

Shaping Guelph

Official Plan Amendment 80 - Minister's Decision

City Council, May 9, 2023



Official Plan Amendment 80 Overview

City's Municipal Comprehensive Review to bring the Official Plan into conformity with:

- A Place to Grow
- amendments to the Planning Act (as of spring 2022)
- amendments to the Clean Water Act, and
- The Provincial Policy Statement (2020).

Implement the City's growth management strategy

Implement the recommendations of the York/Elizabeth Land Use study

Amendments to improve clarity for implementation or to address city approved plans, procedures or Council decisions.

Housekeeping changes; for example, names of provincial ministries, address updates or policy numbering updates.



Official Plan Amendment 80

Amended the City's Official Plan to implement:

- An updated vision to 2051
- New urban structure
- Updated population and employment forecasts
- New intensification and density targets

Adopted by Guelph City Council on July 11, 2022 and submitted to the Minister of Municipal Affairs and Housing for approval.



Minister's decision

Notice of decision issued April 11th, 2023

OPA 80 in effect as of April 12 and appeals are not permitted

Eighteen (18) modifications to address:

- Provincial policy direction on housing supply
- References to the Ontario Land Tribunal
- Planning roles and responsibilities
- Agri-food network
- Definitions
- Other changes



Summary of Modifications

The modifications are addressed in this presentation as:

- General and minor modifications
- Land use policy and definitions
- Downtown Secondary Plan
- Guelph Innovation District
- Site-specific modifications



General and Minor Modifications



General and Minor Modifications

- Changed one policy reference to the Ontario Municipal Board to the Ontario Land Tribunal
- Removed thirteen references to the Grand River Conservation Authority (GRCA), the Province, or Ministries
- Changed three references to Provincial Ministries and the GRCA to the Federal Department of Fisheries and Oceans (DFO)
- Changed a reference in Significant Wildlife Habitat to seasonal concentration areas (for deer and waterfowl) to deer wintering areas only



Land Use Policy and Definition Modifications



Policy and Definition Modifications

Service Commercial Land Use Designation

- Expanded permitted uses to include office, warehouse, and repair service uses
- Requires the application of Provincial guidelines to promote land use compatibility in proximity to residential and sensitive land uses

Special Policy Area (SPA)

- Any changes within the SPA must be approved by the Province

Goods Movement

- Include references to establishing priority routes for goods movement

Agricultural System

- New objective to maintain and enhance connections with the agri-food network
- New definitions added for agricultural system and agri-food network

Cultural Heritage

- Definition of “heritage attributes” was modified



Downtown Secondary Plan Modifications



Downtown Secondary Plan

Modified Schedule D of the Downtown Secondary Plan

With the exception of the SPA, the modified minimum height is 2 storeys and the modified maximum height is 23 storeys.

Policy 11.1.7.2.1 which set out how the height schedule was established and recognized the Basilica of Our Lady as a landmark and signature building has been modified to delete these references

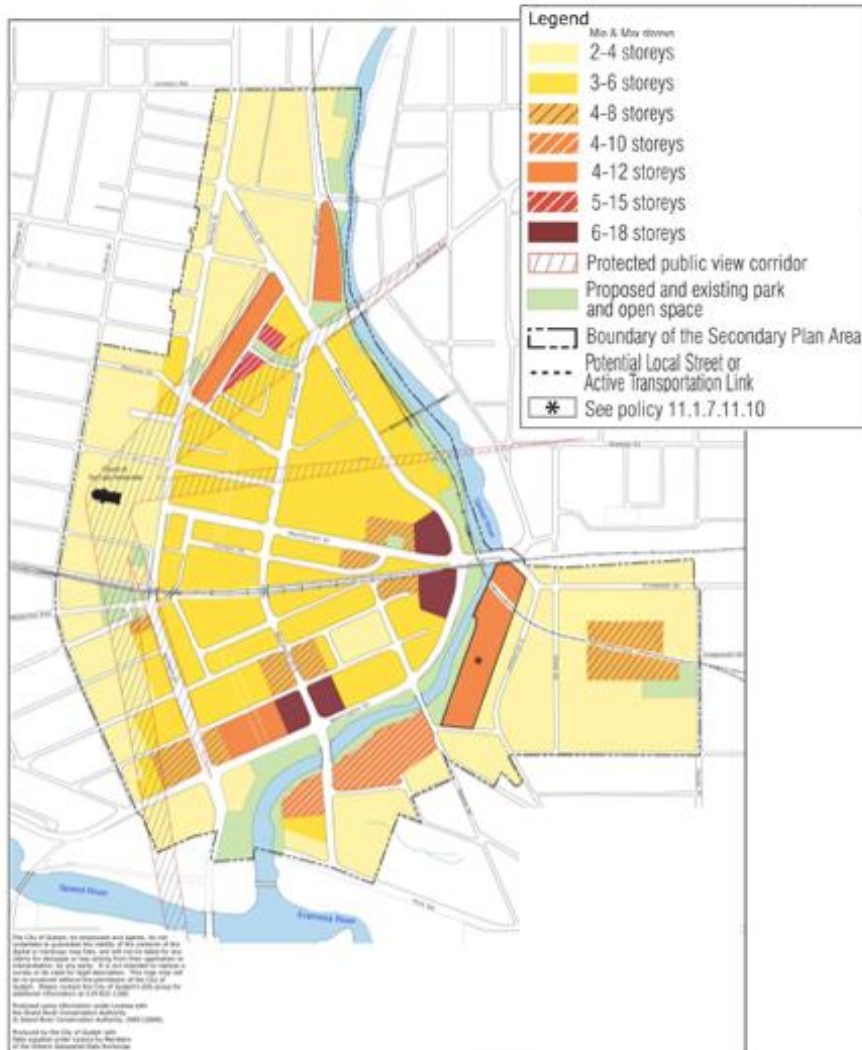
Maintains policies that establish the protected views to the Basilica of Our Lady

Minister did not approve increases to height in the SPA

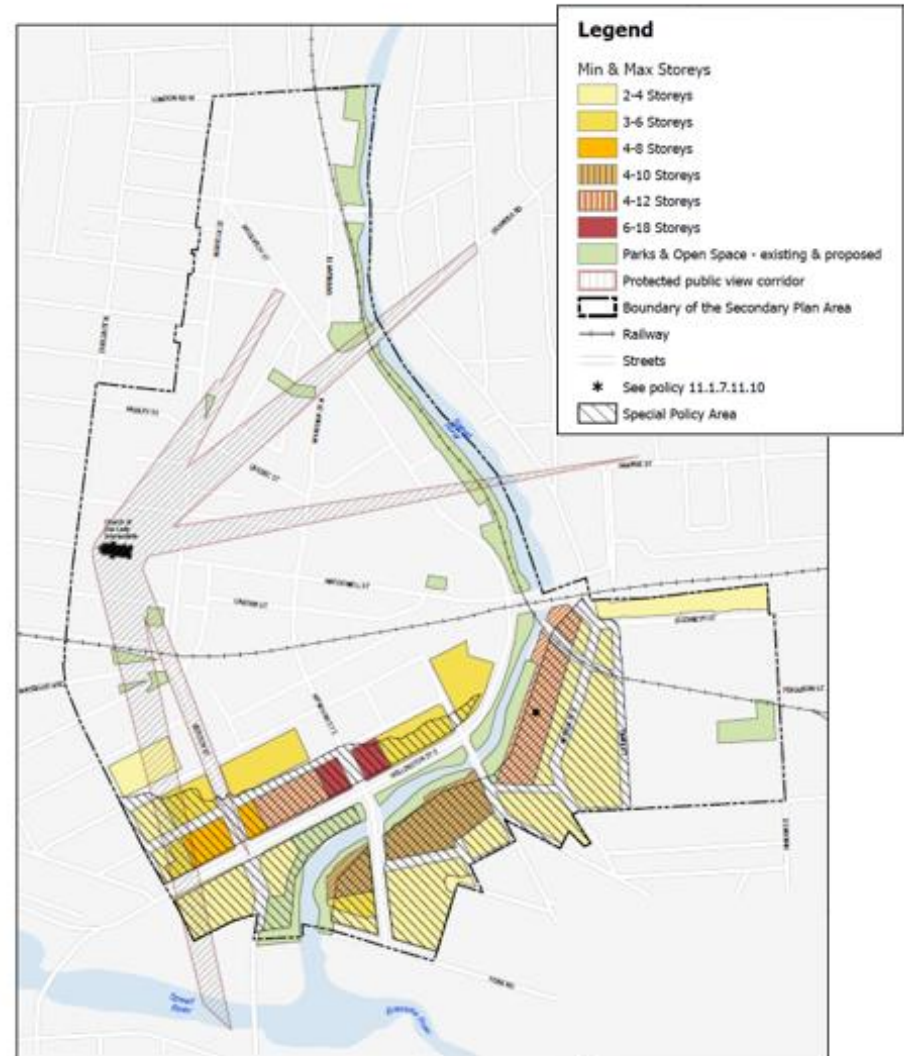


Downtown Height Schedule

Existing Schedule D



Minister Approved Schedule D



Guelph Innovation District (GID) Modifications



GID Secondary Plan

Modified land uses west of the Eramosa River

Significant land area reduction of employment designations

Expanded residential area and Mixed-Use Corridor

One new Open Space and Park area

Guelph Innovation District Modified Land Use Designations	OPA 54 Secondary Plan (2014)	OPA 80 Modified Secondary Plan (2023)	Change
Residential	40.0 ha	51.4 ha	+ 11.4 ha
Corridor Mixed Use	29.3 ha	40.6 ha	+ 11.3 ha
Employment Mixed Use 1	38.1 ha	12.0 ha	- 26.1 ha
Employment Mixed Use 2	3.0 ha	3.8 ha	+ 0.8 ha



GID Land Use Schedule

Existing Schedule B



Minister Approved Schedule B



Legend Land Use Designations

- Open Space and Park**
- Glenholme Estate Residential
- Residential
- Mixed-use Commercial Centre
- Mixed-use Corridor (GID)
- Employment Mixed-use 1
- Employment Mixed-use 2

- Major Utility**
- Industrial
- Adaptive Re-use
- Service Commercial
- Neighbourhood Commercial Centre
- Significant Natural Areas & Natural Areas
- Natural Areas Overlay

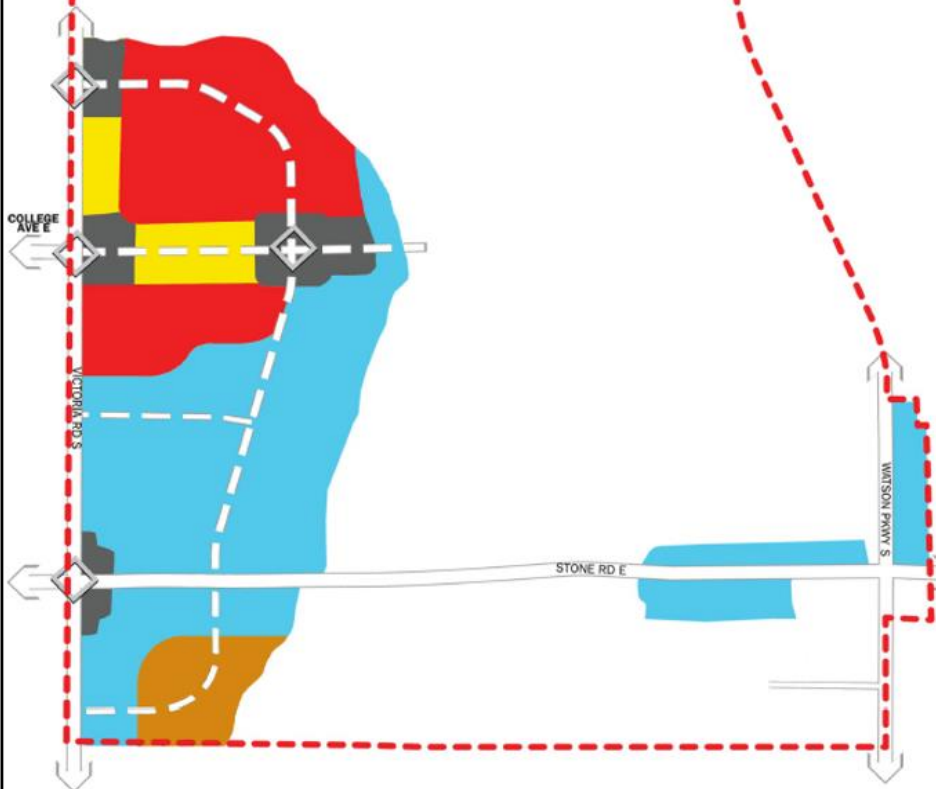
Infrastructure Framework

- Secondary Plan Boundary
- City Streets
- Future City Streets
- Existing Rail
- Waterbody
- P Proposed Park



GID Building Heights

Existing Schedule C



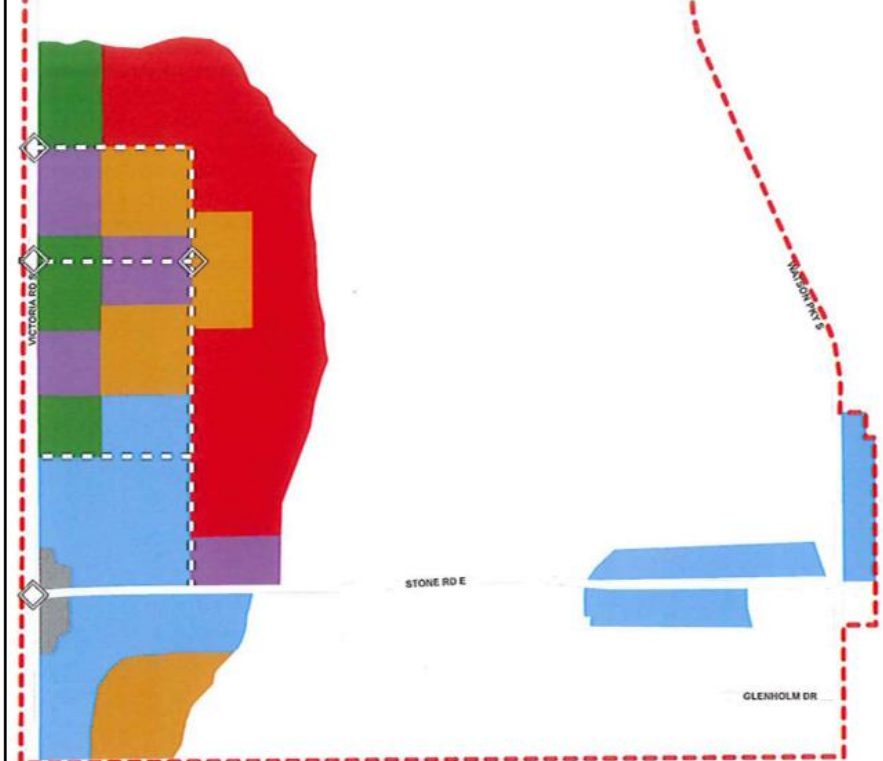
Legend

- Secondary Plan Boundary
- City Streets
- Future City Streets
- Node

Building Heights

- 2 min - 6 max Storeys
- 2 min - 10 max Storeys
- 4 min - 6 max Storeys
- 4 min - 10 max Storeys
- 9m min - 6 max Storeys

Minister Approved Schedule C



Legend

Building Heights

- 2 min - 6 max Storeys
- 2 min - 10 max Storeys
- 4 min - 10 max Storeys
- 9m min - 6 max Storeys

Proposed Additional Heights

- 3 min - 12 max Storeys
- 3 min - 18 max Storeys

- Secondary Plan Boundary
- City Streets
- Future City Streets
- Node

Site Specific Modifications

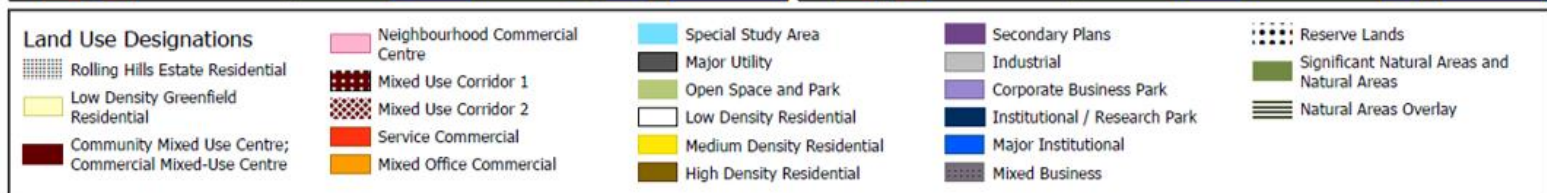


41-45 George Street

Council-adopted land use designations



Modified land use designations



230 Willow Road

Existing land use designations



Modified land use designations



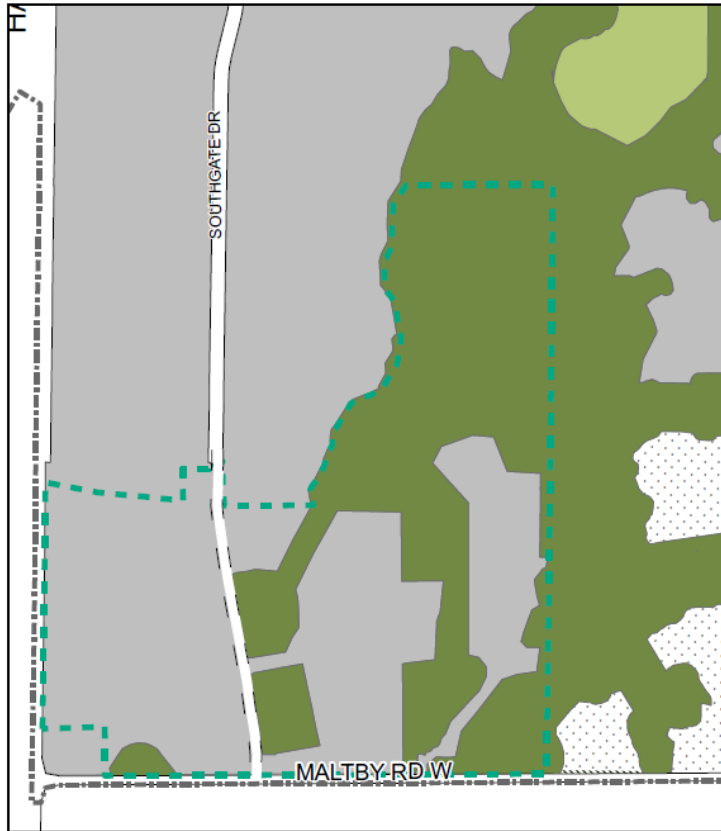
Land Use Designations

Rolling Hills Estate Residential	Neighbourhood Commercial Centre	Special Study Area	Secondary Plans	Reserve Lands
Low Density Greenfield Residential	Mixed Use Corridor 1	Major Utility	Industrial	Significant Natural Areas and Natural Areas
Community Mixed Use Centre; Commercial Mixed-Use Centre	Mixed Use Corridor 2	Open Space and Park	Corporate Business Park	Natural Areas Overlay
	Service Commercial	Low Density Residential	Institutional / Research Park	
	Mixed Office Commercial	Medium Density Residential	Major Institutional	
		High Density Residential	Mixed Business	

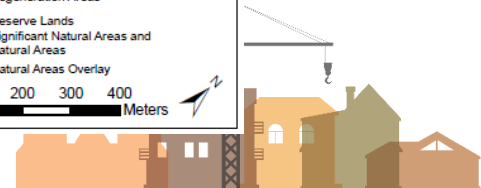
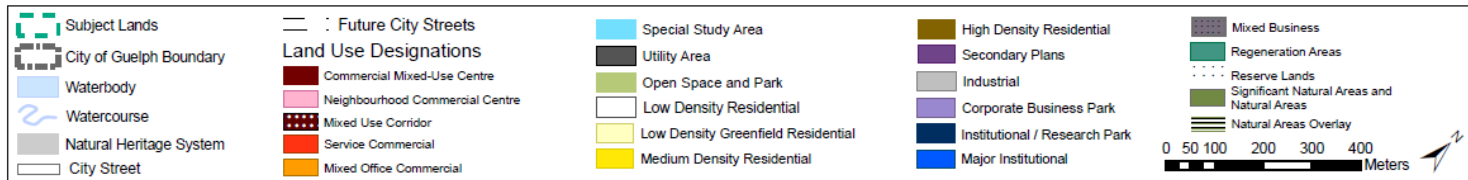
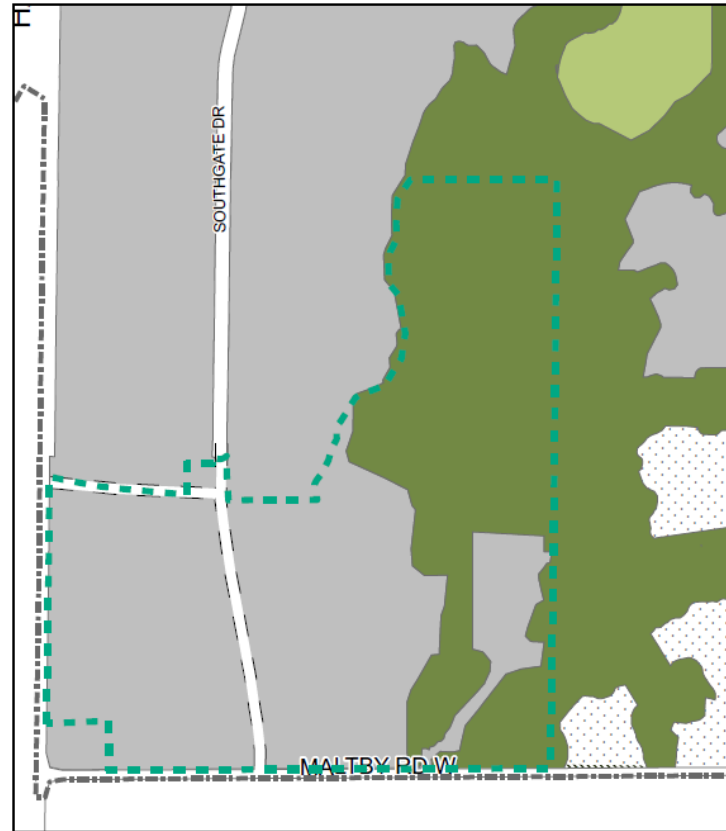


384 Crawley Road

Existing land use designations

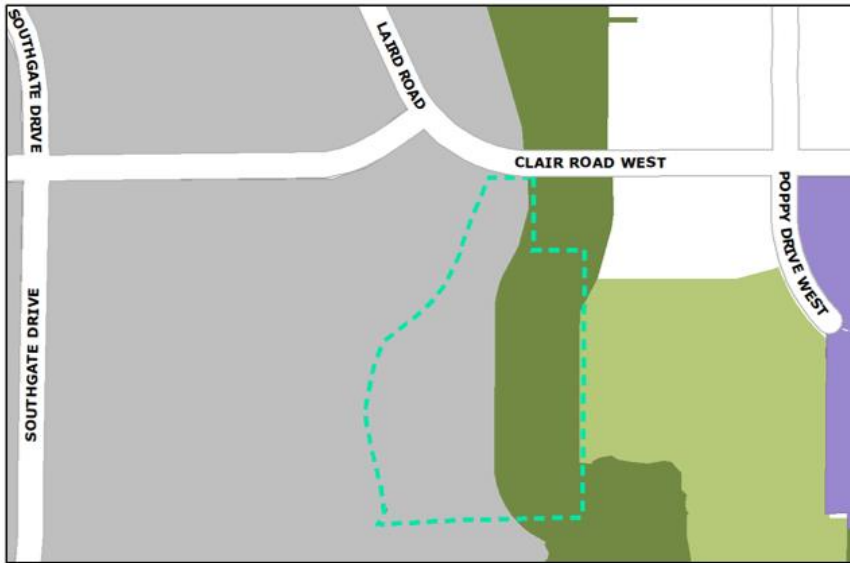


Modified land use designations



280 Clair Road West

Existing land use designations



Modified land use designations



Land Use Designations

- Rolling Hills Estate Residential
- Low Density Greenfield Residential
- Community Mixed Use Centre; Commercial Mixed-Use Centre

- Neighbourhood Commercial Centre
- Mixed Use Corridor 1
- Mixed Use Corridor 2
- Service Commercial
- Mixed Office Commercial

- Special Study Area
- Major Utility
- Open Space and Park
- Low Density Residential
- Medium Density Residential
- High Density Residential

- Secondary Plans
- Industrial
- Corporate Business Park
- Institutional / Research Park
- Major Institutional
- Mixed Business

- Reserve Lands
- Significant Natural Areas and Natural Areas
- Natural Areas Overlay



Next Steps

