

The Corporation of the City of Guelph

By-law Number (2021) – 20644

A by-law to amend the Official Plan for the City of Guelph as it affects property municipally known as 520 Speedvale Avenue East and legally described as Block B, Plan 602, City of Guelph (OZS20-006).

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 wheareas after giving of the required notice, a Public Meeting was held on October 13, 2020 pursuant to s. 17(15)(d) of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

The Council of the Corporation of the City of Guelph enacts as follows:

1. Amendment Number 77 to the Official Plan for the City of Guelph, as amended, consisting of the attached mapping 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 Ontario Land Tribunal.

Passed this thirteenth day of December, 2021.

Schedules:

Amendment No. 77 to the Official Plan for the City of Guelph

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk

**EXPLANATION OF PURPOSE AND EFFECT AND
KEY MAP FOR BY-LAW NUMBER (2021)-20644**

1. By-law Number (2021)-20644 has the following purpose and effect:

The purpose of By-law (2021)-20644 is to authorize an amendment to the Official Plan to modify Schedule 2, "Land Use Plan".

The proposed Official Plan Amendment, to be known as Official Plan Amendment No. 77 (OPA #77) would redesignate the property municipally known as 520 Speedvale Avenue East and legally described as Block B, Plan 602, City of Guelph from the current "Low Density Residential" land use designation to the "Medium Density Residential" designation.

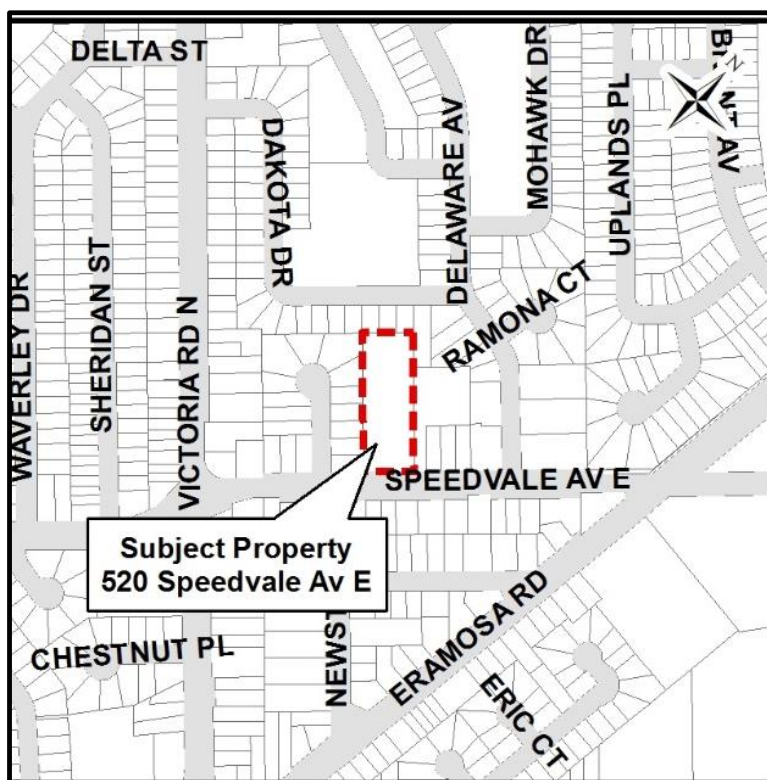
The "Medium Density Residential" land use designation permits multiple residential buildings such as townhouses at a net density between 35 and 100 units per hectare. Further, the height of residential buildings in this designation is to be between two (2) and six (6) storeys.

OPA #77, was considered by Guelph City Council at a Public Meeting held on October 13, 2020 and was approved by Guelph City Council on December 13, 2021.

Further information may be obtained by contacting Planning 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 (2021)-20644 applies:



Amendment No. 77
To the Official Plan
For the City of Guelph

PART A – THE PREAMBLE

Title and Components

This document is entitled '520 Speedvale Avenue East Amendment' and will be referred to as 'Amendment 77'. 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 77 to the Official Plan for the City of Guelph and consists of the mapping changes to Schedule 2, "Land Use Plan" introduced to the Official Plan for the City of Guelph.

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

Purpose

The purpose of Official Plan Amendment 77 is to modify Schedule 2, "Land Use Plan", specifically to redesignate the land use of the property municipally known as 520 Speedvale Avenue East, legally described as Block B, Plan 602, City of Guelph, from the current "Low Density Residential" designation to the "Medium Density Residential" designation.

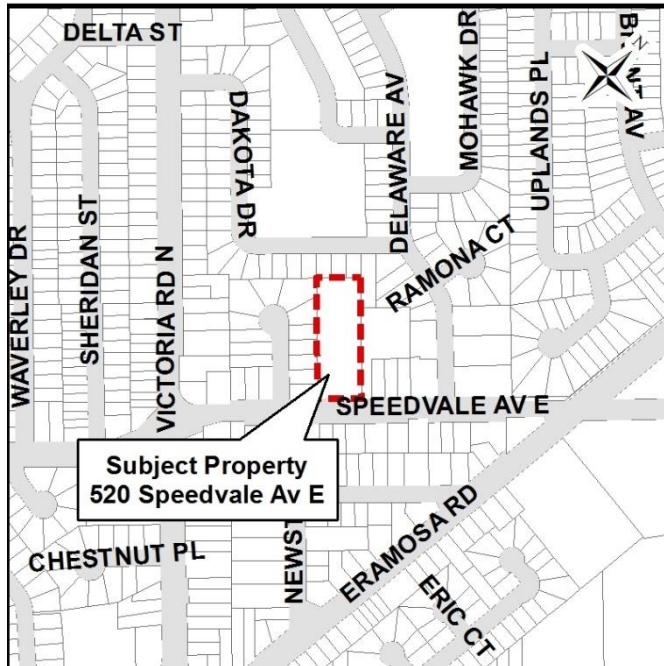
Location

The subject lands affected by Official Plan Amendment 77 are municipally known as 520 Speedvale Avenue East and legally described as Block B, Plan 602, City of Guelph. The subject lands have an area of 0.8 hectares.

The subject lands are located on the north side of Speedvale Avenue East, between Victoria Road North and Eramosa Road (see Key Map below). Surrounding land uses include:

- To the north, single detached dwellings along Dakota Drive, beyond which is Dakota Park;
- To the east, single detached dwellings fronting onto Speedvale Avenue East and low-rise apartments at the northwest corner of Speedvale Avenue East and Delaware Avenue;
- To the south, single detached dwellings fronting onto Speedvale Avenue East;
- To the west, single detached dwellings along Carmine Place.

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. OZS20-006) on July 6, 2020. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be complete on August 6, 2020. The applications were presented to Council at a Public Meeting held on October 13, 2020 and revised application materials were submitted on April 30, 2021 and September 2, 2021.

Summary of Changes to the Official Plan

The Official Plan Amendment will change the land use designation of the subject lands in Schedule 2, "Land Use Plan" from "Low Density Residential" to "Medium Density Residential".

PART B – THE AMENDMENT

Format of the Amendment

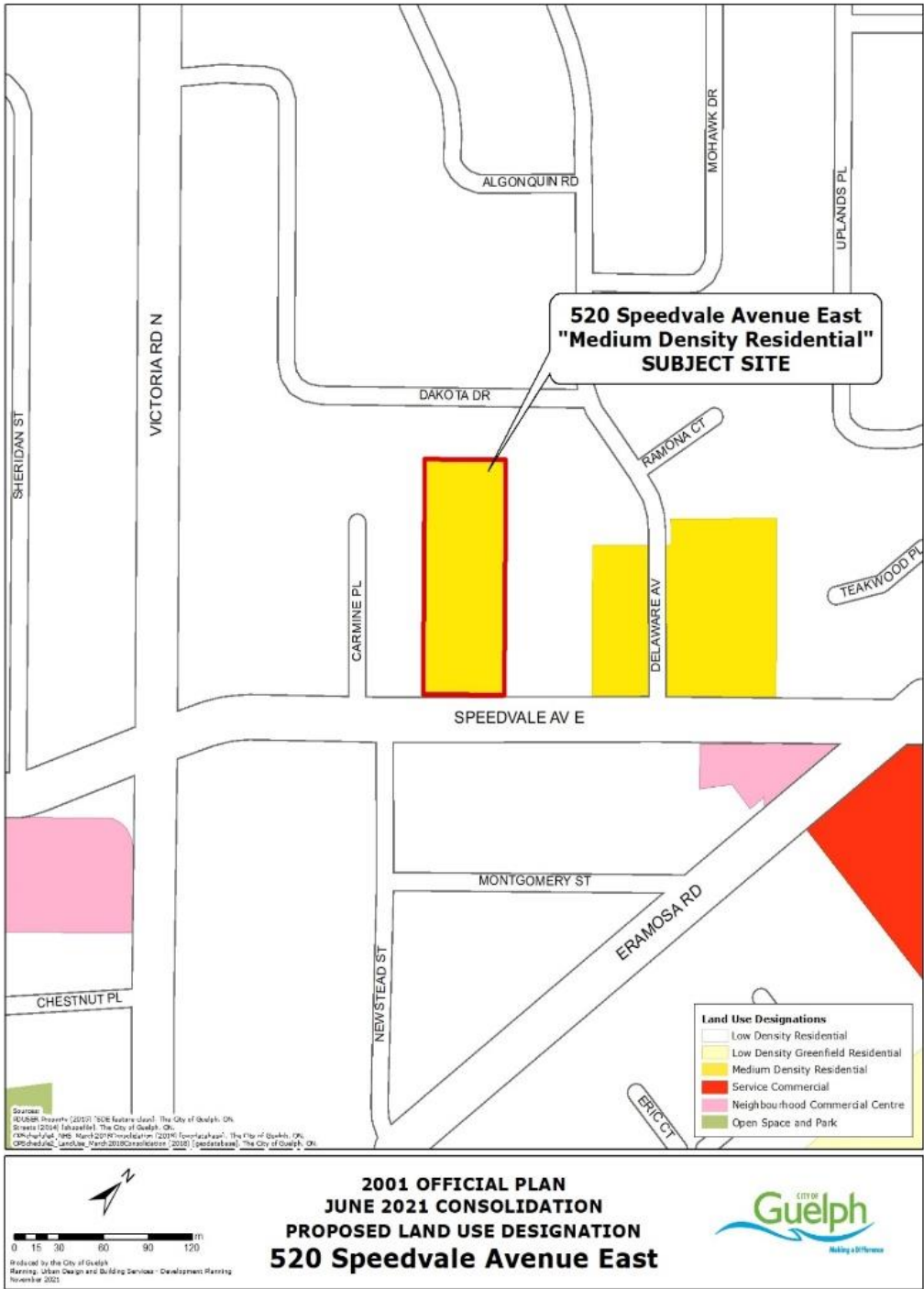
This section of Amendment 77 for 520 Speedvale Avenue East sets out revisions to Schedule 2, "Land Use Plan".

Implementation and Interpretation

Amendment 77 should be read in conjunction with the current Official Plan (June 2021 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 amending Schedule 2, "Land Use Plan" for the property municipally known as 520 Speedvale Avenue East, legally described as Block B, Plan 602, City of Guelph from the current "Low Density Residential" designation to the "Medium Density Residential" designation.



PART C – THE APPENDICES

The following appendices do not form part of Amendment No. 77 but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: December 13, 2021 Planning Staff Decision Report No. [2021-337](#)

Appendix 1 to Official Plan Amendment No. 77

Public Participation and Notification Timeline

July 6, 2020	Applications received by the City of Guelph
August 6, 2020	Applications deemed complete
September 15, 2020	Notice of Complete Application mailed to prescribed Agencies, City departments and surrounding property owners within 120 m of the subject lands
September 15, 2020	Notice of Public Meeting mailed to prescribed Agencies, City departments and surrounding property owners within 120 m of the subject lands
September 17, 2020	Notice of Public Meeting advertised in the Guelph Mercury Tribune
October 13, 2020	Statutory Public Meeting of Council
April 30, 2021	Complete revised submission received by the City of Guelph
May 14, 2021	Notice of Revised Applications mailed to prescribed Agencies, City departments and interested parties
September 2, 2021	Minor revisions to development concept received by the City of Guelph
November 25, 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
December 13, 2021	City Council meeting to consider staff recommendation

Appendix 2 to Official Plan Amendment No. 77

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 and Urban Design Brief, prepared by Astrid J. Clos Planning Consultants, dated July 3, 2020;
- Revised Conceptual Site Plan, prepared by Astrid J. Clos Planning Consultants, dated September 3, 2021;
- Revised Building Elevations and Renderings, prepared by Marann Homes Ltd., dated September 28, 2021;
- Revised Height Survey, prepared by Van Harten Surveying Inc., dated November 26, 2021;
- Functional Servicing Report, prepared by MTE Consultants, dated July 3, 2020;
- Revised Site Servicing Plan, prepared by MTE Consultants, dated April 30, 2021;
- Revised Grading Plan, prepared by MTE Consultants, dated April 23, 2021;
- Revised Removals Plan, prepared by MTE Consultants, dated February 14, 2021;
- Traffic Impact Brief, prepared by Paradigm Transportation Solutions Limited, dated May 2020;
- Fire Truck Movement Plan, prepared by MTE Consultants, dated July 3, 2020;
- Noise Feasibility Study, prepared by HGC Engineering, dated July 3, 2020;
- Archaeological Study, prepared by Amick Consultants Limited, dated Jun2 2020;
- Community Energy Initiative Commitment Letter, prepared by Marann Homes Ltd., dated April 16, 2020;
- Revised Tree Inventory and Preservation Plan, prepared by Aboud & Associates Inc., dated October 28, 2021;
- Revised Landscaping Plan, prepared by Aboud & Associates Inc., dated October 28, 2021;
- Phase 1 Environmental Site Assessment, prepared by Chung & Vander Doelen Engineering Ltd., dated December 22, 2017; and
- Reliance Letter, prepared by Chung & Vander Doelen Engineering Ltd., dated June 30, 2020.