

Council Memo

To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, May 16, 2022
Subject	Clair-Maltby Secondary Plan (OPA 79): 2029 Gordon Street

The purpose of this memo is to provide Council with information about a mapping error in the schedules for the Clair-Maltby Secondary Plan (OPA 79). This memo also provides a recommendation for Council to revise the schedules of OPA 79 to correct the mapping error.

The owner of 2029 Gordon Street contacted City staff to discuss the land use schedules of OPA 79 to understand the land use designation that has been recommended for their property. As a result of this conversation, staff concluded that the property had been incorrectly mapped as being entirely within the Natural Heritage System land use designations despite the property being currently developed for residential use.

2029 Gordon Street is located on the west side of Gordon Street as shown on this map. The Springfield Golf and Country Club is across Gordon Street to the east.



The adjacent property to the north contains a provincially significant wetland. Through refinements to the natural heritage system, a new buffer to the wetland was applied which extended through the developed areas of 2029 Gordon Street including the detached house that exists on site. The City's Official Plan policies for existing developed properties apply in this case. In accordance with Official Plan Policy 4.1.1.11, should the property be redeveloped, an environmental impact study will be required to determine the appropriate width for the buffer to the wetland.

Official Plan Policy 4.1.1.11

Notwithstanding 4.1.1.9, minimum buffers have not been applied to lands containing existing development which may preclude achievement of the minimum buffer specified on Table 4.1. For any redevelopment of such lands, an EIS will be completed to the satisfaction of the City that evaluates the need for an established buffer, and determines an appropriate width where a buffer is required.

With this revised land use designation, the property may continue to be used for residential purposes as they exist on the site and any redevelopment proposal will be required to determine the appropriate buffer to the wetland.

Staff recommend that the schedules for the Clair-Maltby Secondary Plan be revised in accordance with Attachment 1 to this memo. The property would be placed in the Mixed-use designation which is consistent with the designation of the properties to the south of 2029 Gordon Street.

Staff further recommend that Council amend Recommendation #1 in the staff report as follows:

That Official Plan Amendment No. 79, initiated by the City of Guelph, be approved in accordance with Attachment-2 to report 2022-95 - City-initiated Official Plan Amendment for the Clair-Maltby Secondary Plan and in accordance with Attachment-1 of the Council Memo - re 2029 Gordon Street in Clair-Maltby Secondary Plan - 2022-2000 dated May 16, 2022.

Attachments

Attachment-1 2029 Gordon Street: Recommended Land Use Designation

This memo was approved by:

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