

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2019) – xxxxx

The by-law to amend the Official Plan for the City of Guelph as it affects the property municipally known as 1354 Gordon Street and legally described as PART LOT 7 CON 8 AS IN RO708553 EXCEPT PTS 1,2 & 3 61R9367; GUELPH.

WHEREAS the Official Plan for 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 the required notice, a Public Meeting was held on XX XX, 20XX 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 FO THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. Amendment Number xx to the Official Plan for the City of Guelph, as amended, consisting of the attached text (Schedule X), 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 XXXXX

CAM GUTHRIE – MAYOR

DOLORES BLACK –ACTING CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2019)-XXXX

1. By-law Number (2019)-xxxxx has the following purpose and effect:

The purpose of By-law (2019)-xxxxx is to authorize an amendment to the Official Plan to permit a mixed-use development on the subject lands municipally known as 1354 Gordon Street (see key map), and legally described as PART LOT 7 CON 8 AS IN RO708553 EXCEPT PTS 1,2 & 3 61R9367; GUELPH, City of Guelph to permit an increased height and density.

The subject lands are designed as “Neighbourhood Commercial Centre” in the Official Plan. Commercial, retail and service uses along with multiple unit residential within mixed-use buildings are permitted within the “Neighbourhood Commercial Centre” designation. On lands designated “Neighbourhood Commercial Centre”, Policy 9.4.4.14 of the Official Plan permits a maximum height of six (6) storeys.

The proposed Official Plan Amendment, to be known as Official Plan Amendment No. xx (OPA xx) would amend Section 9.4.4.14 to introduce a new site specific sub-policy for the subject lands to permit a mixed use development with a maximum height of 8 storeys and a maximum density of 139 units per gross hectare.

OPA xx, as proposed, was considered by Guelph City Council at a Public Meeting held on xxx, xx, xxxx and was approved by the City of Guelph Council on xx,xx, xxxx.

Further information may be obtained by contacting or visiting Planning, Urban Design and Building Services, 519,837-5616, extension 2790, 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 Clerks, 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 92019)-xxxx applies:



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

DRAFT

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

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

PART A – THE PREAMBLE

PURPOSE

The purpose of Official Plan Amendment No. xx is to allow for an increased permitted building height of 8 storeys, and to also permit a maximum density of 139 units per gross hectare (uph).

LOCATION

The subject lands affected by Official Plan Amendment No. xx, as proposed, are known municipally as 1354 Gordon Street, and legally described as PART LOT 7 CON 8 AS IN RO708553 EXCEPT PTS 1,2 & 3 61R9367; GUELPH. The subject lands have an area of 0.65 hectares.

Surrounding land uses include:

- To the north: vacant land parcel proposing to develop a 41 unit apartment building and further to the north is the Arkell Road Bible Chapel.
- To the east: directly adjacent to the subject lands to the east is the restaurant known as Borealis Grille and Bar located along Gordon Street.
- To the south: residential single detached dwellings located on the south side of Gordon Street.
- To the west: a temporary sales centre and the Salvation Army Guelph Citadel and Nursery School along with a mid-rise apartment building located on the south side of Gordon Street and Arkell Road intersection.

The subject lands are located on the north side of Gordon Street, east of Arkell Road (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 on XX XX, XXXX. The Official Plan Amendment and Zoning By-law Amendment application were deemed to be “complete” on XXXXXXX. The applications were presented to Council at a Public Meeting held on XXXXXXX.

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 Weston Consulting, August 2019
- Urban Design Brief, Prepared by Weston Consulting, August 2019
- Functional Servicing and Stormwater Management Report, August 2019;
- Traffic Impact Study, Prepared by RJ Burnside, August 2019;

- Parking Review, Prepared by RJ Burnside, August 2019;
- Noise Feasibility Study, Prepared by HGC Engineering, August 2019;
- Phase One and Phase Two ESA, Prepared by G2S Environmental Consulting Inc, November 2017;

The Official Plan land use designation that applies to the subject lands is “Neighbourhood Commercial Centre”. The “Neighbourhood Commercial Centre” land use designation permits commercial, retail and service uses along with multiple unit residential within mixed-use buildings and a maximum height of six (6) storeys.

The Official Plan Amendment will introduce a new site specific sub-policy for the subject lands to permit a 8-storey mixed use building, and a maximum density of 139 units per gross hectare. Section 9.4.4.14 will be amended to include the new site specific sub-policy.

PART B – THE AMENDMENT

All of this section entitled “PART B – THE AMENDMENT,” constitutes Amendment No. xx to the Official Plan for the City of Guelph.

Format of the Amendment

Additions/modification are shown in bold text, with deletions shown as ~~strikeouts~~.

Details of the Amendment

The Official Plan for the City of Guelph is amended to add a new policy 9.4.4.14.xx

xx. 1354 Gordon Street

The proposed development on the subject lands municipally known as 1354 Gordon Street shall permit a maximum height of 8 storeys, and a maximum density of 139 units per gross hectare, notwithstanding the Section 9.4.4 “Neighbourhood Commercial Centre” of the City of Guelph Official Plan.

Part C – THE APPENDICES

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

Appendix 1: Public Participation

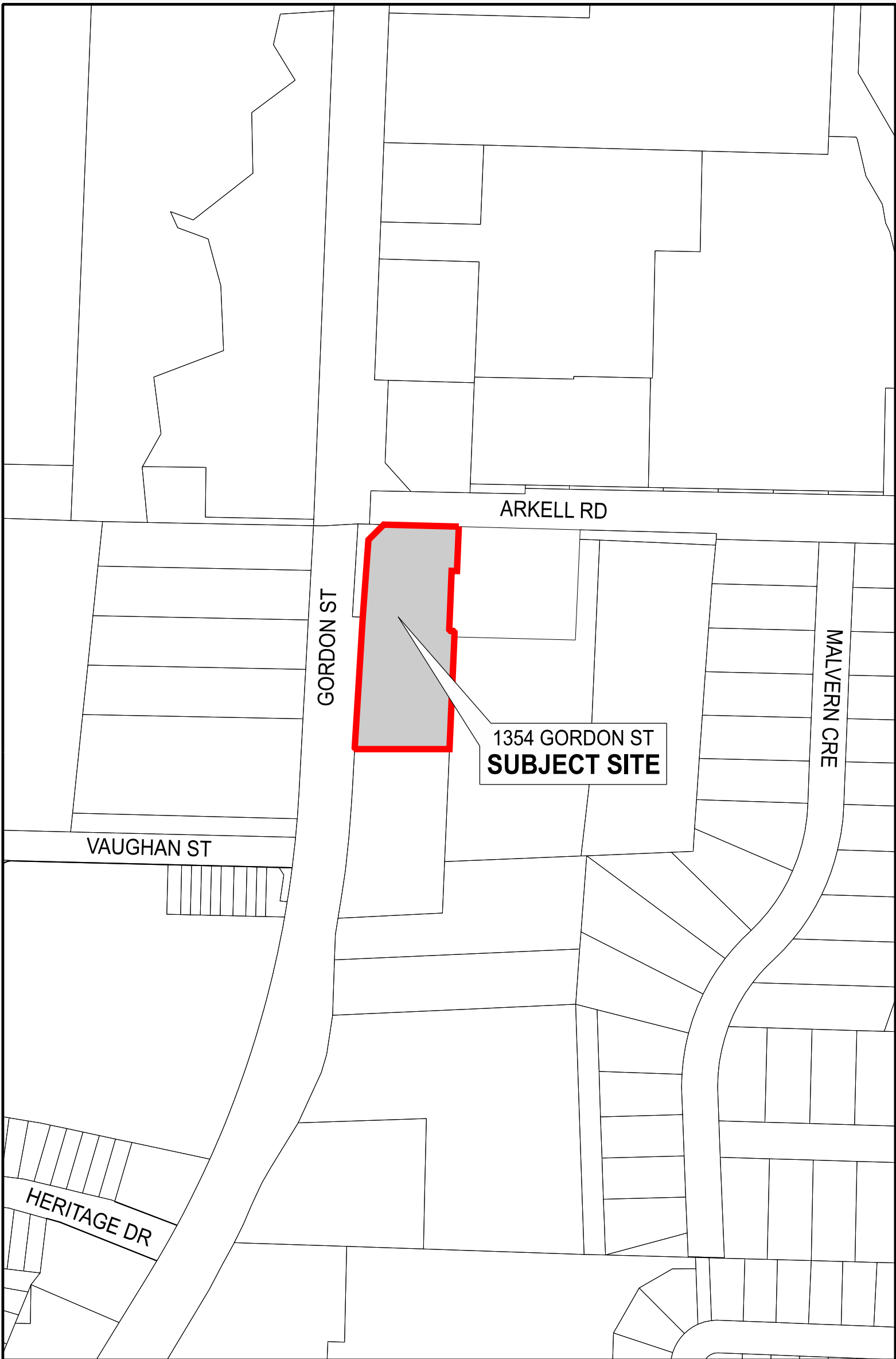
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APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. XX

PUBLIC PARTICIPATION

- XXXXXX Applications for Official Plan Amendment and Zoning By-law Amendment submitted to the City.
- XXXXXX Applications deemed complete by Planning Staff
- XXXXXX Notice of Complete Application mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
- XXXXXX Notice sign placed on property
- XXXXXX Public Meeting Notice advertised in the Guelph Tribune
- XXXXXX Notice of Public Meeting mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
- XXXXXX Statutory Public Meeting of City Council



0 25 50 100m
Scale in metres

LOCATION MAP

1354 GORDON STREET





ARKELL RD

GORDON ST

MALVERN CRE

VAUGHAN ST

HERITAGE DR

LANDS SUBJECT TO
SITE SPECIFIC
AMENDMENT No. XXXX
(Neighbourhood
Commercial Centre XXXX)



0 25 50 100m
Scale in metres

SCHEDULE 2

1354 GORDON STREET

