

# Shaping Guelph

## Official Plan Review Official Plan Amendment 80

July 11, 2022



# 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:** Shaping Guelph background studies

**April 2021:** Growth scenarios released for engagement

**May 2021:** Official Plan Review policy paper released

**May 2021 to October 2021:** Engagement on policy paper

**January 2022:** Growth Management Strategy presented to Council

**February 2022:** Draft Official Plan amendment released

**March 2022:** Open House and Public Meeting

**April/May 2022:** Indigenous Government consultation, Advisory Committee meetings and Rolling Hills open house

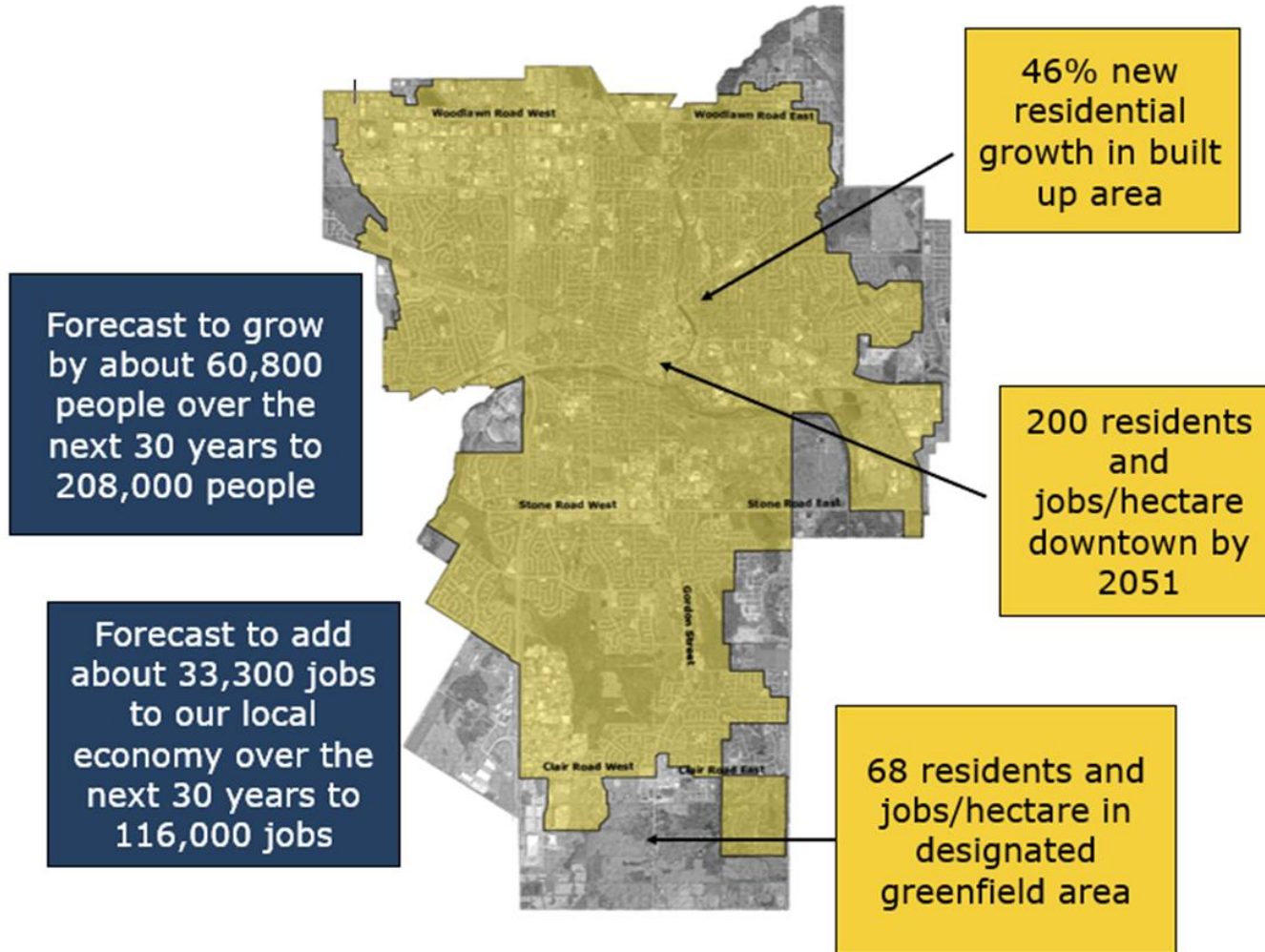


# The Official Plan

- Sets the vision for the future of the City
- Creates a strong foundation to guide future growth
- Supported by master plans
- Aimed at designing the built environment to promote sustainability and healthy, active living, while mitigating and adapting to climate change



# Forecasts and Targets



# The Official Plan – Setting the Course

## Vision and commitment

- Guelph is:
  - a place of community; welcoming and diverse,
  - thoughtfully designed, and is
  - A place where our natural and cultural resources are protected and celebrated.
- We respect the land on which we reside and are stewards
- We are committed to meaningful engagement with First Nations and to building relationships



# The Official Plan – Setting the Course

## Population and housing

- Plan for a range and mix of housing options and densities to meet the needs of current and future residents at all stages of life and to accommodate the needs of all household sizes and incomes
- Support intensification in built-up areas and revitalize greyfield and brownfield sites
- Create vibrant, urban areas with increased densities that supports walking, cycling and transit



# The Official Plan – Setting the Course

## Employment and jobs

- The Official Plan supports and strengthens our diverse and innovative local economy
- Protect and reserve strategically important land for future employment purposes to the 2051 planning horizon and beyond
- Promote and encourage intensification of Employment Areas
- Maintain a healthy mix of residential to employment uses as a net importer of jobs





# The Official Plan – Setting the Course

## Environment and climate change

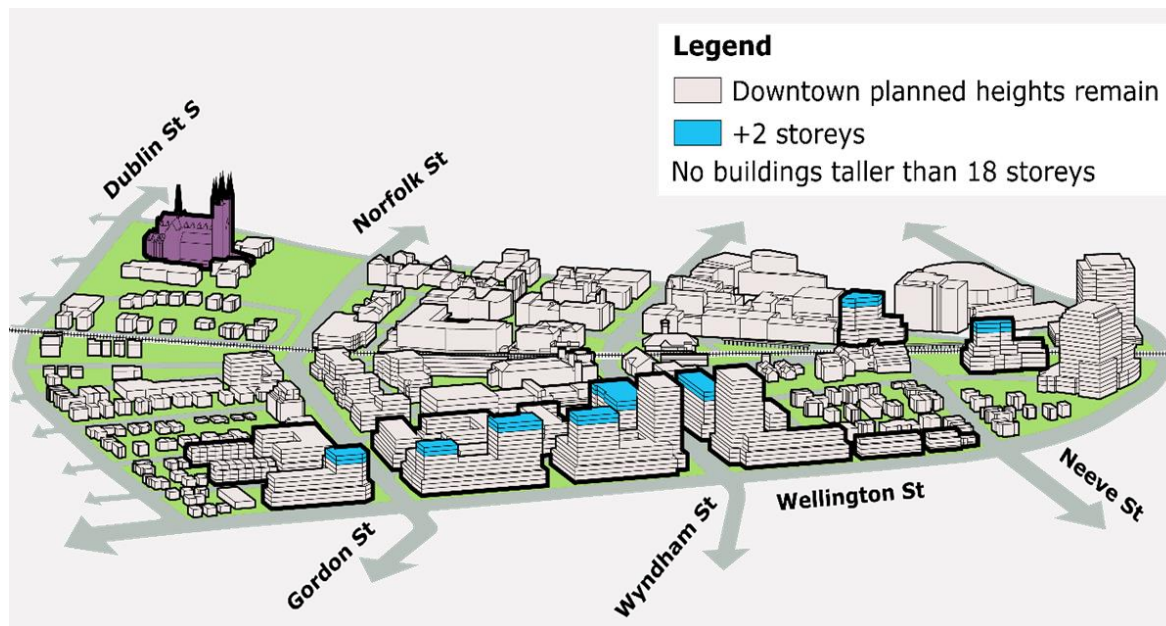
- Protect, maintain, enhance and restore the Natural Heritage and Water Resource systems
- Increase resiliency to climate change and address the impacts of a changing climate
- Provide land use framework and policies that support achievement of the City's net zero target



# The Official Plan – Setting the Course

## Downtown

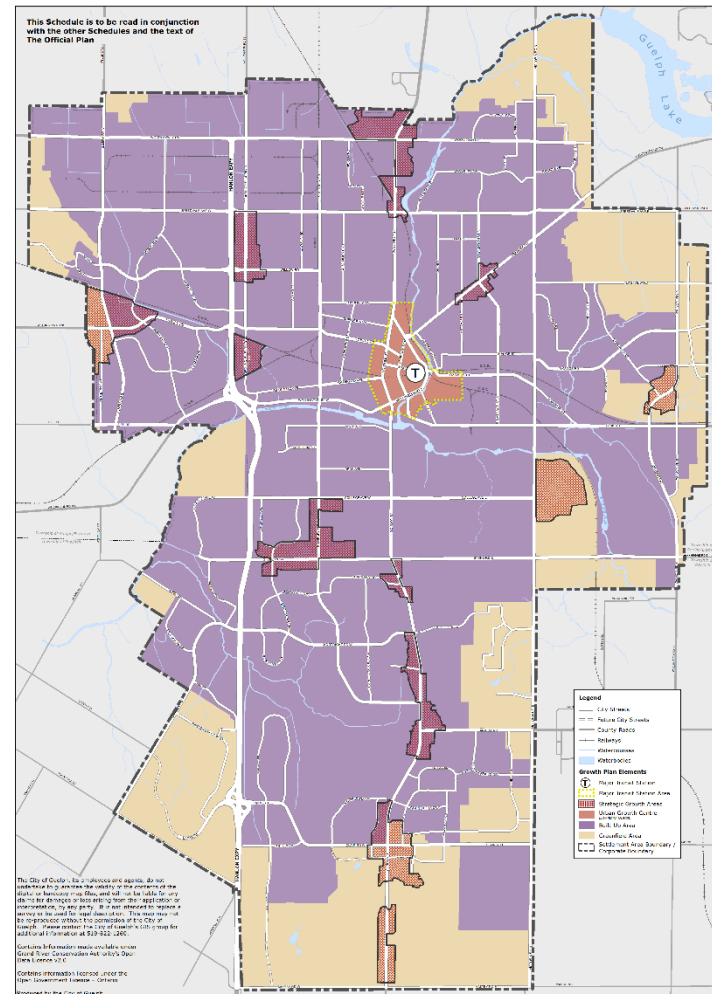
- Focal area for investment, employment and residential uses
- Vibrant heart of the city and preferred location for major office and institutional uses
- Protected major transit station area; mix of uses to support existing and future transit investment



# The Official Plan – Setting the Course

## Strategic Growth Areas

- Planned and designed to achieve increased densities to support, and ensure viability, of transit service
- Provide mixed-use development in a higher density, compact form



# The Official Plan

- Uses an interdisciplinary approach to planning
- Provides for growth and land use patterns that support community needs and ensures financial sustainability
- Ensures servicing and transportation networks are available to support growth
- Is an integrated approach to implementing A Place to Grow while reflecting the City's vision



# Draft OPA 80: What we heard

- Support for approach to achieving growth targets and building more compact city through intensification
- Cautious about growth with concerns about traffic, parking and greenspace
- The Official Plan should reflect a uniquely Guelph approach to planning
- Support for Dolime Quarry policies
- General agreement with approach to Indigenous engagement, request for direct consultation with more time afforded for review by Indigenous governments



# Draft OPA 80: What we heard

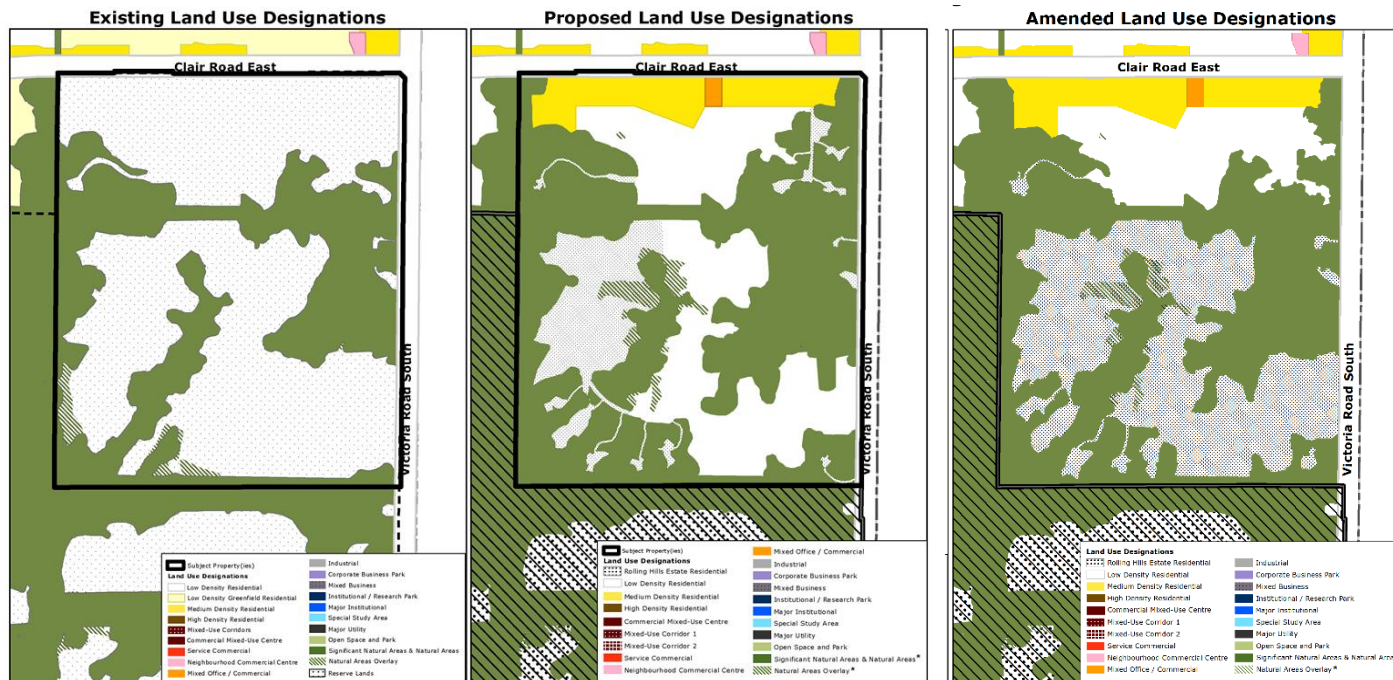
- Suggestion to increase height and densities in strategic growth areas
- Concerns about fiscal impact of growth
- Request for inclusion of phasing policies
- Request to consider a wider range of uses within commercial designations
- Concerns and support for Rolling Hills area proposed land use designations
- Site specific concerns



# Modifications to OPA 80

## Rolling Hills area

- Refinements to natural heritage system
- Serena Lane and Carlaw Place properties to be designated Rolling Hills Estate Residential
- Kilkenny Place and Megan Place to be designated low density residential



# Modifications to OPA 80

- 1291 Gordon Street – addition of Open Space and Park designation for apartment amenity space
- Indigenous consultation – revisions to recognize traditional territory of Huron-Wendat and Haudenosaunee people
- Clarification of references to Downtown as the Urban Growth Centre and protected Major Transit Station Area
- Area specific policy in employment area to provide range of redevelopment options





# Provincial Review and Comments

- Minister of Municipal Affairs and Housing is the approval authority
- Comments on OPA 80 have not been received
- Next steps: staff consultation with Ministry staff and report back to Council prior to Ministerial approval



# Recommendations

Council adoption of OPA 80

Submission to province for approval

Approval of the Shaping Guelph Growth Management Strategy

