THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2020) – 20477

A by-law to amend the Official Plan for the City of Guelph as it affects property municipally known as 300 Water Street and legally described as Part of Lot 1, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph (OP1707).

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 May 14, 2018 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 70 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 TENTH day of FEBRUARY, 2020.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON, DEPUTY CITY CLERK

AMENDMENT NO. 70

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

Schedule 'A'

AMENDMENT NO. 70
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. 70 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. 70 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan Amendment No. 70 is to redesignate the property municipally known as 300 Water Street from the "Open Space and Park" land use designation with a "Natural Areas Overlay" to the "Low Density Residential" land use designation to permit a low density residential development

LOCATION

The subject property affected by Official Plan Amendment No. 70, as proposed, is known municipally as 300 Water Street, and legally described as Part of Lot 1, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph. The subject property is approximately 0.2 hectares in size and has an exterior frontage of approximately 63.6 metres along Water Street and a frontage of approximately 57.3 metres along Denver Road.

Surrounding land uses include:

To the north: Water Street, beyond which are townhouses;

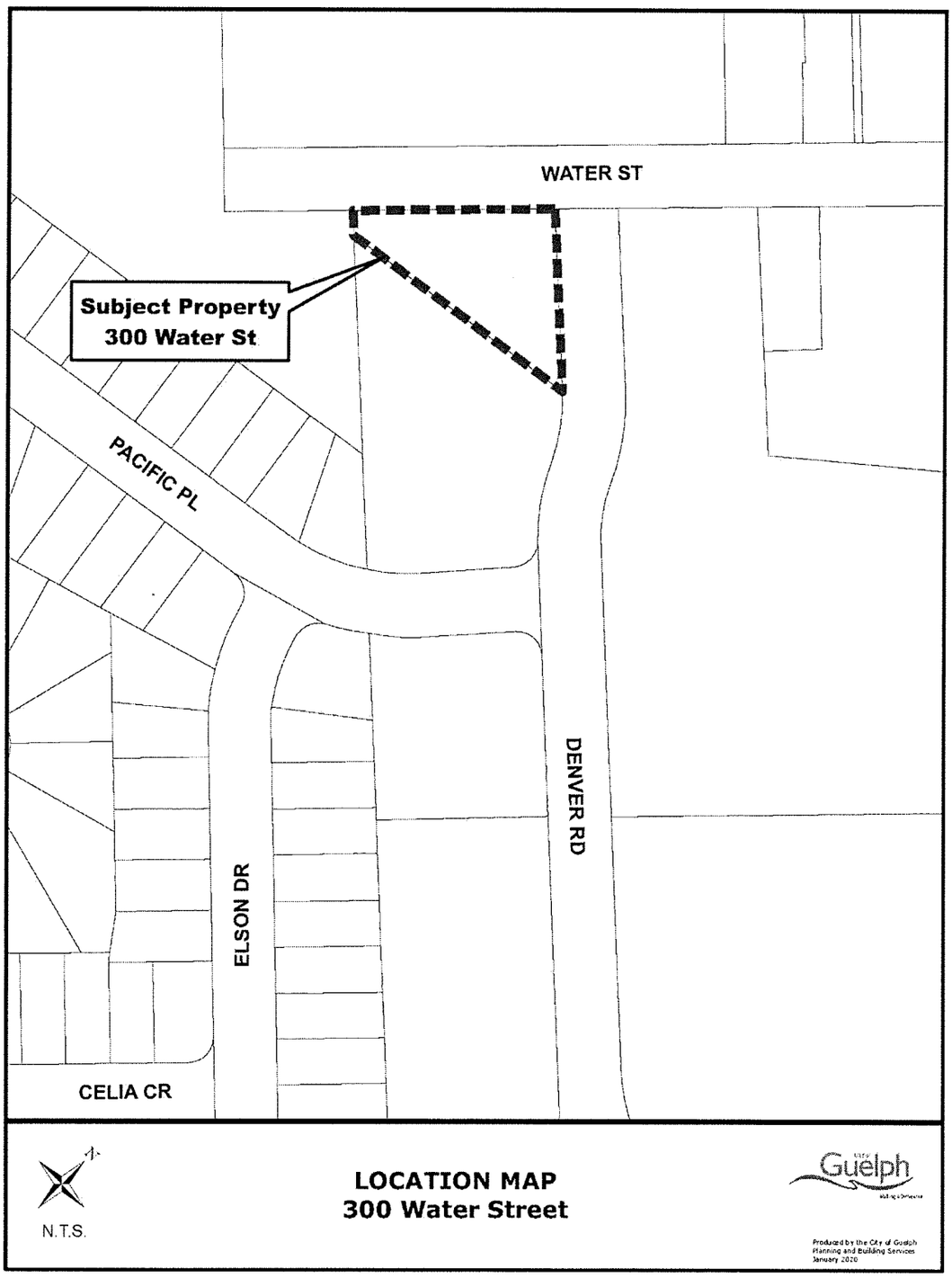
To the south: a Hydro Corridor, beyond which are single detached residential

uses;

To the east: Denver Road, beyond which are lands zoned "Urban Reserve" and "Institutional"; and,

To the west: a Hydro Corridor.

The subject property is located at the south-west corner of Water Street and Denver 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. ZC1712) on December 22, 2017. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on January 19, 2018. The applications were presented to Council at a Statutory Public Meeting held on May 14, 2018 and a revised submission was submitted on June 21, 2019.

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, dated December 2017;
- Development Concept Plan, prepared by GSP Group, dated February 23, 2017;
- On-Street Parking Plan, prepared by GSP Group, dated July 26, 2017;
- Topographical Plan, prepared by Van Harten Surveying Inc., dated December 19, 2011;
- Phase One Environmental Site Assessment, prepared by GM Blue Plan Engineering, dated May 19, 2017;
- Functional Servicing Letter, prepared by GM Blue Plan Engineering, dated August 9, 2017;
- Hydrogeological Study, prepared by GM Blue Plan Engineering, dated May 2017;
- Preliminary Site Servicing and Grading Plan, prepared by GM Blue Plan Engineering, dated November 2016; and,
- Environmental Impact Study, prepared by Natural Resource Solutions Inc., dated August 2017.

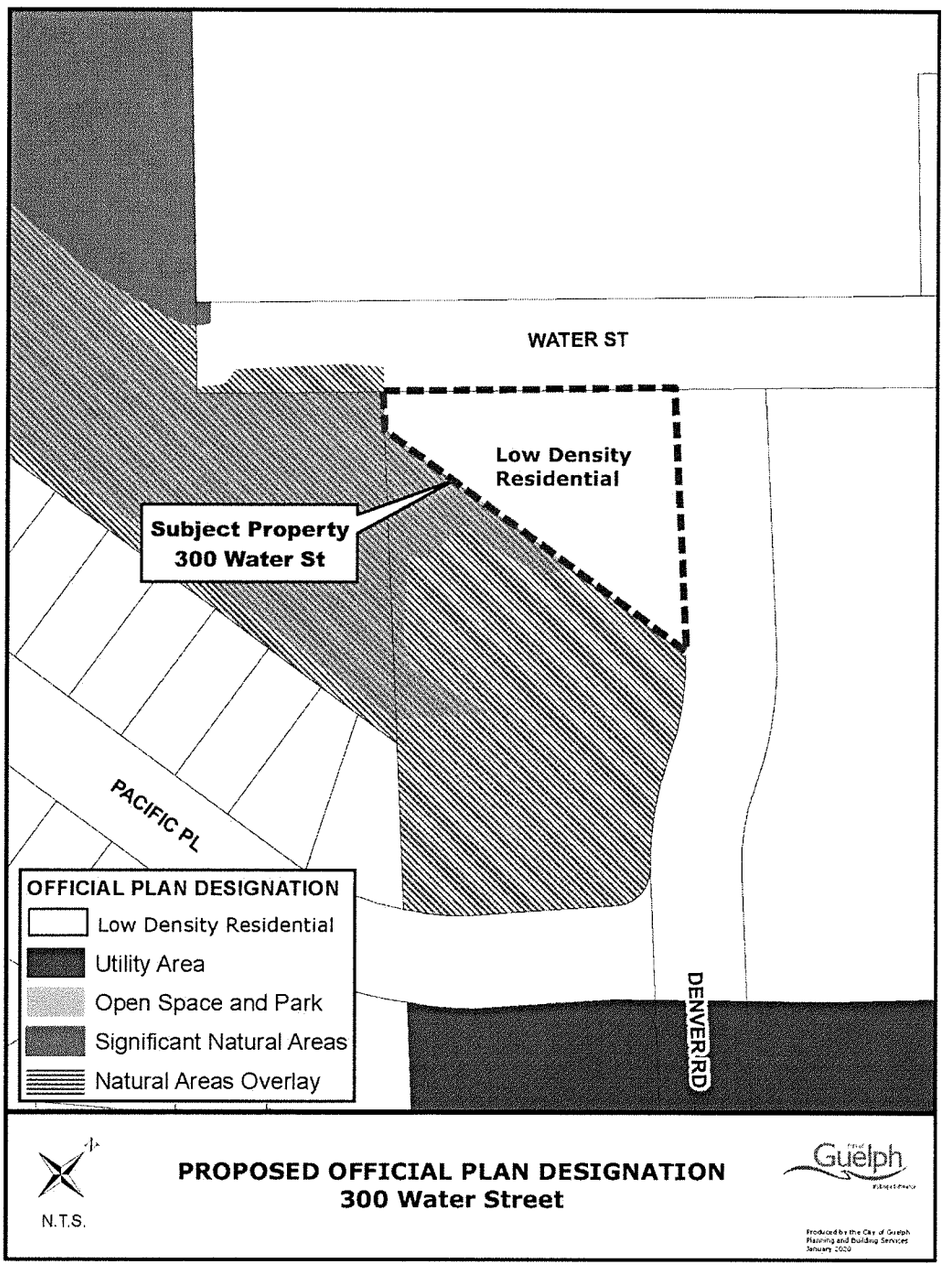
The Official Plan Amendment will change the land use designation of the property from the "Open Space and Park" land use designation with a "Natural Areas Overlay" to the "Low Density Residential" land use designation to permit a low density residential development.

PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 70 to the Official Plan for the City of Guelph.

Details of the Amendment

The Official Plan for the City of Guelph is amended by changing the land use designation on Schedule 2: Land Use Plan for 300 Water Street from the "Open Space and Park" land use designation with a "Natural Areas Overlay" to the "Low Density Residential" land use designation, as shown on the following excerpt from Schedule 2:



PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 70, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: February 10, 2020 Staff Decision Report No. IDE 2020-12

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. 70

PUBLIC PARTICIPATION

December 22, 2017	Applications for Official Plan Amendment and Zoning By-law Amendment (Files OP1707 and ZC1712) submitted to the City
January 19, 2018	Applications deemed complete by Planning staff
February 2, 2018	Notice of Complete Applications mailed to prescribed agencies, City departments and surrounding property owners within 120 metres of the subject property
April 19, 2018	Notice of Public Meeting advertised in the Guelph Tribune
April 24, 2018	Notice of Public Meeting mailed to prescribed agencies, City department and surrounding property owners within 120 metres of the subject property
May 14, 2018	Statutory Public Meeting of City Council
June 21, 2019	Complete revised submission received
July 16, 2019	Notice of Revised Submission mailed to interested parties who spoke at the public meeting, provided comments on the applications or requested to receive further notification on the applications
January 20, 2020	Notice of Decision Meeting sent to parties that commented on applications or requested notice
February 10, 2020	City Council Meeting to consider staff recommendation

APPENDIX 2

TO OFFICIAL PLAN AMENDMENT NO. 70

PLANNING STAFF DECISION REPORT NO. IDE 2020-12, DATED FEBRUARY 10, 2020

Available with the agenda for the Council meeting of February 10, 2020 and enclosed with By-law (2020)-20477 file.