

Schedule-1 Amendment Number 86

**AMENDMENT NO. 86
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '205-213 Speedvale Avenue East Site-Specific Amendment' and will be referred to as 'Amendment No. 86'. 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. 86 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. 86 is to add a site-specific policy to the "Low Density Residential" land use designation that applies to the subject lands that would permit a maximum net density of 45 units per hectare and a maximum building height of 4 storeys.

Location

The subject lands affected by Official Plan Amendment No. 86 are located at the south-west corner of Speedvale Avenue East and Delhi Street and are composed of four properties municipally known as 205, 207, 211 and 213 Speedvale Avenue East. The four properties will be consolidated to form one development. The lands are approximately 0.53 hectares in size with approximately 81 metres of frontage along Speedvale Avenue East and approximately 45 metres of frontage along Delhi Street (see Key Map below).

Surrounding land uses include:

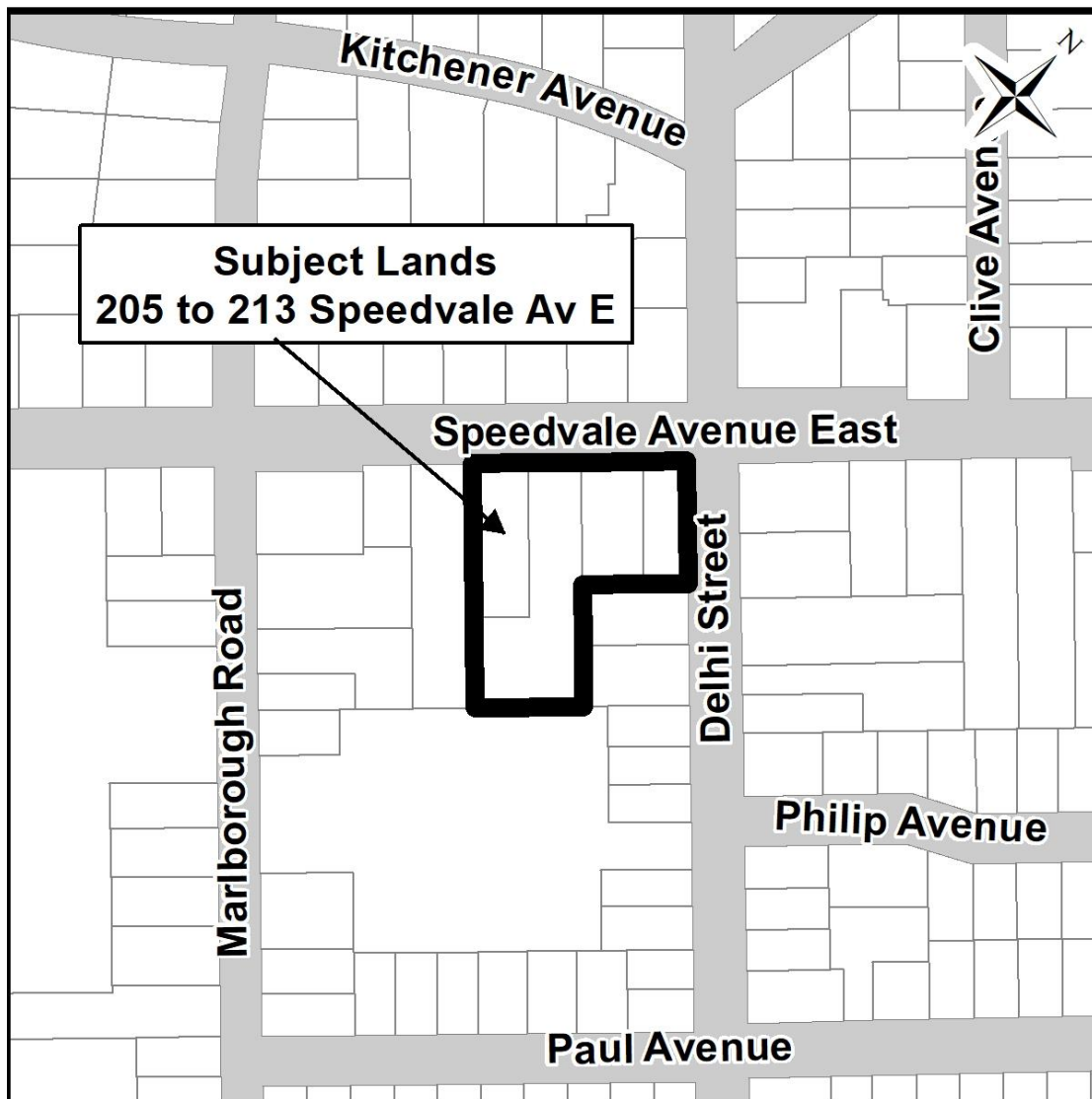
To the north: Speedvale Avenue, beyond which are lands zoned for and developed with single detached residential dwellings;

To the south: lands zoned for and developed with apartments, and single detached residential dwellings;

To the east: Delhi Street, beyond which are lands zoned for and developed with single detached residential dwellings; and,

To the west: lands zoned for and developed with single detached residential dwellings, beyond which is Marlborough Road.

Location Key Map



Basis of the Amendment

The Official Plan Amendment application was submitted to the City of Guelph on February 25, 2022. A Zoning By-law Amendment application (File No. OZS18-011) was submitted to the City on December 18, 2018. The Official Plan Amendment application was deemed to be 'complete' on April 1, 2022. The application was presented to Council at a Public Meeting held on May 9, 2022, and revised application materials were submitted on November 24, 2022.

Summary of Changes to the Official Plan

The Official Plan Amendment will add a site-specific policy to the "Low Density Residential" land use designation to permit a maximum net density of 45 units per hectare and maximum height of 4 storeys on the subject lands.

PART B – THE AMENDMENT

Format of the Amendment

This section of Amendment No. 86 for 205-213 Speedvale Avenue East 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. 86 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 9.13.1.13 and by renumbering the subsequent site-specific sub-policies in Section 9.13.1 to reflect and continue the alphabetical order of site-specific sub-policies as follows:

9.13.1.13 205-213 Speedvale Avenue East

In spite of Sections 9.3.2.2 and 9.3.2.3, the provisions of the Low Density Residential land use designation, an apartment development may be permitted on lands municipally known as 205-213 Speedvale Avenue East with a maximum net density of 45 units per hectare and a maximum building height of 4 storeys.

~~13.~~ **14.** 697 Victoria Road North

The Neighbourhood Commercial Centre designation at the northeast corner of Victoria Road North and Wideman Boulevard and known municipally as 697 Victoria Road North may also be used for an auto gas bar use.

~~14.~~ **15.** 3 Watson Road

In addition to the uses permitted by the Industrial designation, the use of lands located at 3 Watson Road may be extended to include the following commercial activities: an office, showroom and shop for a tradesman or home improvement contractor including wholesale and retail sales of related goods and services.

~~15.~~ **16.** 635 Woodlawn Road East

In spite of the provisions of Policy 9.3.5.3, the development of an apartment block shall be permitted on lands municipally known as 635 Woodlawn Road East at not less than a minimum net density of 96 units per hectare.

- ~~16.~~ **17.** 320 York Road
 - see '199 Alice Street' for policy
- ~~17.~~ **18.** 383 York Road
 - see '199 Alice Street' for policy
- ~~18.~~ **19.** 405 York Road
 - see '199 Alice Street' for policy

PART C – THE APPENDICES

The following appendices do not form part of Amendment No. 86, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: February 14, 2023 Planning Staff Decision Report No. 2023-34

Appendix 1 to Official Plan Amendment No. 86

Public Participation and Notification Timeline

December 18, 2018	Zoning By-law Amendment application received by the City of Guelph
January 17, 2019	Zoning By-law Amendment application deemed complete
February 11, 2019	Notice of Complete Application mailed to prescribed Agencies, City departments and surrounding property owners within 120m of the subject lands
March 14, 2019	Notice of Public Meeting advertised in the Guelph Tribune
March 14, 2019	Notice of Public Meeting mailed to prescribed Agencies, City departments and surrounding property owners within 120m of the subject lands
April 8, 2019	Statutory Public Meeting of Council (Zoning By-Law Amendment)
February 25, 2022	Official Plan Amendment application and revised Zoning By-law Amendment materials received by the City of Guelph
April 1, 2022	Official Plan Amendment application deemed complete
April 8, 2022	Combined Notice of Complete Application and Notice of Public Meeting mailed to prescribed Agencies, City departments, surrounding property owners within 120m of the subject lands and interested parties who spoke at the first public meeting or provided comments on the original Zoning By-law Amendment application
April 14, 2022	Notice of Public Meeting advertised in the Guelph Tribune
May 9, 2022	Statutory Public Meeting of Council (Official Plan Amendment)
November 24, 2022	Revised submission received in response to technical comments
January 26, 2023	Notice of Decision Meeting sent to interested parties who spoke at the public meetings, provided comments on the applications or requested to receive further notification on the applications

February 14, 2023

City Council meeting to consider staff recommendation

Appendix 2 to Official Plan Amendment No. 86

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 Update, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated February 2022;
- Urban Design Brief Comment Response, prepared by Fryett Turner Architects Inc., dated February 2022;
- Revised Conceptual Site Plan and Elevations, prepared by Fryett Turner Architects Inc., dated February 2022;
- Updated Functional Servicing Report including Stormwater Management Report and Engineering drawings, prepared by R.J. Burnside and Associates Limited, dated February 2022;
- Updated Tree Inventory and Preservation Plan, prepared by Aboud and Associates Inc., dated February 2022;
- Updated Traffic Impact Study, prepared by R.J. Burnside and Associates Limited, dated January 2022; and,
- Updated Environmental Noise Assessment, prepared by R.J. Burnside and Associates Limited, dated January 2022.

Appendix 3 to Official Plan Amendment No. 86

February 14, 2023 Planning Staff Decision Report No. [2023-34](#)