

DRAFT AMENDMENT NO. 65

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

DRAFT AMENDMENT NO. 65
TO THE
OFFICIAL PLAN FOR THE CITY OF GUELPH

PART A - THE PREAMBLE The Preamble contains the rationale and certain background information in support of the amendment. The Preamble does not form part of this amendment.

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, do not constitute part of Amendment No. 65 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

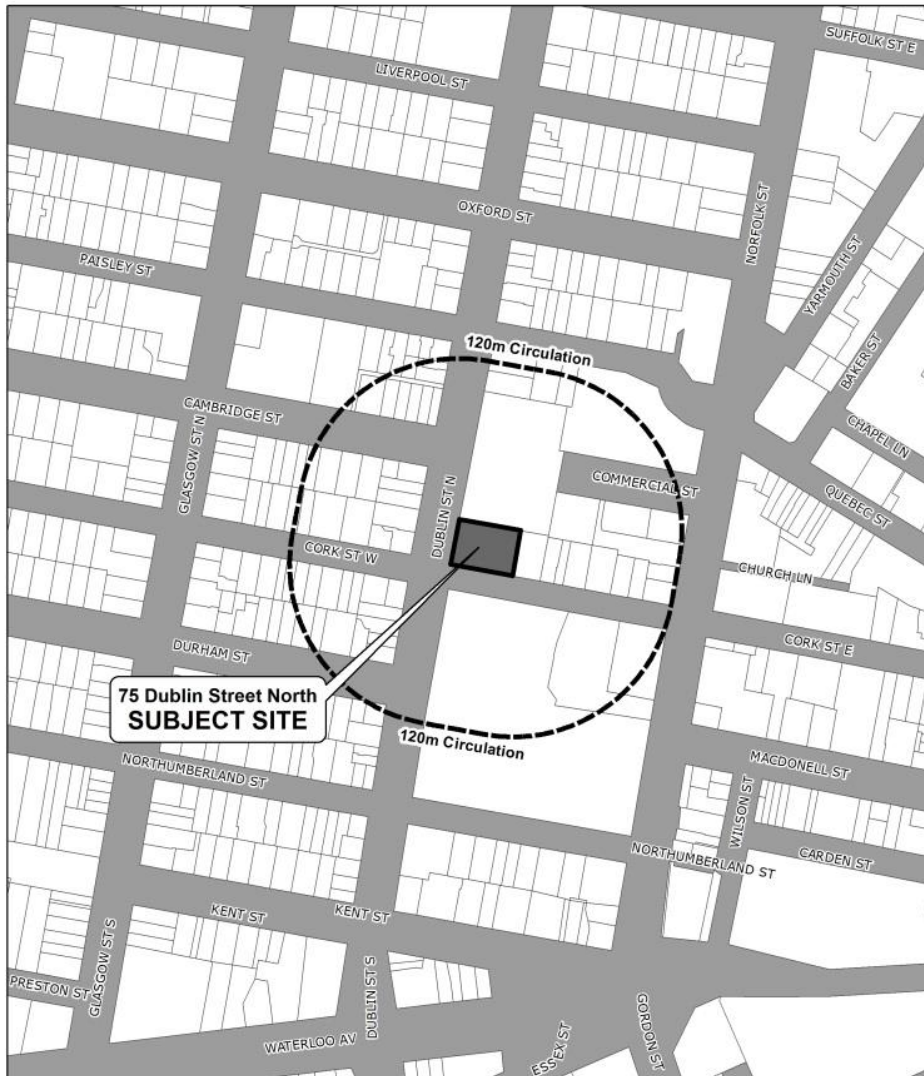
PURPOSE

The purpose of Official Plan No. 65 is to amend the Official Plan text by adding a site-specific height policy to a 0.15 hectare site known as All of Lot 1051, Part of Lot 1052, Registered Plan 8, City of Guelph at the property municipally known as 75 Dublin Street North. Specifically, the amendment is to Section 11.1 of the Official Plan (Downtown Secondary Plan) and will add the following policy:

“11.1.7.4.5 Notwithstanding Schedule D, within the Mixed Use 2 designation at 75 Dublin Street North, the maximum height permitted shall be 5 storeys. The fifth storey shall generally be setback a minimum of 9 m from the street lines of Dublin Street North and Cork Street West.”

LOCATION

The subject lands affected by this proposed amendment are on lands known municipally as 75 Dublin Street North located east of Dublin Street North and north of Cork Street West, south of Paisley Road, west of Gordon Street. Specifically, the proposed amendment applies to a 0.15 hectare site known as All of Lot 1051, Part of Lot 1052, Registered Plan 8, City of Guelph (see detailed Location Map below).



LOCATION MAP
75 Dublin Street North
120m Circulation

Produced by the City of Guelph Planning, Building, Engineering and Environment, Development Planning September 2016



Schedule 'C' - Downtown Secondary Plan
Land Use Plan
75 Dublin Street North

Produced by the City of Guelph Planning, Urban Design and Building Services - Development Planning September 2016

BASIS

The Official Plan land use designation applicable to the subject site is “Mixed Use 2”. The “Mixed Use 2” land use designation permits different forms of residential development, including multiple unit apartment buildings along with other uses including commercial and office uses.

Currently Schedule D of the Downtown Secondary Plan indicates that the maximum building height for the property is four storeys. The proposed building height of five (5) storeys exceeds the maximum building height currently permitted by the Official Plan. Therefore at its meeting September 12, 2016 Council directed staff to initiate a site specific Official Plan Amendment for 75 Dublin Street North in order to facilitate the Investment in Affordable Housing Grant to permit a 5 storey building.

[This section to be updated and based on the receipt of public input and further review]

DRAFT

PART B - THE AMENDMENT

All of this section entitled “Part B – The Amendment,” constitutes Amendment No. 65 to the Official Plan for the City of Guelph.

Details of the Amendment

The Official Plan for the City of Guelph is amended as follows:

The following site-specific policy is to be added as Section 11.1.7.4.5 of the Official Plan:

“Notwithstanding Schedule D, within the Mixed Use 2 designation at 75 Dublin Street North, the maximum height permitted shall be 5 storeys. The fifth storey shall generally be setback a minimum of 9 m from the street lines of Dublin Street North and Cork Street West.”

DRAFT

PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 65, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: *[Final council report to be included as Appendix 2]*

DRAFT

APPENDIX 1
TO OFFICIAL PLAN AMENDMENT NO. 65

PUBLIC PARTICIPATION

September 12, 2014	City Council passes the following motion: “That staff be directed to initiate a site specific Official Plan Amendment for 75 Dublin Street North in order to facilitate the investment in Affordable Housing Grant.”
September 22, 2016	Notice of Public Meeting advertised in the Guelph Tribune
September 26, 2016	Notice of City-initiated Official Plan Amendment mailed to prescribed agencies and surrounding property owners within 120 metres
October 17, 2016	Statutory Public Meeting of Council
November, 2016	City Council Meeting for a decision <i>[Timing to be confirmed]</i>

[This Appendix will be updated based on public participation]

APPENDIX 2
TO OFFICIAL PLAN AMENDMENT NO. 65

[Final council report to be included as Appendix 2]

DRAFT