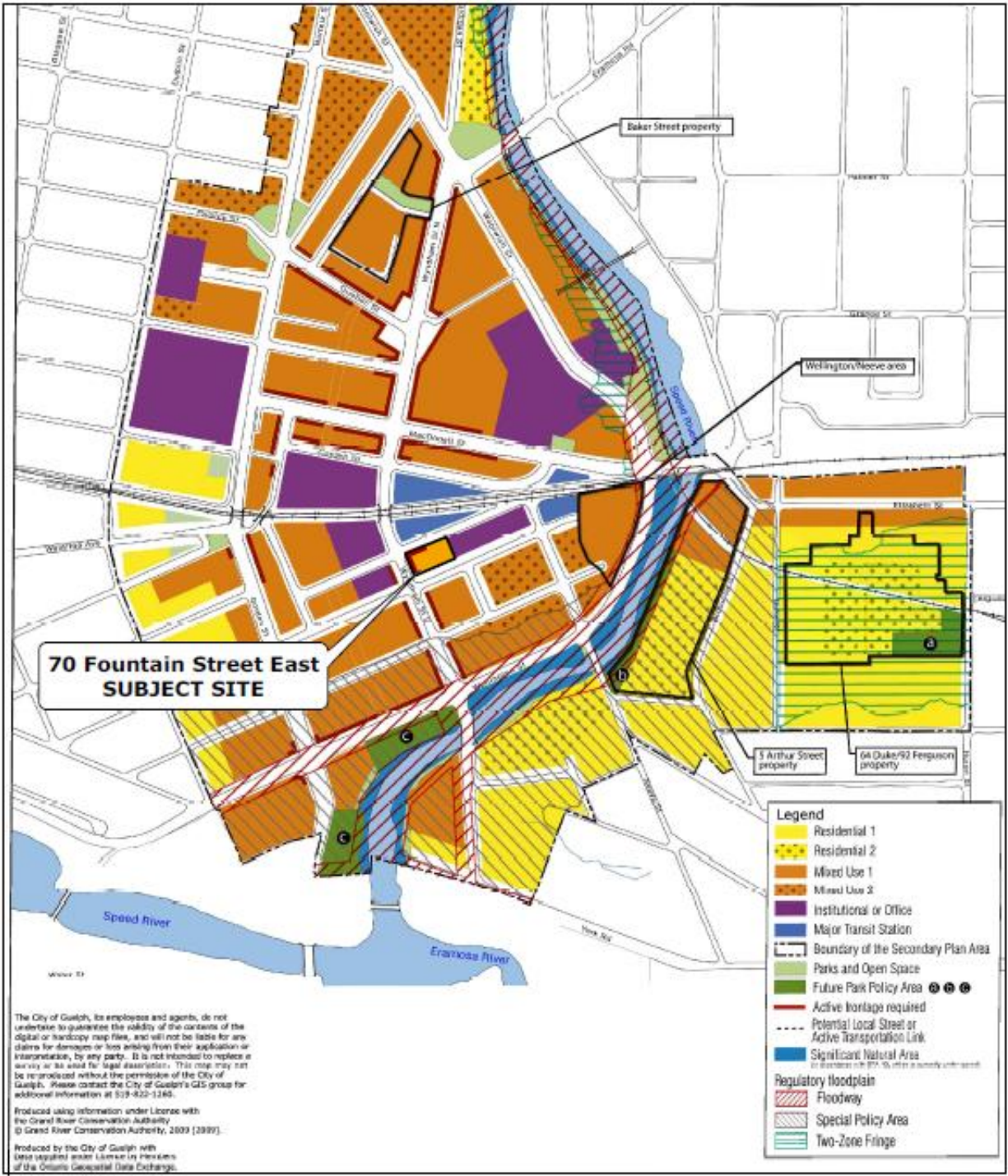



Attachment-4 Proposed Official Plan Amendment



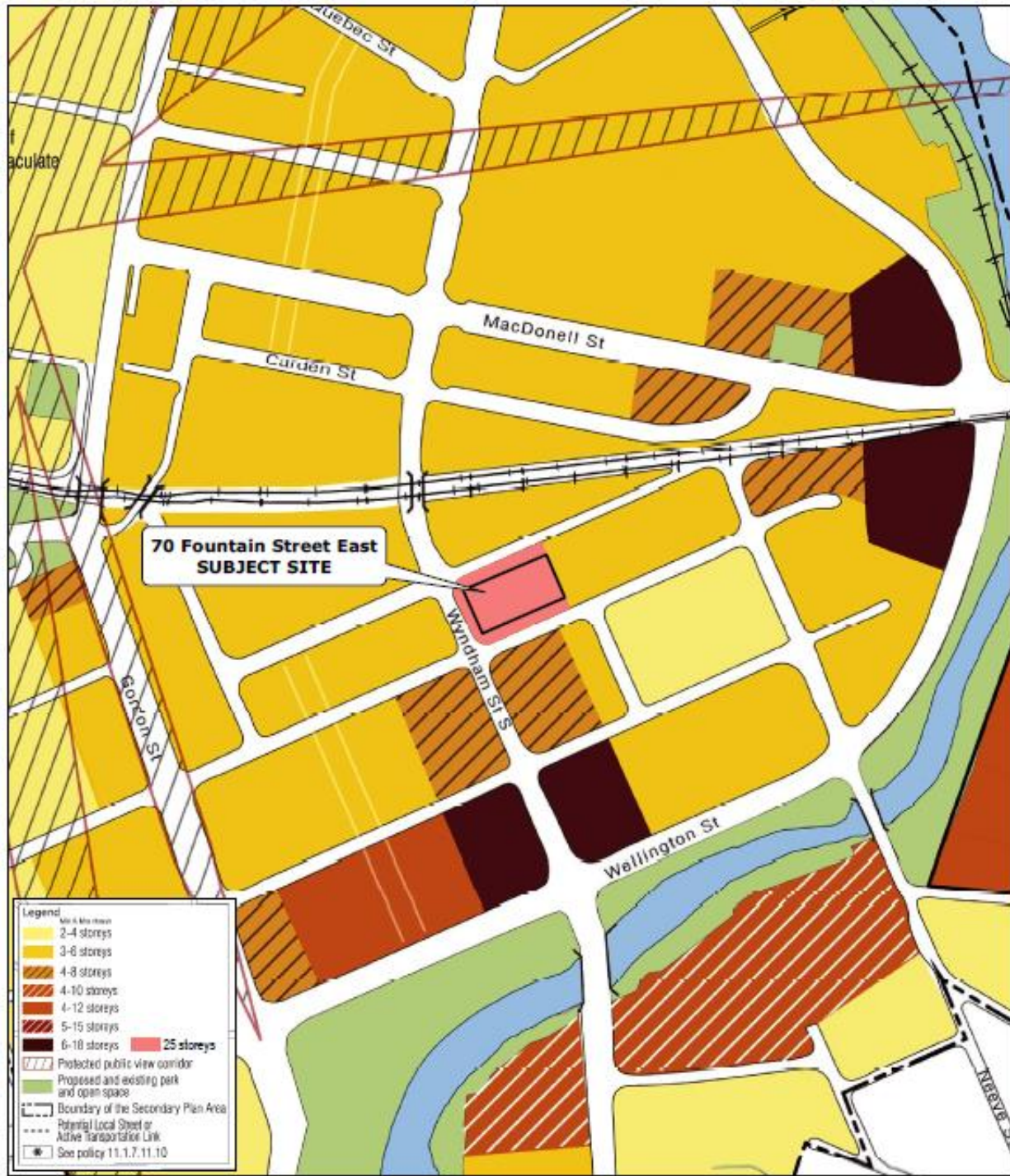
**Proposed Official Plan Designation:
Mixed Use 1, Active Frontage Required
Downtown Secondary Plan - Land Use Plan
70 Fountain Street East**



Produced by the City of Guelph
Planning and Building Services - Development Planning
January 2020

Attachment 4 continued

Proposed Official Plan Amendment



Attachment 4 continued

Proposed Official Plan Land Use Designation

General Intent and Permitted Uses Excerpt from 11.1.7.3 Mixed Use 1 Areas:

11.1.7.3.1

Mixed Use 1 areas, as identified on Schedule C, are intended to accommodate a broad range of uses in a mix of highly compact development forms. Development within this designation shall contribute to the creation of a strong urban character and a high-quality, pedestrian-oriented environment. Active uses that enliven the street are encouraged to locate on the ground floor of buildings and, as per Policy 11.1.7.3.4, shall be required on key streets.

11.1.7.3.2

The following uses may be permitted:

- a) retail and service uses, including restaurants and personal service uses;
- b) multiple unit residential buildings, including apartments and townhouse dwellings;
- c) live/work uses;
- d) offices including medically related uses;
- e) entertainment and commercial recreation uses;
- f) community services and facilities;
- g) cultural, educational and institutional uses;
- h) public parking;
- i) hotels;
- j) parks, including urban squares; and,
- k) 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.

(Policies related to this designation continue, see Official Plan Section 11.1.7.3 for more information)