

# Attachment-3 Existing Official Plan Designation

Figure 1: Existing Official Plan Designation, Guelph Official Plan 2024 Consolidation



### **9.3 Residential Designations**

The following residential designations are identified on Schedule 2:

- Low Density Residential
- Rolling Hills Estate Residential
- Medium Density Residential
- High Density Residential

#### **Objectives**

- a) To ensure that an adequate amount of residential land is available to accommodate the anticipated population growth over the planning horizon.
- b) To facilitate the development of a full range of housing types, affordability, densities and tenure to meet a diversity of lifestyles and the social needs, health and well-being of current and future residents, throughout the city.
- c) To encourage and support special needs housing throughout the city.
- d) To provide for higher densities of residential development in appropriate locations to ensure that transit-supportive densities, compact urban form, walkable communities and energy efficiencies are achieved.
- e) To ensure compatibility between various housing forms and between residential and non-residential uses.
- f) To maintain the general character of built form in existing established residential neighbourhoods while accommodating compatible residential infill and intensification.
- g) To direct new residential development to areas where municipal services and infrastructure are available or can be provided in an efficient and cost-effective manner.
- h) To encourage the distribution of local convenience commercial uses and institutional uses in appropriate locations within residential areas.
- i) To ensure new development is compatible with the surrounding land uses and the general character of neighbourhoods.
- j) To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.
- k) To ensure that existing and new residential development is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling or the use of transit.

#### **9.3.1.2 Non-Residential Uses in Residential Designations**

1. The following small-scale non-residential uses may be permitted within residential designations:

i) schools; ii) places of worship; iii) childcare centres; iv) municipal open space, parks, trails and recreation facilities; and v) convenience commercial uses limited to a maximum gross floor area of 400 square metres on a property.

2. Non-residential uses shall be developed in a manner that is compatible with adjoining residential properties and preserves the amenities of the residential neighbourhood.

3. Non-residential uses shall also meet the following requirements, in accordance with the Urban Design policies of this Plan:

i) be located on an arterial or collector road; ii) minimize the impact of traffic, noise, signs and lighting on adjoining residential properties; iii) have adequate landscaping and screening to promote compatibility with adjacent activities; iv) have sufficient off-street parking, circulation and access points; and v) have adequate municipal services.

### **9.3.2 Low Density Residential**

This designation applies to residential areas within the city which are currently, or planned to be, predominantly low-density in character.

#### **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 following height and density policies apply within this designation:

2. The maximum height shall be three (3) storeys within the delineated built-up area. The maximum height shall be four (4) storeys within the designated greenfield area.

3. The maximum net density is 35 units per hectare within the delineated built-up area. The maximum net density within the designated greenfield area and for sites located on arterial roads within the delineated built-up area is 60 units per hectare. This policy applies to multiple unit residential buildings such as townhouses and apartments.