

Introducing a Community Planning Permit System (CPPS)

April 8, 2025

Overview

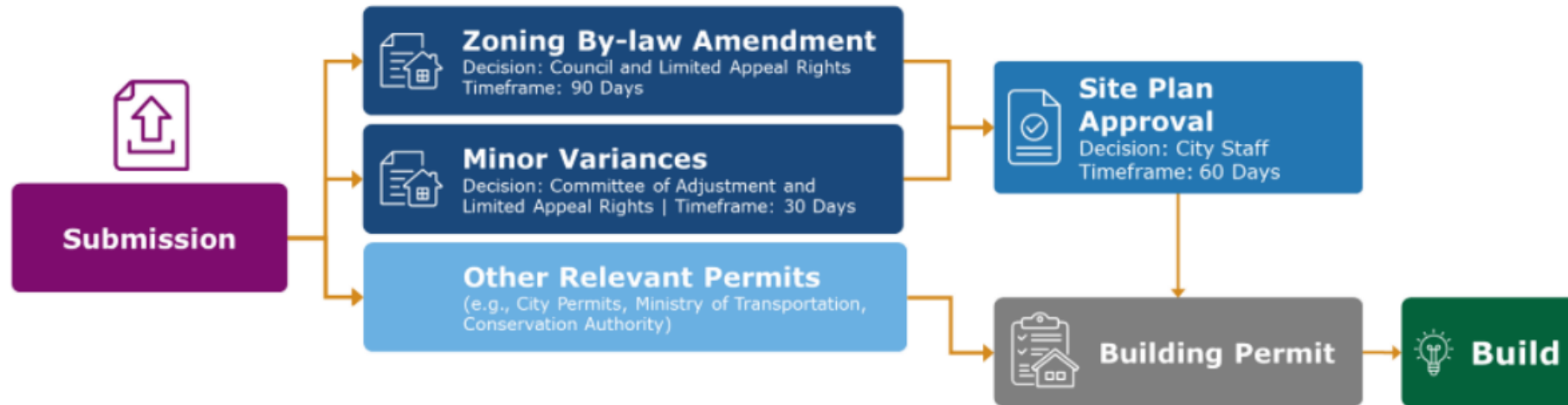
- This project aims to incentivize 35 housing units (Housing Accelerator Fund)
- The current Community Planning Permit (CPP) By-law and Official Plan (OP) policies only considering the Stone Road/ Edinburgh Road Area
- Recommend that a minimum percentage of additional units that may be requested be provided as affordable in exchange for height or density is 33 per cent.

Engagement

- **Two Open Houses** held October 30, 2024 and November 27, 2024 at Priory Park Public School.
- **Two Virtual Open Houses** held on November 21, 2024 and January 14, 2025 via Zoom.
- **Pop up events** held at the Shelldale Centre, Guelph Farmers' Market and Victoria Road Community Centre.
- Mapping exercise and Survey conducted online through Have Your Say.
- Draft CPP By-law released on December 31, 2024
- **Statutory Public Meeting** held on January 21, 2025
- Meetings with land-owners

What is a CPPS?

Current Approvals Process = 180-day review timeline



CPPS Process = 45-day review timeline



Revisions to draft CPP By-law

Based on feedback, the following revisions have been made:

- Notification requirements
- Financial analysis completed
- Inclusion of 4-unit permissions
- Development standard variation thresholds
- Legally non-conforming uses

Classes of a CPP By-law

- **Class 1:** permitted use meets all provisions of the by-law and does not require any variations; approved by GM of Planning and Building Services.
- **Class 2:** development application generally meet provisions of the by-law but require a variation within an established threshold; approved by GM of Planning and Building Services.
- **Class 3:** development application proposes a variation outside of the Class 2 threshold; requires approval by Council.
- Each class contains individual notification requirements

Benefits of a CPPS

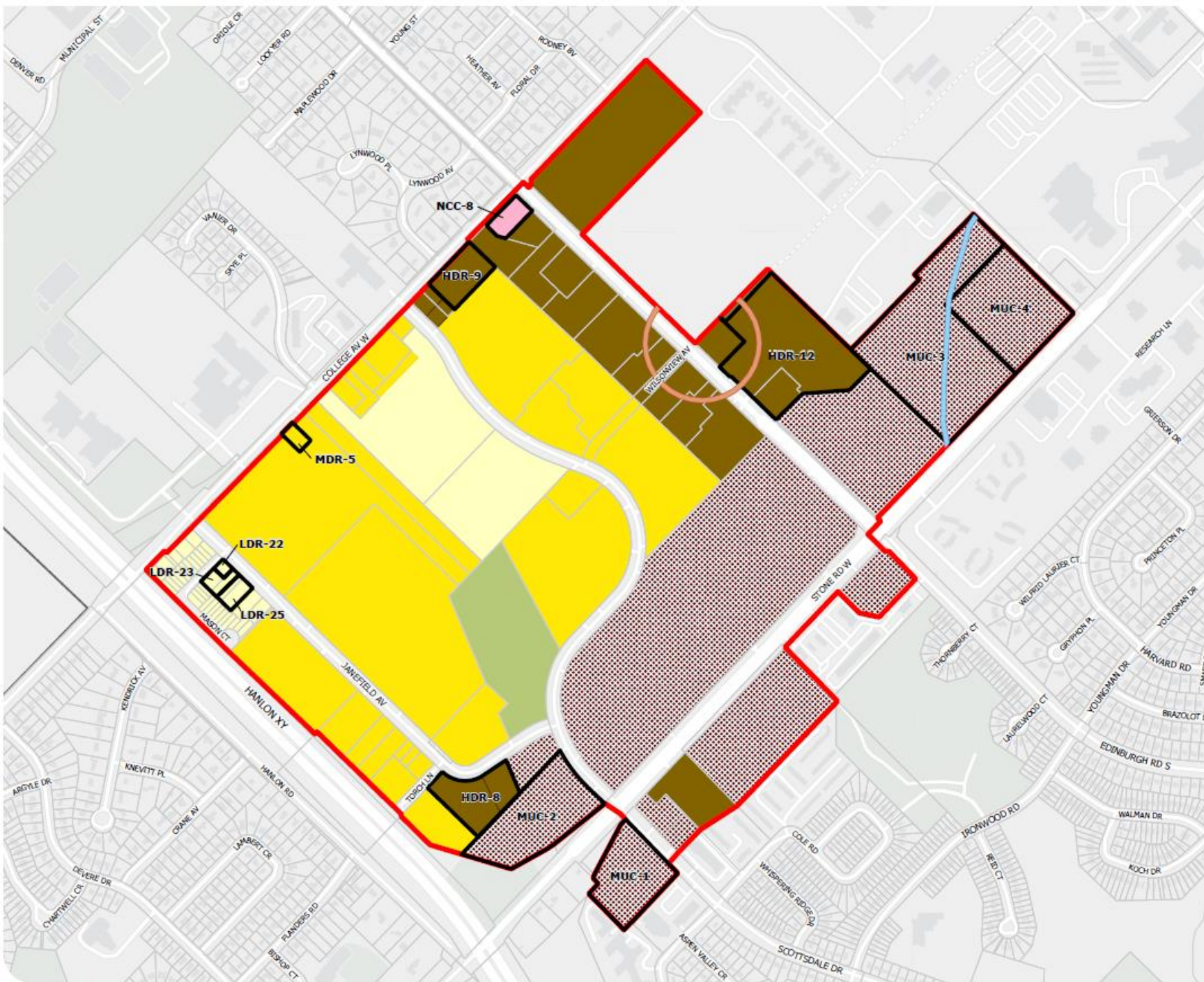
- Make development approval process faster and more streamlined by combining three applications into one.
- Secure community needs, such as affordable housing, by permitting a developer to build taller buildings in exchange for affordable units.
- Plan for long term growth comprehensively within a priority growth area (Stone Road/Edinburgh Road SGA).

Facilities, services, and matters

- Refers to the specific benefits that a municipality may require in exchange for additional height or density
- Affordable housing has been identified as the specific community benefit for this CPP By-law
- This means that the City will require a certain percentage of affordable units (or cash-in-lieu) proportional to the amount of height or density that a project proposes
- A minimum of 33% has been identified in the CPP By-law as that percentage (or \$97,000 per unit for cash-in-lieu). This is based on financial analysis work by Watson and Associates and alignment with the Housing Affordability Strategy OPA 101.

CPPS Official Plan Amendment

- Requirement of the Planning Act to contain enabling CPPS policies in an Official Plan (OP)
- Section 10.11 of the OP will be updated to reflect requirement
- OPA also contains mapping updates, including where properties have been “up-designated”



COMMUNITY PLANNING PERMIT BY-LAW

SCHEDULE B - PRECINCTS AND SITE SPECIFIC PROVISIONS

- CPP By-law Area
- Site Specific Provisions
- Wellhead Protection Area A
- Wellhead Protection Area B
- CPPS Precincts**
 - High Density Residential (HDR)
 - Medium Density Residential (MDR)
 - Mixed Use Corridor (MUC)
 - Neighbourhood Commercial Centre (NCC)
 - Low Density Residential (LDR)
 - Parks and Open Space (POS)
 - Natural Heritage System (NHS)

SCALE 1:6,500



MAP DRAWING INFORMATION:
DATA PROVIDED BY CITY OF GUELPH

MAP CREATED BY: -ZJB/AEE
MAP CHECKED BY: -AB
MAP PROJECTION: NAD 1983 CSRS UTM Zone 17N

Next Steps

- Appeal period
- Implementation educational material
- Issue building permits