THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19382

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 148-152 Macdonell Street and legally described as Part of Lots 1, 2, 4 & 17 and Lot 3 and Part of Priory Street, Registered Plan 16 and Part of Lot 3 Registrar's Compiled Plan No. 712, City of Guelph, to permit the development of a mixed-use building (ZC1114).

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 of Lots 1, 2, 4 & 17 and Lot 3 and Part of Priory Street, Registered Plan 16 and Part of Lot 3 Registrar's Compiled Plan No. 712, City of Guelph and municipally known as 148-152 Macdonell Street from the CBD.1 (Central Business District) Zone to a new Specialized CBD.1 (Central Business District) Zone, to be known as the CBD.1-8 Zone, to permit the development of an eighteen storey mixed-use building.

2. Section 6.3.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.3.3.1.8:

6.3.3.1.8	<u>CBD.1-8</u> 148-152 Macdonell Street As shown on Defined Area Map Number 36 of Schedule "A" of this By-law.
6.3.3.1.8.1	<u>Permitted Uses</u> In accordance with Section 6.3.1.1
6.3.3.1.8.2	<u>Regulations</u> In accordance with the provisions of Section 6.3.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:
6.3.3.1.8.2.1	<u>Building Height</u> Notwithstanding the provisions of Table 6.3.2, Row 8, the maximum permitted building height shall be 18 storeys.
6.3.3.1.8.2.2	<u>Building Height</u> Notwithstanding the provisions of Table 6.3.2, Row 8, Section 6.3.2.3 shall not be applicable.
6.3.3.1.8.2.3	<u>Angular Plane</u> Notwithstanding the provisions of Table 6.3.2, Row 8, Section 4.16 shall not be applicable.

3. Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 36 and substituting therefore a new Defined Area Map 36 attached hereto as Schedule "A".

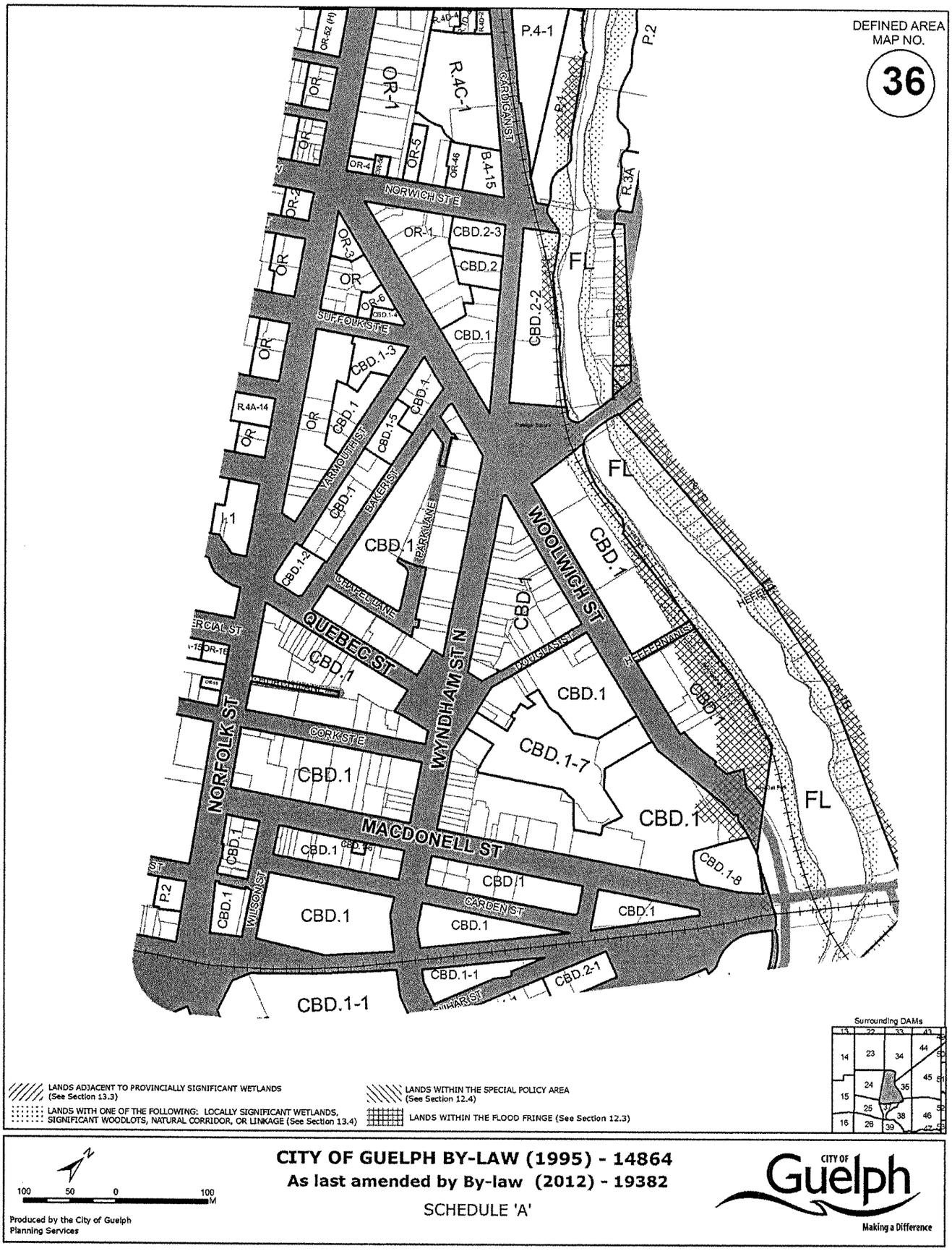
4. Where notice of this by-law is given in accordance with the *Planning Act*, and where no notice of objection has been filed within the time prescribed by the Act, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the 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-EIGHTH day of MAY, 2012.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK

Schedule 'A'



CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2012) - 19382
SCHEDULE 'A'

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Produced by the City of Guelph
Planning Services

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EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19382

1. By-law Number (2012)-19382 has the following purpose and effect:

This By-law authorizes a zoning by-law amendment affecting lands municipally known as 148-152 Macdonell Street. The purpose of the proposed zoning by-law amendment is to rezone the property from the current CBD.1 (Central Business District) Zone to the Specialized CBD.1-8 (Central Business District) Zone. The effect of the proposed zoning by-law amendment is to permit the development of an eighteen storey mixed-use building with a maximum of 130 residential units and ground floor commercial floor area.

The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on March 5, 2012 and approved by Guelph City Council on May 7, 2012.

Further information may be obtained by contacting or visiting Planning Services, (519) 837-5616, extension 2327, 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)-19382 applies:

KEY MAP

