THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016) – 20010

A by-law to amend the Official Plan for the City of Guelph as it affects properties known municipally as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road, and legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph (OP1402).

WHEREAS the Official Plan of the City of Guelph was adopted November 1, 1994 and approved December 20, 1995 pursuant to s. 17 of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

AND WHEREAS Section 21 of the *Planning Act*, R.S.O. 1990, c. P13, as amended, provides that a municipality may, by by-law, amend an Official Plan;

AND WHEREAS after giving of the required notice, a Public Meeting was held on December 8, 2014 pursuant to s. 17(15)(d) of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

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

1. Amendment Number 62 to the Official Plan for the City of Guelph, as amended, consisting of the attached mapping (Schedule A) 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 EIGHTH day of FEBRUARY, 2016.

CAM GUTHRIE - MAYOR

TINA AGNELLO – DEPUTY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2016)–20010

1. By-law Number (2016)-20010 has the following purpose and effect:

The purpose of By-law (2016)-20010 is to authorize an amendment to the Official Plan to modify Schedule 1, "Land Use Plan".

The proposed Official Plan Amendment, to be known as Official Plan Amendment No. 62 (OPA 62) would redesignate the properties municipally known as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road, legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph from the current "General Residential" land use designation to the "Commercial Mixed Use" designation.

The "Commercial Mixed Use" land use designation is intended to recognize areas of the City where a variety of freestanding commercial uses or mixed commercial-residential uses are located. The "Commercial Mixed Use" designation permits the development of a mixed office commercial building of up to 1,770 m^2 in gross floor area.

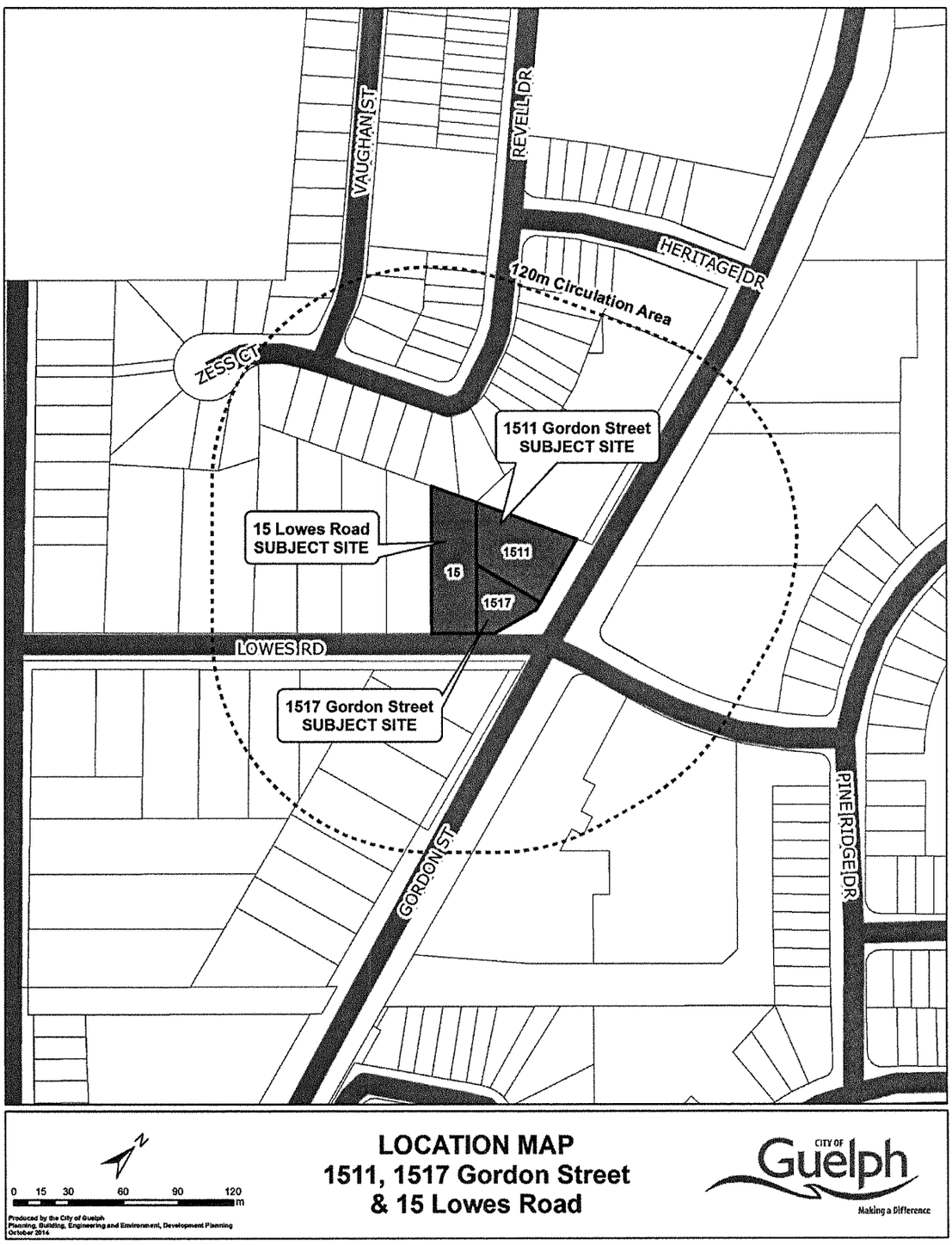
OPA 62, as proposed, was considered by Guelph City Council at a Public Meeting held on December 8, 2014 and was approved by Guelph City Council on February 8, 2016.

Further information may be obtained by contacting or visiting Planning, Urban Design and Building Services, 519-837-5616, extension 2790, 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 (2016)-20010 applies:

KEY MAP



AMENDMENT NO. 62

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

AMENDMENT NO. 62
TO THE
OFFICIAL PLAN FOR THE CITY OF GUELPH

PART A - **THE PREAMBLE** provides the rationale and certain background information in support of the amendment. The Preamble does not constitute part of Amendment No. 62 to the Official Plan for the City of Guelph.

PART B - **THE AMENDMENT** consists of the mapping changes to Schedule 1: Land Use Plan introduced to the Official Plan for the City of Guelph.

PART C - **THE APPENDICES** contains background data and public involvement associated with this amendment, but does not constitute part of Amendment No. 62 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan Amendment No. 62 is to modify Schedule 1: 'Land Use Plan', specifically to redesignate the land use of the properties municipally known as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road, legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph from the current "General Residential" designation to the "Commercial Mixed Use" designation.

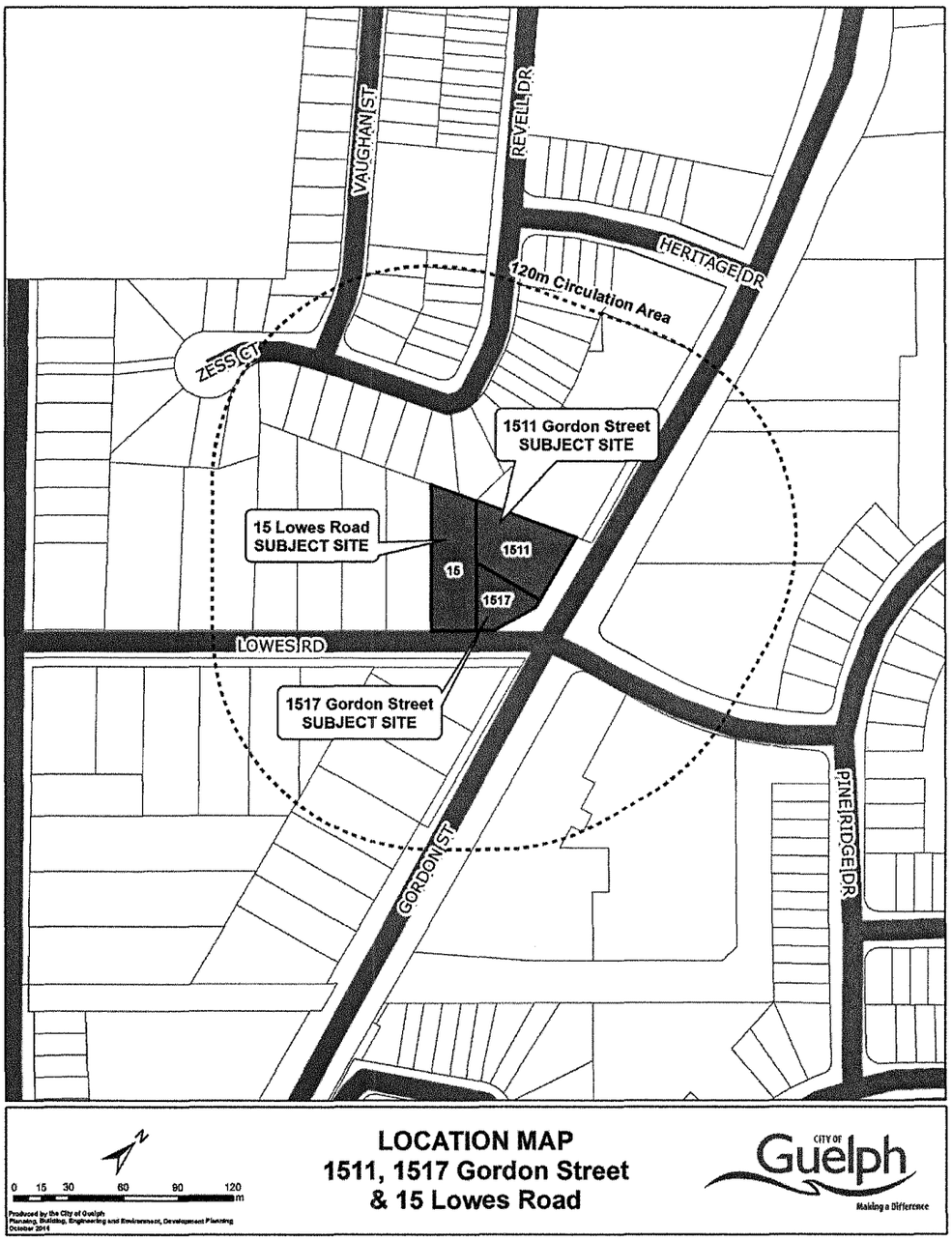
LOCATION

The subject lands affected by this proposed amendment are known municipally as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road. Collectively, the three (3) properties have an area of 0.429 hectares.

Surrounding land uses include single detached dwellings to the north and west, mixed office commercial to the north along Gordon Street, cluster

townhouse dwellings to the east across Gordon Street, and single detached dwellings to the south along Gordon Street and Lowes Road.

The subject lands are located at the northwest corner of the intersection of Gordon Street and Lowes Road (see Location Map below).



BASIS

The Official Plan Amendment application was submitted to the City of Guelph in conjunction with an application to amend the Zoning By-law (File No. ZC1408) on May 30, 2014. The Official Plan Amendment and Zoning By-law

Amendment applications were deemed to be 'complete' on August 11, 2014. The applications were presented to Council at a Public Meeting held on December 8, 2014.

The following studies were submitted by the property owner in support of the Official Plan Amendment and Zoning By-law Amendment:

- Planning Justification Report, Prepared by Astrid J. Clos Planning Consultants, May 2014
- Preliminary Concept (Site) Plan, Prepared by Astrid J. Clos Planning Consultants and BJC Architects Inc., May 2014
    - *UPDATED* Concept (Site) Plan, Prepared by BJC Architects Inc., October 2015
- Preliminary Gordon Street Elevations, Prepared by BJC Architects Inc., May 2014
- Tree Inventory and Management Report and Plan, Prepared by The Landplan Collaborative Ltd., May 2014
    - *REVISED* Tree Inventory and Management Report and Plan, Prepared by The Landplan Collaborative Ltd., October 2015
- Preliminary Site Servicing and Stormwater Management Letter, Prepared by GM BluePlan Engineering, May 2014
- Preliminary Site Grading and Servicing Plan, Prepared by Gamsby and Mannerow Engineers, May 2014
- Traffic Impact Study, Prepared by Paradigm Transportation Solutions Limited, August 2014

The Official Plan Amendment will redesignate the subject lands from the current "General Residential" land use designation to the "Commercial Mixed Use" land use designation. Schedule 1: 'Land Use Plan' of the Official Plan will be amended to reflect Official Plan Amendment No. 62.

This Official Plan Amendment will permit the development of a 1,770 square metre mixed-office commercial building on the subject lands. Residential units will also be permitted within the proposed building.

The "Commercial Mixed Use" designation is intended to recognize areas of the City where a variety of freestanding, small-scale commercial uses or mixed commercial-residential uses have been concentrated and also to promote the continued use and intensification of these well-defined areas. The "Commercial Mixed Use" designation permits and includes small-scale convenience commercial users that provide goods and services to residents

in the surrounding neighbourhood. Residential uses are also permitted in the "Commercial Mixed Use" designation provided the net residential density does not exceed 100 units per hectare.

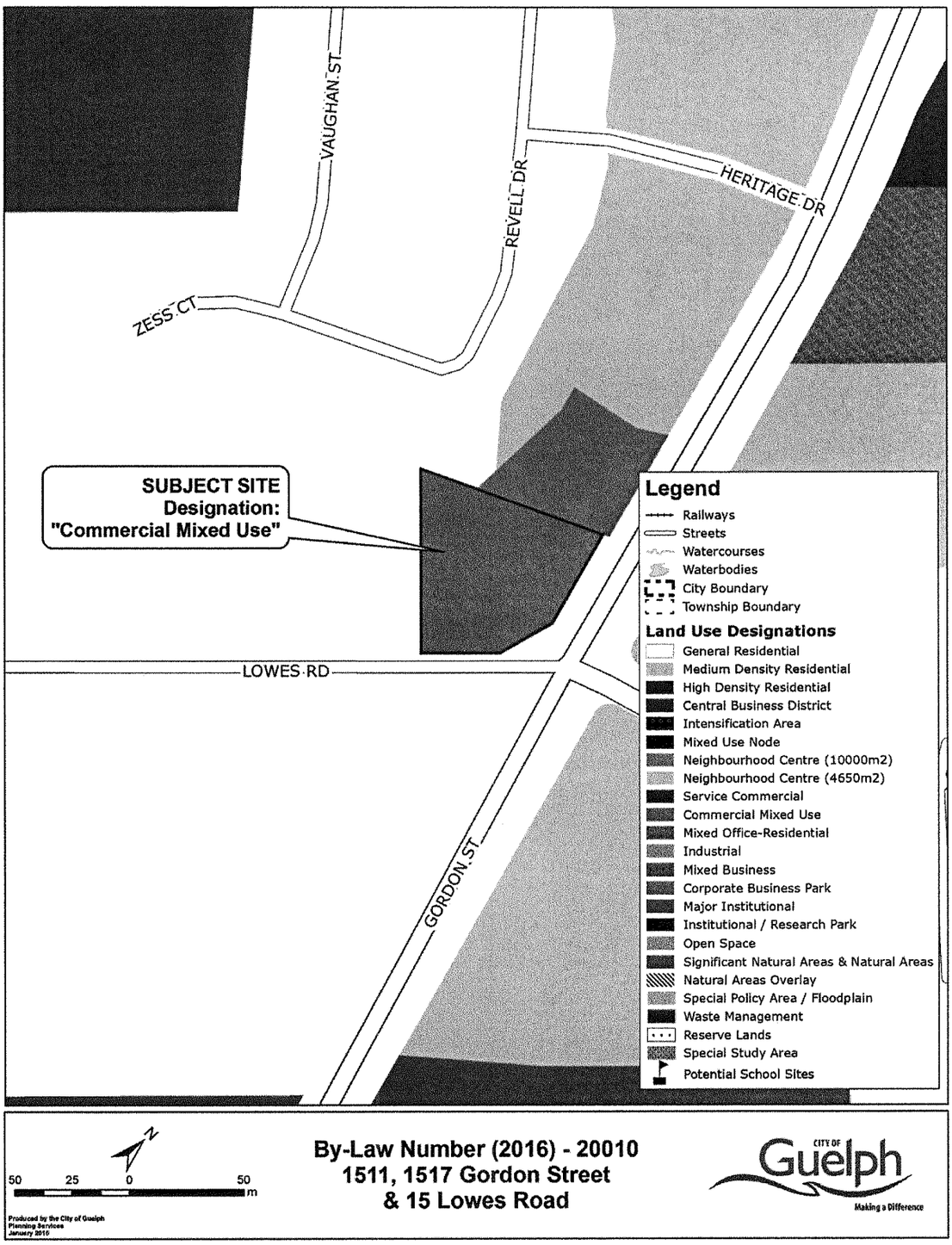
PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 62 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:

By Amending Schedule 1: 'Land Use Plan' by changing the land use designation on the properties municipally known as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road and legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph from the current "General Residential" designation to the "Commercial Mixed Use" designation.


VAUGHAN ST
REVELL DR
HERITAGE DR
ZESS CT
SUBJECT SITE
Designation:
"Commercial Mixed Use"
LOWES RD
GORDON ST
Legend
Railways
Streets
Watercourses
Waterbodies
City Boundary
Township Boundary
Land Use Designations
General Residential
Medium Density Residential
High Density Residential
Central Business District
Intensification Area
Mixed Use Node
Neighbourhood Centre (10000m2)
Neighbourhood Centre (4650m2)
Service Commercial
Commercial Mixed Use
Mixed Office-Residential
Industrial
Mixed Business
Corporate Business Park
Major Institutional
Institutional / Research Park
Open Space
Significant Natural Areas & Natural Areas
Natural Areas Overlay
Special Policy Area / Floodplain
Waste Management
Reserve Lands
Special Study Area
Potential School Sites
50 25 0 50
m
Produced by the City of Guelph
Planning Services
January 2010
By-Law Number (2016) - 20010
1511, 1517 Gordon Street
& 15 Lowes Road
CITY OF Guelph
Making a Difference

PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 62, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: February 8, 2016 Planning Staff Decision Report No. 16-04

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. 62

PUBLIC PARTICIPATION

May 30, 2014	Applications received by the City of Guelph
June 26, 2014	Applications Deemed Incomplete
August 11, 2014	Applications Deemed Complete
August 15, 2014	Notice of Complete Applications mailed to prescribed Agencies and surrounding property owners within 120 metres
November 17, 2014	Notice of Public Meeting mailed to prescribed Agencies and surrounding property owners within 120 metres
November 13, 2014	Public Meeting Notice advertised in the *Guelph Tribune*
December 8, 2014	Statutory Public Meeting of City Council
January 15, 2016	Notice of Decision Meeting sent to parties that commented on applications or requested notice
February 8, 2016	City Council Meeting to consider staff recommendation

APPENDIX 2

TO OFFICIAL PLAN AMENDMENT NO. 62

PLANNING STAFF DECISION REPORT 16-04 DATED FEBRUARY 8, 2016

[Attached hereto]