THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016)-20033

A by-law to amend the Official Plan for the City of Guelph as it affects property known municipally as 132 Harts Lane West and legally described as Part of Lot 4, Concession 7 (formerly Township of Puslinch), City of Guelph (OP1401).

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

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

1. Amendment Number 63 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 ELEVENTH day of APRIL, 2016.

CAM GUTHRIE - MAYOR

JOYCE SWEENEY
– ACTING DEPUTY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2016)-20033

1. By-law Number (2016)-20033 has the following purpose and effect:

   The purpose of the Official Plan Amendment is to add a site specific density policy to the Official Plan that applies to a 1.02 hectare apartment site shown as Block 121 within Draft Plan of Subdivision 23T-14502 at the property known municipally as 132 Harts Lane West.

   The site specific policy would add the following exemption clause in Section 7.2.32.2 of the Official Plan to allow the net density of development to not exceed 152 units per hectare within the 1.02 hectare apartment block (Block Number 121) of residential draft plan of subdivision 23T-14502, affecting the lands municipally known as 132 Harts Lane West and legally described as Part of Lot 4, Concession 7 (formerly Township of Puslinch), City of Guelph, be approved:

   > *"In spite of the density provisions of policy 7.2.32 the net density of development on lands know municipally as 132 Harts Lane West shall not exceed 152 units per hectare."*

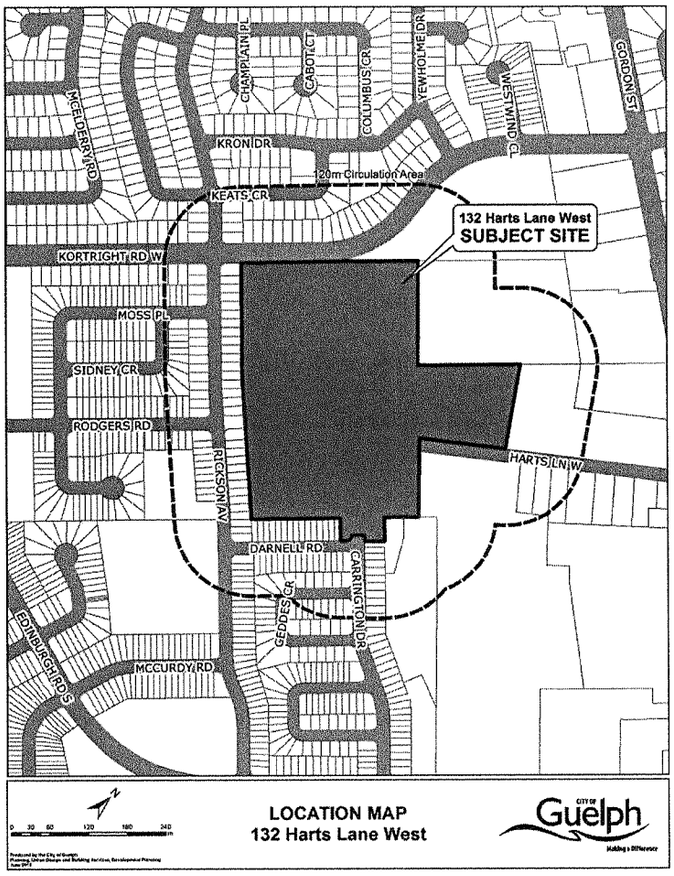
   The proposed Official Plan Amendment was considered by Guelph City Council at a Public Meeting held on December 8, 2014 and was approved by Guelph City Council on April 11, 2016 (File #OP1401).

   Further information may be obtained by contacting or visiting Planning, Urban Design and Building Services, 519-837-5616, extension 2360, 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".

2. Key map showing the location of the lands to which By-law (2016)-20033 applies:

KEY MAP



AMENDMENT NO. 63

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

AMENDMENT NO. 63
TO THE
OFFICIAL PLAN FOR THE CITY OF GUELPH

PART A - **THE PREAMBLE** The Preamble contains the rationale and certain background information in support of the amendment. The Preamble does not form part of this amendment.

PART B - **THE AMENDMENT** consists of the specific text changes introduced to the Official Plan for the City of Guelph through the Amendment.

PART C - **THE APPENDICES**, contains background data and public involvement associated with this amendment, do not constitute part of Amendment No. 63 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

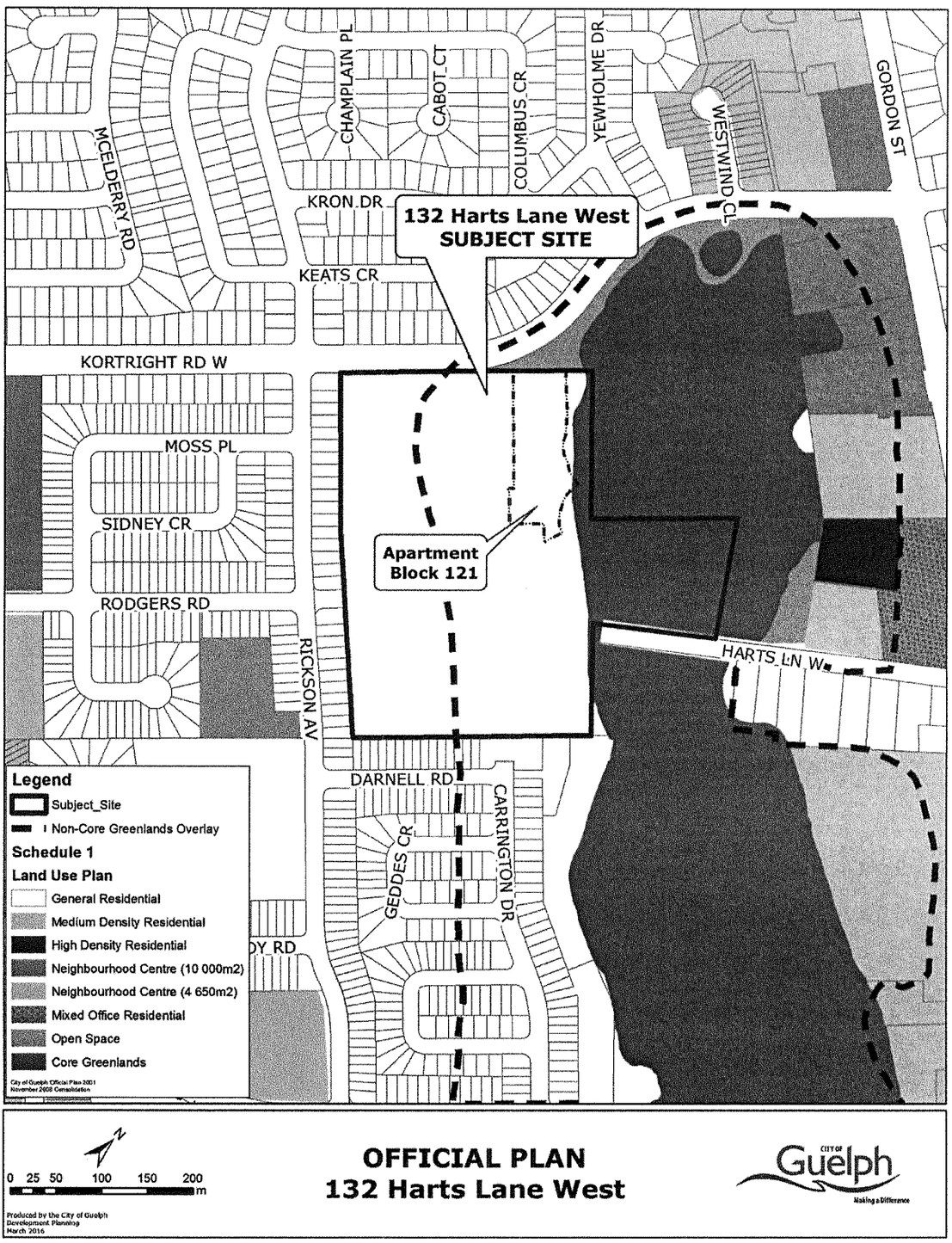
PURPOSE

The purpose of Official Plan No. 63 is to amend the Official Plan text by adding a site-specific density policy to a 1.02 hectare apartment site shown as Block 121 within Draft Plan of Subdivision 23T-14502 at the property municipally known as 132 Harts Lane West. Specifically, the amendment is to Section 7 of the Official Plan (Land Use) and will add the following policy:

7.2.32.2 *"In spite of the density provisions of policy 7.2.32 the net density of development within apartment Block 121 of Draft Plan of Subdivision 23T-14502 on lands known municipally as 132 Harts Lane West shall not exceed 152 units per hectare."*

LOCATION

The subject lands affected by this proposed amendment are on lands known municipally as 132 Harts Lane West located west of Gordon Street, south of Kortright Road, east of Rickson Avenue and north of Darnell Road. Specifically, the proposed amendment applies to a 1.02 hectare apartment site shown as Block 121 within Draft Plan of Subdivision 23T-14502 that is located at the northeasterly portion of the property (see detailed Location Map below).



BASIS

The Official Plan land use designation applicable to the 1.02 hectare apartment site within Draft Plan of Subdivision 23T-14502 that is subject to this Official Plan Amendment is "General Residential". The "General Residential" land use designation permits all forms of residential development, including multiple unit residential buildings subject to the satisfaction of specific development criteria to a maximum residential density of 100 units per hectare.

Official Plan Amendment 48 (under appeal), a comprehensive update to the City's Official Plan proposes to designate the subject site "Medium Density Residential". The "Medium Density Residential" designation permits residential development at a density between 35 to 100 units per hectare.

Section 7.2.32 of the Official Plan also indicates that the net density of development shall not exceed 100 units per hectare. The proposed density within the apartment block does exceed the maximum residential density of 100 units per hectare within the current "General Residential" designation. Therefore, the Official Plan Amendment has been requested to permit a maximum density of 152 units per hectare for the 1.02 hectare apartment block within Draft Plan 23T-14502. This Official Plan Amendment is considered appropriate, as it is limited to the apartment site that is in a suitable location to accommodate higher density residential development. The site is located in proximity to employment, commercial and institutional uses with good access to public transit. The proposed development will accommodate a greater number of persons living within walking distance to the Gordon Street intensification corridor that is planned to accommodate a range of services, including commercial, institutional, recreational, cultural and entertainment uses.

PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 63 to the Official Plan for the City of Guelph.

Details of the Amendment

The Official Plan for the City of Guelph is amended as follows:

The following site-specific policy is to be added as Section 7.2.32.2 of the Official Plan:

"In spite of the density provisions of policy 7.2.32 the net density of development within apartment Block 121 of Draft Plan of Subdivision 23T-14502 on lands known municipally as 132 Harts Lane West shall not exceed 152 units per hectare."

PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 63, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: April 11, 2016 Planning Staff Decision Report

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. 63

PUBLIC PARTICIPATION

May 5, 2014	Applications received by the City of Guelph
June 3, 2014	Applications deemed complete
June 16, 2014	Notice of Complete Application mailed to prescribed agencies and surrounding property owners within 120 metres
November 13, 2014	Notice of Public Meeting advertised in the Guelph Tribune
December 8, 2014	Statutory Public Meeting of Council
June 15, 2015	Notice of Revised Application circulated to prescribed agencies and surrounding property owners within 120 metres
March 29, 2016	Notice of Decision Meeting sent to parties that commented or requested notice
April 11, 2016	City Council Meeting to consider staff recommendation

APPENDIX 2

TO OFFICIAL PLAN AMENDMENT NO. 63

PLANNING STAFF DECISION REPORT 16-23 DATED APRIL 11, 2016

Available with the agenda for the Council meeting of April 11, 2016 and enclosed with By-law (2016) – 20033 file.