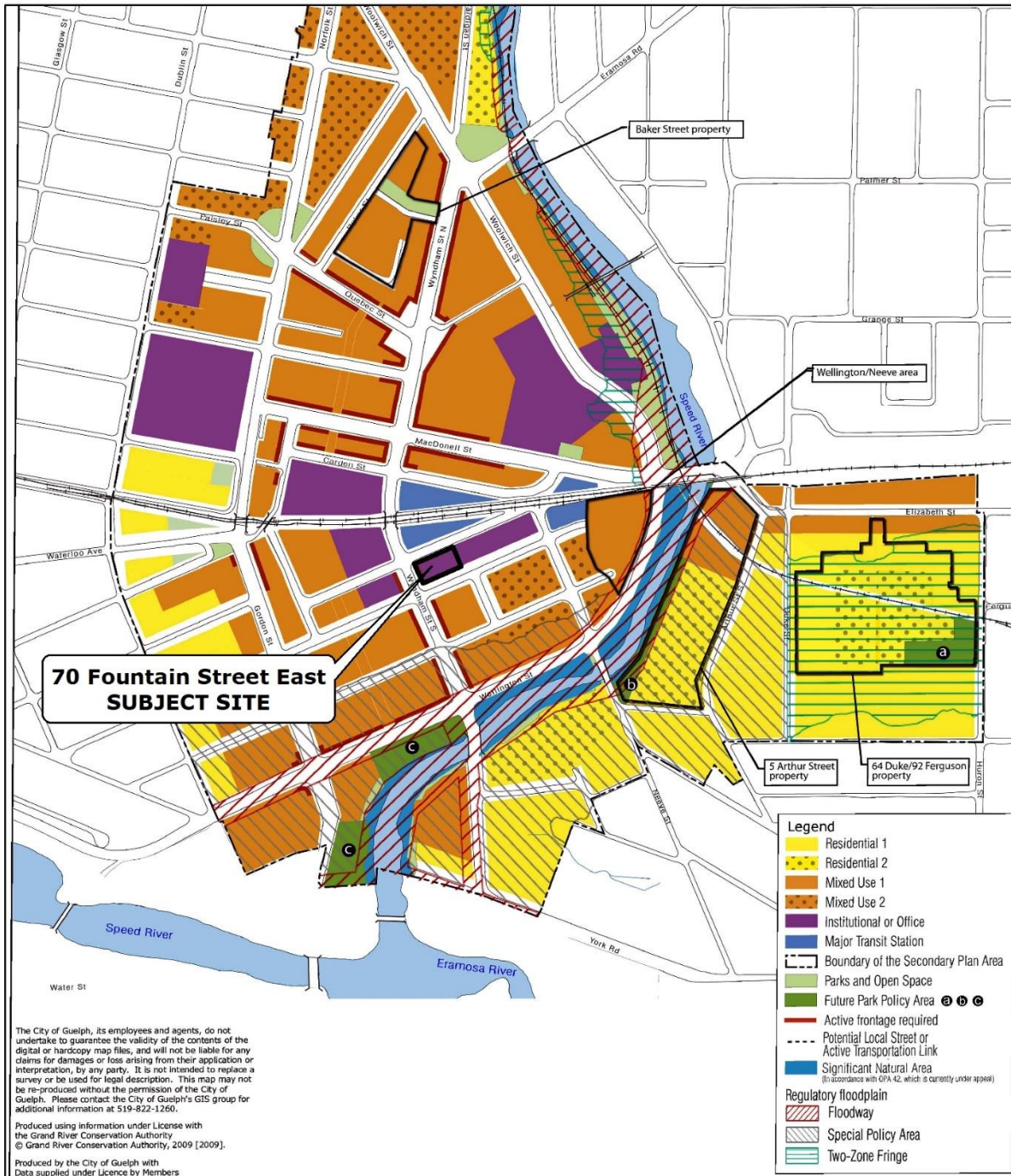


# Attachment-3 Existing Official Plan Land Use Designations and Policies



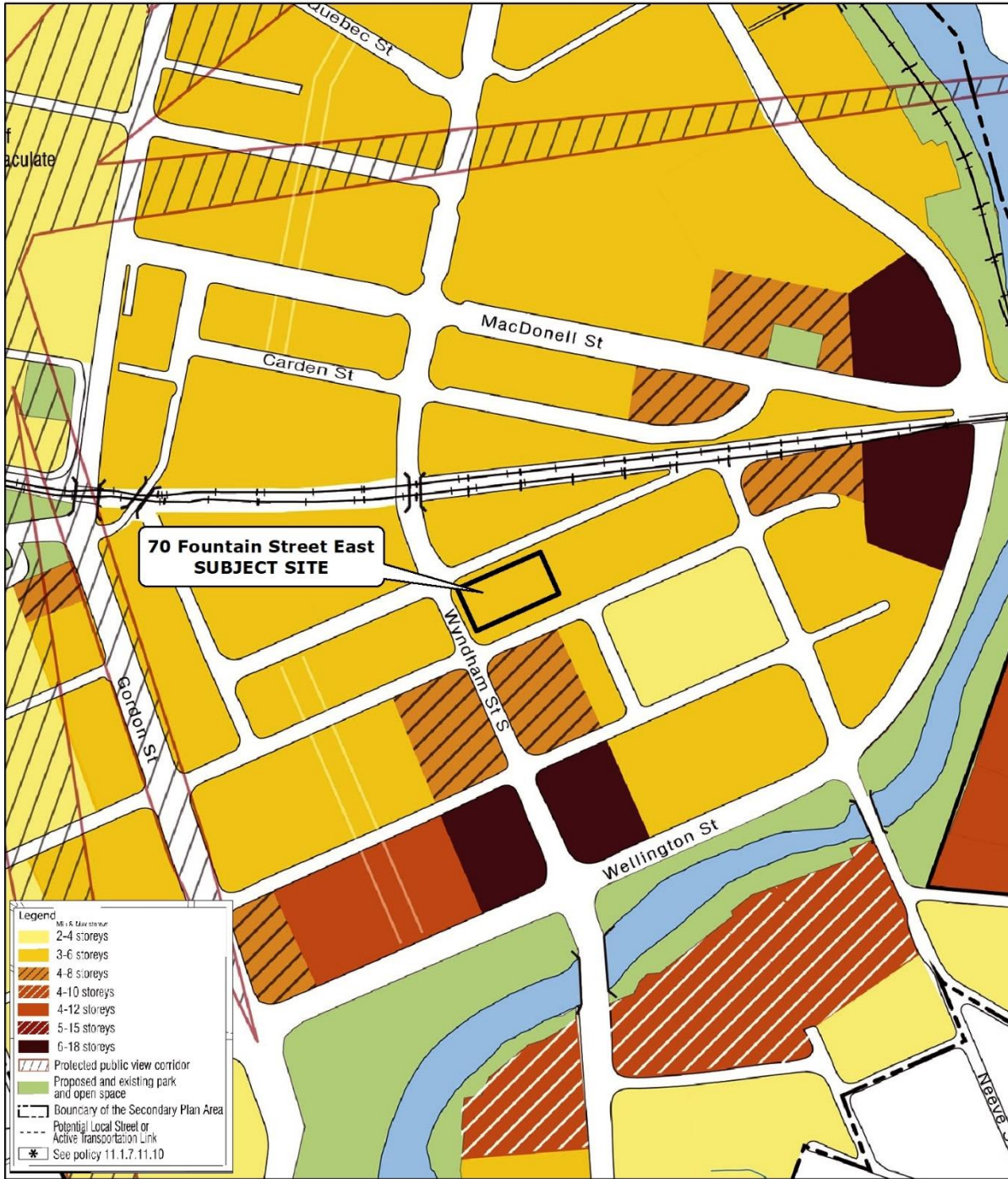
100 50 0 100 m

**Official Plan  
Schedule C:  
Downtown Secondary Plan - Land Use Plan  
70 Fountain Street East**

Produced by the City of Guelph  
Planning, Urban Design and Building Services - Development Planning  
December 2019

# Attachment-3 continued

## Existing Official Plan Land Use Designations and Policies



0 10 20 40 60 80 100 120  
m

Produced by the City of Guelph  
Planning and Building Services - Development Planning  
December 2019

### Schedule 'D' - Downtown Secondary Plan Minimum and Maximum Building Heights 70 Fountain Street East

## **Attachment-3 continued**

### **Existing Official Plan Land Use Designations and Policies**

#### **11.1.7.5 Institutional or Office Areas**

##### 11.1.7.5.1

Institutional or Office areas include those properties in the heart of Downtown occupied by significant civic, cultural and other public institutions or an office building. They also include properties close to Guelph Central Station where a concentration of major office and institutional uses would optimize use of the terminal.

##### 11.1.7.5.2

Generally the following primary uses may be permitted in Institutional or Office areas:

- a) offices including medically related uses;
- b) entertainment and commercial recreation uses;
- c) community services and facilities;
- d) cultural, educational, civic and institutional uses;
- e) hotels;
- f) parks, including urban squares; and,
- g) other employment uses that meet the intent of the principles, objectives and policies of the Downtown Secondary Plan and which are *compatible* with surrounding uses in regard to impacts such as noise, odour, loading, dust and vibration.

##### 11.1.7.5.3

In addition to the primary uses above, the following uses may also be permitted where they are secondary to the main institutional or office use on the site:

- a) retail and service uses, including restaurants and personal service uses; and
- b) public parking.

##### 11.1.7.5.4

Institutional or Office areas downtown are occupied by buildings that are expected to remain for the life of the Downtown Secondary Plan, with the exception of the areas between Farquhar Street and Fountain Street, where there is greater potential for *redevelopment* and a desire for improved conditions on Wyndham Street. Additions or alterations to existing institutional and office uses shall be permitted, provided they do not significantly change the function or form of the use and have regard for the land use and built form policies that apply to adjacent land use areas. New *development* in the Institutional or Office Area south of Farquhar Street shall be subject to the density and built form policies applicable to Mixed Use 1 Areas, specifically Policies 11.1.7.3.4-11.1.7.3.8.