

**AMENDMENT NO. 82  
TO THE OFFICIAL PLAN  
FOR THE CITY OF GUELPH**

## **PART A – THE PREAMBLE**

### **Title and Components**

This document is entitled '1354 Gordon Street Site-Specific Amendment' and will be referred to as 'Amendment No. 82'. 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 82 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 82 is to add a site-specific policy to the "Neighbourhood Commercial Centre" land use designation to permit the development of an eight (8) storey, mixed-use building with 110 apartment units and 524 square metres of commercial floor area.

### **Location**

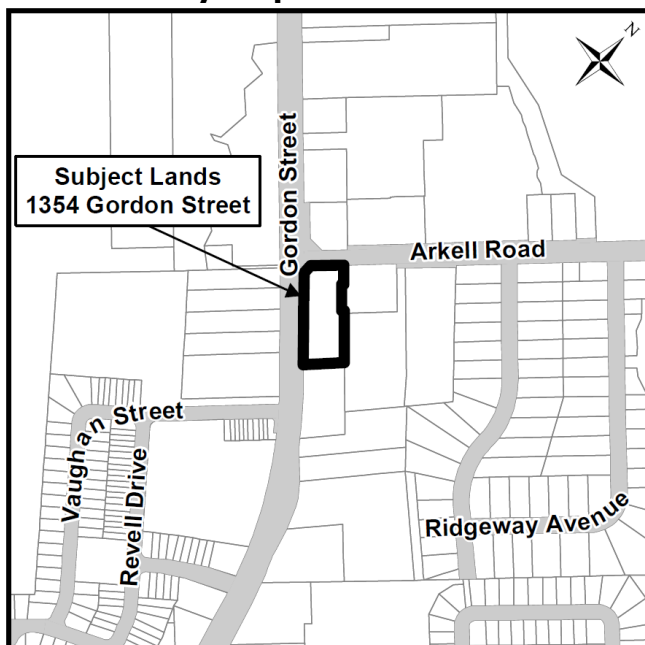
The subject property affected by Official Plan Amendment 82 is municipally known as 1354 Gordon Street and legally described as Part of Southwest Part of Lot 7, Concession 8 (Geographic Township of Puslinch), as in R0708553, Except Parts 1, 2 and 3, 61R-9367, City of Guelph. The subject property has an area of 0.638 hectares.

The subject property is located southeast corner of Gordon Street and Arkell Road (see Key Map below).

Surrounding land uses include:

- To the north, across Arkell Road, a vacant, single storey commercial building and parking lot, beyond which is the Salvation Army Guelph Citadel;
- To the east, a vacant residential-commercial mixed-use parcel subject to an active Zoning By-law Amendment (33-41 Arkell Road/1408 Gordon Street - File OZS21-002), beyond which is the Arkell Road Bible Chapel;
- To the south, the Elmbrook plaza containing a restaurant (Borealis), a bakery and office uses; and
- To the west, across Gordon Street, single detached dwellings, including two parcels subject to an active Official Plan Amendment and Zoning By-law Amendment (1373-1389 Gordon Street – File OZS22-001).

### **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. OZS19-008) on August 30, 2019. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on September 27, 2019. The applications were presented to Council at a Public Meeting held on November 12, 2019, and revised application materials were submitted to the City on September 28, 2021 and May 27, 2022.

### **Summary of Changes to the Official Plan**

The Official Plan Amendment will add a site-specific policy to the "Neighbourhood Commercial Centre" land use designation to permit the development of an eight (8) storey, mixed-use building with 110 apartment units and 524 square metres of commercial floor area. The net residential density will be 172.4 units per hectare.

## PART B – THE AMENDMENT

### Format of the Amendment

This section of Amendment 82 for 1354 Gordon Street 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 82 should be read in conjunction with the current Official Plan (February 2022 Consolidation) which is available on the City's website at [guelph.ca](http://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 9.13.3.7 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:

#### 9.13.3.7 1354 Gordon Street

**In spite of the provisions of policies 9.4.5.15 and 9.4.5.16, the maximum height is eight (8) storeys; and the maximum net density is 172.4 units per hectare.**

- ~~7.~~ **8.** 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.
- ~~8.~~ **9.** 1888 Gordon Street  
In spite of the provisions of policies 9.3.5.2 and 9.3.5.3, the minimum height is two (2) stories and the maximum height is fourteen (14) stories; and the maximum net density is 175 units per hectare and not less than a minimum net density of 100 units per hectare.
- ~~9.~~ **10.** 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.

- ~~10.~~ **11.** 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.
- ~~11.~~ **12.** 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.
- ~~12.~~ **13.** 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. 82, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: September 12, 2022 Planning Staff Decision [Report No. 2022-271](#).

## **Appendix 1 to Official Plan Amendment No. 82**

### **Public Participation and Notification Timeline**

August 30, 2019	Official Plan Amendment and Zoning By-law Amendment Applications received by the City of Guelph
September 27, 2019	Official Plan Amendment and Zoning By-law Amendment Applications deemed complete
October 4, 2019	Notice sign for Official Plan Amendment and Zoning By-law Amendment Application placed on property
October 10, 2019	Notice of Complete Applications and Public Meeting for Official Plan Amendment and Zoning By-law Amendment Applications mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
October 17, 2019	Notice of Public Meeting for Official Plan Amendment and Zoning By-law Amendment Application advertised in the Guelph Mercury Tribune
November 12, 2019	Statutory Public Meeting of Council for Official Plan Amendment and Zoning By-law Amendment Application held
September 28, 2021	First Revised application materials received by the City
October 18, 2021	Notice of revised applications sent to prescribed Agencies, City departments and interested parties that commented or requested notice
May 27, 2022	Second Revised application materials received by the City
June 9, 2022	Notice of revised applications sent to prescribed Agencies, City departments and interested parties that commented or requested notice
August 29, 2022	Notice of Decision Meeting sent to interested parties that commented or requested notice
September 12, 2022	City Council Meeting to consider staff recommendation

## **Appendix 2 to Official Plan Amendment No. 82**

### **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 Weston Consulting, dated August 30, 2019;
- Conceptual Site Plan, prepared by Daniel Johnson Architect Inc., dated August 29, 2019;
- Urban Design Brief, prepared by Weston Consulting, dated August 30, 2019;
- Building Elevations/Renderings, prepared by Daniel Johnson Architect Inc., dated August 29, 2019;
- Functional Servicing and Stormwater Management Report, prepared by Counterpoint Engineering Inc., dated August 26, 2019, including:
  - i. Site Grading Plan;
  - ii. Site Servicing Plan;
- Sun and Shadow Study Report and Letter, prepared by Daniel Johnson Architect Inc., dated August 29, 2019;
- Transportation Impact Study, prepared by R.J. Burnside and Associates Ltd., dated August 30, 2019;
- Parking Review, prepared by R.J. Burnside and Associates Ltd., dated August 30, 2019;
- Noise Study, prepared by HGC Engineering Ltd., dated August 27, 2019;
- Phase 1 and 2 Environmental Site Assessments, prepared by G2S Environmental Consulting Inc., dated November 2017 and October 27, 2018 respectively;
- Supplemental Soil and Groundwater Investigation, prepared by G2S Environmental Consulting Inc., dated August 2, 2019;
- Designated Substances Survey, prepared by G2S Environmental Consulting Inc., dated August 13, 2019;
- Archaeological Assessment, prepared by Detritus Consulting Ltd., dated August 23, 2019;
- Arborist Report, prepared by MHBC Planning, dated August 29, 2019, including:
  - i. Landscape Concept Plan;
  - ii. Tree Preservation Plan;
- Topographic Survey, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated June 26, 2019.
- Matrix of Responses to City and Agency Comments, prepared by Weston Consulting, dated September 26, 2021;
- Planning Justification Report Addendum, prepared by Weston Consulting, dated September 27, 2021;
- Urban Design and Sustainability Brief, prepared by Weston Consulting, dated September 2021;s
- Architectural Drawing Package, including updated Conceptual Site Plan, prepared by SRM Architects Incorporated, dated September 28, 2021;
- Sun and Shadow Study, prepared by SRM Architects Incorporated, dated September 27, 2021;
- Revised Landscape Plan, prepared by MHBC Planning, dated September 27, 2021;
- Functional Servicing and Stormwater Management Report, prepared by WalterFedy, dated September 27, 2021;
- Revised Engineering Plans, prepared by WalterFedy, dated September 21, 2021;
- Updated Transportation Impact Study, prepared by R.J. Burnside and Associates Limited, dated, September 27, 2021;
- Parking Review, prepared by R.J. Burnside and Associates Limited, dated, September 27, 2021;
- Updated Phase One Environmental Site Assessment, prepared by G2S Consulting Incorporated, dated August 13, 2021;
- Updated Architectural Drawing Package, including updated Conceptual Site Plan, prepared by SRM Architects Incorporated, dated May 19, 2022;
- Environmental Reliance Letter, prepared by G2S Environmental Consulting Inc., dated May 30, 2022;
- Revised Landscape Plan, prepared by MHBC Planning, dated May 17, 2022;



- Revised Noise Feasibility Study, prepared by HGC Engineering Ltd., dated May 20, 2022;
- Pedestrian Wind Conditions Letter of Opinion, prepared by Rowan Williams Davis & Irwin Inc., dated May 25, 2022;
- Updated Functional Servicing and Stormwater Management Report, prepared by WalterFedy, dated May 24, 2022;
- Response to Traffic and Parking Study Comments, prepared by RJ Burnside & Associates Limited, dated May 20, 2022; and
- Revised Engineering Plans, prepared by WalterFedy, dated May 24, 2022.