

Attachment 3: Recommended Official Plan Amendment No. 82

O.P.A. 82:

The purposed of Official Plan Amendment No. 82 is to amend Section 9.13.3 of the Official Plan, by adding a new site specific sub-policy for the property municipally known as 1354 Gordon Street and legally described as Part of Southwest Part of Lot 7, Concession 8 (Geographic Township of Puslinch), as in RO708553, Except Parts 1, 2 and 3, 61R-9367, City of Guelph, to allow for a mixed-use development at a maximum height of eight (8) storeys and a maximum net density of 172.4 units per hectare.

9.13.3.7 1354 Gordon Street

In spite of the provisions of policies 9.4.5.15 and 9.4.5.16, the maximum height is eight (8) storeys; and the maximum net density is 172.4 units per hectare.

(**Note:** the following existing Sections of the Official Plan are proposed to be renumbered to add the above noted site-specific policy to Section 9.13.3 in a consistent, alphabetic sequence. Section numbers being replaced are ~~struck out~~, with the new and updated section sub-numbering directly to the right).

9.13.3.7-8 1440-1448 Gordon Street

In spite of the maximum density provisions of the High Density Residential designation, the density of residential development on the lands known municipally as 1440-1448 Gordon Street shall not occur at a density of less than 120 units per hectare and shall not exceed a density of 130 units per hectare.

9.13.3.8-9 1888 Gordon Street

In spite of the provisions of policies 9.3.5.2 and 9.3.5.3, the minimum height is two (2) stories and the maximum height is fourteen (14) stories; and the maximum *net density* is 175 units per hectare and not less than a minimum *net density* of 100 units per hectare.

9.13.3.9-10 30 and 65 Hanlon Creek Boulevard

- i. In addition to the uses permitted in the "Industrial" and "Corporate Business Park" land use designations, the corner portion comprising approximately 0.965 hectares of the property municipally addressed as 30 Hanlon Creek Boulevard and legally described as Part of Block 2, 61M-176, and all of the property municipally addressed as 65 Hanlon Creek Boulevard, legally described as Block 1, 61M-176, being located at the main entrance to the Hanlon Creek Business Park are also permitted to be used for *service commercial* uses in free standing or multi-tenant

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buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business park and industrial uses in the Hanlon Creek Business Park. The *Zoning By-law* will establish the appropriate range of *service commercial* uses which may include: *convenience commercial*, financial establishment, *child care centre*, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway *service commercial* type uses and vehicle related uses shall not be permitted.

- ii. In addition to the uses permitted in the "Industrial" designation, the lands municipally addressed as 30 Hanlon Creek Boulevard located at the main entrance to the Hanlon Creek Business Park and legally described as Block 2, 61 M -17 6, are also permitted to be used for Office uses in free standing or multi-tenant buildings.

~~9.13.3.10-11~~ 132 Harts Lane West

In spite of the maximum density provisions of the High Density Residential designation, the *net density* of residential *development* on Block Number 121 of draft plan of subdivision 23T-14502 shall not exceed 152 units per hectare.

~~9.13.3.11-12~~ 160 Kortright Road West

Notwithstanding policy 9.4.4.6 for the Neighbourhood Commercial Centre designation, the existing Neighbourhood Commercial Centre located at Kortright Road and Edinburgh Road shall be permitted to provide an individual retail use of a maximum of 5,200 square metres.

~~9.13.3.12-13~~ 435 Stone Road West

Notwithstanding the maximum height limitations of the Mixed-use Corridor designation for the lands located at 435 Stone Road West (Stone Road Mall), the maximum height for the property shall be 8 storeys.