

Schedule 1-Amendment Number 83

**Amendment No. 83
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '388 Arkell Road Site-Specific Amendment' and will be referred to as 'Amendment No. 83'. 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. 83 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. 83 is to add a site-specific policy to the "Neighbourhood Commercial Centre" land use designation to permit the development of a school.

Location

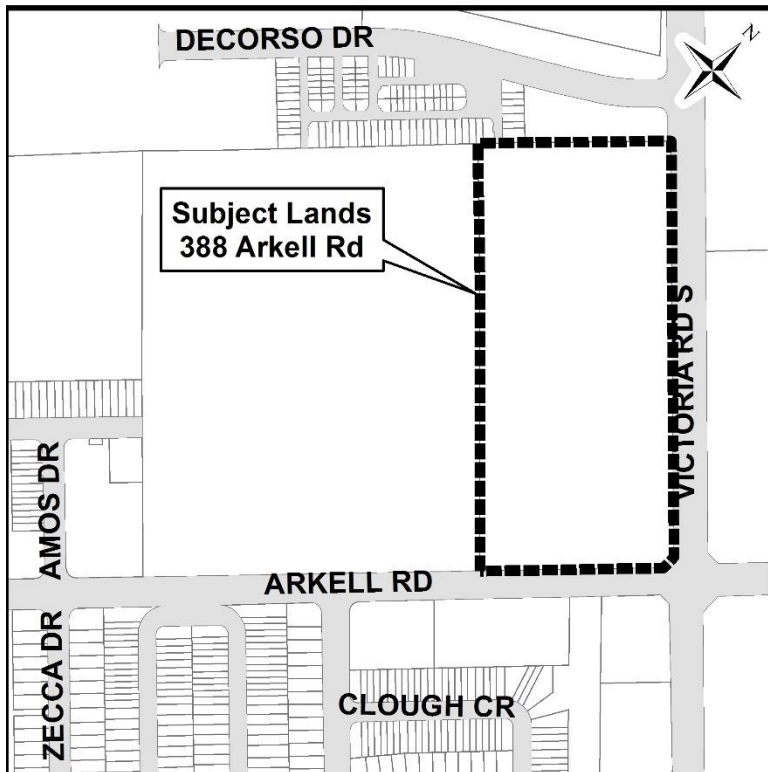
The property affected by Official Plan Amendment No. 83 is municipally known as 388 Arkell Road and legally described as Part of Lot 6, Concession 8, Geographic Township of Puslinch; Part 1, Plan 61R-20599, City of Guelph. The subject property has an area of 7.48 hectares.

The subject property is located at the north-west corner of Victoria Road South and Arkell Road (see Key Map below).

Surrounding land uses include:

- To the north: lands currently zoned and developed with residential uses and environmental features;
- To the south: Arkell Road, beyond which are medium density residential uses, in the form of townhouses and a commercial plaza;
- To the east: Victoria Road South, beyond which are lands located within the Township of Puslinch and presently used for agricultural purposes; and,
- To the west: lands zoned for agricultural uses under the Township of Puslinch Zoning By-law and designated in the City of Guelph Official Plan for residential uses.

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. ZC1708) on August 28, 2017. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on September 21, 2017. The applications were presented to Council at a Public Meeting held on November 13, 2017, and revised application materials were submitted in May 2021, December 2021 and June 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 a school.

PART B – THE AMENDMENT

Format of the Amendment

This section of Amendment No. 83 for 388 Arkell Road 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 No. 83 should be read in conjunction with the current Official Plan (2022 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 9.13.3.1 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:

9.13.3.1 388 Arkell Road

In addition to the uses permitted in the Neighbourhood Commercial Centre land use designation by policy 9.4.5.12, a school shall also be permitted on the property municipally known as 388 Arkell Road.

~~1.~~ **2.** 180 Clair Road West

In addition to the Corporate Business Park uses permitted for the property located at the southeast corner of Clair Road and Poppy Drive, the lands may also be used for a religious establishment and associated institutional uses.

~~2.~~ **3.** 166-178 College Avenue West

Notwithstanding the maximum net density and permitted uses in the "High Density Residential" land use designation, the maximum net density shall be 172 units per hectare and a Seniors Day Use and/or Day Care Centre shall be permitted on the subject lands with a maximum total gross floor area of 537 square metres.

~~3.~~ **4.** 262 Edinburgh Road South

In addition to the Medium Density Residential uses permitted, the property located at 262 Edinburgh Road South may be used as a medical clinic.

~~4.~~ **5.** 400, 420 and 430 Edinburgh Road South

Within the High Density Residential designation on the University of Guelph lands on the east side of Edinburgh Road South, development will comply with special standards established in the Zoning By-law to recognize this area

as an integrated housing complex comprised of individual apartment buildings on separate parcels. In spite of the density provisions of the High Density Residential designation, net density of residential development on lands known municipally as 400, 420 and 430 Edinburgh Road South shall not occur at a density of less than 73 units per hectare and shall not exceed 150 units per hectare.

~~5.~~ **6.** 716 Gordon St

In spite of the provisions of policies 9.3.5.2 and 9.3.5.3, the minimum height is three (3) storeys and the maximum height is eleven (11) storeys; and the maximum net density is 156 units per hectare and not less than a minimum net density of 100 units per hectare.

~~6.~~ **7.** 1077 Gordon St

In spite of the maximum density provisions of Subsection 9.4.6.8, residential development may be permitted to a maximum net density of 150 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. 83, 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. 2022-286

Appendix 1 to Official Plan Amendment No. 83

Public Participation and Notification Timeline

August 28, 2017	Applications received by the City of Guelph
September 21, 2017	Applications deemed complete
October 6, 2017	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
October 19, 2017	Notice of Public Meeting advertised in the Guelph Tribune
November 13, 2017	Statutory Public Meeting of Council
May 5, 2021	Revised submission received
May 20, 2021	Notice of Revised Submission sent to Agencies, City departments, surrounding property owners within 120m of the subject property and interested parties
December 13, 2021	Third submission received
June 14, 2022	Fourth submission received
August 30, 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
September 12, 2022	City Council meeting to consider staff recommendation

Appendix 2 to Official Plan Amendment No. 83

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 MHBC Planning, dated August 2017;
- Conceptual Site Plan, prepared by BJC Architects Inc., dated June 2016, revised and prepared by Hossak & Associates Architects, May 2021 and May 2022;
- Community Context Plan, prepared by MHBC Planning, dated July 2017;
- Urban Design Brief, prepared by MHBC Planning, dated July 2017;
- Stage 1 and 2 Archaeological Assessments, prepared by AMICK Consultants Limited, dated November 29, 2016;
- Environmental Impact Study, prepared by Aboud and Associates Inc., dated June 23, 2017, revised February 2021, December 2021 and June 2022;
- Hydrogeological Investigation, prepared by MTE Consultants Inc., dated February 2017, revised April 2021;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions, dated August 2017, revised and prepared by IBI Group April 2021, December 2021, and June 2022;
- Phase One Environmental Site Assessment, prepared by MTE Consultants Inc., dated May 2, 2017; and,
- Functional Servicing Report, prepared by MTE Consultants Inc., dated May 2017, revised February 2021, December 2021 and June 2022.

Appendix 3 to Official Plan Amendment No. 83

September 12, 2022 Planning Staff Decision Report No. 2022-286

Report link: <https://pub-guelph.escribemeetings.com/filestream.ashx?DocumentId=30313>