THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2014)-19703

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 150-152 Wellington Street East and legally described as Pt Grist Mill Lands, Plan 8, Pt 2, 61R1309, Pt School Lot, Plan 8, Pt Surrey Street, Plan 379, Pt 3, 61R1309, closed by ROS178965; Pt Lot 5, Plan 269, City of Guelph (ZC1308).

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 Pt Grist Mill Lands, Plan 8, Pt 2, 61R1309, Pt School Lot, Plan 8, Pt Surrey Street, Plan 379, Pt 3, 61R1309, closed by ROS178965; Pt Lot 5, Plan 269, City of Guelph and municipally known as 150-152 Wellington Street East from the CBD.2-1 (Specialized Central Business District) Zone to the CBD.2-5 (Specialized Central Business District) Zone to permit the development of an 18 storey mixed use building.

2. Section 6.3.3.2 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.3.3.2.5:

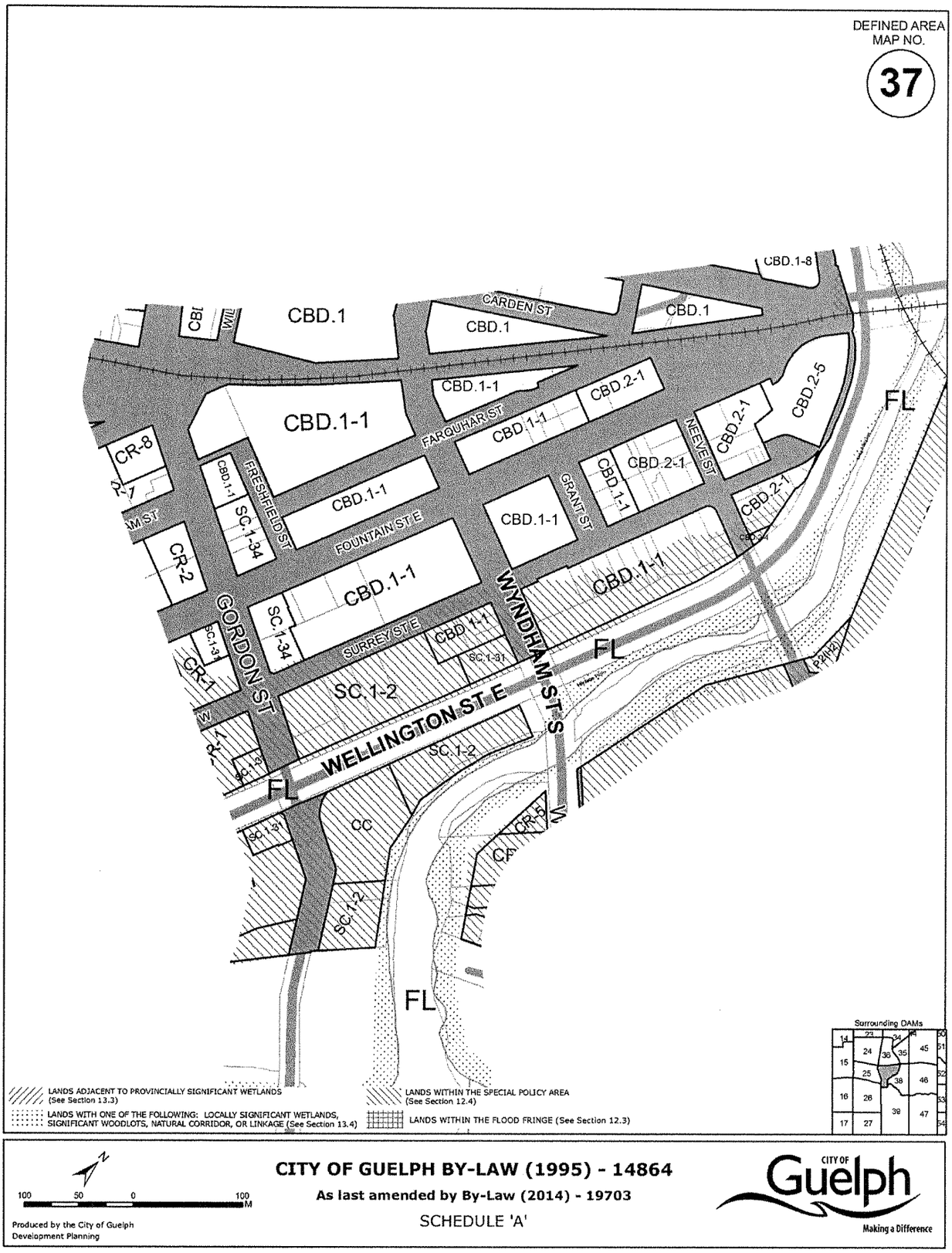
6.3.3.2.5 CBD.2-5
150-152 Wellington Street East
As shown on Defined Area Map Number 37 of Schedule "A" of this By-law

6.3.3.2.5.1 Permitted Uses
In accordance with Section 6.3.1.1 of Zoning By-law (1995)-14868, as amended

6.3.3.2.5.2 Regulations
In accordance with the provisions of Section 4 (General Provisions) and Section 6.3.2 and Table 6.3.2 (Central Business District Regulations) of Zoning By-law Number (1995)-14864, as amended, with the following exceptions:

6.3.3.2.5.2.1 Maximum Building Height
18 storeys

6.3.3.2.5.2.2 Front, Rear, Side and Exterior Side Yard Setbacks
0 metres


DEFINED AREA MAP NO.
37
CBD.1-8
CBD.1
CARDEN ST
CBD.1
CBD.1
CBD.1-1
CBD.2-1
CBD.2-5
FL
CBD.1-1
FARQUHAR ST
CBD.1-1
CBD.2-1
NEEVE ST
CBD.2-1
CR-8
CBD.1-1
FRESHFIELD ST
CBD.1-1
CBD.2-1
GRANT ST
CBD.1-1
CBD.1-1
SC.1-34
FOUNTAIN ST E
CR-2
CBD.1-1
CBD.1-1
WYNDHAM ST S
GORDON ST
SC.1-34
SURREY ST E
CBD.1-1
SC.1-31
CR-1
SC.1-2
FL
WELLINGTON ST E
SC.1-2
SC.1-2
FL
CC
CR-5
CF
SC.1-2
FL
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)
100 50 0 100 M
Produced by the City of Guelph Development Planning
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-Law (2014) - 19703
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2014)-19703

1. By-law Number (2014)-19703 has the following purpose and effect:

This By-law authorizes a zoning by-law amendment affecting lands municipally known as 150-152 Wellington Street East. The purpose of the proposed zoning by-law amendment is to rezone 150-152 Wellington Street East from the CBD.2-1 (Specialized Central Business District) Zone to the CBD.2-5 (Specialized Central Business District) Zone to permit the development of an 18 storey mixed use building with 144 residential units and approximately 498 square metres of ground level commercial floor area.

The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on September 9, 2013 and was approved by Guelph City Council on February 10, 2014.

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 (2014)-19703 applies:

