

Official Plan Update

Phase 3

Phase 1: Growth Plan Conformity (2009)

Established a growth management framework for the City in conformity with the Provincial Growth Plan for the Greater Golden Horseshoe.

Phase 2: Natural Heritage System (2010)

Introduced policies for Guelph's Natural Heritage System and established a sustainable greenspace network throughout the city. Identified Significant Natural Areas for long term permanent protection and identified Natural Areas where development may be permitted provided Environmental Impact Studies demonstrate no negative impacts to the natural heritage features or their ecological functions.

****Currently under appeal to the Ontario Municipal Board****

Phase 3: Remainder of the Plan (2011-2012)

Finalizes the Review of the Official Plan and ensures that the Plan conforms to provincial legislation, policies and plans. Focuses on:

- Watershed Planning and Water Resources
- Public Health and Safety
- Climate Change and Community Energy
- Cultural Heritage Resources
- Transportation and Municipal Services
- Community Infrastructure and Housing
- Urban Design
- Land Use and Implementation.



VISION

*The integration of energy,
transportation and land use
planning will make a difference
in the environmental
sustainability, cultural vibrancy,
economic prosperity and social
well-being of Guelph.*

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HIGHLIGHTS OF STRATEGIC GOALS

The following provides a sample of the strategic goals of the Official Plan:

Planning a Complete and Healthy Community

Ensure an appropriate range and mix of employment opportunities, local services, community infrastructure, housing including affordable housing and other land uses are provided to meet current and projected needs to the year 2031.

Protecting What is Valuable

Advance innovation by building on the synergies between infrastructure, built form and climate change imperatives.

Transportation

Develop a safe, efficient, convenient and sustainable transportation system that provides for all modes of travel including cycling and walking to support sustainable land use patterns.

Municipal Services

Direct development to those areas where full municipal services and related infrastructure are existing or can be made available, while considering existing land uses, natural heritage systems, development constraints, fiscal sustainability, development costs and related factors.

Community Infrastructure

Provide an appropriate supply and distribution of community facilities to meet the social, health and education needs of existing and future residents in a manner that maximizes accessibility.

Urban Design

Preserve, enhance and protect the distinct character of the City and the sense of a community of neighbourhoods.

Encourage intensification and redevelopment of existing urban areas that is compatible with existing built form.

Implementation

Promote informed public involvement and engagement in a user-friendly planning and development process.

Land Use

RESIDENTIAL

Objective: 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.

How: permitted uses, designated lands, minimum and maximum densities, policies for affordable and special needs housing.

Residential Designation	Minimum Density	Maximum Density
Low Density	15 units/ha	35 units/ha
Low Density Greenfield	20 units/ha	60 units/ha
Medium Density	35 units/ha	100 units/ha
High Density	100 units/ha	150 units/ha

Objective: 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.

How: permitted uses, designated lands for medium and high density, identification of intensification corridors.

Objective: To maintain the general character of built form in existing established neighbourhoods while accommodating compatible residential infill and intensification.

How: development criteria, urban design policies.



STAGING OF DEVELOPMENT

Ensure that *development* is appropriately staged and phased to meet the goals, objectives and policies of this Plan, in particular the City's growth management strategy and targets, municipal fiscal sustainability, the logical and planned expansion and provision of municipal services and community infrastructure and the avoidance of premature *development*.



COMMERCIAL AND MIXED USE

Objective: To ensure that an adequate supply of commercial land is provided throughout the City at appropriate locations to meet the needs of residents and businesses.

How: Designated lands, permitted uses, mixed use nodes and corridors support a range of commercial activity.

Objective: To promote the continued economic vitality, intensification and revitalization of existing designated commercial and mixed-use areas.

How: urban design policies, preparation of concept plans, permitted uses, designated lands, market impact studies.

EMPLOYMENT

Objective: To increase the overall density of jobs and promote the efficient use of land through compact built form, increased height and reduced building footprints.

How: designated lands, permitted uses, density targets by type of employment, directing low density jobs to the built-up area, policies for design and site development.

Achieving Places to Grow on Employment Lands:

Industrial jobs with more than 36 jobs per hectare are encouraged to locate in the greenfield area.

Corporate Business Park lands within the greenfield area are planned to achieve an average density of 70 jobs per hectare.

Policies for Conversion of Employment Lands.

Urban Design

The Urban Design Chapter contains policies regarding the design of building types and land uses including low-rise, medium-rise, and high-rise buildings, as well as general design direction regarding site layout, landscaping, and infrastructure.

The Chapter includes the following:

- New policies to achieve a stronger pedestrian oriented environment (e.g. on-street parking, transit priority measures, garage widths etc.)
- Encouraging rear lane development where appropriate
- Protection of identified public views to landmarks and natural areas
- Design direction has been provided regarding drive-throughs and service stations
- The location of principal entrances being oriented to streets and entrances be provided from adjacent streets and walkways.
- Reverse lotting and 'eye-brow' streets adjacent to arterial and collector roads should be avoided
- Addition of signage policies

Urban Design

Good urban design is fundamental to the creation of enduring, attractive and valued environments which are memorable and flexible and can evolve to accommodate changes in use over time. Adaptable and well-designed infrastructure networks, buildings and open spaces result in communities and places that remain viable and attractive for many generations, supporting civic and economic activity and a high quality of life. To achieve a *complete community*, the urban design policies contained in the Official Plan apply to all development within the City.

Urban Design Action Plan

The Urban Design Action Plan was adopted by Council in 2009. It provides urban design objectives for areas expected to undergo change. It provides the basis for many of the changes proposed in the Urban Design Chapter.



Rear lane development can create a more pedestrian friendly streetscape



Urban Design Policies address integration of landscaping and building design

Urban Design Policies also address:

- Lighting policies added addressing shielding, light spillage, lighting levels based on context/compatibility
- Underground utility servicing encouraged
- Public art policies added
- Development adjacent to river corridors
- Direction given regarding the implementation of Urban Design initiatives through such strategies as urban design guidelines, design review and the submission of urban design briefs

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Community Mixed-Use Centres

WHAT ARE THEY?

- Comprised of one or several developments on one or more properties on both sides of an intersection of major roads within a Node.
- Higher density mixed-uses including residential, employment and commercial uses in a compact built form
- Well-served by transit and facilitates pedestrians and cycling

WHERE ARE THEY LOCATED?

- Woodlawn/Woolwich
- Paisley/Imperial
- Watson/Starwood
- Gordon/Clair
- Silvercreek Junction

OBJECTIVES

To promote Community Mixed-use Centres as areas that support a mix of uses including concentrations of commercial, residential and complementary uses serving the immediate neighbourhood and wider community.

To realize in the long term an urban village concept through a mix of uses, in a compact urban form with a main street experience and attractive private and public open spaces, such as urban squares.

LAND USES

- Commercial and retail
- Live/work uses
- Small-scale offices
- Institutional uses
- Hotels
- Medium and high density residential uses
- Urban Squares

DENSITY AND BUILDING HEIGHTS

- Height: 2-10 Storeys
- Caps on gross floor area for retail
- Density: 100-150 uph for residential uses
- Opportunities for additional height and density through Bonus provisions
- Surface parking well designed; structured parking is encouraged



Illustration of potential built form future along Starwood Drive



Current conditions along Starwood Drive

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Paisley / Imperial



Woodlawn / Woolwich



Silvercreek Junction



Watson / Starwood



Clair / Gordon



Legend

- City Street
- Future City Street
- County Road
- Railway
- Watercourse
- Waterbody
- Corporate Boundary

Land Use Designations

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- Downtown
- Mixed-Use Corridors
- Community Mixed-Use Centre
- Service Commercial
- Neighbourhood Commercial Centre
- Mixed Office Commercial
- Industrial
- Corporate Business Park
- Mixed Business
- Institutional / Research Park
- Major Institutional
- Special Study Area
- Major Utility
- Open Space and Park
- Significant Natural Area
- Natural Area
- Reserve Lands
- Secondary Planning Area
- Potential School Site

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Mixed Use Nodes
 2031
 Population and Jobs

Illustrating Mixed Use Policies: East Node



Conceptual Massing Model--Residential



Examples: Apartments, Townhouses & Stacked Townhouses



Starwood Cross-section

Watson Parkway Cross-section

Conceptual Massing Model--Main Street Area

Examples: Main Street Area



Legend

- Central Transit Stop
- Trail
- Ground floor commercial
- Stormwater Management Pond
- Existing Building
- Natural Heritage System
- Transit Routes
- Focal Point
- Residential Building

Climate Change & Community Energy

CLIMATE CHANGE

Objective: To increase community resiliency to climate change.

How:

Mitigate climate change through implementation of the Community Energy Plan.

Target the reduction of annual greenhouse gas emissions by 60% from 2007 levels by the year 2031.

Work with partners to prepare a climate change adaptation strategy.

COMMUNITY ENERGY

CORPORATE LEADERSHIP

Objective: To demonstrate leadership in energy conservation, innovation and renewable energy generation and distribution.

How:

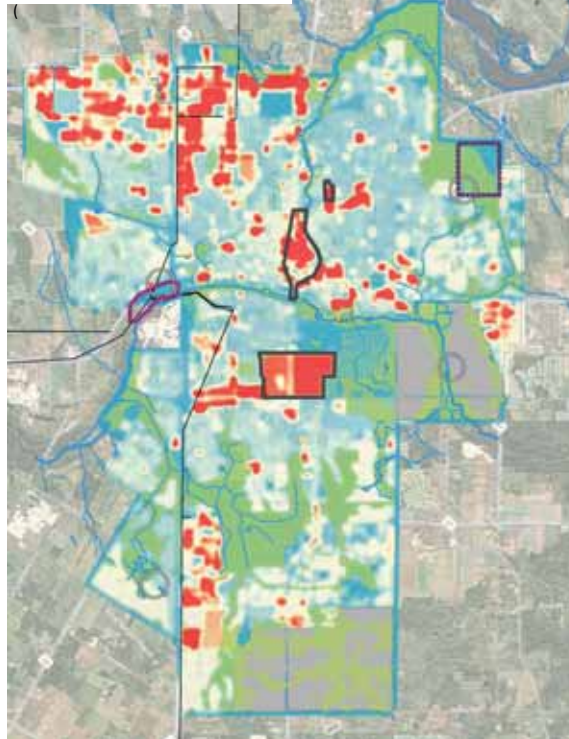
Establish policies and programs to reduce the City's overall energy use by 50% from 2007 levels by 2031.

Set targets for, plan for, implement and monitor improvements in energy efficiency and greenhouse gas emissions associated with municipal assets.

Explore, develop and implement an integrated energy mapping tool.

Develop programs to reduce energy used in City buildings and processes.

District Energy Study Areas



Source: City of Guelph Integrated Energy Mapping Strategy 2010

RENEWABLE AND ALTERNATIVE ENERGY

Objective: To encourage and facilitate local generation through renewable and alternative energy systems.

How: Establish policies and programs to target meeting:

- i) At least ¼ of total energy needs from local renewable sources by 2021; and
- ii) At least 30% of electricity requirements with combined heat and power by 2031.



DISTRICT ENERGY

Objective: To facilitate efficient energy generation and distribution systems including district energy (DE).

How: Support district energy through: feasibility assessments; considering DE in secondary plans; planning for densities and mixed uses that improve the viability of DE; and entering partnerships to implement DE systems.

BUILDING END-USE ENERGY EFFICIENCY

Objective: To reduce energy demand within the built environment.

How:

Investigate tools to achieve higher levels of energy efficiency than required by the Building Code.

Support a building energy performance labelling scheme for all buildings.

Investigate tools to encourage retrofit of existing buildings to improve energy efficiency.

Transportation

TRANSPORTATION SYSTEM

Policies to facilitate a multi-modal approach and encourage non-auto travel modes.

Enhanced Mode Shares: transit 15%, cycling 3%.

ROAD NETWORK AND DESIGN

Policies for the function and design of local, collector and arterial roads and expressways.

Updates based on Guelph-Wellington Transportation Study (2005) including the removal of extensions to Stone Road and College Avenue.

Roads designed to enable safe and comfortable use by all users including pedestrians, cyclists, motorists and transit.

ACTIVE TRANSPORTATION

Policies to support walking and cycling as priorities in the design of the transportation system.

PUBLIC TRANSIT

Focus on transit-supportive land use development including compact urban form and higher densities.

Plan for the provision of transit and transit facilities in an integrated and comprehensive manner.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

Promote use of TDM measures in transportation related studies and new development plans. TDM is intended to influence whether, when, where and how people travel.

TRANSPORTATION NETWORKS

Work in co-operation with county, regional, provincial and federal governments to create a transportation system that accommodates current and anticipated regional transportation movements.



TRANSPORTATION

To provide a transportation system, involving all modes, to move people and goods safely, efficiently and economically while contributing positively to the social, cultural and natural environments.

To ensure that the transportation system is accessible and meets the needs of all members of the community.

MUNICIPAL SERVICES

To encourage the efficient use of municipal services and utilities.

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Municipal Services

PROVISION OF SERVICES

Provision of full municipal services and utilities is required for all development.

Infrastructure will be provided in a coordinated, efficient, integrated and cost-efficient manner.

City will specify procedures for allocation of water supply and wastewater treatment capacity for development applications.

WATER AND WASTEWATER

Implement water supply and water servicing master plans to identify how growth will be serviced.

Non-residential development that requires high volumes of water use and wastewater discharge will be discouraged where it compromises the City's ability to service existing and planned levels of population and employment.

Implement the Wastewater Treatment Master Plan (2009) to ensure optimization of the wastewater plant.

STORMWATER

All development to occur in accordance with Subwatershed Plans or Stormwater Management Master Plans.

On-site infiltration measures are required.

SOLID WASTE

Implement the Solid Waste Management Plan (2008) to address waste minimization, diversion and disposal targets.

Cultural Heritage

CULTURAL HERITAGE RESOURCES

Cultural heritage resources shall be conserved.

A property is of cultural heritage value or interest if, where criteria for the determination of cultural heritage value or interest has been prescribed by regulation, the property meets the criteria.

Built heritage resources and cultural heritage landscapes may be designated and/or listed on the Municipal Register of Cultural Heritage Properties.

A register of property situated in the City that is of cultural heritage value or interest shall be maintained and kept up to date by the City. The Heritage Register will list designated cultural heritage resources and non-designated built heritage resources and cultural heritage landscape resources.

The City recognizes that properties within the city that have been identified in the Couling Building Inventory may also have cultural heritage value or interest. These may be considered by Council for listing in the Heritage Register and designation under the Ontario Heritage Act.

Properties that have been listed in the Heritage Register shall be considered for conservation in development applications.



OBJECTIVES

To maintain and celebrate the heritage character of the city, including built heritage resources, cultural heritage landscapes and archaeological resources.

To ensure that all new development, site alteration, building alteration and additions are contextually appropriate and maintain the integrity of all on-site cultural heritage resources or adjacent protected heritage property.

To identify, evaluate and conserve heritage trees which satisfy one of the criteria for determining cultural heritage value or interest as prescribed by regulation under the Ontario Heritage Act.

CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT

Cultural Heritage Resource Impact Assessments and Cultural Heritage Conservation Plans will be used when evaluating development and redevelopment in association with designated and non-designated properties in the Municipal Register of Cultural Heritage Properties. Cultural Heritage Reviews will be used to assess non-designated properties listed on the Municipal Register of Cultural Heritage Properties.

HERITAGE TREES

A single tree (or group of trees) which has cultural heritage value or interest. Heritage trees may be located on private and/or public property or form part of a cultural heritage landscape. Heritage trees may be a heritage attribute of a designated or non-designated property listed in the Municipal Register of Cultural Heritage Properties under the Ontario Heritage Act.



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Implementation

ZONING BY-LAW

Regulates land uses and physical characteristics of land use (e.g. building height, density, location and parking).

Is a required tool to implement the Official Plan.

Amendments to the Zoning By-law shall be in conformity with the Official Plan.

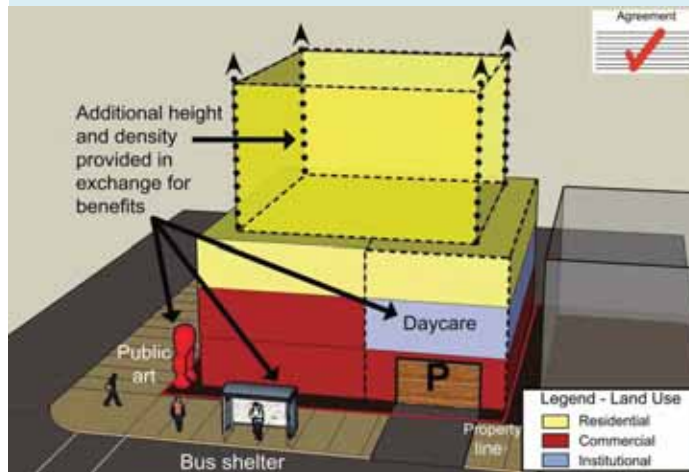
SECONDARY PLANS

Secondary Plans will be prepared for specific areas of the City where it is considered necessary to provide more detailed planning objectives and policies to guide and direct development.

Shall generally address:

- 1) Patterns of land use, designations and density;
- 2) Connectivity and integration with existing and planned development areas;
- 3) Urban design;
- 4) Natural heritage and cultural heritage features;
- 5) Infrastructure and transportation;
- 6) Phasing of development;
- 7) Servicing strategy;
- 8) Water resources;
- 9) Trails and parks; and
- 10) other matters.

HEIGHT AND DENSITY BONUS PROVISIONS



Source: Ministry of Municipal Affairs and Housing

Process to allow buildings to exceed height and density of development otherwise permitted by zoning by-laws, in exchange for community benefits.

Community benefits are negotiated between the developer and the City. Benefits must be above and beyond those that would otherwise be provided under the provisions of the Official Plan.

A by-law under the Planning Act is required to permit increases in height or density.

The landowner may be required to enter into an agreement with the City that is registered on title to address the provision of community benefits.

Examples of Community Benefits:
Affordable housing, public art, child care centres, community centres, public parking and buildings that incorporate sustainable design features.

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SITE PLAN CONTROL

Is a means of achieving well-designed, functional, accessible and sustainable built form and public spaces.

All lands within the City are designated as site plan control areas.

City approval of plans and drawings is required prior to the issuance of a building permit.

The City can now regulate certain external building, site and boulevard design matters (character, scale, appearance, sustainable streetscape design).



Source: Ministry of Municipal Affairs and Housing