THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2013)-19669

A by-law to amend the Official Plan for the City of Guelph as it affects property known municipally as 35 & 40 Silvercreek Parkway South (OP1201).

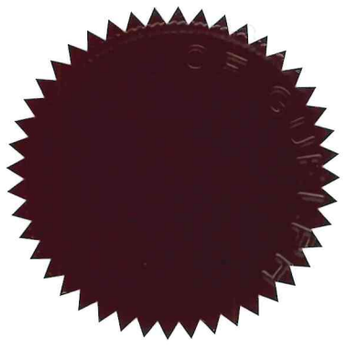
WHEREAS Section 17 of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to adopt Official Plans;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. Amendment Number 55 to the Official Plan for the City of Guelph, as amended, consisting of the attached text is hereby adopted.

2. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this SIXTEENTH day of December, 2013.



KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK

SCHEDULE 'A'

OFFICIAL PLAN AMENDMENT

Amend the Official Plan text by amending site specific sub-policy for property municipally known as 35 & 40 Silvercreek Parkway South by replacing Official Plan Policy 7.18.5.1. (Mixed Use Node), with the following clauses:

7.18.5.1 Mixed Use Node:
The Mixed Use Node is intended provide a wide range of retail, service entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels and live work studios. Medium and high density multiple residential development and apartments shall also be permitted in accordance with the policies of Section 7.2.

The policies contained in Sections 7.4.4 to 7.4.11 shall apply to the Mixed Use Node. The Silver Creek Junction Mixed Use Node is divided into 2 Sub Areas as follows:

Sub Area 1:
A maximum of 21,830 sq m (235,000 sq. ft.) of retail gross leasable floor space shall be permitted in Sub Area 1 only as shown on Schedule "A". This total floor area will be composed of either:

a) a maximum of one (1) "large-format retail store" comprised of one of a retail establishment, warehouse membership club or home improvement retail warehouse, with a maximum gross floor area of 13,470 sq. m (145,000 sq. ft.) together with retail stores with a maximum gross floor area per individual retail store of 5,574 sq. m (60,000 sq. ft.) in a minimum of at least two separate buildings, OR,

b) A combination of retail stores, with a maximum individual retail store gross floor area of 5,574 sq. m (60,000 sq. ft.), in a minimum of at least two (2) separate buildings.

Commercial development to this area shall incorporate a reduced retail parking standard, to be established through the site-specific implementing zoning provisions.

Sub Area 2:
The maximum of 3,900 sq. m (42,000 sq. ft.) of service commercial gross leasable floor area shall be permitted in Sub Area 2 only as shown on Schedule "A". Within this gross leasable floor area a maximum of 929 sq. m (10,000 sq. ft) shall be permitted as retail uses. This area shall be subject to a restricted range of service commercial uses together with limited retail, to be established in the implementing zoning by-law; the policy intention is to focus on true convenience-oriented service uses to serve the neighbourhood such as restaurants, financial institutions and personal services. The range of permitted uses will also allow a mixed use design with residential or office space permitted above ground floor commercial and live-work arrangements. A minimum building massing equivalent to two (2) storeys (7.6m) shall be achieved in the buildings adjacent to the central "village market square." Buildings shall be located close to the street line with primary entrances facing the street and grouped in manner to reinforce the limits and identity of the village market square focal point. Reduced building setbacks shall be encouraged from the public streets, to help define the streetscape and enhance the pedestrian environment. Commercial development in this area shall incorporate a reduced parking standard, to be established through the site-specific implementing zoning provisions.

Commercial development in this area shall incorporate a reduced parking standard, to be established through the site-specific implementing zoning provisions.

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2013)-19669

1. By-law Number (2013)-19669 has the following purpose and effect:

   To amend site specific policies in subsection 7.18.5.1 regarding the commercial portion of the mixed use node at 35 & 40 Silvercreek Parkway South to permit the development of an alternative site concept with additional building sizes and to transfer a small amount of permitted retail commercial space (929 square metres) from the lands designated as SubArea 1 to the lands designated as SubArea 2 on site.

   The proposed Official Plan amendment was considered by Guelph City Council at a Public Meeting held on December 2, 2013.

   Further information may be obtained by contacting or visiting Planning and Building Services, 837-5616, extension 2356, City Hall, Guelph, Ontario.

   Persons desiring to officially support or object to this Official Plan amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2013)-19669 applies:

KEY MAP

