THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2013)-19519

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 803 and 807 Gordon Street to permit a townhouse development (File ZC1205).

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 the Northeast Half of Lot 2, Concession 7 (Parts 1, 2 and 3, Plan 61R-7123), formerly in the Township of Puslinch, County of Wellington, municipally known as 803 and 807 Gordon Street, City of Guelph, from the existing R.1B (Residential Single-Detached) Zone to a Specialized R.3A (Residential Cluster/Stacked Townhouse) Zone, to be known as the R.3A-52 Zone, to permit a residential townhouse development in accordance with the provisions of Section 5.3.3.1 of Bylaw Number (1995)-14864, as amended.

2. Section 5.3.3.1 of By-law Number (1995)–14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.52:

"5.3.3.1.52 **R.3A-52**

803 and 807 Gordon Street

As shown on Defined Area Map Number 31 of Schedule "A" of this ***Bylaw***.

5.3.3.1.52.1 Permitted Uses

All uses outlined in Section 5.3.1.1 of the Bylaw.

5.3.3.1.52.2 Regulations

In accordance with Section 5.3.2 of Zoning Bylaw (1995)-14864, as amended, with the following exceptions and additions:

5.3.3.1.52.2.1 Distance from Lot Line

Despite Section 4.13.2.2 of the Bylaw, the minimum distance of a parking space to the side lot line along the north property boundary in this zone, shall be 0.35 metres.

5.3.3.1.52.2.2 Maximum Building Height

Despite Table 5.3.2, Row 9, the maximum building height shall be 4 storeys.

5.3.3.1.52.2.3 Maximum Density

Despite Table 5.3.2, Row 20, the maximum density of development shall be 65.4 units per hectare."

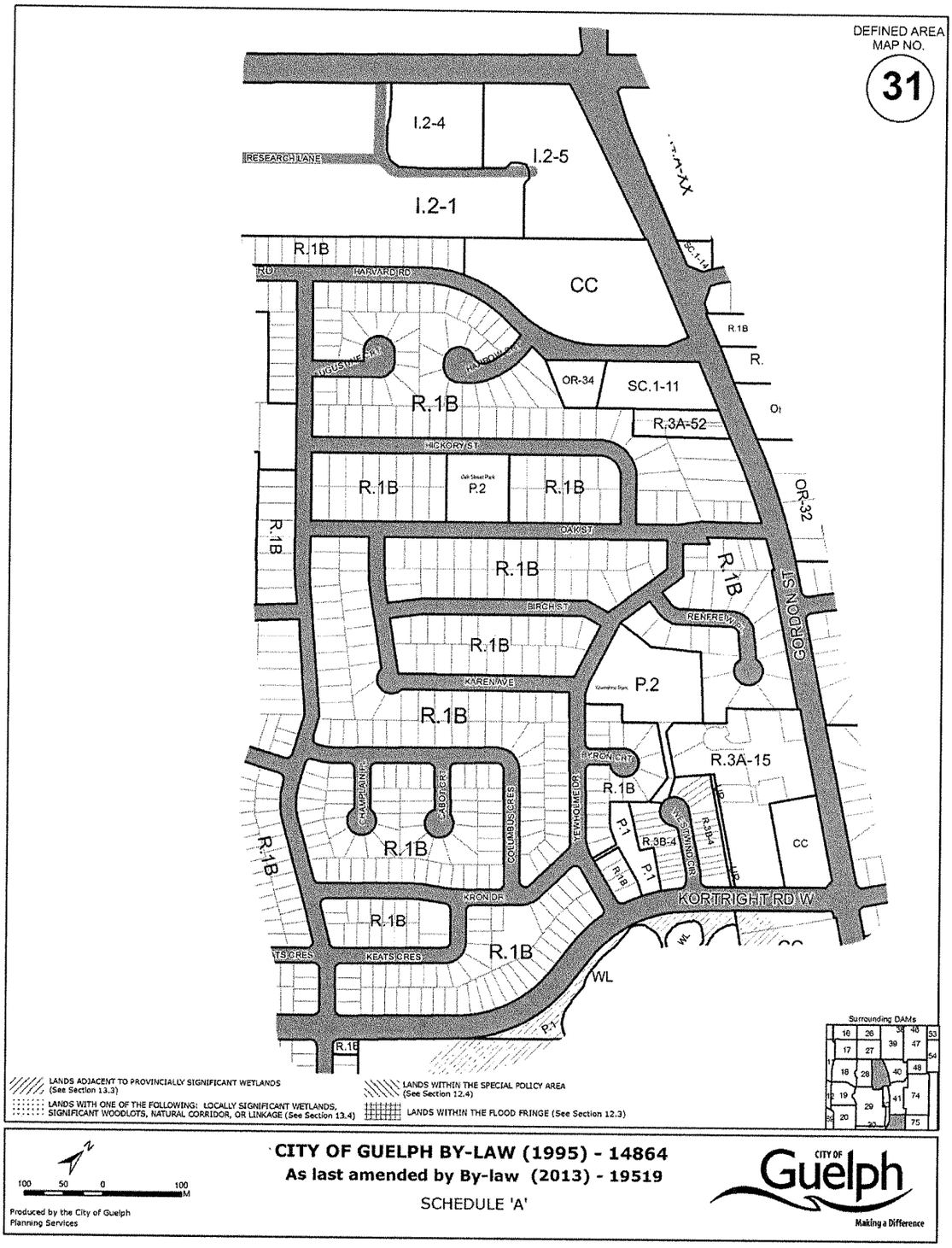
3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 31 and substituting therefore a new Defined Area Map 31 attached hereto as Schedule "A".

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 FOURTH day of FEBRUARY, 2013.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO – DEPUTY CITY CLERK


DEFINED AREA
MAP NO.
31
I.2-4
I.2-5
I.2-1
RESEARCH LANE
R.1B
HARVARD RD
CC
OR-34
SC.1-11
R.3A-52
HICKORY ST
P.2
OAK ST
OR-32
GORDON ST
BIRCH ST
RENFREW
KAREN AVE
R.3A-15
R.3B-4
CC
KRONI DR
KORTRIGHT RD W
KEATS CRES
WL
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)
Surrounding DAMs
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 (2013) - 19519
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2013)-19519

1. By-law Number (2013)-19519 has the following purpose and effect:

This Zoning By-law Amendment applies to an application by Podium Developments requesting approval of a Zoning By-law Amendment applying to lands at 803 and 807 Gordon Street, City of Guelph. The application (File ZC1205) was received by the City on March 5, 2012 and approved by Guelph City Council on February 4, 2013.

The subject property affected by this bylaw amendment is legally described as the Northeast Half of Lot 2, Concession 7 (Parts 1, 2 and 3, Plan 61R-7123), formerly in the Township of Puslinch, County of Wellington. The subject site is located on the west side of Gordon Street, south of Harvard Road. The property has approximately 38.2 metres of frontage on Gordon Street, a lot depth of 117 metres and a total site area of approximately 0.41 hectares.

The subject site is currently in the R.1B (Single-Detached Residential) Zone. The Zoning By-law Amendment will rezone the property from the current R.1B Zone to the Specialized R.3A-52 Zone, to permit a residential townhouse development.

The Zoning By-law Amendment will include the regular list of permitted uses in the standard R.3A Zone, as outlined in Section 5.3.1.1 of the Zoning Bylaw. The bylaw also contains three specialized regulations that were discussed during the planning review of the application. These regulations pertain to the distance between parking spaces and the north property boundary, the maximum building height and the maximum density.

The February 4, 2013 Guelph City Council approval includes 20 conditions outlined in Attachment 2 of the Planning, Building, Engineering and Environment Report 13-01 dated February 4, 2013. These 20 conditions were recommended by Staff and cover standard development requirements as well as conditions that specifically address comments received from adjacent property owners during the processing of the application. The 20 conditions will be entered into a registered site plan agreement and will be implemented at the time of the site plan review for this development proposal.

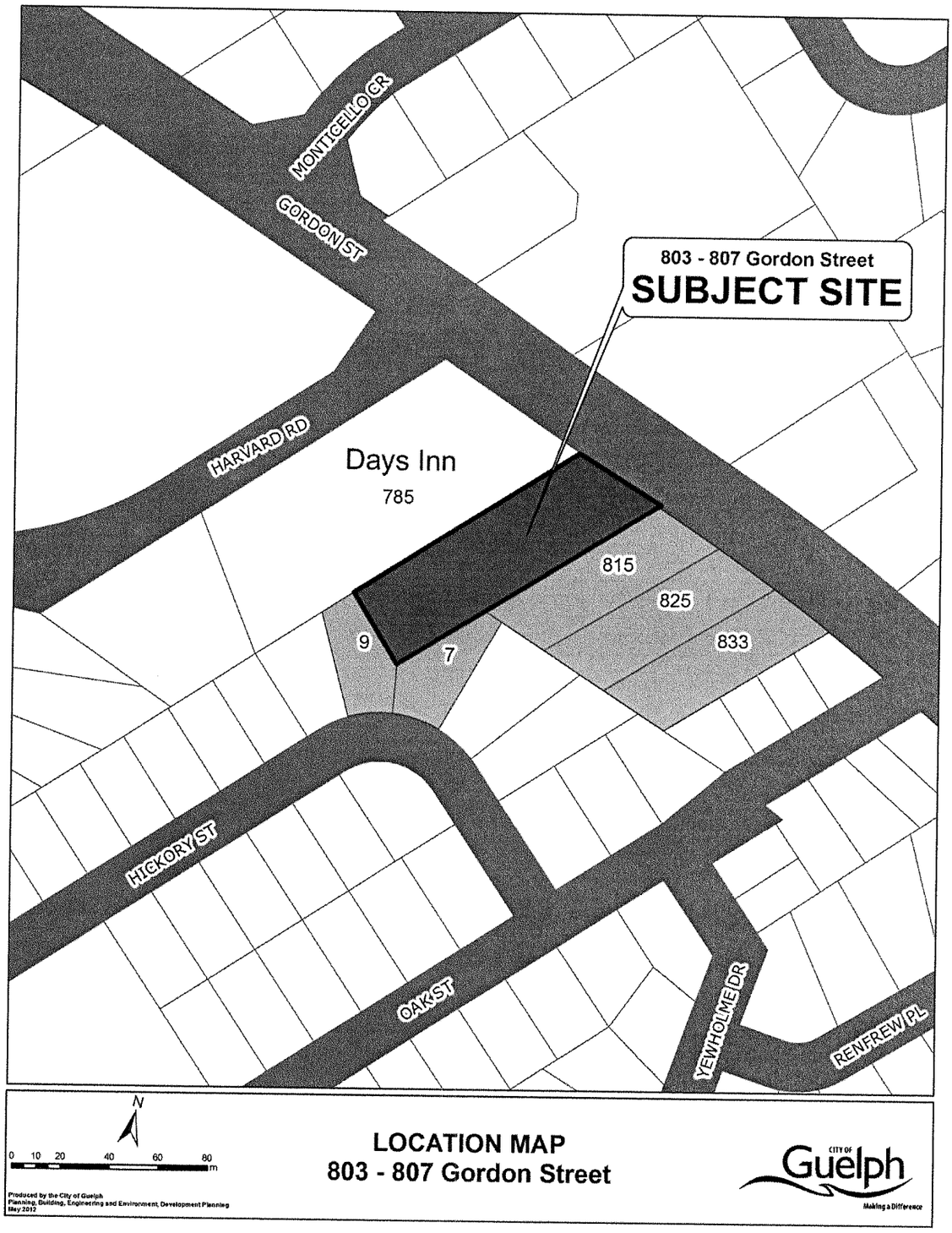
The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on July 3, 2012 and at a Decision Meeting of Guelph City Council held on February 4, 2013.

Further information may be obtained by contacting or visiting Planning, Building, Engineering and Environment, (519) 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 (2013)-19519 applies:

KEY MAP


MONTICELLO GR
GORDON ST
803 - 807 Gordon Street
SUBJECT SITE
HARVARD RD
Days Inn
785
815
825
833
9
7
HICKORY ST
OAK ST
YEWHOLME DR
RENFREW PL
N
0 10 20 40 60 80
m
LOCATION MAP
803 - 807 Gordon Street
Produced by the City of Guelph
Planning, Building, Engineering and Environment, Development Planning
May 2012
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