

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2021)-20594

A by-law to amend the Official Plan for the City of Guelph as it affects lands municipally known as 166-178 College Avenue West and legally described as Part of Lot 6, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph (OZS19-010).

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 November 12, 2019 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 75 to the Official Plan for the City of Guelph, as amended, consisting of the attached mapping revision and 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 twelfth day of April, 2021.

Cam Guthrie, Mayor

Trista Di Lullo, Acting Deputy City Clerk

**AMENDMENT NO. 75
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '166-178 College Avenue West Site Specific Amendment' and will be referred to as 'Amendment No. 75'. 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 75 to the Official Plan for the City of Guelph and contains the land use changes and 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 75 is to change the land use designations of the subject lands from "Low Density Residential" and "Medium Density Residential" to the "High Density Residential" land use designation, and to add a site specific policy that would permit a maximum net density of 172 units per hectare in the "High Density Residential" land use designation and permit a Seniors Day Use and/or Day Care Centre with a maximum total gross floor area of 537 square metres.

Location

The subject lands affected by Official Plan Amendment 75 are municipally known as 166-178 College Avenue West and are legally described as Part of Lot 6, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph. The subject lands have an area of 0.64 hectares.

The subject lands are located on the south side of College Avenue West, between Scottsdale Drive and Edinburgh Road South (see Key Map below). Surrounding land uses include:

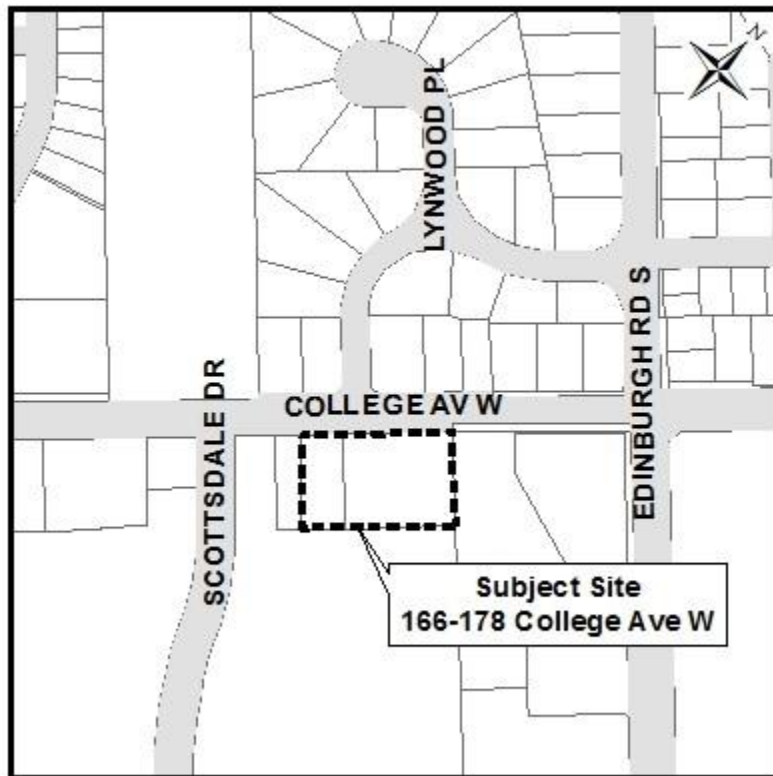
To the north: College Ave West, beyond which are lands zoned for and developed with single detached residential dwellings and Lynwood Avenue;

To the south: lands zoned for and developed with townhouses;

To the east: lands designated for "High Density Residential" uses and currently vacant, beyond which is a gas station and convenience store; and,

To the west: a single detached residential dwelling, beyond which is Scottsdale Drive.

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. OZS19-010) on September 4, 2019. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on October 2, 2019. The applications were presented to Council at a Public Meeting held on November 12, 2019 and revised application materials were submitted in October 2020.

Summary of Changes to the Official Plan

The Official Plan Amendment will change the land use designations on the subject lands from the Low Density Residential and Medium Density Residential land use designations to the High Density Residential land use designation and will add a site specific policy to permit a maximum net density of 172 units per hectare and permit a Seniors Day Use and/or Day Care Centre on the subject lands with a maximum total gross floor area of 537 square metres.

PART B – THE AMENDMENT

Format of the Amendment

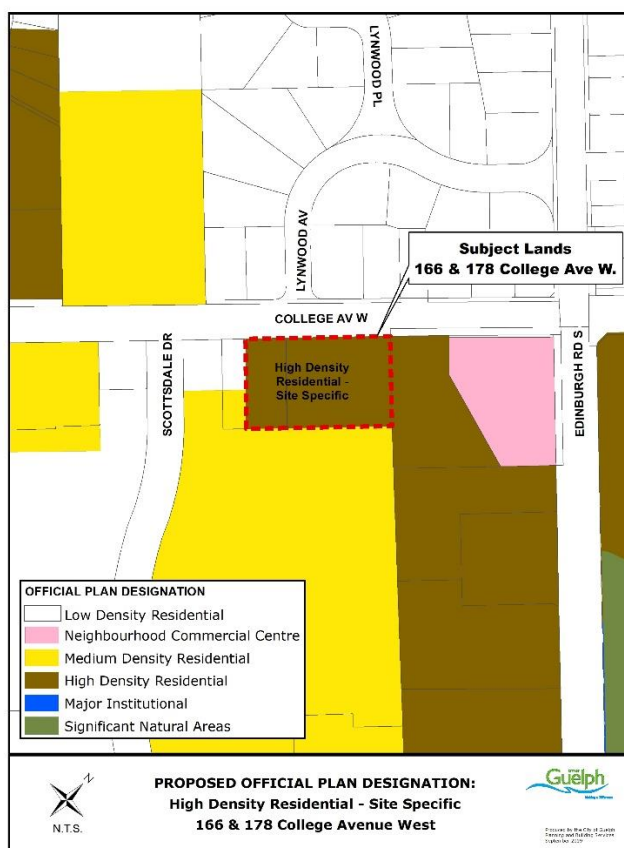
This section of Amendment 75 for 166-178 College Avenue West sets out additions and changes to the text in the Official Plan. Text that is proposed to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added).

Implementation and Interpretation

Amendment 75 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 by changing the land use designation on Schedule 2: Land Use Plan for 166-178 College Avenue West from the Low Density Residential and Medium Density Residential land uses designations to the High Density Residential land use designation, as shown on the following excerpt from Schedule 2:



The Official Plan for the City of Guelph is further amended by adding a new policy 9.13.3.2 and by renumbering 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:

9.13.3.2 166-178 College Avenue West

Notwithstanding the maximum net density and permitted uses in the “High Density Residential” land use designation, the maximum net density shall be 172 units per hectare and a Seniors Day Use and/or Day Care Centre shall be permitted on the subject lands with a maximum total gross floor area of 537 square metres.

- ~~2.~~ **3.** 262 Edinburgh Road South
In addition to the Medium Density Residential uses permitted, the property located at 262 Edinburgh Road South may be used as a medical clinic.
- ~~3.~~ **4.** 400, 420 and 430 Edinburgh Road South
Within the High Density Residential designation on the University of Guelph lands on the east side of Edinburgh Road South, development will comply with special standards established in the Zoning By-law to recognize this area as an integrated housing complex comprised of individual apartment buildings on separate parcels. In spite of the density provisions of the High Density Residential designation, net density of residential development on lands known municipally as 400, 420 and 430 Edinburgh Road South shall not occur at a density of less than 73 units per hectare and shall not exceed 150 units per hectare.
- ~~4.~~ **5.** 716 Gordon St
In spite of the provisions of policies 9.3.5.2 and 9.3.5.3, the minimum height is three (3) storeys and the maximum height is eleven (11) storeys; and the maximum net density is 156 units per hectare and not less than a minimum net density of 100 units per hectare.
- ~~5.~~ **6.** 1077 Gordon St
In spite of the maximum density provisions of Subsection 9.4.6.8, residential development may be permitted to a maximum net density of 150 units per hectare.
- ~~6.~~ **7.** 1440-1448 Gordon Street
In spite of the maximum density provisions of the High Density Residential designation, the density of residential development on the lands known municipally as 1440-1448 Gordon Street shall not occur

at a density of less than 120 units per hectare and shall not exceed a density of 130 units per hectare.

- ~~7.~~ **8.** 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.
- ~~8.~~ **9.** 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.
- ~~9.~~ **10.** 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.
- ~~10.~~ **11.** 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.

PART C – THE APPENDICES

The following appendices do not form part of Amendment No. 75, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: April 12, 2021 Planning Staff Decision Report No. [2021-93](#)

Appendix 1 to Official Plan Amendment No. 75

Public Participation and Notification Timeline

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|-------------------|---|
| September 4, 2019 | Applications received by the City of Guelph |
| October 2, 2019 | Applications deemed complete |
| October 15, 2019 | Combined Notice of Complete Application and Notice of Public Meeting mailed to prescribed Agencies, City departments and surrounding property owners within 120m of the subject property |
| October 17, 2019 | Notice of Public Meeting advertised in the Guelph Tribune |
| November 12, 2019 | Statutory Public Meeting of Council |
| October 9, 2020 | Complete revised submission received |
| March 22, 2021 | Notice of Decision Meeting sent to interested parties who spoke at the public meeting, provided comments on the applications or requested to receive further notification on the applications |
| April 12, 2021 | City Council meeting to consider staff recommendation |

Appendix 2 to Official Plan Amendment No. 75

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 August 2019;
- Planning Justification Addendum, prepared by GSP Group Inc., dated December, 2020;
- Urban Design Brief, prepared by GSP Group Inc., dated August 2019, revised December 2020;
- Conceptual Site Plan, floor plans, elevations, and building renderings, prepared by RAW Design, dated August 2019, revised October 2020;
- Sun and Shadow Study Report, prepared by RAW Design, dated August 2019;
- Pedestrian Wind Comfort – Letter of Opinion, prepared by Novus Environmental Inc., dated August 2019;
- Functional Servicing and Stormwater Management Report, including the Grading and Drainage Plan and Site Servicing Plan, prepared by MTE Consultants Inc., dated August 2019, revised September 2020;
- Geotechnical Investigation Report, prepared by MTE Consultants Inc., dated August 2018;
- Phase 1 Environmental Site Assessment, prepared by MTE Consultants Inc., dated October 2018;
- Phase II Environmental Site Assessment, prepared by MTE Consultants Inc., dated November 2018;
- Environmental Noise Assessment, prepared by Novus Environmental Inc., dated August 2019;
- Environmental Noise Assessment, Letter Summary, prepared by SLR Consulting (Canada) Ltd., dated October 2020;
- Arborist Report and Tree Preservation Plan, prepared by North-South Environmental Inc., dated August 2019;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated August 2019; and,
- Traffic Geometrics Plan, prepared by Paradigm Transportation Solutions Limited, dated August 2019;
- Auto Turn Drawings, prepared by Paradigm Transportation Solutions Limited, dated May 2020; and,
- Current Groundwater Monitoring Work, prepared by MTE Consultants Inc., dated September 2020;