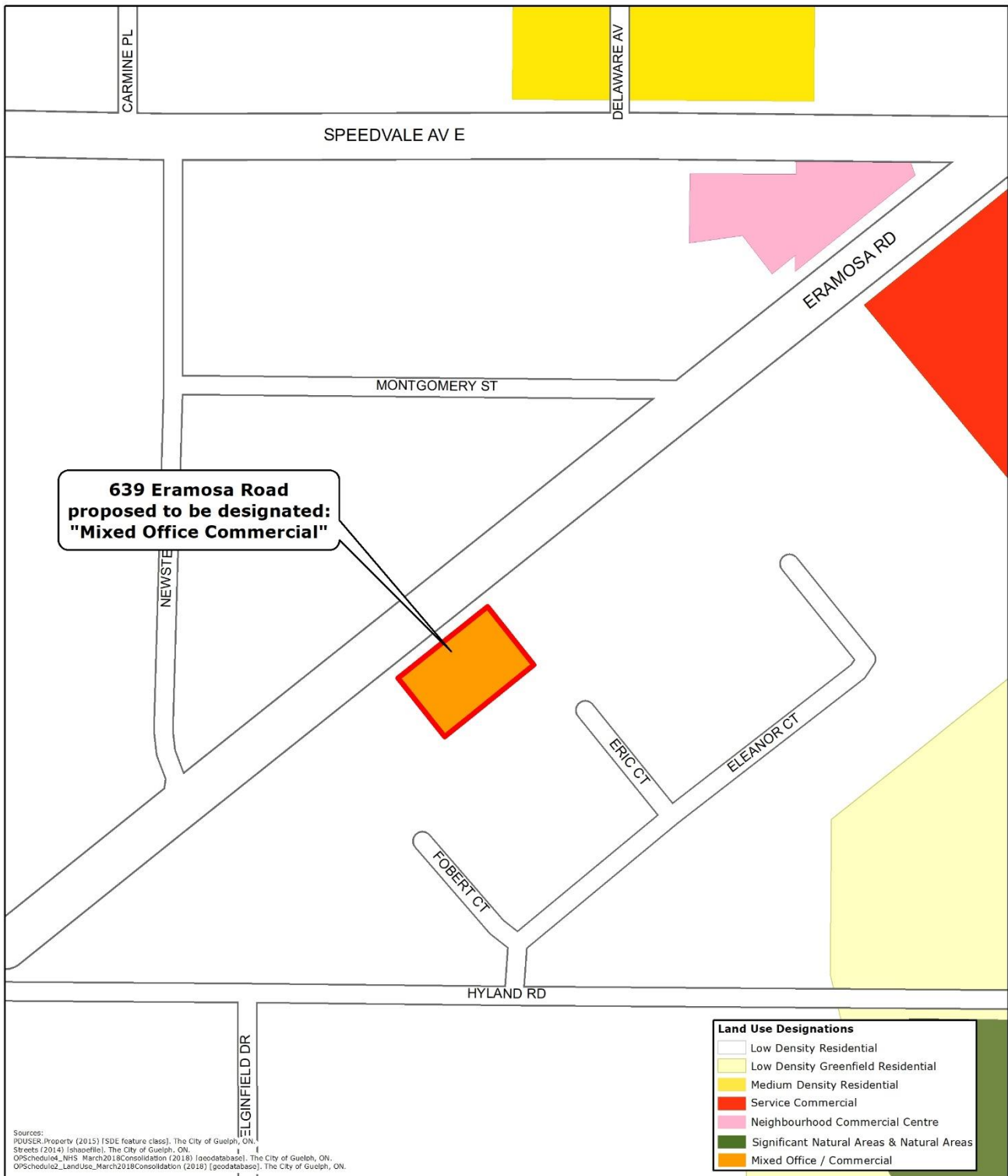


Attachment-4 Proposed Official Plan Land Use Designations and Policies



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**OFFICIAL PLAN
 PROPOSED LAND USE DESIGNATIONS**

639 Eramosa Road

Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
 July 2022

Attachment-4 Proposed Official Plan Land Use Designations and Policies (continued)

9.4.7 Mixed Office/Commercial

Objectives

- a) To allow for a variety of freestanding small-scale commercial, office, residential or mixed-use buildings.
- b) To ensure that a *compatible* transition in built-form is provided between uses in this designation and surrounding residential properties.
- c) To allow for a range of *compatible* business uses adjacent to residential areas.
- d) To promote the continued use, revitalization and *intensification* of these areas for a mix of uses.

Policies

1. The Mixed Office/Commercial designation as identified on Schedule 2 defines areas where a variety of small-scale commercial, office and mixed-uses including residential may be permitted.
2. While a variety of commercial uses may be permitted by the Mixed Office/Commercial designation, office, *convenience commercial*, *retail commercial* and personal service uses that serve the needs of the surrounding neighbourhoods are specifically promoted.
3. Commercial buildings incorporating residential units, either above or behind the ground floor commercial space or freestanding residential buildings are encouraged.
4. The Mixed/Office Commercial designation located peripheral to Downtown includes a variety of small-scale commercial and office operations or mixed commercial-residential uses. This Plan promotes the continued use and revitalization of these distinctive areas.
5. New commercial, office or mixed-use *development* within the Mixed Office/Commercial designation will be subject to the following criteria:
 - i) building design should have a street orientation, promote continuity in the streetscape and adhere to the Urban Design policies of this Plan;
 - ii) building, property and ancillary structures are designed to be *compatible* with surrounding properties in terms of form, massing, appearance and orientation;
 - iii) adequate parking, loading and access are provided; and
 - iv) adequate municipal services are provided.

Permitted Uses

6. The following uses may be permitted within the Mixed Office/Commercial designation subject to the applicable provisions of this Plan:
 - i) convenience commercial and small-scale retail commercial;
 - ii) small-scale office;
 - iii) personal service; and

iv) detached, semi-detached, townhouses and apartments.

Height and Density

7. The maximum height is four (4) storeys.
8. Residential *development* may be permitted to a maximum *net density* of 100 units per hectare.