

Attachment-3 Official Plan Land Use Designation and Policies



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Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
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**2001 OFFICIAL PLAN
 MARCH 2018 CONSOLIDATION
 LAND USE DESIGNATIONS
 140 Hadati Road**

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.