

**SCHEDULE 1:**

**AMENDMENT NO. 89  
TO THE OFFICIAL PLAN  
FOR THE CITY OF GUELPH**

## **PART A – THE PREAMBLE**

### **Title and Components**

This document is entitled '1373-1389 Gordon Street: Site-Specific Amendment' and will be referred to as 'Amendment No. 89'.

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. 89 to the Official Plan for the City of Guelph and consists of 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. 89 is to add a site-specific policy to the "Neighbourhood Commercial Centre" and "Medium Density Residential" land use designations to permit the development of a four (4) to seven (7) storey mixed-use apartment building with 99 apartment units and 850 square metres of commercial floor area for the lands municipally known as 1373-1389 Gordon Street.

### **Location**

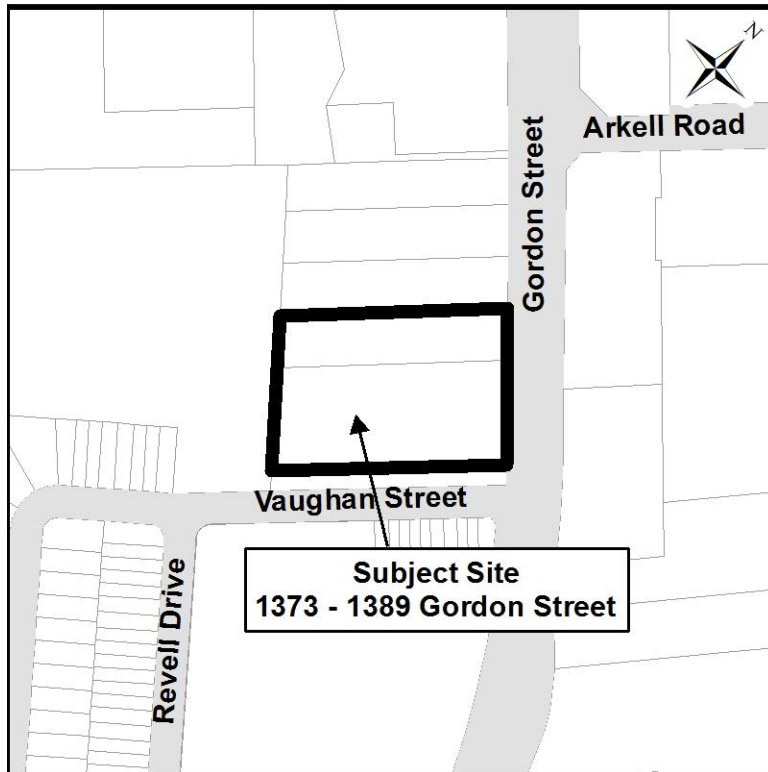
The subject property affected by Amendment No. 89 is municipally known as 1373-1389 Gordon Street and legally described as Part Lot 7, Concession 7, Geographic Township of Puslinch, being Parts 1 and 2, 61R-22009, City of Guelph, County of Wellington. The subject property has an area of 1.0 hectares.

The subject property is located on the west side of Gordon Street and north of Vaughan Street (see Key Map below).

Surrounding land uses include:

- To the north: single detached dwellings fronting onto Gordon Street;
- To the east: commercial buildings along Gordon Street (Elmbrook Plaza) and a site zoned for an eight (8) storey mixed-use building (1354 Gordon Street) and a site zoned for a mixed-use retirement community (33-41 Arkell Road and 1408 Gordon Street), beyond which are single detached dwellings and other low-density residential uses;
- To the south: on-street and cluster townhouses (Maple Lane) fronting onto both Gordon Street and Vaughan Street; and
- To the west: a City-owned stormwater management facility as well as the Hanlon Creek Swamp Provincially Significant Wetland (PSW) Complex in Preservation Park.

## 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 December 17, 2021 (File No. OZS22-001). The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on January 31, 2022. The applications were presented to Council at a Public Meeting held on March 21, 2022, and revised application materials were submitted to the City on January 31, 2022, June 29, 2022, November 30, 2022, and March 24, 2023.

## Summary of Changes to the Official Plan

Amendment No. 89 will add a site-specific sub-policy to the "Medium Density Residential" and "Medium Density Residential" land use designations to allow for the to allow for a mixed-use development at a maximum height of seven (7) storeys.

## PART B – THE AMENDMENT

### Format of the Amendment

This section of Amendment No. 89 for 1373-1389 Gordon Street sets out 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. 89 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 being 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 1373-1389 Gordon Street

**In spite of the maximum height provisions of policy 9.3.4.2 for the Medium Density Residential designation and policy 9.4.5.15 for the Neighbourhood Commercial Centre designation, the maximum height shall be seven (7) storeys.**

- ~~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, 61M-176, 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. 89 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. 2023-162](#).

## **Appendix 1 to Official Plan Amendment No. 89**

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

December 17, 2021	Official Plan Amendment and Zoning By-law Amendment Applications received by the City of Guelph
January 21, 2022	Revised application materials received by the City
January 31, 2022	Official Plan Amendment and Zoning By-law Amendment Applications deemed complete
February 10, 2022	Notice sign for Official Plan Amendment and Zoning Bylaw Amendment Application placed on property
February 14, 2022	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
February 24, 2022	Notice of Public Meeting for Official Plan Amendment and Zoning By-law Amendment Application advertised in the Guelph Mercury Tribune
March 21, 2022	Statutory Public Meeting of Council for Official Plan Amendment and Zoning By-law Amendment Application held
June 29, 2022	Revised application materials received by the City
August 8, 2022	Notice of revised applications sent to prescribed Agencies, City departments and interested parties that commented or requested notice
November 30, 2022	Revised application materials received by the City
December 22, 2022	Notice of revised applications sent to prescribed Agencies, City departments and interested parties that commented or requested notice
March 24, 2023	Revised application materials received by the City
April 6, 2023	Notice of revised applications sent to prescribed Agencies and city departments with outstanding final comments
May 23, 2023	Notice of Decision Meeting sent to interested parties that commented or requested notice
June 13, 2023	City Council Meeting to consider staff recommendation

## **Appendix 2 to Official Plan Amendment No. 89**

### **Background Studies**

The following studies were submitted by the property owner in support of the Official Plan Amendment and Zoning By-law Amendment:

- Existing Conditions Plan, prepared by MTE Consultants Inc., dated September 15, 2021;
- Revised Phase One Environmental Site Assessment, prepared by Chung & Vander Doelen Engineering LTD., dated October 29, 2021;
- Salt Management Plan, prepared by MTE Consultants Inc., dated November 3, 2021;
- Hydrogeological Assessment, prepared by MTE Consultants Inc., dated November 26, 2021;
- Arborist Report, Tree Inventory and Preservation Plan, prepared by LGL Limited, dated November 2021;
- Transportation Study, prepared by Paradigm Transportation Solutions Limited, dated December 2021;
- Truck Turning Plan, prepared by MTE Consultants Inc., dated January 20, 2022;
- Revised Planning Justification Report, prepared by GSP Group Inc., dated February 3, 2022;
- Geotechnical Investigation Report, prepared by MTE Consultants Inc., dated May 31, 2022;
- Pedestrian Wind Assessment, prepared by RWDI, dated July 5, 2022;
- Stage I Archaeological Background Assessment Site Assessment, prepared by Bluestone Research, dated October, 2022;
- Stage II Archaeological Property Assessment, prepared by Bluestone Research, dated October, 2022;
- Shadow Impact Study, prepared by Martin Simmons Sweers Architects, Inc., dated November 15, 2022;
- Architectural Renderings, Floor Plans and Angular Plane, prepared by Martin Simmons Sweers Architects, Inc., dated November 16, 2022.
- Revised Landscaping Plan, prepared by Hill Design Studio, dated November 18, 2022;
- Revised Environmental Impact Study, prepared by LGL Limited, dated November 2022;
- Revised Urban Design Brief, prepared by GSP Group Inc. and Martin Simmons Sweers Architects, Inc., dated November 2022;
- Revised Noise Feasibility Study, prepared by Howe Gastmeier Chapnik Limited, dated December 7, 2022;
  - i. Addendum No. 1, prepared by Howe Gastmeier Chapnik Limited, dated March 10, 2023
- Revised Community Energy Initiative Commitment, prepared by Reid's Heritage Properties, dated March 21, 2023;
- Revised Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc., dated March 24, 2023;
- Revised Removals, Grading and Servicing Plan, prepared by MTE Consultants Inc., dated March 24, 2023; and
- Updated Site Plan, prepared by Martin Simmons Sweers Architects, Inc., dated March 24, 2023.