

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2020) – 20479

A by-law to amend the Official Plan for the City of Guelph as it affects property municipally known as 361 Whitelaw Road and legally described as Part of the NE Half of Lot 5, Concession 1, Division 'B' (Geographic Township of Guelph), City of Guelph (OZS18-005).

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 Section 21 of the *Planning Act*, R.S.O. 1990, c. P13, as amended, provides that a municipality may, by by-law, amend an Official Plan;

AND WHEREAS after giving of the required notice, a Public Meeting was held on December 10, 2018 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 71 to the Official Plan for the City of Guelph, as amended, consisting of the attached mapping revision (Schedule A), 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 TENTH day of FEBRUARY, 2020.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CITY CLERK

**EXPLANATION OF PURPOSE AND EFFECT AND
KEY MAP FOR BY-LAW NUMBER (2020)-20479**

1. By-law Number (2020)-20479 has the following purpose and effect:

The purpose of By-law (2020)-20479 is to authorize an amendment to the Official Plan for the subject lands municipally known as 361 Whitelaw Road (see Key Map), and legally described as Part of the NE Half of Lot 5, Concession 1, Division 'B' (Geographic Township of Guelph), City of Guelph to redesignate the portion of the site that is designated Low Density Greenfield Residential to High Density Residential, Medium Density Residential and Open Space and Parks to permit the development of a mixed density residential development together with a neighbourhood park. The proposed Official Plan Amendment will be known as Official Plan Amendment No. 71 (OPA 71).

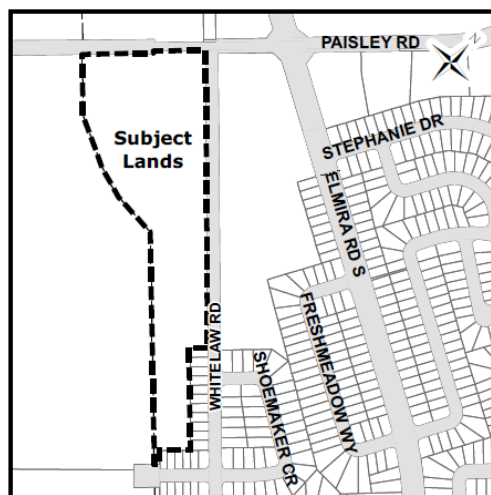
OPA 71 was considered by Guelph City Council at Public Meetings held on July 10, 2017 and May 14, 2018 and was approved by Guelph City Council on February 10, 2020 (File OZS18-005).

Further information may be obtained by contacting or visiting 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)-20479 applies:

KEY MAP



AMENDMENT NO. 71

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

Schedule 'A'

AMENDMENT NO. 71 TO THE OFFICIAL PLAN FOR THE CITY OF GUELPH

PART A - THE PREAMBLE provides the rationale and certain background information in support of the amendment. The Preamble does not constitute part of Amendment No. 71 to the Official Plan for the City of Guelph.

PART B - THE AMENDMENT consists of the specific text changes introduced to the Official Plan for the City of Guelph through the Amendment.

PART C - THE APPENDICES contains background data and public involvement associated with this amendment, but does not constitute part of Amendment No. 71 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan Amendment No. 71 is to redesignate the Low Density Greenfield Residential portion of 361 Whitelaw Road to the High Density Residential, Medium Density Residential and Open Space and Parks designations.

LOCATION

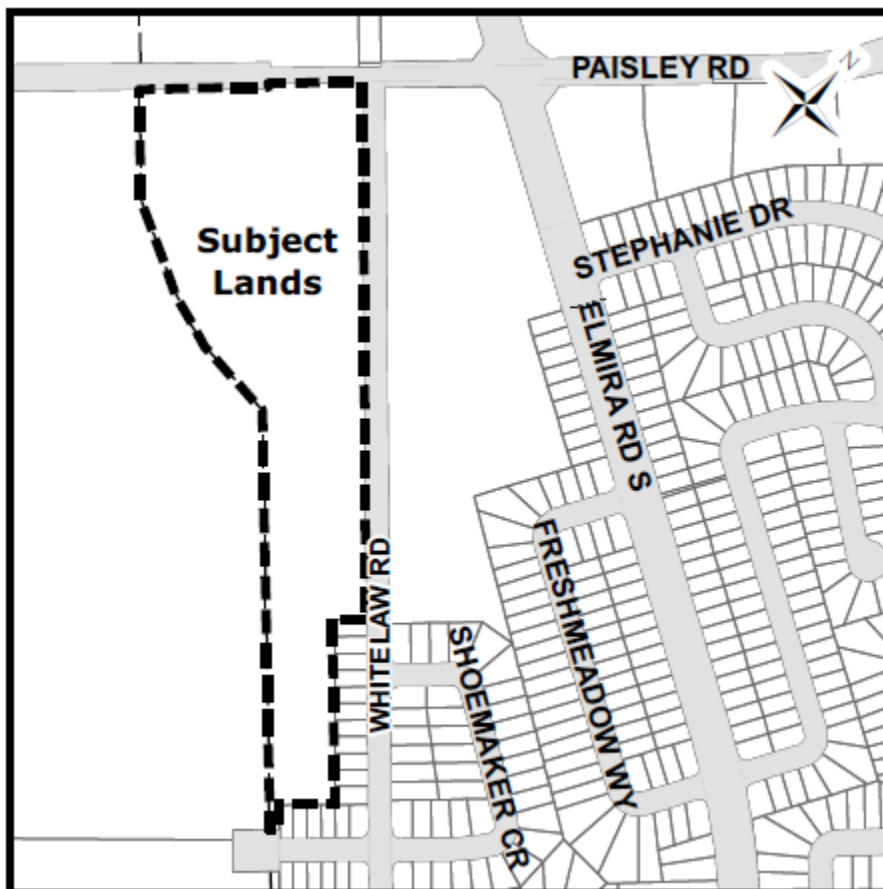
The subject lands affected by Official Plan Amendment No. 71, as proposed, are known municipally as 361 Whitelaw Road, and legally described as Part of the NE Half of Lot 5, Concession 1, Division 'B' (Geographic Township of Guelph), City of Guelph. The subject lands have an area of 7 hectares.

Surrounding land uses include:

- To the north: Paisley Road, beyond which are vacant commercial lands that are part of the Community Mixed Use Node;
- To the south: single detached dwellings along Whitelaw and Shoemaker Crescent;

- To the east: Whitelaw Road, beyond which are currently vacant lands zoned "General Residential Apartment" that are expected to be developed in the near future together with a small woodlot; and,
- To the west: a wetland, woodlot and agricultural lands that are situated in the Township of Guelph-Eramosa.

The subject lands are located southwest of the intersection of Paisley Road and Whitelaw Road (see Location Map below).



BASIS

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. OZS18-005) on August 24, 2018. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on September 20, 2018. The applications were presented to Council at a Public Meeting held on December 10, 2018 and revised applications were submitted May 27, 2019 and a second Public Meeting was held July 10, 2019.

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, dated August, 2018;
- Urban Design Brief, prepared by GSP Group, dated August, 2018;
- Site Plan, prepared by GSP Group, dated August, 2018;
- Functional Servicing Brief, prepared by GM BluePlan Engineering, dated August 14, 2018;
- Sanitary Flow Monitoring Report, prepared by GM BluePlan Engineering, dated August, 2018;
- Environmental Impact Study, prepared by Natural Resource Solutions, dated August 2018;
- Permeameter Testing Results, prepared by Chung and Vander Doelen Engineering, dated July 27, 2018;
- Hydrogeological Study, prepared by GM BluePlan Engineering, dated August, 2018;
- Geotechnical Report, prepared by Chung and Vander Doelen Engineering, dated April 27, 2018;
- Transportation Impact Study, prepared by Salvini Consulting, dated August 2018;
- Archaeological Assessment, prepared by Stantec Consulting, dated July, 2018.

The Official Plan land use designation that applied to the subject lands (at the time the planning applications were submitted) is "Low Density Greenfield Residential". The "Low Density Greenfield Residential" land use designation

permits a variety of residential uses including single and semi-detached dwellings, townhouses and apartments. The net density of development shall be a minimum of 20 units per hectare and a maximum of 60 units per hectare, together with a maximum height of 6 storeys.

The Official Plan Amendment will redesignate the portion of the site designated as "Low Density Greenfield Residential" to the "High Density Residential", "Medium Density Residential", and "Open Space and Parks" designations.

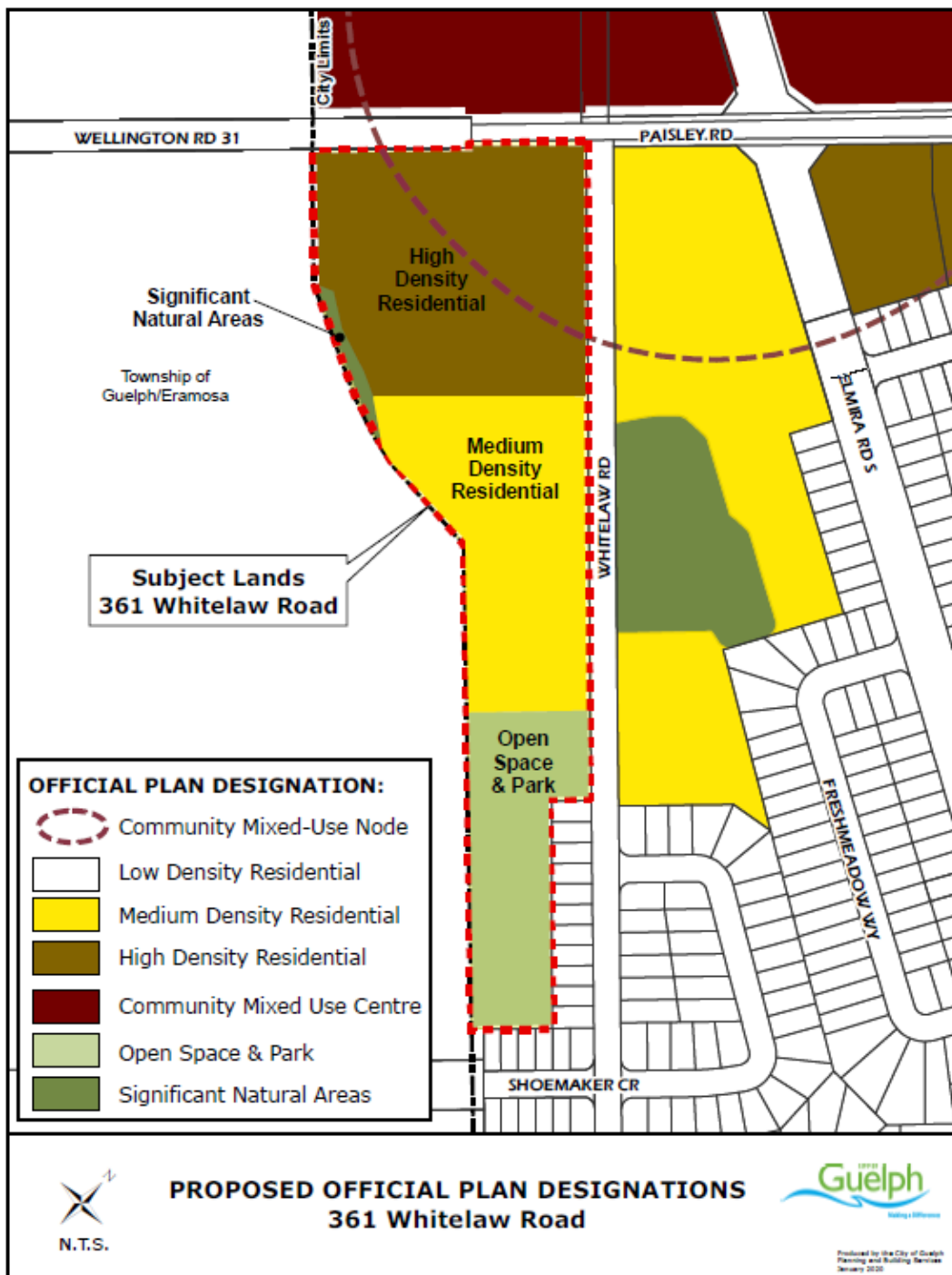
This Official Plan Amendment will permit a mixed density residential development containing 678 dwelling units together with a neighbourhood park.

PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 71 to the Official Plan for the City of Guelph.

Details of the Amendment

The Official Plan for the City of Guelph is amended by altering Schedule 2: Land Use Plan for property municipally known as 361 Whitelaw Road to redesignate the portion of the site designated as Low Density Greenfield Residential to High Density Residential, Medium Density Residential and Open Space and Parks, as shown on the following excerpt from Schedule 2:



PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 71, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: February 10, 2020 Planning Staff Decision Report No. IDE
2020-013

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. 71

PUBLIC PARTICIPATION

August 24, 2018	Official Plan (OP) and Zoning By-law (ZBL) amendment applications received by the City of Guelph
September 20, 2018	OP/ZBL amendment applications deemed complete
October 4, 2018	Notice of Complete Application for OP/ZBL amendment mailed to prescribed agencies, City departments and surrounding property owners within 120 metres
October 5, 2018	Notice sign for OP/ZBL amendment applications placed on property
November 15, 2018	Notice of Public Meeting for OP/ZBL amendment advertised in the Guelph Mercury Tribune
November 15, 2018	Notice of Public Meeting for OB/ZBL amendment mailed to prescribed agencies, City departments and surrounding property owners within 120 metres
December 10, 2018	Statutory Public Meeting of Council for OP/ZBL amendment applications
May, 2019	Revised OP/ZBL amendment application received by the City of Guelph
June 11, 2019	Revised application circulated to agencies, City departments and mailed to surrounding property owners within 120 metres
June 13, 2019	Notice of Public Meeting for revised OP/ZBL amendment advertised in the Guelph Mercury Tribune
July 10, 2019	2 nd Statutory Public Meeting of Council for OP/ZBL amendment applications
January 20, 2020	Notice of Decision Meeting sent to parties that commented or requested notice
February 10, 2020	City Council Meeting to consider staff recommendation

APPENDIX 2
TO OFFICIAL PLAN AMENDMENT NO. 71

**PLANNING STAFF DECISION REPORT NO. IDE 2020-013, DATED
FEBRUARY 10, 2020**

Available with the agenda for the Council meeting of February 10, 2020 and enclosed with By-law (2020)-20479 file.