

Shaping Guelph

Official Plan Amendment 80 - Minister's Decision Reversal

City Council, Dec 5, 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 was approved with 18 modifications

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



Minister's Reversal

Minister's request for comments, due back to MMAH by Dec 7

The reversal upholds Council's adopted Official Plan.

Minister proposes to maintain their Special Policy Area modifications.



General Comments



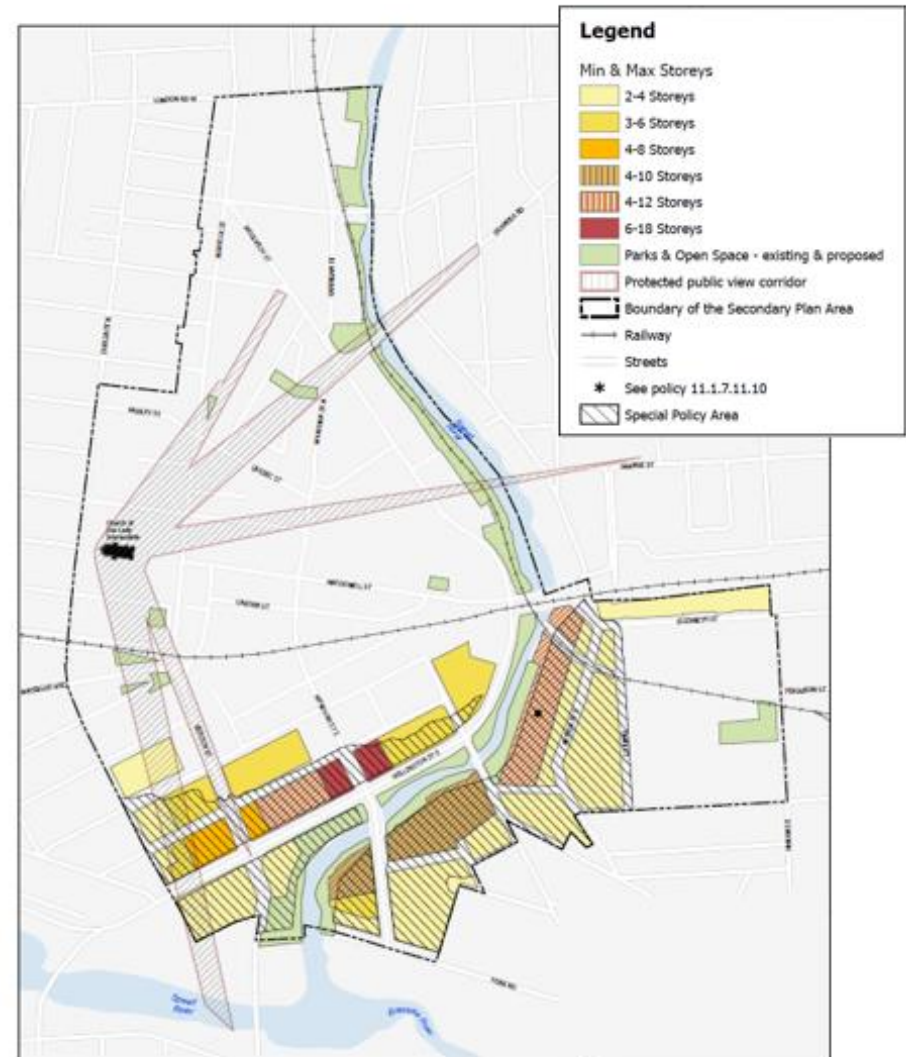
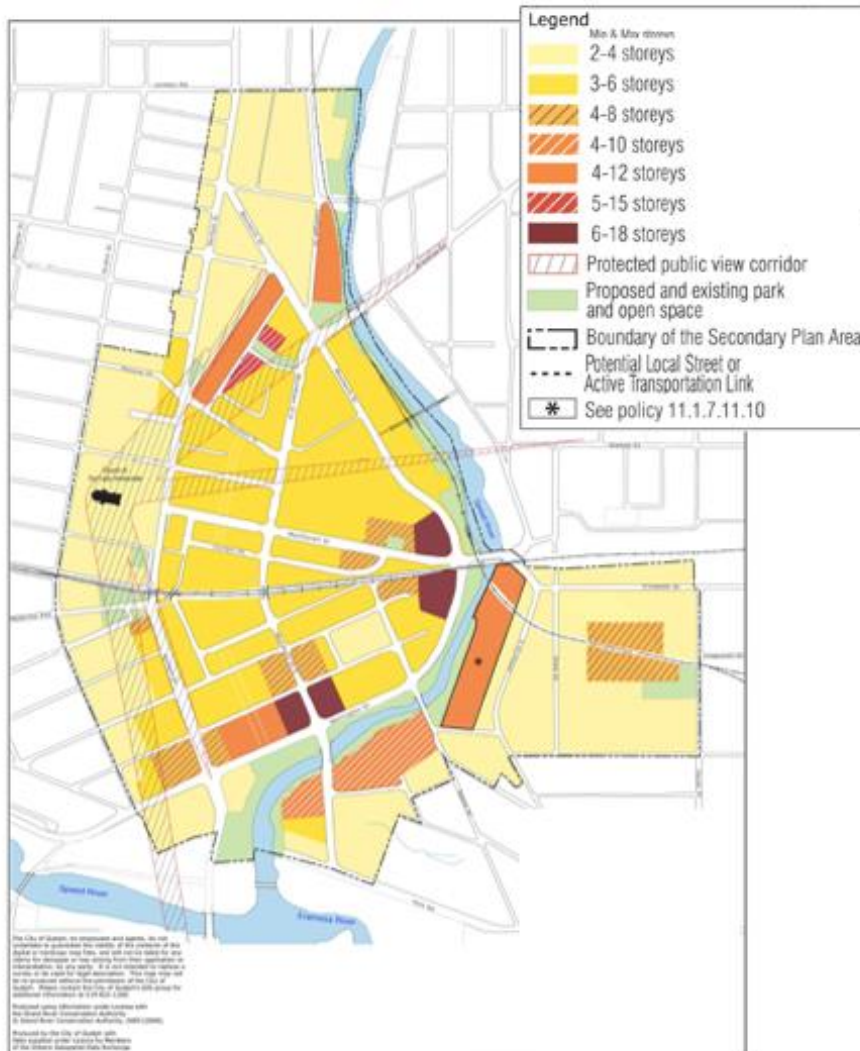
Downtown Secondary Plan Modifications



Downtown Height Schedule

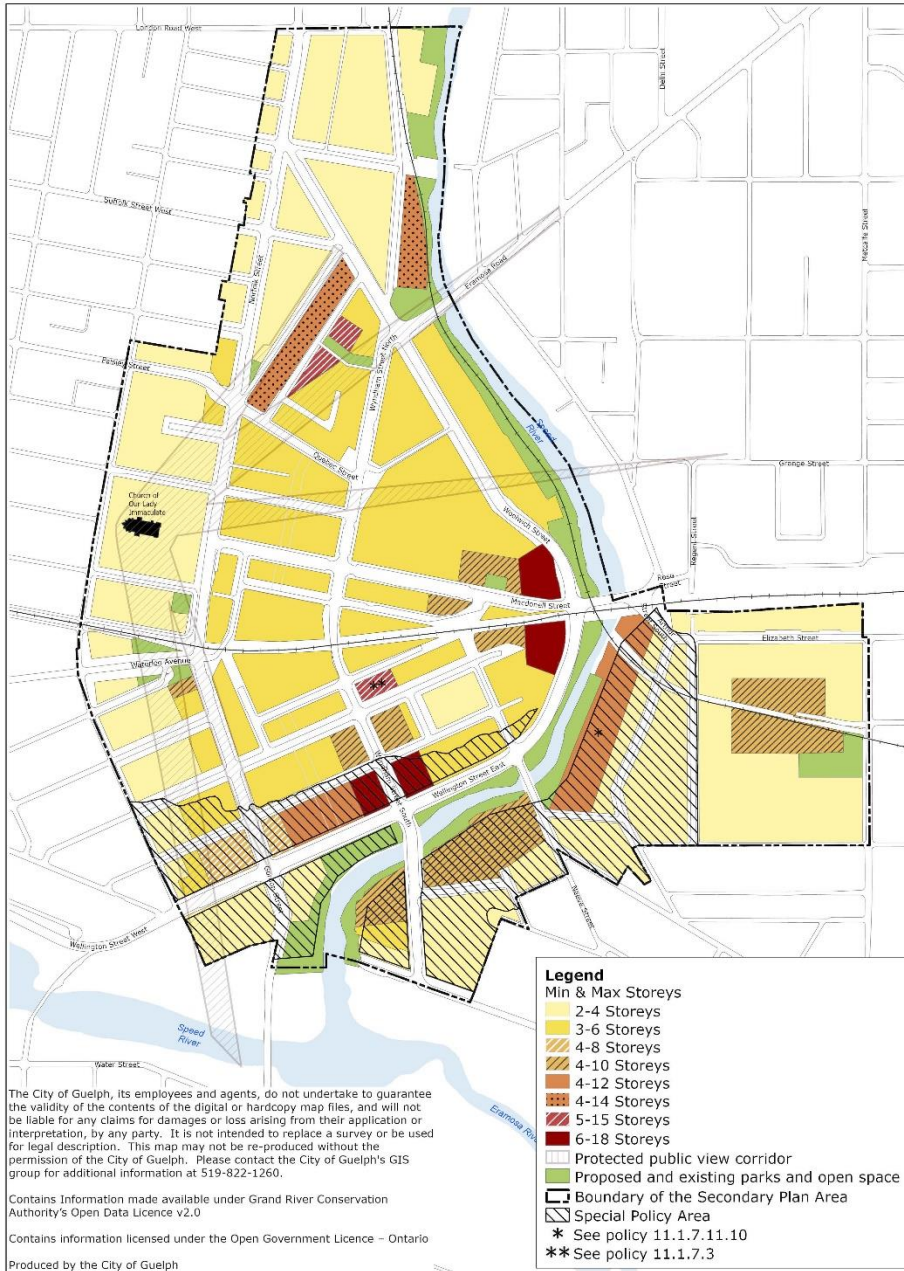
Existing Schedule D

Minister Approved Schedule D



Downtown Height Schedule

Council Adopted Schedule D with Minister's Modification to Special Policy Area



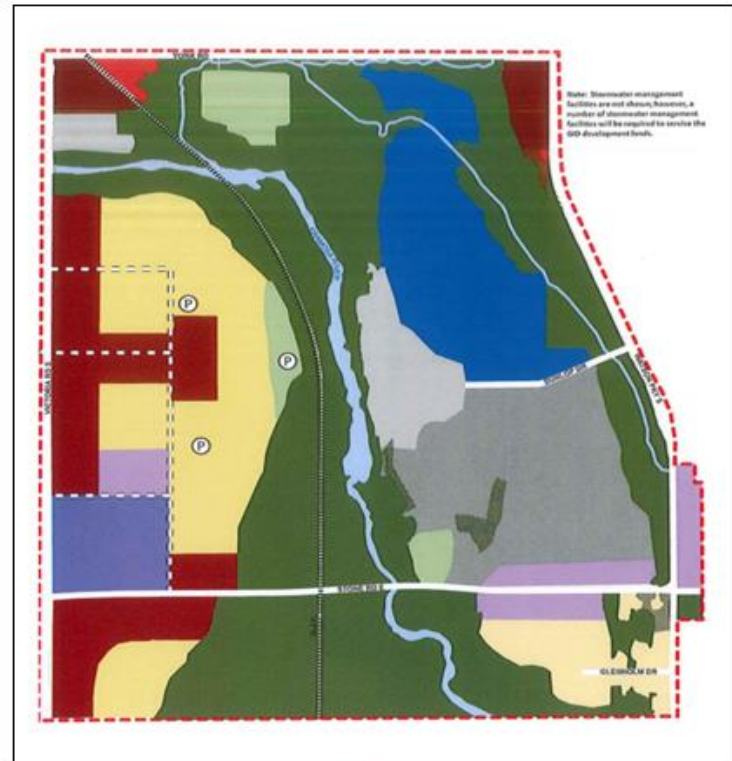
Guelph Innovation District (GID) Modifications



GID Land Use Schedule

Council Adopted Schedule B

Minister Modified 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

--- Secondary Plan Boundary

Infrastructural Framework

- City Streets
- Future City Streets
- Existing Rail
- Waterbody
- P Proposed Park



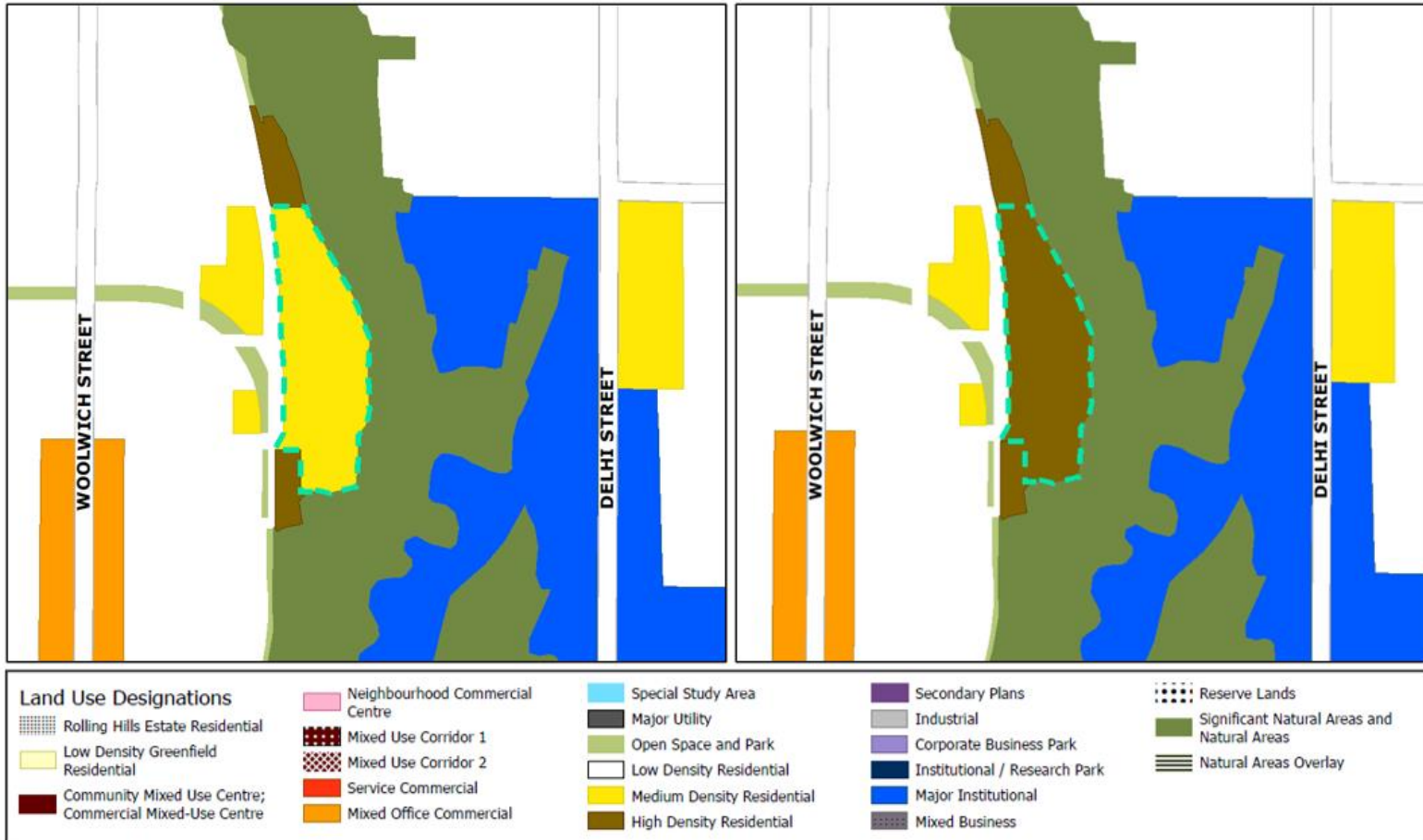
Site Specific Modifications



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

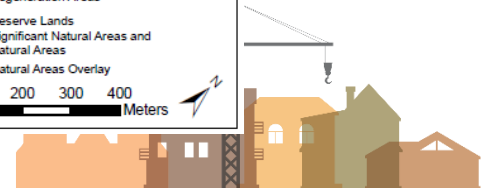
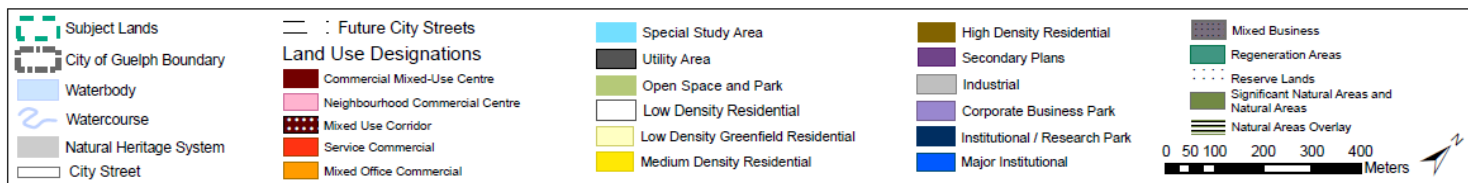
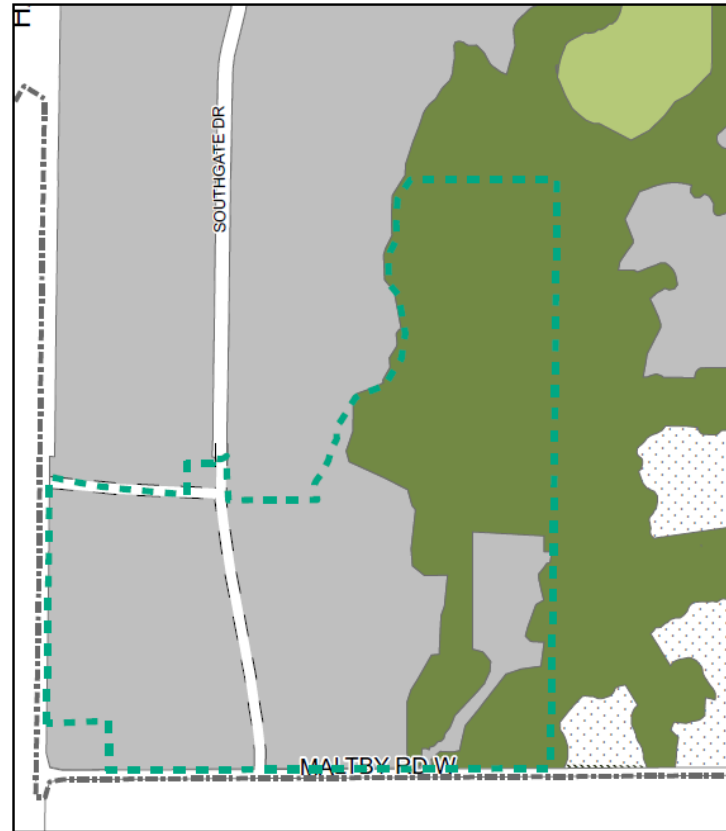
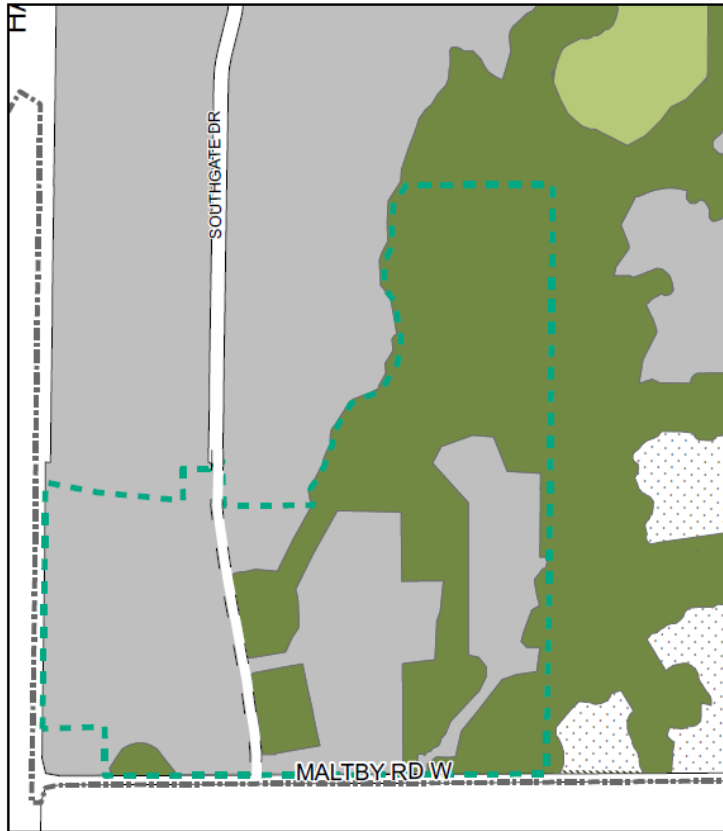
Rolling Hills Estate Residential	Neighbourhood Commercial Centre	Special Study Area	Secondary Plans	Reserve Lands
Low Density Greenfield Residential	Mixed Use Corridor 1	Major Utility	Industrial	Significant Natural Areas and Natural Areas
Community Mixed Use Centre; Commercial Mixed-Use Centre	Mixed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



384 Crawley Road

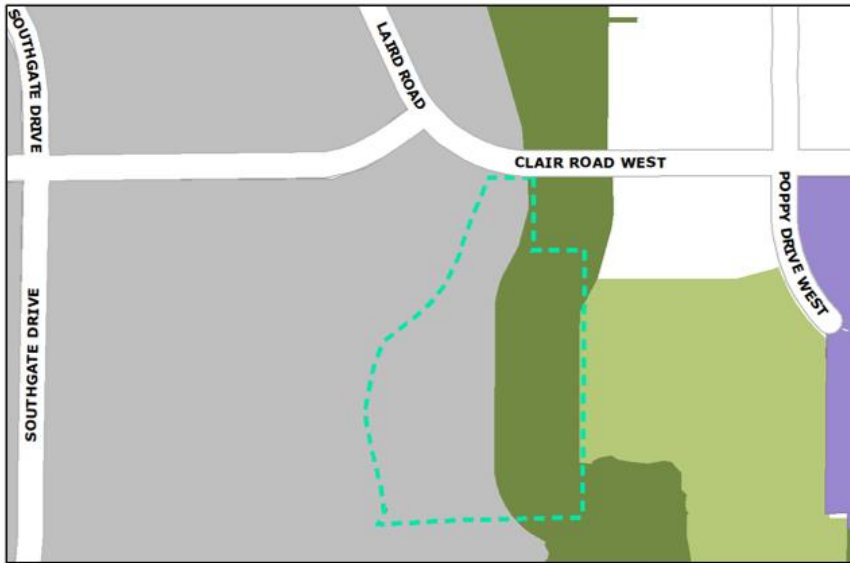
Existing land use designations

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



Recommendation



Recommendation

- That Report 2023-459 including feedback outlined in Attachment 1 be submitted to the Ministry of Municipal Affairs and Housing as the comments from City Council on the modifications and proposed changes to Official Plan Amendment 80.
- That staff be directed to submit comments as outlined in Report 2023-459 to the Ministry of Municipal Affairs and Housing on ERO Posting 019-7885 regarding the Planning Statute Law Amendment Act.

