

Attachment-3 Recommended Official Plan Amendment 111

The purpose of Official Plan Amendment No. 111 is to amend Section 9.4.3.19(ii) of the Official Plan, by adding a new site-specific policy for the property municipally known as 1 Clair Road East and legally described as Block 1, Plan 61m165, City of Guelph, to allow for a net maximum residential density of 250 units per hectare and to redesignate the landuse designation of a 0.18 hectare portion of the lands on the corner of Hawkins Dr. and Poppy Dr. E. from current "Commercial Mixed-use Center" designation to "Open Space" designation.

Proposed site-specific policy:

Notwithstanding Part III, Subsections 9.4.3.19 (ii) of this Plan, for the lands described as 1 Clair Road East, for freestanding residential and residential within mixed-use buildings, the maximum net density of 250 units per hectare shall apply to the entirety of the block, despite any future severance, partition, or division for any purpose. Sub Area A on Schedule "A", the maximum net density is 184 units per hectare. Sub Area B on Schedule "A", the maximum net density is 351 units per hectare.