THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19405

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 1077 Gordon Street and legally described as Concession 7, Part Lot 4, Plan 61R9349, City of Guelph (ZC1011).

WHEREAS Section 34(1) of the *Planning Act*, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

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

1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring property legally described as Concession 7, Part Lot 4, Plan 61R9349, City of Guelph and municipally known as 1077 Gordon Street from the R.3A (Cluster Townhouse) Zone and the OR-54 (Specialized Office-Residential) Zone to the R.4B-13 (Specialized High Density Apartment) Zone to permit residential apartment development with commercial/office uses along the Gordon Street frontage.

2. Section 5.4.3.2 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.2.13:

5.4.3.2.13 <u>R.4B-13</u>
1077 Gordon Street
As shown on Defined Area Map Number 32 of Schedule "A" of this By-law.

5.4.3.2.13.1 Permitted Uses
In addition to the permitted uses listed in Section 5.4.1.2 (High Density Apartment Zone) of Zoning By-law (1995)-14864, as amended, the following additional uses shall be permitted:

- Live/Work Units
- Artisan Studio
- Dry Cleaning Outlet
- Commercial School
- Financial Establishment
- Office
- Personal Service Establishment

The following definitions shall apply in the R.4B-13 (Specialized High Density Apartment) Zone:

A "Live/Work Unit" shall mean a dwelling unit, part of which may be used as a ground floor business establishment and the

dwelling unit is the principal residence of the business operator.

A "Street Entrance" shall mean the principal entrance to a business which shall be located in a part of the building facing a public street or public square which is at or within 0.2 metres above or below grade

5.4.3.2.13.2 Regulations
In accordance with Section 5.4.2 of Zoning By-law (1995) – 14864, as amended, with the following exceptions:

5.4.3.2.13.2.1 Off-Street Parking
1.25 spaces per apartment unit (in lieu of the required 1.5 spaces for the first 20 units and 1.25 spaces for each unit in excess of 20 units)

5.4.3.2.13.2.2 Maximum Building Height
4 storeys

5.4.3.2.13.2.3 Regulations for Non-Residential Uses
Non-residential uses shall be restricted to the ground floor level of the building oriented along the Gordon Street frontage and shall be required within the portion of the building facing Gordon Street

The street entrances to non-residential uses shall be located facing Gordon Street

3. Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 32 and substituting therefore a new Defined Area Map 32 attached hereto as Schedule "A".

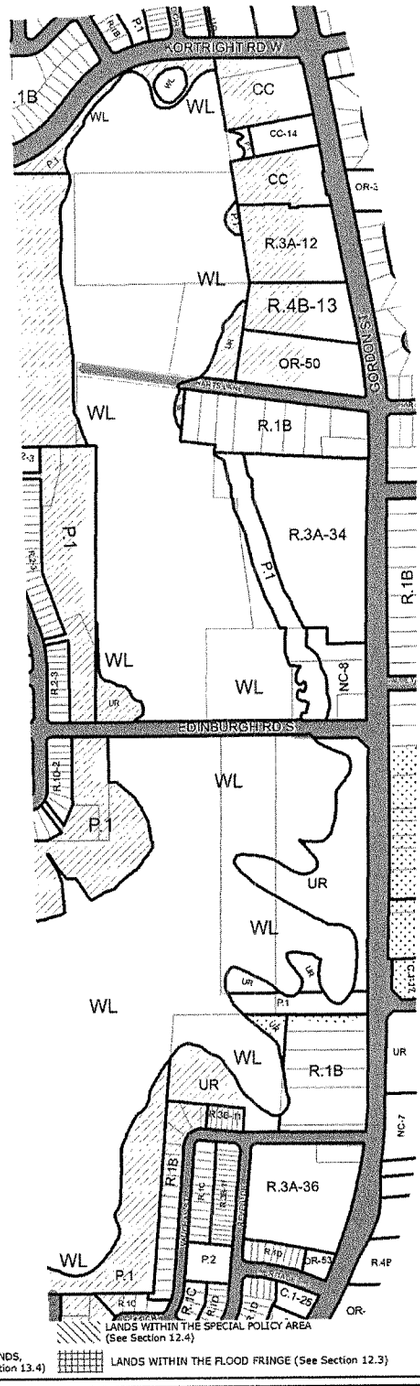
4. Where notice of this by-law is given in accordance with the *Planning Act*, and where no notice of objection has been filed within the time prescribed by the Act, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the Act, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this TWENTY-FIFTH day of JUNE, 2012.

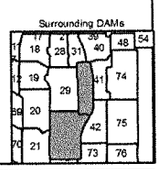
KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK

DEFINED AREA MAP NO. **32**



Surrounding DAMs



LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)

LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)

LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)

LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)

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Produced by the City of Guelph Planning Services

CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2012) - 19405

SCHEDULE 'A'

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19405

1. By-law Number (2012)-19405 has the following purpose and effect:

   This By-law authorizes a zoning by-law amendment affecting lands municipally known as 1077 Gordon Street. The purpose of the proposed zoning by-law amendment is to rezone 1077 Gordon Street from the R.3A (Cluster Townhouse) Zone and the OR-54 (Specialized Office-Residential) Zone to the R.4B-13 (Specialized High Density Apartment) Zone to permit residential apartment development with commercial/office uses along the Gordon Street frontage.

   The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on September 6, 2011, and was approved by Guelph City Council on June 5, 2012.

   Further information may be obtained by contacting or visiting Planning Services, (519) 837-5616, extension 2360, City Hall, Guelph, Ontario.

   Persons desiring to officially support or object to this zoning 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 (2012)-19405 applies:

KEY MAP

