

Attachment 3- Proposed Companion Official Plan Amendment for the Comprehensive Zoning Bylaw (OPA X)

Format of the Amendment

This section of Amendment X 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 X. 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 X should be read in conjunction with the current Official Plan (February 2022 Consolidation) which is available on the City's website at 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 9.13.1 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, 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 section 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 2: The purpose of 'ITEM 2' 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, 51 Kimberley Street, 57 Lonsdale, 46 Meadowview Avenue, 135 Oxford Street, 346, 350 Paisley Road, 20, 75 Preston Street, 57 Suffolk Street West, 105 Water Street, 180 Willow Road, 70 Yorkshire Street South, 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

- 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 3: The purpose of 'ITEM 3' 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, 8, 6, 10 Home Street, 142-150 Imperial Road North, 8, 10, 28, 33 Julia Drive, 316, 324 Kathleen Street, 171 Kortright Road West, 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, 300, 308, 310, 312, 314, 316, 318, 320, 321, 323, 261-263, 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.

ITEM 4: The purpose of 'ITEM 4' 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.

ITEM 5: The purpose of 'ITEM 5' 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.

Proposed mapping changes to Schedule 2 Land Use Plan are shown in Attachment 4 to Report IDE 2022-245.

Alma Street North and Drew Street

Existing Land Use Designations

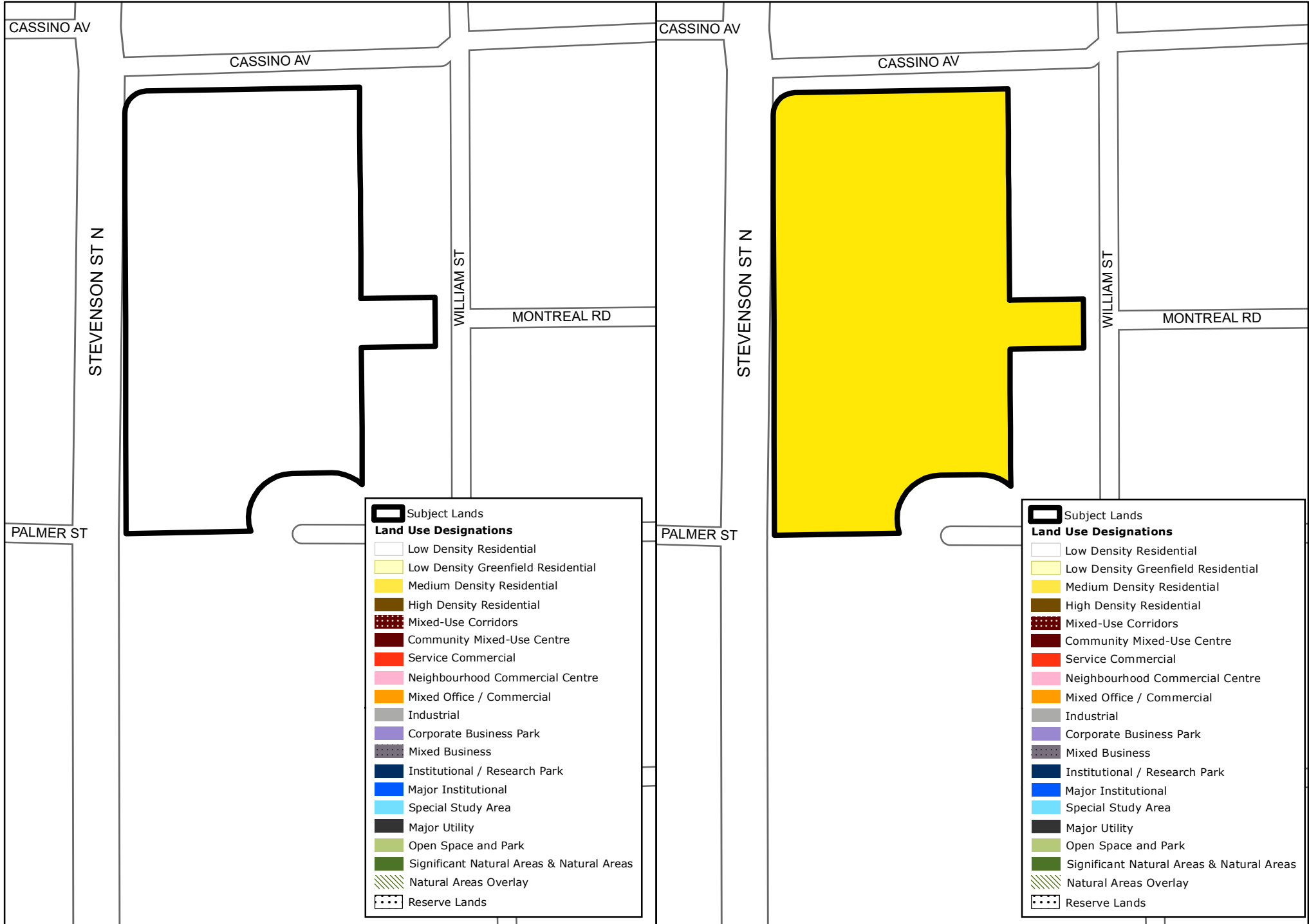
Proposed Land Use Designations



William Street and Cassino Avenue

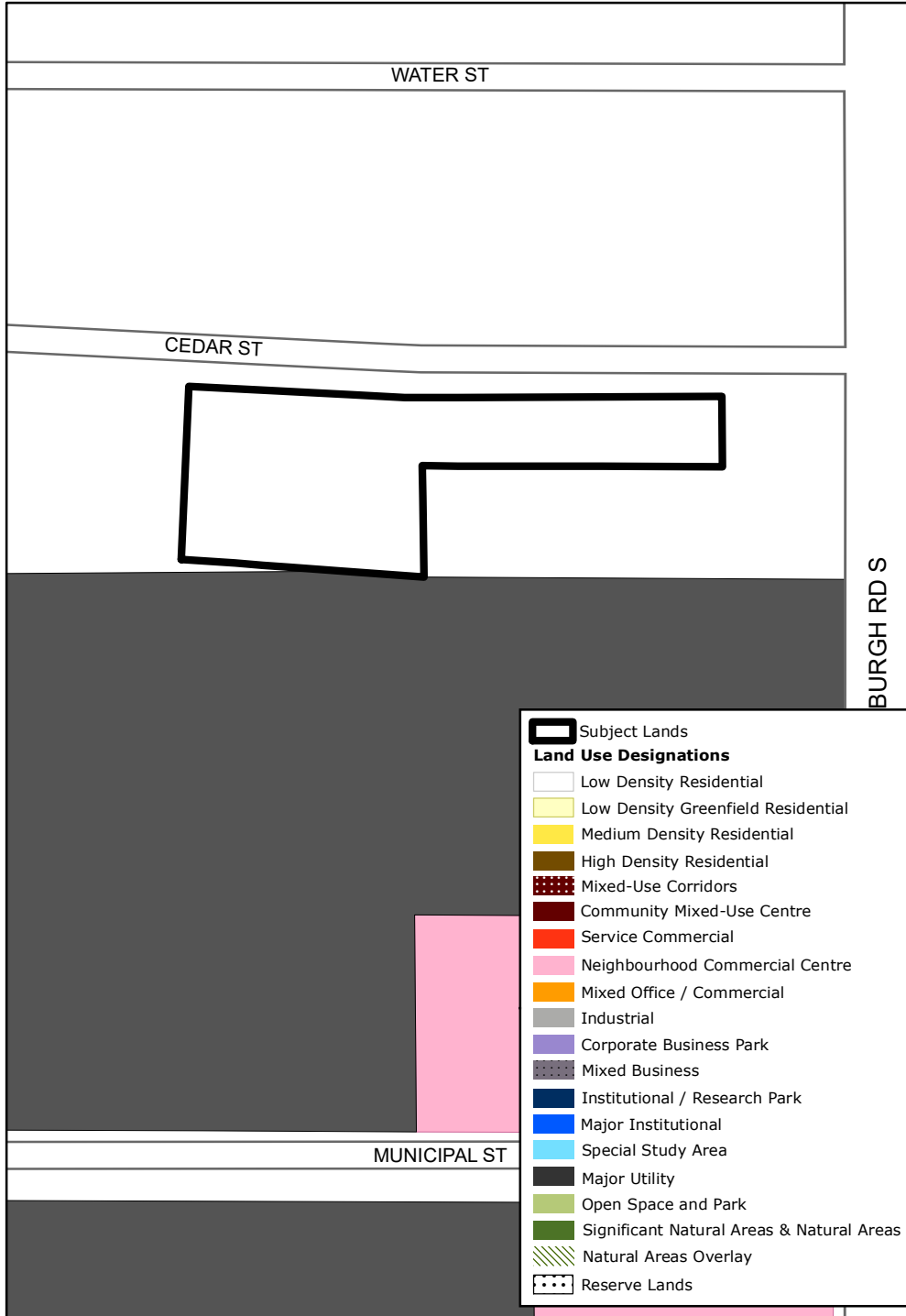
Existing Land Use Designations

Proposed Land Use Designations

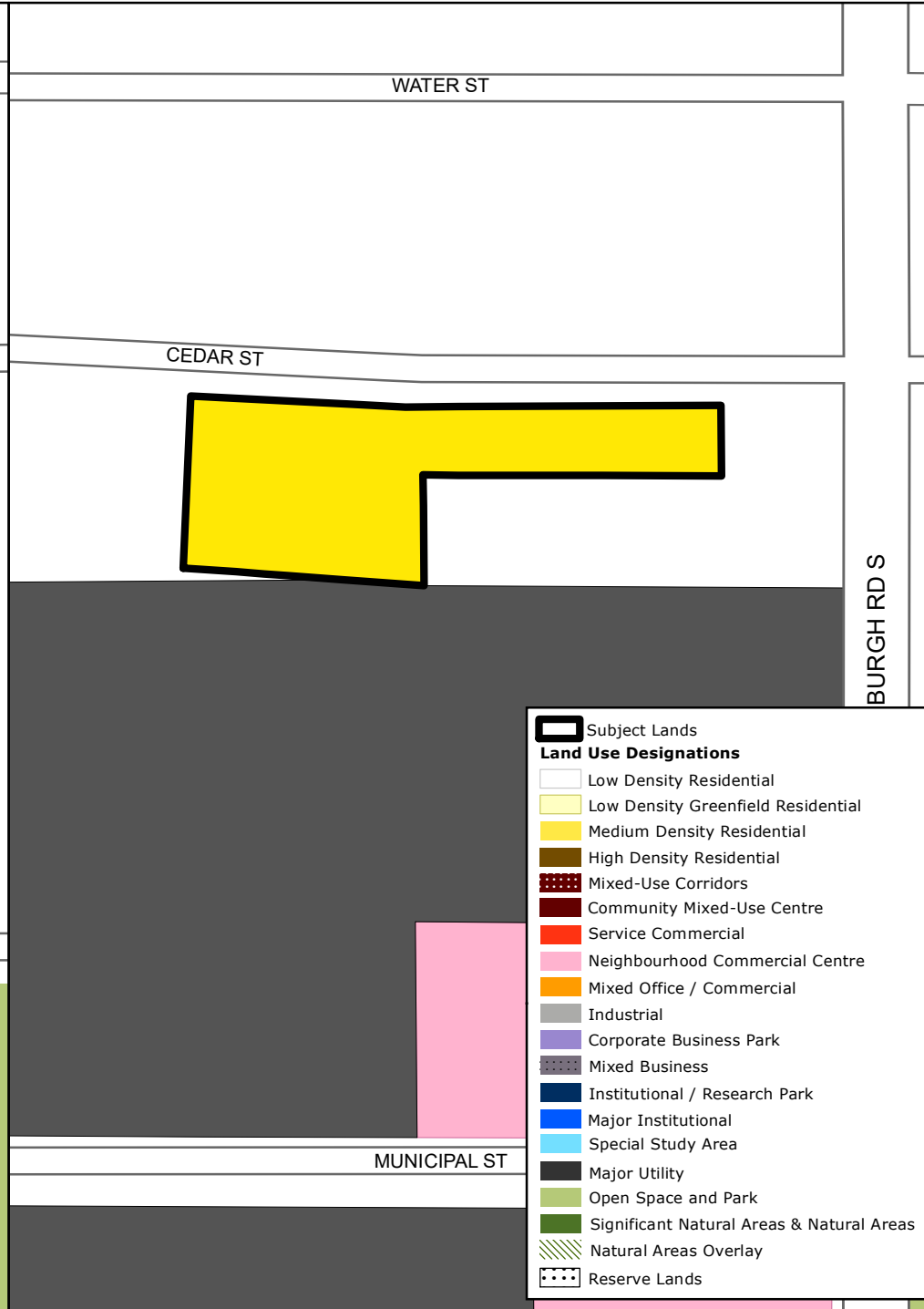


Cedar Street and Edinburgh Road South

Existing Land Use Designations



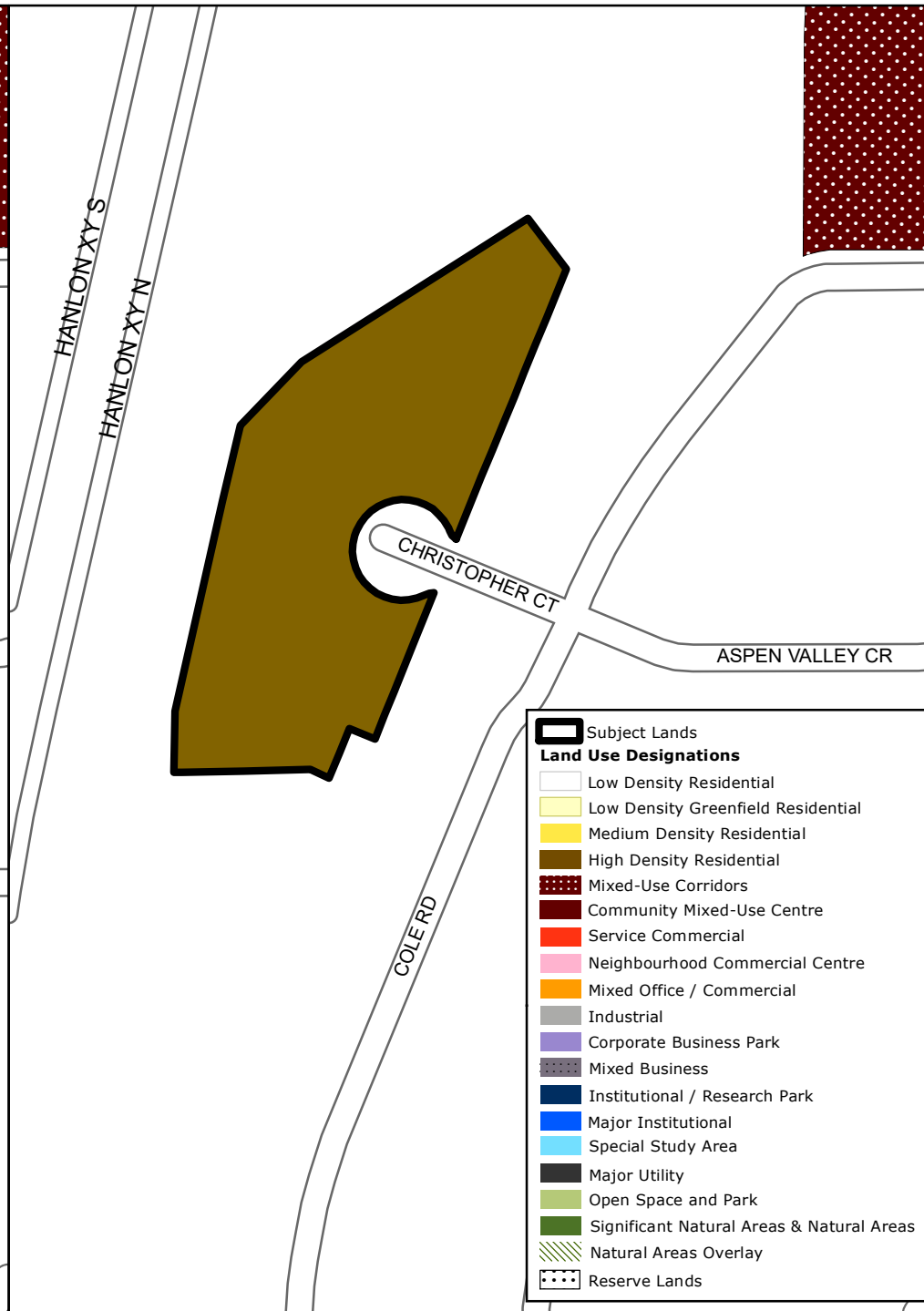
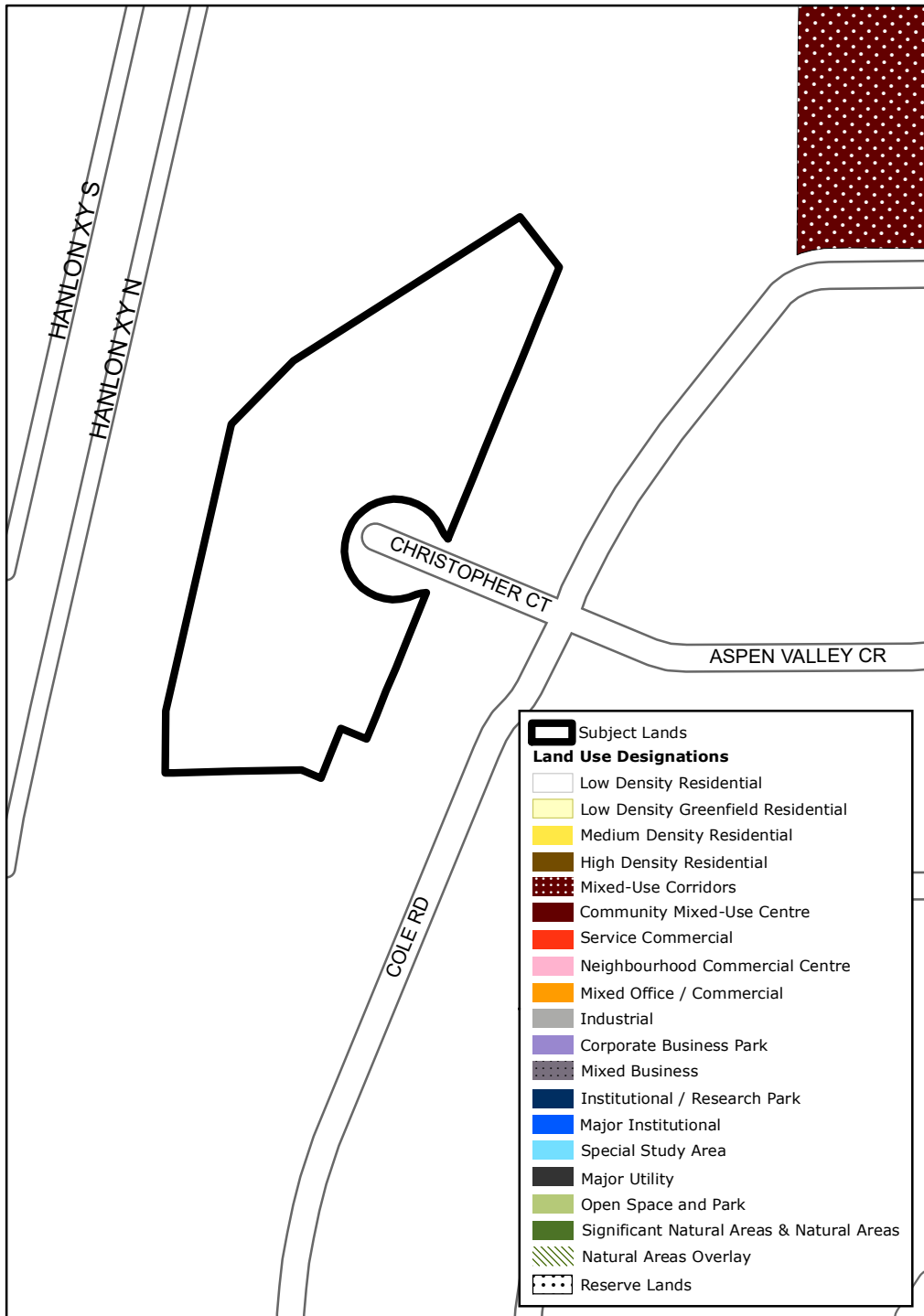
Proposed Land Use Designations



Christopher Court

Existing Land Use Designations

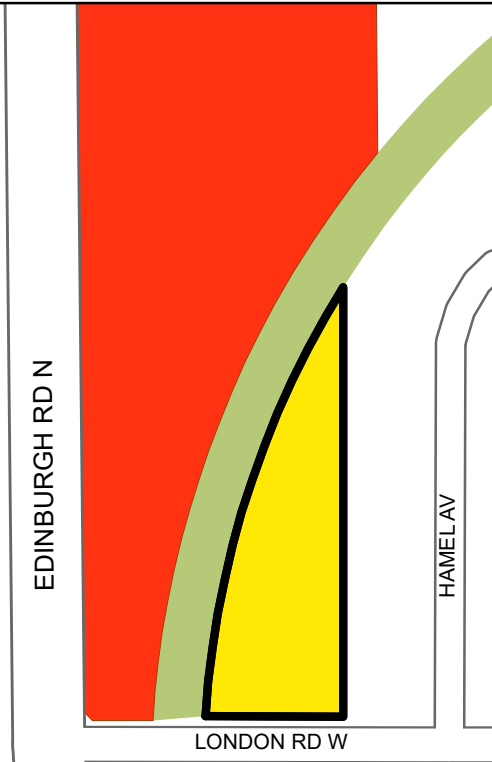
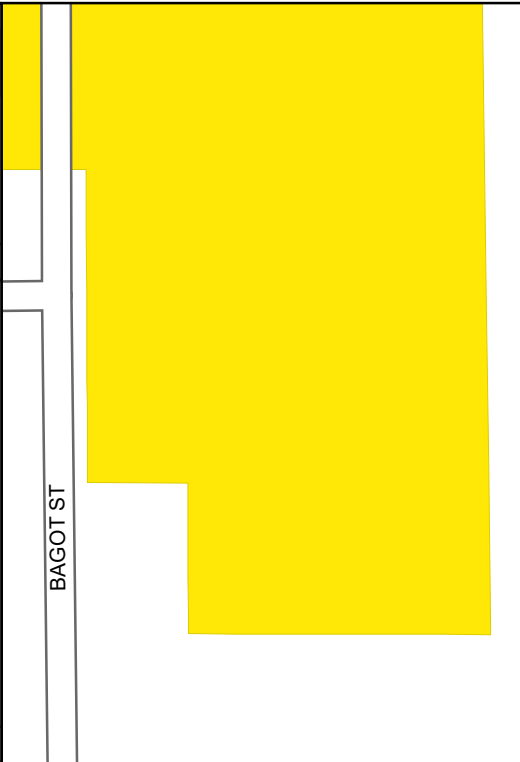
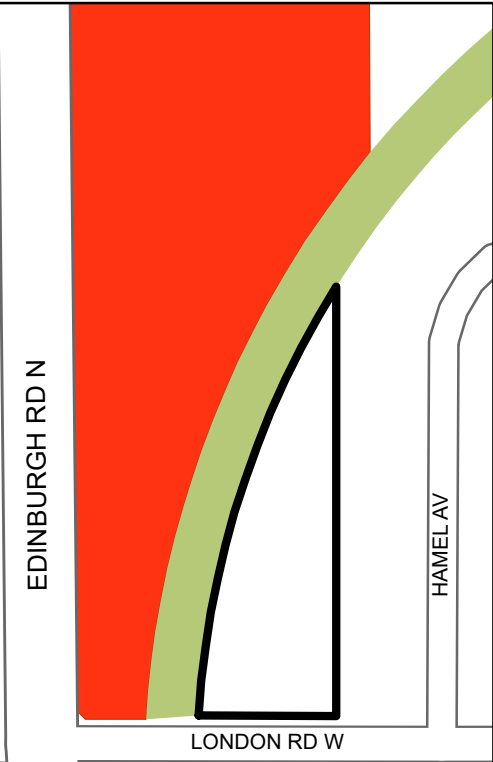
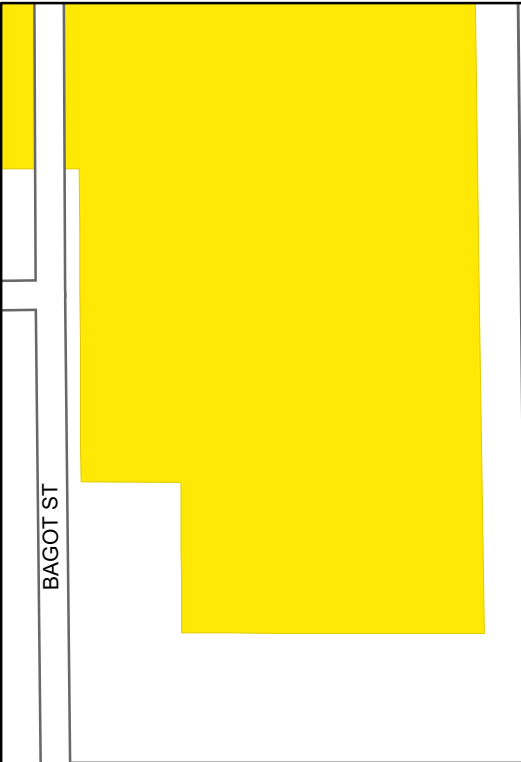
Proposed Land Use Designations



Edinburgh Road North and London Road West

Existing Land Use Designations

Proposed Land Use Designations



Subject Lands

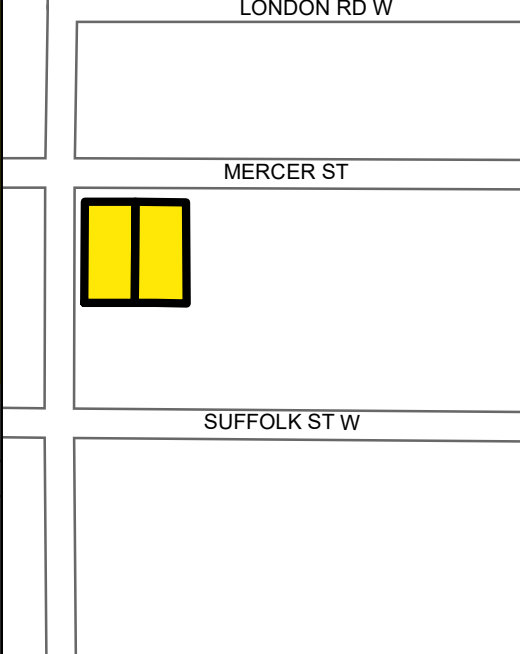
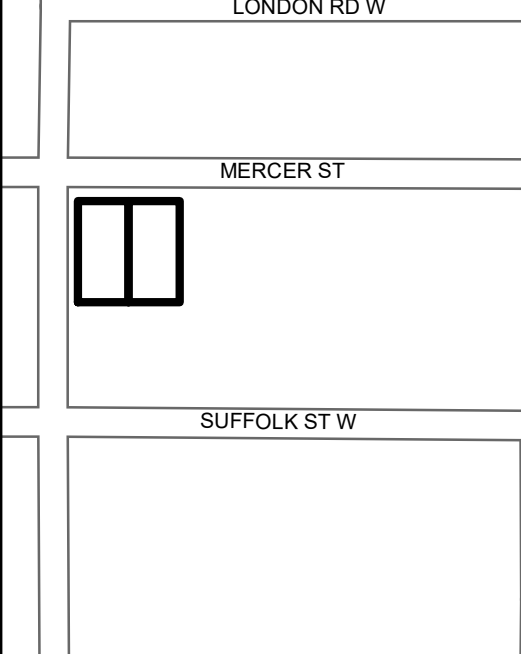
Land Use Designations

- 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

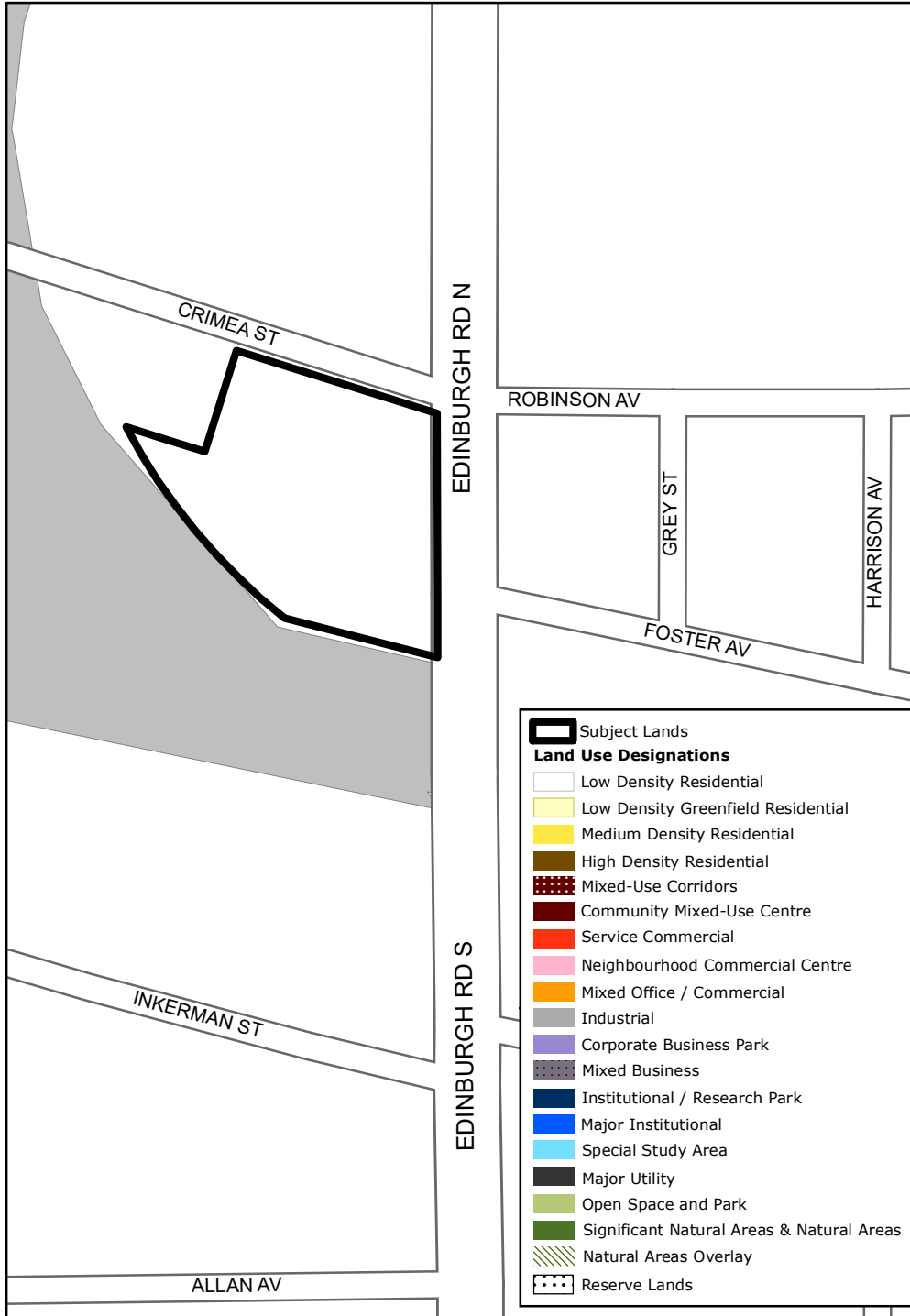
Land Use Designations

- Low Density Residential
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- Medium Density Residential
- High Density Residential
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- Community Mixed-Use Centre
- Service Commercial
- Neighbourhood Commercial Centre
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- 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

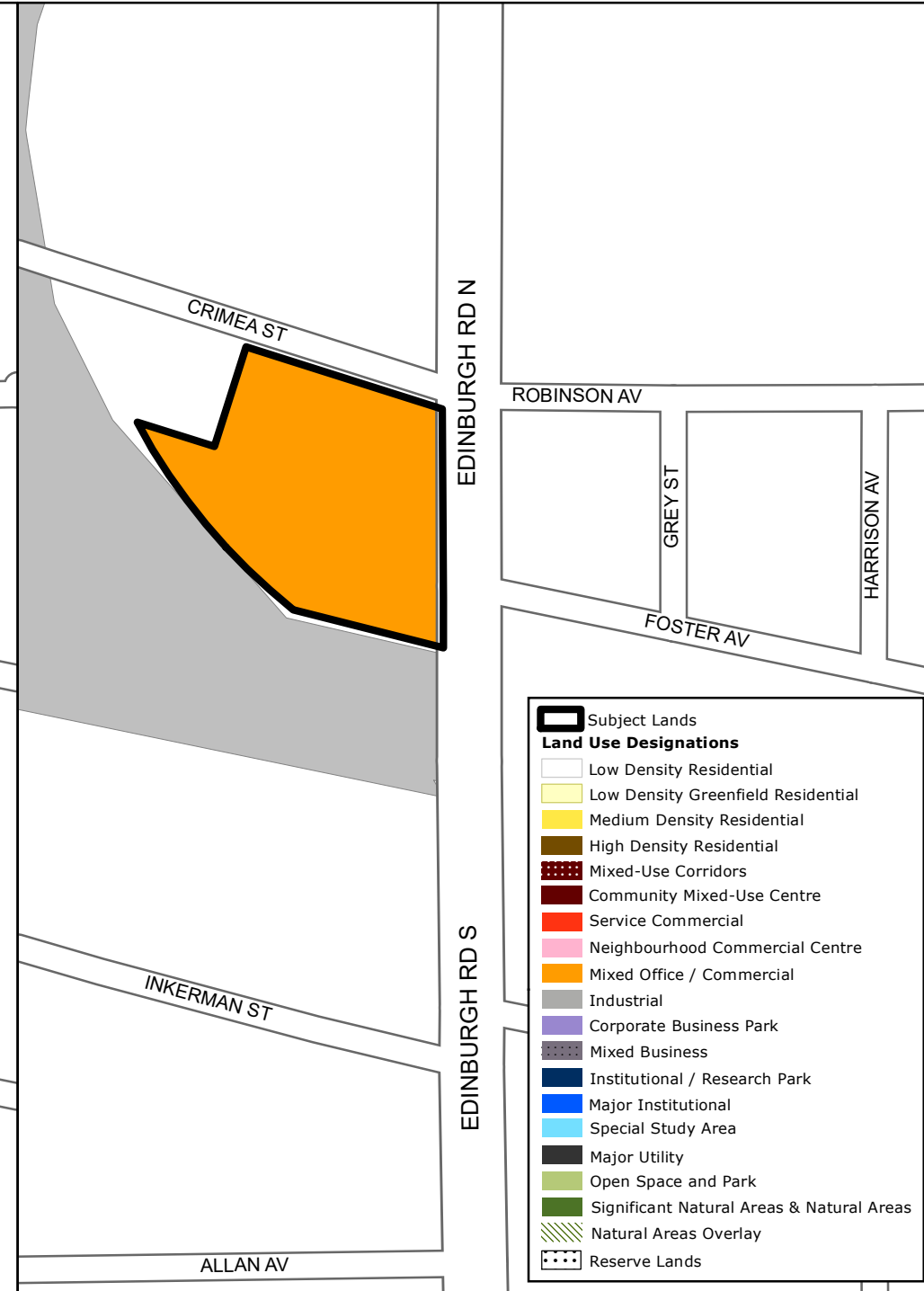


Edinburgh Road North & Crimea Street

Existing Land Use Designations



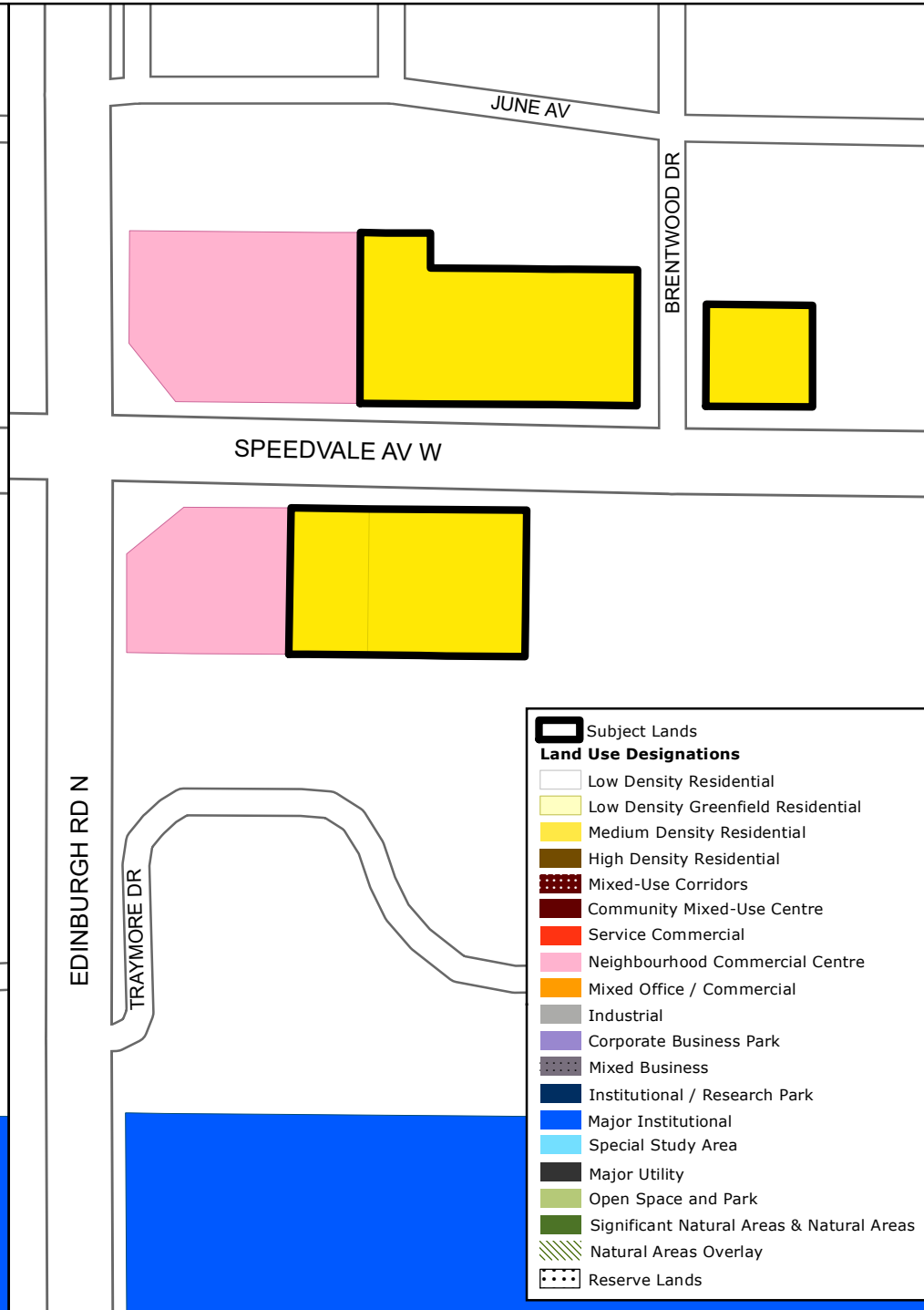
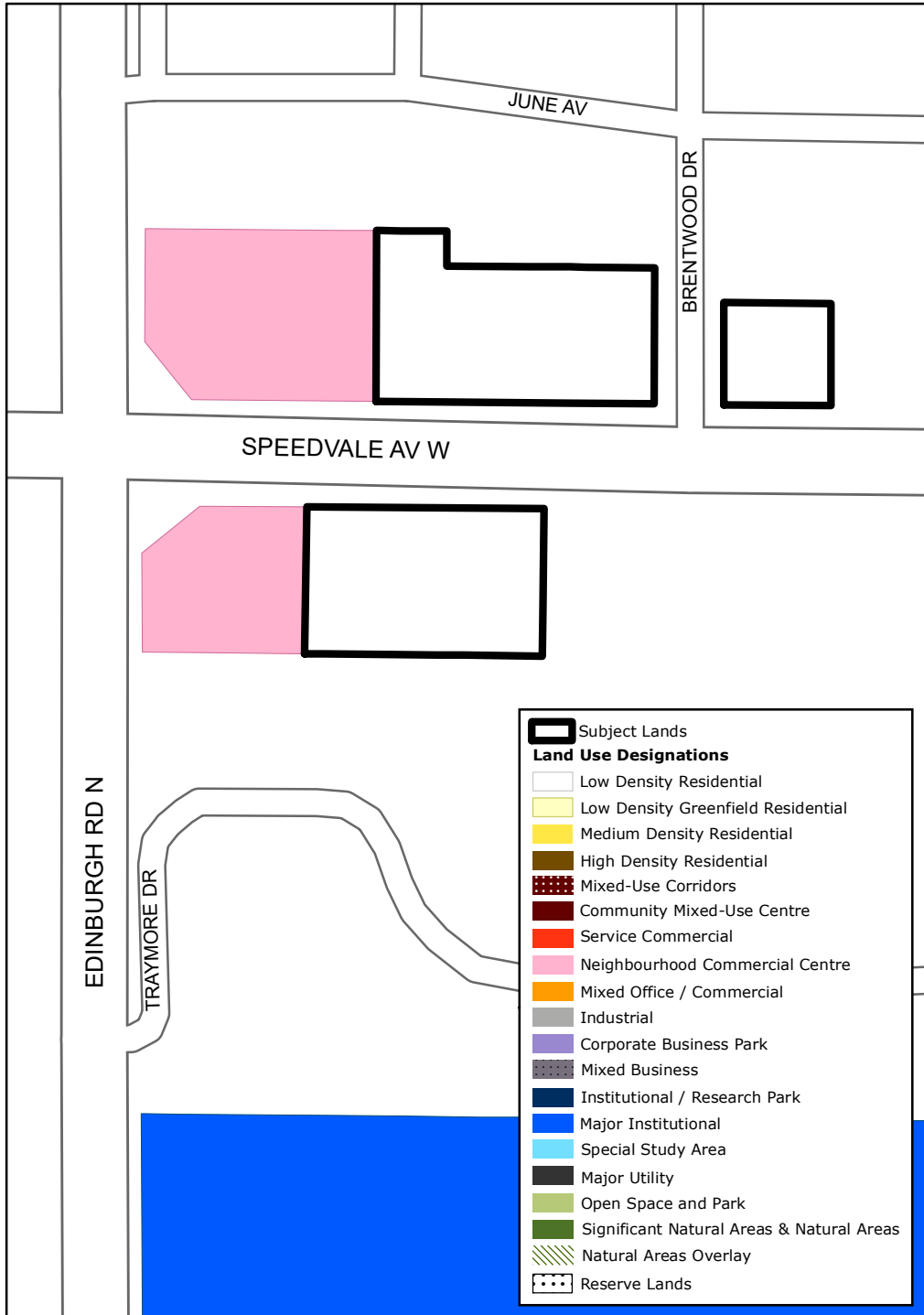
Proposed Land Use Designations



Edinburgh Road North and Speedvale Avenue West

Existing Land Use Designations

Proposed Land Use Designations



Legend

Subject Lands (indicated by black outlines)

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

Legend

Subject Lands (indicated by black outlines)

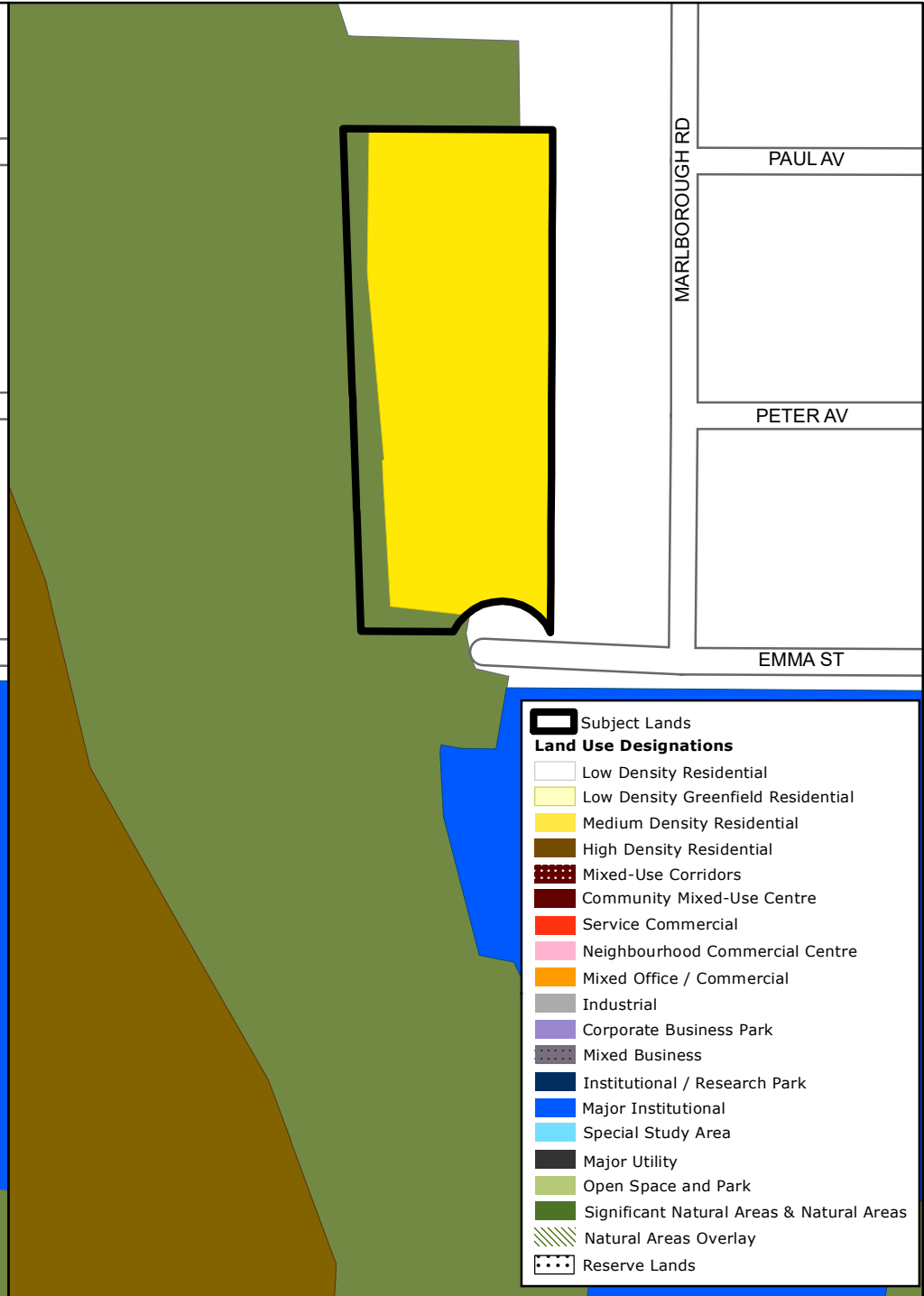
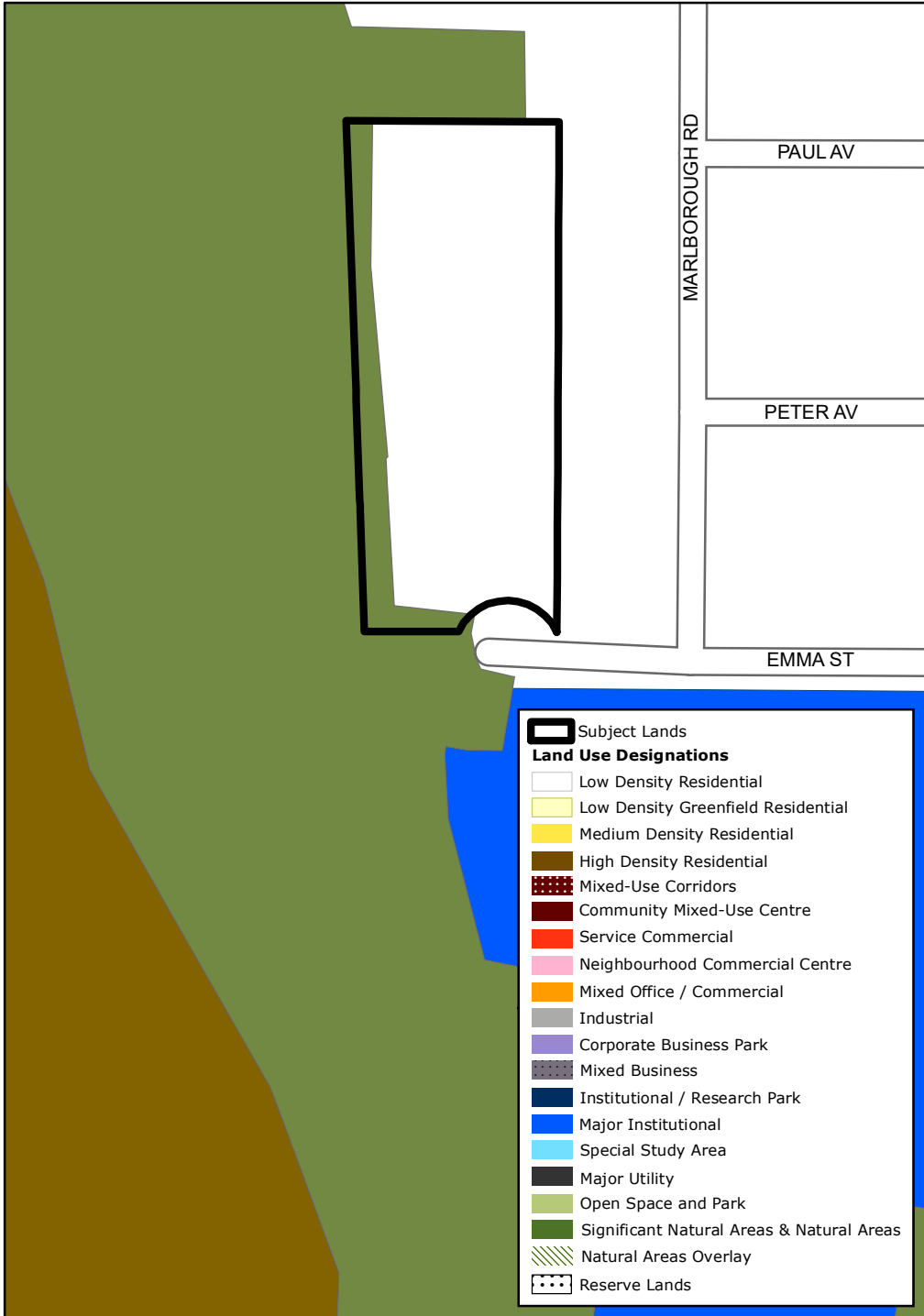
Land Use Designations

- 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

Emma Street

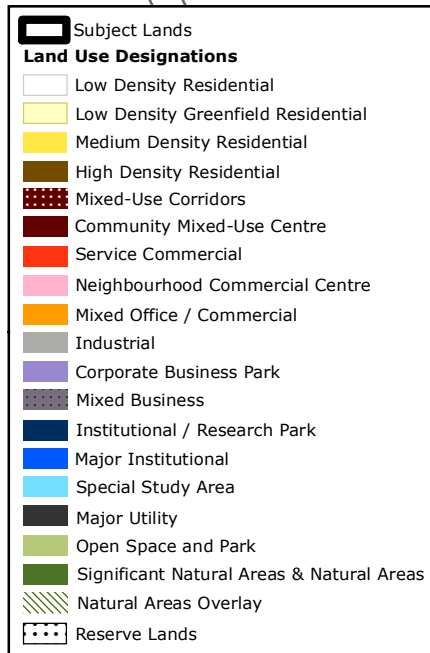
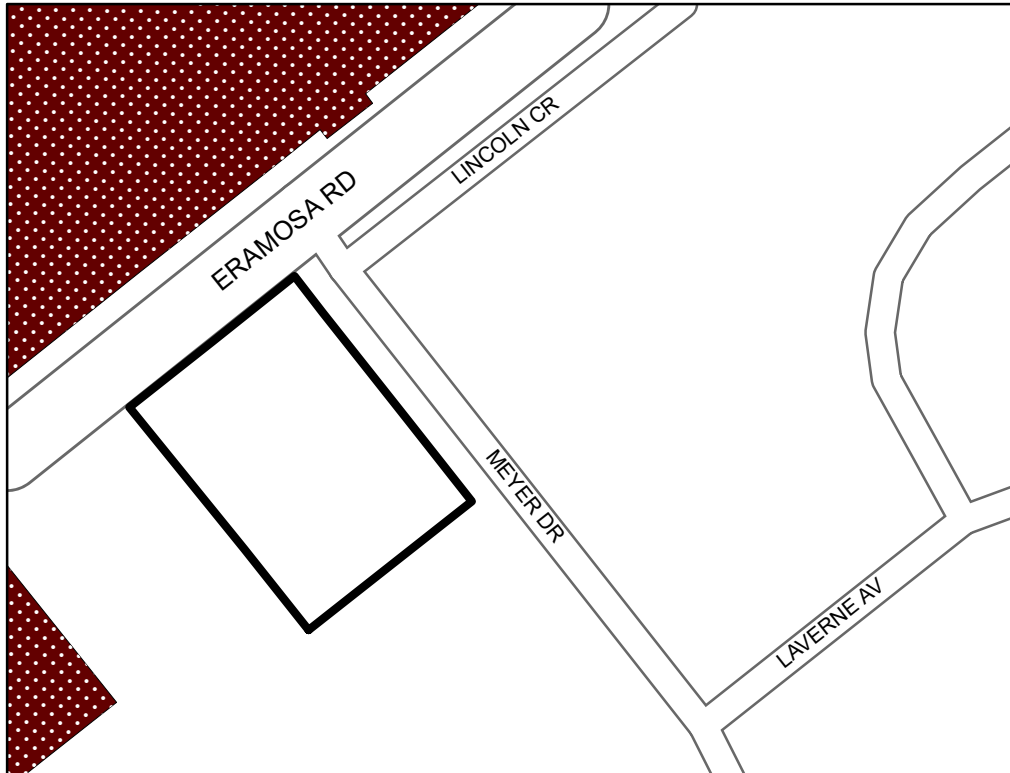
Existing Land Use Designations

Proposed Land Use Designations

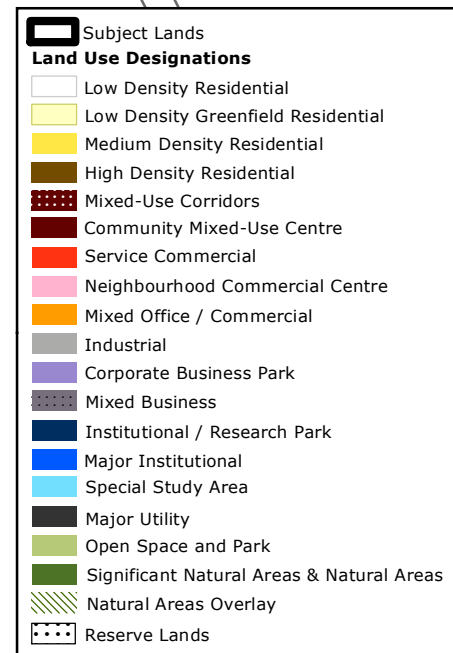
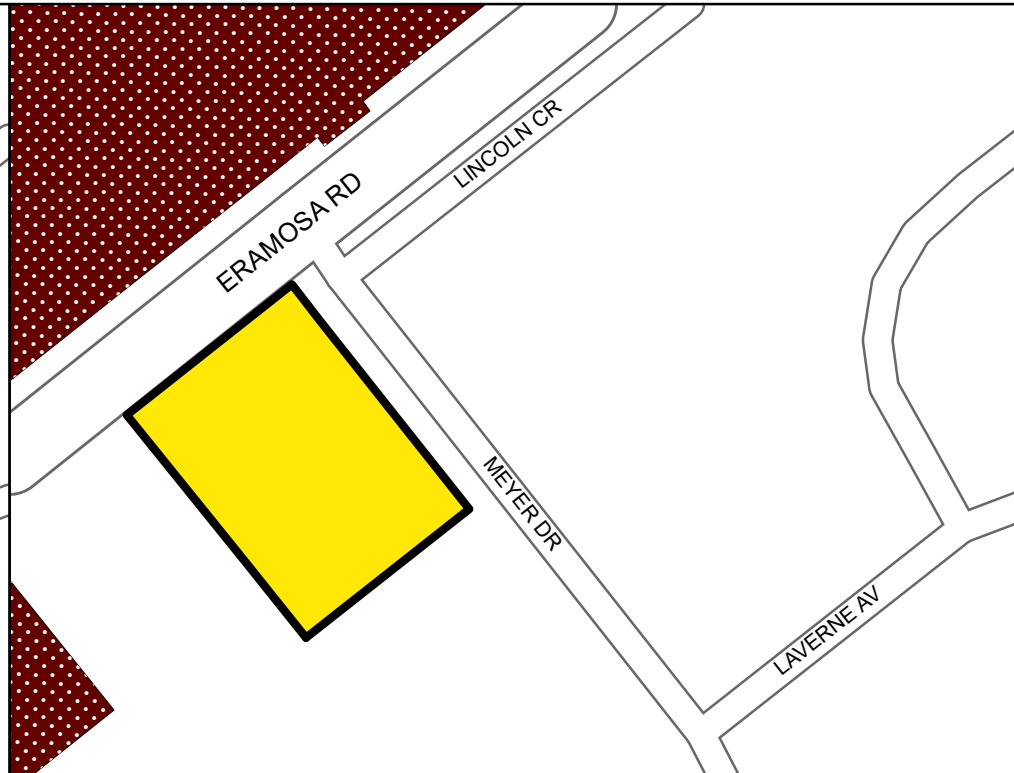


Eramosa Road and Meyer Drive

Existing Land Use Designations



Proposed Land Use Designations



Gordon Street

Existing Land Use Designations

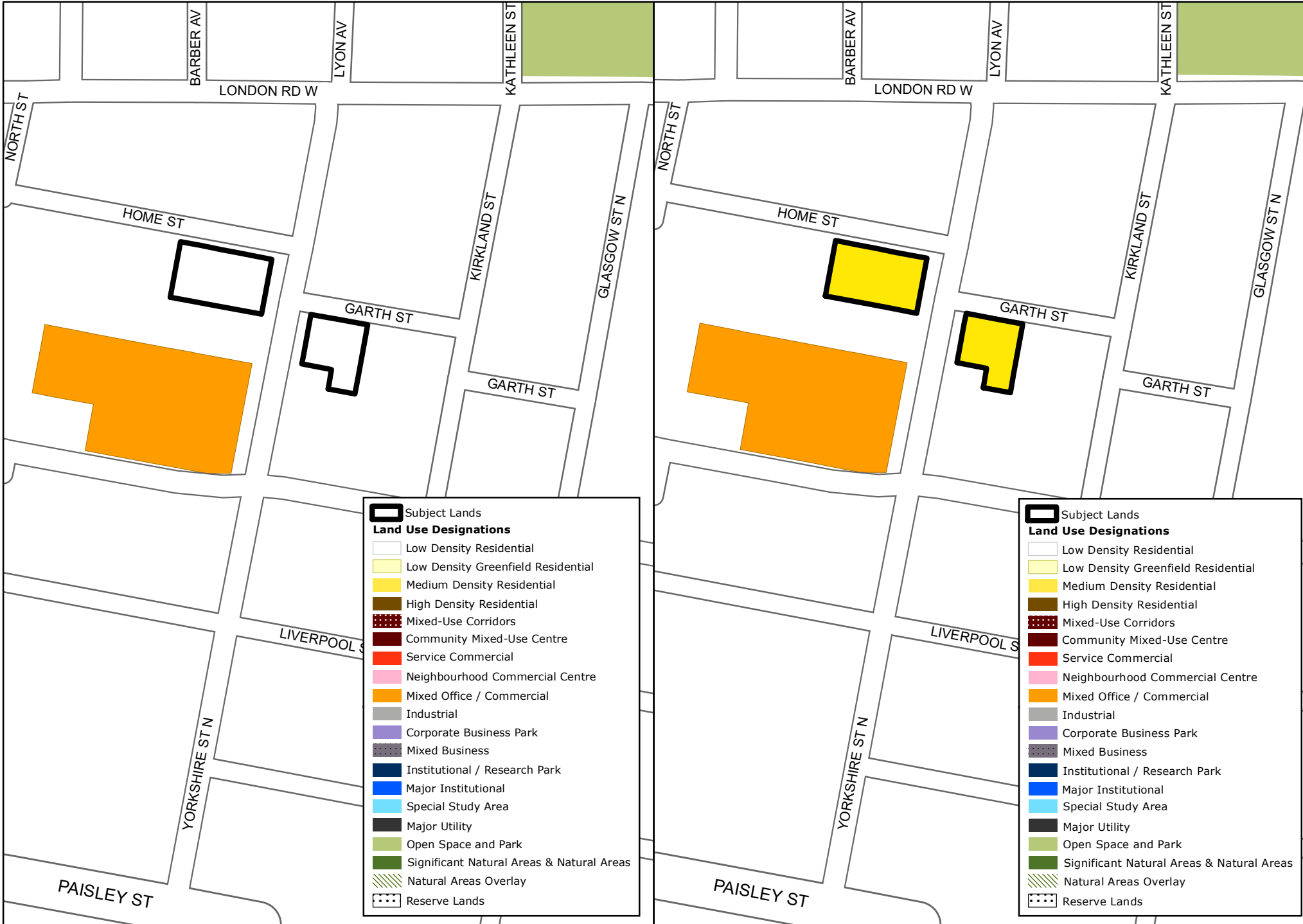
Proposed Land Use Designations



Home Street and Garth Street

Existing Land Use Designations

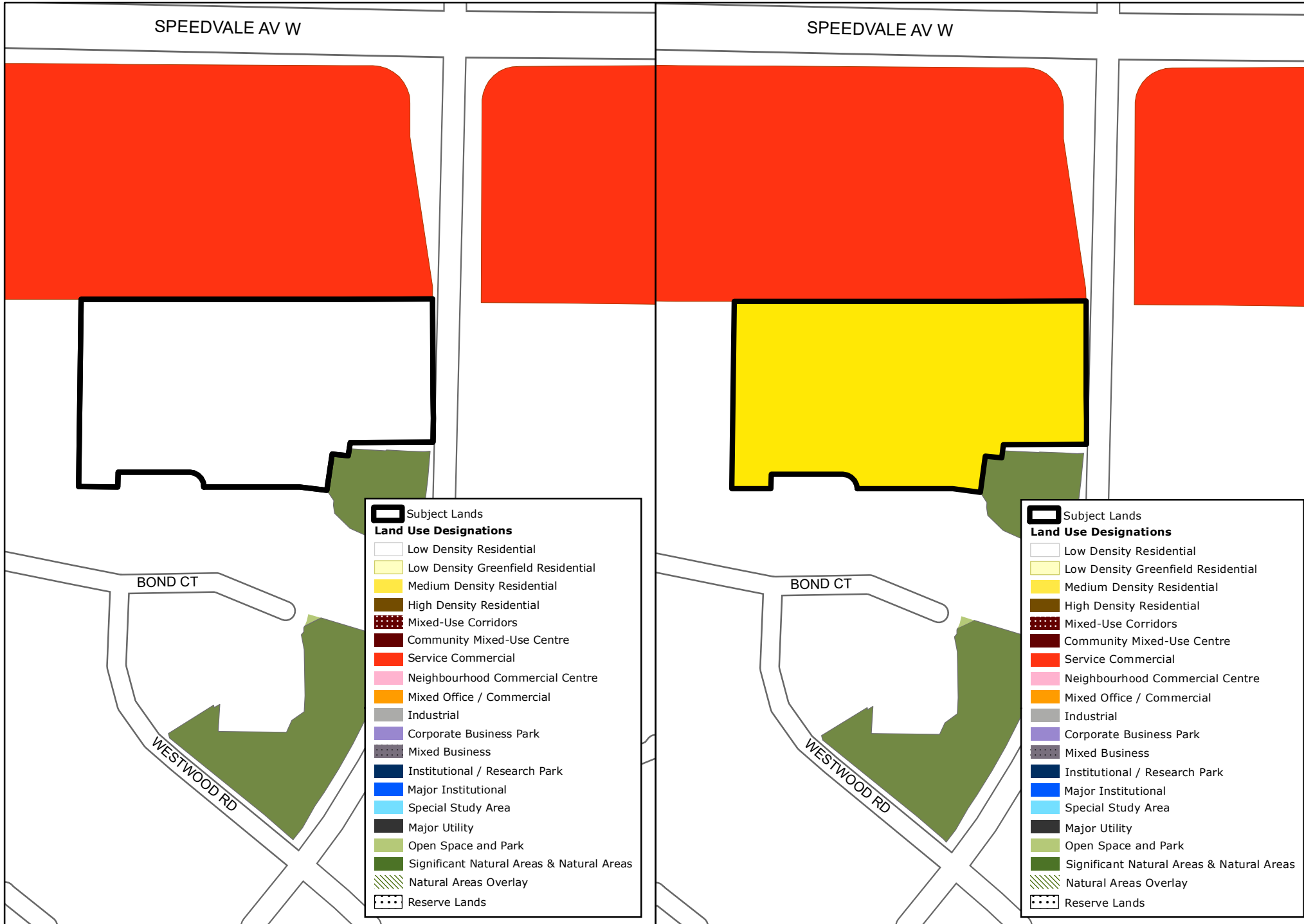
Proposed Land Use Designations



Imperial Road North and Speedvale Avenue West

Existing Land Use Designations

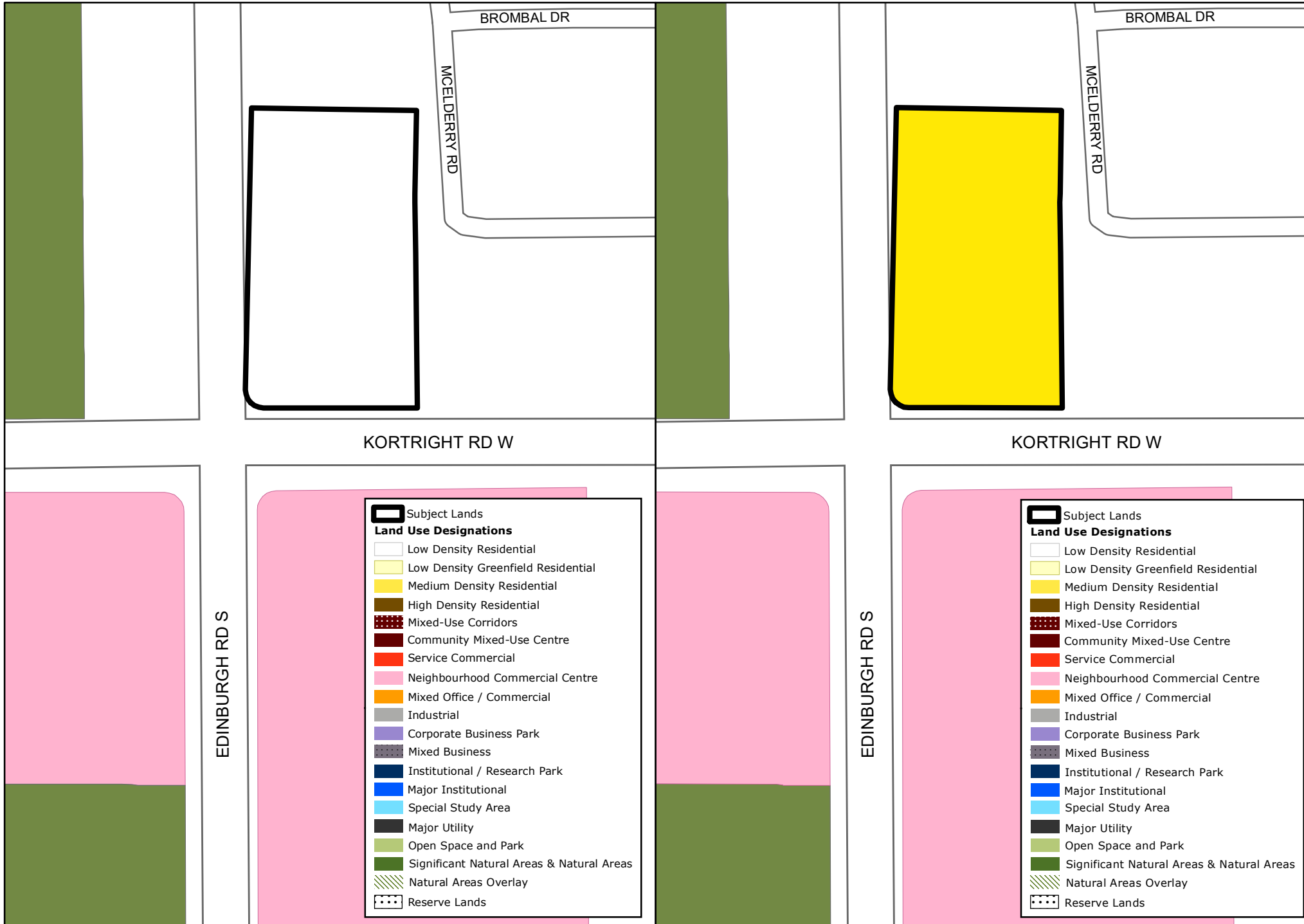
Proposed Land Use Designations



Kortright Road West and Edinburgh Road South

Existing Land Use Designations

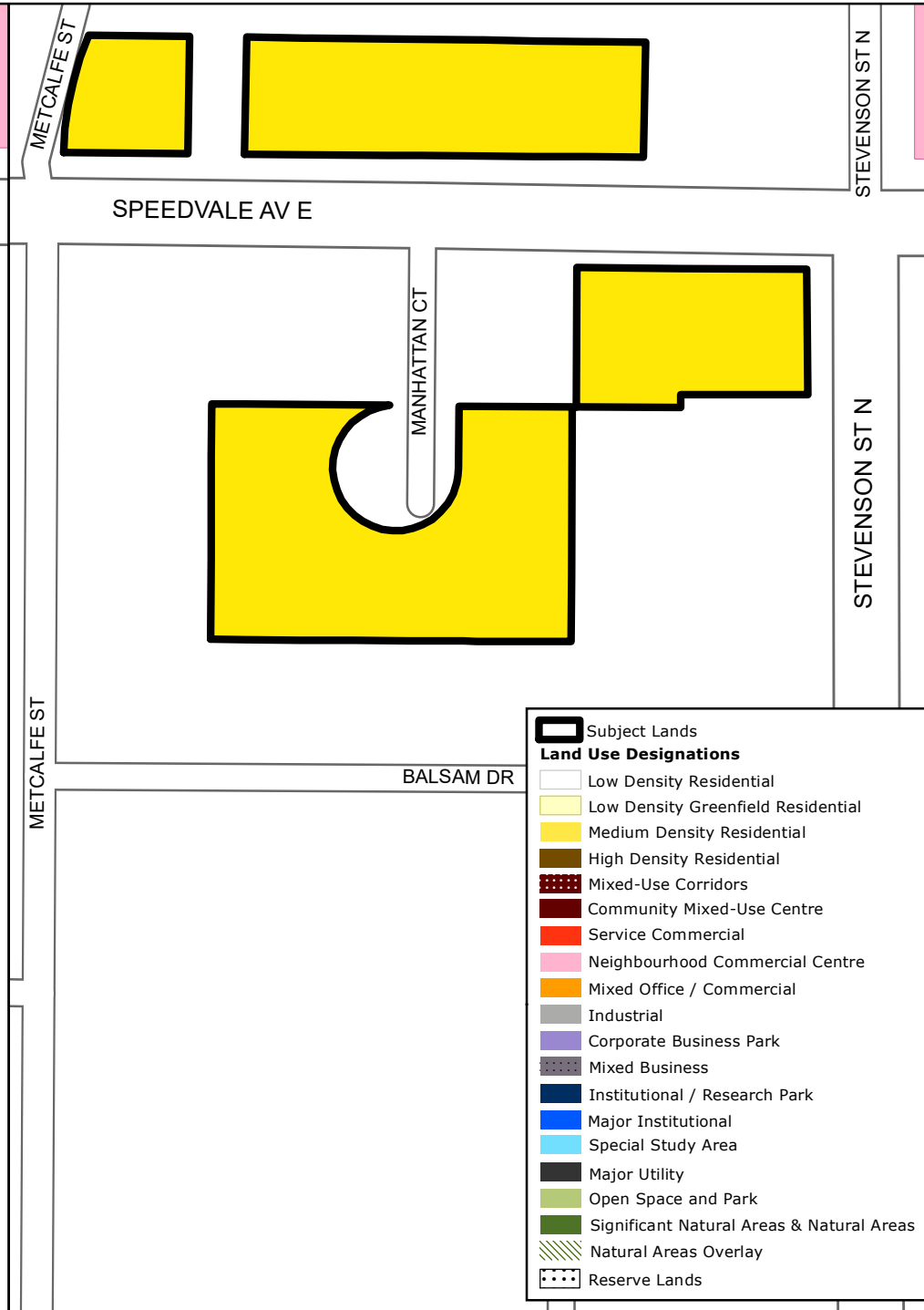
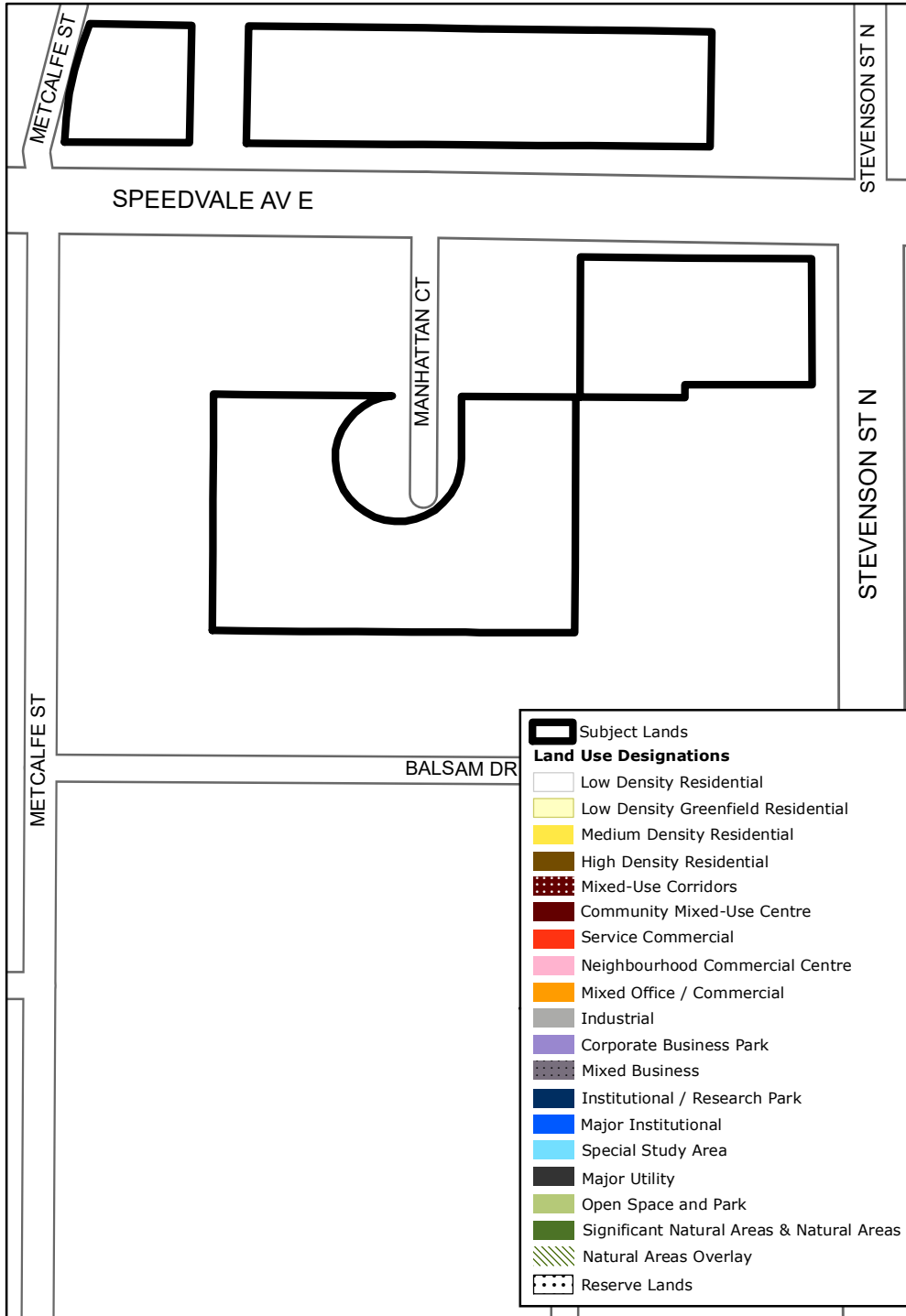
Proposed Land Use Designations



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

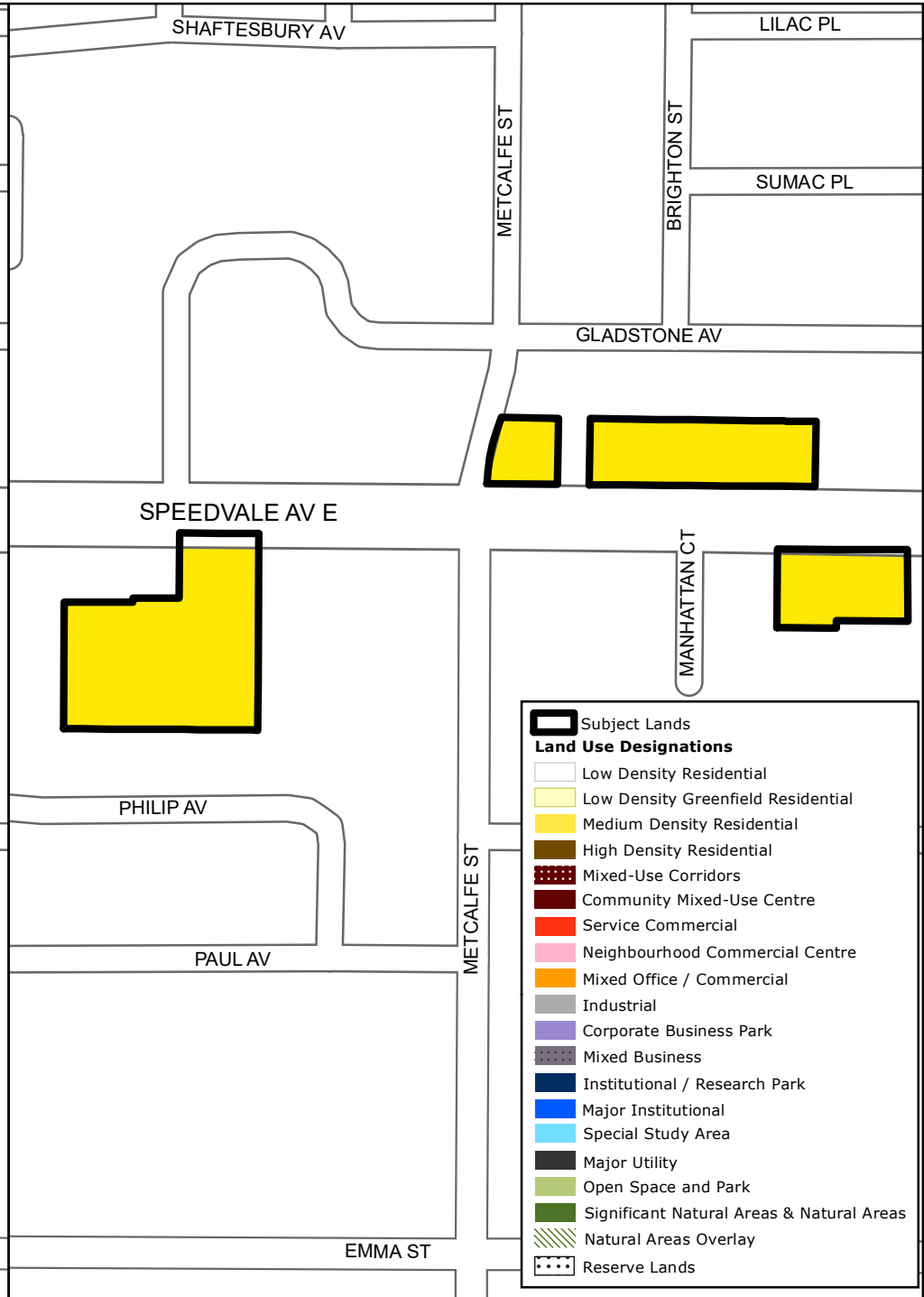
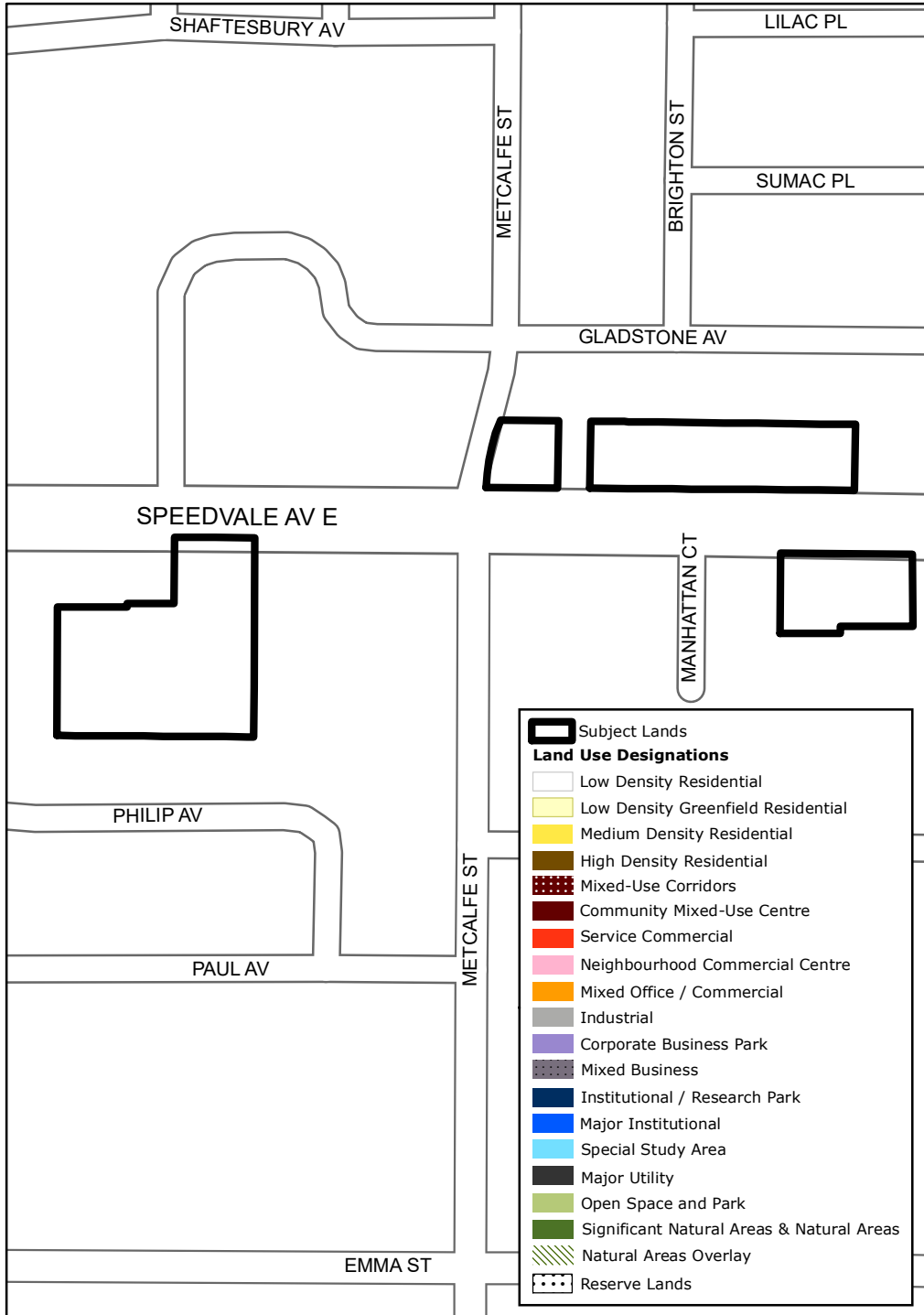
Land Use Designations

- Low Density Residential
- Low Density Greenfield Residential
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- High Density Residential
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- Significant Natural Areas & Natural Areas
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- Reserve Lands

Speedvale Avenue East and Metcalfe Street

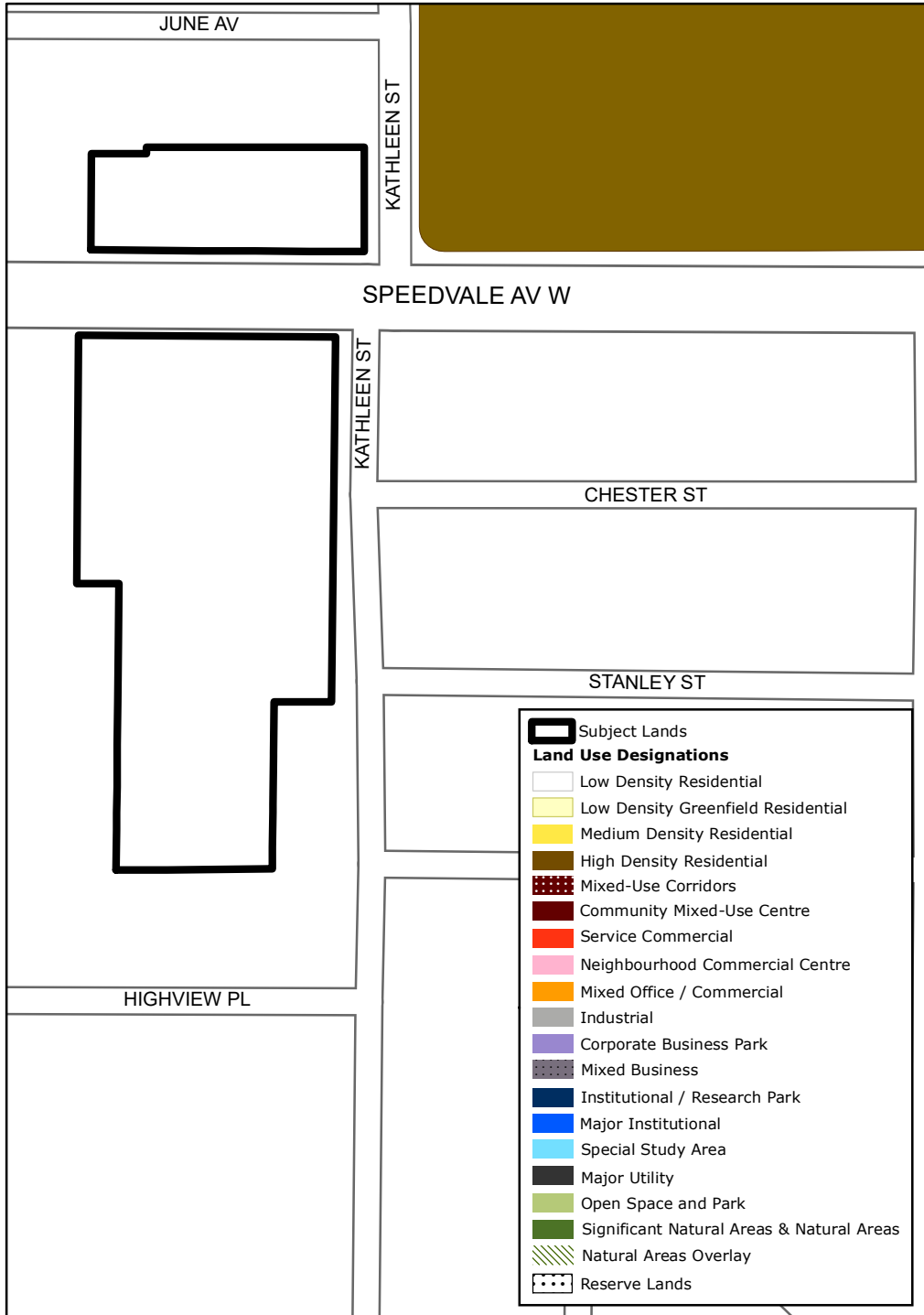
Existing Land Use Designations

Proposed Land Use Designations

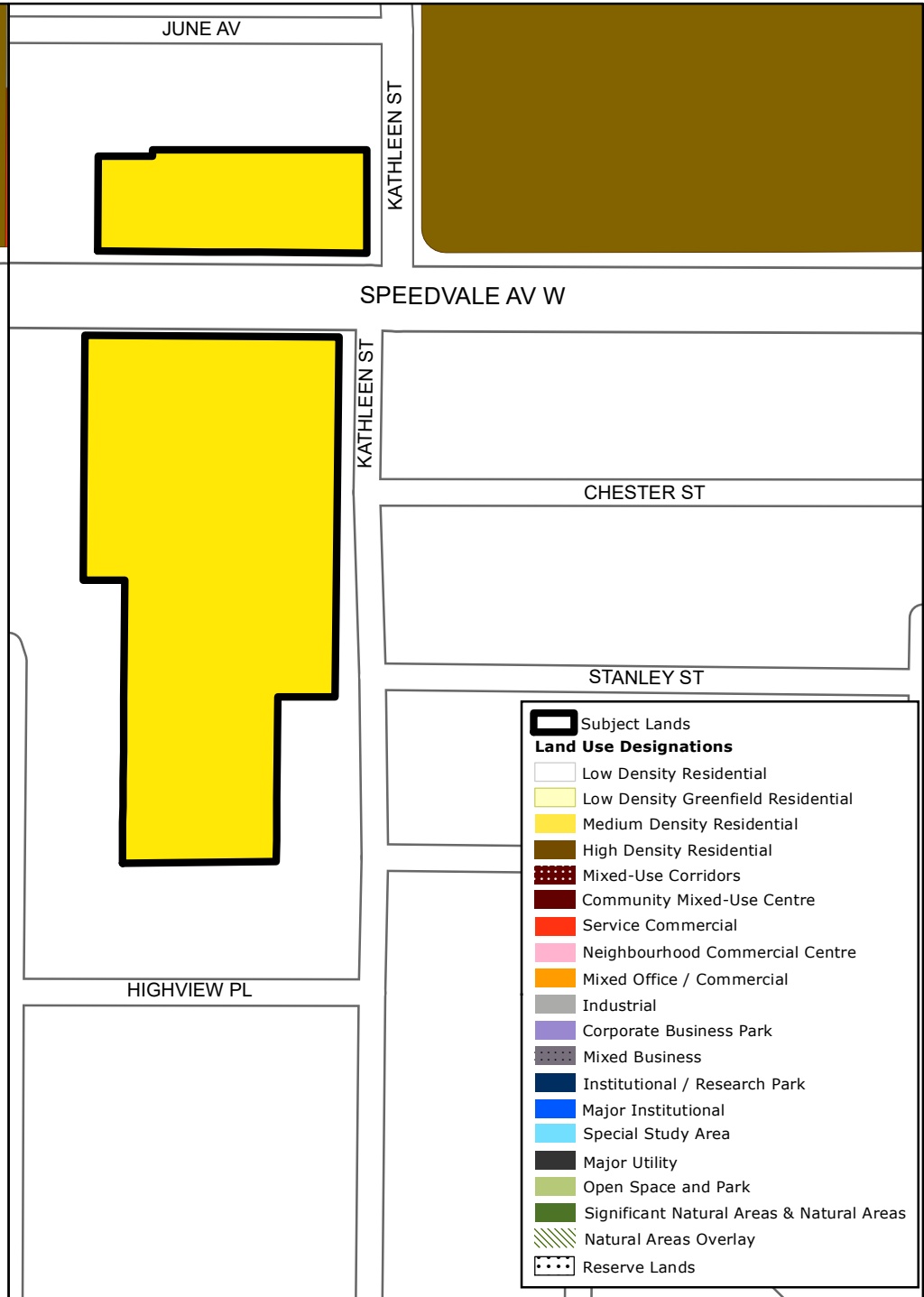


Speedvale Avenue West and Kathleen Street

Existing Land Use Designations



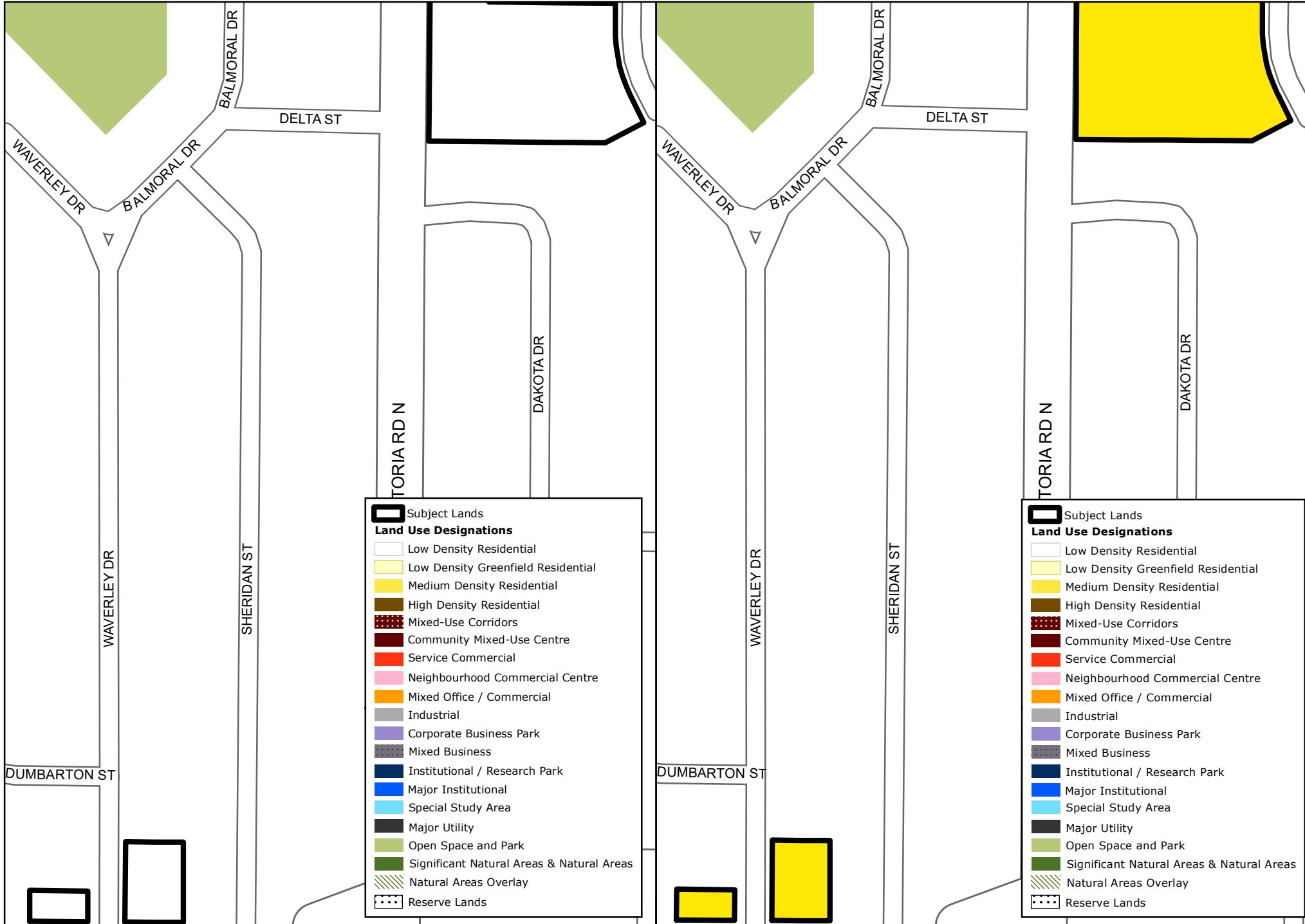
Proposed Land Use Designations



Victoria Road North and Speedvale Avenue East

Existing Land Use Designations

Proposed Land Use Designations



Water Street and Forest Hill Drive

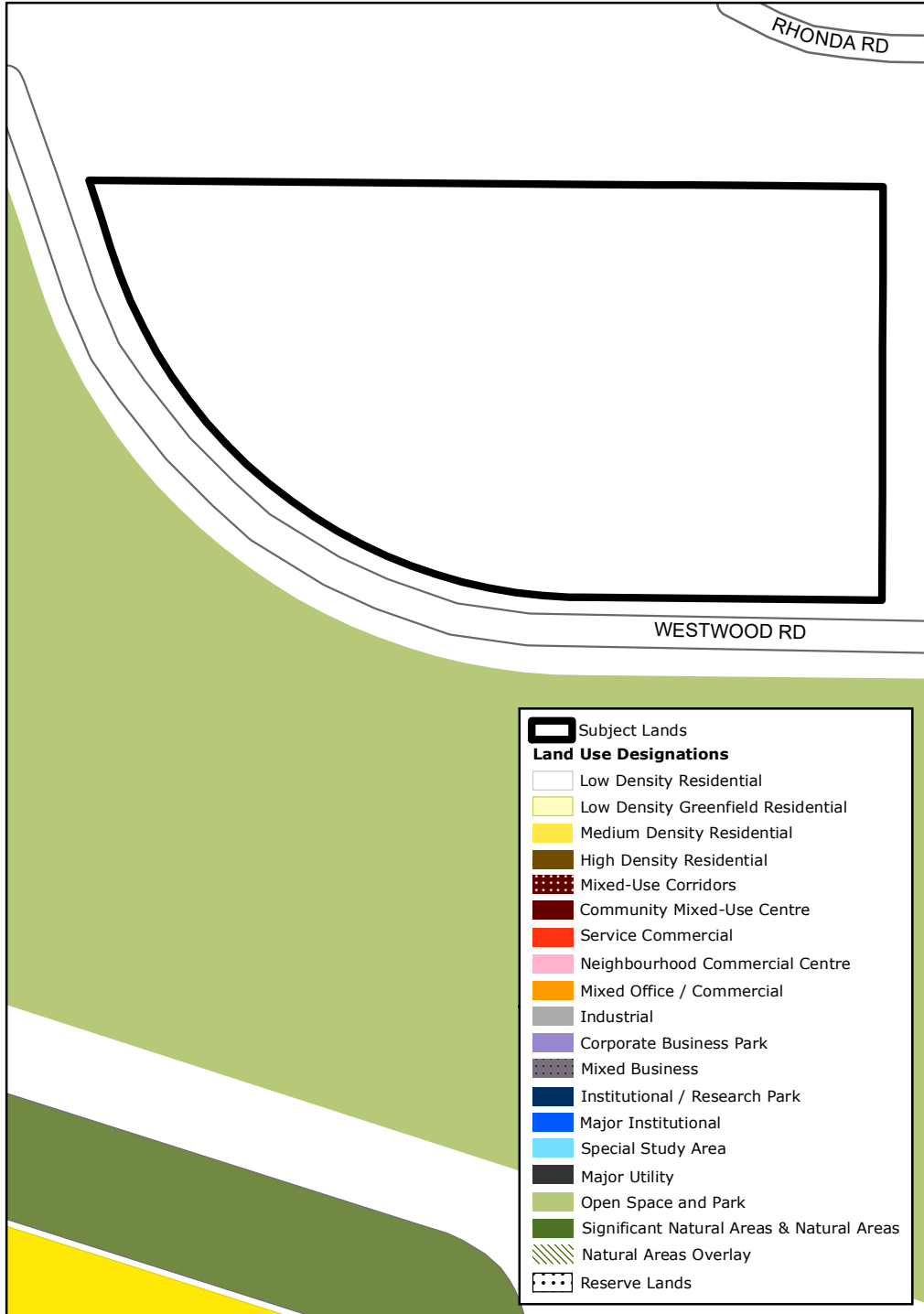
Existing Land Use Designations

Proposed Land Use Designations

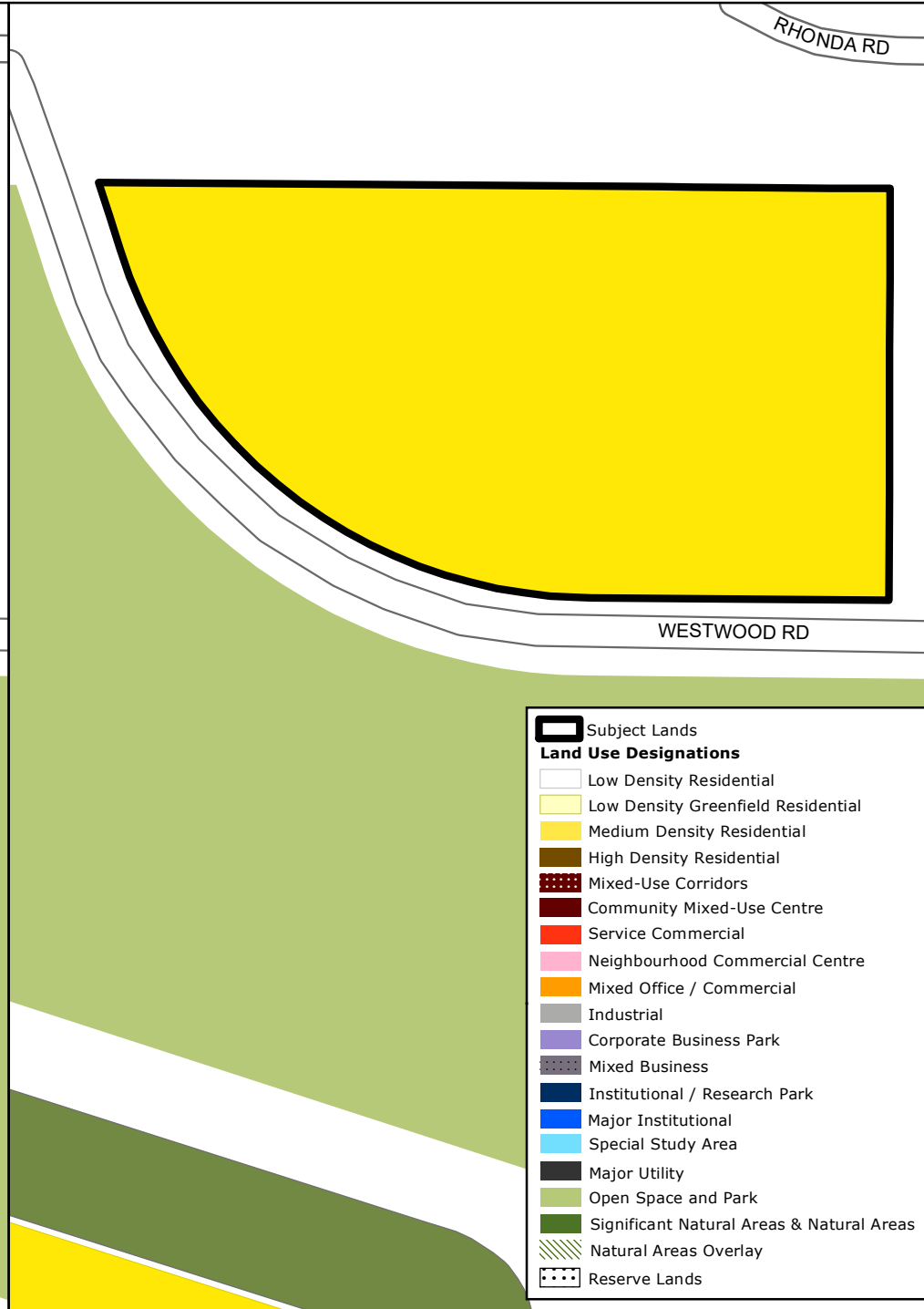


Westwood Road Corridor

Existing Land Use Designations



Proposed Land Use Designations



Emma Street

Existing Land Use Designations

Proposed Land Use Designations



Woolwich Street

Existing Land Use Designations

Proposed Land Use Designations

