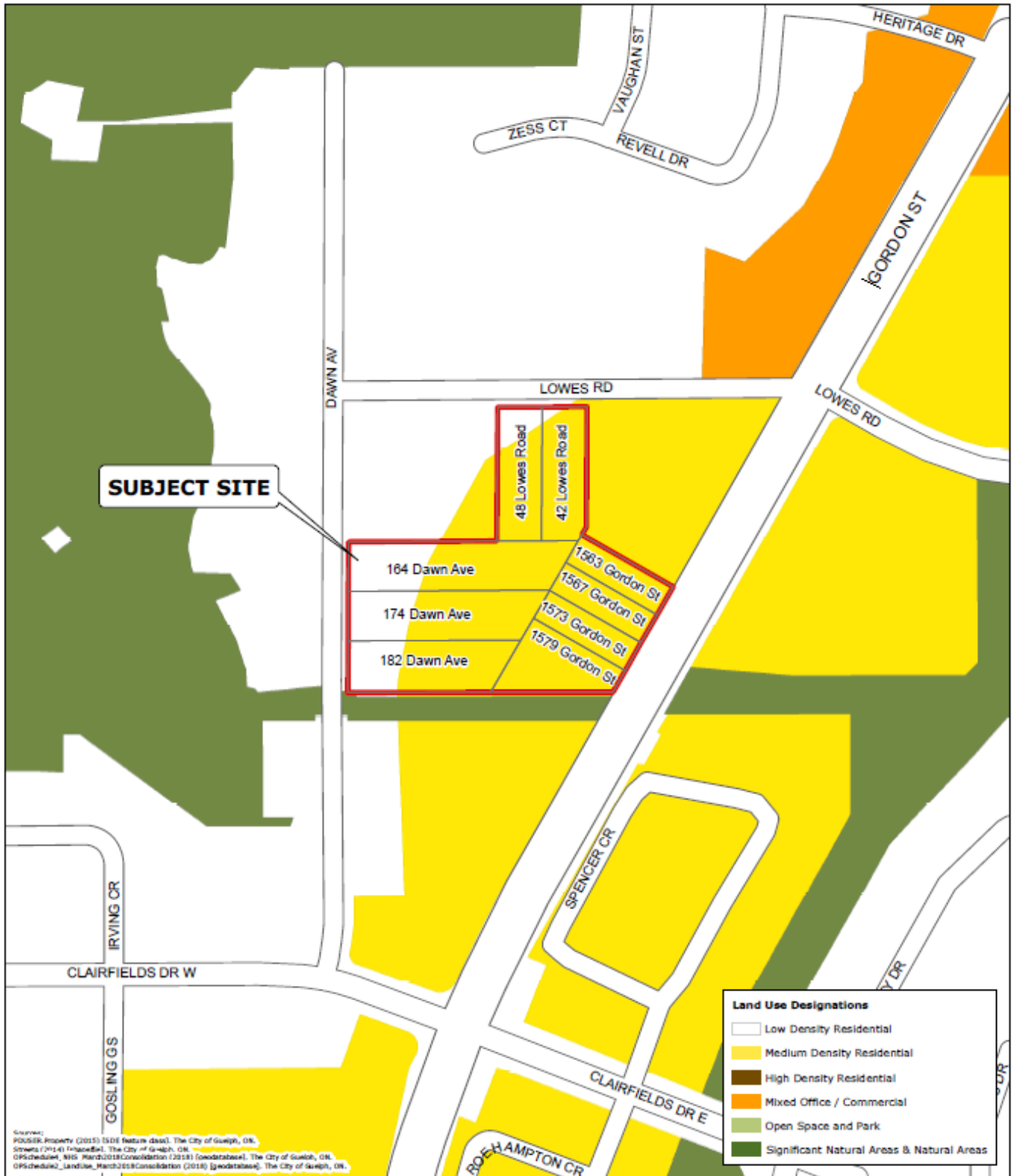


# Attachment-4 Existing Official Plan Land Use Designations and Policies



Sources:  
 POLUSSE Property (2015) (SDE feature class). The City of Guelph, ON.  
 Owners (2014) (ParcelBnL). The City of Guelph, ON. <http://www.guelph.ca/property>  
 OPSchedule\_8100\_March2018Consideration (2018) (wordatabase). The City of Guelph, ON.  
 OPSchedule\_LandUse\_March2018Consideration (2018) (wordatabase). The City of Guelph, ON.

**2001 OFFICIAL PLAN, FEBRUARY 2022 CONSOLIDATION**  
**LAND USE DESIGNATIONS**  
**1563 -1579 Gordon Street;**  
**42 & 48 Lowes Road West;**  
**and 164 - 182 Dawn Avenue**

Produced by the City of Guelph  
 Planning, Urban Design and Building Services - Development Planning  
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**Guelph**  
 Making a Difference

## **Attachment-4 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.
4. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

### **9.3.4 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.

#### **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. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.