

## **Attachment 3:**

### **Recommended Official Plan Amendment No. 84**

#### **O.P.A. 84:**

The purposed of Official Plan Amendment No. 84 is to amend Section 9.13.2 of the Official Plan, by adding a new site-specific sub-policy for the property municipally known as 265 Edinburgh Road North and legally described as Parts 4, 5, 6 and 7, Range 4, Division 'A', Geographic Township of Guelph, City of Guelph, County of Wellington, to allow for a mixed-use development at a maximum height of seven (7) storeys.

#### **9.13.2.3 265 Edinburgh Road North**

In spite of the provisions of policy 9.3.4.2, the minimum height is two (2) storeys and the maximum height is seven (7) storeys.

(**Note:** the following existing Sections of the Official Plan are proposed to be renumbered to add the above noted site-specific policy to Section 9.13.2 in a consistent, alphabetic sequence. Section numbers being replaced are ~~struck out~~, with the new and updated section sub-numbering directly to the right).

#### **9.13.2.3-4 355 Elmira Road North**

In addition to the Industrial uses permitted by the land use designation for property located at 355 Elmira Road North, the following commercial uses may be permitted: bank, restaurant or cafeteria, barber shop or beauty salon, recreation or entertainment establishment, and catering service.

#### **9.13.2.4-5 87 Silvercreek Parkway North**

In addition to the use provisions of the Low Density Residential designation, a free-standing office and life-skills training centre for persons with disabilities may be permitted on the property located at 87 Silvercreek Parkway North.

## **Attachment 3 (continued):**

### **Recommended Official Plan Amendment No. 84**

#### **9.13.2.5-6 “Silver Creek Junction”**

These policies apply to the area highlighted and noted as “Silver Creek Junction” on Schedule A – Silver Creek Land Use Plan.

In addition to the general Urban Design objectives and policies of Chapter 8, the following urban form statement, objectives and policies apply to the Silver Creek Junction lands.

#### **9.13.2.5-6.1 Urban Form Statement – Silver Creek Junction**

#### **9.13.2.5-6.2 Urban Form Objectives – Silver Creek Junction**

#### **9.13.2.5-6.3 Urban Design Policies – Silver Creek Junction**

#### **9.13.2.5-6.4 Infrastructure Requirements – Silver Creek Junction**

#### **9.13.2.5-6.5 Land Use – Silver Creek Junction**

#### **9.13.2.6-7 80 Waterloo Avenue and 20-28 Birmingham Street**

In addition to the permitted uses within the Low Density Residential designation, a social services establishment including diagnostic and treatment services may be permitted on property located at 80 Waterloo Avenue and 20-28 Birmingham Street.

#### **9.13.2.7-8 60 Westwood Road**

In addition to the use provisions of the Low Density Residential designation, a range of non-convenience, commercially oriented uses may also be permitted within the existing buildings on the property located at 60 Westwood Road. These uses shall be limited to those which maintain the integrity of the property’s existing *natural heritage features* and *cultural heritage resources*.

## **Attachment 3 (continued):**

### **Recommended Official Plan Amendment No. 84**

#### **9.13.2.8-9                    60 Woodlawn Road East**

In addition to the use provisions of the High Density Residential designation, a medical office with two (2) or fewer physicians and associated support professionals in a maximum *gross floor area* of 140 square metres to be located outside of the long term care facility in conjunction with the uses permitted on the subject property and a living classroom with a maximum *gross floor area* of 406 square metres to be located in the existing basement area of the Long Term Care Facility for in-situ learning that integrates theoretical and practical education and training for health care workers in the gerontological field, shall be permitted.

#### **9.13.2.9-10                    512 Woolwich Street**

In addition to the use provisions of the Low Density Residential designation, office use to a maximum size of 2,880 square metres *gross floor area* may be permitted on the property located at 512 Woolwich Street.

#### **9.13.2.10-11                    200-208 Yorkshire Street North and 155 Suffolk Street**

Northwest corner of Yorkshire Street North and Suffolk Street West, this Mixed Office / Commercial Use area is to be used for a variety of retail, convenience, service and commercial office type uses in conjunction with residential units as specified in the following sub-policies:

- i) The lands on the corner known municipally as 200-208 Yorkshire Street North may be occupied by a range of retail, service and commercial uses as specified in the City's Zoning By-law. Dwelling units above commercial uses may also be permitted.
- ii) The lands situated to the west of the corner known municipally as 155 Suffolk Street West may be occupied by a select range of commercial uses that will be limited to the retail, service and storage of glass products, furniture, home improvements, fine art and other low traffic generating uses specified in the Zoning By-law. Dwelling units shall be permitted when the site has been decommissioned.