

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, February 13, 2024
Subject	Public Meeting and Decision for Official Plan Amendment to Implement the York-Elizabeth Land Use Study

Recommendation

1. That the City-initiated Official Plan Amendment No. 93 for the York-Elizabeth Land Use Study be received and approved in accordance with Attachment-1 of Report 2024-38, dated February 13, 2024.
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Executive Summary

Purpose of Report

The purpose of this report is to provide Council with information on changes to the Official Plan Land Use Schedule that are required to implement the York-Elizabeth Land Use Study. This report provides recommendations to amend the Official Plan Land Use Schedule to implement recommendations from the York-Elizabeth Land Use Study, which Council approved on May 10, 2021. The proposed amendments will implement the appropriate land use designations along the Victoria Road corridor as part of the Land Use Study Area in the City's Official Plan.

Key Findings

On May 10, 2021, Council approved the York-Elizabeth Land Use Study, which included recommendations to re-designate the lands as outlined in the Study. This redesignation was to occur as part of the City's Municipal Comprehensive Review (MCR) and Official Plan Review process, also known as OPA 80.

While lands along York Road were re-designated as part of OPA 80, lands to the north close to Victoria Road and Elizabeth Street were unintentionally not included. This Official Plan Amendment applies to the following properties: 264-300 Elizabeth Street, 23 Garibaldi Street, 44 Johnston Street, 60 Johnston Street, 137-147 Stevenson Street South, 157 Stevenson Street South, 37 Empire Street, 201-207 Alice Street and 48-56 Victoria Road South.

This City-initiated Official Plan Amendment is being brought forward to ensure that Council's approval of the York-Elizabeth Land Use Study is reflected in the Official Plan Land Use Schedule and that these lands are appropriately designated.

Strategic Plan Alignment

This report and the proposed Official Plan Amendment support the Future Guelph theme of City Building and the Future Guelph objective of improving housing supply by providing a full range of housing and employment options for current and future

residents of the York-Elizabeth area. The York/Elizabeth area will continue to primarily support business, commercial, and industrial employment opportunities while allowing for an appropriate level and scale of residential intensification in some areas to increase population along with supporting economic and employment growth.

As this meeting is the Public Meeting & Decision Meeting being held on the proposed City-initiated Official Plan Amendment, it provides the opportunity for City Council, residents, and community groups to learn more, ask questions and provide comments on the proposed Official Plan Amendment.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

None.

Report

The York-Elizabeth Land Use Study and urban design concept was initiated in January 2020. The project had three main tasks: the background report, the land use study, and the urban design concept plans. The intent was to produce a coordinated land use study and urban design concepts that respect the natural and cultural heritage of the area after engaging with stakeholders and residents. The recommendations of this project fed into Shaping Guelph, the City's Municipal Comprehensive Review and Official Plan Review, also known as OPA 80. Council voted to approve the recommendations for the York-Elizabeth Land Use Study on May 10, 2021 through [staff report 2021-99](#).

Council voted to adopt OPA 80 on July 11, 2022 through [staff report 2022-225](#). OPA 80 included revisions to the Official Plan Land Use Schedule to implement the recommendations of the York/Elizabeth Land Use Study. These recommendations included re-designating lands in the Study Area to accommodate residential intensification while protecting employment areas.

While OPA 80 included these land use changes along the portion of York Road within the Study Area, the changes close to Victoria Road and Elizabeth Street were unintentionally not included in the amendments to Official Plan Schedule 2. The purpose of this report and this Official Plan Amendment is to re-designate these lands as Council had approved on May 10, 2021. This will ensure that these lands, along with others in the York-Elizabeth Land Use Study Area are appropriately designated and can be redeveloped efficiently. Attachment-1 provides a land use map that shows what lands will be re-designated in line with the recommendations from York/Elizabeth Land Use Study.

The York/Elizabeth Land Use Study Area was divided into four sub-areas: west of Victoria Road, along Victoria Road, east of Victoria Road, and York Road frontage east of Victoria Road. Note that land use changes along York Road have already been included as part of OPA 80. This Official Plan Amendment applies to the following properties: 264-300 Elizabeth Street, 23 Garibaldi Street, 44 Johnston

Street, 60 Johnston Street, 137-147 Stevenson Street South, 157 Stevenson Street South, 37 Empire Street, 201-207 Alice Street and 48-56 Victoria Road South.

The first sub-area maintains the existing Low Density Residential designation but re-designates lands to Mixed Office/Commercial along Elizabeth Street, at the northwest corner of Empire Street and Garibaldi Street, along the southerly side of York Road, and at the block bounded by Johnston Street, Alice Street and Stevenson Street. These lands are recommended to be re-designated to recognize their long-standing non-residential uses, while also allowing for residential intensification.

The second sub-area also maintains the Low Density Residential designation where it currently exists. Due to the nature of existing uses in this sub-area, residential uses were not introduced as they are generally not compatible with existing industrial and commercial uses. Significant change is not anticipated in this sub-area. Two land use changes were recommended to better recognize existing uses and allow for flexibility to facilitate additional employment opportunities. These land use changes were at the northwest corner of York Road and Victoria Road and at 48 Victoria Road South. Both properties are recommended to be re-designated to Mixed Business.

The third sub-area is mostly comprised of larger parcels of land which accommodate manufacturing and employment uses. These businesses are stable and are not considering expansion in the near future. As there are limited opportunities for redevelopment and intensification, no land use changes were proposed, and no land use changes are included as part of this Official Plan Amendment.

The fourth sub-area includes the north side of York Road generally east of the Guelph Junction Rail Railway. The land use changes proposed in this sub-area have already been included as part of OPA 80. Further justification and information on all the land use changes can be found in [staff report 2021-99](#).

As a combined statutory public meeting and decision meeting, staff are both seeking public input on the proposed Official Plan Amendment and a final decision from Council. Staff are of the opinion that the Official Plan Amendment is minor as it implements decisions from Council that are already approved and a combined statutory public meeting and decision meeting is appropriate to update the City of Guelph's Land Use Schedule accordingly.

Financial Implications

None.

Consultations and Engagement

The Notice of Public Meeting was mailed to local boards and agencies, City service areas and property owners within 120 metres of the affected properties on January 17, 2024. Notice of the Public Meeting was advertised in Guelph Today (City Information section) on January 24, 2024 and on the City's website.

Attachments

Attachment-1 Draft Official Plan Amendment No. 93

Attachment-2 York-Elizabeth Land Use and OPA 80 Implementation – Mapping Review Council Presentation

Departmental Approval

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