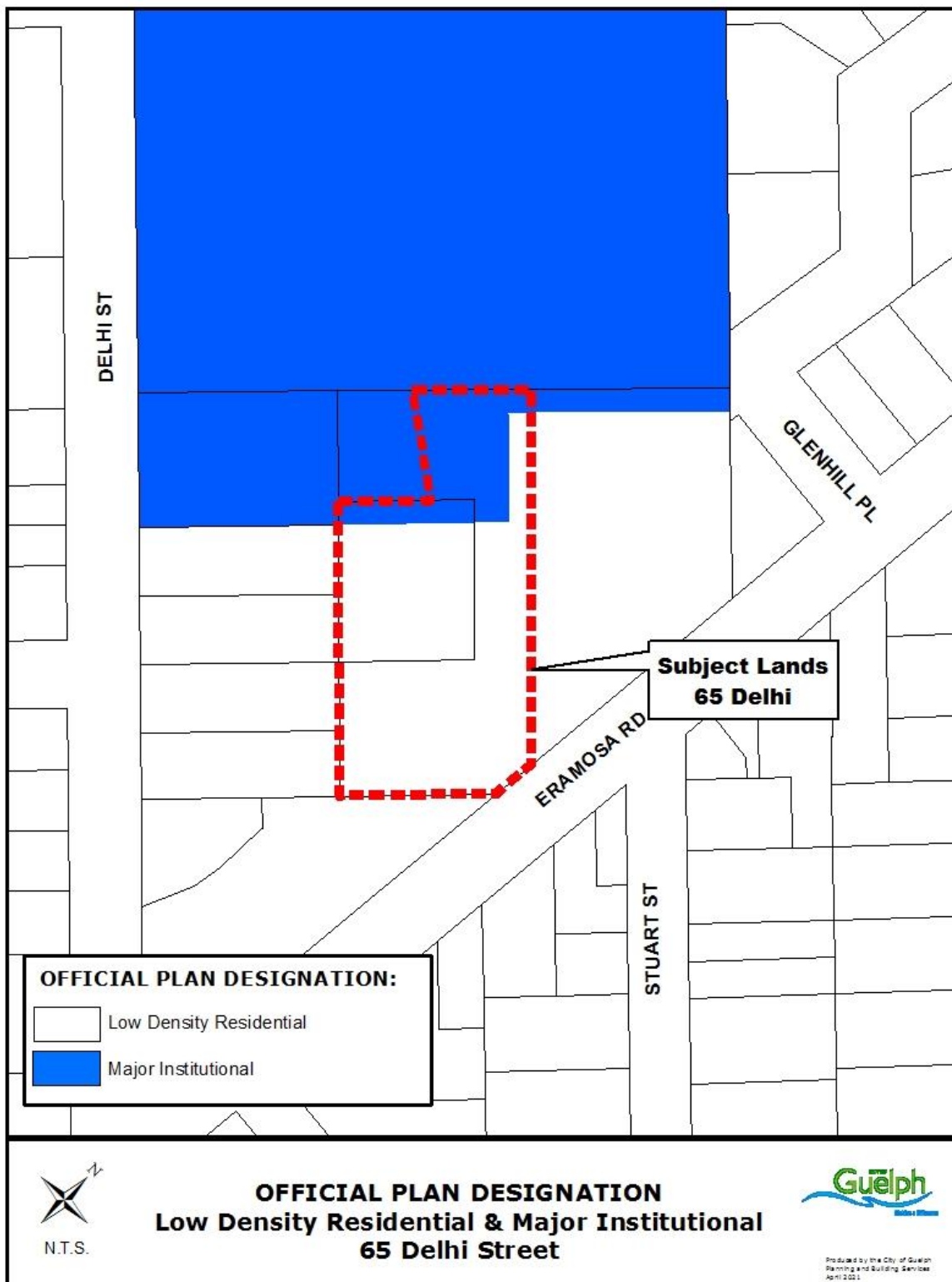


Attachment-3 Official Plan Land Use Designation and Policies



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

9.3.3 Low Density Greenfield Residential

This designation applies to residential areas within the *greenfield area* of the city. The *greenfield area* is planned to achieve an overall minimum *density target* of 50 persons and jobs per hectare.

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

To allow for flexibility and to contribute toward the achievement of the overall minimum *density target* of 50 persons and jobs per hectare for the *greenfield area*, the following height and density policies apply.

2. The maximum height shall be six (6) storeys.
3. The maximum *net density* is 60 units per hectare and not less than a minimum *net density* of 20 units per hectare.
4. Notwithstanding policy 9.3.3.3, increased density may be permitted for *development* proposals on arterial and collector roads without an amendment to this Plan up to a maximum *net density* of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

9.6 Major Institutional

The Major Institutional designation recognizes and allows for large-scale institutional uses such as the University of Guelph, Conestoga College, Guelph General Hospital and continuum-of-care facilities.

Objectives

- a) To recognize and support large scale institutional land uses as an important component of the community and its economic base.
- b) To ensure that institutional, educational, health care and social services are provided at suitable locations to meet the needs of residents in the city and surrounding region.

- c) To encourage the provision of a full range of continuum-of-care facilities in appropriate settings to serve the residents of Guelph and surrounding region.

Policies

1. The establishment of new Major Institutional areas not designated on Schedule 2 shall require an amendment to this Plan. When considering such amendments, the following factors shall be taken into account:
 - i) the site's location relative to arterial or collector roads;
 - ii) the *compatibility* of the proposed **development** with the height, massing and scale of institutional buildings or residential buildings in the immediate vicinity;
 - iii) the design and layout of the proposed buildings or structures to preserve as much open space as possible;
 - iv) the proximity of the site to existing or planned public transit routes; and
 - v) the adequacy of municipal services to the proposed area.
2. Pedestrian and cyclist connections to and through lands designated as Major Institutional are encouraged.

Permitted Uses

3. The following uses may be permitted in the Major Institutional designation, subject to the applicable provisions of this Plan:
 - i) public buildings;
 - ii) universities, colleges;
 - iii) social and cultural facilities;
 - iv) correctional and detention facilities;
 - v) hospitals;
 - vi) *special needs housing*;
 - vii) residential care;
 - viii) health care facilities; and
 - ix) complementary uses, such as *convenience commercial* and personal service uses, residences, day care facilities, parks and recreation facilities and non-livestock based agriculture.
4. Complementary uses may be permitted provided that they do not conflict with or interfere with the satisfactory operation and development of the lands for institutional purposes.
 - i) For *convenience commercial* and personal service uses, these facilities will be oriented and designed to primarily serve the needs of those persons directly associated with the 'Major Institutional' use. These uses shall not be located in a manner that will attract or serve the general public.
 - ii) For residential uses, these activities will be designed for, and used by those persons directly associated with the 'Major Institutional' use.