THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016) – 20078

A by-law to amend the Official Plan for the City of Guelph as it affects property municipally known as 1229 Victoria Road South and legally described as Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph (File: OP1501).

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 64 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 NINETEENTH day of JULY, 2016.

CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN - CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2016)-20078

1. By-law Number (2016)-20078 has the following purpose and effect:

The purpose of By-law (2016)-20078 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. 64 (OPA 64) would redesignate a portion of the property municipally known as 1229 Victoria Road South, legally described as Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph from the current "General Residential" land use designation to the "Neighbourhood Commercial Centre (4650 m^2)" land use designation.

The "Neighbourhood Commercial Centre (4650 m^2)" land use designation is to apply to lands that are intended to serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts. New Neighbourhood Commercial Centres are to be no larger than 4,650 square metres (50,000 square feet) and are to have a minimum separation distance of 0.5 kilometres from other designated Neighbourhood Commercial Centre nodes.

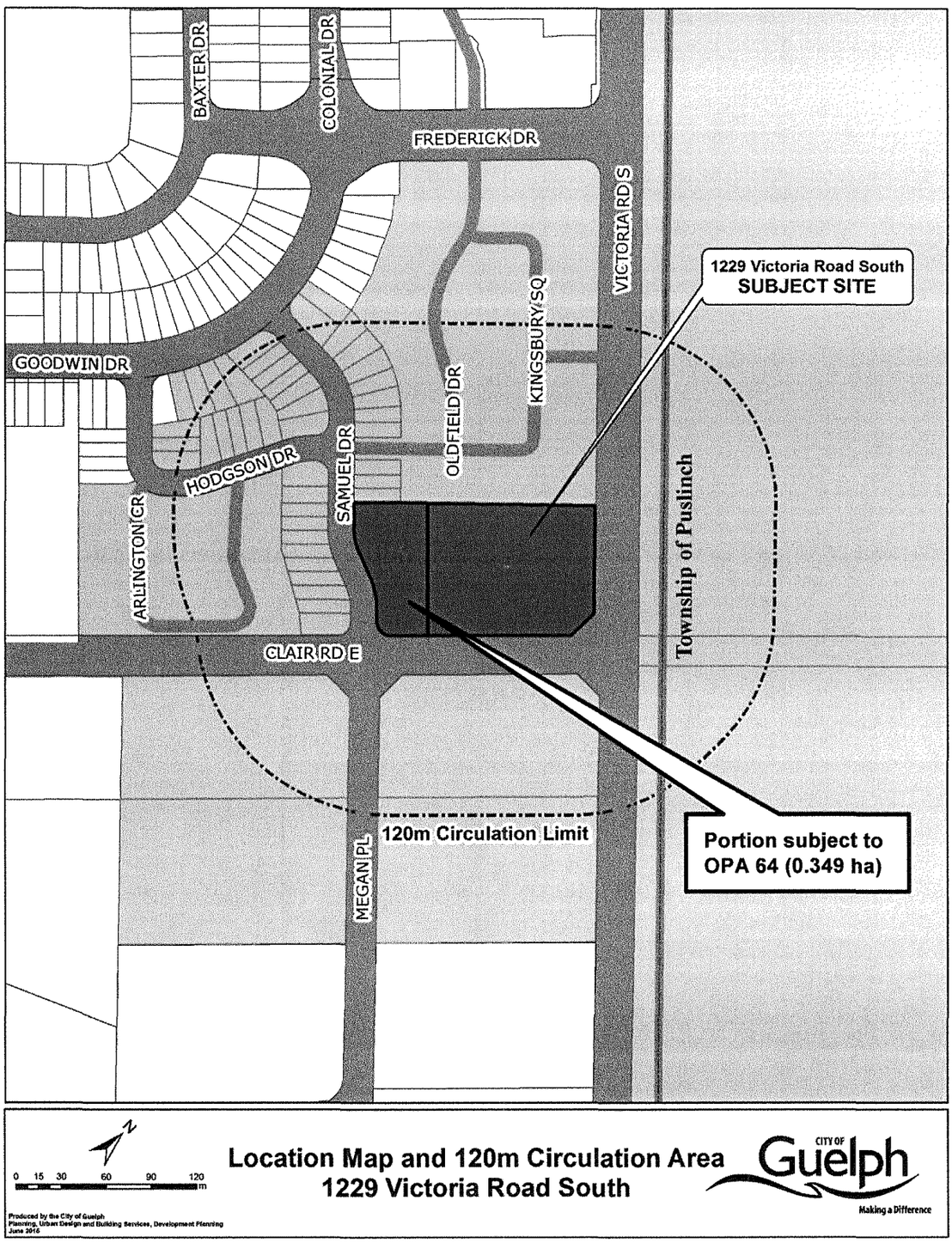
OPA 64, as proposed, was considered by Guelph City Council at a Public Meeting held on October 13, 2015 and was approved by Guelph City Council on July 19, 2016.

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)-20078 applies:

KEY MAP



AMENDMENT NO. 64

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

AMENDMENT NO. 64
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. 64 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. 64 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan Amendment No. 64 is to modify Schedule 1: 'Land Use Plan', specifically to redesignate the land use of the property municipally known as 1229 Victoria Road South, legally described as Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph from the current "General Residential" land use designation to the "Neighbourhood Commercial Centre (4650 m^2)" land use designation.

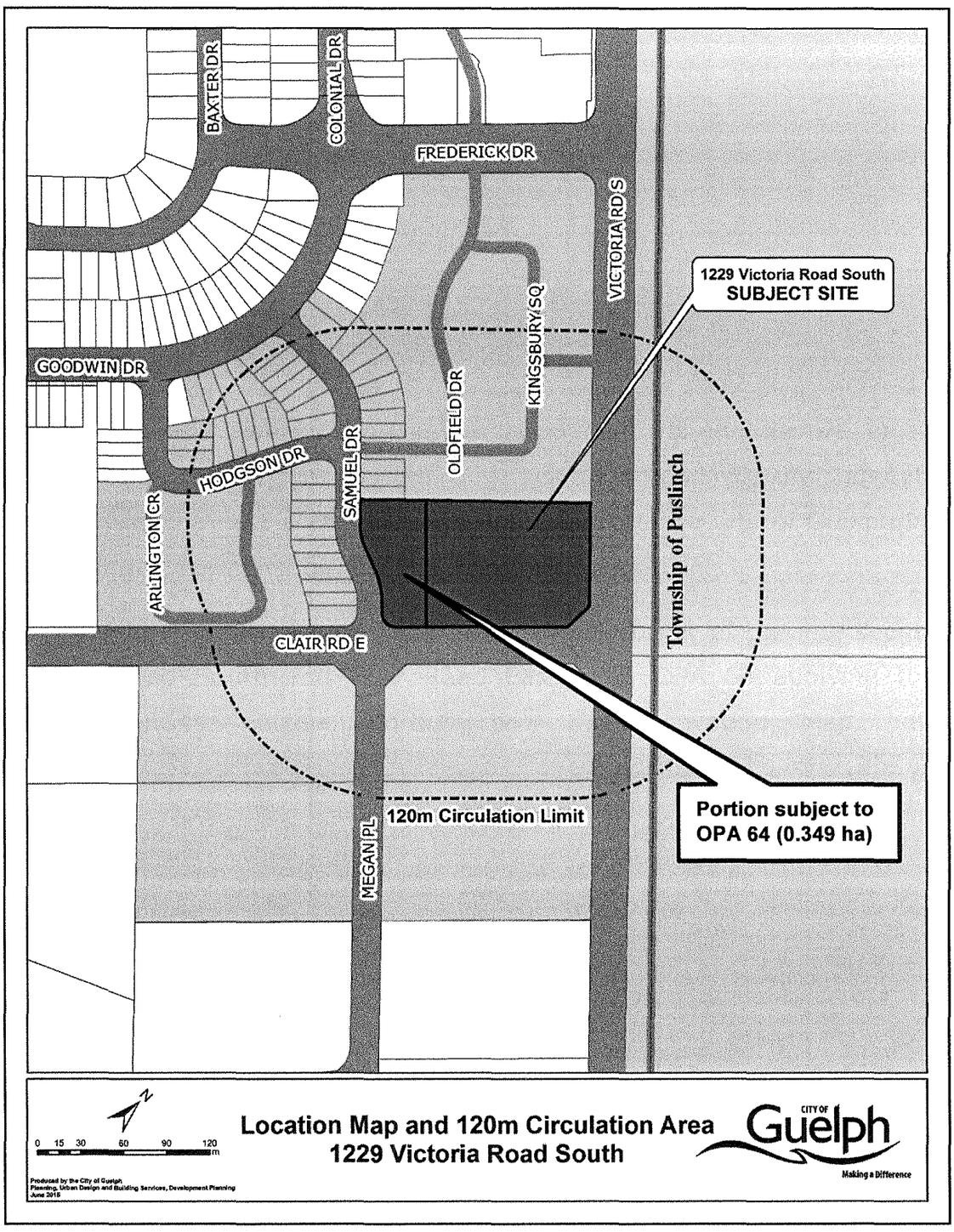
LOCATION

The portion of the subject lands affected by this proposed amendment are known municipally as 1229 Victoria Road South and has an area of 0.349 hectares.

Surrounding land uses include Existing apartment buildings, cluster townhouses and single detached dwellings to the north in the Westminster Woods neighbourhood. Additional single detached dwellings are found to the west and are also within the same Westminster Woods neighbourhood.

Single detached dwellings on estate residential zoned lots are to south across Clair Road in the Rolling Hills neighbourhood. Finally, agricultural lands are to the east across Victoria Road, outside the City of Guelph in the neighbouring Township of Puslinch.

The subject lands are located at the northwest corner of the intersection of Victoria Road South and Clair Road East, with OPA 64 applying to the western 0.349 hectare portion only (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. ZC1507) on May 7, 2015. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on June 5, 2015. The applications were presented to Council at a Public Meeting held on October 13, 2015.

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 GSP Group Inc., April 2015
- Urban Design Brief, Prepared by BJC Architects, March 2015; *Revised March 2016;*
- Conceptual Site Plan (Commercial – 'Option 2'), Prepared by BJC Architects, April 2015; *Revised February 2016;*
- Functional Servicing Report, Prepared by Stantec, March 2015; and
- Traffic Impact Study, Prepared by Stantec, March 2015.

The Official Plan Amendment will redesignate a 0.349 hectare portion of the subject lands from the current "General Residential" land use designation to the to the "Neighbourhood Commercial Centre (4650 m^2)" land use designation. Schedule 1: 'Land Use Plan' of the Official Plan will be amended to reflect Official Plan Amendment No. 64.

This Official Plan Amendment will permit the development of neighbourhood commercial mall on 0.349 hectare portion of the subject lands.

The "Neighbourhood Commercial Centre (4650 m^2)" land use designation in the current 2001 Official Plan (September 2014 Consolidation) is to apply to lands that are intended to serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts. New Neighbourhood Commercial Centres are to be no larger than 4,650 square metres (50,000 square feet) and are to have a minimum separation distance of 0.5 kilometres from other designated Neighbourhood Commercial Centre nodes.

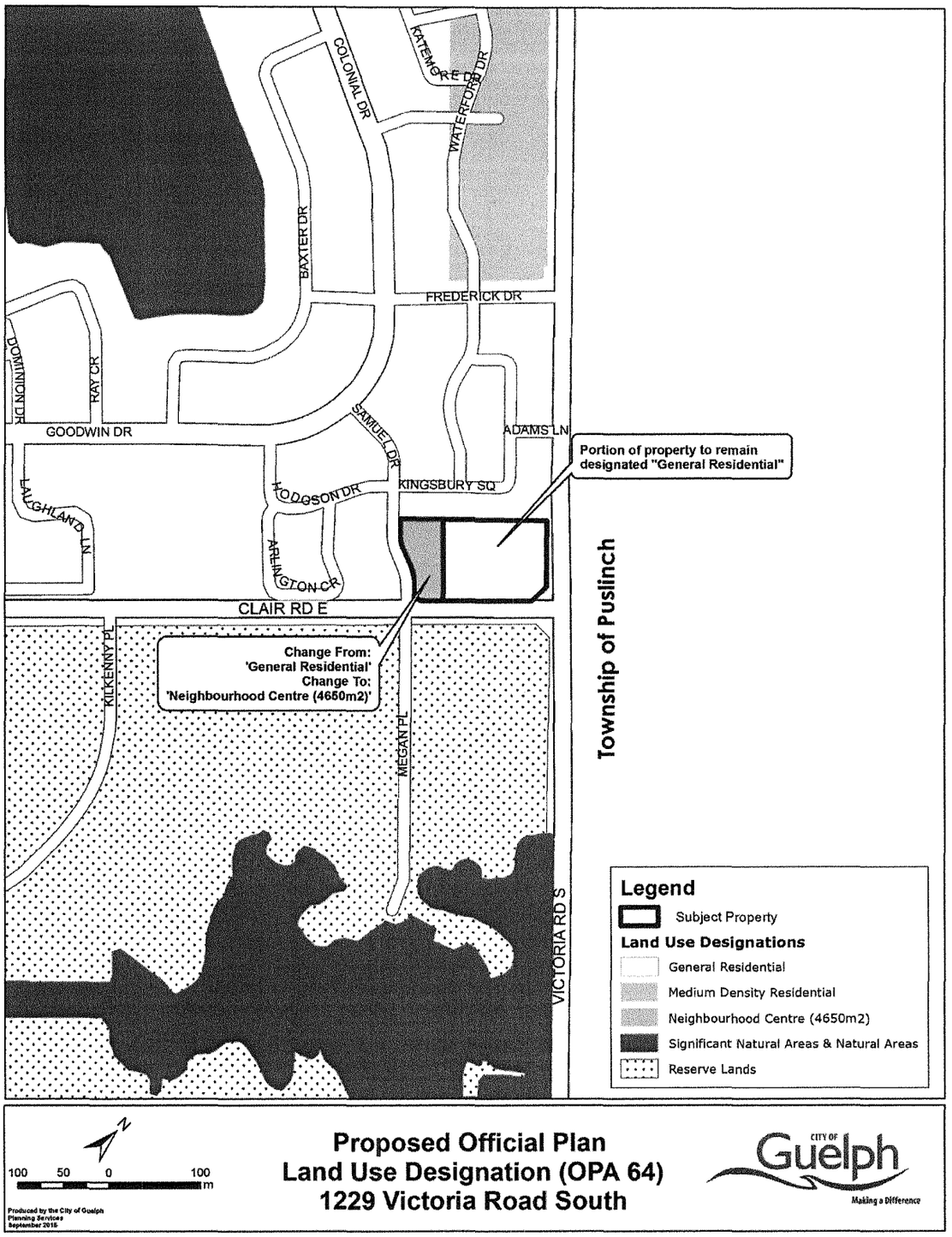
PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 64 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 of a 0.349 hectare portion of the property municipally known as 1229 Victoria Road South and legally described as Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph from the current "General Residential" designation to the "Neighbourhood Commercial Centre (4650 m^2)" designation.


COLONIAL DR
KATEMORE DR
WATERFORD DR
BAXTER DR
FREDERICK DR
DOMINION DR
RAY CR
GOODWIN DR
SAMUEL DR
ADAMS LN
HODGSON DR
KINGSBURY SQ
LAUGHLAND LN
ARLINGTON CR
CLAIR RD E
KILKENNY PL
MEGAN PL
VICTORIA RD S
Township of Puslinch
Portion of property to remain designated "General Residential"
Change From:
'General Residential'
Change To:
'Neighbourhood Centre (4650m2)'
Legend
Subject Property
Land Use Designations
General Residential
Medium Density Residential
Neighbourhood Centre (4650m2)
Significant Natural Areas & Natural Areas
Reserve Lands
100 50 0 100
m
Produced by the City of Guelph
Planning Services
September 2015
Proposed Official Plan
Land Use Designation (OPA 64)
1229 Victoria Road South
CITY OF Guelph
Making a Difference

PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 64, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: July 11, 2016 Planning Staff Decision Report No. 16-36

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. 64

PUBLIC PARTICIPATION

May 7, 2015	Applications received by the City of Guelph
June 5, 2015	Applications Deemed Complete
June 18, 2015	Notice Sign Placed on Property
June 19, 2015	Notice of Complete Applications mailed to prescribed Agencies and surrounding property owners within 120 metres
September 14, 2015	Notice of Public Meeting mailed to prescribed Agencies and surrounding property owners within 120 metres
September 22, 2015	Public Meeting Notice advertised in the *Guelph Tribune*
October 13, 2015	Statutory Public Meeting of City Council
June 27, 2016	Notice of Decision Meeting sent to parties that commented on applications or requested notice
July 18-19, 2016	City Council Meeting to consider staff recommendation

APPENDIX 2

TO OFFICIAL PLAN AMENDMENT NO. 64

PLANNING STAFF DECISION REPORT NO. 16-36, DATED JULY 11, 2016

Available with the agenda for the Council meeting of July 11, 2016 and enclosed with By-law (2016)-20078 file.