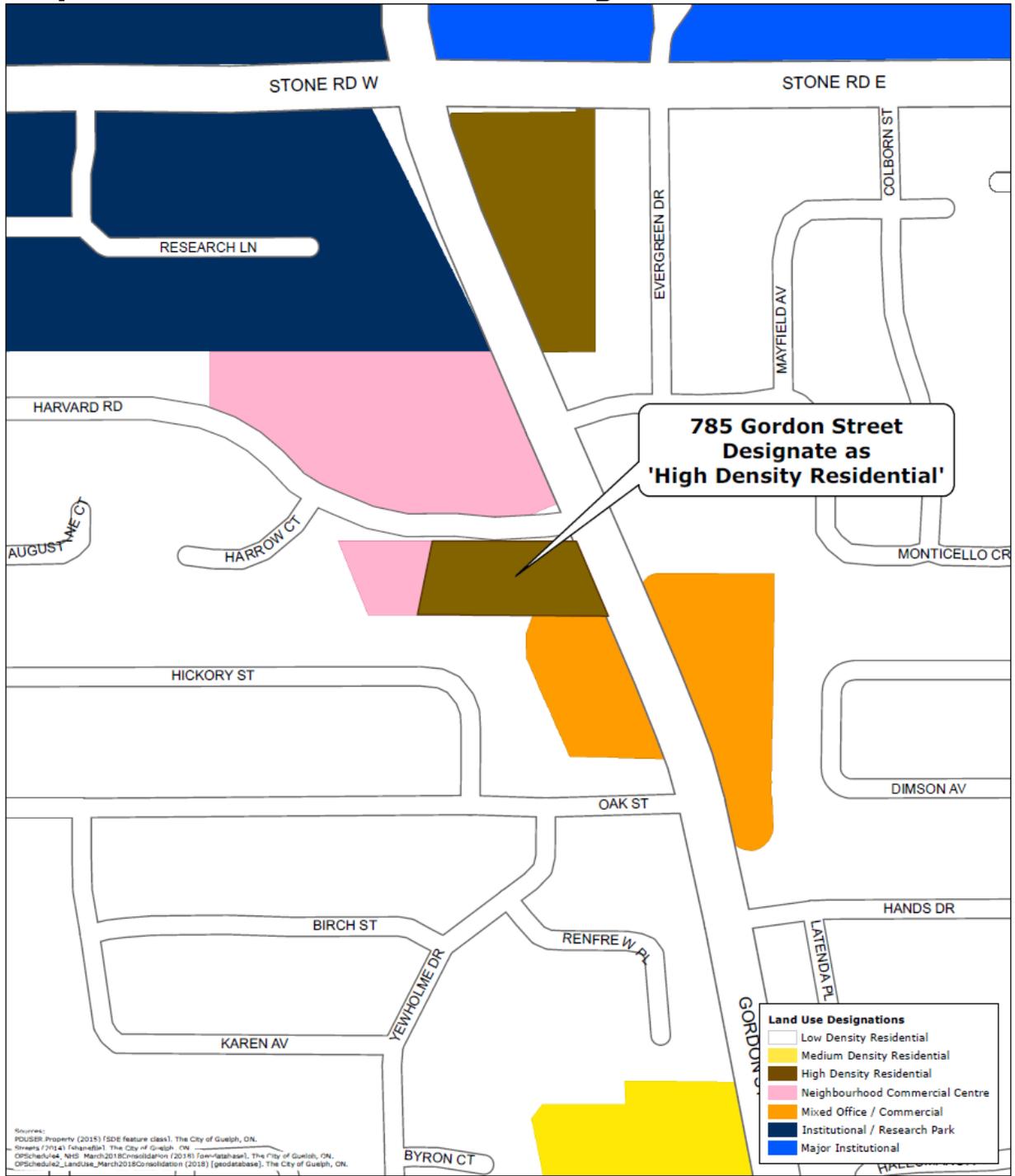
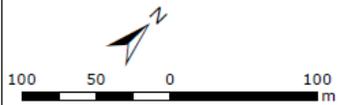


# Attachment-4 Proposed Official Plan Land Use Designation and Policies



Sources:  
 PDUSER Property (2015) (SIDE feature class). The City of Guelph, ON.  
 Streets (2014) (feature class). The City of Guelph, ON.  
 OPSchedule44\_NHS\_March2018Consolidation (2018) (workspace). The City of Guelph, ON.  
 OPSchedule42\_LandUse\_March2018Consolidation (2018) (geodatabase). The City of Guelph, ON.



## 2001 OFFICIAL PLAN MARCH 2018 CONSOLIDATION PROPOSED LAND USE DESIGNATIONS 785 Gordon Street



Produced by the City of Guelph  
 Planning, Urban Design and Building Services - Development Planning  
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## **Attachment-4 continued: Proposed Official Plan Land Use Designation and Policies**

### **9.3.5 High Density Residential**

The predominant use of land within the High Density Residential Designation shall be high density multiple unit residential building forms.

#### **Permitted Uses**

1. The following uses may be permitted subject to the applicable provisions of this Plan:
  - i) multiple unit residential buildings generally in the form of apartments.

#### **Height and Density**

2. The minimum height is three (3) storeys and the maximum height is ten (10) storeys.
3. The maximum *net density* is 150 units per hectare and not less than a minimum *net density* of 100 units per hectare.
4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

### **Proposed Site-Specific Official Plan Policies for 785 Gordon Street**

Notwithstanding the High Density Residential policies in Section 9.3.5 and the Non-Residential Uses in Residential Designation policies in Section 9.3.1.2 the maximum net density shall be 615 bedrooms per hectare and the maximum gross floor area of convenience commercial uses shall be 600 m<sup>2</sup> on the first storey.