

**SCHEDULE 1:**

**AMENDMENT NO. 84  
TO THE OFFICIAL PLAN  
FOR THE CITY OF GUELPH**

## **PART A – THE PREAMBLE**

### **Title and Components**

This document is entitled '265 Edinburgh Road North Site – Specific Amendment' and will be referred to as 'Amendment No. 84'.

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. 84 to the Official Plan for the City of Guelph and consists of the mapping changes to Schedule 2, "Land Use Plan" and also 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 84 is to modify Schedule 2, "Land Use Plan", specifically to redesignate the land use of the property municipally known as 265 Edinburgh Road North, legally described as Parts 4, 5, 6 and 7, Range 4, Division 'A', Geographic Township of Guelph, City of Guelph, County of Wellington from the current "Service Commercial" designation to the "Medium Density Residential" designation as well as add a site-specific policy to the "Medium Density Residential" land use designation to permit the development of two (2), seven (7) storey mixed-use apartment buildings with 139 apartment units and 188 square metres of commercial floor area.

### **Location**

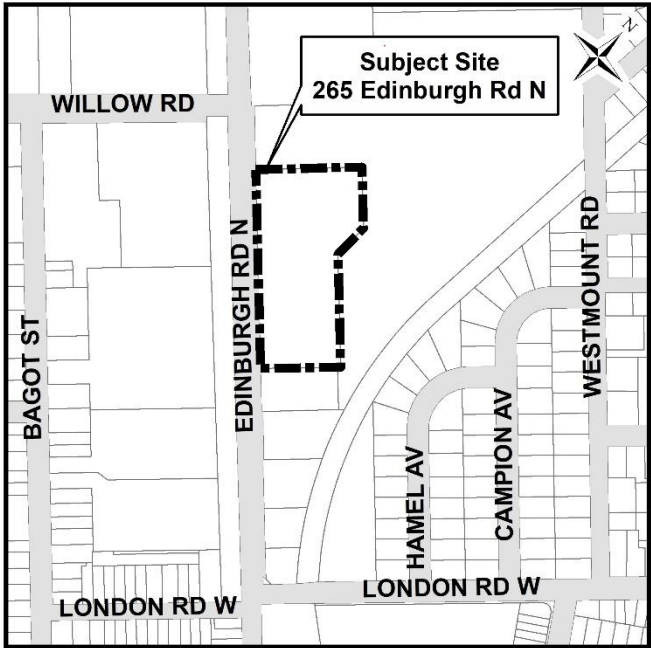
The subject property affected by Amendment No. 84 is municipally known as 265 Edinburgh Road North and legally described as Parts 4, 5, 6 and 7, Range 4, Division 'A', Geographic Township of Guelph, City of Guelph, County of Wellington. The subject property has an area of 1.57 hectares.

The subject property is located on the east side of Edinburgh Road North, north of London Road and south of Willow Road (see Key Map below).

Surrounding land uses include:

- To the north: lands zoned for institutional uses, including Our Lady of Lourdes Secondary School and associated sports fields and a walkway; beyond which is a cemetery;
- To the east: lands zoned for institutional uses, including Our Lady of Lourdes Secondary School and associated sports fields, the Royal Recreation Trail – CN spurline branch; and parking areas;
- To the south: service commercial uses along the east side of Edinburgh Road North; and
- To the west: Edinburgh Road North and a CN rail line, beyond which are residential uses including apartments and cluster townhouses accessed off Willow Road and Bagot Street.

**Location Key Map**



**Basis of the Amendment**

An Official Plan Amendment application was submitted to the City of Guelph in conjunction with an application to amend the Zoning By-law on November 17, 2020 (File No. OZS20-012). The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be ‘complete’ on December 1, 2020. The applications were presented to Council at a Public Meeting held on February 8, 2021, and revised application materials were submitted to the City on April 4, 2022.

**Summary of Changes to the Official Plan**

Amendment No. 84 will change the land use designation of the subject lands in Schedule 2, “Land Use Plan” from “Service Commercial” to “Medium Density Residential” as well as add a site-specific policy to the “Medium Density Residential” land use designation to permit the development of two (2), seven (7) storey mixed-use apartment buildings with 139 apartment units and 188 square metres of commercial floor area.

# PART B – THE AMENDMENT

## Format of the Amendment

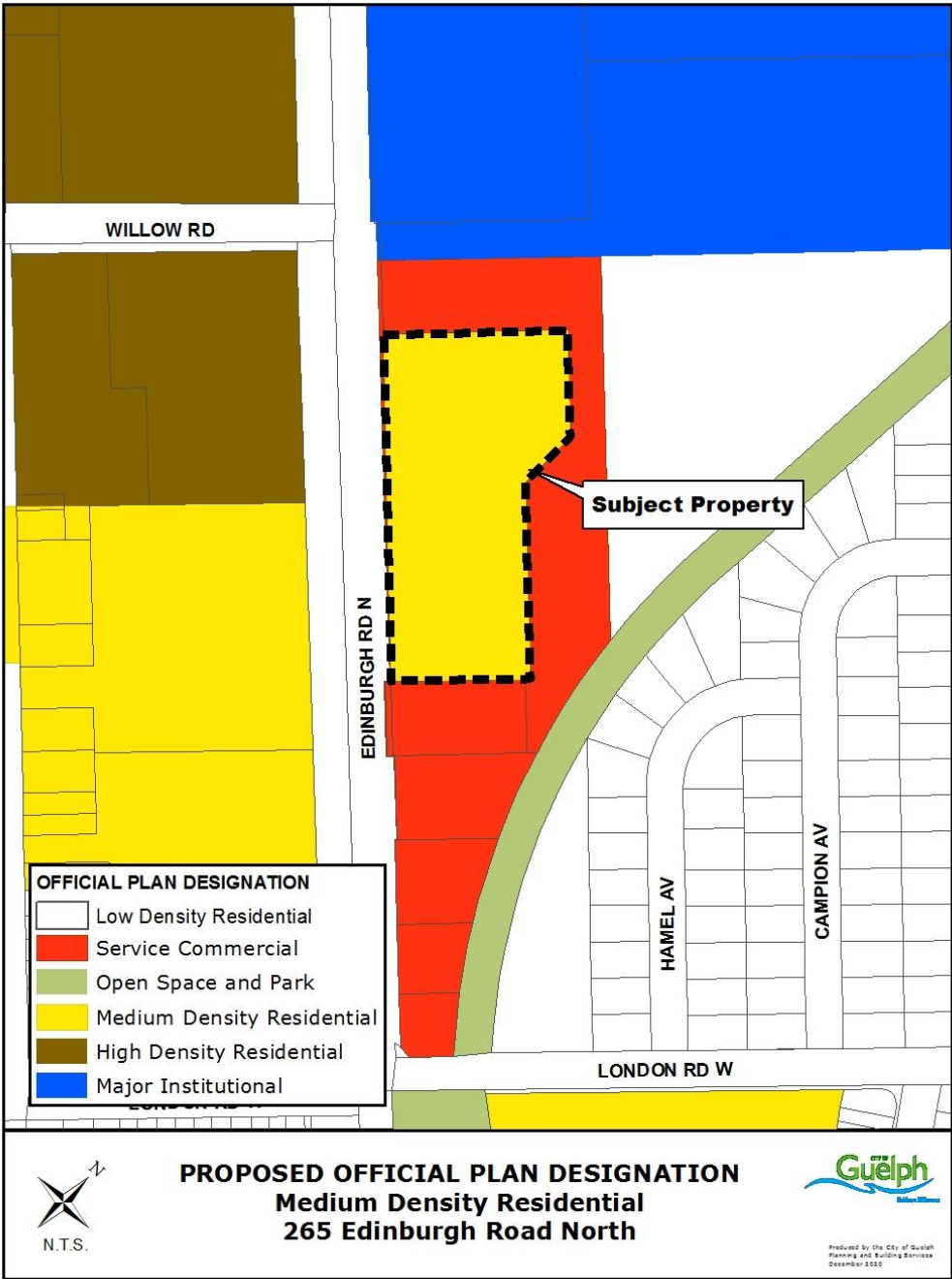
This section of Amendment No. 84 for 265 Edinburgh Road North sets out revisions to Schedule 2, “Land Use Plan”, and additions and changes to the text in the Official Plan. Text that is proposed to be amended is illustrated by various font types (e.g., ~~struck-out~~ is to be deleted and **bold** text is to be added).

## Implementation and Interpretation

Amendment No. 84 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 amended by amending Schedule 2, “Land Use Plan” for the property municipally known as 265 Edinburgh Road North, legally described as legally described as Parts 4, 5, 6 and 7, Range 4, Division ‘A’, Geographic Township of Guelph, City of Guelph, County of Wellington from the current “Service Commercial” designation to the “Medium Density Residential” designation.



The Official Plan for the City of Guelph is further amended by adding a new policy 9.13.2.3 and by renumbering the subsequent site-specific sub-policies in Section 9.13.2 to reflect and continue the alphabetical order of site-specific sub-policies as follows:

**9.13.2.3     265 Edinburgh Road North**

**In spite of the provisions of policy 9.3.4.2, the minimum height is two (2) storeys and the maximum height is seven (7) storeys.**

3.

4.

355 Elmira Road North  
In addition to the Industrial uses permitted by the land use designation for property located at 355 Elmira Road North, the following commercial uses may be permitted: bank, restaurant or cafeteria, barber shop or beauty salon, recreation or entertainment establishment, and catering service.
4.

5.

87 Silvercreek Parkway North  
In addition to the use provisions of the Low Density Residential designation, a free-standing office and life-skills training centre for persons with disabilities may be permitted on the property located at 87 Silvercreek Parkway North.
5.

6.

Silver Creek Junction  
  
These policies apply to the area highlighted and noted as “Silver Creek Junction” on Schedule A – Silver Creek Land Use Plan.  
  
In addition to the general Urban Design objectives and policies of Chapter 8, the following urban form statement, objectives and policies apply to the Silver Creek Junction lands.  
  
9.13.2.5-6.1            Urban Form Statement – Silver Creek Junction  
9.13.2.5-6.2            Urban Form Objectives – Silver Creek Junction  
9.13.2.5-6.3            Urban Design Policies – Silver Creek Junction  
9.13.2.5-6.4            Infrastructure Requirements – Silver Creek Junction  
9.13.2.5-6.5            Land Use – Silver Creek Junction
6.

7.

80 Waterloo Avenue and 20-28 Birmingham Street  
In addition to the permitted uses within the Low Density Residential designation, a social services establishment including diagnostic and treatment services may be permitted on property located at 80 Waterloo Avenue and 20-28 Birmingham Street.

- ~~7.~~      **8.**      60 Westwood Road  
In addition to the use provisions of the Low Density Residential designation, a range of non-convenience, commercially oriented uses may also be permitted within the existing buildings on the property located at 60 Westwood Road. These uses shall be limited to those which maintain the integrity of the property's existing *natural heritage features* and *cultural heritage resources*.
- ~~8.~~      **9.**      512 Woolwich Street  
In addition to the use provisions of the Low Density Residential designation, office use to a maximum size of 2,880 square metres *gross floor area* may be permitted on the property located at 512 Woolwich Street.
- ~~9.~~      **10.**     200-208 Yorkshire Street North and 155 Suffolk Street  
Northwest corner of Yorkshire Street North and Suffolk Street West, this Mixed Office / Commercial Use area is to be used for a variety of retail, convenience, service and commercial office type uses in conjunction with residential units as specified in the following sub-policies:
- i)     The lands on the corner known municipally as 200-208 Yorkshire Street North may be occupied by a range of retail, service and commercial uses as specified in the City's Zoning By-law. Dwelling units above commercial uses may also be permitted.
  - ii)    The lands situated to the west of the corner known municipally as 155 Suffolk Street West may be occupied by a select range of commercial uses that will be limited to the retail, service and storage of glass products, furniture, home improvements, fine art and other low traffic generating uses specified in the Zoning By-law. Dwelling units shall be permitted when the site has been decommissioned.

## **PART C – THE APPENDICES**

The following appendices do not form part of Amendment No. 84 but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: December 6, 2022 Planning Staff Decision [Report No. 2022-327](#).

# Appendix 1 to Official Plan Amendment No. 84

## Public Participation and Notification Timeline

November 17, 2020	Official Plan Amendment and Zoning By-law Amendment Applications received by the City of Guelph
December 1, 2020	Official Plan Amendment and Zoning By-law Amendment Applications deemed complete
December 1, 2020	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
December 16, 2020	Notice sign for Official Plan Amendment and Zoning Bylaw Amendment Application placed on property
January 14, 2021	Notice of Public Meeting for Official Plan Amendment and Zoning By-law Amendment Application advertised in the Guelph Mercury Tribune
February 8, 2021	Statutory Public Meeting of Council for Official Plan Amendment and Zoning By-law Amendment Application held
April 4, 2022	Revised application materials received by the City
April 27, 2022	Notice of revised applications sent to prescribed Agencies, City departments and interested parties that commented or requested notice
November 23, 2022	Notice of Decision Meeting sent to interested parties that commented or requested notice
December 6, 2022	City Council Meeting to consider staff recommendation



## **Appendix 2 to Official Plan Amendment No. 84**

### **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 GSP Group Inc., dated November 2020;
- Conceptual Site Plan, Building Elevations and Floor Plans, prepared by Technoarch Architects and Designers, dated November 16, 2020;
- Urban Design Brief, prepared by GSP Group Inc., dated November 2020;
- Functional Servicing and Stormwater Management Report, prepared by GM BluePlan Engineering, dated November 10, 2020, including:
  - i. Geotechnical Investigation (prepared by Chung and Vander Doelen Engineering Ltd, dated June 15, 2016)
- Site Grading Plan, prepared by GM BluePlan Engineering, dated November 10, 2020;
- Site Servicing Plan, prepared by GM BluePlan Engineering, dated November 10, 2020;
- Erosion and Sediment Control Plan, prepared by GM BluePlan Engineering, dated November 10, 2020;
- Commercial Function Assessment, prepared by Ward Land Economics Inc., dated November 2020;
- Community Energy Initiative Commitment, prepared by 2479281 Ontario Inc., dated November 17, 2020;
- Transportation Study, prepared by Trans-Plan Transportation Engineering, dated November 2020;
- Noise and Vibration Study, prepared by SLR Consulting Limited, dated October 2020;
- Phase I Environmental Site Assessment, prepared by GeoPro Consulting Limited, dated August 31, 2020;
- Phase II Environmental Site Assessment, prepared by GeoPro Consulting Limited, dated November 4, 2020;
- Revised Urban Design Brief, prepared by GSP Group Inc., dated March 2022;
- Revised Conceptual Site Plan, Building Elevations, Renderings and Floor Plans, prepared by Technoarch Architects and Designers, dated April 5, 2022;
- Shadow Impact Study, prepared by GSP Group Inc., dated February 2022;
- Revised Transportation Study, prepared by Trans-Plan Transportation Engineering, dated March 2022;
- Noise and Vibration Study – Version 2, prepared by SLR Consulting Limited, dated March 2022;
- Commercial Market Assessment Update Letter, prepared by Ward Land Economics Inc., dated February 23, 2022;
- Revised Functional Servicing and Stormwater Management Report, prepared by GM BluePlan Engineering, dated March 30, 2022;
- Revised Site Grading Plan, prepared by GM BluePlan Engineering, dated March 30, 2022;
- Revised Site Servicing Plan, prepared by GM BluePlan Engineering, dated March 30, 2022;
- Revised Erosion and Sediment Control Plan, prepared by GM BluePlan Engineering, dated March 30, 2022;
- Revised Phase I Environmental Site Assessment, prepared by GeoPro Consulting Limited, dated March 23, 2022;
- Revised Phase II Environmental Site Assessment, prepared by GeoPro Consulting Limited, dated March 24, 2022; and
- Revised Conceptual Site Plan, Building Elevations, Renderings and Floor Plans, prepared by Technoarch Architects and Designers, dated June 29, 2022.