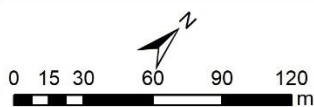
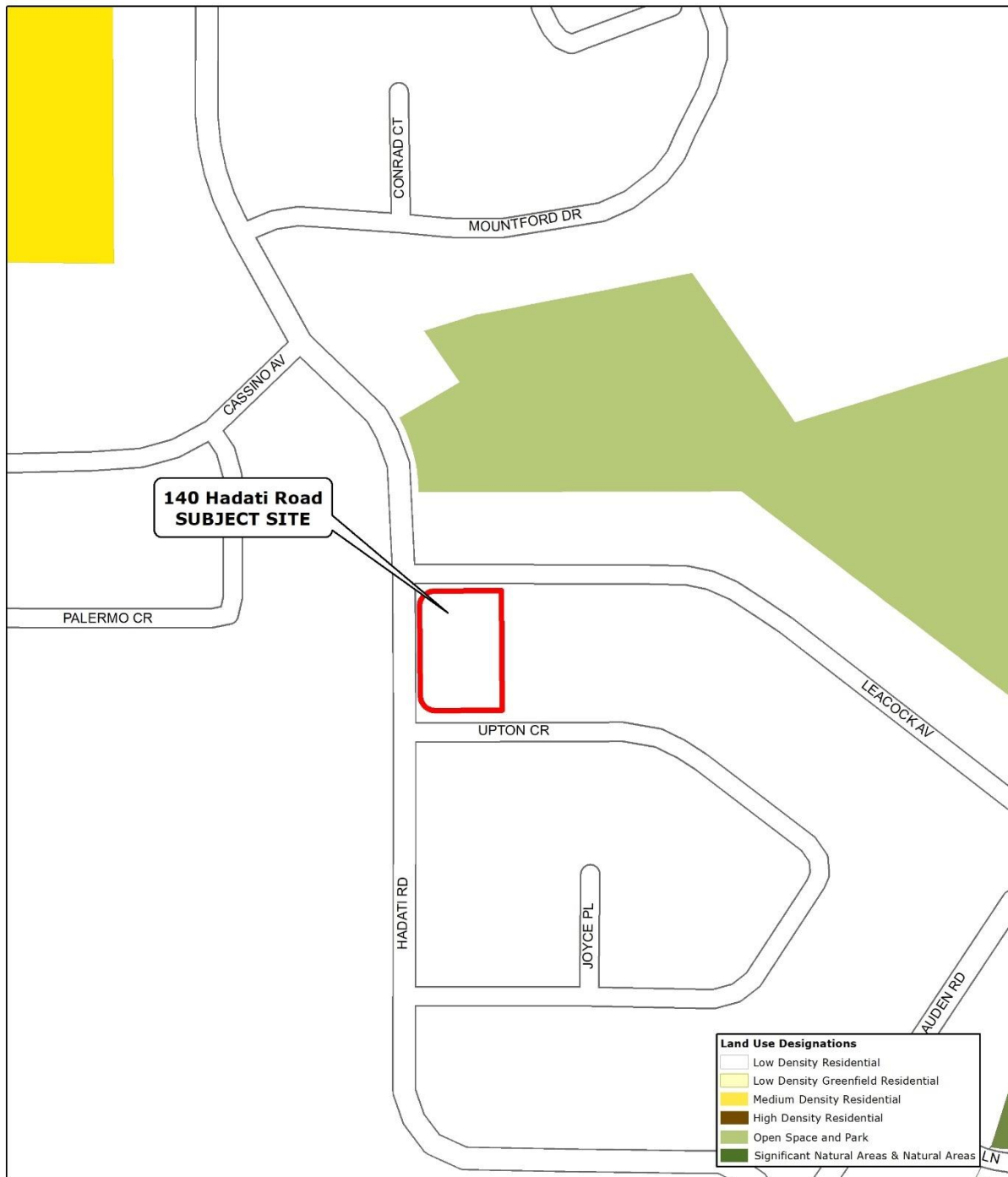


## Attachment-3 Official Plan Land Use Designation and Policies



**2001 OFFICIAL PLAN  
MARCH 2018 CONSOLIDATION  
LAND USE DESIGNATIONS  
140 Hadati Road**



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

## **Attachment-3 continued: Official Plan Land Use Designations and Policies**

### **9.4.4 Low Density Residential**

The Low Density Residential designation is intended to apply to the built-up area of the city which are currently predominantly low-density in character. The predominant land use within these areas shall be residential.

#### **Objectives**

- a) To ensure that an adequate amount of residential land is available to accommodate the anticipated population growth over the planning horizon.
- b) To facilitate the development of a full range of housing types, affordability, densities and tenure to meet a diversity of lifestyles and the social needs, health and well-being of current and future residents, throughout the city.
- c) To encourage and support special needs housing throughout the city.
- d) To provide for higher densities of residential development in appropriate locations to ensure that transit-supportive densities, compact urban form, walkable communities and energy efficiencies are achieved.
- e) To ensure compatibility between various housing forms and between residential and non-residential uses.
- f) To maintain the general character of built form in existing established residential neighbourhoods while accommodating compatible residential infill and intensification.
- g) To direct new residential development to areas where municipal services and infrastructure are available or can be provided in an efficient and cost-effective manner.
- h) To encourage the distribution of local convenience commercial uses and institutional uses in appropriate locations within residential areas.
- i) To ensure new development is compatible with the surrounding land uses and the general character of neighbourhoods.
- j) To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.

#### **Policies**

- 1) Building form, scale, height, setbacks, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity.
- 2) Proposals for residential lot infill will be compatible with the general frontage of lots in the immediate vicinity.
- 3) The residential development can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks, recreation facilities and public transit.
- 4) Vehicular traffic generated from the proposed development will not have an unacceptable impact on the planned function of the adjacent roads and intersections.

- 5) Vehicular access, parking and circulation can be adequately provided and impacts mitigated.
- 6) That adequate municipal infrastructure, services and amenity areas for residents can be provided.
- 7) Surface parking and driveways shall be minimized.
- 8) Development shall extend, establish or reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.
- 9) Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions, such as wind and shadowing.
- 10) The development addresses public safety, identified public views and accessibility to open space, parks, trails and the Natural Heritage System, where applicable.
- 11) The conservation and integration of cultural heritage resources, including identified key public views can be achieved subject to the provisions of the Cultural Heritage Resources Section of this Plan.

### **Permitted Uses**

The following uses may be permitted in the Low Density Residential designation, subject to the applicable provisions of this Plan:

- i) detached, semi-detached and duplex dwellings; and
- ii) multiple unit residential buildings, such as townhouses and apartments.

### **Height and Density**

- 1) The maximum height shall be three (3) storeys.
- 2) The maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectare.
- 3) Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.