

SCHEDULE 1:

**AMENDMENT NO. 94
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '14 Stevenson Street North: Site-Specific Amendment' and will be referred to as 'Amendment No. 94'.

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. 94 to the Official Plan for the City of Guelph and consists of the specific text and map 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. 94 is to redesignate to the subject lands to the "Medium Density Residential" land use designation to permit the development of a two and a half storey stacked townhouse building with 10 dwelling units for the lands municipally known as 14 Stevenson Street North.

Location

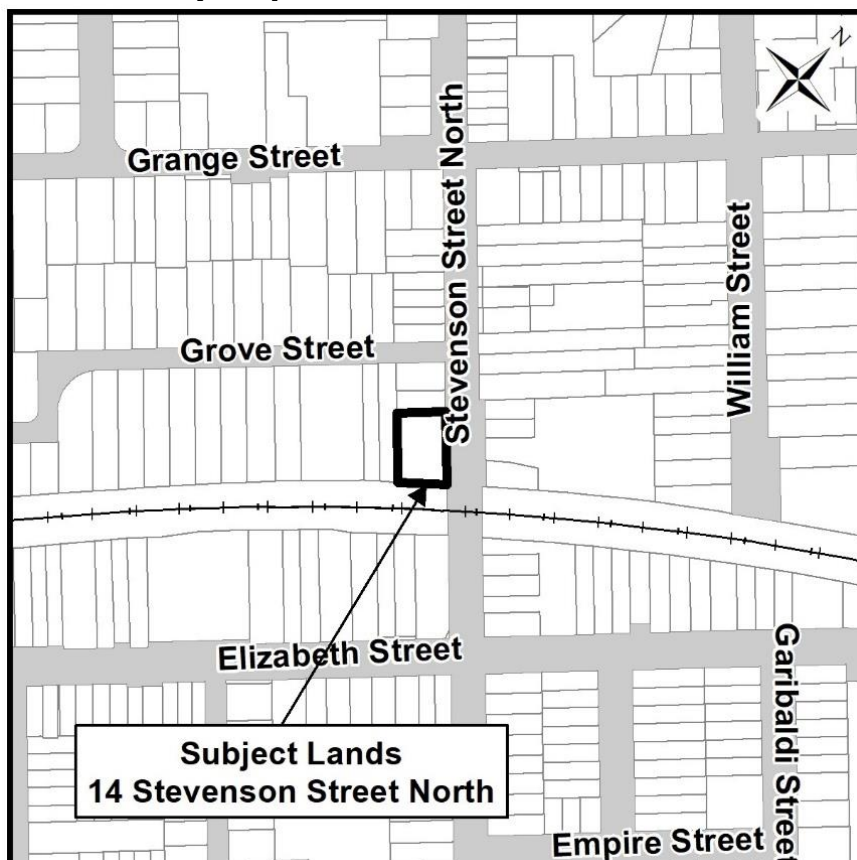
The subject property affected by Amendment No. 94 is municipally known as 14 Stevenson Street North and legally described as Part of Lot 53, Plan 227, City of Guelph. The subject property has an area of 0.11 hectares.

The subject property is located on the southeast corner of the intersection of Gordon Street and Stone Road East (see Key Map below).

Surrounding land uses include:

- To the north, one and two storey single-detached dwellings that front onto Stevenson Street North.
- To the east, one and two storey single-detached dwellings across Stevenson Street North and a private condominium road.
- To the south, Metrolinx Railway right of way.
- To the west, one and two storey single detached dwellings that front onto Grove 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 September 26, 2023 (File No. OZS23-011). The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on October 25, 2023. The applications were presented to Council at a Public Meeting held on November 21, 2023.

Summary of Changes to the Official Plan

Amendment No. 94 will redesignate the subject lands to the "Medium Density Residential" land use designation to allow for a two and a half storey apartment building with 10 dwelling units for the lands municipally known as 14 Stevenson Street North.

PART B – THE AMENDMENT

Format of the Amendment

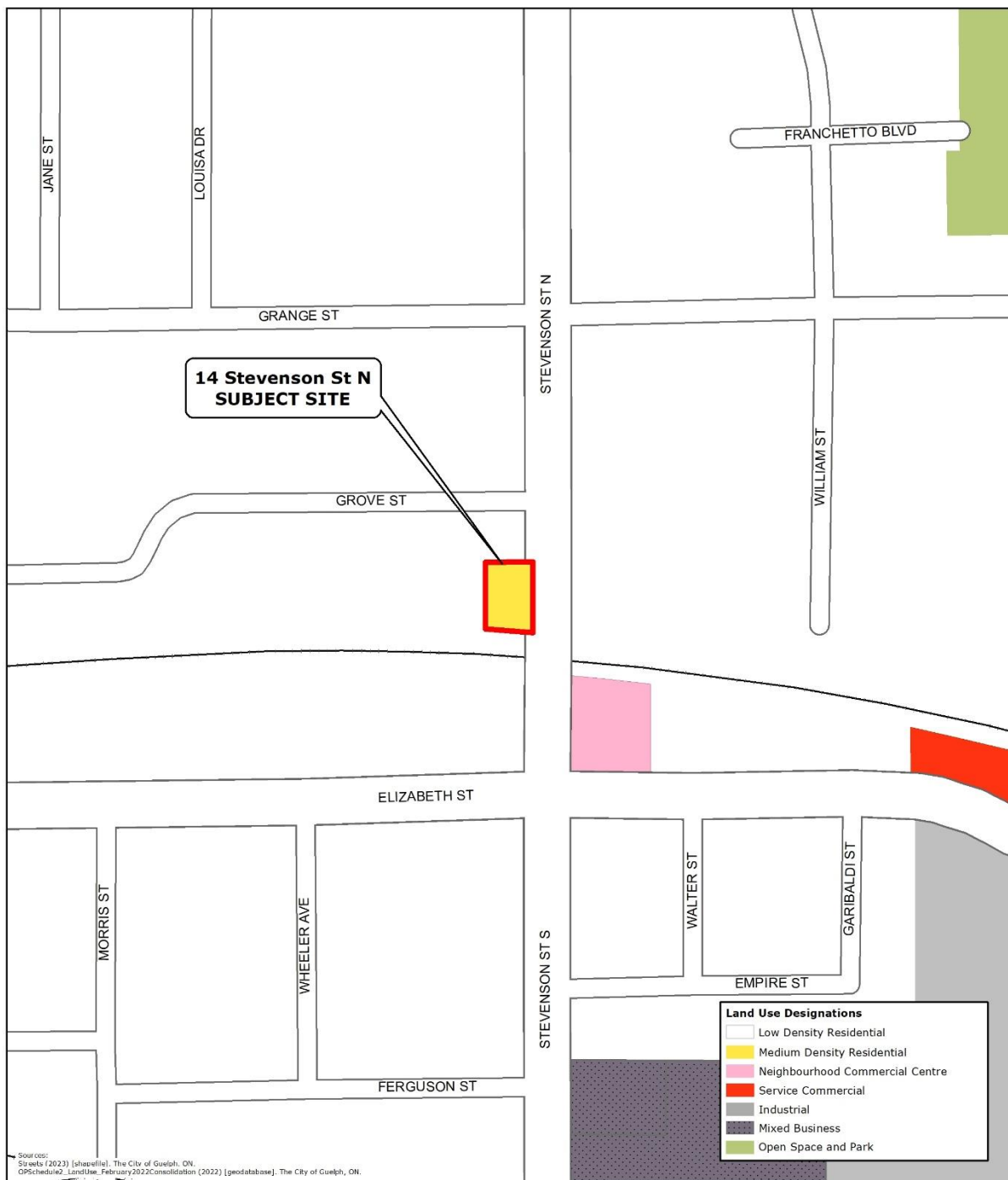
This section of Amendment No. 94 for 14 Stevenson Street North sets out changes to Schedule 2 in the Official Plan.

Implementation and Interpretation

Amendment No. 94 should be read in conjunction with the current Official Plan (February 2022 Consolidation including Official Plan Amendment 80) 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 being amended by altering Schedule 2: Land Use Plan for the property municipally known as 14 Stevenson Street North to redesignate the site shown as “Low Density Residential” to the “Medium Density Residential” designation, as shown on the following excerpt from Schedule 2:



0 15 30 60 90 120 150 m

MINISTER APPROVED OFFICIAL PLAN
Proposed Designation
14 Stevenson Street North

CITY OF Guelph
Making a Difference

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2023

PART C – THE APPENDICES

The following appendices do not form part of Amendment No. 94 but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: February 13, 2024 Planning Staff Decision [Report 2024-32](#).

Appendix 1 to Official Plan Amendment No. 94

Public Participation and Notification Timeline

June 14, 2023	Neighbourhood Meeting held by applicant via Zoom.
September 26, 2023	Official Plan and Zoning By-law Amendment Application received by the City of Guelph
October 25, 2023	Application deemed complete
October 26, 2023	Notice of Public Meeting advertised online in Guelph Today and on the City's website
October 30, 2023	Notice of application provided by signage on the property
October 31, 2023	Combined Notice of Complete Application and Public Meeting mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres of the subject lands
November 21, 2023	Statutory Public Meeting of Council
January 24, 2024	Notice of Decision Meeting sent to interested parties who provided comments on the application or requested to receive further notification on the application
February 13, 2024	City Council meeting to consider staff recommendation

Appendix 2 to Official Plan Amendment No. 94

Background Studies

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

- Cover Letter, prepared by HB Developments, dated September 25, 2023.
- Planning Justification Report, prepared by GSP Group, dated September 2023.
- Neighbourhood Meeting Report, prepared by GSP Group, dated August 2023.
- Urban Design Brief, prepared by GSP Group, dated September 2023.
- Rail Safety Report, prepared by Entuitive, dated September 18, 2023
- Environmental Noise and Vibration Assessment, prepared by SLR Consulting (Canada) Ltd., dated October 23, 2023.
- Response to City of Guelph Comments on Environmental Noise Study, prepared by SLR Consulting (Canada) Ltd., dated December 12, 2023.
- Geotechnical Study, prepared by JLP Consultants, dated February 10, 2023
- Functional Servicing and Stormwater Management Report, prepared by GM BluePlan Engineering, revised December 14, 2023.
- Salt Management Plan, prepared by GM BluePlan Engineering, dated August 23, 2023.
- Phase 1 Environmental Site Assessment, prepared by Chung & Vander Doelen, dated January 13, 2023
- Phase 1 Environmental Site Assessment – Reliance Letter, prepared by Chung & Vander Doelen, dated June 22, 2023.
- Site Plan, prepared by HB Developments, revised August 21, 2023.
- Proposed Building Elevations and Floor Plans, prepared by HB Developments, revised August 21, 2023.
- Proposed Renderings, prepared by HB Developments, revised August 21, 2023.
- Vegetation Inventory Report, prepared by GSP Group, dated August 31, 2023
- Vegetation Management Plan, prepared by GSP Group, revised August 22, 2023.
- Landscape Plan, prepared by GSP Group, revised August 22, 2023.
- Erosion & Sediment Control Plan, prepared by GM BluePlan Engineering, dated August 23, 2023.
- Site Grading & Servicing Plan, prepared by GM BluePlan Engineering, dated August 23, 2023.
- Sight Distance Analysis, prepared by UrbanTrans Engineering Solutions Inc., dated July 10, 2023.
- Traffic Geometrics Plan, prepared by GM BluePlan Engineering, dated August 23, 2023.