RIVERVIEW DR NELSON RD KITCHENER AV **CLIVE AV Subject Lands** 205, 207, 211 & 213 Speedvale Avenue E. SPEEDVALE AV E ST DELHI MARLBOROUGH RD PHILIP AV PAUL AV **Official Plan Land Use Designations** Open Space and Park Major Institutional Medium Density Residential Significant Natural Areas & Natural Areas High Density Residential Low Density Residential **OFFICIAL PLAN LAND USE DESIGNATIONS 205 - 213 SPEEDVALE AVENUE EAST** NTS Produced by the City of Guelph Planning, Urban Design and Building Services - Development Planning February 2019

Attachment-5 Existing Official Plan Land Use Designations and Policies

Attachment-5 Existing Official Plan Land Use Designations and Policies (continued)

9.3.2 Low Density Residential

This designation applies to residential areas within the built-up area of the City which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

- 1. The following uses may be permitted 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

The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3.

The following height and density policies apply within this designation:

- 2. The maximum height shall be three (3) storeys.
- 3. The maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectare.