THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018) – 20286

A by-law to amend the Official Plan for the City of Guelph as it affects property municipally known as 1888 Gordon Street and legally described as Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph (File: OP1701).

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 April 10, 2017 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 65 to the Official Plan for the City of Guelph, as amended, consisting of the attached text (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 Local Planning Appeal Tribunal.

PASSED this ELEVENTH day of JUNE, 2018.

CAM GUTHRIE - MAYOR

DOLORES BLACK- ACTING CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2018)–20286

1. By-law Number (2018)-20286 has the following purpose and effect:

The purpose of By-law (2018)-20286 is to authorize an amendment to the Official Plan to permit a high density residential development on the subject lands municipally known as 1888 Gordon Street (see Key Map), and legally described as Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph at both a reduced and increased height range, and increased maximum net density.

The subject lands are designated as "High Density Residential" in the Official Plan. Multiple unit residential buildings, generally in the form of apartments are the permitted land use in this designation. On lands designated "High Density Residential", Policy 9.3.5.2 of the Official Plan permits buildings to be a minimum height of three (3) stories and a maximum height of ten (10) stories. Policy 9.3.5.3 establishes a net density range of a minimum 100 units per hectare and a maximum 150 units per hectare.

The proposed Official Plan Amendment, to be known as Official Plan Amendment No. 65 (OPA 65) would amend Section 9.13.3 to introduce a new site specific sub-policy for the subject lands to permit a high density residential development to be at a minimum height of two (2) stories, maximum height of fourteen (14) stories, and a maximum net density of 175 units per hectare.

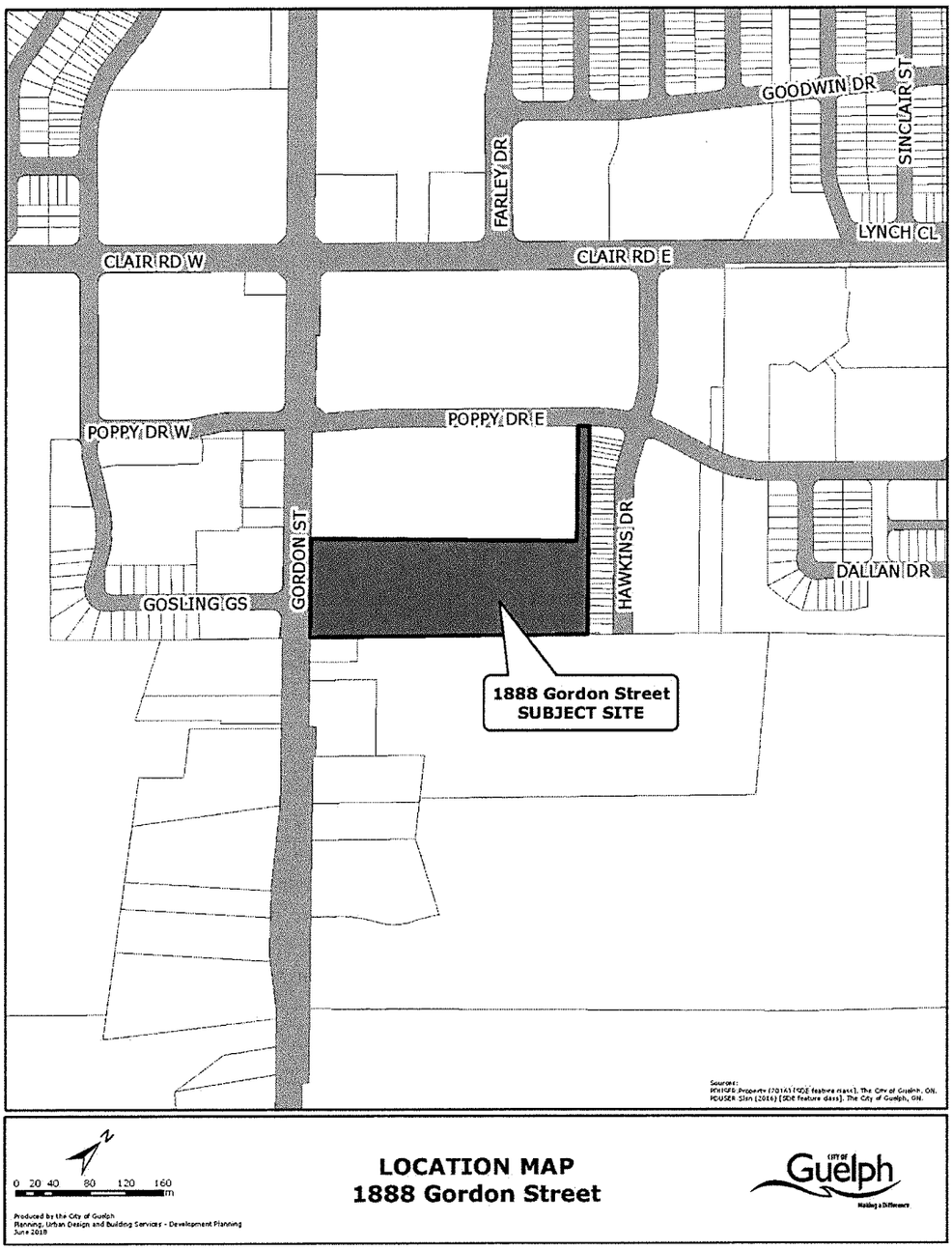
OPA 65, as proposed, was considered by Guelph City Council at a Public Meeting held on April 10, 2017 and was approved by Guelph City Council on June 11, 2018 (File OP1701).

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 (2018)-20286 applies:

KEY MAP



AMENDMENT NO. 65

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

AMENDMENT NO. 65
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. 65 to the Official Plan for the City of Guelph.

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, but does not constitute part of Amendment No. 65 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan Amendment No. 65 is to both reduce and increase the permitted building height range to a minimum of two (2) storeys and a maximum of fourteen (14) storeys, and to also increase the maximum net density to 175 units per hectare.

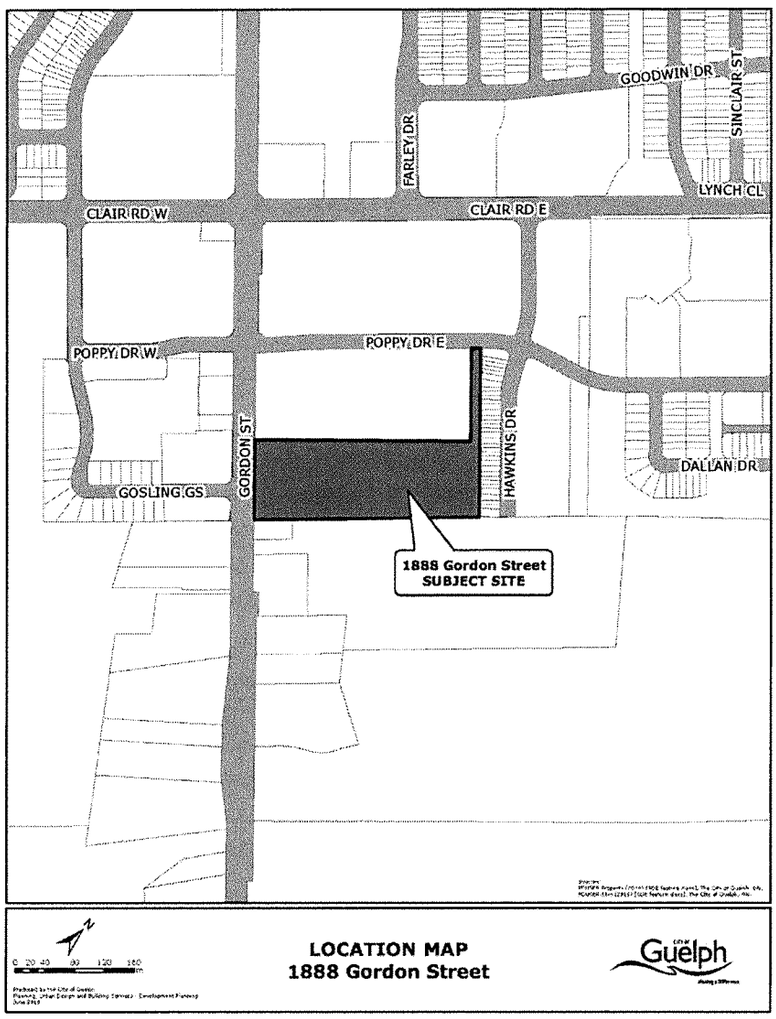
LOCATION

The subject lands affected by Official Plan Amendment No. 65, as proposed, are known municipally as 1888 Gordon Street, and legally described as Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph. The subject lands have an area of 3.2 hectares.

Surrounding land uses include:

- To the north: service commercial lands containing a garden centre and nursery along with a large commercial/retail centre (Pergola Commons) located to the north of Poppy Drive East;
- To the east: on-street and cluster townhouse residential development along Hawkins Drive and Poppy Drive East;
- To the south: a mix of rural residential, open space and natural heritage areas as part of the Clair-Maltby Secondary Plan study area; and
- To the west: across Gordon Street, recently constructed single detached dwellings along with additional vacant lands zoned for cluster townhouses and an eight (8) storey apartment building on Gosling Gardens.

The subject lands are located on the east side of Gordon Street, south of Poppy Drive East (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. ZC1701) on January 17, 2017. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on February 9, 2017. The applications were presented to Council at a Public Meeting held on April 10, 2017.

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 Stantec Consulting Ltd., November 2017; *Revised November 2, 2017*;
- Urban Design Brief, Prepared by Stantec Consulting Ltd. and Kasian Architecture Ontario Inc., December 19, 2016; *Revised January 10, 2018 and April 20, 2018;*
- Functional Servicing Report, Prepared by Stantec Consulting Ltd., January 10, 2017; *Revised September 7, 2017, January 10, 2018 and April 18, 2018*
- Hydrogeology Assessment – January 11, 2017, *Revised September 7, 2017; January 10, 2018; April 24, 2018;*

- Traffic Impact Study, Prepared by Stantec, January 11, 2017; *Revised September 22, 2017;*
- Environmental Impact Assessment – January 10, 2017; *Revised September 7, 2017; January 9, 2017;*
- Tree Preservation Plan – January 10, 2017, *Revised September 6, 2017;* and
- Geotechnical Engineering Report – January 14, 2014.

The Official Plan land use designation that applies to the subject lands is "High Density Residential". The "High Density Residential" land use designation permits multiple unit residential buildings, generally in the form of apartments. The minimum height for multi-unit residential buildings is three (3) stories, and the maximum height is ten (10) stories. The minimum net density is 100 units per hectare, and maximum net density is 150 units per hectare.

The Official Plan Amendment will introduce a new site specific sub-policy for the subject lands to permit a high density residential development to be at a minimum height of two (2) stories, maximum height of fourteen (14) stories, and a maximum net density of 175 units per hectare. Section 9.13.3 will be amended to include the new site specific sub-policy.

This Official Plan Amendment will permit a high density residential development with 540 units distributed among four apartment buildings.

PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 65 to the Official Plan for the City of Guelph.

Format of the Amendment

Additions/modifications are shown in **bold text**, with deletions shown as ~~strikeouts~~.

Details of the Amendment

The Official Plan for the City of Guelph is amended to add a new policy 9.13.3.7 and to renumber the subsequent site specific sub-policies in Section 9.13.3 to reflect and continue the alphabetical order of site specific sub-policies as follows:

9.13.3

7. **1888 Gordon Street**
In spite of the provisions of policies 9.3.5.2 and 9.3.5.3, the minimum height is two (2) stories and the maximum height is fourteen (14) stories; and the maximum *net density* is 175 units per hectare and not less than a minimum *net density* of 100 units per hectare.

8. ~~7.~~ 30 and 65 Hanlon Creek Boulevard

i) In addition to the uses permitted in the "Industrial" and "Corporate Business Park land use designations, the corner portion comprising approximately 0.965 hectares of the property municipally addressed as 30 Hanlon Creek Boulevard and legally described as Part of Block 2, 61M-176, and all of the property municipally addressed as 65 Hanlon Creek Boulevard, legally described as Block 1, 61M-176, being located at the main entrance to the Hanlon Creek Business Park are also permitted to be used for *service commercial* uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business park and industrial uses in the Hanlon Creek Business Park. The *Zoning By-law* will establish the appropriate range of *service commercial* uses which may include: *convenience commercial*, financial establishment, *child care centre*, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway *service commercial* type uses and vehicle related uses shall not be permitted.

ii) In addition to the uses permitted in the "Industrial" designation, the lands municipally addressed as 30 Hanlon Creek Boulevard located at the main entrance to the Hanlon Creek Business Park and legally described as Block 2, 61 M -17 6, are also permitted to be used for Office uses in free standing or multi-tenant buildings.

9. ~~8.~~ 132 Harts Lane West
In spite of the maximum density provisions of the High Density Residential designation, the *net density* of residential *development* on Block Number 121 of draft plan of subdivision 23T-14502 shall not exceed 152 units per hectare.

10. ~~9.~~ 160 Kortright Road West
Notwithstanding policy 9.4.4.6 for the Neighbourhood Commercial Centre designation, the existing Neighbourhood Commercial Centre located at Kortright Road and Edinburgh Road shall be permitted to provide an individual retail use of a maximum of 5,200 square metres.

11. ~~10.~~ 435 Stone Road West
Notwithstanding the maximum height limitations of the Mixed-use Corridor designation for the lands located at 435 Stone Road West (Stone Road Mall), the maximum height for the property shall be 8 storeys.

APPENDIX 1
TO OFFICIAL PLAN AMENDMENT NO. 65

PUBLIC PARTICIPATION

January 17, 2017	Applications for Official Plan Amendment and Zoning By-law Amendment (Files OP1701 and ZC1701) submitted to the City
February 9, 2017	Applications deemed complete by Planning staff
February 15, 2017	Notice of Complete Application mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
February 24, 2017	Notice sign placed on property
March 16, 2017	Public Meeting Notice advertised in the *Guelph Tribune*
March 17, 2017	Notice of Public Meeting mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
April 10, 2017	Statutory Public Meeting of City Council
November 3, 2017	Revised Applications for Official Plan Amendment and Zoning By-law Amendment (Files OP1701 and ZC1701 submitted to the City
November 23, 2017	Notice of Revised Applications mailed to prescribed Agencies, City departments and surrounding property owners within 200 metres
January 23, 2018	Neighbourhood Information Meeting and Open House hosted by Applicant/Developer on Revised Applications
January 25, 2018	Notice of Third Resubmission mailed to prescribed Agencies, City departments
May 30, 2018	Notice of Decision Meeting sent to parties that commented on applications or requested notice
June 11, 2018	City Council Meeting to consider staff recommendation

PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 65, but are included as information supporting the amendment.

Appendix 1: Public Participation
Appendix 2: June 11, 2018 Planning Staff Decision Report No. IDE 2018-70

APPENDIX 2

TO OFFICIAL PLAN AMENDMENT NO. 65

PLANNING STAFF DECISION REPORT NO. IDE 2018-70, DATED JUNE 11, 2018

Available with the agenda for the Council meeting of June 11, 2018 and enclosed with By-law (2018)-20286 file.