THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19474

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 1274, 1280 and 1288 Gordon Street.

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 Part Lot 6, Concession 8, formerly in the Township of Puslinch, now in the City of Guelph, municipally known as 1274, 1280 and 1288 Gordon Street in the City of Guelph, from the existing R.1B (Residential Single-Detached) Zone to a Specialized R.4A (Residential General Apartment) Zone to be known as the R.4A-44 Zone and the P.1 (Conservation Land Park) Zone, to permit the development of apartment buildings in accordance with the provisions of Section 5.4.3.1 of Bylaw Number (1995)-14864, as amended.

2. Section 5.4.3.1 of By-law Number (1995)–14864, as amended, is hereby further amended by adding a new subsection 5.4.3.1.44 as follows:

"5.4.3.1.44 **R.4A-44**

1274, 1280 and 1288 Gordon Street

As shown on Defined Area Map Number 41 of Schedule "A" of this ***Bylaw***.

5.4.3.1.44.1 Permitted Uses

- Apartment Building
- Accessory Uses in accordance with Section 4.23
- Home Occupation in accordance with Section 4.19

5.4.3.1.44.2 Regulations

In accordance with Section 5.4.2 of Zoning Bylaw (1995)-14864, as amended, with the following exceptions:

5.4.3.1.44.2.1 Minimum Side Yard

Despite Table 5.4.2, Row 8, the minimum Side Yard at the north property line shall be 7.5 metres and the minimum Side Yard at the south property line shall be 13 metres.

5.4.3.1.44.2.2 Floor Space Index

Despite Table 5.4.2, Row 18, the maximum floor space index shall be 1.22."

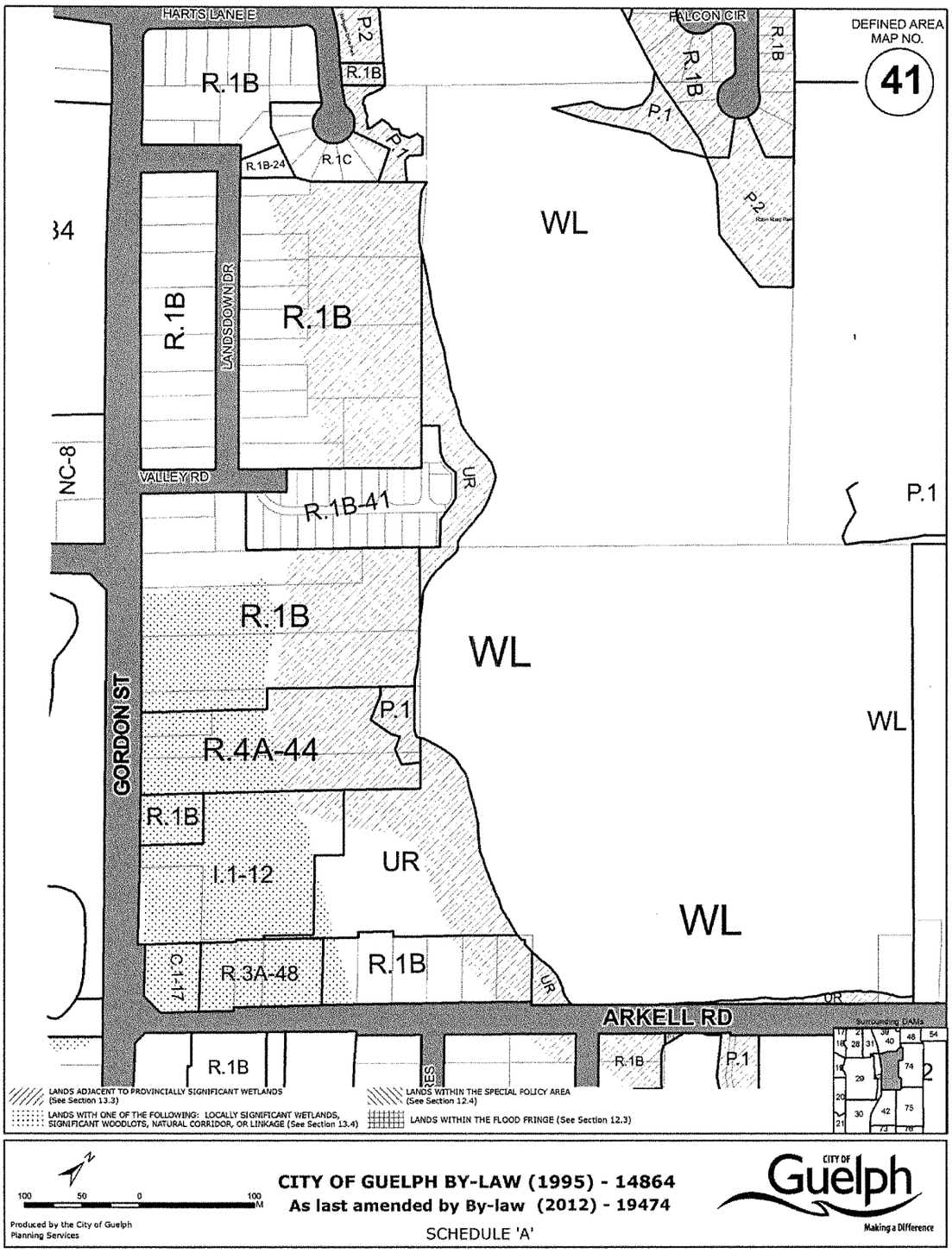
3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 41 and substituting therefore a new Defined Area Map 41 attached hereto as Schedule "A".

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 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 Ontario Municipal Board.

PASSED this TWENTY-SECOND day of OCTOBER, 2012.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK


HARTS LANE E
FALCON CIR
DEFINED AREA MAP NO. 41
R.1B
R.1B-24
R.1C
P.1
P.2
WL
LANDSDOWN DR
VALLEY RD
R.1B-41
UR
NC-8
CORDON ST
R.4A-44
I.1-12
R.3A-48
C.1-17
RES
ARKELL RD
Surrounding DAMs
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)
LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)
LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2012) - 19474
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19474

By-law Number (2012)-19474 has the following purpose and effect:

1. This Zoning By-law Amendment applies to Application File ZC1109 received from Black, Shoemaker, Robinson, and Donaldson Limited on behalf of MRL Developments Inc., MTCM Developments Inc., and 2182805 Ontario Inc., deemed complete on April 16, 2011 and approved by Guelph City Council on October 1, 2012.

   The subject property affected by this bylaw amendment is legally described as Part Lot 6, Concession 8, formerly in the Township of Puslinch, municipally known as 1274, 1280 and 1288 Gordon Street in the City of Guelph. The land is located on the east side of Gordon Street between Edinburgh Road South and Arkell Road (See Key Map attached). The site has 71.93 metres of frontage on Gordon Street and has a total area of approximately 2.02 hectares.

   The Zoning By-law Amendment will rezone the property from the current R.1B (Residential Single-Detached) Zone to a Specialized R.4A (Residential General Apartment) Zone to be known as the R.4A-44 Zone and the P.1 (Conservation Land Park) Zone. The bylaw will permit the development of 200 apartment units located within approximately three separate apartment buildings.

   The Zoning By-law Amendment will include permitted uses for the property and also describe a list of standard and specialized zoning regulations. The specialized regulations apply to the required sideyards and the floor space index. The October 1, 2012 Guelph City Council approval also includes 25 conditions outlined in Attachment 2 of the Planning, Building, Engineering and Environment Report 12-88 dated October 1, 2012. These 25 conditions cover standard development requirements and will be entered into a registered site plan agreement to be implemented at the time of the site plan review for this development proposal.

   The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on September 6, 2011 and at a Decision Meeting of Guelph City Council held on October 1, 2012.

   Further information may be obtained by contacting or visiting Planning, Building, Engineering and Environment, 837-5616, extension 2362, 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)-19474 applies:

KEY MAP

