

## Attachment 3- Official Plan Amendment No. 88 (OPA 88)

### Format of the Amendment

This section of Amendment 88 for the Comprehensive Zoning Bylaw Review sets out additions and changes to the text and mapping in the Official Plan. Sections of the Official Plan that are proposed to be added or changed are referred to as "ITEMS" in the following description. Text that is proposed to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added). Unchanged text represents existing Official Plan policy that is being carried forward that has been included for context and does not constitute part of Amendment 88. New sections that are proposed to be added to the Official Plan are shown in standard font type with titles appearing in bold. Italicized font indicates defined terms or the name of a provincial act or title of a document.

### Implementation and Interpretation

The implementation of this amendment shall be in accordance with the provisions of the Planning Act. The further implementation and associated interpretation of this amendment shall be in accordance with the relevant text and mapping schedules of the existing Official Plan of the City of Guelph and applicable legislation.

Amendment 88 should be read in conjunction with the current Official Plan (February 2022 Consolidation) which is available on the City's website at [guelph.ca](http://guelph.ca), or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

### Details of the Proposed Amendment

**ITEM 1:** The purpose of 'ITEM 1' is to amend Section 9.3.2 to clarify how the density provision is applied with respect to multi-unit residential buildings in the Low Density Residential land use designation.

A new Policy 9.3.2.5 is hereby added as follows:

5. **The *maximum net density* set out in Policy 9.3.2.3 does not apply to multiple unit residential buildings with three dwelling units or less.**

**ITEM 2:** The purpose of 'ITEM 2' is to amend Section Policy 9.3.3 to clarify how the density provision is applied with respect to multi-unit residential buildings in the Low Density Greenfield Residential land use designation.

A new Policy 9.3.3.5 is hereby added as follows:

**5. The *maximum net density* as set out in Policy 9.3.3.3 does not apply to multiple unit residential buildings with three dwelling units or less.**

**ITEM 3:** The purpose of 'ITEM 3' is to amend Section 9.13.1 to add a site-specific policy that recognizes the existing building height and residential density and permits up to 100 units per hectare in the low density residential designation in East Guelph for the following properties: 11 Arthur Street North, 6 Delhi Street, 89 Emma Street, 109 Emma Street and 32-46 Regent Street. Minor changes to this section are also made to renumber and add properties alphabetically to the list of site-specific policies. Policies that are not being amended have not been included in the text below.

Section 9.13.1 is hereby amended as follows:

9.13.1 East Guelph

**1. 11 Arthur Street North**

**In addition to the policies of the Low Density Residential designation, this plan recognizes the existing building height and residential density of this property, and despite policy 9.3.2.3, permits up to 100 units per hectare.**

~~1.~~ **2.** 199 Alice Street

**3. 6 Delhi Street**

**- See '11 Arthur Street North' for policy**

~~2.~~ **4.** 165 Dunlop Drive

~~3.~~ **5.** 300 Elizabeth Street

**6. 89 Emma Street**

**- See '11 Arthur Street North' for policy**

**7. 109 Emma Street**

**- See '11 Arthur Street North' for policy**

~~4.~~ **8.** 37 Empire

~~5.~~ **9.** 127 and 135 Ferguson Street

~~6.~~ **10.** 23 Garibaldi Street

~~7.~~ **11.** 180 Gordon St

~~8.~~ **12.** 122 Harris Street

~~9.~~ **13.** 120 Huron Street

~~10.~~ **14.** 176 Morris Street

~~11.~~ **15.** 5 Ontario Street

~~12.~~ **16.** 60 Ontario Street

**17. 32-46 Regent Street**

- See '11 Arthur Street North' for policy

~~13.~~ **18.** 697 Victoria Road North

~~14.~~ **19.** 3 Watson Road

~~15.~~ **20.** 635 Woodlawn Road East

~~16.~~ **21.** 320 York Road

~~17.~~ **22.** 383 York Road

~~18.~~ **23.** 405 York Road

**ITEM 4:** The purpose of 'ITEM 4' is to amend Section 9.13.2 to add a site-specific policy that recognizes the existing building height and residential density and permits up to 100 units per hectare in the low density residential designation in West Guelph for the following properties: 14 Home Street, 16 James Street West, 50 Kimberley Street, 51 Kimberley Street, 57 Lonsdale Drive, 46 Meadowview Avenue, 135 Oxford Street, 346 Paisley Road, 350 Paisley Road, 20 Preston Street, 75 Preston Street, 57 Suffolk Street West, 105 Water Street, 180 Willow Road, 70 Yorkshire Street South, and 234 Yorkshire Street North. Minor changes to this section are also made to renumber and add properties alphabetically to the list of site-specific policies. Policies that are not being amended have not been included in the text below.

Section 9.13.2 is hereby amended as follows:

9.13.2 West Guelph

**4. 14 Home Street**

**In addition to the policies of the Low Density Residential designation, this plan recognizes the existing building height and residential density of this property, and despite section 9.3.2.3, permits up to 100 units per hectare.**

**5. 16 James Street West**

- see '14 Home Street' for policy

**6. 50 Kimberley Street**

- see '14 Home Street' for policy
- 7. 51 Kimberley Street**
  - see '14 Home Street' for policy
- 8. 57 Lonsdale Drive**
  - see '14 Home Street' for policy
- 9. 46 Meadowview Avenue**
  - see '14 Home Street' for policy
- 10. 135 Oxford Street**
  - see '14 Home Street' for policy
- 11. 346 Paisley Road**
  - see '14 Home Street' for policy
- 12. 350 Paisley Road**
  - see '14 Home Street' for policy
- 13. 20 Preston Street**
  - see '14 Home Street' for policy
- 14. 75 Preston Street**
  - see '14 Home Street' for policy
- ~~4.~~ **15. 87 Silvercreek Parkway North**
- ~~5.~~ **16. "Silver Creek Junction"**
- 17. 57 Suffolk Street West**
  - see '14 Home Street' for policy
- 18. 105 Water Street**
  - see '14 Home Street' for policy
- ~~6.~~ **19. 80 Waterloo Avenue and 20-28 Birmingham Street**
- ~~7.~~ **20. 60 Westwood Road**
- 21. 180 Willow Road**
  - see '14 Home Street' for policy
- ~~8.~~ **22. 60 Woodlawn Road East**
- ~~9.~~ **23. 512 Woolwich Street**

**24. 70 Yorkshire Street South**

- see '14 Home Street' for policy

~~10-~~ **25.** 200-208 Yorkshire Street North and 155 Suffolk Street West

**26. 234 Yorkshire Street South**

- see '14 Home Street' for policy

**ITEM 5:** The purpose of 'ITEM 5' is to revise Schedule 2 Land Use Plan to change the land use designation for 3, 5, 7, 9 Algonquin Road, 201, 203 Alma Street North, 65 Bagot Street, 5, 7, 9 Brant Avenue, 5, 6 Brentwood Drive, 29, 35 Cassino Avenue, 56, 60, 62, 64, 66, 68 Cedar Street, 17, 18, 19 26, 30 Drew Street, 44, 46 Emma Street, 391 Eramosa Road, 1, 3, 5, 6, 7, 9 Forest Hill Drive, 36 Garth Street, 4, 6, 8, 10 Home Street, 142-150 Imperial Road North, 8, 10, 17, 33 Julia Drive, 316, 324 Kathleen Street, , 219, 221, 223, 225 London Road West, 7, 8, 9, 10, 11 Manhattan Court, 50 Mercer Street, 5, 9 Meyer Drive, 2, 8 Normandy Drive, 261-263, 300, 308, 310, 312, 314, 316, 318, 320, 321, 323, , 460, 480 Speedvale Avenue East, 75, 77, 79, 81, 135, 136, 138, 139, 140 Speedvale Avenue West, 353, 355, 357, 361 Victoria Road North, 119 Water Street, 222 Waverley Street, 85-87, 89-93 Westwood Road, 68, 70, 72 William Street, 14-16 Windsor Street, 524, 560-562, 576 Woolwich Street from Low Density Residential to Medium Density Residential.

Schedule 2 is hereby amended as attached hereto.

**ITEM 6:** The purpose of 'ITEM 6' is to revise Schedule 2 Land Use Plan to change the land use designation for 7, 8 Christopher Court and 236 Gordon Street from Low Density Residential to High Density Residential.

Schedule 2 is hereby amended as attached hereto.

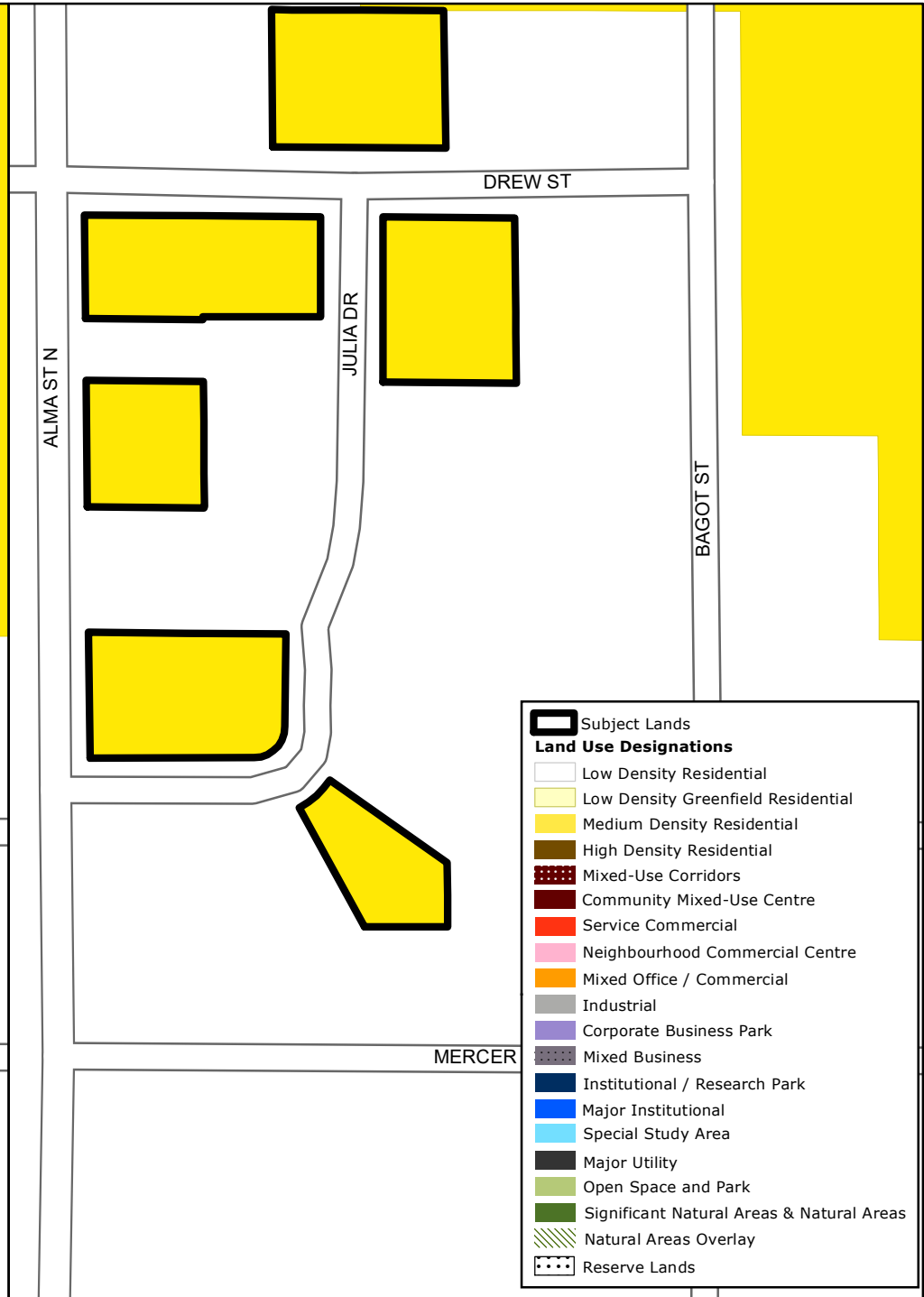
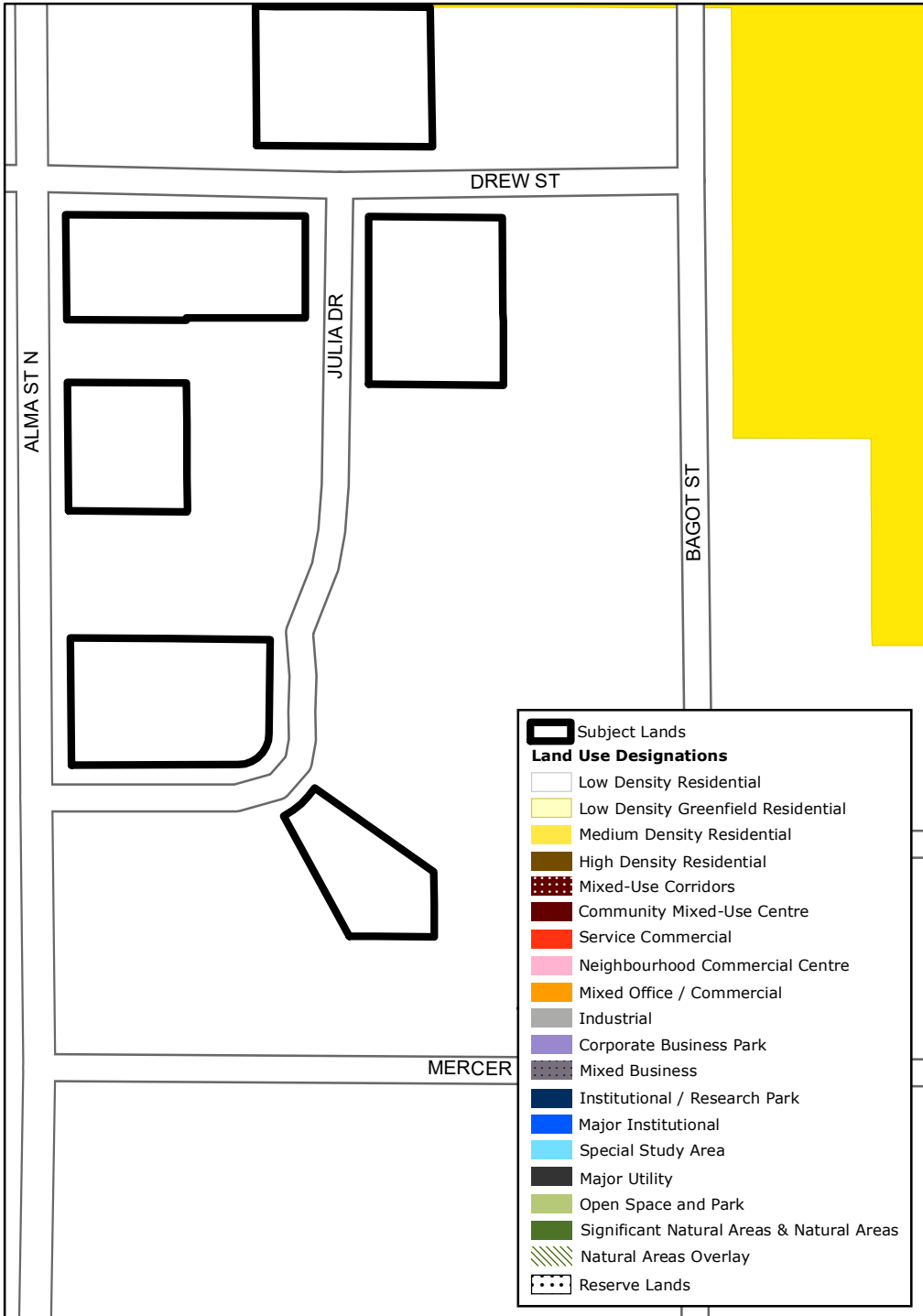
**ITEM 7:** The purpose of 'ITEM 7' is to revise Schedule 2 Land Use Plan to change the land use designation for 30 Edinburgh Road North from Low Density Residential to Mixed Office/Commercial.

Schedule 2 is hereby amended as attached hereto.

Proposed mapping changes to Schedule 2 Land Use Plan are shown in Attachment 4 to Report IDE 2023-129.

**Existing Land Use Designations**

**Proposed Land Use Designations**



**Subject Lands**

**Land Use Designations**

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- 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 Areas & Natural Areas
- Natural Areas Overlay
- Reserve Lands

**Subject Lands**

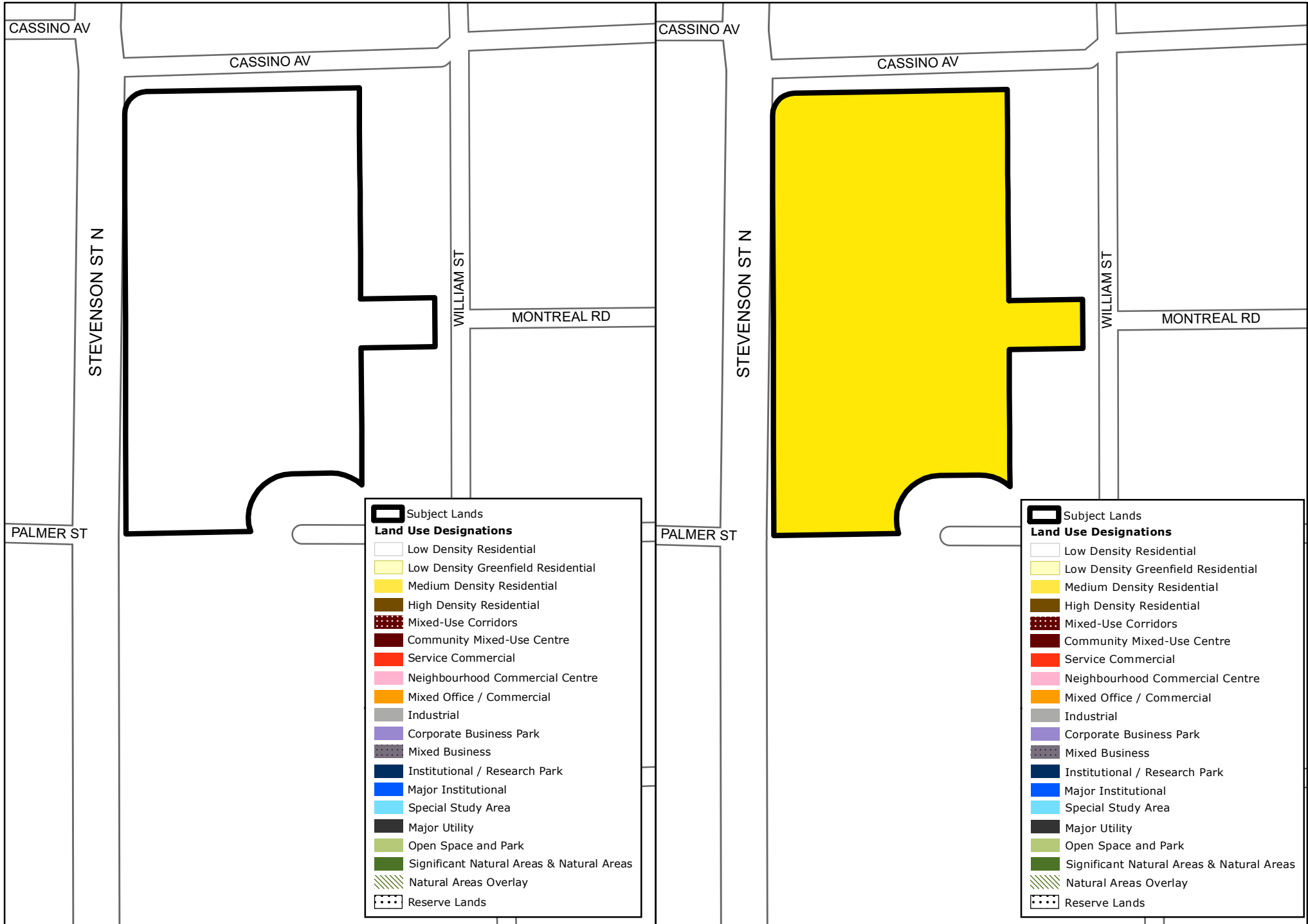
**Land Use Designations**

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- 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 Areas & Natural Areas
- Natural Areas Overlay
- Reserve Lands

# William Street and Cassino Avenue

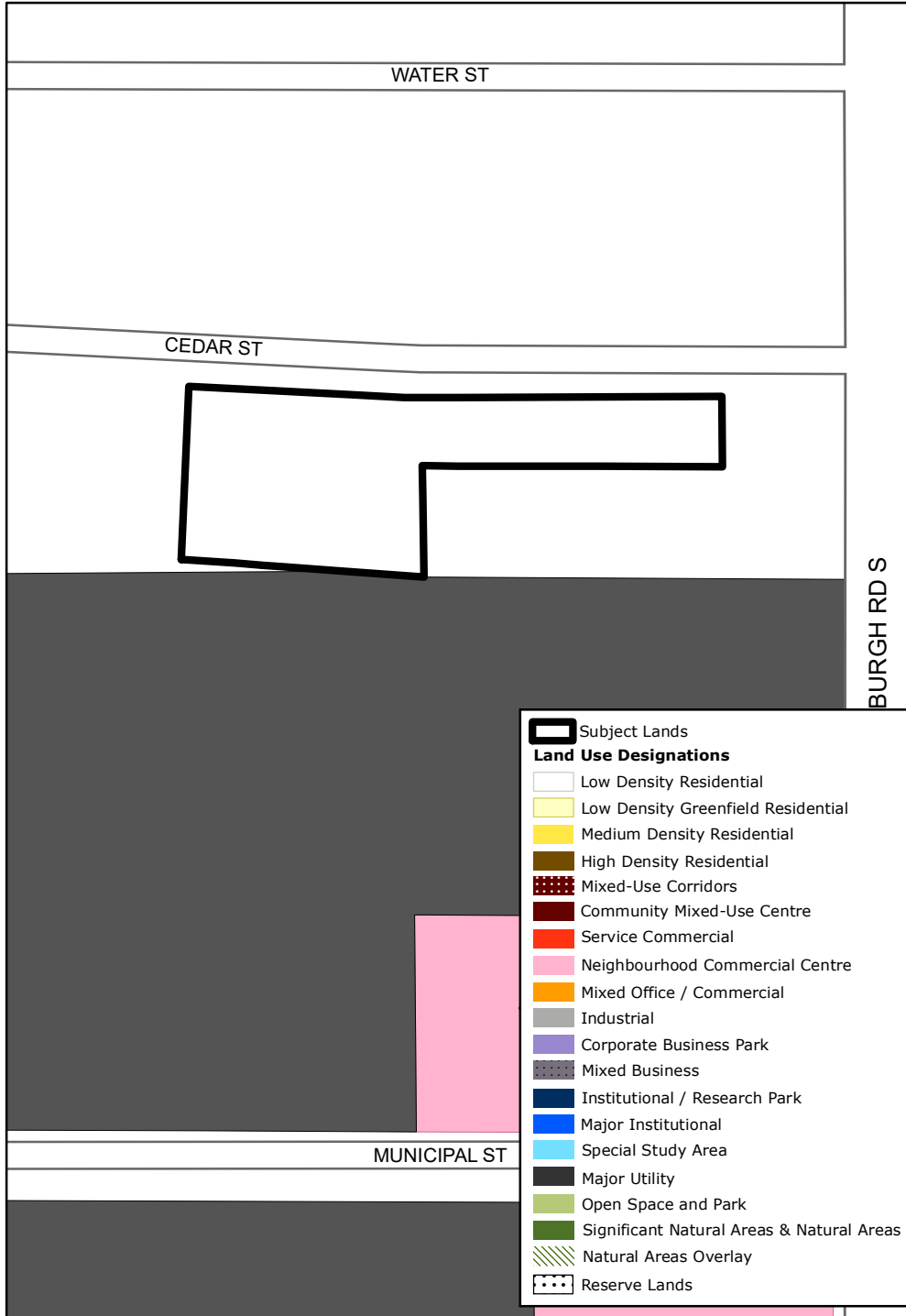
## Existing Land Use Designations

## Proposed Land Use Designations

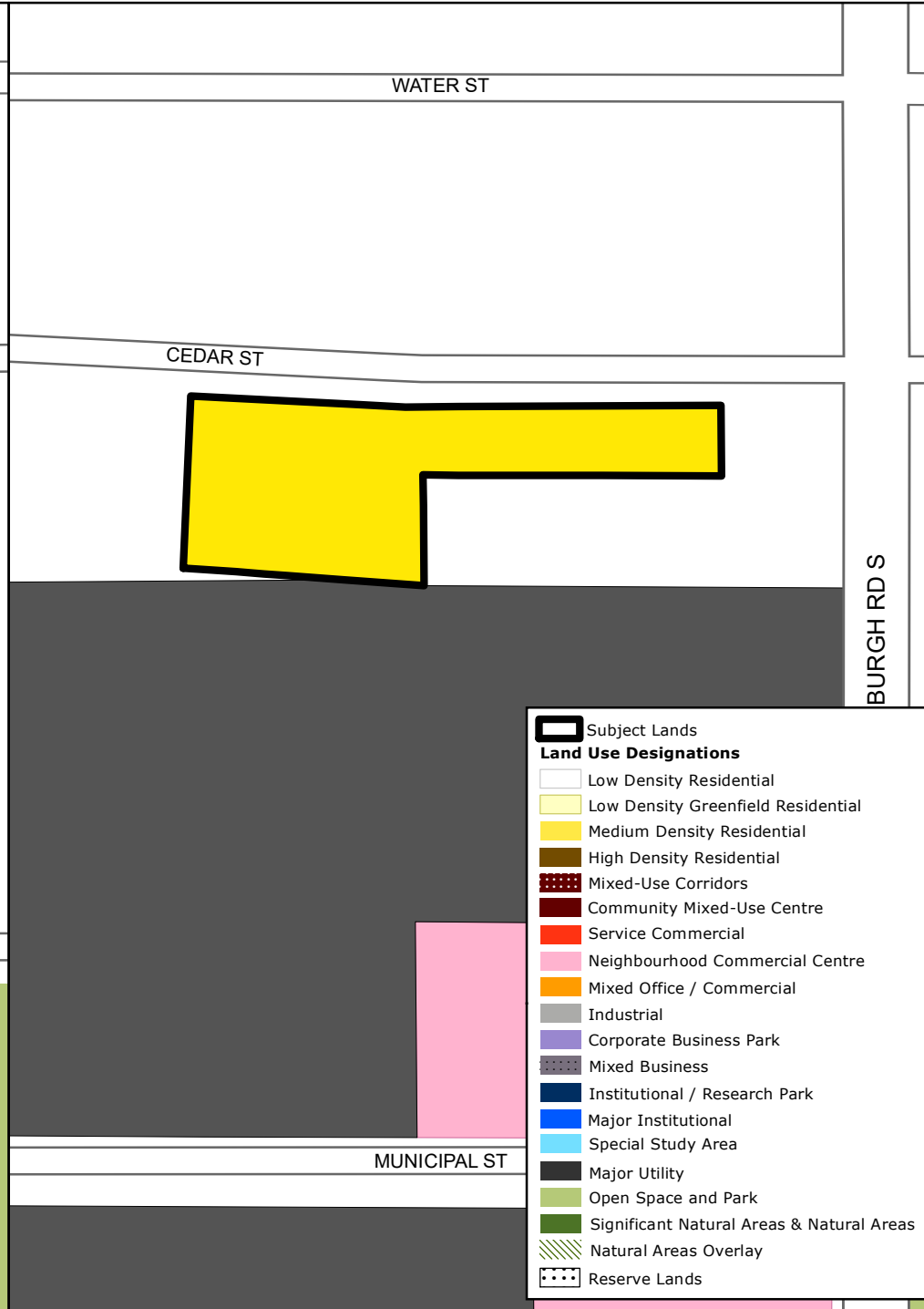


# Cedar Street and Edinburgh Road South

## Existing Land Use Designations



## Proposed Land Use Designations

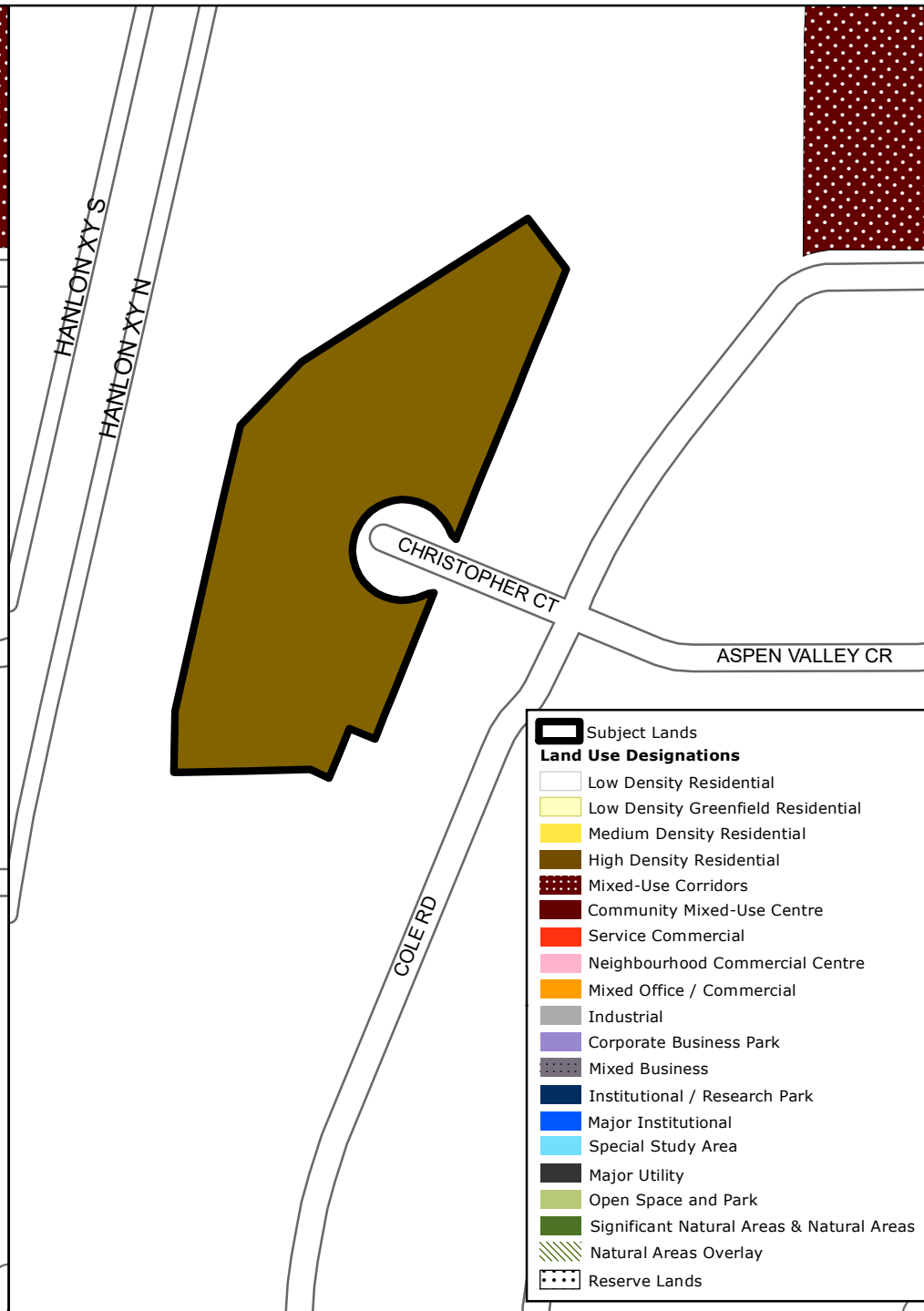
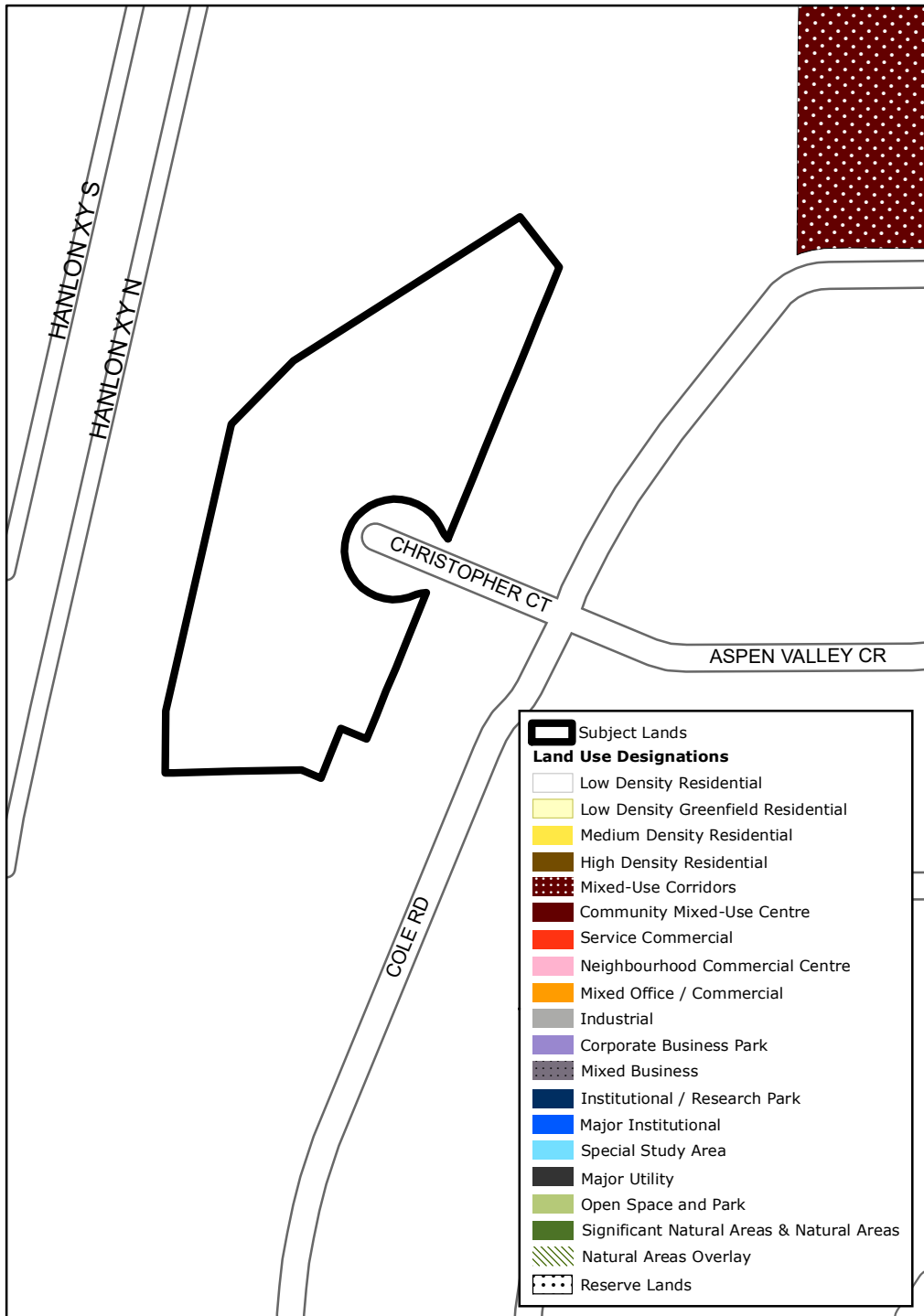




# Christopher Court

## Existing Land Use Designations

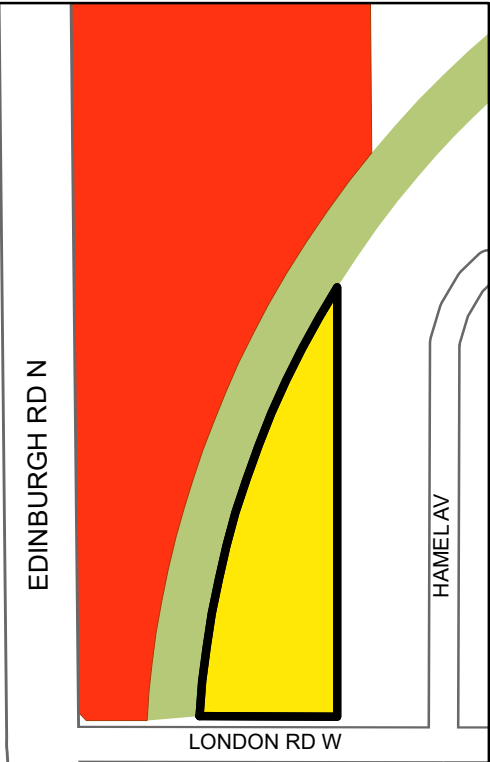
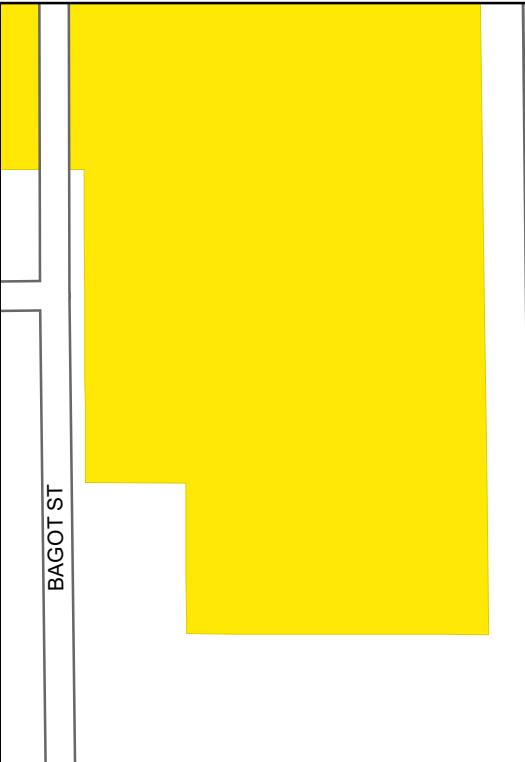
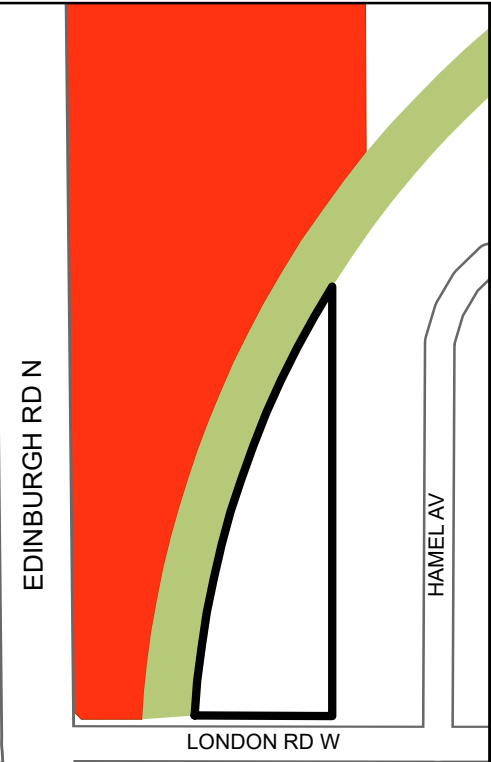
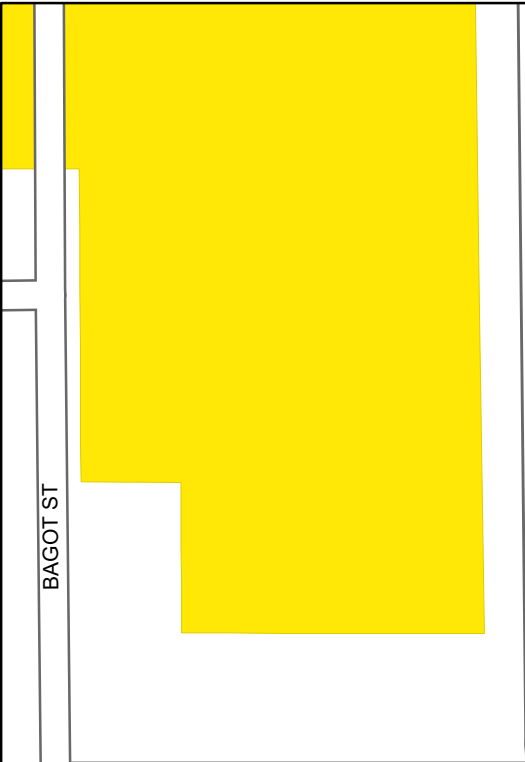
## Proposed Land Use Designations



# Edinburgh Road North and London Road West

## Existing Land Use Designations

## Proposed Land Use Designations



**Subject Lands**

**Land Use Designations**

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- 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 Areas & Natural Areas
- Natural Areas Overlay
- Reserve Lands

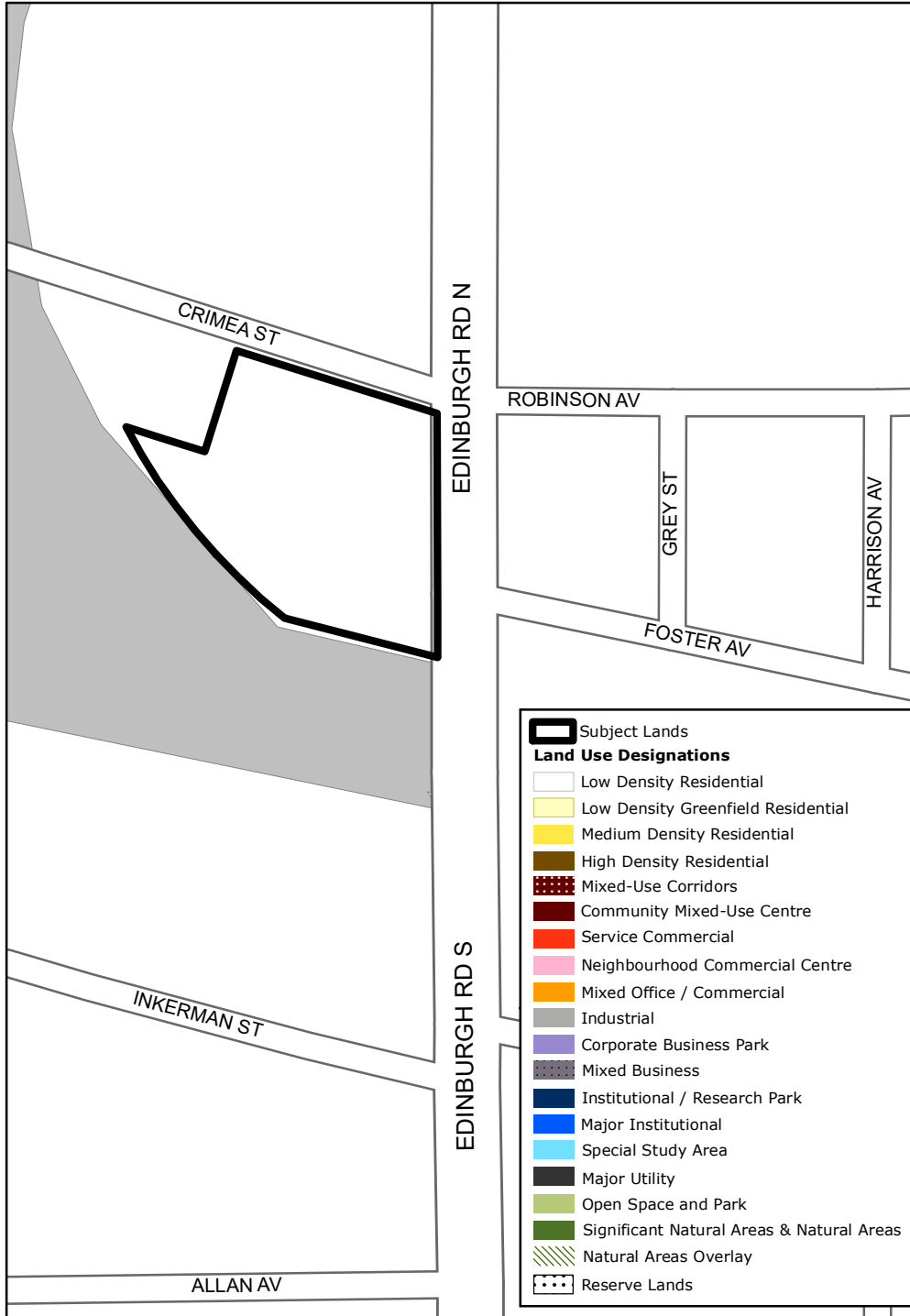
**Subject Lands**

**Land Use Designations**

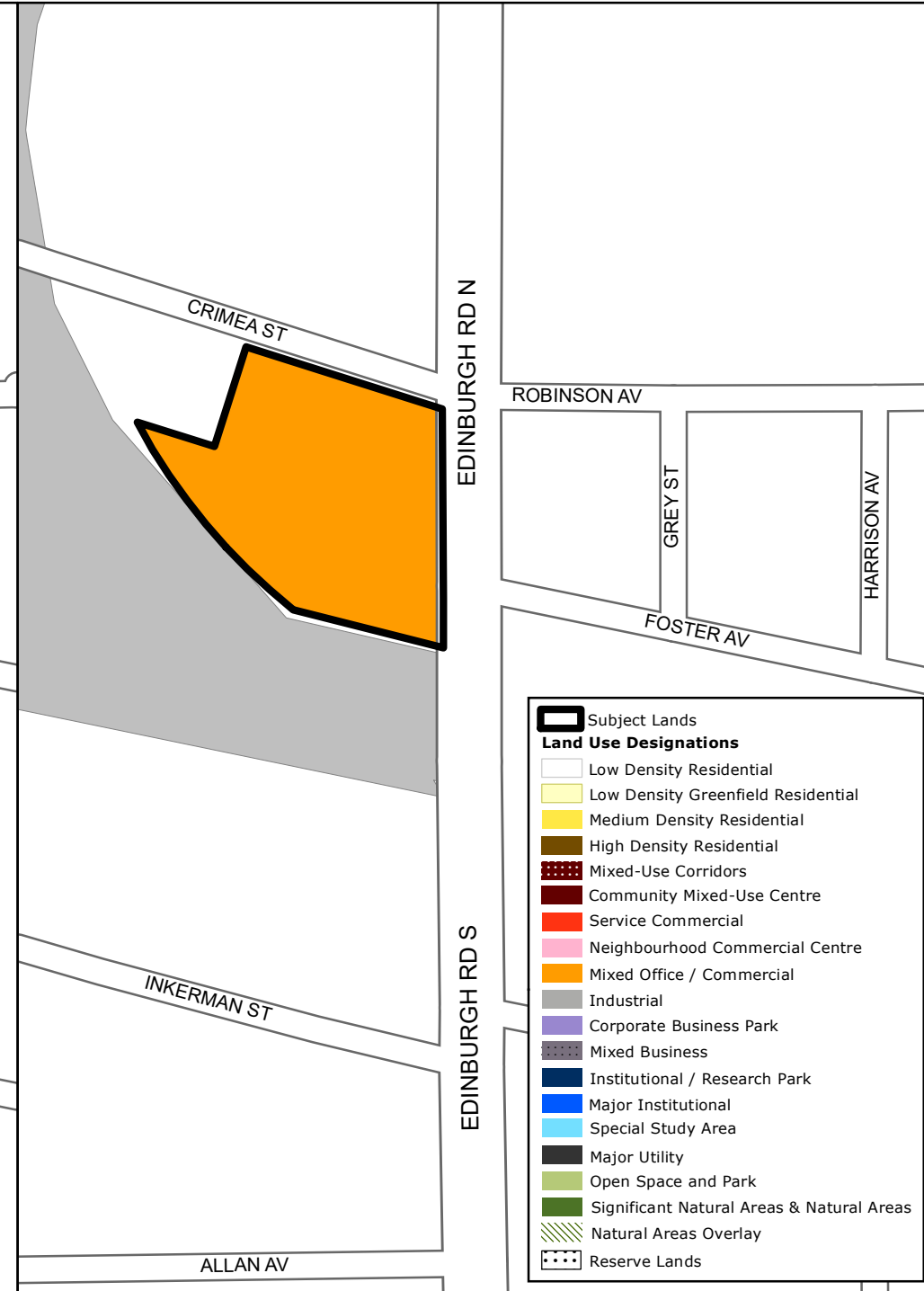
- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use Corridors
- Community Mixed-Use Centre
- Service Commercial
- Neighbourhood Commercial Centre
- Mixed Office / Commercial
- Industrial
- Corporate Business Park
- Mixed Business
- Institutional / Research Park
- Major Institutional
- Special Study Area
- Major Utility
- Open Space and Park
- Significant Natural Areas & Natural Areas
- Natural Areas Overlay
- Reserve Lands

# Edinburgh Road North & Crimea Street

## Existing Land Use Designations



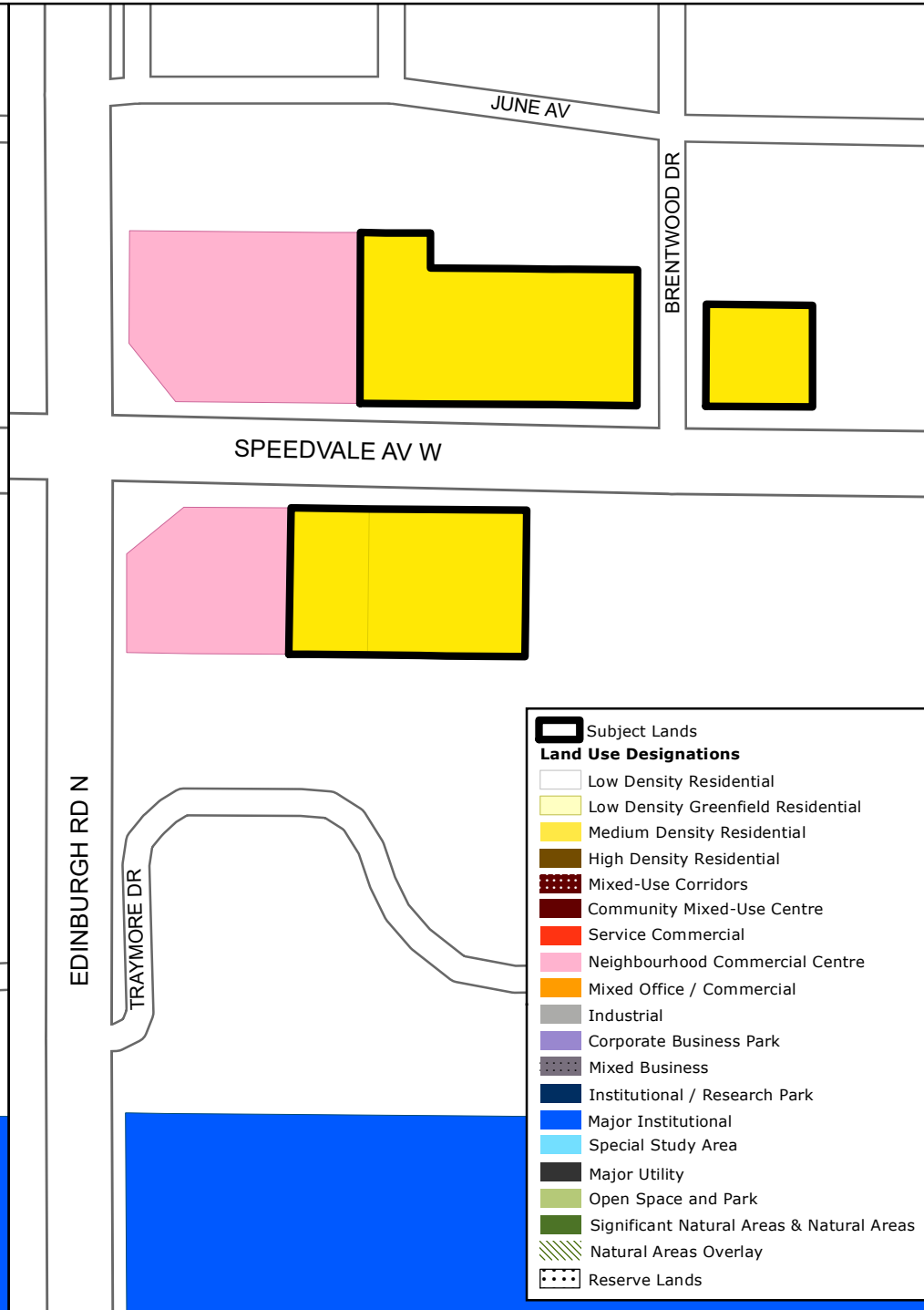
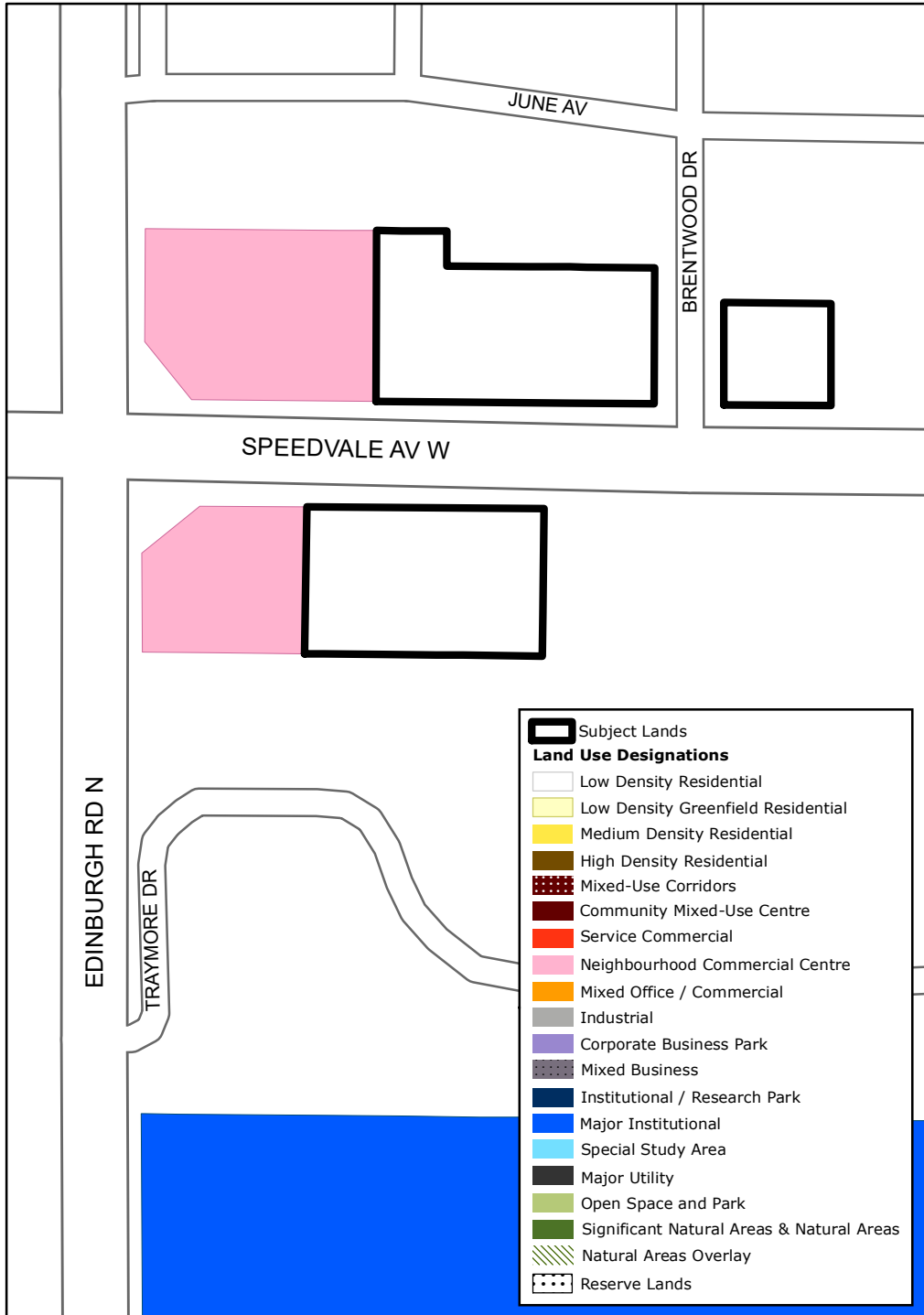
## Proposed Land Use Designations



# Edinburgh Road North and Speedvale Avenue West

## Existing Land Use Designations

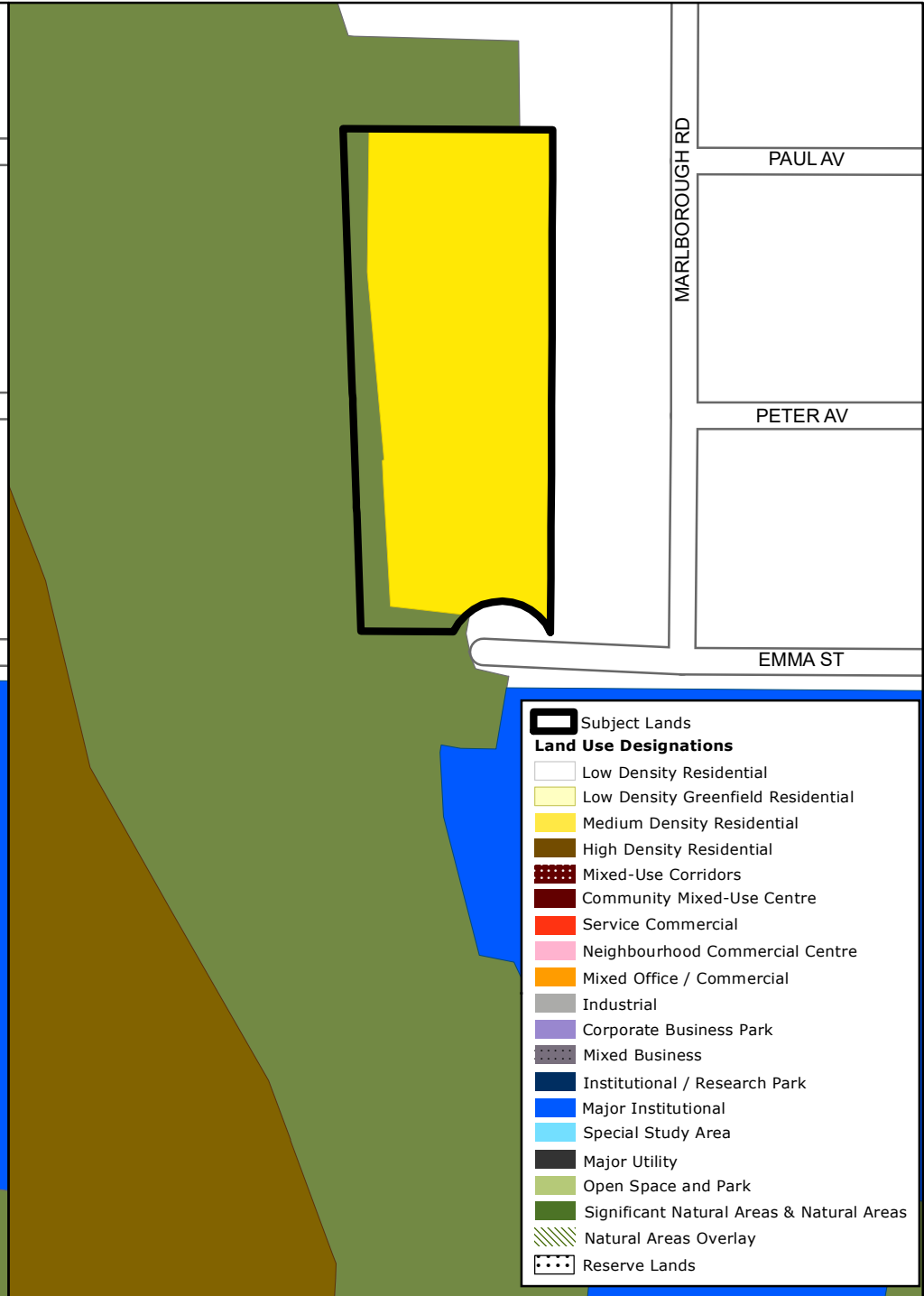
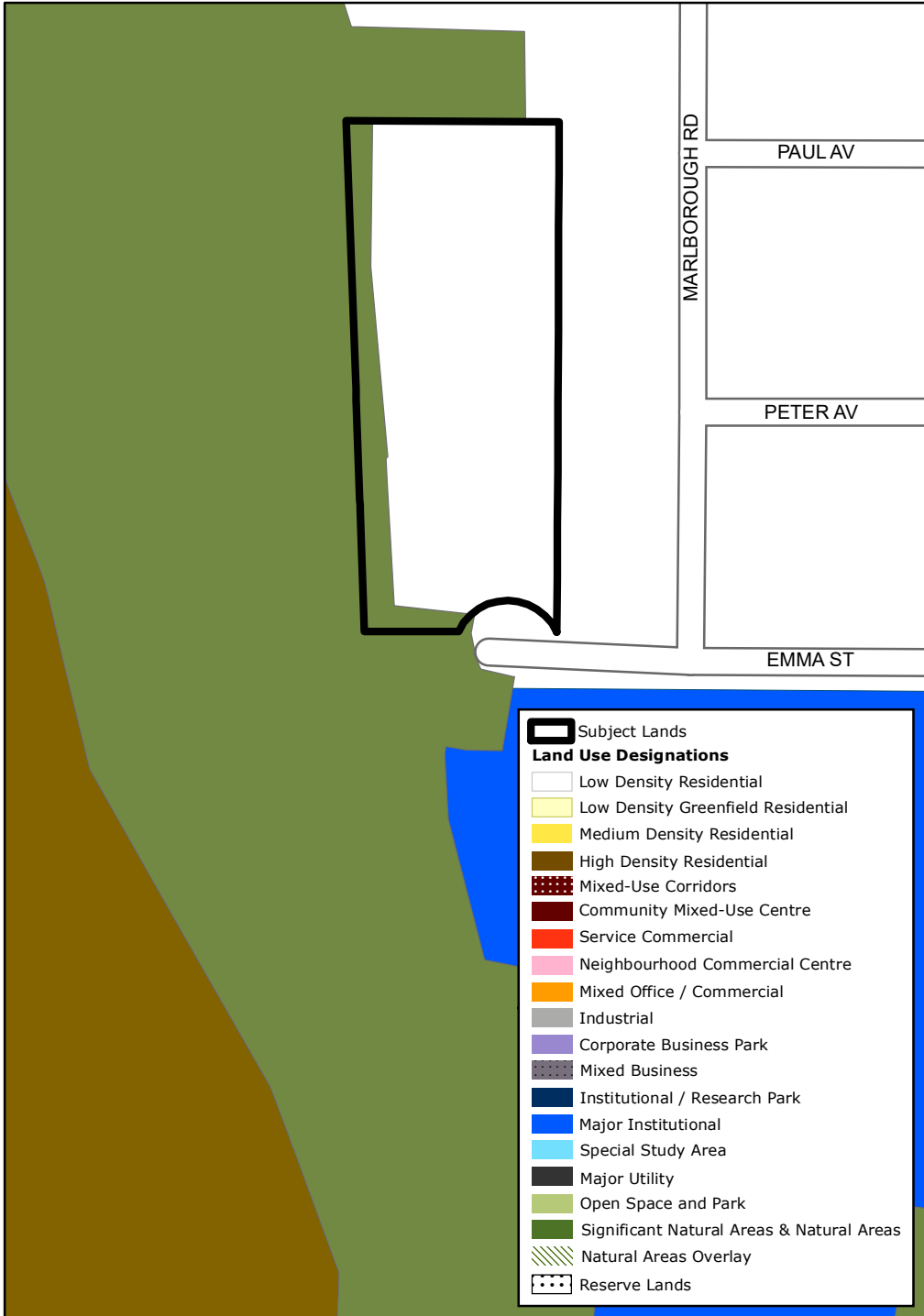
## Proposed Land Use Designations



# Emma Street

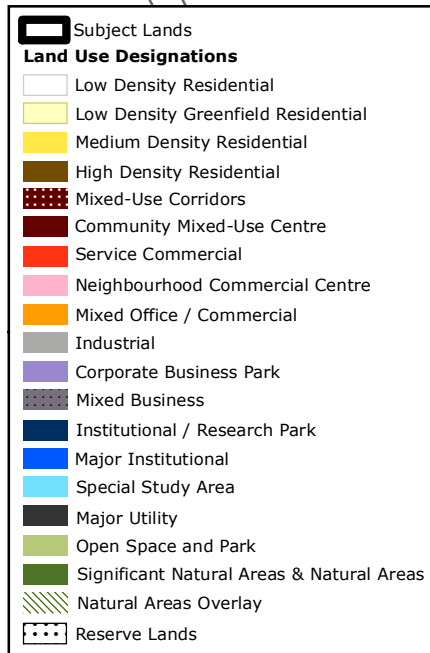
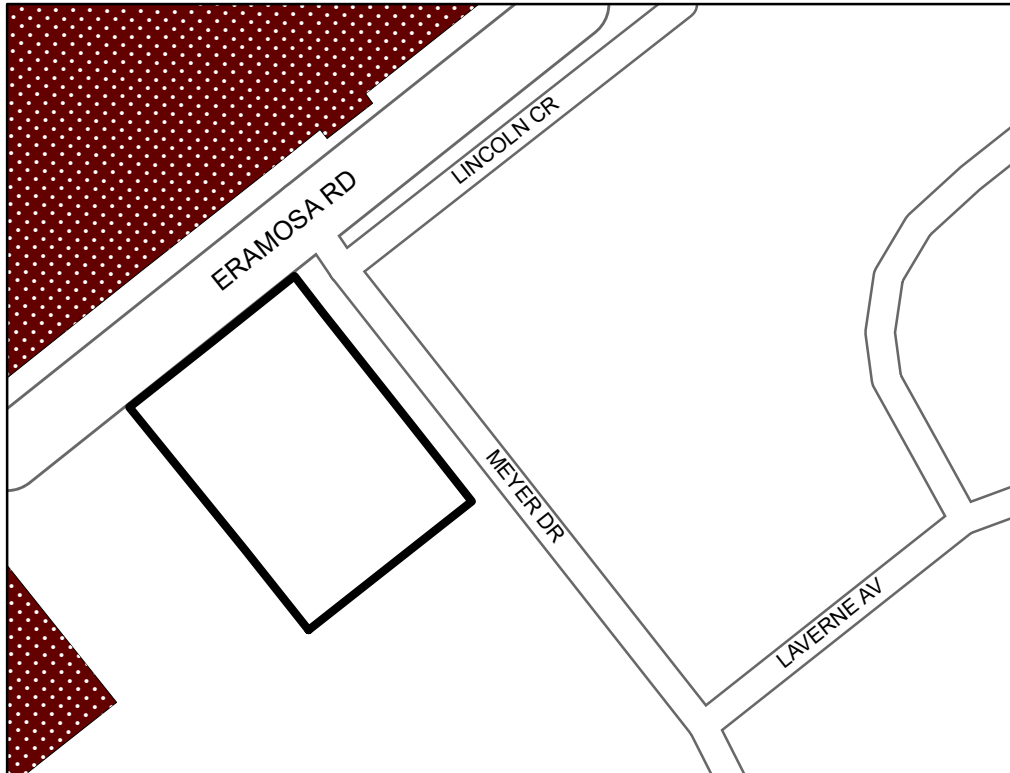
## Existing Land Use Designations

## Proposed Land Use Designations

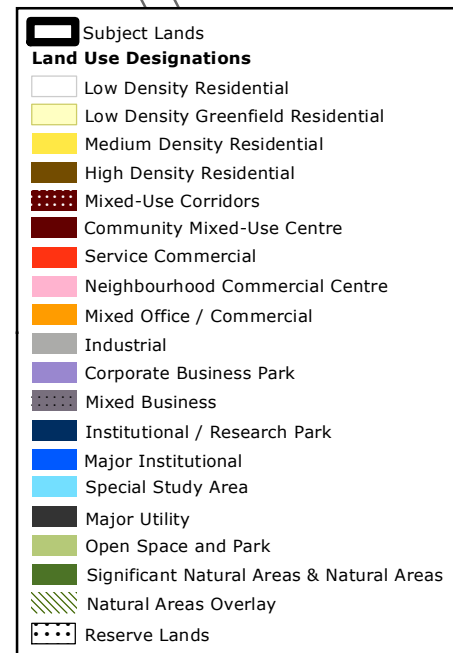
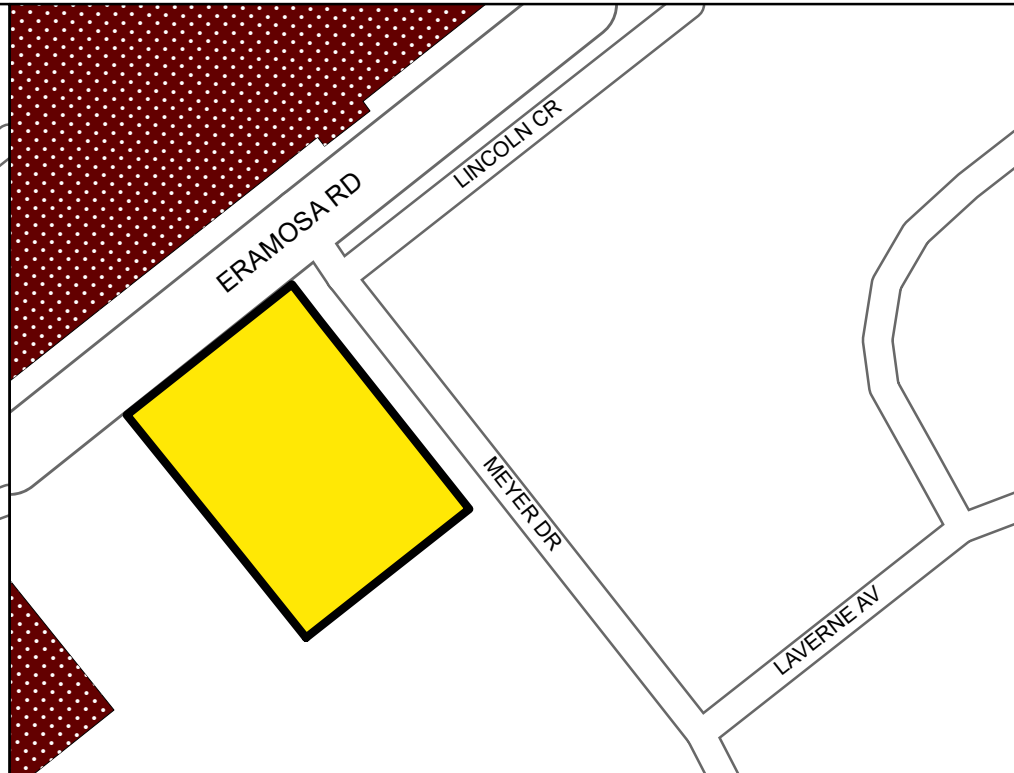


# Eramosa Road and Meyer Drive

## Existing Land Use Designations



## Proposed Land Use Designations



# Gordon Street

## Existing Land Use Designations

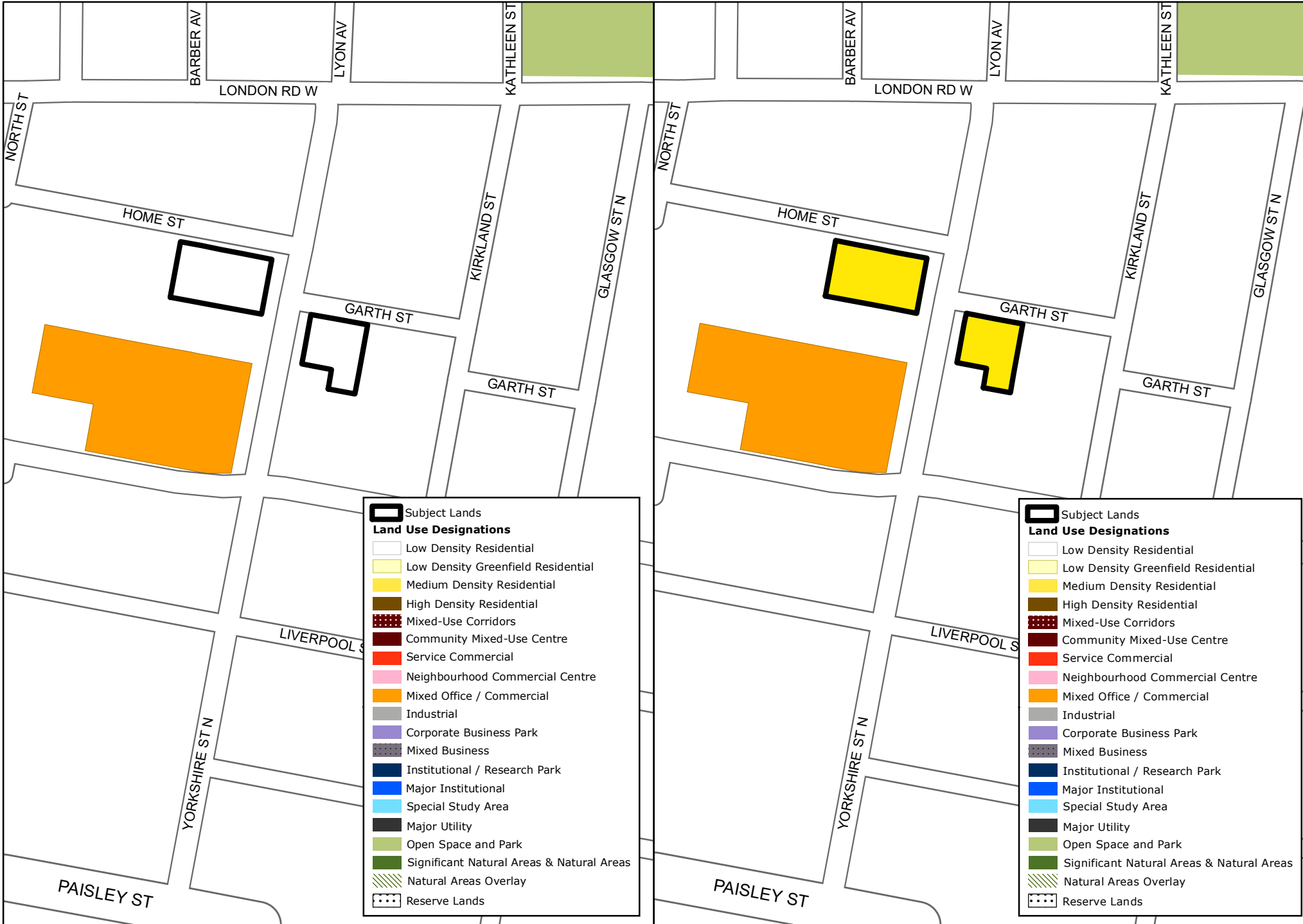
## Proposed Land Use Designations



# Home Street and Garth Street

## Existing Land Use Designations

## Proposed Land Use Designations

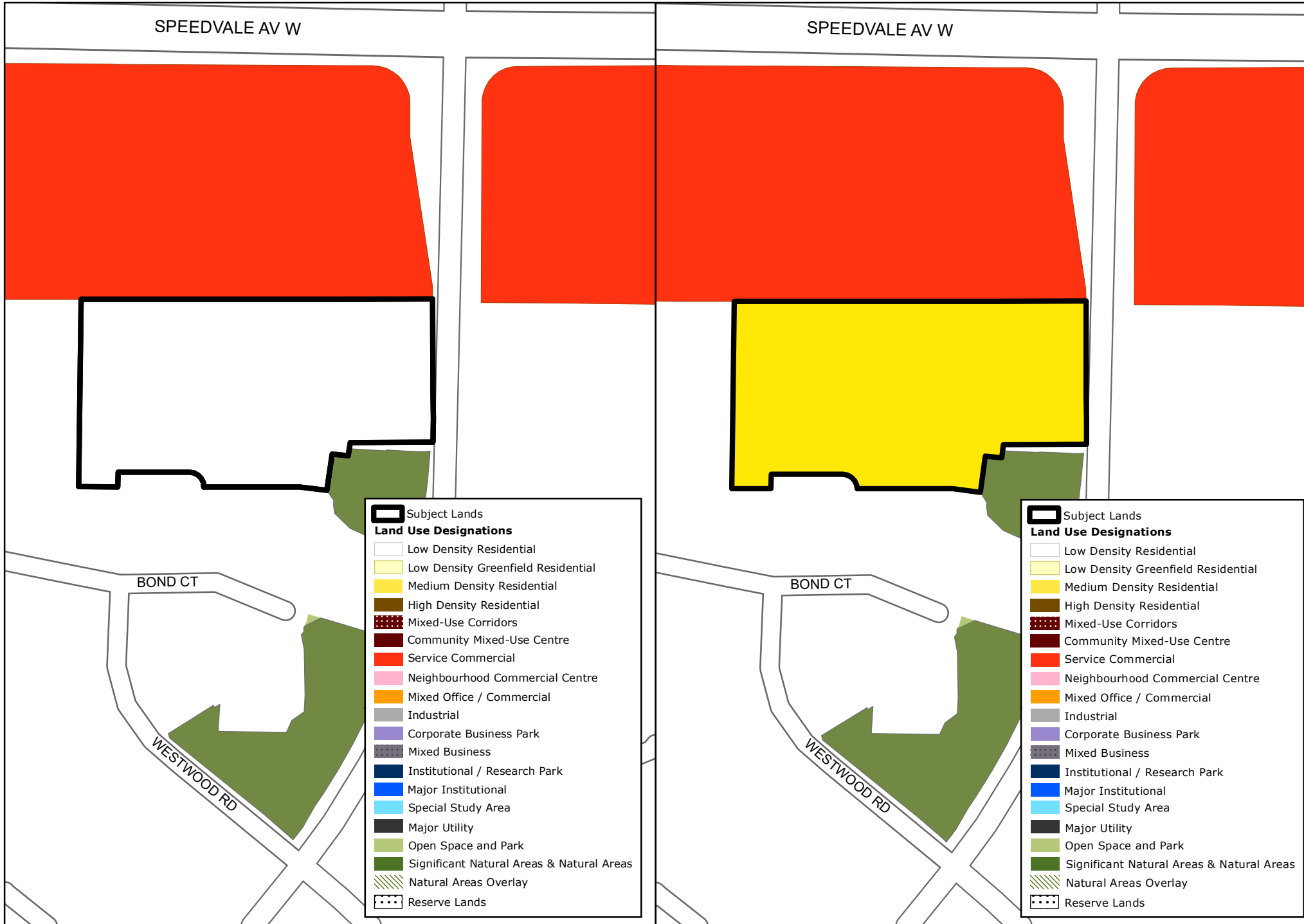




# Imperial Road North and Speedvale Avenue West

## Existing Land Use Designations

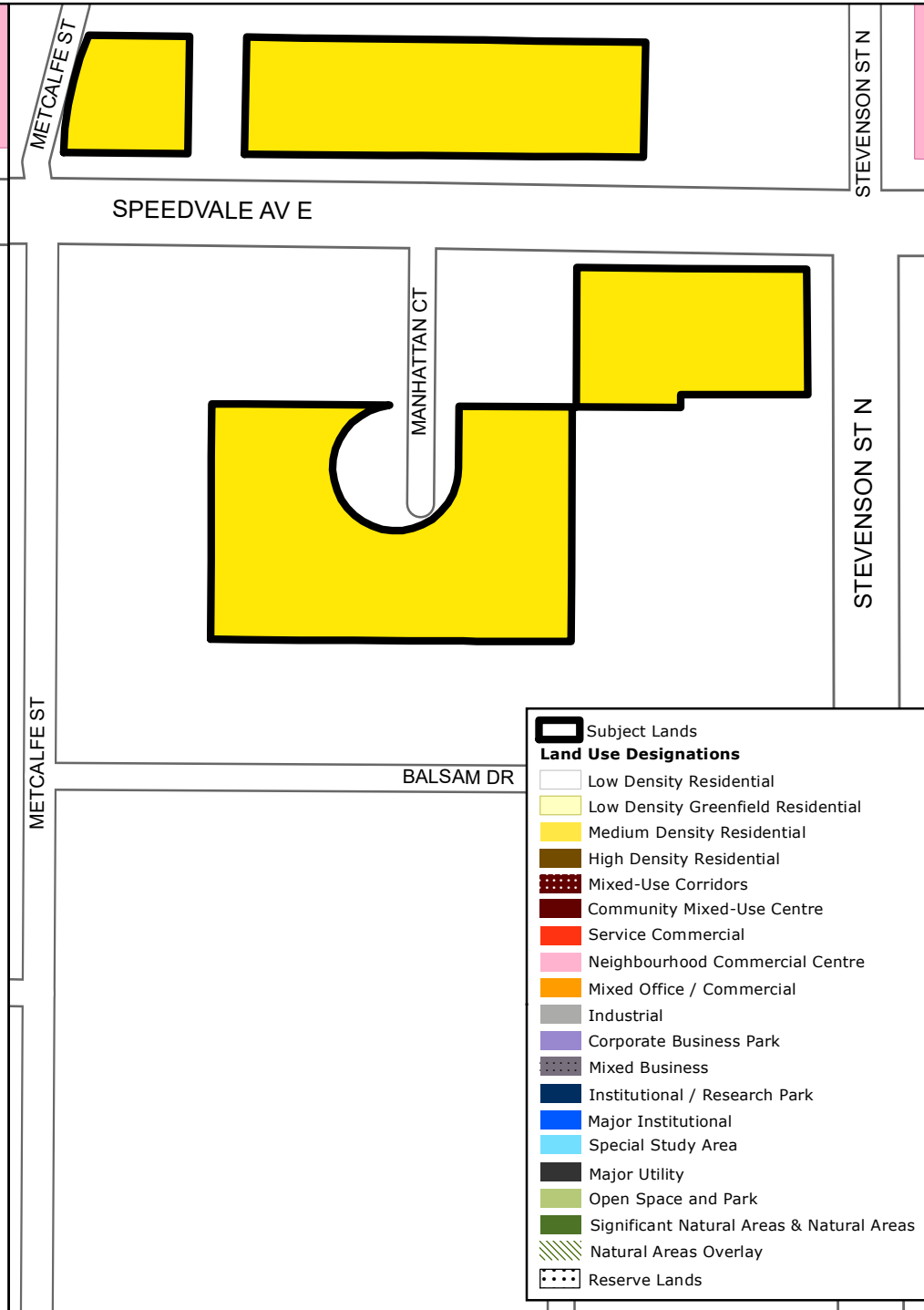
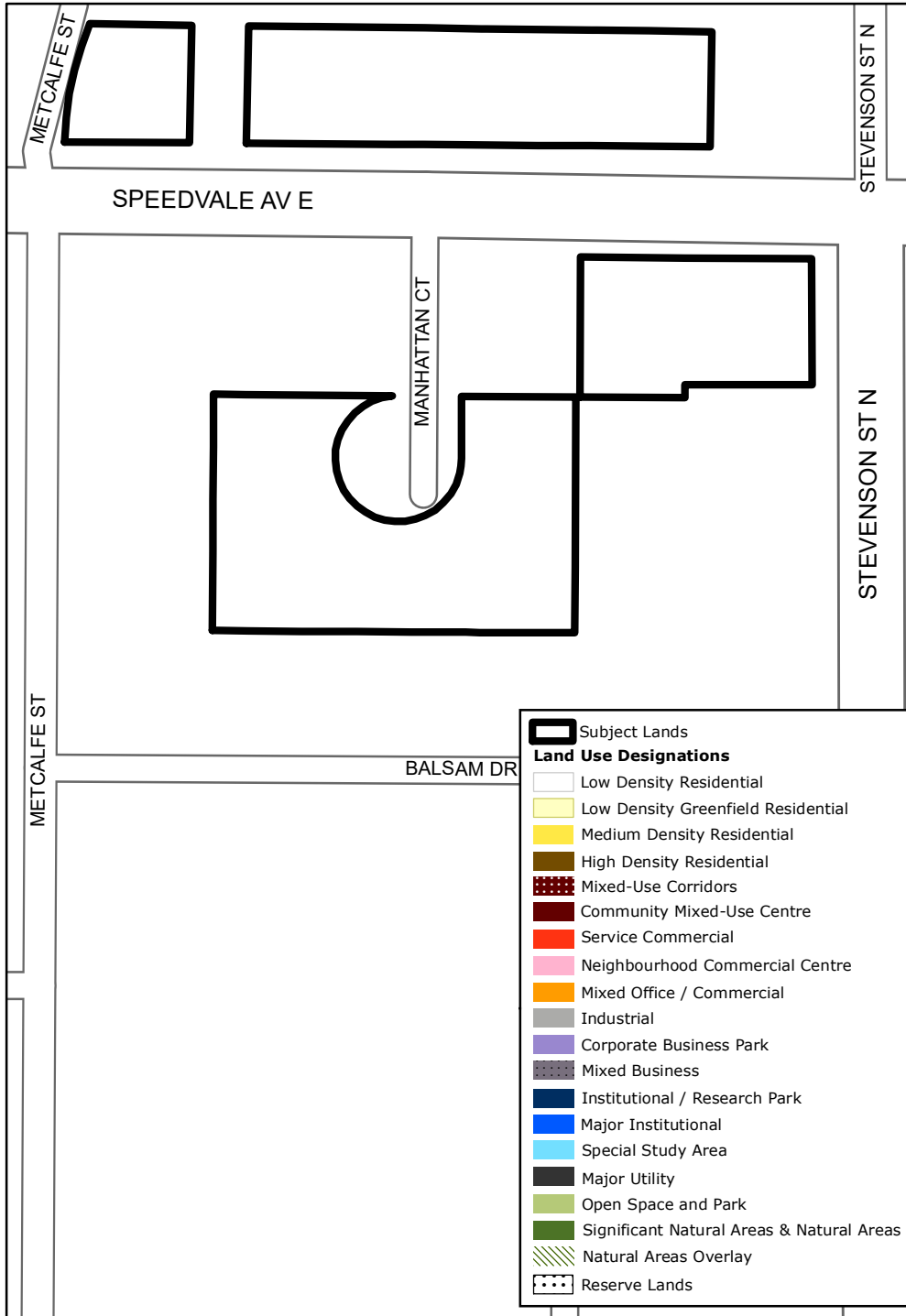
## Proposed Land Use Designations



# Manhattan Court and Speedvale Ave East

## Existing Land Use Designations

## Proposed Land Use Designations



**Subject Lands**

**Land Use Designations**

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- 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 Areas & Natural Areas
- Natural Areas Overlay
- Reserve Lands

**Subject Lands**

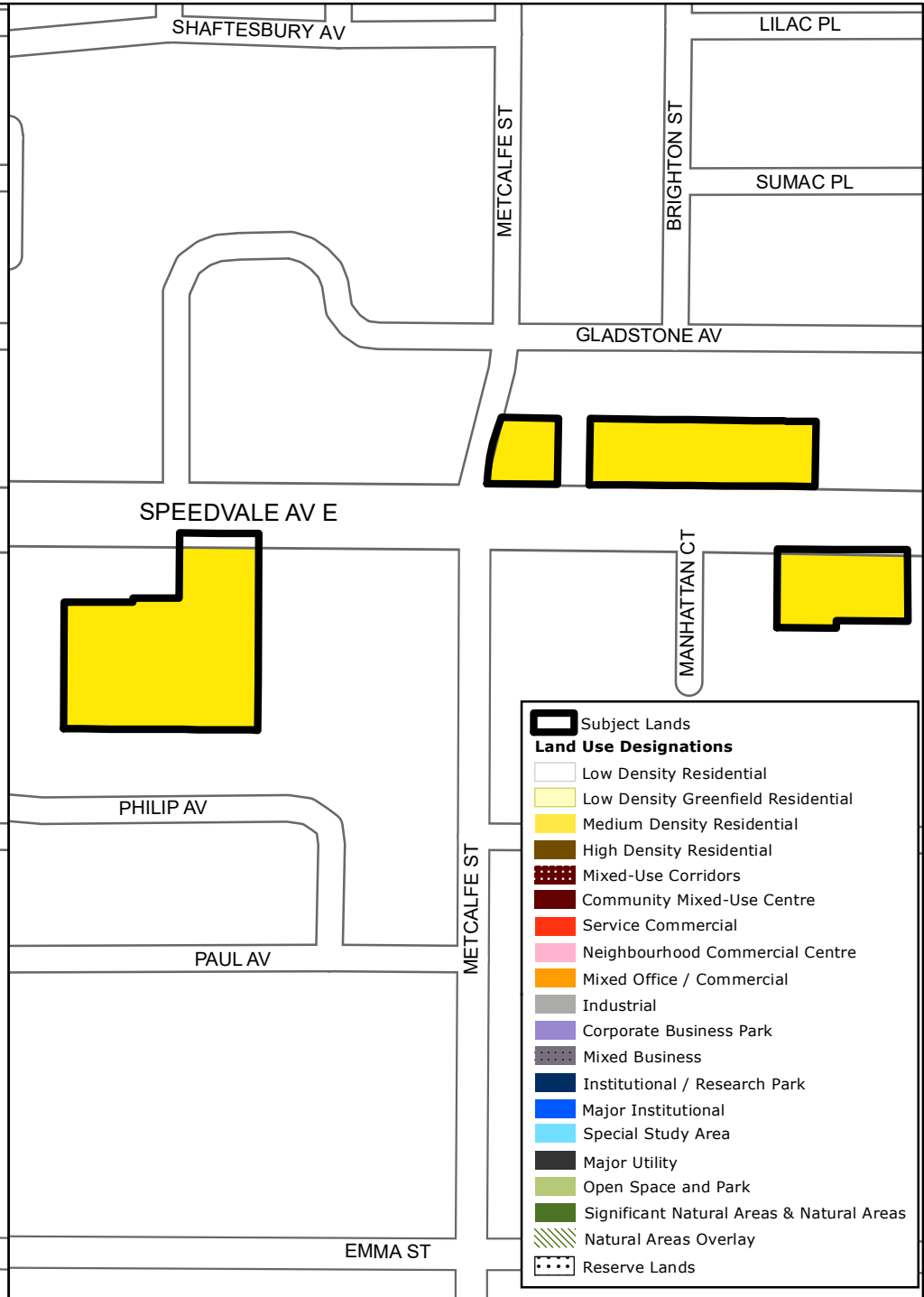
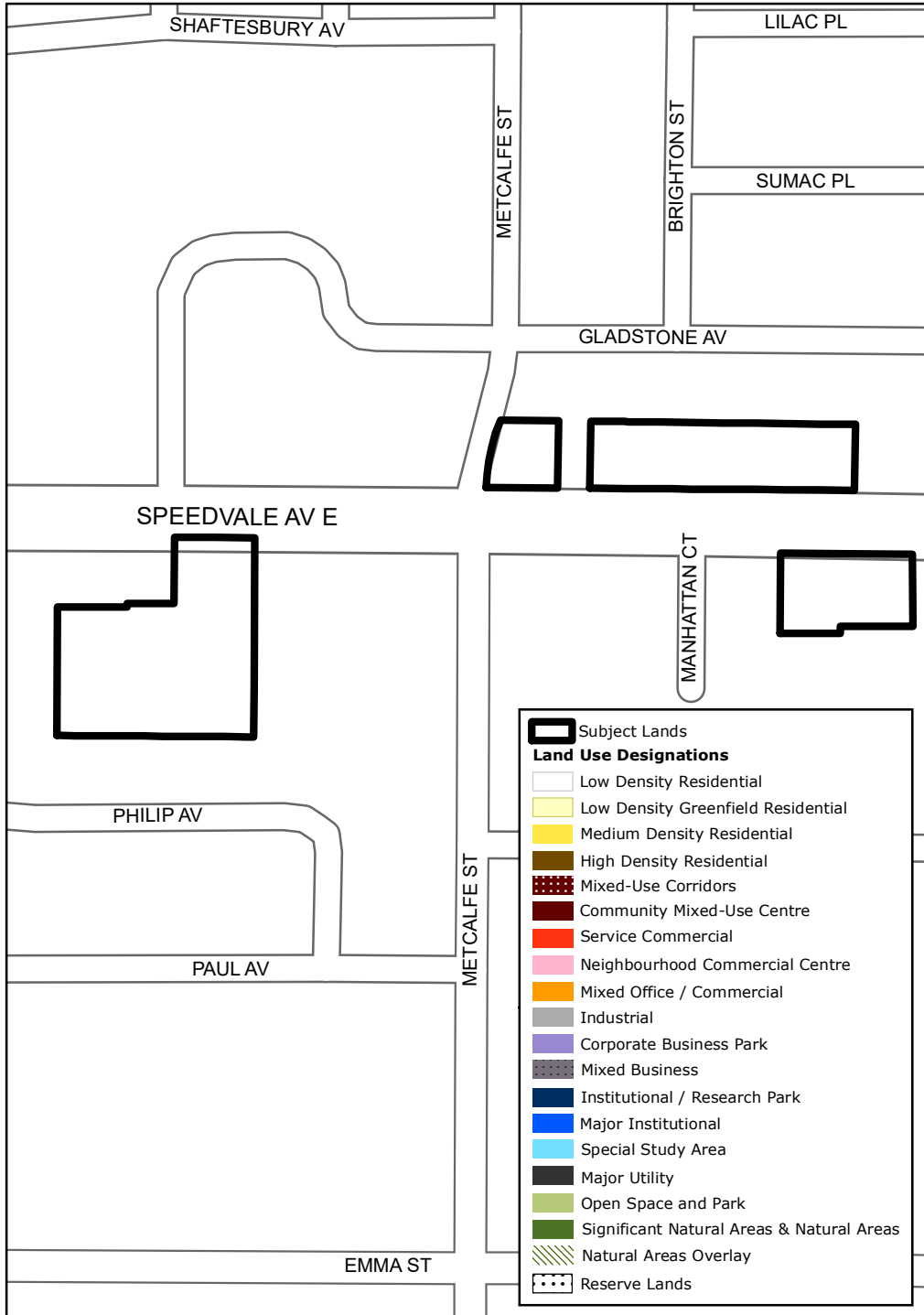
**Land Use Designations**

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- 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 Areas & Natural Areas
- Natural Areas Overlay
- Reserve Lands

# Speedvale Avenue East and Metcalfe Street

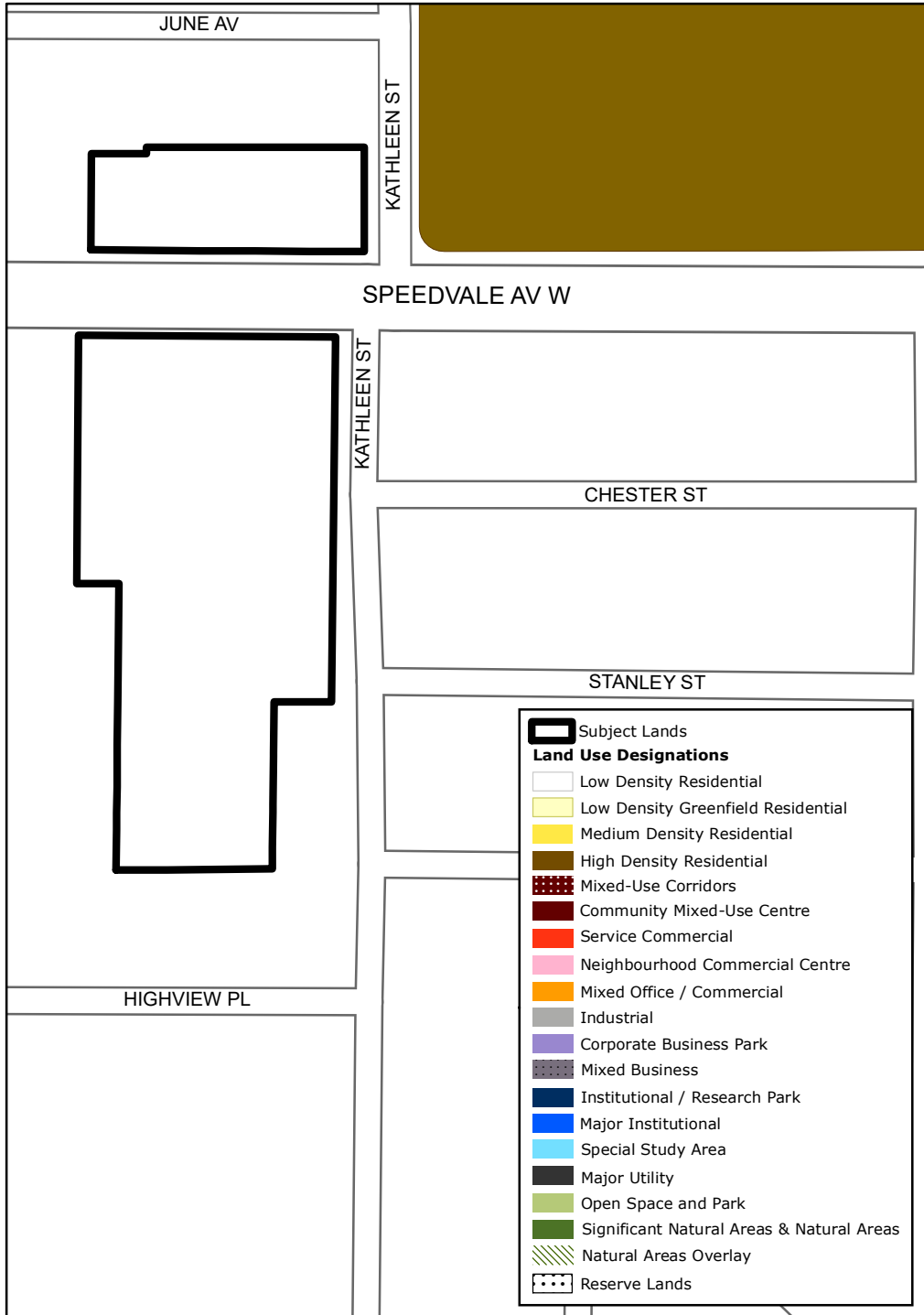
## Existing Land Use Designations

## Proposed Land Use Designations

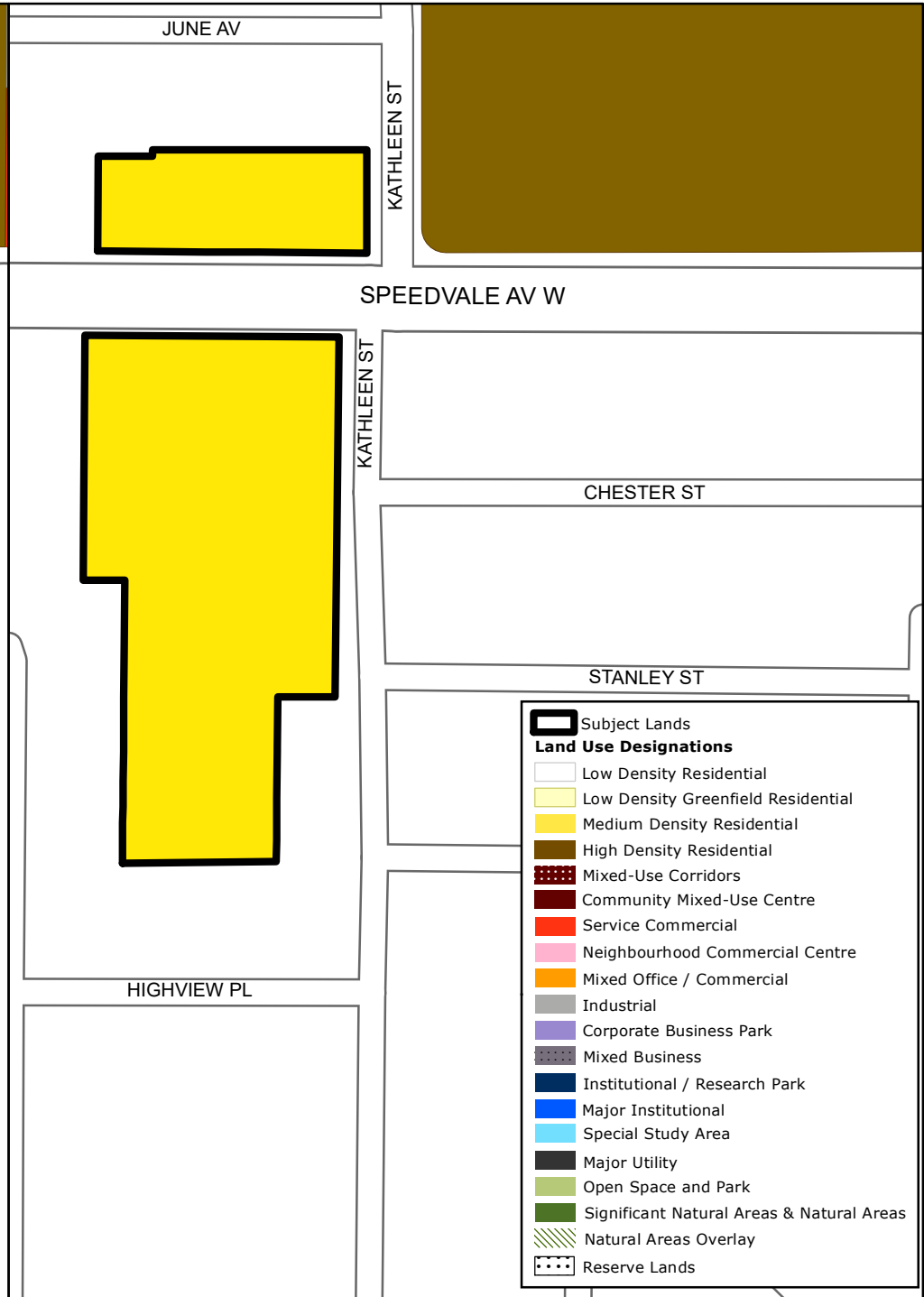


# Speedvale Avenue West and Kathleen Street

## Existing Land Use Designations



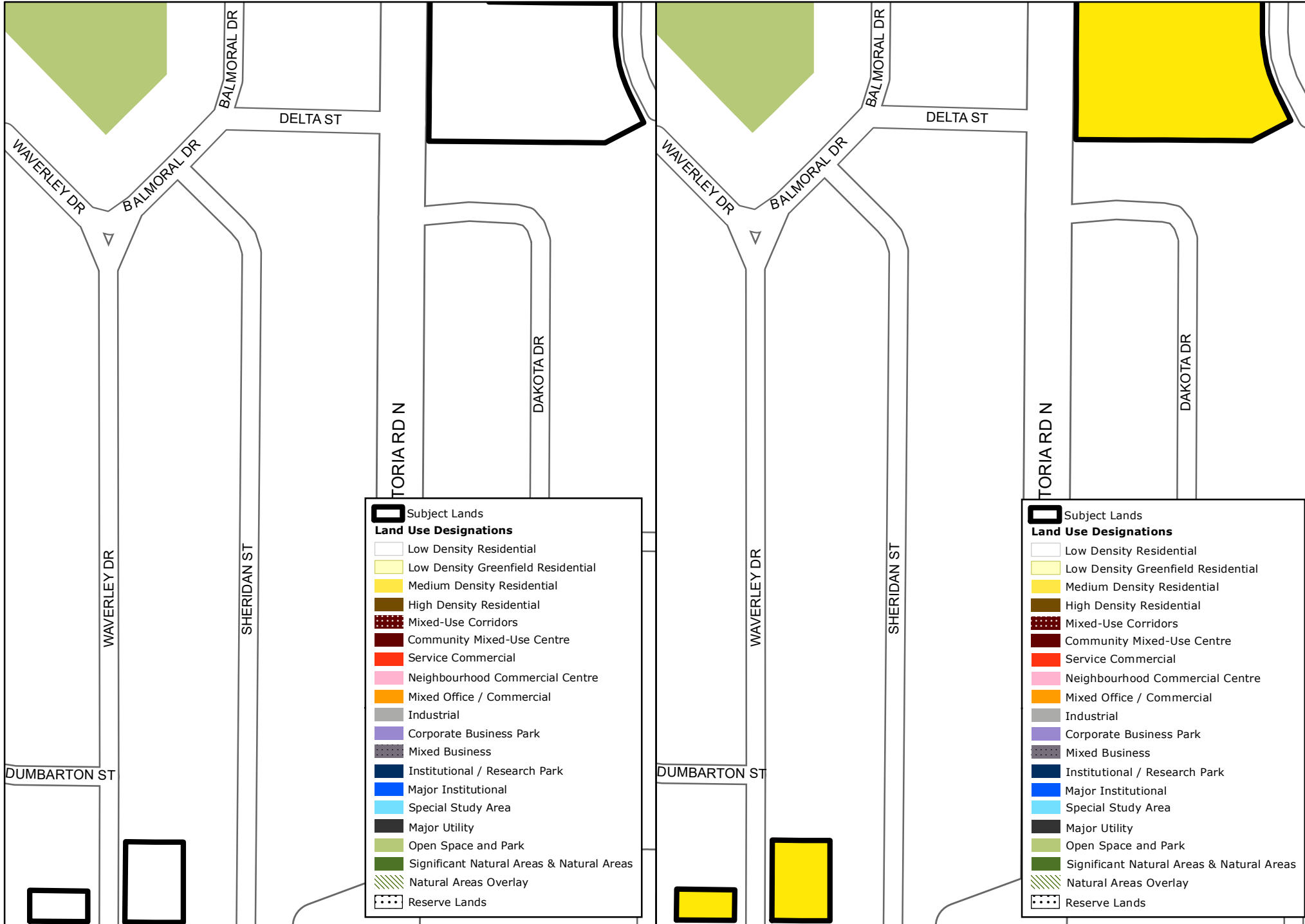
## Proposed Land Use Designations



# Victoria Road North and Speedvale Avenue East

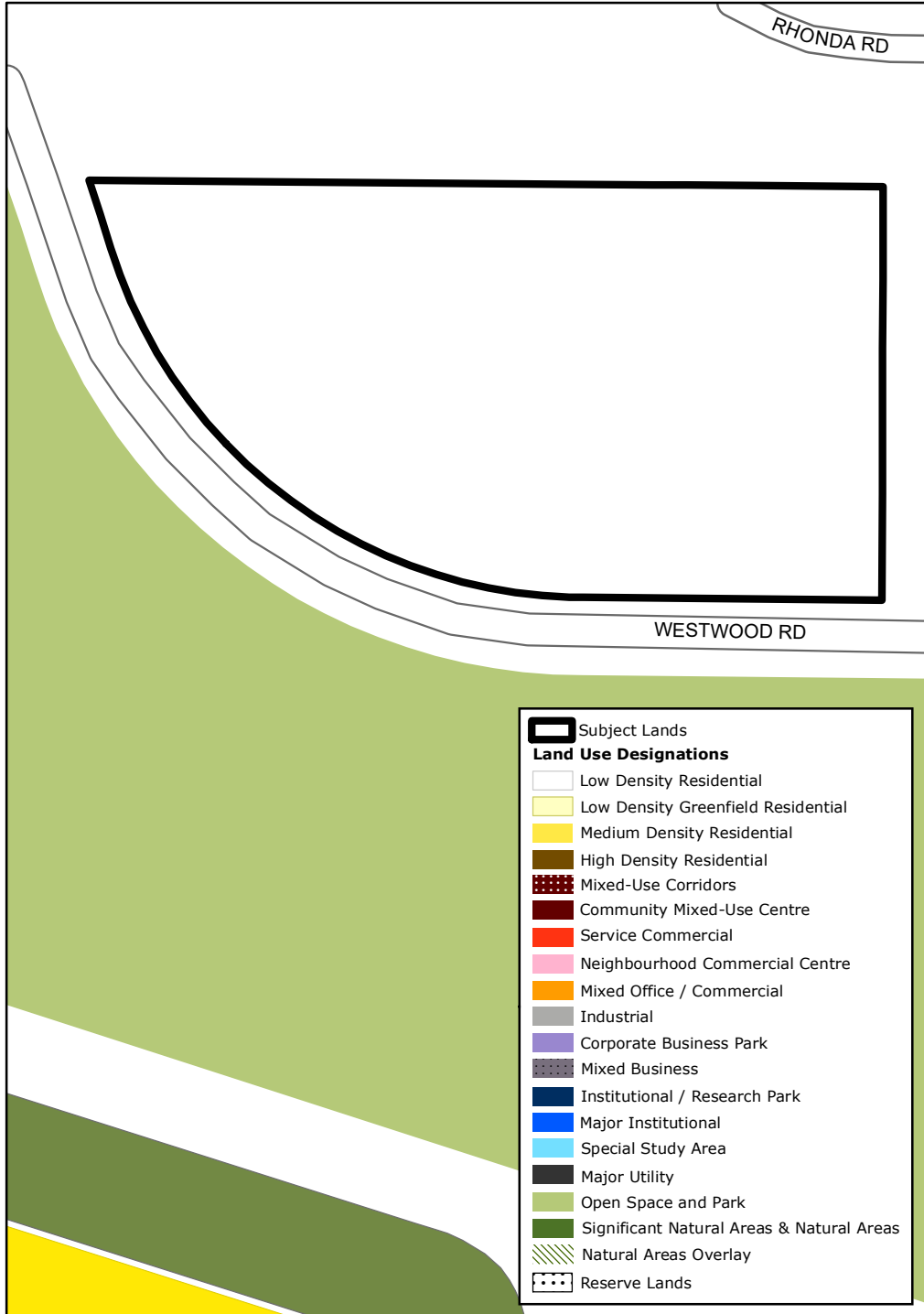
## Existing Land Use Designations

## Proposed Land Use Designations

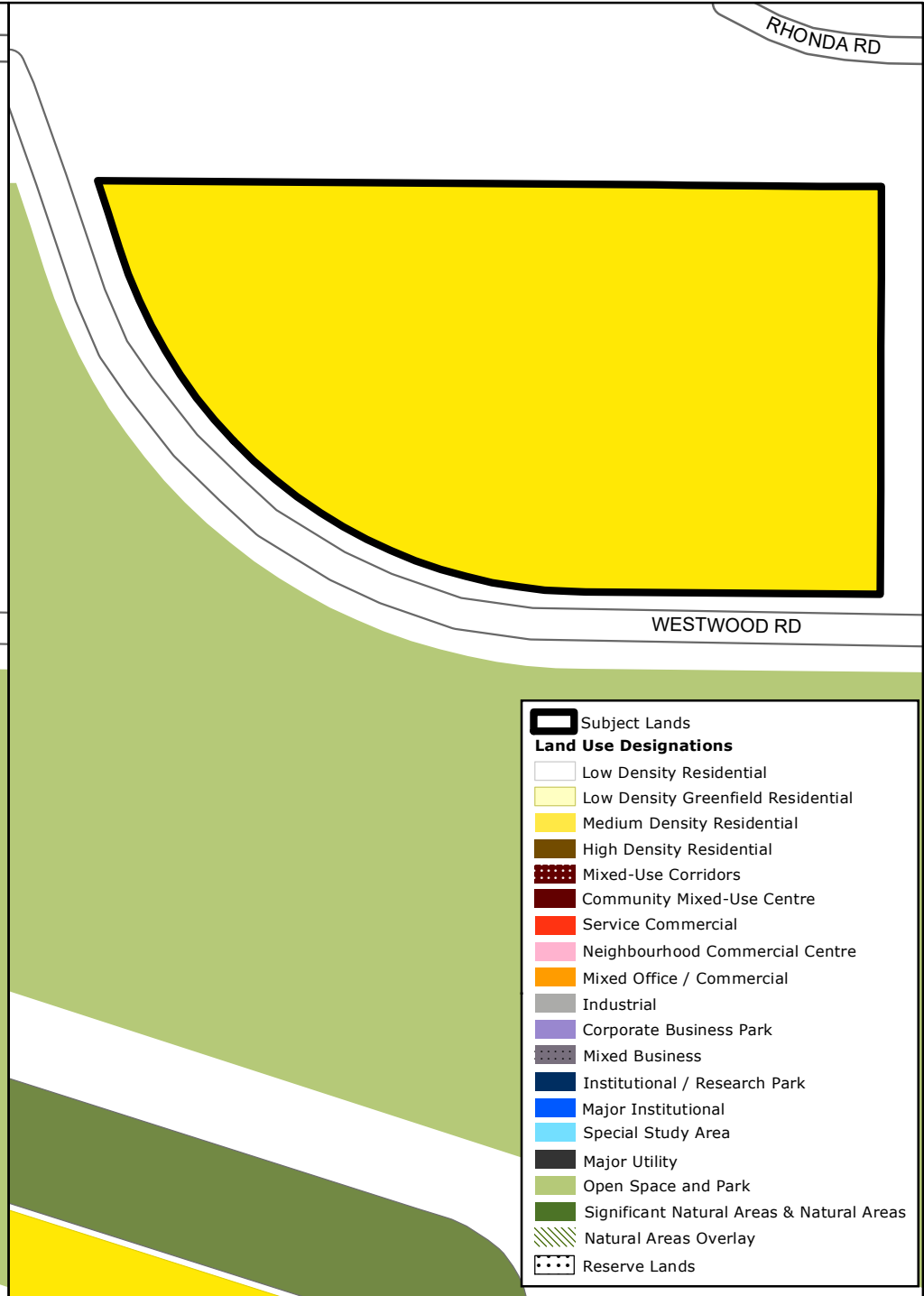


# Westwood Road

## Existing Land Use Designations



## Proposed Land Use Designations



# Windsor Street

## Existing Land Use Designations

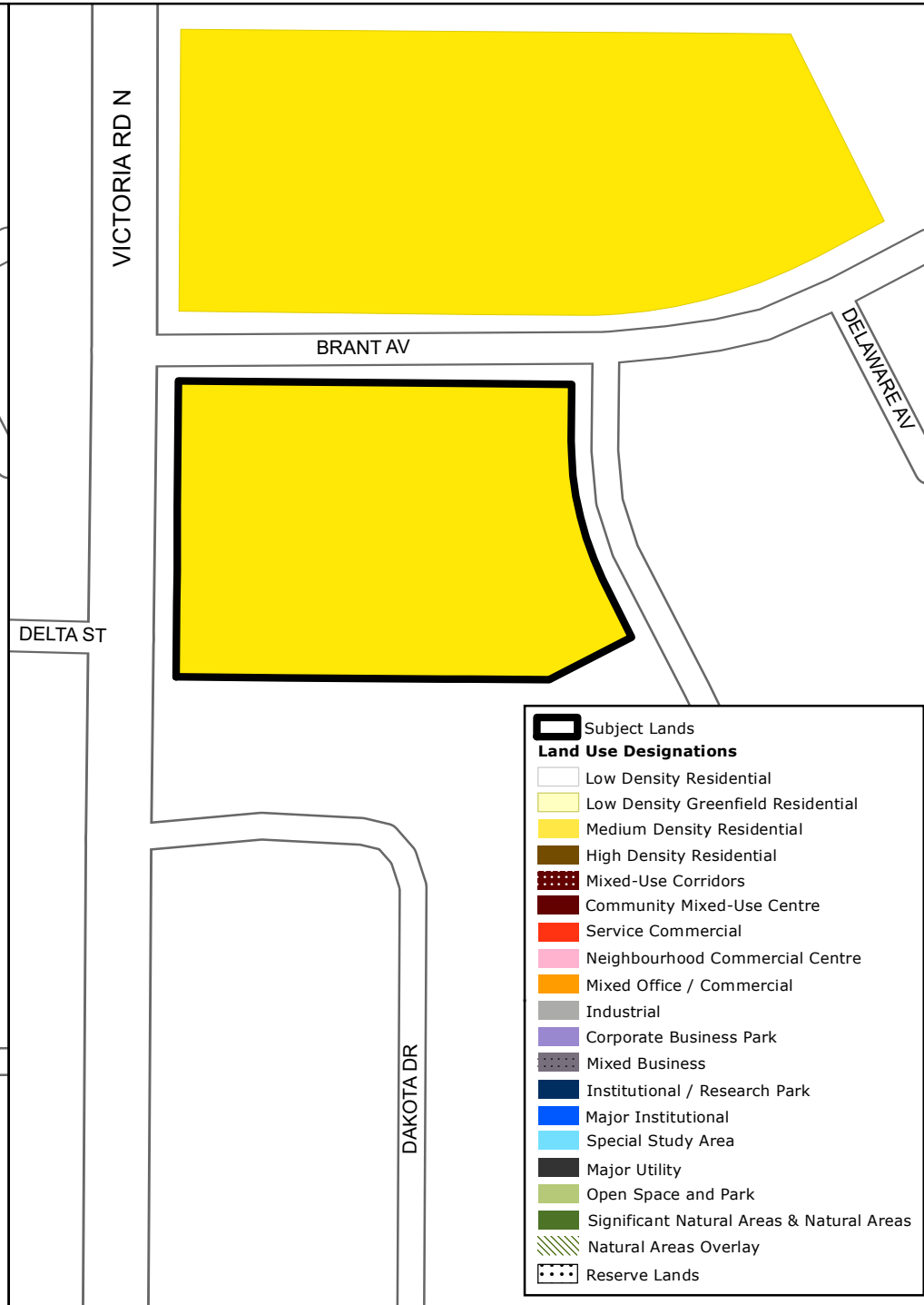
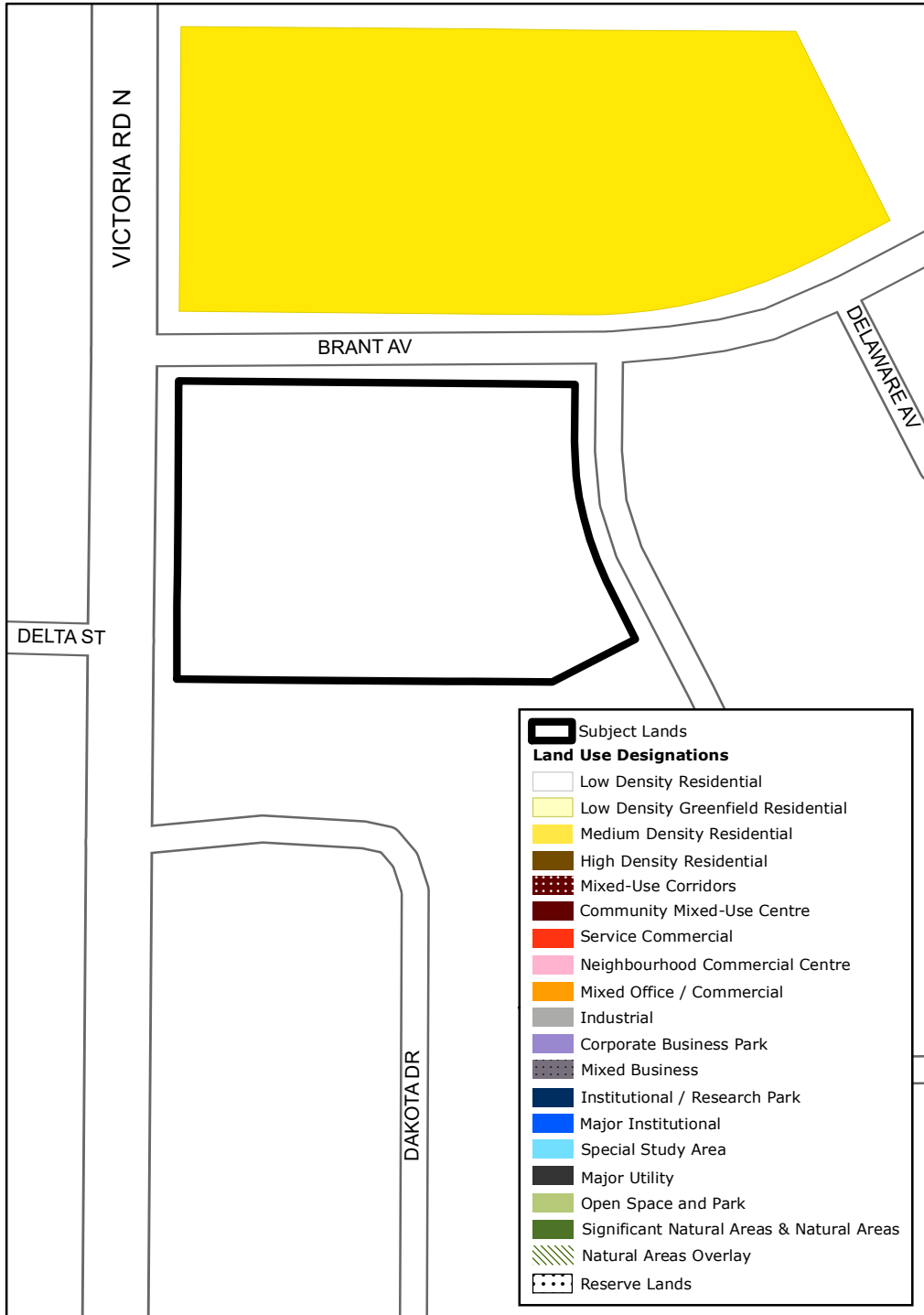
## Proposed Land Use Designations



# Victoria Road North, Brant Avenue and Algonquin Road

## Existing Land Use Designations

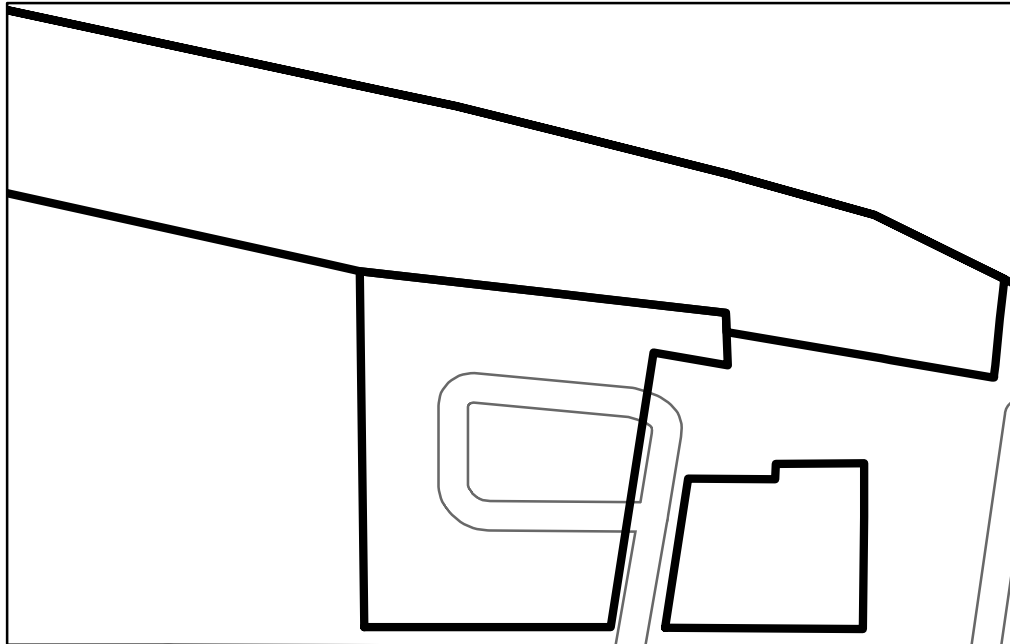
## Proposed Land Use Designations





# Water Street and Forest Hill Drive






















## Existing Land Use Designations



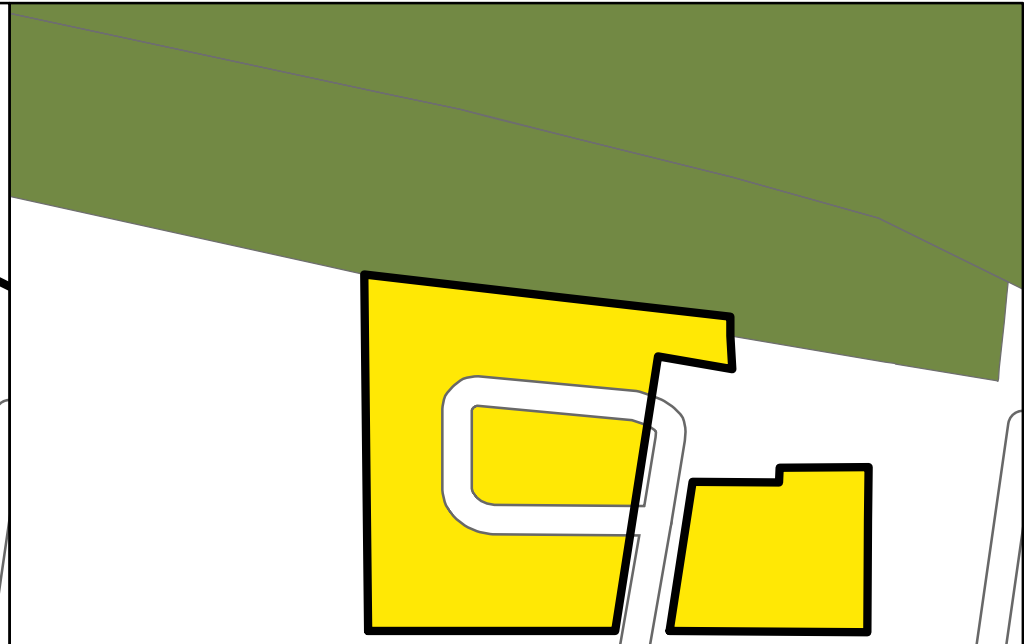
WATER ST

CEDAR ST

MAPLE ST

	Subject Lands
<b>Land Use Designations</b>	
	Low Density Residential
	Low Density Greenfield Residential
	Medium Density Residential
	High Density Residential
	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 Areas & Natural Areas
	Natural Areas Overlay
	Reserve Lands









## Proposed Land Use Designations



WATER ST

CEDAR ST

MAPLE ST

	Subject Lands
<b>Land Use Designations</b>	
	Low Density Residential
	Low Density Greenfield Residential
	Medium Density Residential
	High Density Residential
	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 Areas & Natural Areas
	Natural Areas Overlay
	Reserve Lands

# Woolwich Street

## Existing Land Use Designations

## Proposed Land Use Designations

