

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2021)-20566

A by-law to amend the Official Plan for the City of Guelph as it affects property municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph (OZS20-005).

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 after giving of the required notice, a Public Meeting was held on September 14, 2020 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 74 to the Official Plan for the City of Guelph, as amended, consisting of the text attached to and forming part of this By-law 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 TWENTY-FIFTH day of JANUARY 2021.

Cam Guthrie, Mayor

Stephen O'Brien, City Clerk

**EXPLANATION OF PURPOSE AND EFFECT AND
KEY MAP FOR BY-LAW NUMBER (2021)-20566**

1. By-law Number (2021)-20566 has the following purpose and effect:

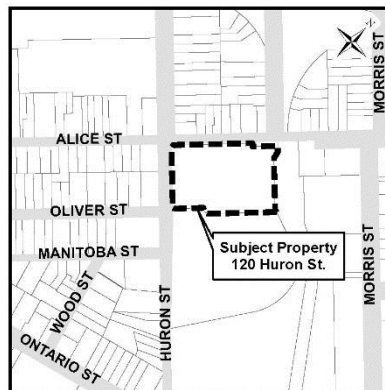
The purpose of By-law (2021)-20566 is to authorize an amendment to the Official Plan for the subject lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph to add a site specific policy that would permit the subject site to be a maximum of five storeys high and have a maximum density of 133 units per hectare. The proposed Official Plan Amendment, will be known as Official Plan Amendment No. 74 (OPA #74).

OPA #74, was considered by Guelph City Council at a Public Meeting held on September 14, 2020 and was approved by Guelph City Council on January 25, 2021.

Further information may be obtained by contacting Planning 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 (2020)-20566 applies:



**AMENDMENT NO. 74
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '120 Huron Street Site Specific Amendment' and will be referred to as 'Amendment 74'. Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment and summary of changes to the Official Plan, but does not form part of this amendment.

Part B – The Amendment forms Amendment 74 to the Official Plan for the City of Guelph and contains the specific text of the new policy introduced to the Official Plan for the City of Guelph through the Amendment.

Part C – The Appendices include information about public participation, background studies and the staff recommendation report to Council.

Purpose

The purpose of Amendment 74 is to add a site specific policy to the Official Plan to permit the property at 120 Huron Street to be a maximum of five storeys and have a maximum density of 133 units per hectare. The applicant has proposed to add a fifth storey to an existing four storey building to add an additional 30 apartment units for a total of 117 apartment units.

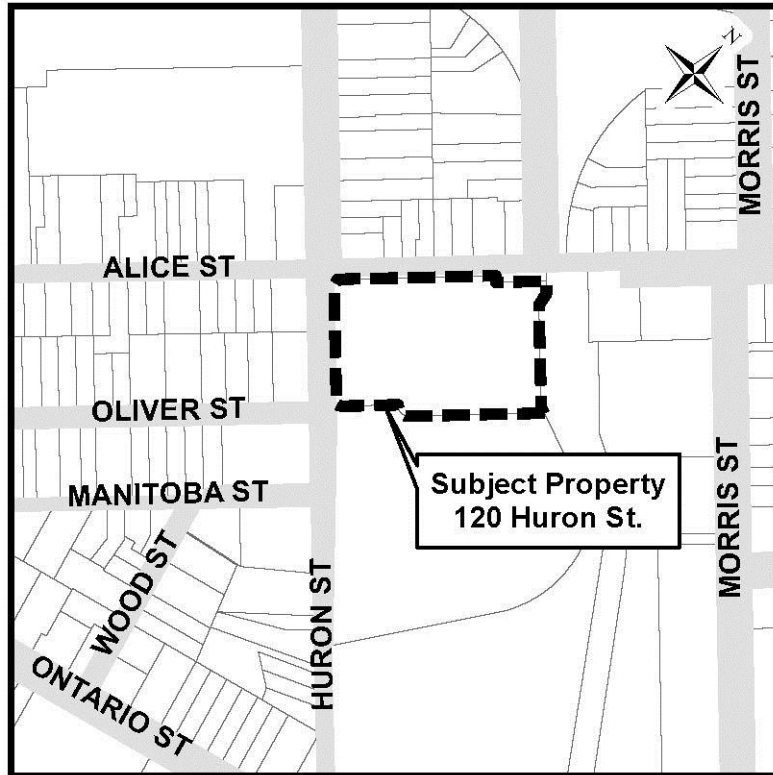
Location

The subject lands affected by Official Plan Amendment 74 are municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph. The subject lands have an area of 0.88 hectares.

The subject lands are located on the southeast corner of the intersection of Huron Street and Alice Street (see Key Map below). Surrounding land uses include:

- To the north, across Alice Street, a variety of single and semi-detached dwellings;
- To the east, a spur line that connects to the Guelph Junction Railway;
- To the south of the site is currently vacant and planned to be developed shortly as 59 cluster townhouse units;
- To the west, there are two small scale apartment buildings, and a variety of single detached dwellings;
- To the northwest, on the opposite corner of the intersection, is Sacred Heart Catholic Church.

Location Key Map



Basis of the Amendment

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. OZS20-005) on June 30, 2020. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on July 29, 2020. The applications were presented to Council at a Public Meeting held on September 14, 2020 and revised application materials were submitted on October 28 2020.

Summary of Changes to the Official Plan

The Official Plan land use designation that applies to the subject site is "Mixed Office/Commercial".

The Official Plan Amendment will add site specific policies to permit a maximum height of five storeys and a maximum density of 133 units per hectare where the standard Mixed Office/Commercial designation permits a maximum height of four storeys and a maximum density of 100 units per hectare.

PART B – THE AMENDMENT

Format of the Amendment

This section of Amendment 74 for 120 Huron Street sets out additions and changes to the text in the Official Plan. Text that is proposed to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added).

Implementation and Interpretation

Amendment 74 should be read in conjunction with the current Official Plan (2018 Consolidation) which is available on the City’s website at **guelph.ca**, or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

Details of the Proposed Amendment

The Official Plan for the City of Guelph is amended to add a new policy 9.13.1.9 and to renumber the subsequent site specific sub-policies in Section 9.13.1 to reflect and continue the alphabetical order of site specific sub-policies as follows:

9.13.1.9 120 Huron Street

Within the Mixed Office Commercial designation at 120 Huron Street:

- a) In spite of Policy 9.4.7.7, the City may permit a maximum building height of five (5) storeys.**

- b) In spite of Policy 9.4.7.8, the City may permit a maximum density of 133 residential units per hectare.**

910. 176 Morris Street
In addition to the use provisions of the Low Density Residential designation, a live theatre and accessory uses may be permitted on the property located at 176 Morris Street.

~~1011.~~ 5 Ontario Street
In addition to the use provisions of the Low Density Residential designation, a free-standing office may be permitted on the property located at 5 Ontario Street.

~~1112.~~ 60 Ontario Street

- see '199 Alice Street' for policy

~~12~~**13.**

697 Victoria Road North

The Neighbourhood Commercial Centre designation at the northeast corner of Victoria Road North and Wideman Boulevard and known municipally as 697 Victoria Road North may also be used for an auto gas bar use.

~~13~~**14.**

3 Watson Road

In addition to the uses permitted by the Industrial designation, the use of lands located at 3 Watson Road may be extended to include the following commercial activities: an office, showroom and shop for a tradesman or home improvement contractor including wholesale and retail sales of related goods and services.

~~14~~**15.**

635 Woodlawn Road East

In spite of the provisions of Policy 9.3.5.3, the development of an apartment block shall be permitted on lands municipally known as 635 Woodlawn Road East at not less than a minimum *net density* of 96 units per hectare.

~~15~~**16.**

320 York Road

- see '199 Alice Street' for policy

~~16~~**17.**

383 York Road

- see '199 Alice Street' for policy

~~17~~**18.**

405 York Road

- see '199 Alice Street' for policy

PART C – THE APPENDICES

The following appendices do not form part of Amendment No. 74, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: January 25, 2021 Planning Staff Decision Report No. [2021-09](#)

Appendix 1 to Official Plan Amendment No. 74

Public Participation and Notification Timeline

June 30, 2020	Official Plan and Zoning By-law Amendment Applications received by the City of Guelph
July 29, 2020	Official Plan and Zoning By-law Amendment Applications deemed complete
August 13, 2020	Notice of Complete Application and Public Meeting for Official Plan and Zoning By-law Amendment Applications mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
August 14, 2020	Notice sign for Official Plan and Zoning By-law Amendment Applications placed on property
August 20, 2020	Notice of Public Meeting for Official Plan and Zoning By-law Amendment Applications advertised in the Guelph Mercury Tribune
September 14, 2020	Statutory Public Meeting of Council for Official Plan and Zoning By-law Amendment Applications held
October 28, 2020	Revised supporting studies and application materials received by the City of Guelph
November 3, 2020	Notice of Revised Application circulated to prescribed agencies, City departments and interested property owners
January 5, 2021	Notice of Decision Meeting sent to parties that commented or requested notice
January 25, 2021	City Council Meeting to consider staff recommendation

Appendix 2 to Official Plan Amendment No. 74

Background Studies

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., dated June 2020;
- Urban Design Brief Update, prepared by GSP Group Inc., dated June 2020;
- Affordable Housing report, prepared by Tim Welch Consulting Inc., dated June 2020;
- Site Plan, Floor Plans, Elevations and 3D site views, prepared by Grinham Architects, dated June 2020;
- Traffic Study Update, prepared by Paradigm Transportation Solutions Ltd., dated June 2020;
- Servicing Capacity Assessment, prepared by GM BluePlan, dated June 17, 2020;
- Noise Impact Study Addendum, prepared by GHD, dated July 21, 2020;
- Cultural Heritage Resource Impact Assessment Update, prepared by CHC Ltd., dated June 12, 2020.
- Updated Affordable Housing Report, prepared by Tim Welch Consulting Inc., dated October 5, 2020;
- Energy Modelling Report, prepared by DEI Consulting Engineers, dated September 2020;
- Revised Site Plan, Floor Plans, 3D site views, building elevations and shadow study, prepared by Grinham Architects, dated October, 2020;