

# Welcome!

## Community Planning Permit System Open House

Your participation is valuable to us. The ideas and comments you provide will help us shape the Community Planning Permit System for the Downtown and Stone Road / Edinburgh Road Areas.



### How to participate

1. Review the information
2. Participate in the mapping activity to provide feedback on the study areas
3. Fill out a comment form
4. Ask questions and provide comments to project team members

Scan here to visit the website and take the survey



# A Community Planning Permit System for Guelph

The City of Guelph is creating a Community Planning Permit System (CPPS) for two key areas:



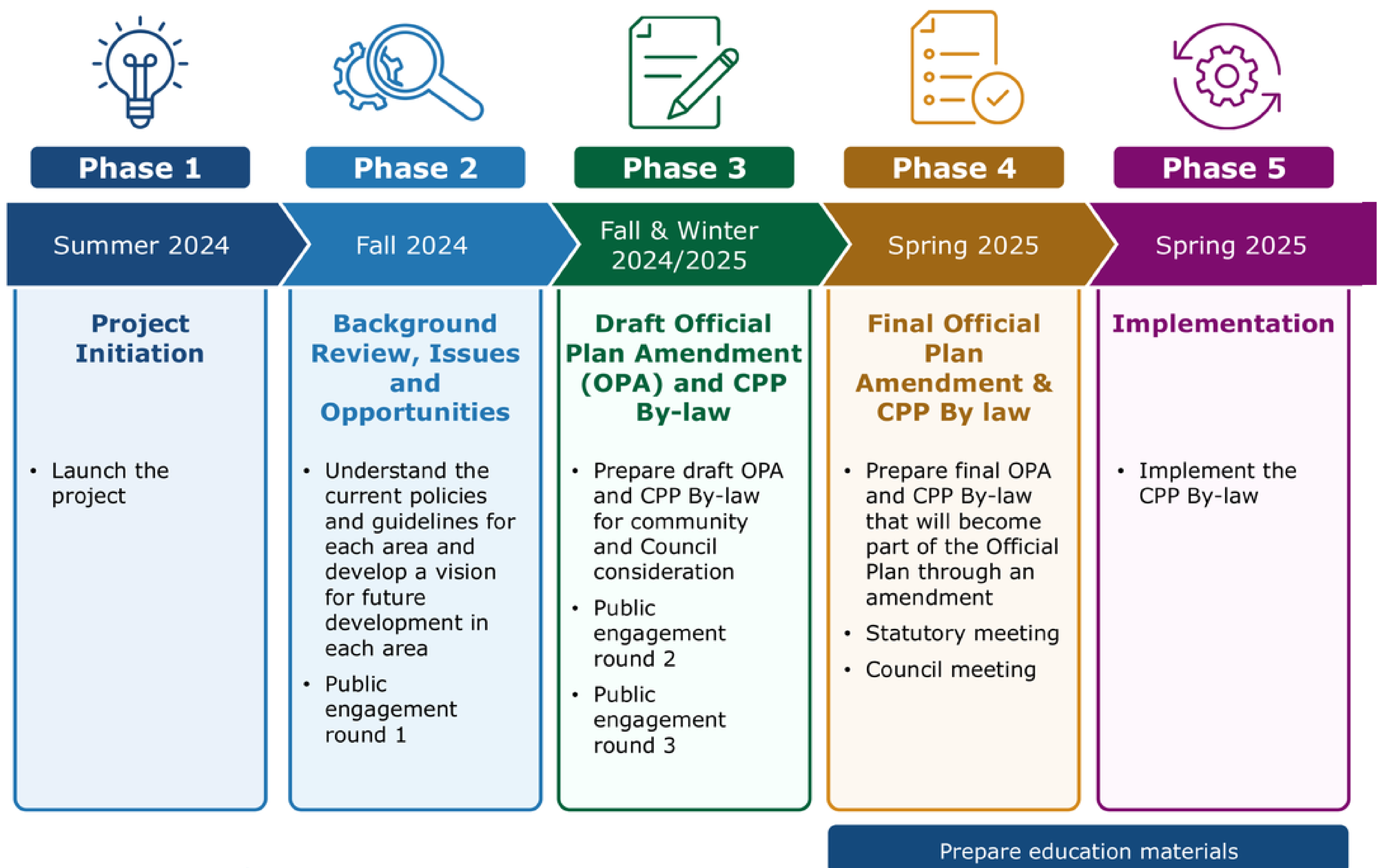
## Why are we implementing a CPPS in these two areas?

The City of Guelph Official Plan sets out the long-term planning framework for the entire city. The Official Plan designates the Downtown and Stone Road / Edinburgh Road as Strategic Growth Areas.

This means that these areas are planned to grow with more housing, infrastructure, and public amenities in the future. These areas are well-positioned to support long-term commercial and residential growth as they are already connected to trails, transit and roads.

## Project process

To create a CPPS we will take the following steps:



# Learn about the CPPS

## What is a Community Planning Permit System?

A CPPS combines Zoning By-law Amendments, Minor Variances, and Site Plan Applications into a single development application and approval process.

The CPPS is implemented through a Community Planning Permit By-law which replaces the Comprehensive Zoning By-law for the areas that the CPPS will apply to.

## Some key terms to know:

### Zoning By-Law Amendment

Zoning By-laws set rules for how land can be used and what can be built on it. If a proposed development doesn't fit these rules, a change to the Zoning By-law is needed, which is called a Zoning By-law Amendment.

### Minor Variance

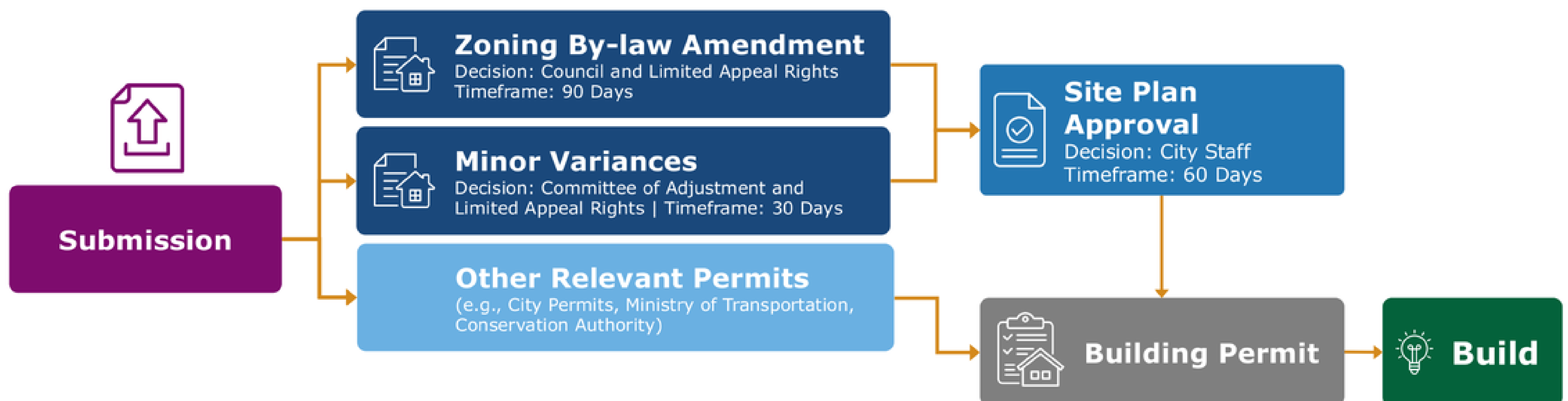
A Minor Variance allows a property owner to make a small change to the zoning rules. This lets them use or build on their land in a way that doesn't exactly follow the rules but still fits the overall plan.

### Site Plan

Site Plan is a tool used to manage the design and layout of new developments or redevelopments. It ensures that the building will fit well within the existing environment.

## How does the CPPS process compare to the current process?

### Current Approvals Process



### CPPS Process



# The benefits of a CPPS

A CPPS is one of the tools the City can use to shape development.

There are many benefits of the CPPS, which include:



Develop a **custom approval framework** that focuses on affordable housing and the key priorities of the community



Make the **development approval process faster** by combining three separate applications into one so housing can be approved and built more quickly



Provide **clear guidelines** on what can and can't be done so everyone knows the rules



Ensure that new developments fit well within the existing community by incorporating **design standards** into the CPP By-law



Create **certainty and transparency** for the community, landowners, and developers



Provide residents with an opportunity to **have a say** in how these areas develop upfront



Secure community needs, such as **affordable housing** and **parkland**, through tradeoffs like allowing a developer to build taller buildings in exchange for including affordable units



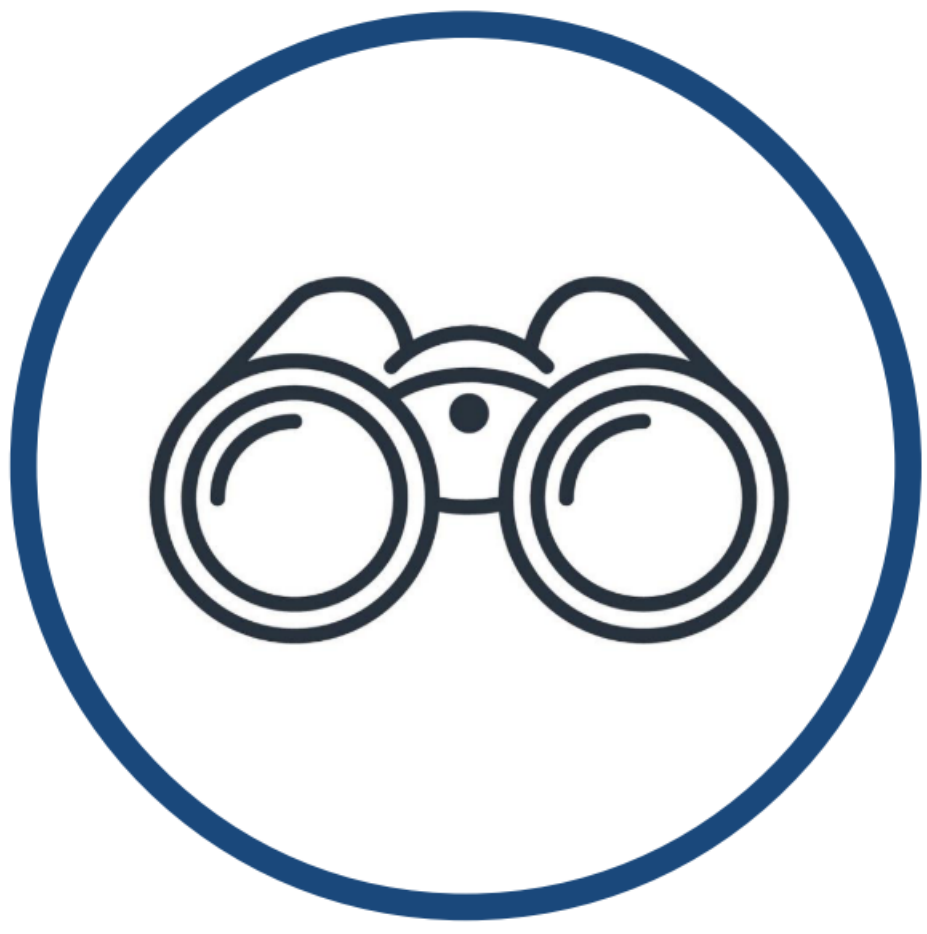
Plan for **growth** comprehensively by looking at the two areas as a whole



Community engagement for the CPPS takes place while the tool (CPP By-law) is being created. This means that your input during this project will help shape the development rules for each of the two areas.



# Vision for the Downtown area



The City of Guelph's Official Plan explains how we want to develop the Downtown area in the future. **Read the vision below and tell us what you think.**

The vision for the Downtown is to keep it as the heart of the community and make it even better. Here is what the vision includes:



Invest in new offices, jobs, parks, cultural places, stores, entertainment spots, and schools



Promote transit services to connect people locally and regionally



Build more homes, including affordable ones



Create opportunities for people to live and work in the same area



Is there anything you would add or change to the vision for the Downtown?



# Vision for the Stone Road / Edinburgh Road area



The City of Guelph's Official Plan explains how we want to develop the Stone Road / Edinburgh Road area in the future. **Read the vision below and tell us what you think.**

The vision for Stone Road / Edinburgh Road is to enhance the area into a lively, compact community. Here is what the vision includes:



Have different types of buildings like offices, stores, and different kinds of homes, including affordable ones



Build more homes, commercial and retail uses close to transit and trails



Create a busy and exciting main street area



Invest in parks, community centres, and recreation



Is there anything you would add or change to the vision for the Stone Road / Edinburgh Road area?

