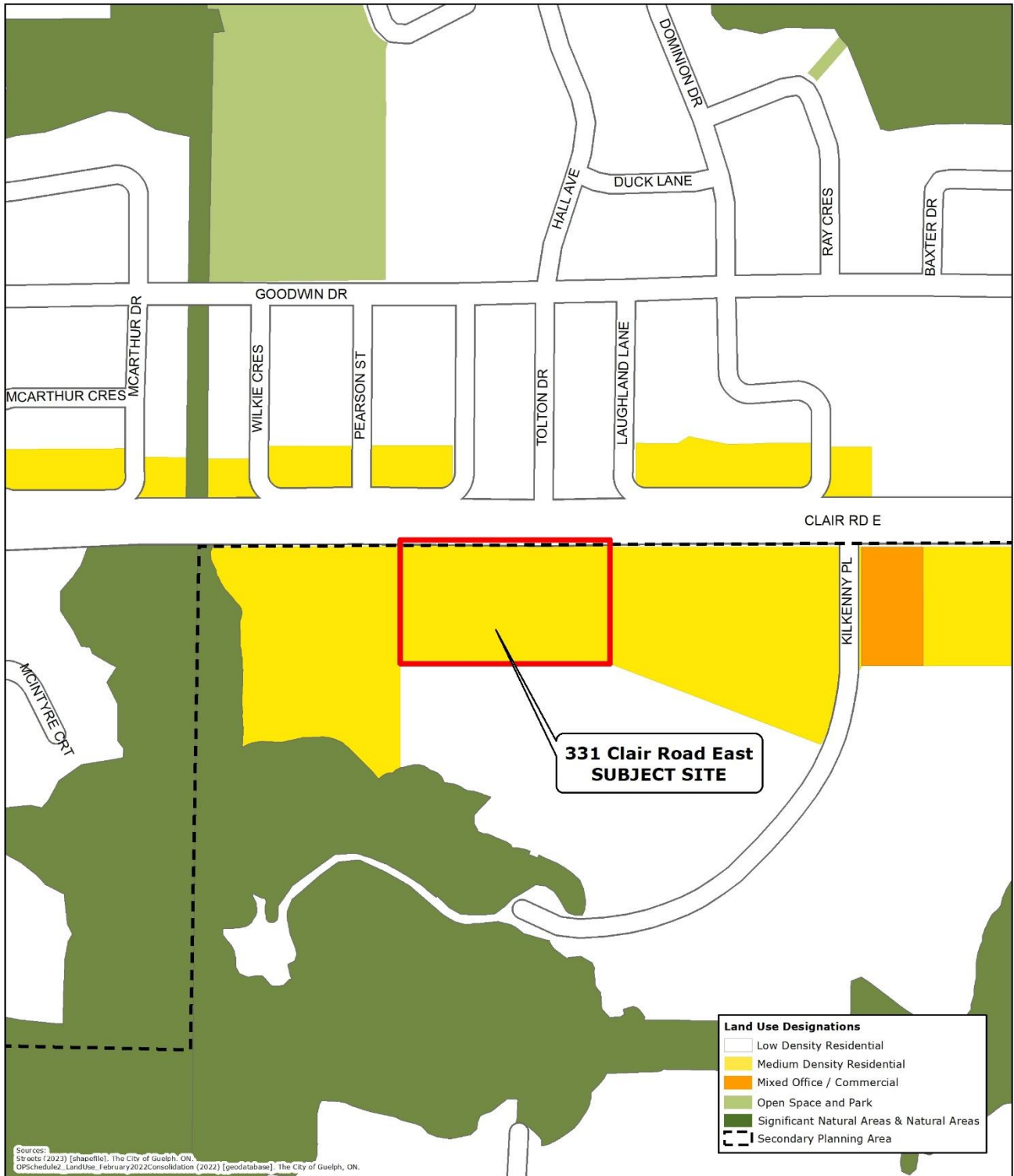


Attachment-3 Official Plan Land Use Designation and Policies



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Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
September 2023

OFFICIAL PLAN DESIGNATION

331 Clair Road East

Medium Density Residential

Attachment-3 continued

Official Plan Land Use Designation and Policies

9.3 Residential Designations

The following objectives and policies apply to the Residential designations identified on Schedule 2:

- Low Density Residential
- Rolling Hills Estate Residential
- Medium Density Residential
- High Density 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.
- k) To ensure that existing and new residential **development** is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling or the use of transit.
- l) To support home occupations throughout the city where residential uses are permitted.
- m) To encourage conservation and rehabilitation of older housing to maintain housing stock and the character of the established residential neighbourhoods.

Attachment-3 continued

Official Plan Land Use Designation and Policies

9.3.1 General Policies

9.3.1.1 Development Criteria for Multi-Unit Residential Buildings and Intensification Proposals

The following criteria will be used to assess **development** proposals for multi-unit residential **development** within all residential designations and for **intensification** proposals within existing residential neighbourhoods. These criteria are to be applied in conjunction with the applicable Urban Design policies of this Plan.

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.

9.3.3 Medium Density Residential

The use of land within the Medium Density Residential Designation will be medium density housing forms.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) Multiple unit residential buildings, such as townhouses and apartments.

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Official Plan Land Use Designation and Policies

Height and Density

2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.
3. The maximum **net density** is 100 units per hectare and not less than a minimum **net density** of 35 units per hectare.

4.8 Cultural Heritage Resources

4.8.1 Policies

1. **Cultural heritage resources** shall be **conserved** in accordance with this Plan and all other relevant legislation.
5. Guidelines for Cultural Heritage Resource Impact Assessments, Cultural Heritage Conservation Plans and Cultural Heritage Reviews may be established by the City. Cultural Heritage Resource Impact Assessments and Cultural Heritage Conservation Plans will be used when evaluating development and redevelopment in association with designated and non-designated properties in the Municipal Register of Cultural Heritage Properties. Cultural Heritage Reviews will be used to assess non-designated properties listed on the Municipal Register of Cultural Heritage Properties.
6. **Built heritage resources** and **cultural heritage landscapes** are required to be maintained with appropriate care and maintenance that conserves their **heritage attributes** in accordance with:
 - i) The City's Property Standards By-law, the Tree By-law and the Site Alteration By-law; and
 - ii) Prescribed federal and provincial standards and guidelines
7. The ongoing maintenance and care of individual **built heritage resources** and **cultural heritage landscapes** and the properties on which they are situated together with associated features and structures is required in accordance with City standards and by-laws and, where appropriate, the City will provide guidance on sound conservation practices.
8. Proper conservation and maintenance of **built heritage resources** and **cultural heritage landscapes** should be recognized and encouraged as a viable and preferred means of reducing energy consumption and waste.
12. The City will ensure the **conservation** and **protection** of **cultural heritage resources** in all planning and **development** matters including **site alteration**, transportation, servicing and infrastructure projects.
13. The City may require, as a condition of approval of a **development** proposal within which a **cultural heritage resource** is situated or which is adjacent to a **protected heritage property**, the provision of one or more performance assurances, performance security, property insurance and/or maintenance agreements, in a form acceptable to the City, in order to conserve the **cultural heritage resource**.
14. It is preferred that **cultural heritage resources** be **conserved** in situ and that they not be relocated unless there is no other means to retain them. Where a **cultural heritage resource** cannot be **conserved** in situ or through relocation and approval for demolition or removal is granted, the City in consultation with Heritage Guelph will require the proponent to provide full documentation of the **cultural heritage resource** for

archival purposes, consisting of a history, photographic record and measured drawings, in a format acceptable to the City.

15. The proponent shall provide and deliver to the City all or any part of the demolished **cultural heritage resource** that the City, in consultation with Heritage Guelph, considers appropriate for re-use, archival, display, or commemorative purposes, at no cost to the City. The City may use or dispose of these **artifacts** as it deems appropriate in accordance with the **Ontario Heritage Act** and any applicable regulations or guidelines.

18. The predominant **built heritage resources** in the periphery of the city are the farmsteads. While there have historically been strong cultural, economic, social and political links between the City of Guelph and its rural neighbours, it is the farming history which sets this area apart from the more heavily urbanized parts of the city. In many cases, the farmsteads are linked to pioneer settlers and other important persons, technologies, architectural styles and developments, or represent the historical development of Guelph and Wellington County. Many are intact examples of early settlement patterns in Wellington County, which survive as a testament to the prosperity and history of this area. These **built heritage resources** are most deserving of preservation and careful incorporation into **developments** in accordance with the provisions of this Plan.

4.8.2 Heritage Designation

1. Council, in consultation with Heritage Guelph, may designate by by-law, properties of **cultural heritage value or interest** in accordance with Part IV of the **Ontario Heritage Act**. Properties of **cultural heritage value or interest** must, in Council's opinion, meet one of the prescribed criteria as established by regulation under the **Ontario Heritage Act**. Such properties shall be **listed** as **designated properties** in the **Municipal Register of Cultural Heritage Properties**.

4.8.5 Heritage Register

4. Non-**designated built heritage resources** or **cultural heritage landscapes** listed in the **Heritage Register** shall not be demolished or removed without the owner providing at least 60 days notice in writing to the City of the intent to demolish in conjunction with an application for a demolition permit. Council, in consultation with Heritage Guelph, will assess requests for demolition to determine the significance of the **built heritage resources** and **cultural heritage landscapes** affected. Council may refuse to issue the demolition permit and determine that the **property** is of sufficient **cultural heritage value or interest** that it should be designated under the **Ontario Heritage Act**.

6. **Built heritage resources** and **cultural heritage landscapes** that have been **listed** in the **Heritage Register** shall be considered for **conservation** in **development** applications initiated under the **Planning Act**, unless the applicant demonstrates to Council in consultation with Heritage Guelph, through a **Cultural Heritage Resource Impact Assessment, Scoped Cultural Heritage Resource Impact Assessment** or **Cultural Heritage Review**, that the **built heritage resource** or **cultural heritage landscape** is not of **cultural heritage value or interest** and, therefore, does not meet the criteria for designation under the **Ontario Heritage Act**.

7. Where a non-**designated built heritage resource** or **cultural heritage landscape** is listed in the **Heritage Register**, the City may require, as a condition of approval of a **development** application under the **Planning Act**, a building permit, a partial demolition or change of use, that the proponent enter into agreements to **conserve** and/or permit to

be designated, by the City, in consultation with Heritage Guelph, the **built heritage resource** or **cultural heritage landscape**.

8. The City may require the proponent to prepare a **Cultural Heritage Conservation Plan** as a condition of approval for a **development** application, a building permit, including partial demolition, and/or a change of use that has the potential to impact a non-**designated built heritage resource** or a **cultural heritage landscape listed** in the **Heritage Register**.

4.8.7 Heritage Guelph

1. Heritage Guelph is the City's municipal heritage committee, and will be consulted, as appropriate, on matters associated with the identification, evaluation, **listing**, **conservation**, restoration, protection and enhancement of **cultural heritage resources**.

3. Heritage Guelph will provide advice to Council on the designation of properties under Part IV of the **Ontario Heritage Act** and the delineation and designation of **Heritage Conservation Districts** under Part V of the **Ontario Heritage Act**.

4. Heritage Guelph will provide advice on **cultural heritage value or interest** on all matters referred to it by Council.