

Via Email

Our File: 211

August 6, 2025

Mr. Cam Guthrie
Mayor
City of Guelph

**Re: 343 Waterloo Avenue
City of Guelph
Official Plan Amendment and Zoning By-law Amendment**

Patterson Planning Consultants Inc. is pleased to be assisting 2448987 Ontario Inc. with regard to their lands at 343 Waterloo Avenue in the City of Guelph. An Official Plan amendment and Zoning By-law Amendment is required to facilitate the redevelopment of the lands. The amendments will permit the redevelopment of the property for a mixed use (commercial and nine (9) residential units), four (4) storey building with associated parking and landscape areas.

We have been asked to provide a summary of how the development proposal, and a Decision of Council, is consistent with the Provincial Planning Statement 2024. The application was advanced to Council for consideration on July 22, 2025 and will be further considered at a meeting on September 3, 2025.

The Provincial Planning Statement (PPS), 2024, came into effect on October 20, 2024. The PPS provides direction on matters of provincial interest related to land use planning and development and replaced both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 with a focus on housing supportive policies. All Decisions in respect of any authority that affects a planning matter on or after October 20, 2024 shall be consistent with policy statements issued under the *Planning Act*.

Section 2.1 “Planning for People and Homes” requires municipalities to plan for population and employment growth based on projections forecast by the Province.

Policy 2.1.4 requires the City to maintain land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned.

Policy 2.1.6 requires planning authorities to support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, and other uses to meet long-term needs. The proposed development represents an efficient use of serviced land and would increase housing options in an established neighbourhood with close access to transit options and amenities.

Section 2.2 “Housing” requires municipalities to provide for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents. This is to be achieved by establishing and implementing minimum targets for affordable housing and permitting and facilitating a wide variety of housing options, including residential intensification of underutilized commercial and institutional sites for residential use [Policy 2.2.1 b)]. The proponents have agreed that two (2) of the proposed dwelling units will meet the City’s affordable housing threshold.

Section 2.3.1 provides General Policies for Settlement Areas, and notes that settlement areas should be the focus of growth and development. Policy 2.3.1.2 specifies that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive, as appropriate; and
- e) Are freight-supportive

As indicated by the applicant at the July 22nd Council meeting, the proposed development will utilize existing municipal services and benefit from nearby community amenities. The proposed density represents an efficient use of the land in an existing established neighbourhood. The proposal is adjacent to an existing bus route, sidewalks, and has access to bike lanes. Long term and short-term bicycle parking shall be provided to further encourage active transportation.

There is an emphasized need in the PPS to intensify underutilized land and to increase housing supply. This is to be accomplished by prioritizing intensification and optimizing the efficient use of urban land and infrastructure. More effort is to be extended through site specific design to optimally realize the full potential of a property.

When considering an Official Plan amendment Section 17 (15) of the *Planning Act* notes that “(15) in the course of the preparation of a plan, the council shall ensure that,

- (a) *the appropriate approval authority is consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material, even if the plan is exempt from approval;*
- (b) *the prescribed public bodies are consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material;*
- (c) *adequate information and material, including a copy of the current proposed plan, is made available to the public, in the prescribed manner, if any; and*
- (d) *at least one public meeting is held for the purpose of giving the public an opportunity to make representations in respect of the current proposed plan. 2006, c. 23, s. 9 (2).*

It is our understanding that the City of Guelph has and will be advertising / circulating the proposal to the necessary public bodies, the City of Guelph is the appropriate approval authority and that the public will have access to the materials being considered by Council. A public meeting is being scheduled by the City for the public to make representations in respect of this proposal.

With regard to the information and material required for review I offer the following:

<p>1. A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.</p>	<ul style="list-style-type: none"> • The property is addressed as 343 Waterloo Avenue within the City of Guelph • A current survey (January 2025) of the property has been completed which confirms the lands are legally described as Part of Lots 11 and 12, Registered Plan 274, City of Guelph, County of Wellington. • This survey was furnished to the City of Guelph.
<p>2. If known, the approximate area of the subject land, in metric units</p>	<ul style="list-style-type: none"> • The above noted survey confirms the area of the subject property is 901m²
<p>3. Whether the proposed amendment changes, replaces or deletes a policy in the official plan.</p>	<ul style="list-style-type: none"> • The Official Plan Amendment will add a site specific policy to the “Low Density Residential” land use designation to permit a “Mixed-use Building” use. • The site specific policy will permit a maximum height of four (4) storeys and a maximum of nine (9) dwelling units.
<p>4. If the answer to paragraph 3 is yes, the policy to be changed, replaced or deleted.</p>	<ul style="list-style-type: none"> • The Site Specific Policy will include: <ul style="list-style-type: none"> i. Notwithstanding section 9.3.2.2 a maximum height of four (4) storeys will be permitted Notwithstanding section 9.3.2.3 a maximum of nine (9) dwelling units will be permitted.
<p>5. Whether the proposed amendment adds a policy to the official plan.</p>	<ul style="list-style-type: none"> • The amendment will add a site specific policy to the subject lands to facilitate the redevelopment of the lands as noted above.
<p>6. The purpose of the proposed official plan amendment.</p>	<ul style="list-style-type: none"> • The purpose of Amendment is to add a site-specific policy to the “Low Density Residential” land use designation to permit a “Mixed-use Building” use on the lands known as 343 Waterloo Avenue. • This will result in a building containing ground floor commercial, up to a maximum of nine (9) residential units and associated parking and landscaped areas.
<p>6.1 In the case of a proposed amendment to a lower-tier municipality’s official plan, an explanation of how the proposed amendment conforms with the upper-tier municipality’s official plan.</p>	<ul style="list-style-type: none"> • The City of Guelph is a single tier Municipality.
<p>7. The current designation of the subject land in the official plan and the land uses that the designation authorizes.</p>	<ul style="list-style-type: none"> • The current designation is “Low Density Residential” • Policy 9.3.2 1. Of the City of Guelph

	<p>Official Plan states: <i>"Permitted Uses</i></p> <p><i>1. The following uses may be permitted subject to the applicable provisions of this Plan:</i></p> <p><i>i) detached, semi-detached and duplex dwellings; and</i> <i>ii) multiple unit residential buildings, such as townhouses and apartments."</i></p>
8. Whether the proposed amendment changes or replaces a designation in the official plan.	<ul style="list-style-type: none"> The proposed amendment seeks to add a site specific policy to the applicable land use designation.
9. If the proposed amendment changes or replaces a designation in the official plan, the designation to be changed or replaced.	<ul style="list-style-type: none"> The "Low Density Residential" designation is to remain applicable to the property with the site specific policies to facilitate the development.
10. The land uses that the proposed amendment would authorize	<ul style="list-style-type: none"> The proposed amendment will authorize the development of a mixed-use building with ground floor commercial and up to nine (9) residential units in a four (4) storey building.
11. Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body, or other means.	<ul style="list-style-type: none"> The subject lands are currently serviced by a publicly owned and operated piped water system. Confirmation of the service size would be determined through the Site Plan approval process should the necessary amendment advance.
12. Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.	<ul style="list-style-type: none"> The subject lands are currently serviced by a publicly owned and operated sanitary sewage system. Confirmation of the service size would be determined through the Site Plan approval process should the necessary amendment advance
13. If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, <ul style="list-style-type: none"> i. a servicing options report, and ii. a hydrogeological report. 	<ul style="list-style-type: none"> Not Applicable
14. Whether the subject land or land within 120 metres of it is the subject of an application under the Act for, <ul style="list-style-type: none"> i. a minor variance or a consent, 	<ul style="list-style-type: none"> As noted, the subject lands will require an Official Plan amendment and Zoning By-law amendment. The City of Guelph will need to verify if any other development applications are

<p>ii. an amendment to an official plan, a zoning by-law or a Minister's zoning order, or</p> <p>iii. approval of a plan of subdivision or a site plan.</p>	<p>in process in the area of the property.</p>
<p>15. If the answer to paragraph 14 is yes, the following information about each application:</p> <p>i. its file number,</p> <p>ii. the name of the approval authority considering it,</p> <p>iii. the land it affects,</p> <p>iv. its purpose,</p> <p>v. its status, and</p> <p>vi. its effect on the proposed amendment.</p>	<ul style="list-style-type: none"> • The City of Guelph will need to verify if any other development applications are in process in the area of the property.
<p>16. An explanation of how the proposed amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.</p>	<ul style="list-style-type: none"> • This letter constitutes my opinion regarding whether the proposed amendments are consistent with the Provincial Planning Statement 2024. • In short, I am of the opinion the amendments would be consistent with the policy statement direction.
<p>17. Whether the subject land is within an area of land designated under any provincial plan or plans.</p>	<ul style="list-style-type: none"> • The subject land is subject to the Provincial Planning Statement 2024.
<p>18. If the answer to paragraph 17 is yes, an explanation of how the proposed amendment conforms or does not conflict with the provincial plan or plans.</p>	<ul style="list-style-type: none"> • The contents of this letter provide an opinion regarding consistency with the Provincial Planning Statement 2024.
<p>19. The original or a certified copy of any other information and material that is required to be provided by the official plan of the municipality or planning board. O. Reg. 543/06, s. 2; O. Reg. 68/18, s. 1.</p>	<ul style="list-style-type: none"> • All materials currently generated in support of the project have been issued to the City of Guelph for review and circulation. • Additional items would be reviewed through the Site Plan Approval process should the amendments receive favorable consideration.

I am of the opinion that the project will make the most efficient use of the subject property and result in the optimization of the land and existing infrastructure. I am also of the opinion that the a Decision of Council in support of the Official Plan amendment and Zoning By-law amendment would be consistent with the PPS 2024.

If you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
Patterson Planning Consultants Inc.

A handwritten signature in cursive script that reads "Scott Patterson".

Scott J. Patterson, BA, CPT, MCIP, RPP
Principal