

SCHEDULE 1:

**AMENDMENT NO. 97
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '303, 309 and 317 Speedvale Avenue East: Site-Specific Amendment' and will be referred to as 'Amendment No. 97'.

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. 97 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. 97 is to redesignate to the subject lands to a site specific "High Density Residential" land use designation to permit the development of a six storey apartment building with 48 dwelling units, a requiring that a minimum of 50% of the residential units shall be affordable as defined in the Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin, as issued by the Minister of Municipal Affairs and Housing, for the lands municipally known as 303, 309 and 317 Speedvale Avenue East.

Location

The subject properties affected by Amendment No. 97 is municipally known as 303, 309 and 317 Speedvale Avenue East and legally described as Part Lot 15, Concessioen 2, Div 'F', City of Guelph. The subject property has an area of 0.26 hectares.

The subject property is located on the southwest corner of the intersection of Speedvale Avenue East and Manhattan Court (see Key Map below).

Surrounding land uses include:

- To the north: Multi-unit and low density residential dwellings that front onto Speedvale Avenue East;
- To the south: Multi-unit residential dwelling that front onto Manhattan Court;
- To the east: Commercial at the corner of Speedvale Avenue and Manhattan Court then multi-unit residential and Stevenson Street North; and,
- To the west: Low density residential dwellings that front onto Metcalfe Street.

Location Key Map

Figure 1: Location map of 303-317 Speedvale Avenue East



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 May 8, 2023 (File No. OZS24-010). The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on June 6, 2024. The applications were presented to Council at a Public Meeting held on July 9, 2023.

Summary of Changes to the Official Plan

Amendment No. 97 will redesignate the subject lands to a site specific "High Density Residential" land use designation to allow for a six storey apartment building with 48 dwelling units, 50% of which will be affordable as defined in the Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin, for the lands municipally known as 303, 309 and 317 Speedvale Avenue East.

PART B – THE AMENDMENT

Format of the Amendment

This section of Amendment No. 97 for 303, 309 and 317 Speedvale Avenue East sets out changes to Schedule 2 in the Official Plan.

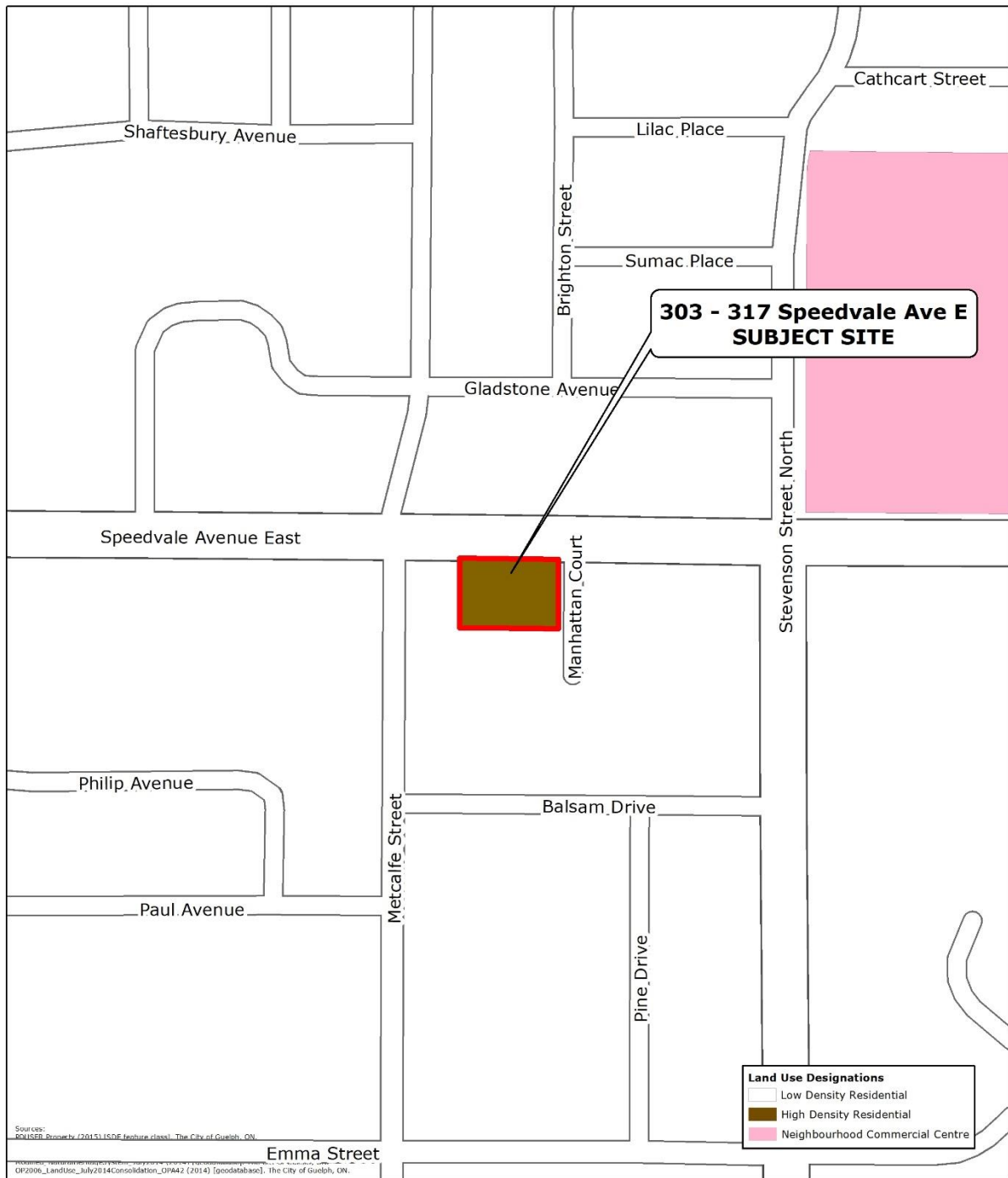
Implementation and Interpretation

Amendment No. 97 should be read in conjunction with the current Official Plan (February 2024 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 303, 309 and 317 Speedvale Avenue East to redesignate the site shown as "Low Density Residential" to a site specific "High Density Residential" designation, as shown on the following excerpt from Schedule 2:

Figure 2: Excerpt from Schedule 2 of the Official Plan



Sources:
 PCN1528: Shown by /2015/1528/feature class/, The City of Guelph, ON.
 OP2006_LandUse_July2014Consolidation_OPA42 (2014) [geodatabase], The City of Guelph, ON.

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Produced by the City of Guelph
 Planning and Building Services - Development Planning
 June 2024

PROPOSED OFFICIAL PLAN LAND USE
High Density Residential
303 - 317 Speedvale Avenue East

PART C – THE APPENDICES

The following appendices do not form part of Amendment No. 97 but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: September 10, 2024 Planning Staff Decision [Report 2024-368](#).

Appendix 1 to Official Plan Amendment No. 97

Public Participation and Notification Timeline

January 4, 2024	In-person neighbourhood information meeting held by applicant.
May 8, 2024	Applications received by the City of Guelph.
June 6, 2024	Applications deemed complete.
June 19, 2024	Notice of Complete Application mailed to local boards and agencies, City service areas and property owners within 120 metres of the subject lands.
June 19, 2024	Notice of Public Meeting mailed to local boards and agencies, City service areas and property owners within 120 metres of the subject lands.
June 13, 2024	Notice of Public Meeting advertised in Guelph Tribune.
July 9, 2024	Statutory Public Meeting of Council.
August 21, 2024	Notice of Decision Meeting sent to interested parties who provided comments on the applications or requested to receive further notification on the applications.
September 10, 2024	City Council meeting to consider staff recommendation.

Appendix 2 to Official Plan Amendment No. 97

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 Strik, Baldinelli, Moniz Ltd. (SBM), dated May 2024;
- Community Engagement Report unsigned, revised May 2024;
- Planning Justification Report prepared by SBM, dated May 2024;
- Archaeological Assessment prepared by Amick Consultants Limited, dated November 2023;
- Urban Design Brief prepared by SBM, dated May 2024;
- Angular Plane Section prepared by Newton Group Ltd., dated April 2024;
- Sun and Shadow Study prepared by Newton Group Ltd., dated May 2024;
- Pedestrian Wind Assessment – Letter of Opinion, prepared by RWDI, revised May 2024;
- Waste Management Brief prepared by Habitat for Humanity Guelph Wellington, dated May 2024;
- Phase 1 and Phase 2 Environmental Site Assessment prepared by Englobe, dated November 2023;
- Environmental Noise Study prepared by JPE Engineering, dated May 2024;
- Hydrogeological Report prepared by Englobe, dated January 2024;
- Geotechnical Investigation prepared by CMT Engineering, dated August 2023;
- Geotechnical Investigation: In-situ Permeability Testing prepared by CMT Engineering, dated April 2024;
- Functional Servicing Report prepared by SBM, dated May 2024 and revised August 2024
- Site Plan and Zoning Chart prepared by SBM, dated May 2024 and revised August 2024;
- Architectural drawing set prepared by SBM, dated May 2024 and revised August 2024;
- Civil Engineering drawing set prepared by SBM, dated May 2024 and revised August 2024;
- Stormwater Management Plan prepared by SBM, dated May 2024;
- Traffic Geometrics Plan prepared by SBM, dated May 2024;
- Salt Management Plan prepared by SBM, dated May 2024;
- Landscape Plan and Details prepared by Dan Weagant, OALA, dated May 2024;
- Arborist Report, Tree Inventory and Preservation Plan prepared by JK Consulting Arborists, revised May 2024;