

Schedule-1 Amendment Number 78

**AMENDMENT NO. 78
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '77 Victoria Road North Site-Specific Amendment' and will be referred to as 'Amendment No. 78'. 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 No. 78 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 No. 78 is to add a site-specific policy to the "Low Density Residential" land use designation that applies to the subject lands that would permit a maximum net density of 58 units per hectare.

Location

The subject lands affected by Official Plan Amendment No. 78 are municipally known as 77 Victoria Road North and legally described as Part of Lot 1, Concession 4, Division 'C', Geographic Township of Guelph, City of Guelph. The subject lands have an area of 0.312 hectares.

The subject lands are located on the east side of Victoria Road North, south of Cassino Avenue and north of an elementary school (see Key Map below).

Surrounding land uses include:

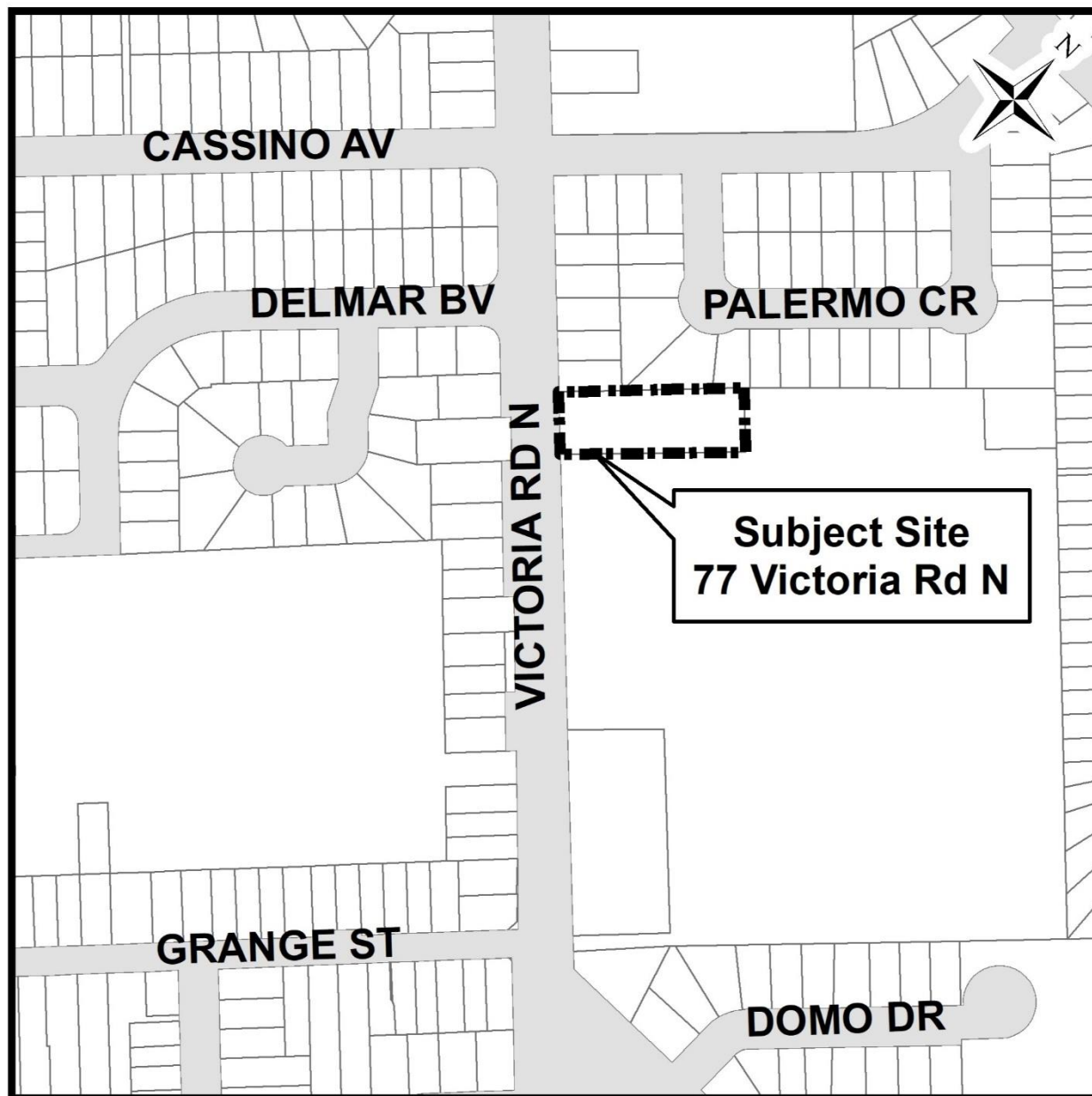
To the north: lands zoned for and developed with single detached residential dwellings, beyond which is Cassino Avenue;

To the south: St. John elementary school;

To the east: St. James Catholic High School; and,

To the west: Victoria Road North, beyond which are lands zoned for and developed with single detached residential dwellings.

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. OZS20-013) on November 10, 2020. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on December 7, 2020. The applications were presented to Council at a Public Meeting held on January 25, 2021, and revised application materials were submitted in May 2021.

Summary of Changes to the Official Plan

The Official Plan Amendment will add a site-specific policy to the “Low Density Residential” land use designation to permit a maximum net density of 58 units per hectare on the subject lands.

PART B – THE AMENDMENT

Format of the Amendment

This section of Amendment No. 78 for 77 Victoria Road North 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 78 should be read in conjunction with the current Official Plan (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 further amended by adding a new policy 9.13.1.12 and by renumbering 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:

9.13.1.12 77 Victoria Road North

In spite of Section 9.3.2.3, the provisions of the Low Density Residential land use designation, a stacked townhouse development may be permitted at 77 Victoria Road North with a maximum net density of 58 units per hectare.

~~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. 78, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: February 14, 2022, Planning Staff Decision Report No. 2022-22

Appendix 1 to Official Plan Amendment No. 78

Public Participation and Notification Timeline

November 10, 2020	Applications received by the City of Guelph
December 7, 2020	Applications deemed complete
December 21, 2020	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
December 31, 2020	Notice of Public Meeting advertised in the Guelph Tribune
January 25, 2021	Statutory Public Meeting of Council
May 21, 2021	Revised submission received
June 24, 2021	Notice of Revised Submission sent to interested parties who spoke at the public meeting, provided comments on the applications or requested to receive further notification on the applications
January 25, 2022	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
February 14, 2022	City Council meeting to consider staff recommendation

Appendix 2 to Official Plan Amendment No. 78

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 November 2020, revised November 2021;
- Conceptual Site Plan, prepared by Astrid J. Clos Planning Consultants, dated October 2020, revised August 2021;
- Legal Survey, prepared by BSRD Ontario Land Surveyors, dated February 2020;
- Building elevations and renderings, dated November 2020, revised November 2021;
- Draft Official Plan and Zoning By-law Amendments, prepared by Astrid J. Clos Planning Consultants, dated November 2020, revised May 2021;
- Functional Servicing Report including Stormwater Management Report, prepared by MTE, dated November 5, 2020, revised May 2021;
- Site Grading and Site Servicing Plans, prepared by MTE, dated September 2020, revised May 2021;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated November 2020;
- Traffic Geometrics Plan, prepared by Paradigm Transportation Solutions Limited, dated November 2020, revised May 2021;
- Phase One Environmental Site Assessment, prepared by G2S Environmental Consulting Inc., dated February 2020;
- Reliance Letter for Phase One Environmental Site Assessment, prepared by G2S Environmental Consulting Inc., dated November 2020;
- Noise Feasibility Study prepared by HGC Engineering, dated October 2020, revised October 2021; and,
- Tree Inventory and Preservation Plan and Conceptual Landscape Compensation Plan, prepared by Aboud and Associates Inc., dated November 2020, revised May 2021.