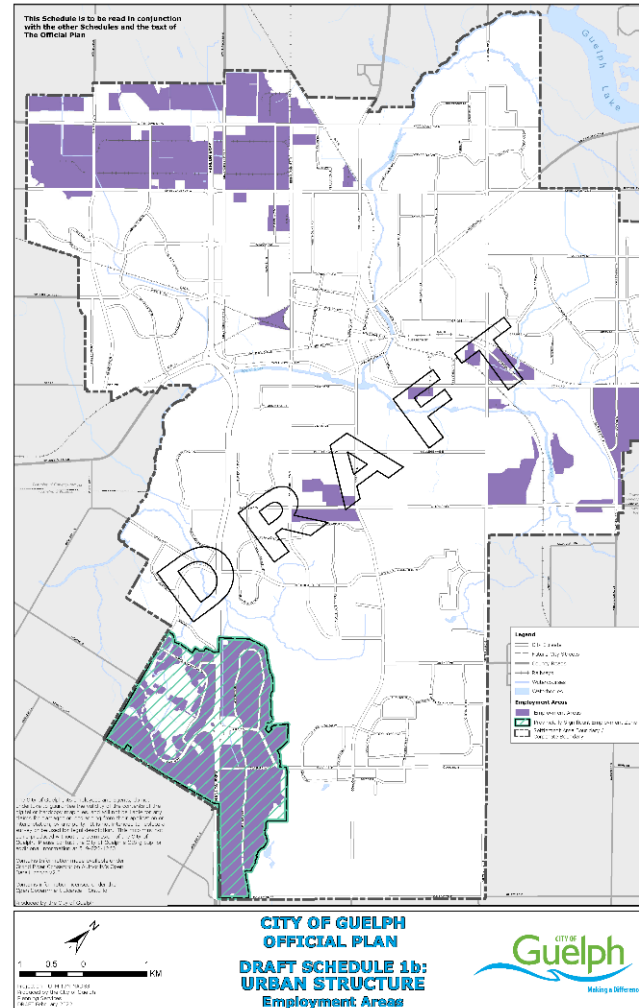
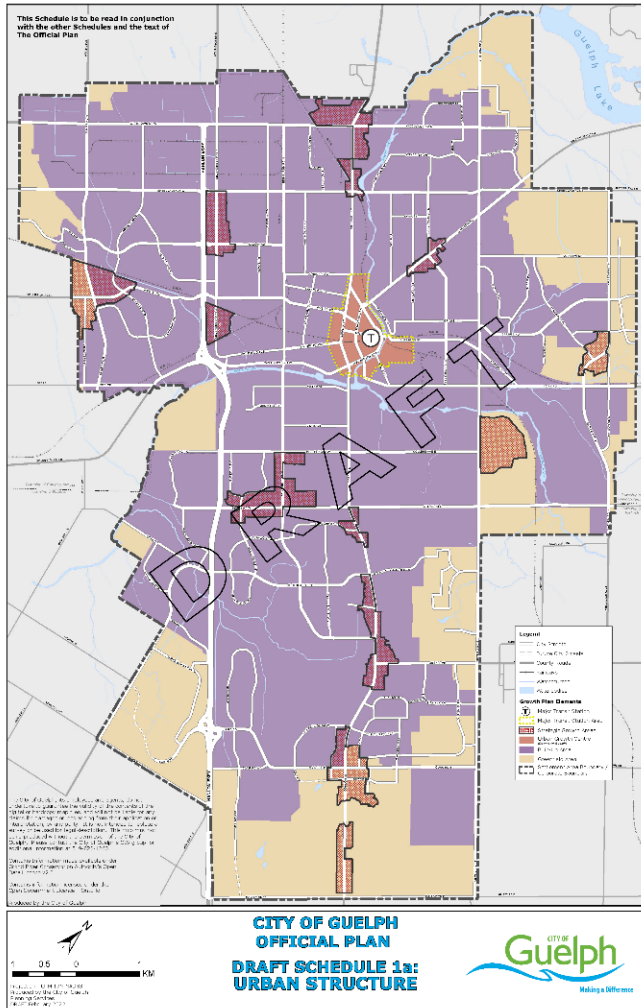
# Creating Complete Communities

- Chapter 3 is updated and provides policies for the urban structure elements
- Provides policies to support growth and development to the year 2051
- Sets population and employment for 2051
  - 208,000 population
  - 116,000 jobs





# Urban Structure



# Creating Complete Communities

## Density Targets

- Built-up area: 46% of new residential units per year
- Greenfield Area: 68 residents and jobs per hectare
- Urban Growth Centre and Major Transit Station Area (Downtown):
  - 150 residents and jobs per hectare by 2031
  - 175 residents and jobs per hectare by 2041
  - 200 residents and jobs per hectare by 2051



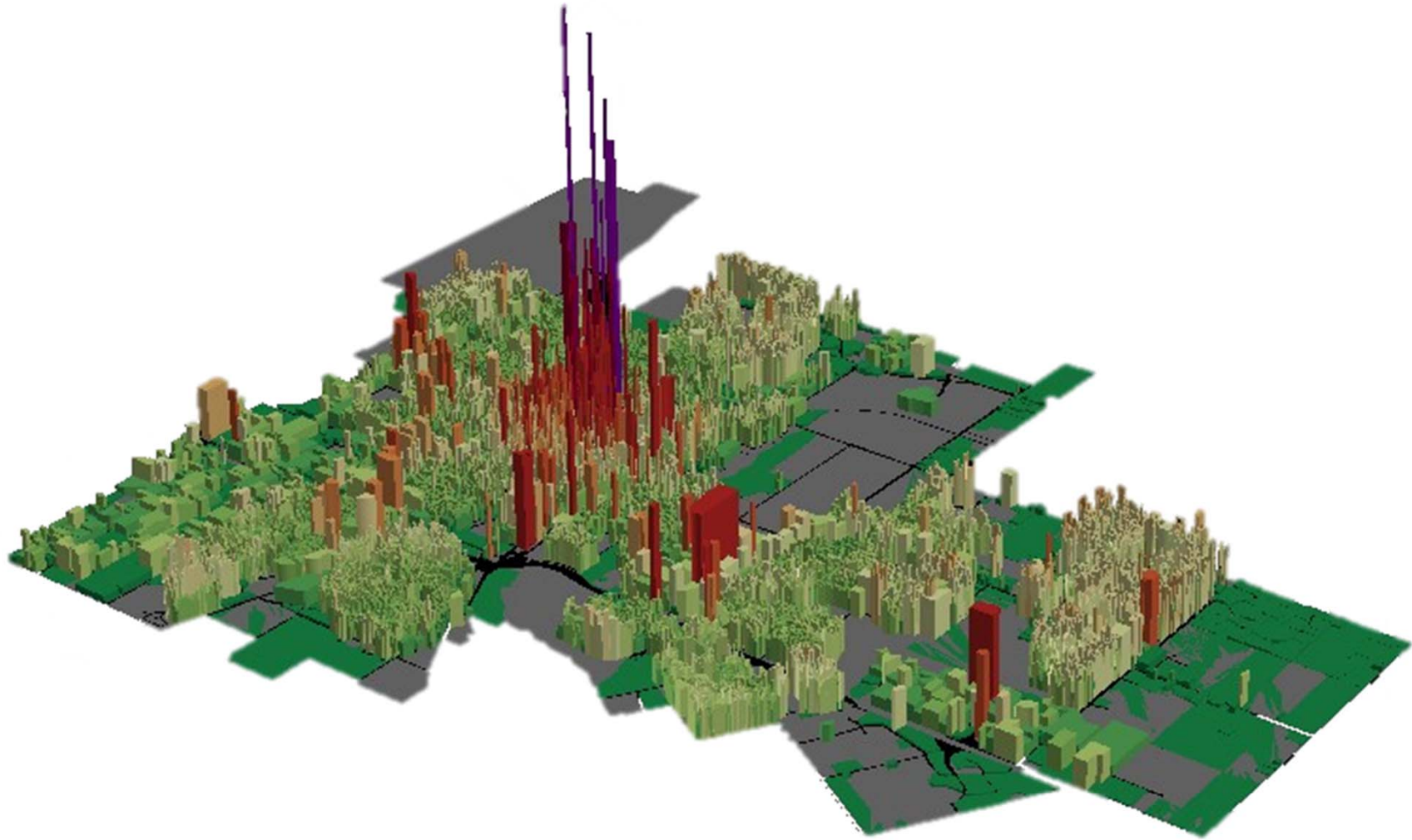
# Creating Complete Communities

## Employment areas:

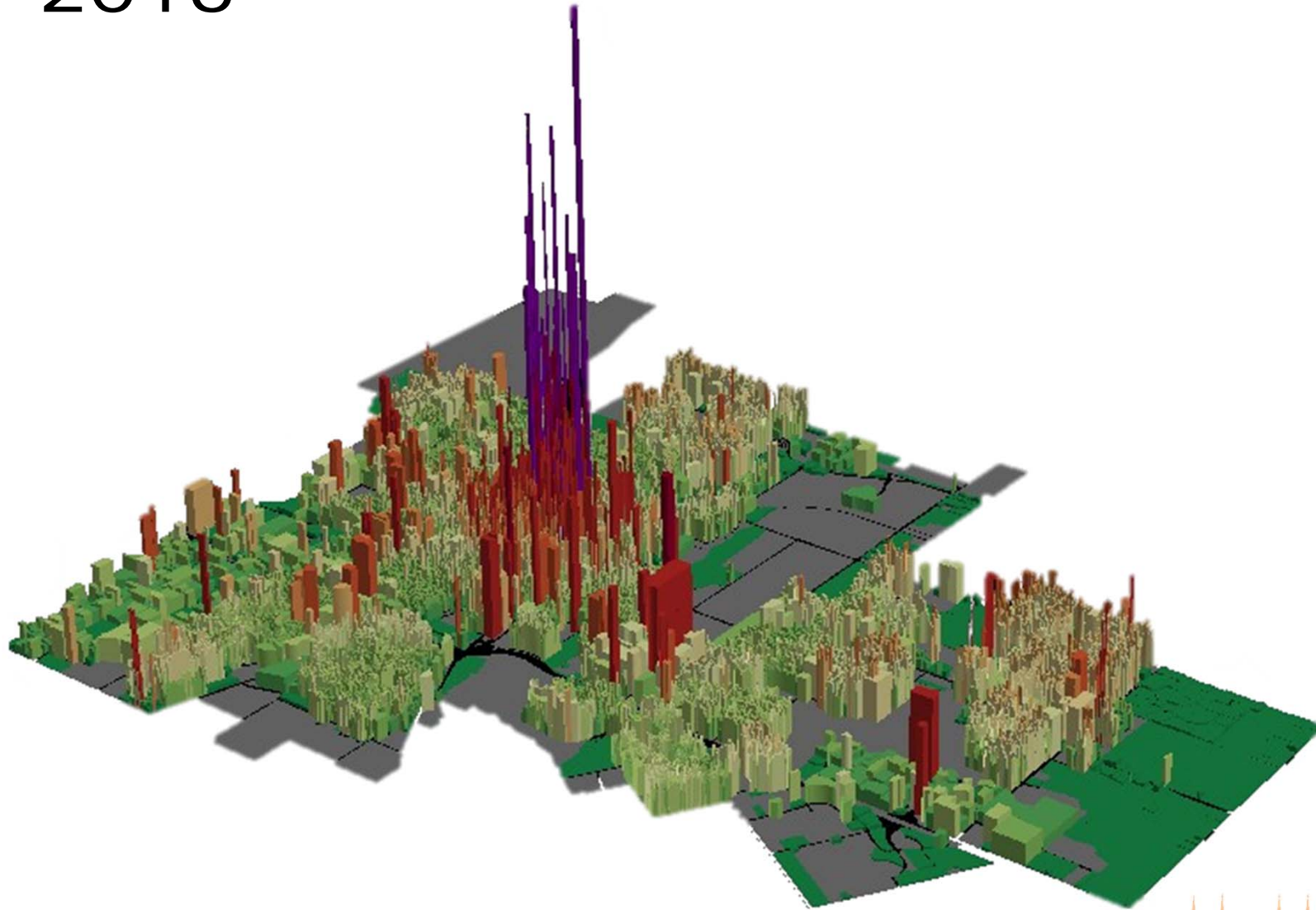
- City-wide target of 40 jobs per hectare to the 2051 horizon
- Targets by land use designation:
  - Industrial – 36 jobs per ha
  - Corporate Business Park – 70 jobs per ha
  - Institutional/Research Park – 50 jobs per ha



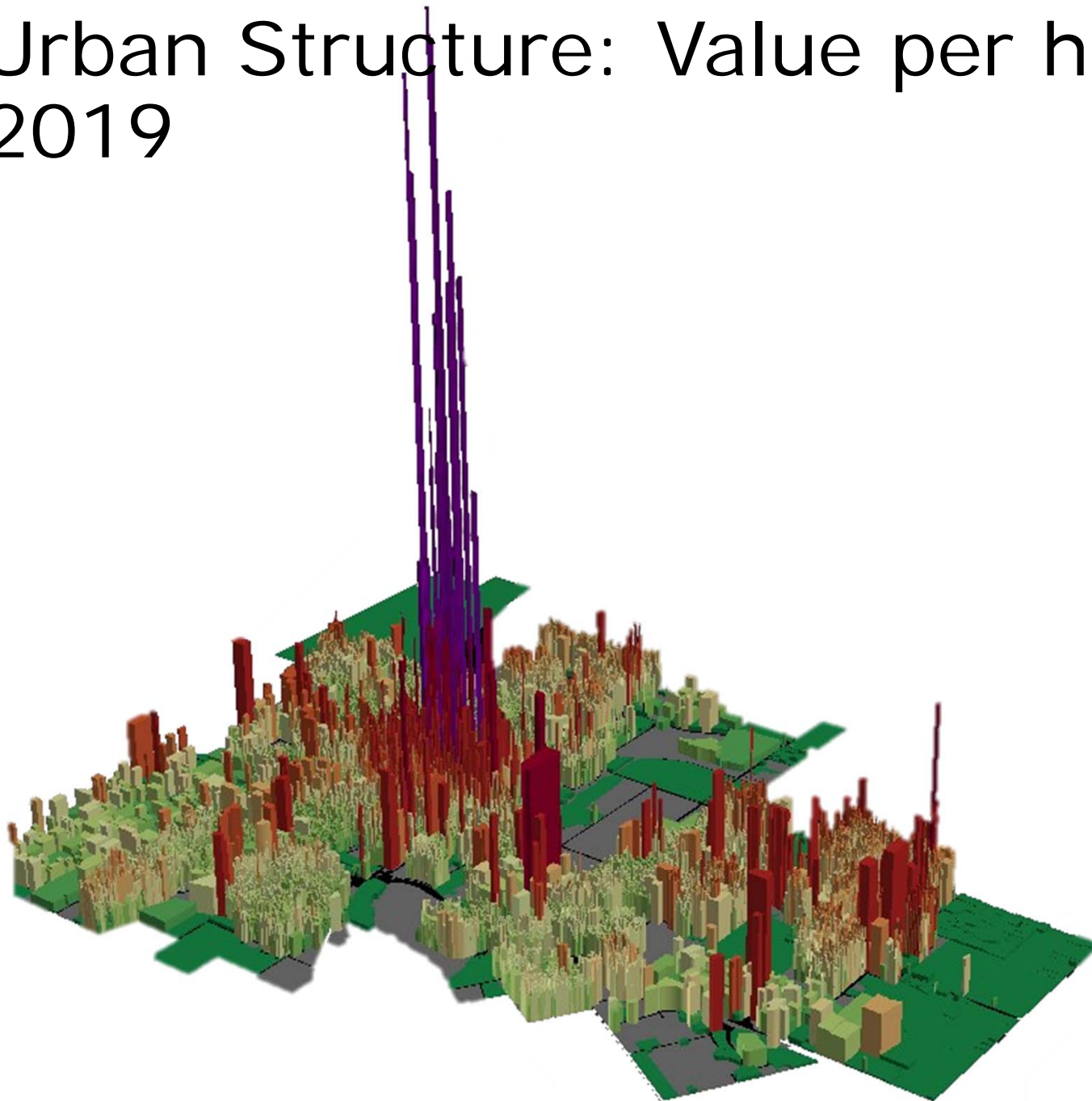
# Urban Structure: Value per hectare 2013



# Urban Structure: Value per hectare 2016



# Urban Structure: Value per hectare 2019

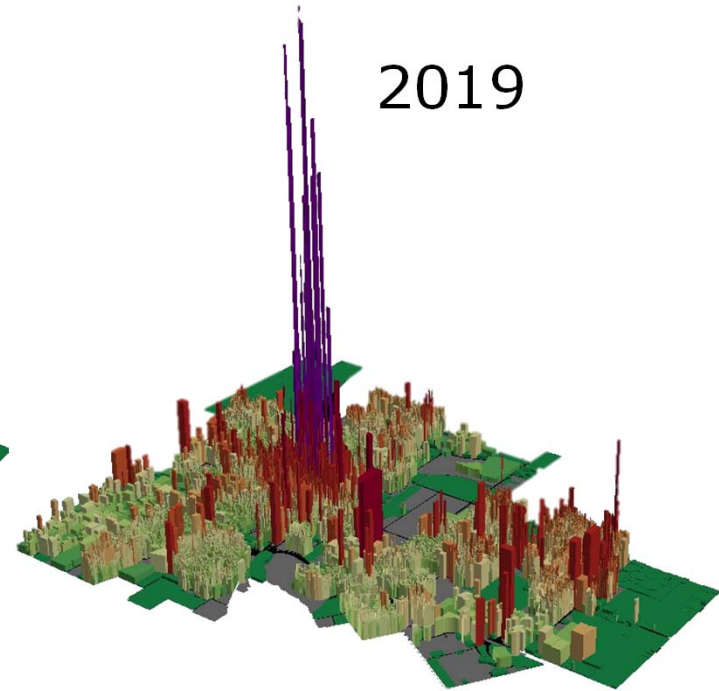
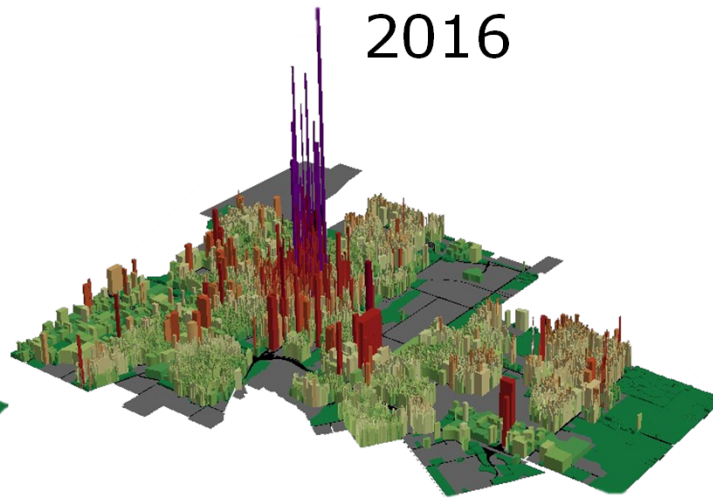
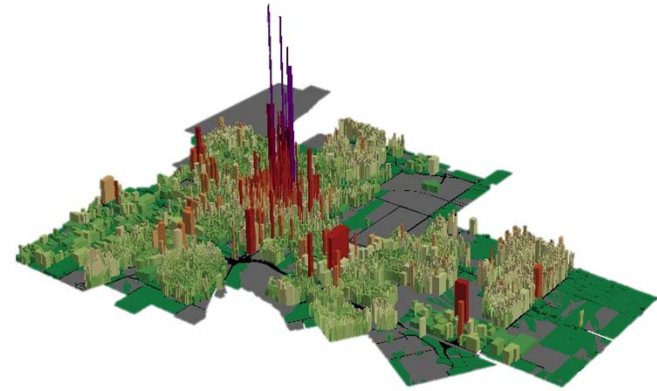


# Urban Structure: Value per hectare

2013

2016

2019



# Protecting What is Valuable

- Chapter 4 natural heritage and water resource system policies are updated
- Modification to policies for:
  - Environmental Assessments for municipal class EAs
  - Urban Forest to clarify alignment with tree protection bylaw
- Terminology updates for Habitat of Endangered and Threatened Species, Surface Water Features and Fish Habitat





# Protecting What is Valuable

- New policies for hazardous forest types for wildland fire
- Directs development away from hazardous forest types



# Water Resource System

- Updated policies to ensure the long-term protection of the water resource system
- Includes updates to watershed plan and subwatershed study policies

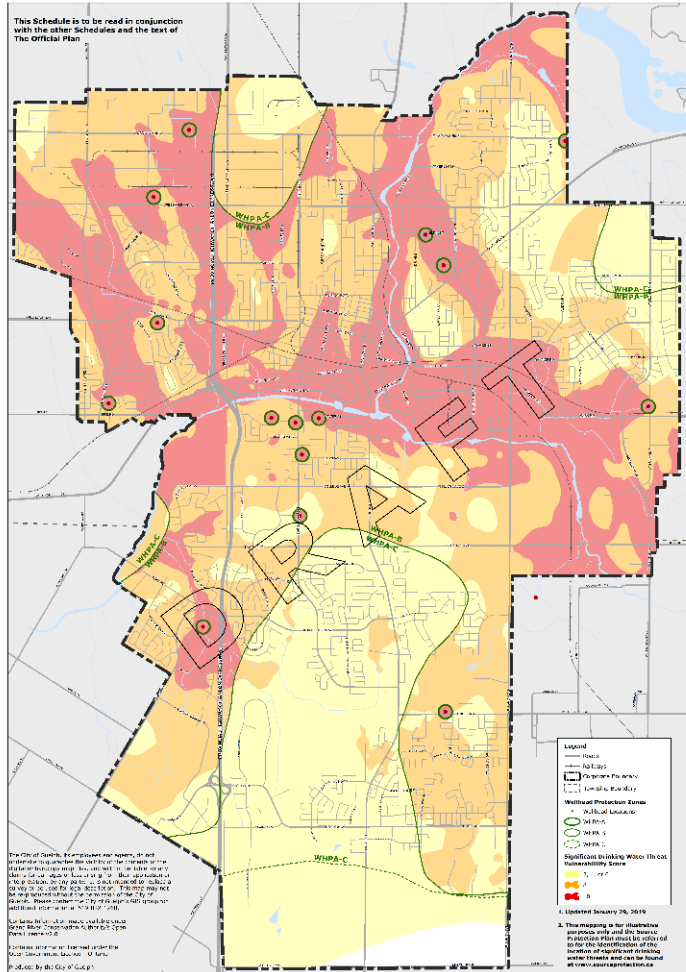


# Source Protection

- Updated policies to implement the policies of the Source Protection Plan
- Provides policies to restrict land uses and activities and require conditions of development approval
- New Schedule 7a Wellhead Protection Areas and a new Schedule 7b Source Water Protection – Issue Contributing Areas



# Source Protection

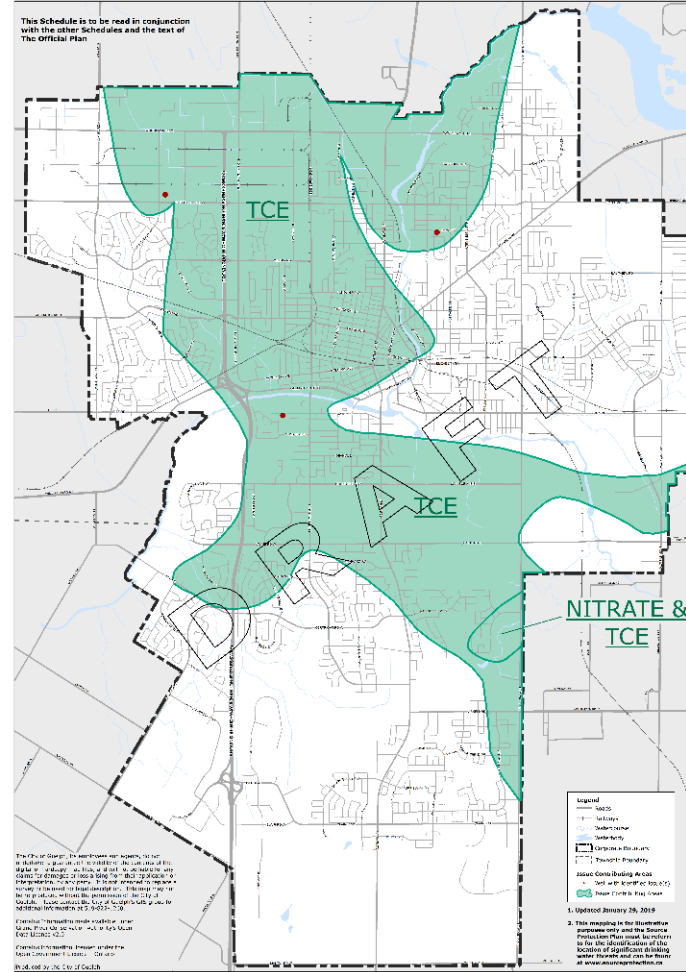


1 0.5 0 1 KM

Prepared: FEB 2013  
 Approved: FEB 2013  
 Drawn: [Name]  
 Checked: [Name]

**CITY OF GUELPH  
 OFFICIAL PLAN  
 DRAFT SCHEDULE 7a:  
 SOURCE WATER PROTECTION  
 Wellhead Protection Areas**

**CITY of Guelph**  
*Making a Difference*



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 Approved: FEB 2013  
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 Checked: [Name]

**CITY OF GUELPH  
 OFFICIAL PLAN  
 DRAFT SCHEDULE 7b:  
 SOURCE WATER PROTECTION  
 Issue Contributing Areas**

**CITY of Guelph**  
*Making a Difference*

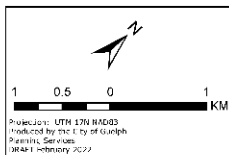
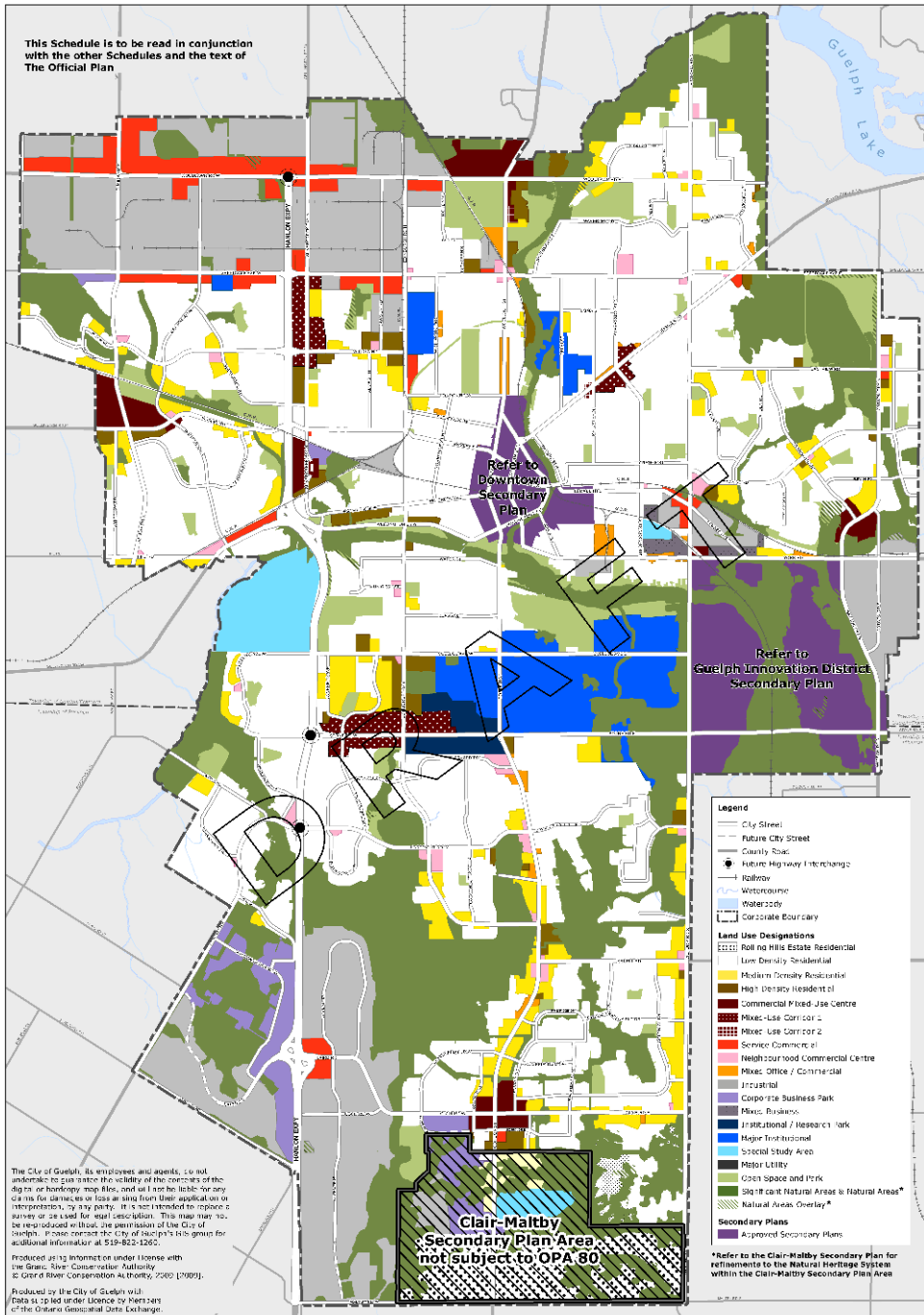


# Climate Change

- Revisions to address resiliency to climate change and the impacts of a changing climate.
- Updated targets:
  - to achieve a net zero carbon community by 2050
  - To achieve 100% of City's energy through renewable sources by 2050



# Land Use



**CITY OF GUELPH  
OFFICIAL PLAN  
DRAFT SCHEDULE 2:  
LAND USE PLAN**



# Land Use

- Low density greenfield residential designation is combined with the low density residential designation with amendments to height and densities.
- Mixed-use Corridor designation is divided into Mixed-use Corridor 1 and Mixed-use Corridor 2.
- New Rolling Hills Estate Residential designation for properties in the south-east area of the city south of Clair Road where residential uses exist and municipal services are not anticipated to be extended.
- Land uses within Strategic Growth Areas are amended to implement the City's growth management strategy which includes amendments to height and density.



# Recommended Height and Density

Land use designation	Existing maximum height	Recommended maximum height	Existing density permissions (units per hectare)	Recommended density permissions (units per hectare)
Commercial Mixed-use Centre	10 storeys	10 storeys 14 storeys within SGAs	100-150 uph	100-250 uph
Mixed-use Corridor 1 (formerly mixed- use corridor)	6 storeys	10 storeys 14 storeys within Silvercreek and Stone SGAs	100-150 uph	100-150 uph Max 250 uph within Silvercreek and Stone SGAs
Mixed-use Corridor 2 (formerly mixed-use corridor)	6 storeys	6 storeys	100-150 uph	100-150 uph
High density residential	10 storeys	10 storeys	100-150 uph	100-150 uph Max 250 uph within SGAs
Low density residential	3 storeys 6 storeys (bonusing)	3 storeys	15-35 uph (100 uph with bonusing)	35 uph max 60 uph max along arterials
Low density greenfield residential	6 storeys	4 storeys	60 uph (100 uph with bonusing)	60 uph max (within greenfield areas)

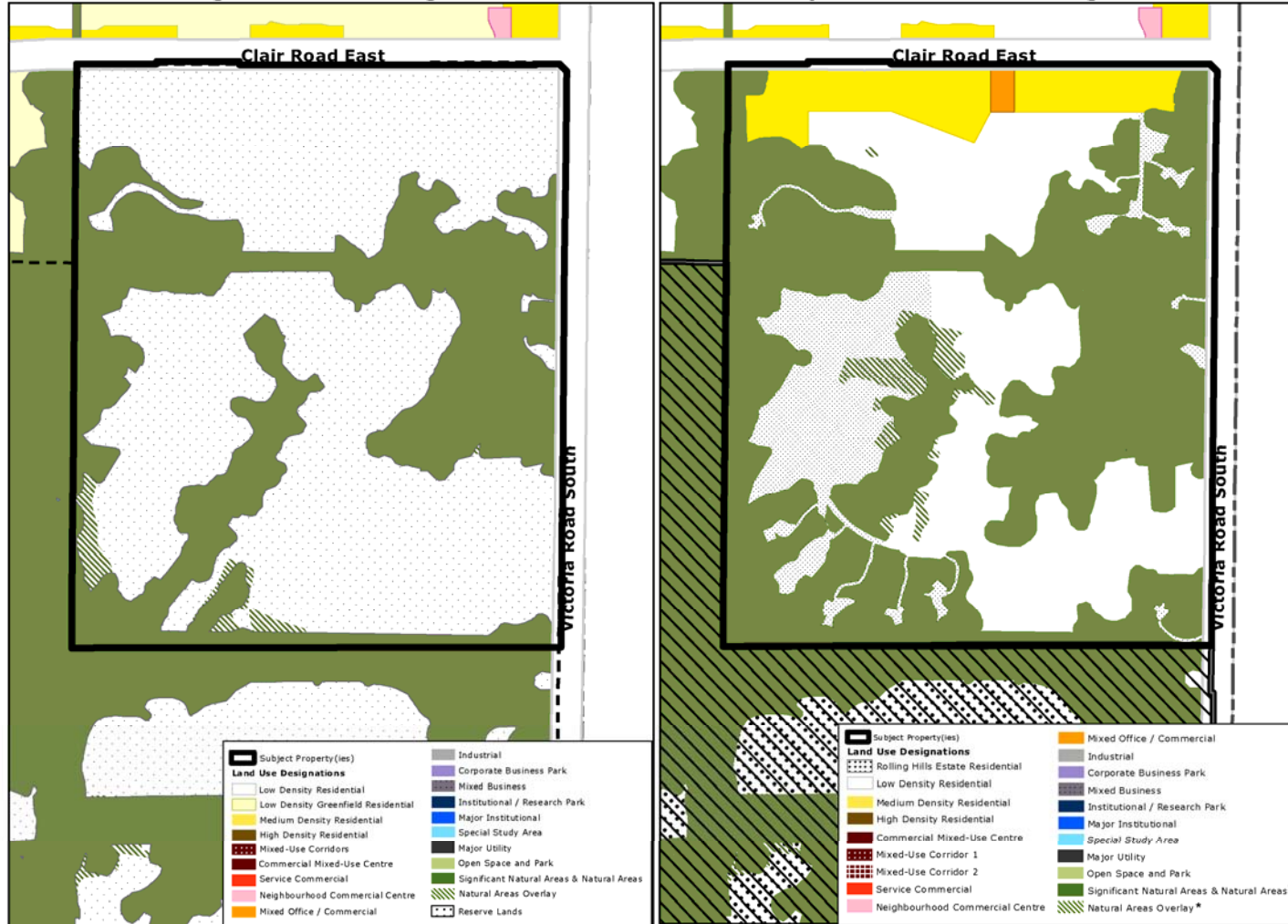


# Land Use Amendments

## Rolling Hills

Existing Land Use Designations

Proposed Land Use Designations

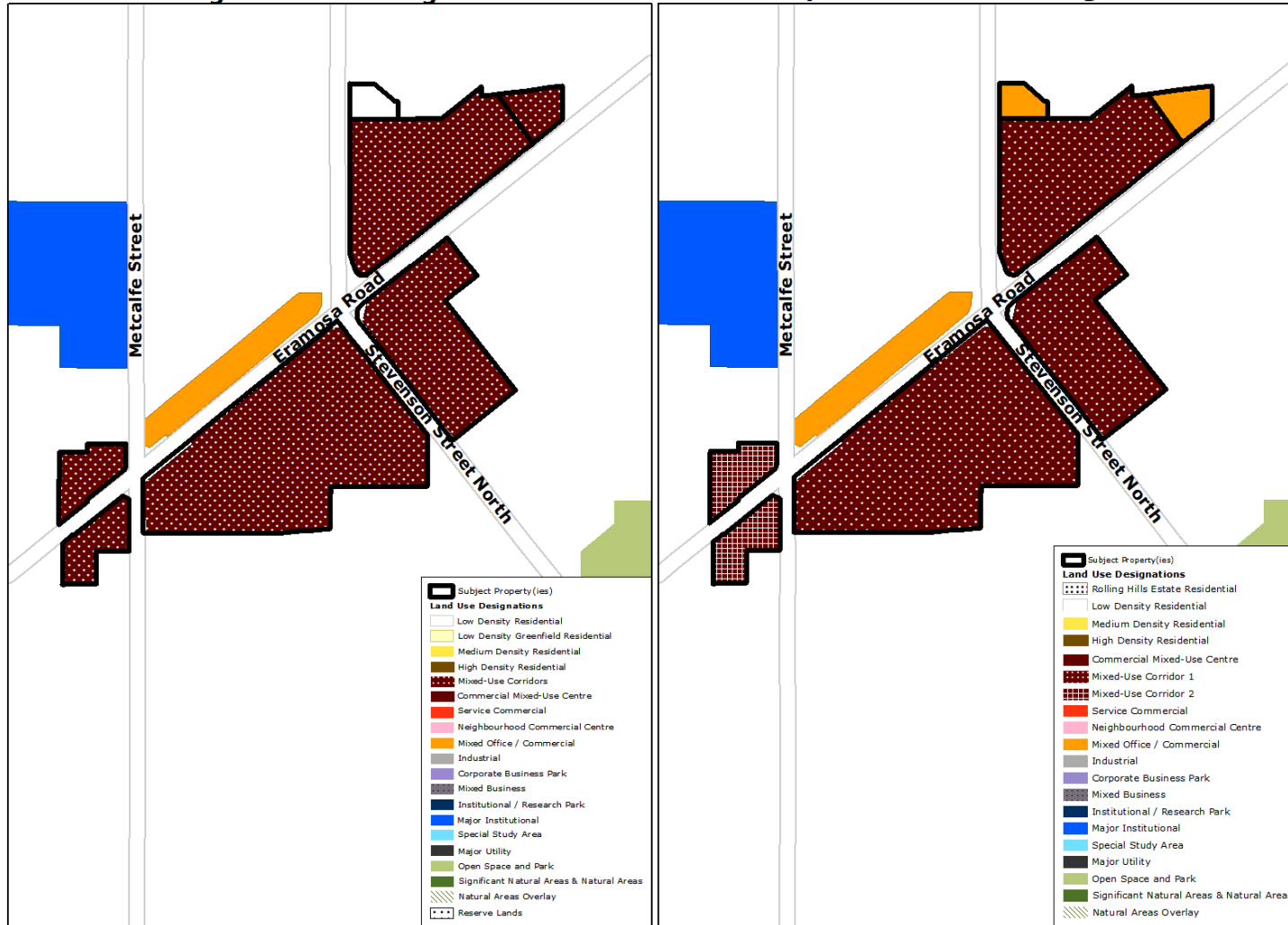


# Land Use Amendments

## Eramosa Road Corridor

Existing Land Use Designations

Proposed Land Use Designations

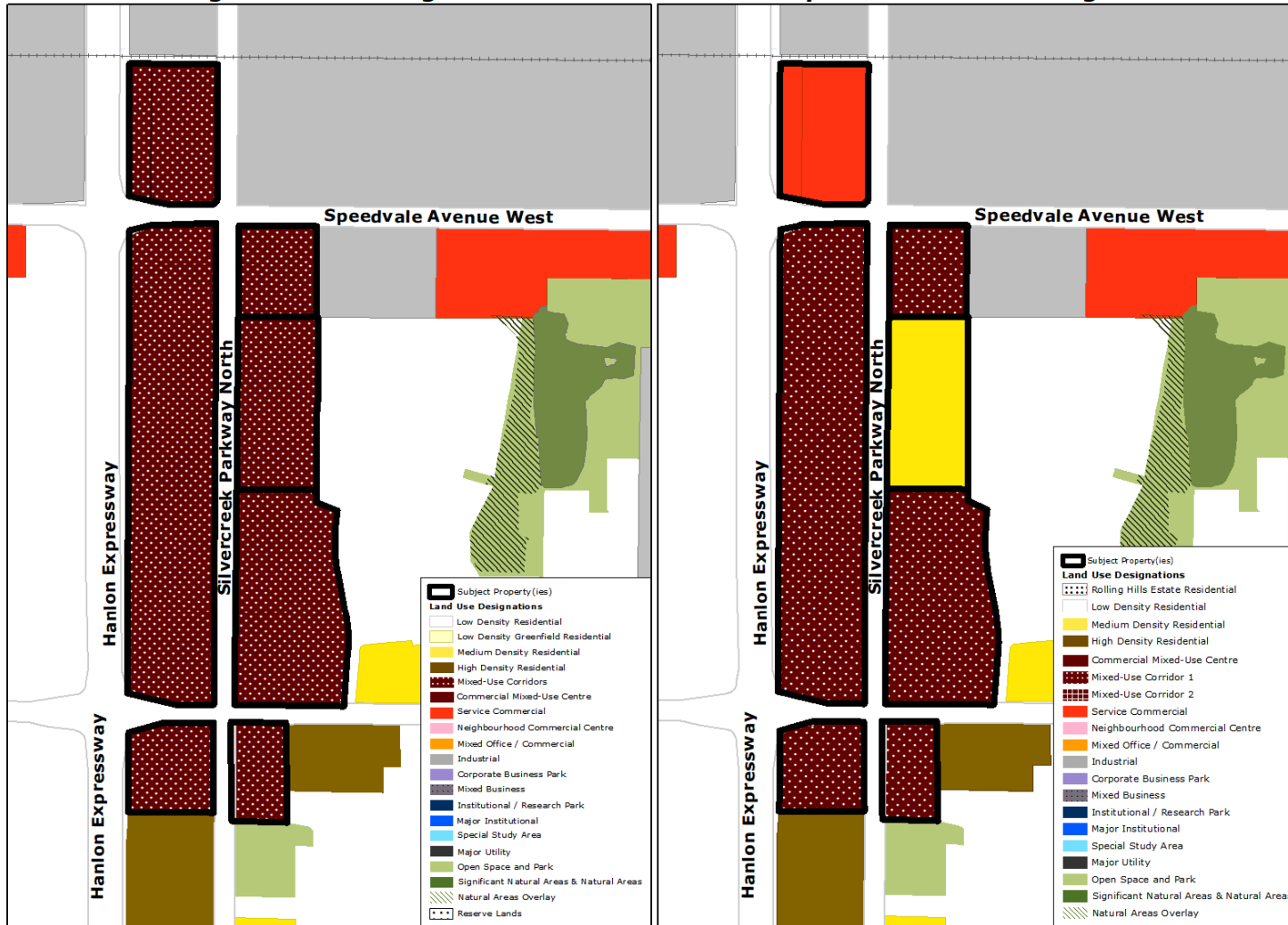


# Land Use Amendments

## Silvercreek Parkway North Corridor

Existing Land Use Designations

Proposed Land Use Designations

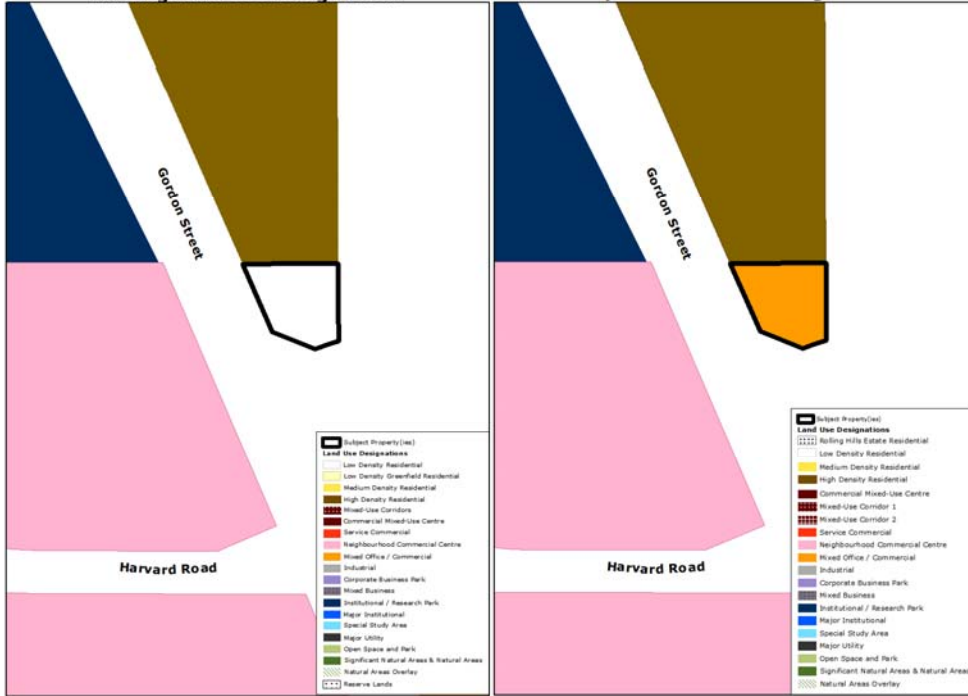


# Land Use Amendments

## 750 Gordon Street

### Existing Land Use Designations

### Proposed Land Use Designations



## 1291 Gordon Street

### Existing Land Use Designations

### Proposed Land Use Designations

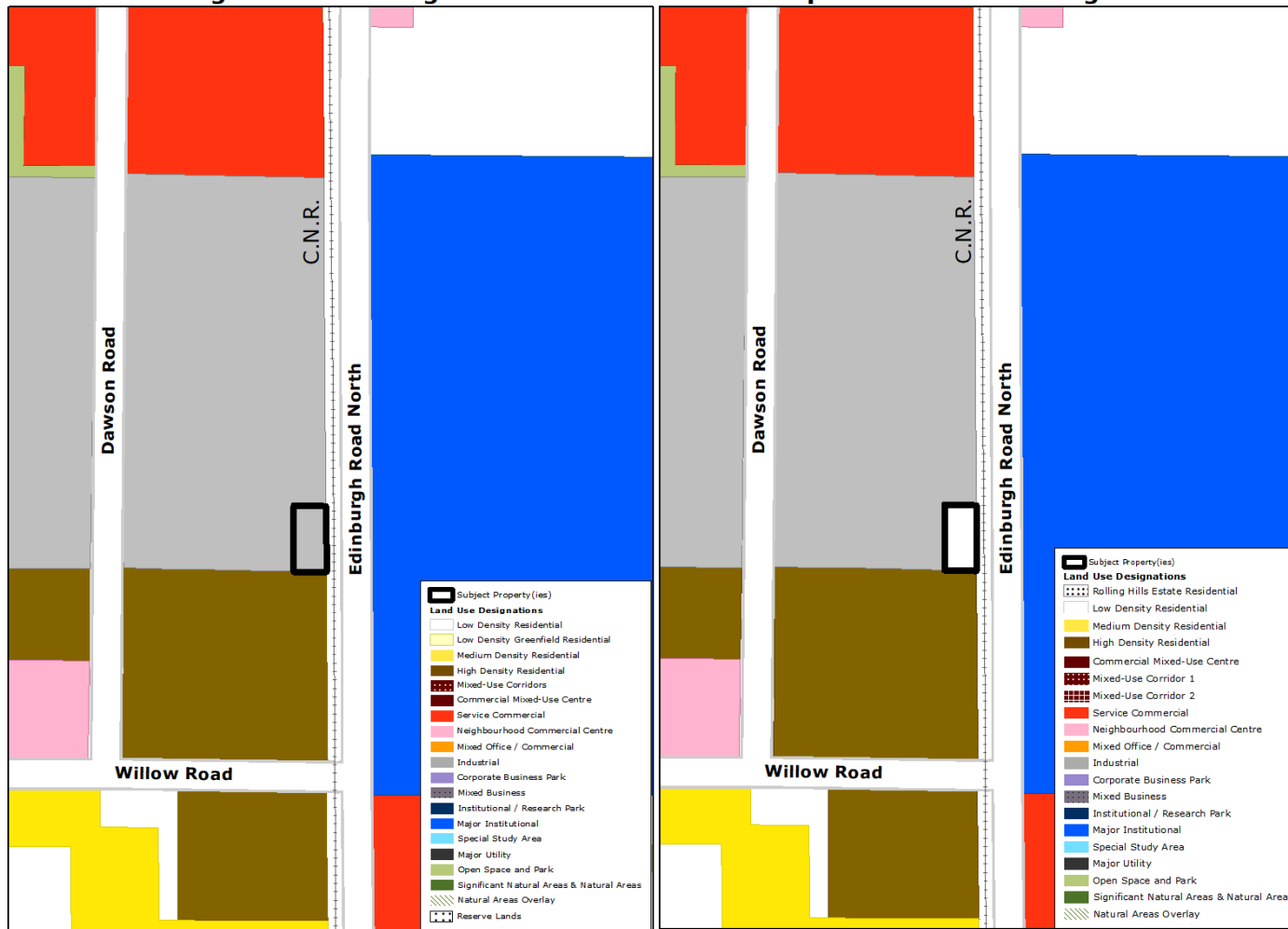


# Land Use Amendments

## 310 & 314 Edinburgh Road North

### Existing Land Use Designations

### Proposed Land Use Designations

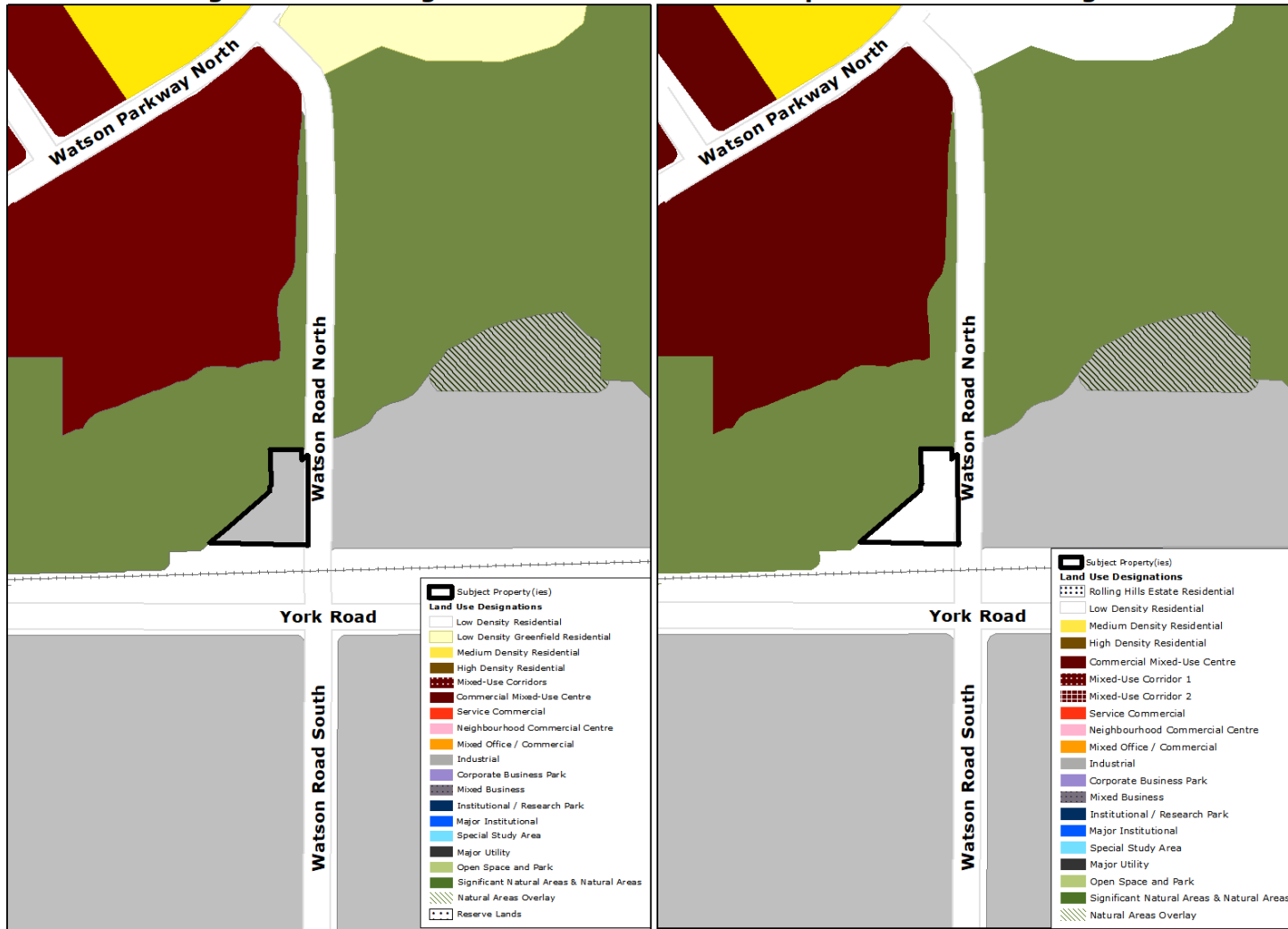


# Land Use Amendments

## 18 and 24 Watson Road North

Existing Land Use Designations

Proposed Land Use Designations



# Land Use

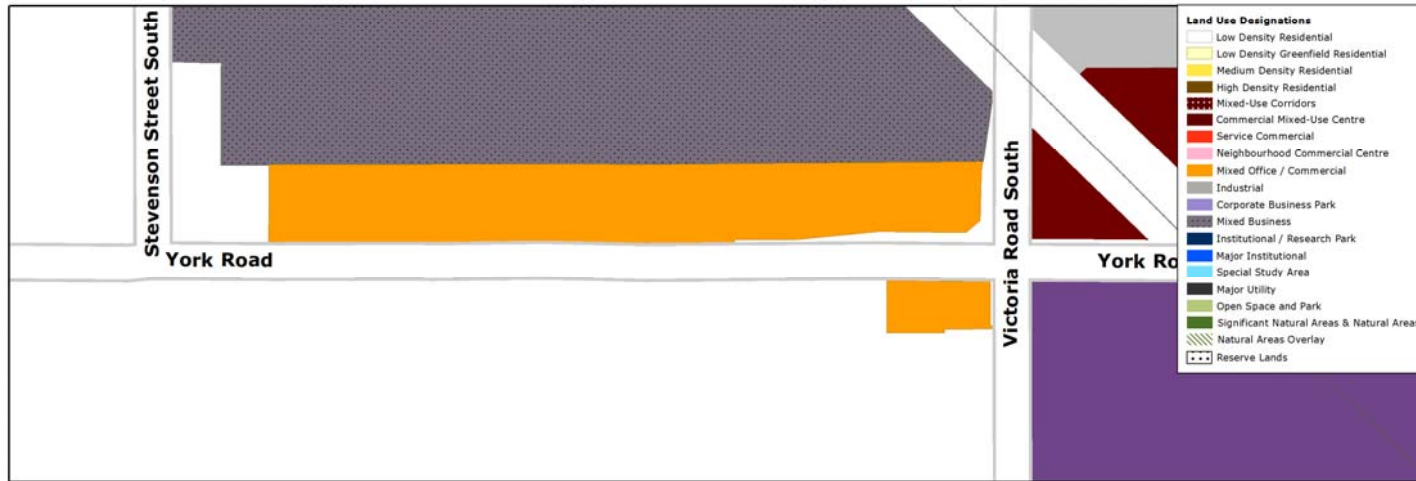
## York Road/Elizabeth Street Land Use Study

- Land use designations for properties within this area are amended
- Mixed Business land use designation policies and permissions are updated to implement the recommendations of the York Road/Elizabeth Street Land Use Study.

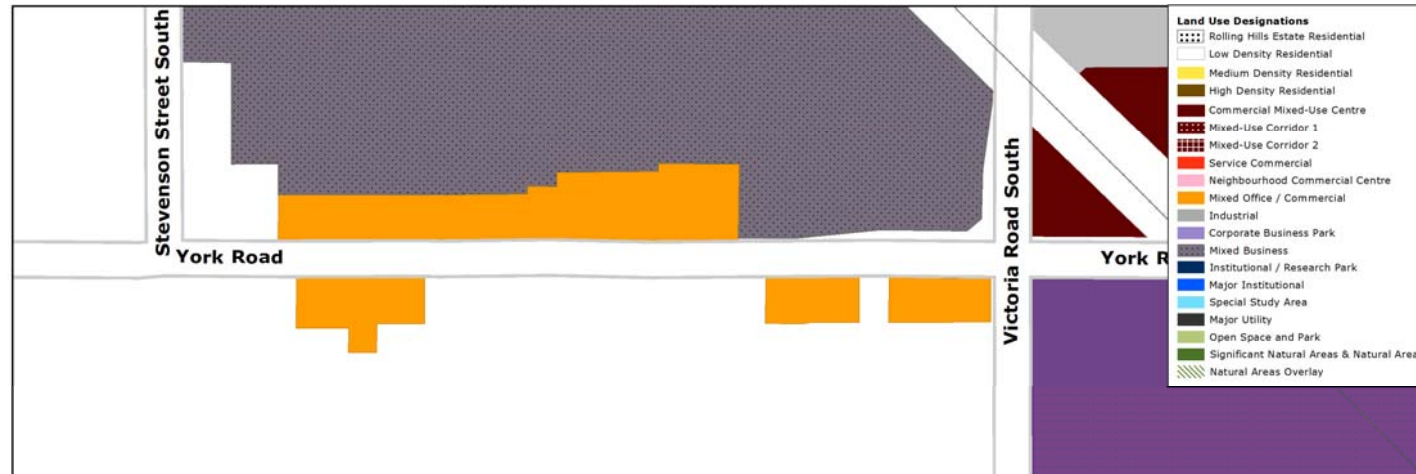


# York Road/Elizabeth Street Land Use Study

## York Road Corridor (west) Existing Land Use Designations



## Proposed Land Use Designations





# York Road/Elizabeth Street Land Use Study

**York Road Corridor (east)  
Existing Land Use Designations**



**Proposed Land Use Designations**



# Dolime Quarry Annexed Lands

- Designated Special Study Area
- Policy requires that:
  - A secondary plan and comprehensive environmental impact study be completed prior to development.
  - The secondary plan will consider future land use which is proposed to be residential, pond level management, significant natural areas and natural areas.
  - The secondary plan study will address all relevant planning and technical considerations.

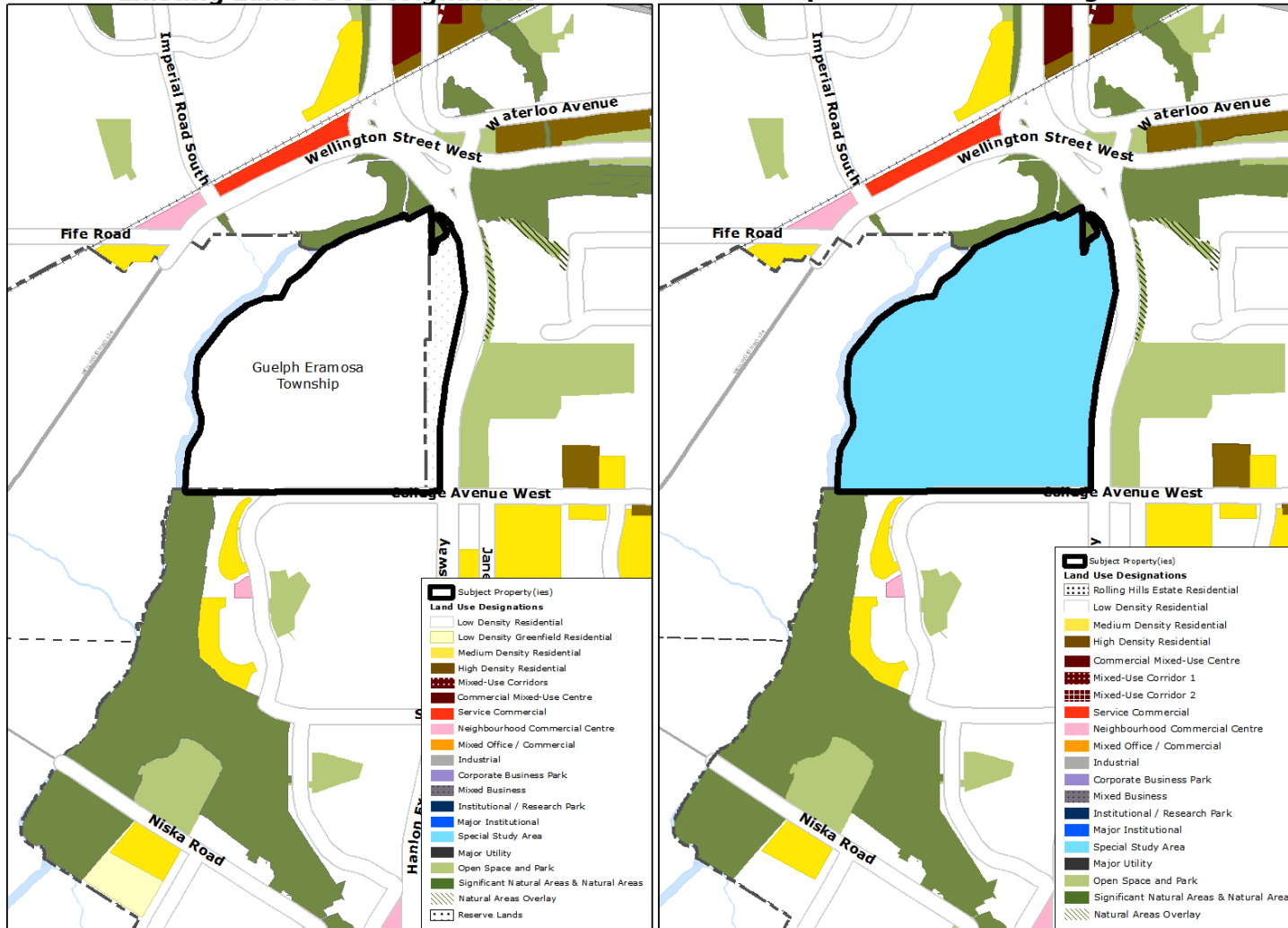


# Land Use Amendments

## Dolime Quarry Lands

### Existing Land Use Designations

### Proposed Land Use Designations



# Implementation

- Chapter 10 is amended to delete Section 10.7 Height and Density Bonusing to conform with the Planning Act.
- Policies for complete application requirements are modified with respect to natural heritage for consistency with provincial policy and the Grand River Source Protection Plan.



# Downtown Secondary Plan

- Population and employment targets and the density target for the urban growth centre are updated.
- Policies for height and density bonusing are deleted in accordance with the Planning Act.
- Schedule D Minimum and Maximum Building Heights revised for as per the city's growth management strategy.

Existing height permission	Recommended new height permission
8 storeys	10 storeys
10 storeys	12 storeys
12 storeys	14 storeys



# Guelph Innovation District

- Policies that reference the plan horizon are updated.
- Policies for height and density bonusing are deleted in accordance with the Planning Act.



# Defined Terms

- Add, update and revise terms and definitions to be consistent with the PPS, A Place to Grow or other provincial legislation and to improve clarity.
- Delete terms that are no longer required



# Schedules

- All schedules are revised to reflect the City's new corporate boundary which includes the Dolime Quarry annexed area.
- New Schedule 1a with the updated urban structure for the City and a new Schedule 1b that delineates employment areas.
- Schedule 2 Land Use is revised to implement the recommendations of the City's growth management strategy for consistency with A Place to Grow.
- The Natural Heritage System schedules (Schedules 4, 4A – 4E) are revised with refinements to the natural heritage system in the south-east area of the City at Clair Road and Victoria Road South, has been refined.
- Schedule 4B is amended to change its title and update the legend to align with changes in terminology.





# Key Financial Themes

- High density is more cost effective
- Tax supported sustainability at buildout
- Non-tax supported deficit at buildout
- Cashflow and debt constraints
- DC rate increases
- Future parkland acquisition cost pressures



# Impact of Density

High density is more cost effective

High Density qualifies for CBC funding (over 5 stories residential)

High density shifts tax base to non-residential

Transit is more effective at higher densities (also lower emissions)



# Tax Supported Impact

- Overall, fiscally sustainable at full buildout – 2051
- Short term pressures which reduce over time
- Transit will be a large cost
- High density residential is cheaper per capita
- Parkland will be a large potential cost (Park plan will have more info)



# Non-Tax Impact

- Water and Wastewater capital is very costly
- New treatment plants are needed to cover growth
- Current rates will not be sufficient to cover these costs
- This will likely require a rate increase
- There are more cost pressures in early years before revenues catch up



# DCs, Debt Capacity and Cashflow

- Significant upfront investment is required
- Costs of infrastructure come first then development and tax revenue
- Debt capacity limits will be stretched and may require cashflow agreements with developers
- DCs estimated to increase by 40% but will require a full DC Study starting in 2023
- This DC increase would still leave our rates in line with our comparators



# Next Steps

Review of comments received

Recommendation report to Council – July 2022

Submission to province for approval

