



envision GUELPH

OFFICIAL PLAN UPDATE

OPA 42

Statutory Public Meeting of Council

May 20, 2010



Purpose of Public Meeting

- The purpose of the May 20th Statutory Public Meeting is to provide a formal opportunity for the public to provide verbal and/or written comments to Council on the DRAFT Official Plan Update
- No decision will be made on the contents of the Draft Official Plan at this Statutory Public Meeting
- The draft Official Plan has been available for public review since April 19th
- A series of Public Open Houses were held on April 20, 21, and 22

Public Process Next Steps

- Policy Planning staff will carefully consider the comments provided to Council and revise the draft Official Plan, where appropriate
- The Natural Heritage System policies (i.e. Section 4.1) will be brought back to Council for consideration and adoption on July 27, 2010
- If necessary, an additional public meeting before Council will be scheduled in late 2010 to receive additional comments on the balance of the draft Official Plan
- The balance of the draft Official Plan will be brought back to Council for consideration early in 2011

Envision GUELPH: Overview

Comprehensive update to Guelph's Official Plan in accordance with the Planning Act to:

- Set out the vision for sustainable growth to the year 2031
- Ensure consistency with the Provincial Policy Statement
- Establish a new Natural Heritage System and policies
- Integrate community energy planning with land use and transportation planning
- Provide a focus on high quality urban design
- Implement the growth management framework adopted as part of Official Plan Amendment No. 39
- Integrate changes to legislation, Master Plans and Studies recently adopted by Council

Proposed Official Plan Organization

CHAPTERS

1. Introduction
2. Strategic Directions
3. Planning Complete and Healthy Communities
4. Protecting What is Valuable
5. Municipal Services
6. Community Infrastructure
7. Urban Design
8. Land Use
9. Implementation
10. Glossary
11. Secondary Plans
12. Schedules

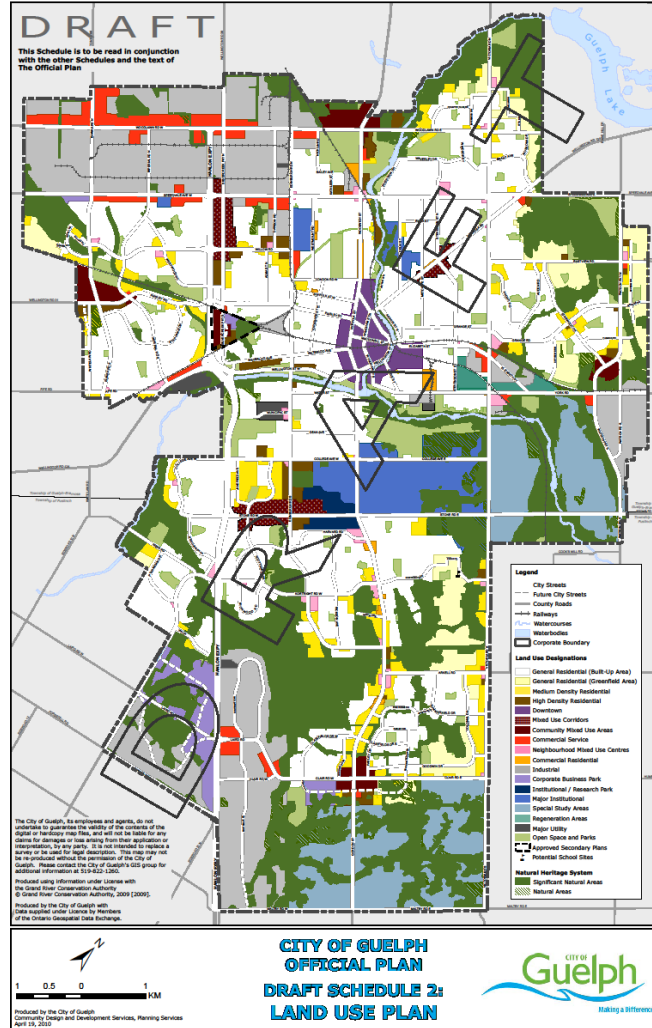
SCHEDULES

1. Growth Plan Elements
 2. Land Use
 3. Downtown
 4. Natural Heritage System
 5. Development Constraints
 6. Staging of Development
 7. Road and Rail Network
 8. Trail Network
 9. Bicycle Network
 10. Areas of Potential Archaeological Resources
 11. Wellhead Protection Areas
- Appendices

Introduction (1) and Strategic Directions (2)

- Purpose, organization, and explanation of how the Official Plan should be read and interpreted
- Vision, Guiding Principles and Strategic Goals of the Official Plan set out up front





Creating Complete and Healthy Communities (3)

- Framework to manage sustainable growth to the year 2031 (as adopted through OPA 39):
 - Planning for a target population of 175,000 by 2031 (increase of 54,000)
 - Planning for an additional 32,400 jobs by 2031
 - Promoting a steady growth of 1.5%
 - Accommodating projected population and employment growth within the City boundary



Creating Complete and Healthy Communities (3)

- Focus on creating a 'complete community' that meets people's needs for daily living throughout an entire lifetime
- Focus on designing healthy and active communities
- Focusing growth and intensification within Downtown, Community Mixed Use Centres, Neighbourhood Mixed Use Areas, Mixed Use Corridors and along transit routes, including along the Guelph Junction Railway
- Established intent to define the Natural Heritage System where development would be prohibited in accordance with the PPS



Protecting What is Valuable (4)

Natural Heritage System

- Natural Heritage System replaces Core and Non-core Greenlands of current Official Plan
- Identification of **Significant Natural Areas** for permanent protection (e.g. ANSI, Significant Habitat of Endangered and Threatened Species, Significant Wetlands, Surface Water and Fish Habitat, Significant Woodlands, Significant Valleylands, Significant Landform, Significant Wildlife Habitat including Ecological Linkages, and Restoration Areas
- **Natural Areas** identified for future study (e.g. Other Wetlands, Cultural Woodlands, Habitat of Significant Species)



Protecting What is Valuable (4)

Significant Natural Areas

- Development and alteration not permitted except passive uses, such as trails, education and scientific research, fish and wildlife management
- Essential transportation and utilities may be permitted within Ecological Linkages, Significant Landform and Significant Valleylands
- Renewable Energy systems may be permitted in Significant Valleylands and Restoration Areas
- Wells and underground water storage permitted in Significant Landform
- Minimum buffers required to most Significant Natural Areas



Protecting What is Valuable (4)

Natural Areas

- Development and Site alteration may be permitted subject to site specific EIS and demonstration of no negative impact
- Requirement for tree and shrub inventory
- Protection of existing trees in cultural woodlands over 10 cm dbh/Vegetation Compensation Plan/or cash in lieu
- Details of Vegetation Compensation Plan and cash in lieu will be addressed through Urban Forest Management Plan



Protecting What is Valuable (4)

Natural Heritage System

- Policies relating to wildlife crossings, urban woodlands, pollinator habitat, monitoring and stewardship
- Encourages protection of plantations, hedgerows, and individual trees which are not part of the Natural Heritage System
- Urban Woodlands – plantations, woodlands > 1 ha, hedgerows and individual trees subject to Vegetation Compensation Plan
- Establish urban tree canopy target of 40%



Protecting What is Valuable (4)

Water Resources

- Water resources policies revised to reflect the PPS and Clean Water Act
- Establish policies to protect, restore or improve municipal water supplies, and vulnerable and sensitive surface water and groundwater features
- Identify well head protection areas (Schedule 11) to facilitate provincial funding for removal of threats associated with existing septic systems and wells
- Prohibit underground chemical and fuel storage



Protecting What is valuable (4)

Energy

- Reflect the provisions of the *Green Energy and Economy Act* which streamlines approval process for renewable energy systems that generate electricity - i.e., no longer subject to land use planning approval
- Implement Community Energy goals through renewable and alternative energy systems, sustainable transmission, district energy, efficiencies, conservation, transportation and urban form



Protecting What is valuable (4)

Energy

- Integration of Community Energy goals and targets within the Official Plan
- Sustainable building design and site requirements
- Promotion of local renewable and alternative energy systems
- Promotion of district energy and introduction of energy density as an input to the land use planning process
- Focus on energy and water conservation
- Demonstration of corporate leadership regarding energy conservation and sustainable design



Protecting What is valuable (4)

Cultural Heritage Resources

- Provision for review of development adjacent to designated cultural heritage resources
- Provisions for inclusion of non-designated properties of cultural heritage value and interest in the Municipal Register
- Inclusion of provisions for identification and conservation of heritage trees



Municipal Services (5)

Staging

- Revised Staging for development (Schedule 6) to reflect growth management and Secondary Plan processes

Water Supply, Waste Water, and Solid Waste Management

- Promotion of water conservation consistent with the City's Community Energy goals and recommendations of the Water Conservation and Efficiency Strategy Update (2009)



Municipal Services (5)

Stormwater Management

- Refined stormwater management policies to reflect low impact stormwater management and appropriate reference to the Stormwater Master Plan underway



Municipal Services (5)

Movement of People and Goods

- Promotion of Transportation Demand Management
- New policy to require bicycle lanes on all arterials, wherever possible
- Promote walking and cycling
- Encourage shorter trip distances through compact mixed use urban form
- Establish new average daily modal split target from current 10% (Transit Strategy) to 15% for transit, 15% walking and 3% cycling



Municipal Services (5)

Movement of People and Goods

- Introduction of 'Main Street' street type (e.g. pedestrian-oriented road in Downtown, Victoria Rd. N and in Mixed Use Areas and Corridors)
- Supports the future use of Guelph Junction Railway for both goods and passenger service
- Removal of Stone Road and College Ave extension into Wellington County
- Incorporate provisions for accessibility, e.g., sidewalks on both sides of the street



Community Infrastructure (6)

Public Art and Culture

- Establish policies that encourages Public Art throughout the City

Affordable Housing

- Establishment of affordable housing targets and implementation measures
- 36% average annual target of all new housing to be affordable e.g. 27% Affordable Ownership, 3% Affordable Rental, 6% Social Rental, 48 % Market Ownership
- Bonusing for density and height for development that targets affordable ownership for households below the 40th percentile income level



Community Infrastructure (6)

Barrier Free Environment

- Policy requirements for a barrier free environment in accordance with the Accessibility for Ontarians with Disabilities Act and the PPS



Community Infrastructure (6)

Recreation and Parks

- Incorporation of Trail Master Plan (2005) – Existing and Proposed Trails (Schedule 8)
- Specification of parkland per 1000 population in accordance with the recommendations of the Recreation, Parks and Cultural Strategic Master Plan
- Introduction of urban squares as park space



Urban Design (7)

Urban Design

- Incorporate recommendations of the Urban Design Action Plan
- Reverse lotting and 'eye-brow' streets adjacent to arterial and collector roads strongly discouraged
- New policies proposed to achieve a stronger pedestrian oriented environment (e.g. on-street, parking, transit priority measures, etc.)
- Subdivision entrance features (i.e. signs etc.) and gated subdivisions strongly discouraged



Urban Design (7)

Urban Design

- Rear lane development encouraged where appropriate
- Protection of public views to landmarks and natural areas
- Reverse lotting adjacent to natural areas discouraged
- Policies added for the design of midrise and high-rise buildings (reduce massing and encourages buildings with podiums and narrow shafts)
- Design policies for automobile-oriented uses related to drive-throughs, gas stations, etc.



Urban Design (7)

Urban Design

- Addition of signage policies
- Lighting policies added addressing shielding, light spillage, lighting levels based on context/compatibility
- Underground utility servicing encouraged
- Public art policies added



Land Use (8)

Community Gardens and Urban Agriculture

- New policy direction supporting urban agriculture and community gardens in all designations



Land Use (8)

General Residential

- Separate residential policies for the Built Up Area and the Greenfield Area to provide greater certainty within the Built Up Area and allow flexibility within the Greenfield area

Built-up Area

- Maximum density of 35 units per hectare within the Built-up Area
- Maximum three (3) storey height limit



Land Use (8)

General Residential Built-up Area

- Additional height and density permitted on lands adjacent to arterial and collector roads (i.e. up to a maximum height of 4 storeys and density of 100 units/ha)
- Outside arterials and collectors a maximum of 4 storeys and a minimum of 15 units per ha and a maximum of 100 units/ha may be permitted subject to development criteria and bonusing



Land Use (8)

General Residential Greenfield Area

- Greenfield Area to permit a mix of low, medium and high density residential development
- 20 and 100 units per hectare to allow flexibility for a full range of housing opportunities as projected by the Growth Management Strategy
- Maximum height of 5 storeys
- Bonusing provisions to allow for additional height and density, where appropriate, in exchange for community benefits



Land Use (8)

Medium Density Designations

- Minimum density 35 units per hectare
- Maximum density 100 units per hectare
- Minimum height 2 storeys
- Maximum height 5 storeys
- Additional height and density may be permitted through the bonusing provisions



Land Use (8)

High Density Residential

- Minimum density 100 units per hectare
- Maximum density 150 units per hectare
- Minimum height 3 storeys
- Maximum height 10 storeys
- Additional height and density may be permitted through the bonusing provisions



Land Use (8)

Downtown

Downtown subject to detailed Secondary Plan



Land Use (8)

Community Mixed Use Areas

- Pedestrian oriented urban village with mix of uses
- Establish residential unit targets for each of the Community Mixed Use Areas
- Minimum height 2 storeys of usable space
- Maximum height 6 storeys
- Secondary Plan provision to provide long term vision



Land Use (8)

Mixed Use Corridors

- Minimum height 2 storeys of usable space
- Maximum height 5 storeys except within the Stone Road Corridor a maximum height of 8 storeys would continue to be permitted
- Promote mixed use through residential target
- Minimum residential density of 100-150 units per ha



Land Use (8)

Neighbourhood Mixed Use Centres

- Smaller mixed use areas to serve local neighbourhoods
- Minimum height 2 storeys of usable space
- Maximum height 5 storeys



Land Use (8)

Commercial Service

- Residential uses no longer permitted in Commercial Service
- Focus on vehicle-oriented uses such as drive-throughs and service stations and currently permitted uses
- Only designation where drive-through uses are proposed to be permitted



Land Use (8)

Commercial Residential Areas

- Former Mixed Office-Residential and Commercial Mixed Use designations combined into Commercial Residential designation
- distinction between office and retail/service commercial uses retained through policy
- Maximum height 4 storeys



Land Use (8)

Employment Areas

- Density targets of 36 jobs per ha are proposed for the Industrial designations, 70 jobs per ha in the Corporate Business Park
- Minimum heights of 2 storeys are encouraged in the Industrial and Corporate Business Park designations to reduce land consumption



Land Use (8)

Regeneration Area

- Creation of a new land use designation that will focus on the reuse of underutilized sites (e.g. IMICO site, north of York Road between Watson Parkway and Stevenson, and on the currently designated Mixed Office-Residential designation north of York Road west of Stevenson)
- Secondary Plan required to guide future development



Land Use (8)

Major Utility Designation

- Waste management designation renamed “Utilities” and all major public utility facilities placed in this designation e.g., Municipal Street works yard, water works and sewage treatment facility



Land Use (8)

Special Study Areas

- Special Study areas are areas where detailed secondary planning is required and for which there is predominately no underlying designation or permitted uses
 - Guelph Innovation District Special Study Area
 - Clair/Maltby Special Study Area



Implementation (9)

Implementation

- Bonusing – Additional height and density permitted (subject to Council approval) where appropriate in exchange for community benefits (e.g. affordable housing, LEED building certification, conservation of cultural heritage features, public art or space etc.)
- Development Permitting System policies expanded to allow for the establishment of a development permitting system in the future (subject to more specific policies being developed and a development permit by-law being passed under the Planning Act)



Glossary (10)

Glossary

- Definitions update in accordance with 2005 PPS, proposed natural heritage policies, recent legislative changes, and other documents



Secondary Plans (11)

Secondary Plans

- Secondary Plan policies no longer applicable are deleted from text
- Provisions for Secondary Plans to be prepared for the Community Mixed Use Nodes, Intensification Corridors and Neighbourhood Mixed Use Nodes



Recommendations

“That Report 10-59 dated May 20, 2010 from Community Design and Development Services regarding proposed Official Plan Amendment No. 42 **BE RECEIVED;**

That staff be directed to proceed with the Natural Heritage System components of the DRAFT Official Plan Amendment for Council’s consideration and adoption on July 27, 2010; and

That the remainder of the DRAFT Official Plan Amendment be deferred to provide more time for the public to review and provide comments.”

Information available (including full draft Official Plan and mapping) at:
guelph.ca/OPupdate