

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2020) – 20518

A by-law to amend the Official Plan for the City of Guelph as it affects property municipally known as 1300 Gordon Street and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) City of Guelph (OP1704/ZC1707).

WHEREAS the Official Plan of the City of Guelph was adopted November 1, 1994 and approved December 20, 1995 pursuant to s. 17 of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

AND WHEREAS Section 21 of the *Planning Act*, R.S.O. 1990, c. P13, as amended, provides that a municipality may, by by-law, amend an Official Plan;

AND WHEREAS after giving of the required notice, a Public Meeting was held on October 10, 2017 pursuant to s. 17(15)(d) of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. Amendment Number 73 to the Official Plan for the City of Guelph, as amended, consisting of the attached mapping revision (Schedule A), is hereby adopted.
2. Where notice of this by-law is given in accordance with the *Planning Act*, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Local Planning Appeal Tribunal.

PASSED this TENTH day of AUGUST, 2020.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CITY CLERK

**EXPLANATION OF PURPOSE AND EFFECT AND
KEY MAP FOR BY-LAW NUMBER (2020)-20518**

1. By-law Number (2020)-20518 has the following purpose and effect:

The purpose of By-law (2020)-20518 is to authorize an amendment to the Official Plan for the subject lands municipally known as 1300 Gordon Street (see Key Map), and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) City of Guelph to redesignate a portion of the site to the High Density Residential designation, while keeping the Significant Natural Areas designation along the southerly and easterly sides of the property to permit a six storey residential apartment development containing 32 units adjacent to an ecological corridor. The proposed Official Plan Amendment will be known as Official Plan Amendment No. 73 (OPA 73).

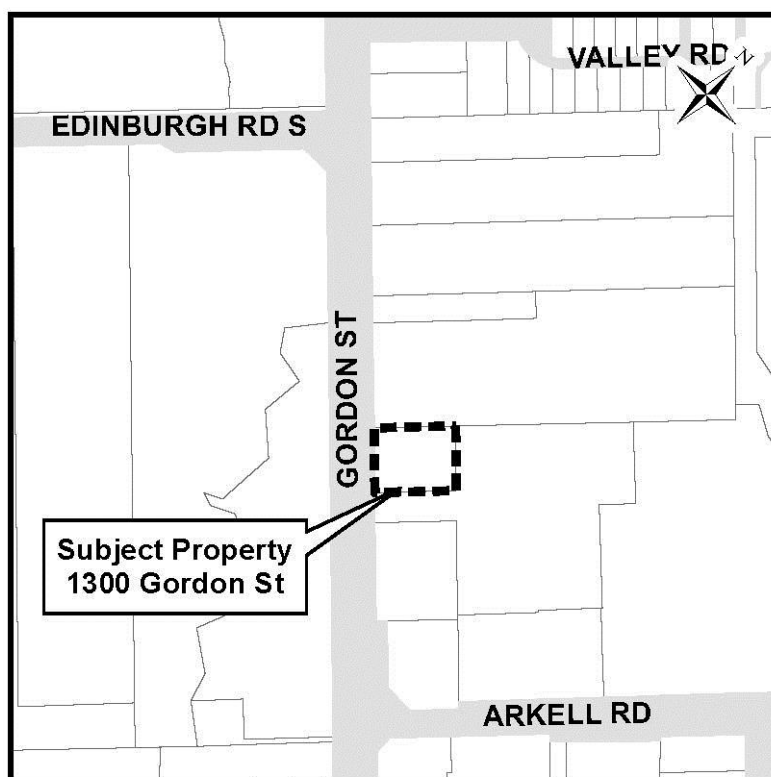
OPA #73 was considered by Guelph City Council at a Public Meeting held on October 10, 2017 and was approved by Guelph City Council on August 10, 2020 (File OP1704/ZC1707).

Further information may be obtained by contacting or visiting Planning, and Building Services, 519-837-5616, extension 2356, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this Official Plan Amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2020)-20518 applies:

KEY MAP



AMENDMENT NO. 73

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

Schedule 'A'

AMENDMENT NO. 73 TO THE OFFICIAL PLAN FOR THE CITY OF GUELPH

PART A - THE PREAMBLE provides the rationale and certain background information in support of the amendment. The Preamble does not constitute part of Amendment No. 73 to the Official Plan for the City of Guelph.

PART B - THE AMENDMENT consists of the specific text changes introduced to the Official Plan for the City of Guelph through the Amendment.

PART C - THE APPENDICES contains background data and public involvement associated with this amendment, but does not constitute part of Amendment No. 73 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan Amendment No. 73 is to redesignate the identified portion of 1300 Gordon Street to the High Density Residential designation, while retaining the Significant Natural Areas designation along the southerly and easterly sides of the property.

LOCATION

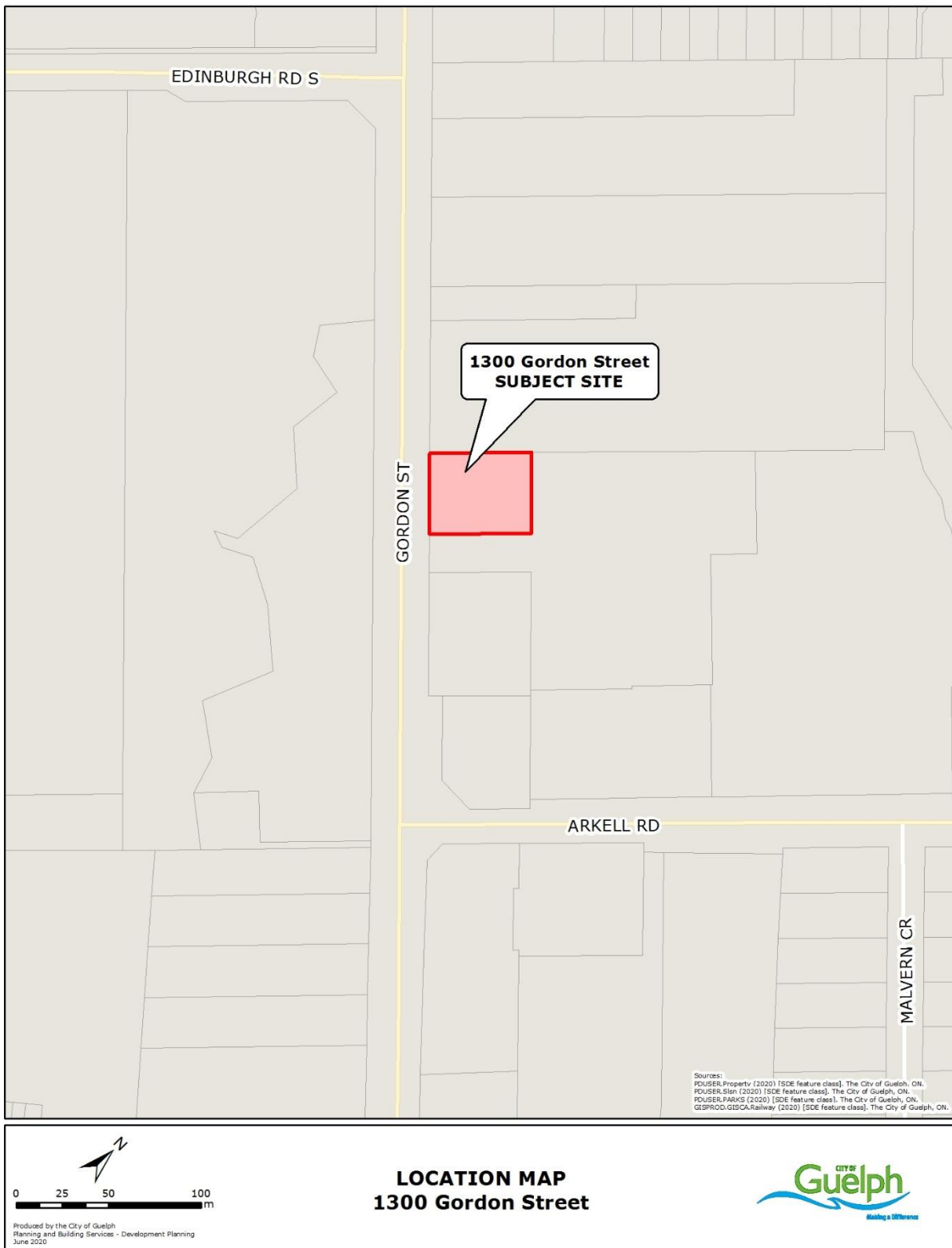
The subject lands affected by Official Plan Amendment No. 73, known as 1300 Gordon Street or legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) City of Guelph. The subject lands have an area of 0.24 hectares.

Surrounding land uses include:

- To the north, a five (5) storey apartment building;
- To the south of the site the Salvation Army Guelph Citadel religious establishment;
- To the east directly behind the subject site is the parking lot for the Salvation Army building;

- To the west, across Gordon Street is a seven (7) storey apartment building which is referred to as Solstice 1 and a large wetland.

The subject lands are located on the east side of Gordon Street between Arkell Road and Edinburgh Road South (see Location Map below).



BASIS

The Official Plan Amendment application was submitted to the City of Guelph in conjunction with an application to amend the Zoning By-law (File No. OP1704 & ZC1707) on July 12, 2017. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on August 10, 2017. The applications were presented to Council at a Public Meeting held on October 10, 2017 and revised applications were submitted May 7, 2018 and June 21, 2019.

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

- Planning Justification Report, prepared by Astrid J, Clos Planning Consultants., dated July 10, 2017.
- Urban Design Brief, prepared by Jame Fryett Architect Inc; revised June 21, 2019.
- Environmental Impact Study, prepared by Natural Resource Solutions Inc., dated June 2017; revised April 30, 2018 and revised June 19, 2019
- Functional Servicing and Stormwater Management Report, prepared by MTE dated November 18, 2016; revised May 30, 2017; revised June 19, 2017, revised April 25, 2018.
- Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited., dated July 2017, revised June 2019.
- Hydrogeological Study, prepared by GM Blue Plan Engineering, dated October 27, 2016, revised June 7, 2017,
- Phase I Environmental Site Assessment prepared by V.A Wood Incorporated, dated December 2015.
- Phase II Environmental Site Assessment prepared by V.A. Wood Incorporated, dated February 10, 2016.
- Archaeological Assessment Stage 1 & 2 prepared by AMICK Consultants, dated November 20, 2015
- Conceptual Development Plan, prepared by Astrid J, Clos Planning Consultants.
- Building Architectural Drawings and Elevation Renderings prepared by James Fryett Architects Inc, revised June 21, 2019

The Official Plan land use designation that applied to the subject lands (at the time the planning applications were submitted) is "Significant Natural Areas and Natural Areas".

The Official Plan Amendment will redesignate the portion of the site designated as "Significant Natural Areas and Natural Areas" to the "High Density Residential" designation.

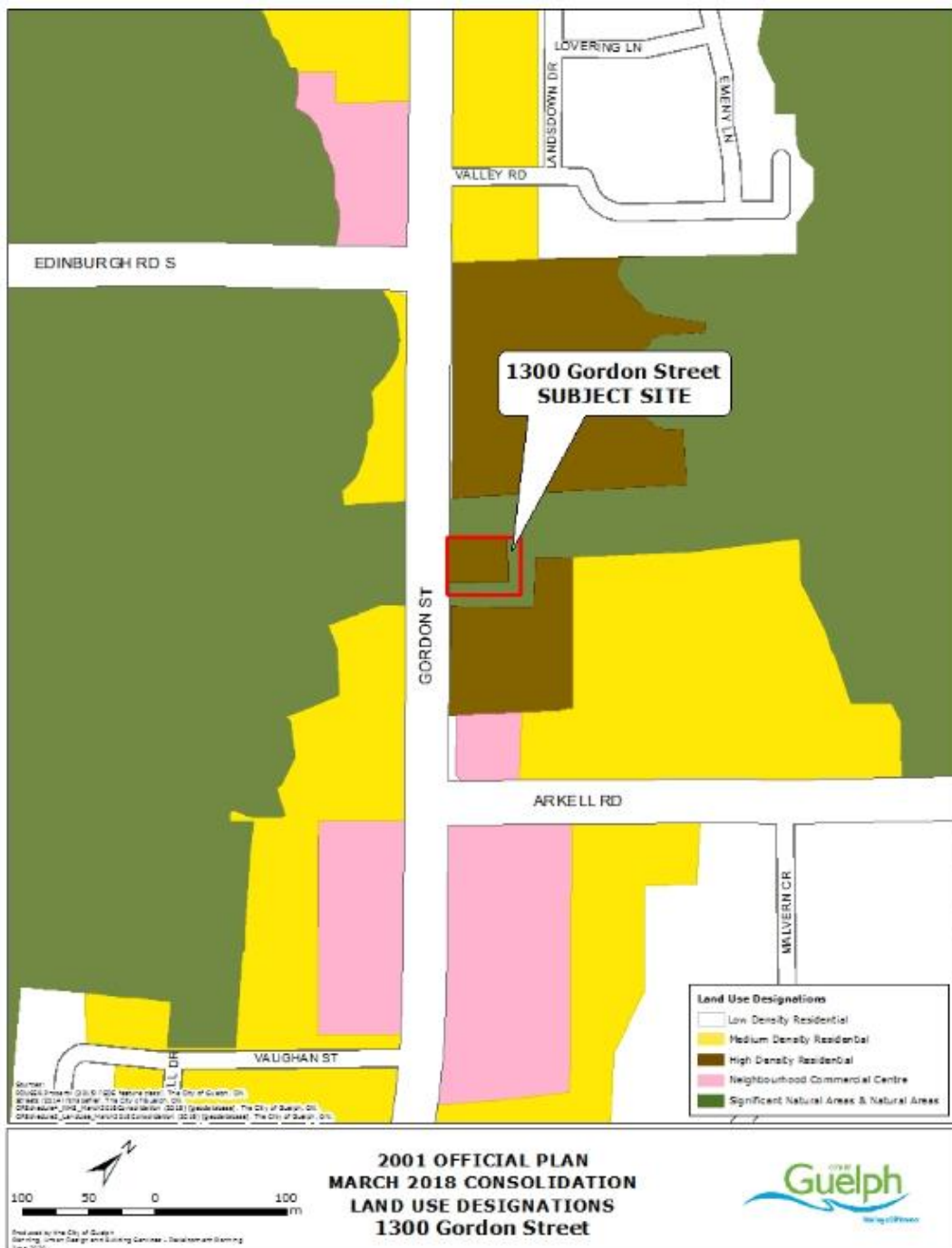
This Official Plan Amendment will permit a six storey, 32 unit apartment building together with lands to be retained in the Natural Heritage designation and added to a natural corridor for wildlife movement

PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 73 to the Official Plan for the City of Guelph.

Details of the Amendment

The Official Plan for the City of Guelph is amended by altering Schedule 2: Land Use Plan for property municipally known as 1300 Gordon Street to redesignate a portion of the site designated as Significant Natural Areas to the High Density Residential designation, as shown on the following excerpt from Schedule 2:



PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 73, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: August 10, 2020 Planning Staff Decision Report No. IDE 2020-081

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. 73

PUBLIC PARTICIPATION

July 12, 2017	Official Plan and Zoning By-law Amendment Applications received by the City of Guelph
August 10, 2017	Official Plan and Zoning By-law Amendment Applications deemed complete
August 18, 2017	Notice sign for Official Plan and Zoning By-law Amendment Applications placed on property
August 24, 2017	Notice of Complete Application and Public Meeting for Official Plan and Zoning By-law Amendment Applications mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
August 24, 2017	Notice of Public Meeting for Official Plan and Zoning By-law Amendment Applications advertised in the Guelph Mercury Tribune
October 10, 2017	Statutory Public Meeting of Council for Official Plan and Zoning By-law Amendment Applications held
May 7, 2018	Revised supporting studies and application materials received by the City of Guelph
June 13, 2018	Notice of Revised Application circulated to prescribed agencies, City departments and interested property owners
June 21, 2019	Revised supporting studies and application materials received by the City of Guelph
June 28, 2019	Notice of Revised Application circulated to prescribed agencies, City departments and interested property owners.
July 20, 2020	Notice of Decision Meeting sent to parties that commented or requested notice
August 10, 2020	City Council Meeting to consider staff recommendation

APPENDIX 2
TO OFFICIAL PLAN AMENDMENT NO. 73

**PLANNING STAFF DECISION REPORT NO. IDE 2020-081, DATED
AUGUST 10, 2020**

Available with the agenda for the Council meeting of August 10, 2020 and enclosed with By-law (2020)-20518 file.