THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018) – 20321

A by-law to amend the Official Plan for the City of Guelph as it affects property municipally known as 233 & 237 Janefield Avenue and legally described as Part of Block L, Registered Plan 649; Geographic Township of Guelph, City of Guelph (OP1702).

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 July 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 68 to the Official Plan for the City of Guelph, as amended, consisting of the attached mapping revision (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 SEPTEMBER, 2018.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2018)-20321

1. By-law Number (2018)-20321 has the following purpose and effect:

   The purpose of By-law (2018)-20321 is to authorize an amendment to the Official Plan for the subject lands municipally known as 233 and 237 Janefield Avenue (see Key Map), and legally described as Part of Block L, Registered Plan 649; Geographic Township of Guelph, City of Guelph to redesignate the portion of the site that is designated Medium Density Residential to High Density Residential, to permit the development of a 10 storey, 165 unit apartment development. The proposed Official Plan Amendment will be known as Official Plan Amendment No. 68 (OPA 68).

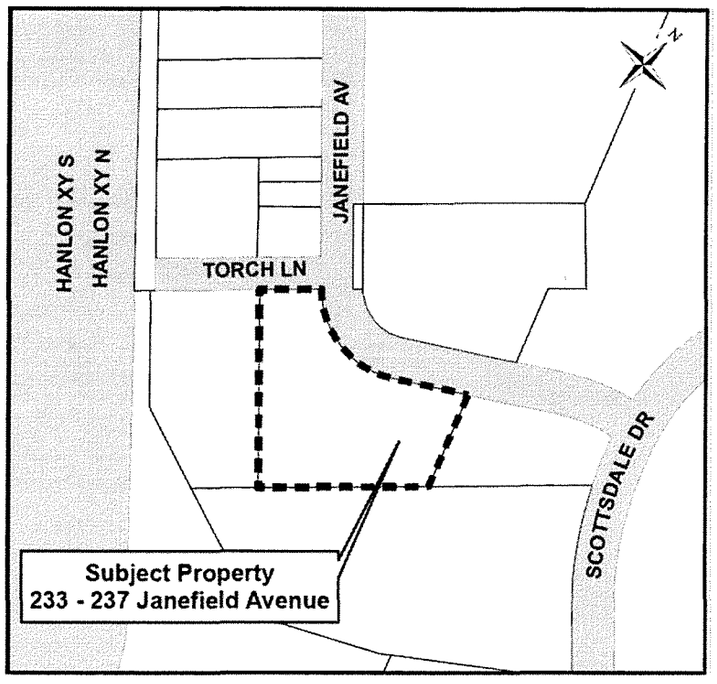
   OPA 68 was considered by Guelph City Council at Public Meetings held on July 10, 2017 and May 14, 2018 and was approved by Guelph City Council on September 11, 2018 (File OP1702).

   Further information may be obtained by contacting or visiting Planning, Urban Design and Building Services, 519-837-5616, 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 (2018)-20321 applies:

KEY MAP



AMENDMENT NO. 68

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

Schedule 'A'

AMENDMENT NO. 68
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. 68 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. 68 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan Amendment No. 68 is to redesignate the Medium Density Residential portion of 233 and 237 Janefield Ave to the High Density Residential designation.

LOCATION

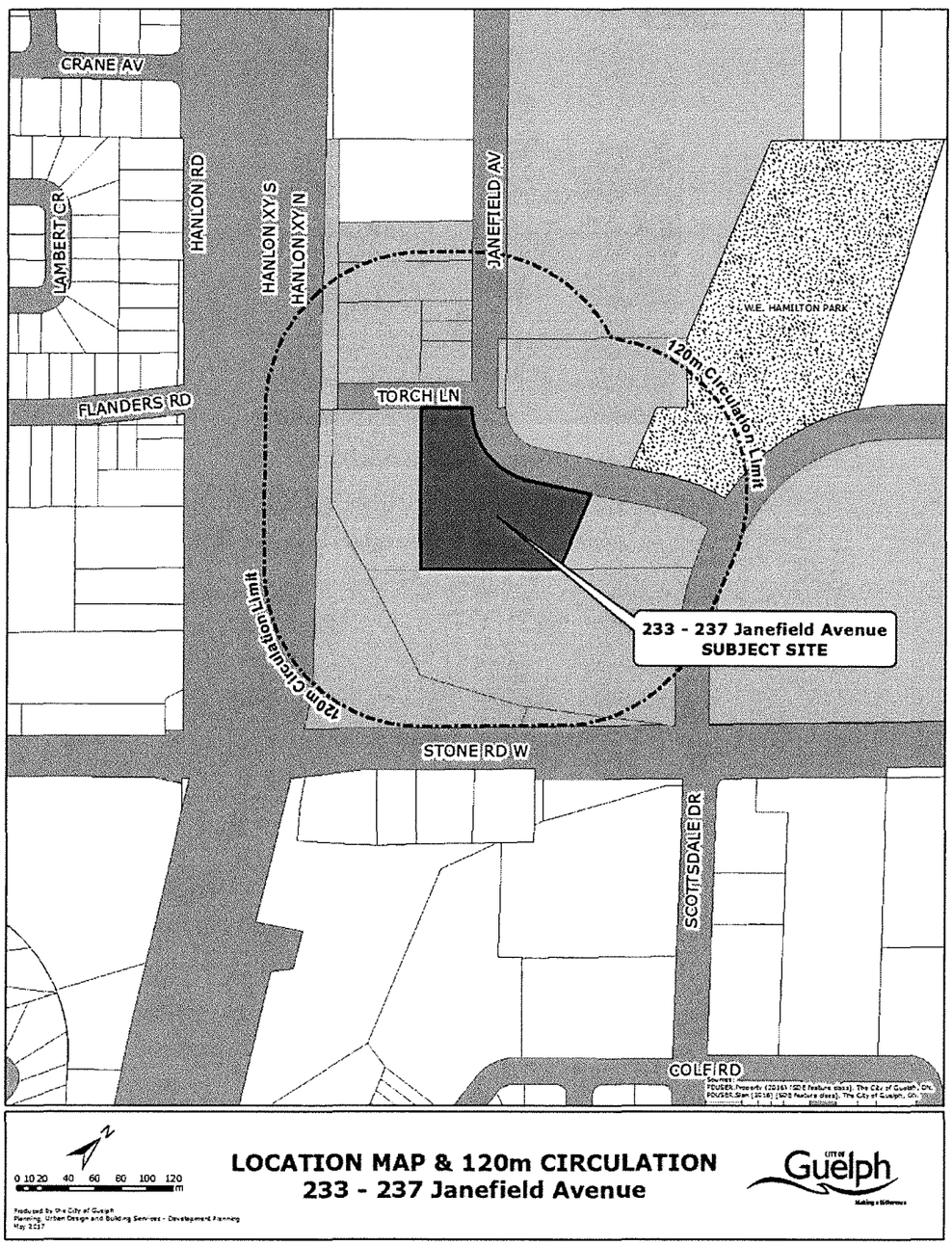
The subject lands affected by Official Plan Amendment No. 68, as proposed, are known municipally as 233 and 237 Janefield Avenue, and legally described as Part of Block L, Registered Plan 649; Geographic Township of Guelph, City of Guelph. The subject lands have an area of 1.1 hectares.

Surrounding land uses include:

- A stacked townhouse development on the north side of Janefield Avenue, directly across from the subject site;
- A commercial plaza is located at the intersection of Janefield and Scottsdale Drive, east of the subject site;

- Holiday Inn Guelph Hotel & Conference Centre is located at the intersection of Scottsdale Drive and Stone Road West; which is to the south of the subject site;
- Two Religious establishments, Priory Park Baptist and Jehovah's Witness, are south west and adjacent to the subject site; and
- A single detached dwelling at the intersection of Janefield Avenue and Torch Lane which is to the west of the site.

The subject lands are located on the south side of Janefield Avenue, north of Stone Road West, west of Scottsdale Drive and east of the Hanlon Parkway (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. ZC1702) on May 3, 2017. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on June 1, 2017. The applications were presented to Council at a Public Meeting held on July 10, 2017 and revised applications were submitted February 12, 2018 and a second Public Meeting was held May 14, 2018.

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 Consultant, dated May 2, 2017
- Urban Design Brief, prepared by McKnight Charron Limited Architects, dated April 27, 2017
- Servicing Confirmation Letter, prepared by MTE, dated April 27, 2017
- Site Grading, Servicing and SWM Plan, prepared by MTE, dated April 28, 2017
- Stormwater Management Report, prepared by MTE, dated April 28, 2017
- Phase 1 Environmental Site Assessment, prepared by MTE, dated August 25, 2014
- Traffic Impact Study, prepared by Paradigm Transportation Solutions Ltd, dated April 2017 and revised February 2018
- Stage 1 & 2 Archaeological Assessment, prepared by Amec Foster Wheeler Environmental & Infrastructure, dated April 27, 2017
- Conceptual Development Plan, prepared by Astrid J. Clos Planning Consultants
- Building Elevations Renderings prepared by McKnight Charron Limited Architects.
- Energy Initiative letter prepared by Rockwater Development Corp., dated April 26, 2017

- Concept Plan prepared by McKnight Charron Limited Architects dated January 24, 2018.
- Preliminary Perspective prepared by McKnight Charron Limited Architects dated January 24, 2018, revised July 30, 2018.
- Removals Plan prepared by MTE dated January 24, 2018.
- Site Grading and SWM Plan prepared by MTE dated January 24, 2018.
- Site Servicing Plan prepared by MTE dated January 24, 2018
- Landscape Plan and Details prepared by MacKinnon & Associates dated January 24, 2018
- Functional Servicing Report prepared by MTE dated January 24, 2018
- Infiltration Testing prepared by MTE dated January 22, 2018

The Official Plan land use designations that apply to the subject lands (at the time the planning applications were submitted) are "Intensification Area" on the easterly side and "Medium Density Residential" on the westerly side. The "Medium Density Residential" land use designation permits multiple-unit residential buildings, such as townhouses, row dwellings and walk-up apartments. The net density of development shall be a minimum of 20 units per hectare and a maximum of 100 units per hectare.

The Official Plan Amendment will redesignate the portion of the site designated as "Medium Density Residential" to the "High Density Residential" designation.

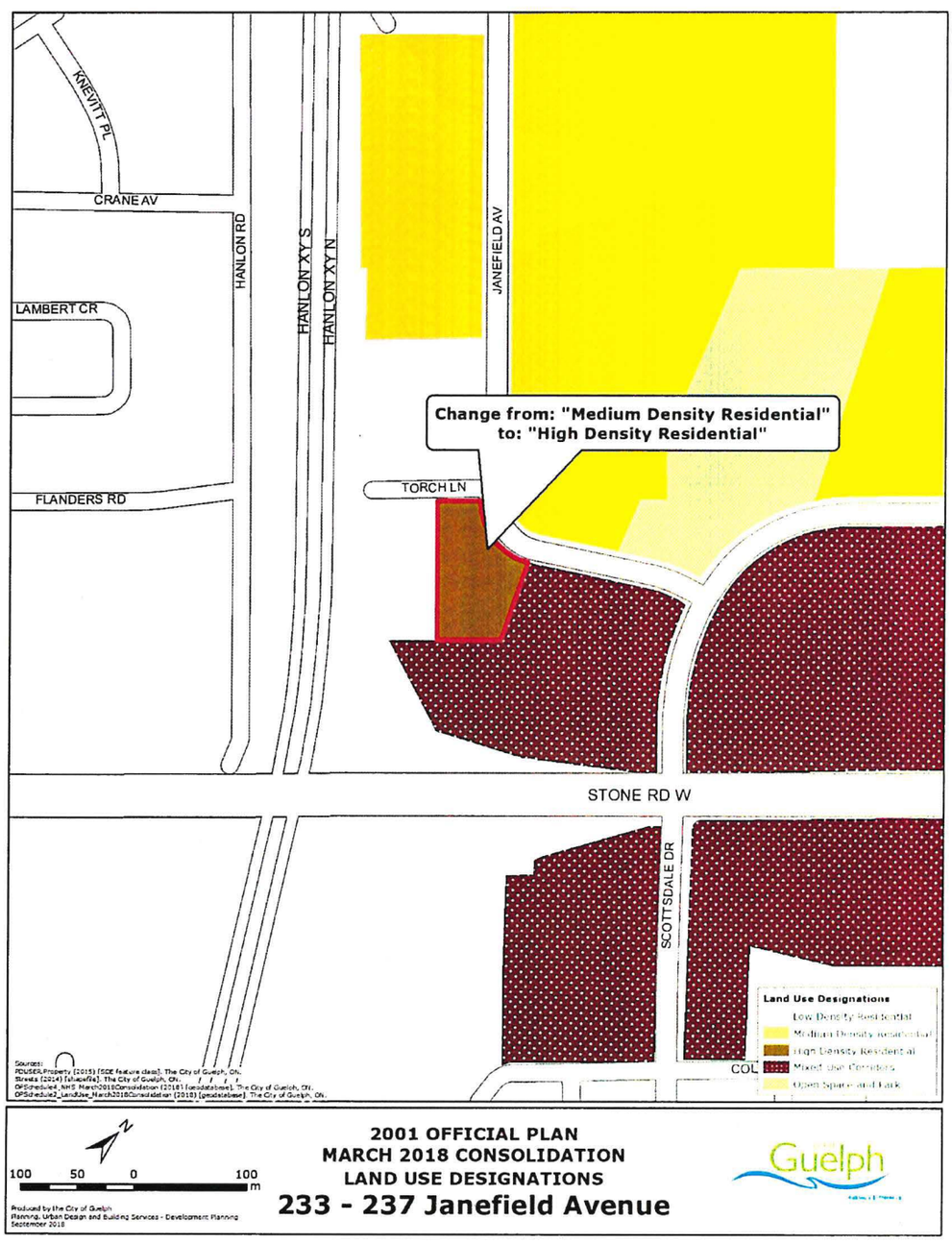
This Official Plan Amendment will permit a high density residential development 10 storeys high and containing 165 dwelling units.

PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 68 to the Official Plan for the City of Guelph.

Details of the Amendment

The Official Plan for the City of Guelph is amended by altering Schedule 2: Land Use Plan for property municipally known as 233 and 237 Janefield Avenue to redesignate the portion of the site designated as Medium Density Residential to High Density Residential, as shown on the following excerpt from Schedule 2:



PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 68, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: September 10, 2018 Planning Staff Decision Report No. IDE 2018-112

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. 68

PUBLIC PARTICIPATION

May 3, 2017	Applications for Official Plan Amendment and Zoning By-law Amendment (Files OP1702 and ZC1702) submitted to the City
June 1, 2017	Applications deemed complete by Planning staff
June 14, 2017	Notice of Complete Application and Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres
June 16, 2017	Notice sign placed on property
June 15, 2017	Public Meeting Notice advertised in the *Guelph Tribune*
July 10, 2017	Statutory Public Meeting of City Council
February 12, 2018	Revised applications submitted to City
April 19, 2018	Notice of Revised Application and second Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres
April 19, 2018	Notice of Public Meeting advertised in the Guelph Tribune
May 14, 2018	Second Statutory Public Meeting of Council
August 20, 2018	Notice of Decision Meeting sent to parties that commented on applications or requested notice
September 10, 2018	City Council Meeting to consider staff recommendation

APPENDIX 2

TO OFFICIAL PLAN AMENDMENT NO. 68

PLANNING STAFF DECISION REPORT NO. IDE 2018-112, DATED SEPTEMBER 10, 2018

Available with the agenda for the Council meeting of September 10, 2018 and enclosed with By-law (2018)-20321 file.