THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018)-20317

A By-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law and By-law (2017)-20187 known as the Downtown Zoning By-law for the City of Guelph as it affects 25 Wellington Street, 24 Commercial Street, 9 Cork Street, 11 Cork Street, 58 Wellington Street East, 41 Wyndham Street South, 43 Wyndham Street South, 45 Wyndham Street South, 53 Surrey Street East, 73 Gordon Street, 22 Surrey Street West, 8-10 Paisley Street, 18 Paisley Street and 54 Cardigan Street. (ZC1612, by order of the LPAT PL170951 dated 10th day of July, 2018)

WHEREAS the Local Planning Appeal Tribunal issued an Order PL170951 dated 10th day of July, 2018 to amend the Zoning By-law (1995)-14864 as amended, and By-law (2017)-20187 pursuant to section 34(1) of the Planning Act, R.S.O. 1990, c.P.13;

NOW THEREFORE THAT THE FOLLOWING BE ENACTED:

1. Part 4 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

1.1 Section 5.4.3.2.7 is amended by deleting the specialized R.4B-7 zone in its entirety.

2. Part 6 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

2.1 Section 6.2.3.2.3 is amended by deleting the specialized CC-3 zone in its entirety.

3. Part 8 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

3.1 Section 6.4.3.1.31 is amended by deleting 73 Gordon St. and 58 Wellington St. E.

4. Part 9 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

4.1 Section 6.5.3.42 is amended by deleting the specialized OR-42 zone in its entirety.

5. Part 11 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

5.1 Section 7.3.4.15.1 is amended by deleting "54-58 Cardigan St. - Wicker and ***Garden Centre/Offices***".

6. Part 16 of By-law (1995) – 14864, as amended, is hereby further amended to add "**SECTION 14 – SPECIALIZED DOWNTOWN ZONES**".

6.1 "14.1 **D.1-24**
25 Wellington Street, 24 Commercial Street, 9 Cork Street, 11 Cork

Street

As shown on Defined Area Map 24 and 25 of Schedule "A" of this By-law.

14.1.1 Permitted ***Uses***

Residential ***Uses***

- ***Apartment Building*** (2)
- ***Group Home*** (3)
- ***Home for the Aged*** (2)
- ***Nursing Home*** (2)
- ***Home Occupation*** (4)
- ***Live-Work Units*** (5)
- ***Lodging House Type 1*** (3)
- ***Mixed-Use Building*** (5)(6)
- ***Multiple Attached Dwelling*** (2)
- ***Townhouse*** (2)

Retail ***Uses***

- ***Agricultural Produce Market*** (1)
- ***Retail Establishment*** (1)

Service ***Uses***

- ***Artisan Studio***
- ***Auction Centre*** (1)
- ***Catering Service***
- ***Commercial Entertainment*** (1)(7)
- ***Commercial School***
- ***Day Care Centre***
- ***Financial Establishment*** (1)
- ***Micro-Brewery or Brew Pub*** (1)(8)
- ***Restaurant*** (1)(7)
- ***Service Establishment*** (1)
- ***Tavern*** (1)(8)
- ***Taxi Establishment***
- ***Tradesperson's shop***

Office ***Uses***

- ***Laboratory***
- ***Medical Clinic***
- ***Medical Office***
- ***Office***
- ***Research Establishment***

Community ***Uses***

- ***Arena***
- ***Art Gallery*** (1)
- ***Club***
- ***Emergency Shelter*** (9)
- ***Government Office*** (1)
- ***Library*** (1)
- ***Museum*** (1)
- ***Public Hall*** (7)
- ***Recreation Centre*** (1)
- ***Religious Establishment***
- ***School***
- ***School, Post Secondary***
- Transit Terminal

Hospitality ***Uses***

- ***Bed and Breakfast*** (10)
- ***Hotel*** (1)
- ***Tourist Home***

Other

- ***Accessory Uses***
- ***Occasional Uses*** (11)
- ***Public Parking Facility***

Additional Regulations for Section 14.1.1:

1. Active ***Uses*** in accordance with Section 14.2.3 and 14.3.1.3.
2. Not permitted on streets identified as Active Frontage Areas in Section 14.2.3 and 14.3.1.3.
3. In accordance with Section 4.25.
4. In accordance with Section 4.19.
5. In accordance with Section 14.2.3. and 14.3.1.3.
6. In Active Frontage Areas as identified in Section 14.2.3 and 14.3.1.3, ***Dwelling Units*** are not permitted in the ***Cellar, Basement,*** or on the main floor level (i.e. in the first ***Storey***).
7. Where a ***Lot Line*** abuts a R.1, R.2 or R.3 ***Zone***, a ***Commercial Entertainment***, ***Restaurant*** and ***Public Hall*** shall not exceed a maximum of 500 m^2 ***G.F.A.***
8. Where a ***Lot Line*** abuts a R.1, R.2 or R.3 ***Zone***, a ***Tavern*** and a ***Micro-Brewery or Brew Pub*** shall not be permitted.
9. In accordance with Section 4.29.
10. In accordance with Section 4.27 except 4.27.3.
11. In accordance with Section 4.21.

14.1.2 The following definitions shall apply to the D.1-24 ***Zone***:

"Active Entrance" means a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis, facing a public ***Street*** or public square and excludes emergency egress doors, garage doors, service doors, loading doors and doors giving access to storage areas.

"Angular Plane" means an imaginary inclined plane, rising over a ***Lot***, drawn at a specified angle from the horizontal, which together with other ***Building*** regulations and ***Lot*** size requirements, delineates the maximum bulk and ***Building Height***.

"Automated Parking System" means a mechanical system, wholly contained within an enclosed ***Building*** or ***Structure***, which moves motor ***Vehicles*** to a ***Parking Space*** in a parking garage without the ***Vehicles*** being occupied or operated by a human being.

"Bicycle Parking Space" means a ***Bicycle Parking Space, Long-Term*** and/or a ***Bicycle Parking Space, Short Term***.

"Bicycle Parking Space, Long-Term" means an area that is equipped with a bicycle rack or locker that is accessible, secure, weather-protected and for use by occupants or tenants of a ***Building*** and is not provided within a ***Dwelling Unit***, suite, or on a ***Balcony***.

"Bicycle Parking Space, Short-Term" means an area for the purpose of parking and securing bicycles with a bicycle rack that is accessible for visitors to a ***Building*** and is located outdoors or indoors but not within a commercial suite, ***Dwelling Unit***, secured

room, enclosure or bicycle locker.

"Drive-Through Facility" means a ***Place Used*** to provide or dispense products or services through an attendant, a window, or an automated machine to persons remaining in ***Vehicles*** in a designated stacking lane(s), which may or may not include an order box and menu boards, but does not include a ***Public Parking Facility***.

"Floorplate" means the gross horizontal floor area of a single floor measured from the exterior walls of a ***Building*** or ***Structure*** and shall not include ***Balconies***.

"Government Office" means a ***Building*** or portion thereof ***Used*** by the public (Federal, Provincial, County or Municipal) sector Government(s) to conduct public administration or provide a public service.

"Live-Work Unit" shall mean a unit within a ***Building***, in which a portion of the unit at grade level may be ***Used*** as a business establishment and the remainder of the unit shall be a ***Dwelling Unit*** and whereby each "live" and "work" component within a portion of the unit has an independent entrance from the outside and an interior access between the "live" and "work" components.

"Mixed-Use Building" means a ***Building*** in a Downtown ***Zone*** containing ***Dwelling Units*** and at least one other non-residential ***Use*** permitted by this ***By-law***, where the residential portion of the ***Building*** has an independent entrance from the outside.

"Public Parking Facility" means a ***Place*** other than a ***Street***, ***Used*** for the parking of ***Vehicles*** that is owned by or operated by or operated on behalf of the City for the general public.

"Service Establishment" means a ***Place*** providing services related to the grooming of persons (such as a barber or salon), a ***Place*** providing the cleaning, maintenance or repair of personal articles and accessories (such as dry cleaning and laundering), small appliances or electronics, or a ***Place*** providing services related to the maintenance of a residence or business (such as private mail box, photocopying, courier or custodial services), but does not include a: ***Parlour, Adult Entertainment; Small Motor Equipment Sales; Storage Facility; Tradesperson's Shop; Warehouse;*** and ***Wholesale.***

"Stepback" means a portion of a ***Building*** that is horizontally recessed from the ***Building*** face in accordance with the requirements of this ***By-law***.

"Transparent Window" means any window that is not tinted and which provides clear visibility from the outside to the interior of the ***Building***.

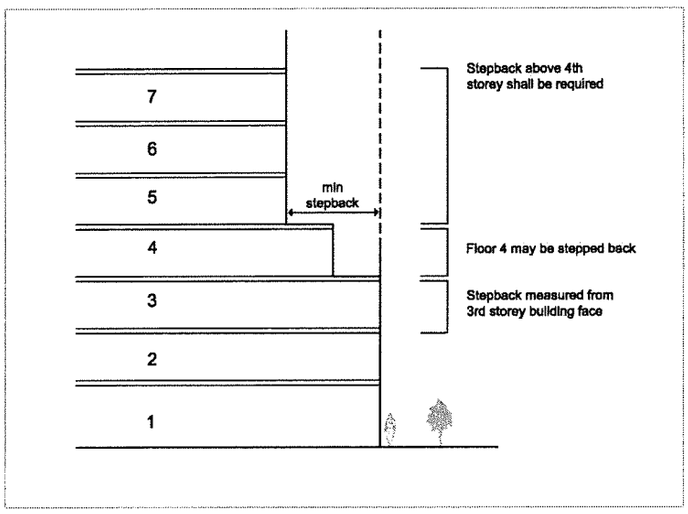
14.1.3 Built Form Regulations

The following Built Form Regulations apply to new ***Buildings*** and/or additions constructed after the effective date of By-law (2018)-XXXXX.

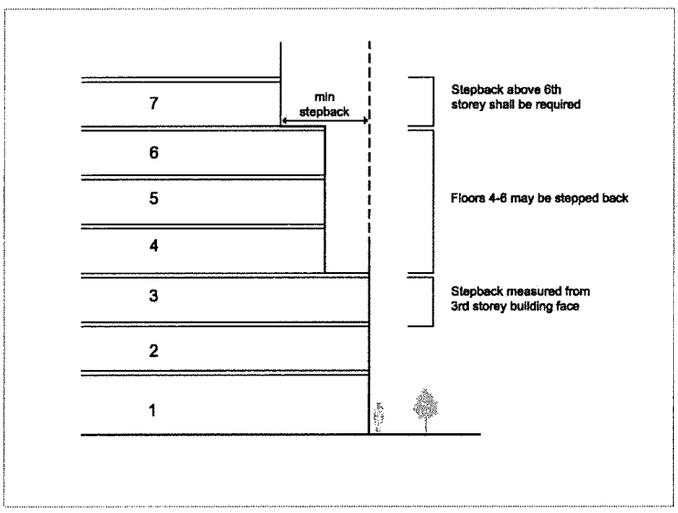
14.1.3.1 The maximum ***Floorplate*** of the 7th and 8th ***Storeys*** of the ***Building*** shall not exceed 1,200 square metres.

14.1.3.2 The maximum ***Floorplate*** of each ***Storey*** of the ***Building*** above the 8th ***Storey*** shall not exceed 1,000 square metres and shall not exceed a length to width ratio of 1.5:1.

14.1.3.3 The minimum ***Stepback*** shall be 3 metres and shall be required for all portions of the ***Building*** above the 4th ***Storey. Stepbacks*** shall be measured from the ***Building*** face of the 3rd ***Storey*** facing a ***Street***.



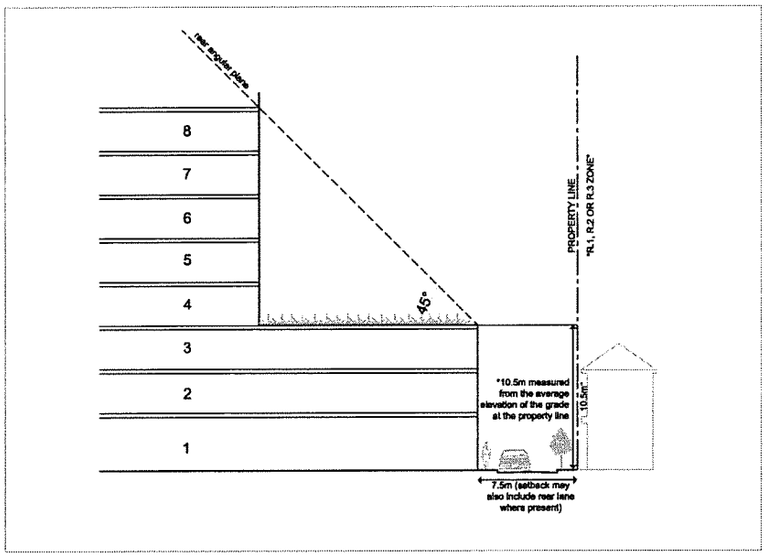
14.1.3.4 Notwithstanding Section 14.1.3.3, where a ***Lot*** abuts Gordon Street or Wellington Street the minimum ***Stepback*** shall be 3 metres and shall be required for all portions of the ***Building*** above the 6th ***Storey***. ***Stepbacks*** shall be measured from the ***Building*** face of the 3rd ***Storey*** facing a ***Street***.



14.1.4 ***Building Height*** Regulations

14.1.4.1 In addition to maximum ***Building Height*** defined in Table 14.1.8, Row 5 and Section 4.18, an ***Angular Plane*** establishes the maximum ***Building Height*** as follows:

Where a ***Lot Line*** of a Downtown ***Zone*** abuts a R.1, R.2 or R.3 ***Zone***, ***Building Heights*** shall not exceed an ***Angular Plane*** of 45 degrees in accordance with the following:



14.1.5 Required ***Parking Spaces***

Notwithstanding Section 4.13.4, off-street Parking Spaces shall be provided in accordance with the following:

Table 14.1.5		
Row	***Use***	Minimum Number of ***Parking Spaces***
1	***Apartment Building, Duplex, Multiple Attached, Single Detached, Semi-Detached, Townhouse***	1 per residential ***Dwelling Unit*** (a)
2	***Live-Work Unit, Mixed-Use Building***	In addition to the non-residential parking requirement, 1 ***Parking Space*** per residential ***Dwelling Unit*** is required (a).
3	***Home Occupation, Lodging House Type 1, Accessory Apartment, Group Home, Nursing Home***	In accordance with Section 4.13.4
4	Retail ***Uses***	1 per 100 m^2 ***G.F.A.***
5	Service ***Uses***	1 per 100 m^2 ***G.F.A.***
6	Office ***Uses***	1 per 67 m^2 ***G.F.A.***
7	Community ***Uses***	1 per 67 m^2 ***G.F.A.***
8	Hospitality ***Uses***	0.75 per guest room (b).

Additional Regulations for Table 14.1.5

a) ***Apartment Buildings, Cluster Townhouses*** or ***Mixed-Use Buildings*** in a D.1 or D.2 ***Zone***, with more than 10 ***Dwelling Units***, require a minimum of 0.05 ***Parking Spaces*** per ***Dwelling Unit*** in addition to the requirements of Table 14.1.5, Rows 1 and 2, for the ***Use*** of visitors to the ***Building*** and such ***Parking Spaces*** shall be clearly identified as being reserved for the exclusive ***Use*** of residential visitors.

b) i. For a ***Hotel,*** an additional 1 ***Parking Space*** is required per 10 m^2 ***G.F.A.*** that is open to the public, excluding corridors, lobbies or foyers.

ii. For a ***Tourist Home*** or ***Bed and Breakfast*** establishment in a D.1 or D.2 ***Zone***, 1 additional ***Parking Space*** shall be provided. Required ***Parking Spaces*** may be in a stacked arrangement.

14.1.5.1 If the calculation of the required ***Parking Spaces*** in accordance with Table 14.1.5 results in a fraction, the required ***Parking Spaces*** shall be the next higher whole number.

14.1.6 Parking Regulations
In addition to the parking provisions in Table 14.1.5 and sections 4.13.1, 4.13.3 and 4.13.5 the following parking regulations shall apply.

14.1.6.1 ***Parking Areas*** shall not be permitted in the ***Front Yard*** or ***Exterior Side Yard***. Notwithstanding any ***Yard*** regulations, ***Parking Areas*** shall be permitted in the ***Rear Yard*** and ***Side Yard.*** No part of a ***Parking Space*** shall be located closer than 3 metres to a ***Street Line***.

14.1.6.2 An underground ***Parking Area*** shall be permitted in any ***Yard*** and may be located within 3 metres of a ***Lot Line***.

14.1.6.3 Where an unenclosed ***Parking Area*** is located within 1 metre of any ***Lot Line*** adjacent to a ***Single Detached Dwelling***, ***Semi-Detached Dwelling***, ***Duplex Dwelling*** or ***On-Street Townhouse*** it is to be screened along those ***Lot Lines*** with a minimum 1.5 metre high solid ***Fence***.

14.1.6.4 A ***Parking Area*** is prohibited from locating within 4.5 metres of the ***Street Line*** within the first ***Storey*** of a ***Building.***

14.1.6.5 Section 4.13.3.2 is not applicable to ***Parking Spaces*** provided within an ***Automated Parking System***.

14.1.6.6 Notwithstanding Sections 14.1.6.1 and 14.1.6.3, the following provisions shall apply to a ***Single Detached Dwelling***, ***Semi-Detached Dwelling***, ***Duplex Dwelling*** and ***On-Street Townhouses***:

14.1.6.6.1 1 ***Driveway (Residential)*** access only shall be permitted per ***Lot***.

14.1.6.6.2 All off-street parking in the ***Front Yard*** and ***Exterior Side Yard*** shall be confined to the ***Driveway (Residential)*** area and any legal off-street ***Parking Area***. The ***Front Yard*** of any ***Lot*** except the ***Driveway (Residential)*** shall be landscaped.

14.1.6.6.3 A ***Driveway (Residential)*** shall have a minimum driveway width of 3.0 metres and a maximum width of 3.5 metres. The minimum driveway width may be reduced to 2.5 metres at the point of entry of a ***Garage*** entrance or a ***Fence*** opening.

14.1.6.6.4 Notwithstanding Section 14.1.6.6.3 a surfaced walk within 1.5 metres of the nearest foundation wall is permitted provided that it is not ***Used*** for ***Vehicle*** parking.

14.1.6.6.5 Every required ***Parking Space*** shall be located a minimum distance of 6 metres from the ***Street Line*** and to the rear of the front wall of the main ***Building***.

14.1.6.6.6 Attached ***Garages*** shall not project beyond the main front wall of the ***Building***.

14.1.6.6.7 For ***Single Detached Dwellings*** section 4.13.7.4 shall be

applicable.

4.1.7 ***Bicycle Parking Spaces***

The minimum number of off-street ***Bicycle Parking Spaces*** required for ***Uses*** permitted by this ***By-law*** are established and calculated in accordance with the ratios set out in Table 14.1.7, below:

Table 14.1.7			
Row	***Use***	Minimum Number of ***Bicycle Parking Spaces, Long Term***	Minimum Number of ***Bicycle Parking Spaces, Short Term***
1	***Apartment Building, Multiple Attached, Stacked Townhouse***	0.68 per ***Dwelling Unit*** (a)	0.07 per ***Dwelling Unit*** (a)
2	***Live-Work, Mixed-Use Building***	In addition to the non-residential parking requirement, 0.68 per ***Dwelling Unit*** is required (a)	In addition to the non-residential parking requirement, 0.07 per ***Dwelling Unit*** is required (a)
3	Retail ***Uses***	0.085 per 100 m^2 ***G.F.A.***	0.25 per 100 m^2 ***G.F.A.***
4	Office ***Uses***	0.17 per 100 m^2 ***G.F.A.***	0.03 per 100 m^2 ***G.F.A.***
5	All other non-residential ***Uses***	4% of the required parking under Table 14.1.5.	4% of the required parking under Table 14.1.5.

Additional Regulations for Table 14.1.7

a) In ***Buildings*** having less than 10 ***Dwelling Units,*** the minimum number of ***Bicycle Parking Spaces*** required for the residential component shall be zero.

14.1.7.1 If the calculation of the required ***Bicycle Parking Spaces*** in accordance with Table 14.1.7 results in a fraction, the required ***Bicycle Parking Spaces*** shall be the next higher whole number.

14.1.7.2 The required ***Bicycle Parking Space, Short Term*** for any ***Use*** may be located on the ***Lot*** on which the ***Use*** is located, and/or on the ***Street*** abutting the ***Lot***.

Table 14.1.8 Regulations Governing D.1-24 ***Zones***		
Row		
1	Minimum ***Front Yard*** or ***Exterior Side Yard***	0 m In accordance with Section 4.24. Section 4.6 is not applicable. The following exceptions apply: a) Where a ***Dwelling Unit*** occupies the first ***Storey*** of a ***Building***, that portion of the ***Building*** shall have a minimum ***Setback*** of 3.0 m from the ***Street Line***.
2	Maximum ***Front Yard*** or ***Exterior Side Yard***	4 m

3	Minimum ***Side Yard***	0 m The following exceptions apply: a) Where a ***Lot Line*** abuts a R.1, R.2 or R.3 ***Zone***, the minimum ***Setback*** shall be 3 metres on the abutting side. b) Where a ***Buffer Strip*** is required, the ***Setback*** shall not be less than the minimum ***Buffer Strip*** width.
4	Minimum ***Rear Yard***	0 m The following exceptions apply: a) Where a ***Lot Line*** abuts a R.1, R.2 or R.3 ***Zone***, the minimum ***Setback*** shall be 7.5 metres on the abutting side.
5	Minimum and maximum ***Building Height***	25 Wellington Street West: The minimum ***Building Height*** is 4 ***Storeys***. The maximum ***Building Height*** is 8 ***Storeys***. 24 Commercial Street, 9, 11 Cork Street: The minimum ***Building Height*** is 2 ***Storeys***. The maximum ***Building Height*** is 4 ***Storeys***. Section 4.16 is not applicable. Minimum ***Building Height*** is not applicable to Accessory ***Buildings*** or ***Structures***.
6	Access to ***Parking Area***	***Vehicle*** access to a ***Parking Area*** is by 1 ***Driveway (non-residential)*** only, which shall have a minimum width of 6 metres throughout its length.
7	***Buffer Strips***	3 m required where the D.1 ***Zone*** abuts a R.1, R.2, R.3, Institutional, Park or Wetland ***Zone***.
8	Garbage, Refuse and Storage	In accordance with Section 4.9.
9	Enclosed Operations	In accordance with Section 4.22.
10	***Fences***	In accordance with Section 4.20.
11	Accessory ***Buildings*** or ***Structures***	In accordance with Section 4.5.
12	Off-street Parking	In accordance with Section 14.1.5.
13	Minimum ***Floor Space Index (F.S.I.)***	1.5
14	***Building Stepbacks***	In accordance with Section 14.1.3.3 and 14.1.3.4.
15	Outdoor Storage	In accordance with Section 4.12.

14.2 **D.1-25 (H30)**
58 Wellington Street East, 41 Wyndham Street South, 43 Wyndham Street South, 45 Wyndham Street South, 53 Surrey Street East

As shown on Defined Area Map 37 of Schedule "A" of this By-law.

14.2.1 All regulations in Section 14.1 apply to the D.1-25 (H30) ***Zone*** and the following:

14.2.2 Permitted ***Uses***
All ***Uses*** permitted in Section 14.1.1 are permitted and the

following:

Vehicle Gas Bar

14.2.3 Active Frontage Regulations

14.2.3.1 The following provisions apply to the Wellington Street East and Wyndham Street South ***Street Line***.

14.2.3.1.1 The ***Setback*** along Wellington Street East is a minimum of 10 metres.

The ***Setback*** along Wyndham Street South shall be 0 metres for a minimum of 75% of the ***Street Line***. The remaining 25% of the ***Street Line*** shall have a maximum ***Setback*** of 2 metres.

14.2.3.1.2 The height of the first ***Storey*** shall be a minimum of 4.5 metres.

14.2.3.1.3 The minimum number of ***Active Entrances*** to the first ***Storey*** on the ***Front Yard*** and/or ***Exterior Side Yard*** ***Building*** façade shall be 1 for every 15 metres along Wellington Street East and Wyndham Street South, but shall not be less than 1. For the purposes of calculating the minimum number of ***Building*** entrances required, any fraction of a ***Building*** entrance shall be rounded to the next highest whole number.

14.2.3.1.3.1 ***Active Entrances*** shall be at or within 0.2 metres above or below ***Finished Grade.***

14.2.3.1.4 A minimum of 60% of the surface area of the first ***Storey*** façade, measured from the ***Finished Grade*** up to a height of 4.5 metres, facing the ***Street Line*** must be comprised of a ***Transparent Window*** and/or ***Active Entrances***.

14.2.3.1.5 Notwithstanding Section 14.1.1, the ***Uses*** identified as Active ***Uses*** shall occupy a minimum of 60% of the ***Street Line***.

14.2.3.1.6 A ***Driveway (Non-Residential)*** is prohibited at grade or in the first ***Storey*** of a ***Lot*** or ***Building*** for the first 6.0 metres of the depth measured in from the ***Street Line***.

Notwithstanding this provision, where the entirety of a ***Lot's Street*** frontage is included in the Active Frontage Area, a maximum of one (1) ***Driveway*** shall be permitted perpendicular to the ***Street Line*** in accordance with all other requirements of this ***By-law***.

14.2.4 ***Building*** Tower Separation Regulations

14.2.4.1 The tower of a ***Building*** refers to the ***Storeys*** located above the ***Stepback***.

14.2.4.2 A minimum 25 metre tower separation is required for any tower portion of a ***Building*** greater than 12 ***Storeys*** as measured perpendicularly to the exterior wall of the tower portion of the ***Building***.

14.2.4.3 For any tower portion of a ***Building*** 12 ***Storeys*** or less:

14.2.4.3.1 A minimum tower ***Setback*** of 6 metres is required from the ***Side Yard*** and/or ***Rear Yard Lot Line***;

14.2.4.3.2 A minimum 12 metre tower separation is required.

14.2.4.3.3 Notwithstanding Section 14.2.4.3.1 and 14.2.4.3.2, the tower ***Setback*** may be reduced to a minimum of 3 metres from the ***Side Yard*** and/or ***Rear Yard Lot Line*** if there are no windows to a ***Habitable Room*** on the facing wall of an existing abutting ***Building***.

14.2.5 ***Building Height*** Regulations

14.2.5.1 Notwithstanding Table 14.1.8, Row 5 and Defined Area Map 67, the minimum ***Building Height*** is 6 ***Storeys*** and the maximum ***Building Height*** is 18 ***Storeys***.

14.2.6 (H30) Holding Provision

Purpose
To ensure that municipal services are adequate and available, to the satisfaction of the ***City***, prior to intensification of the lands.

Interim ***Uses*** Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands may be ***Used*** for all ***Uses*** permitted in the applicable ***Zone***, subject to the following interim ***Regulations***:

a) Modifications to existing ***Building*** façade(s).

b) Minor additions to existing ***Buildings***, to a maximum of 10 square metres.

Conditions
Prior to the removal of the Holding symbol "H" a municipal services review shall be completed to the satisfaction of the ***City***. The scope and boundary of the municipal services review will be determined by the ***City*** and may include but is not limited to: watermain condition and water supply; sanitary sewer condition and sanitary capacity; storm sewer condition and capacity; stormwater management facility condition and capacity; road and intersection condition and capacity; transportation facilities; and hydro services.

a) Should the municipal services review demonstrate that all necessary municipal services are adequate and available to the satisfaction of the ***City***, the "H" may be lifted; or,

b) Should the municipal services review determine that all necessary municipal services are not adequate and available, then prior to the "H" being lifted:
   - The actual design and construction costs of any required municipal services shall be secured where appropriate and in a manner satisfactory to the City; and,
   - Any required municipal services shall be designed to the satisfaction of the City; and,
   - Any required municipal services shall be constructed to the satisfaction of the City prior to any intensification of the lands.

14.3 **D.1-26 (H30)**
73 Gordon Street

As shown on Defined Area Map 25 and 37 of Schedule "A" of this By-law.

14.3.1 All regulations in Section 14.1 apply to the D.1-26 (H30) ***Zone*** and the following:

14.3.1.1 Permitted ***Uses***
All ***Uses*** permitted in Section 14.1.1 are permitted and the following:

- ***Vehicle Service Station***
- ***Vehicle Specialty Repair Shop***

14.3.1.2 Notwithstanding Table 14.1.8, Row 5, the minimum ***Building Height*** is 4 ***Storeys*** and the maximum ***Building Height*** is 8 ***Storeys***.

14.3.1.3 In accordance with Section 14.2.3, Active Frontage Regulations apply.

Notwithstanding Section 14.2.3.1, Active Frontage Regulations apply 15 metres along the ***Street Line*** as measured from the Wellington Street and Gordon Street intersection.

Notwithstanding Section 14.2.3.1.1, the ***Setback*** within the Active Frontage Area shall be 0 metres for a minimum of 75% of the ***Street Line***. The remaining 25% of the ***Street Line*** shall have a maximum ***Setback*** of 2 metres.

14.3.1.4 In accordance with Section 14.2.6 (H30) Holding Provision.

14.4 **D.1-27**
22 Surrey Street West

As shown on Defined Area Map 25 of Schedule "A" of this By-law.

14.4.1 All regulations in Section 14.1 apply to the D.1-27 ***Zone*** and the following:

14.4.2 Permitted ***Uses***
All ***Uses*** permitted in Section 14.1.1 are permitted and the following:

- A parking ***Lot*** providing ***Parking Spaces*** for 21 Surrey Street West.

14.4.3 Notwithstanding Table 14.1.8, Row 5, the minimum ***Building Height*** is 4 ***Storeys*** and the maximum ***Building Height*** is 8 ***Storeys***.

14.4.4 Off-Street Parking Location
Notwithstanding Section 14.1.6.1 of this ***By-law***, off-street parking may be permitted ahead of the required ***Setback*** line.

14.5 **D.1-28**
8-10 Paisley Street, 18 Paisley Street

As shown on Defined Area Map 24 of Schedule "A" of this By-law.

14.5.1 All regulations in Section 14.1 apply to the D.1-28 ***Zone*** and the following:

14.5.2 ***Building Height***
Notwithstanding Table 14.1.8, Row 5, the minimum ***Building Height*** is 2 ***Storeys*** and the maximum ***Building Height*** is 4 ***Storeys***.

Notwithstanding Section 4.18.1, no ***Building*** or ***Structure***, or part thereof, shall exceed an elevation of 356.6 metres above sea level.

14.5.3 Off-Street Parking
Notwithstanding Table 14.1.5, Rows 4, 5, 6, 7, 8 and non-residential ***Uses*** in Row 2, no off-street parking shall be required in the D.1-28 ***Zone***.

14.6 **D.2-13**
54 Cardigan Street

As shown on Defined Area Map 36 of Schedule "A" of this By-law.

14.6.1 Permitted ***Uses***

Residential ***Uses***
- ***Accessory Apartment*** (1)
- ***Apartment Building***
- ***Duplex Dwelling***
- ***Group Home*** (2)
- ***Home for the Aged***
- ***Nursing Home***
- ***Home Occupation*** (3)
- ***Live-Work Units***
- ***Lodging House Type 1*** (2)
- ***Mixed-Use Building***
- ***Multiple Attached Dwelling***
- ***Semi-Detached Dwelling***
- ***Single Detached Dwelling***
- ***Townhouse***

Retail ***Uses***
- ***Agricultural Produce Market***
- ***Retail Establishment*** (4)

Service ***Uses***
- ***Artisan Studio***
- ***Commercial School***
- ***Day Care Centre***
- ***Financial Establishment*** (4)
- ***Restaurant*** (4)
- ***Service Establishment*** (4)

Office ***Uses***
- ***Medical Clinic***
- ***Medical Office***
- ***Office***

Community ***Uses***
- ***Art Gallery***
- ***Government Office***

- ***Library***
- ***Museum***
- ***Religious Establishment***
- ***School***
- ***School, Post-Secondary***

Hospitality ***Uses***
- ***Bed and Breakfast*** (5)
- ***Tourist Home***

Other
- ***Accessory Uses***
- ***Occasional Uses*** (6)
- ***Public Parking Facility***

Additional Regulations for Section 14.6.1:
1. In accordance with Section 4.15.1.
2. In accordance with Section 4.25.
3. In accordance with Section 4.19.
4. Maximum ***G.F.A.*** 500m^2
5. In accordance with Section 4.27 except 4.27.3.
6. In accordance with Section 4.21.

14.6.2 Definitions in accordance with Section 14.1.2 shall apply to the D.2-13 ***Zone***.

14.6.3 Required ***Parking Spaces***
In accordance with Section 14.1.5.

14.6.4 Parking Regulations
In accordance with Section 14.1.6.

14.6.5 ***Bicycle Parking Spaces***
In accordance with Section 14.1.7.

Table 14.6.6 Regulations Governing D.2-13 ***Zones***		
Row		
1	Minimum ***Front Yard*** or ***Exterior Side Yard***	The minimum ***Front Yard*** and ***Exterior Side Yard*** shall be the average of the ***Setbacks*** of the adjacent properties but in no case shall be less than 3 metres. Where there is only one adjacent property or where the average ***Setbacks*** of the adjacent properties cannot be determined, the minimum ***Setback*** shall me 3 metres. In accordance with Section 4.6. In accordance with Section 4.24.
2	Minimum ***Side Yard***	1.5 m
3	Minimum ***Rear Yard***	10 m
4	Minimum and maximum ***Building Height***	Notwithstanding Defined Area Map 67: The minimum ***Building Height*** is 2 ***Storeys***. The maximum ***Building Height*** is 4 ***Storeys***. Section 4.16 is not applicable. Minimum ***Building Height*** is not applicable to Accessory ***Buildings*** or ***Structures***.

5	Minimum ***Lot Area***	370 m^2
6	Minimum ***Lot Frontage***	12 m
7	Access to ***Parking Area***	***Vehicles*** access to ***Parking Area*** in a ***Rear Yard*** is by 1 ***Driveway (non-residential)*** only, which shall have a minimum width of 3 metres and a minimum overhead clearance of 4.5 metres throughout its length.
8	Garbage, Refuse and Storage	In accordance with Section 4.9.
9	Outdoor Storage	In accordance with Section 4.12.
10	Enclosed Operations	In accordance with Section 4.22.
11	***Fences***	In accordance with Section 4.20.
12	Accessory ***Buildings*** or ***Structures***	In accordance with Section 4.5.
13	Off-street Parking	In accordance with Section 14.1.5.
14	Minimum ***Floor Space Index (F.S.I.)***	0.6

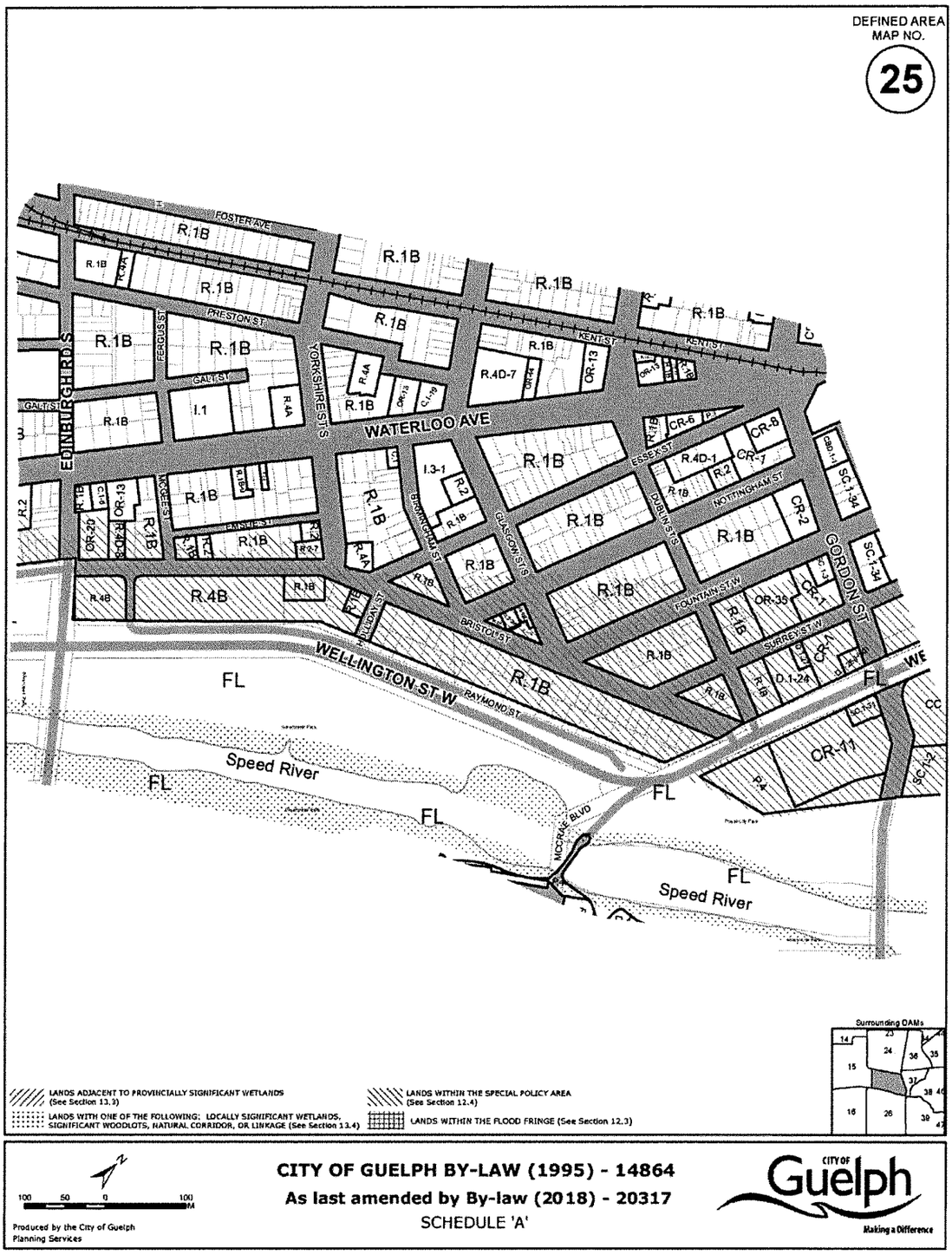
7. Schedule "A" of By-law (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map Numbers 24, 25, 36 and 37 and replacing them with new Defined Area Map Numbers 24, 25, 36 and 37 attached hereto as Schedule "A".

IN FORCE AND EFFECT BY THE LOCAL PLANNING APPEAL TRIBUNAL ORDER PL170951 DATED AND ISSUED 10th day of July, 2018.

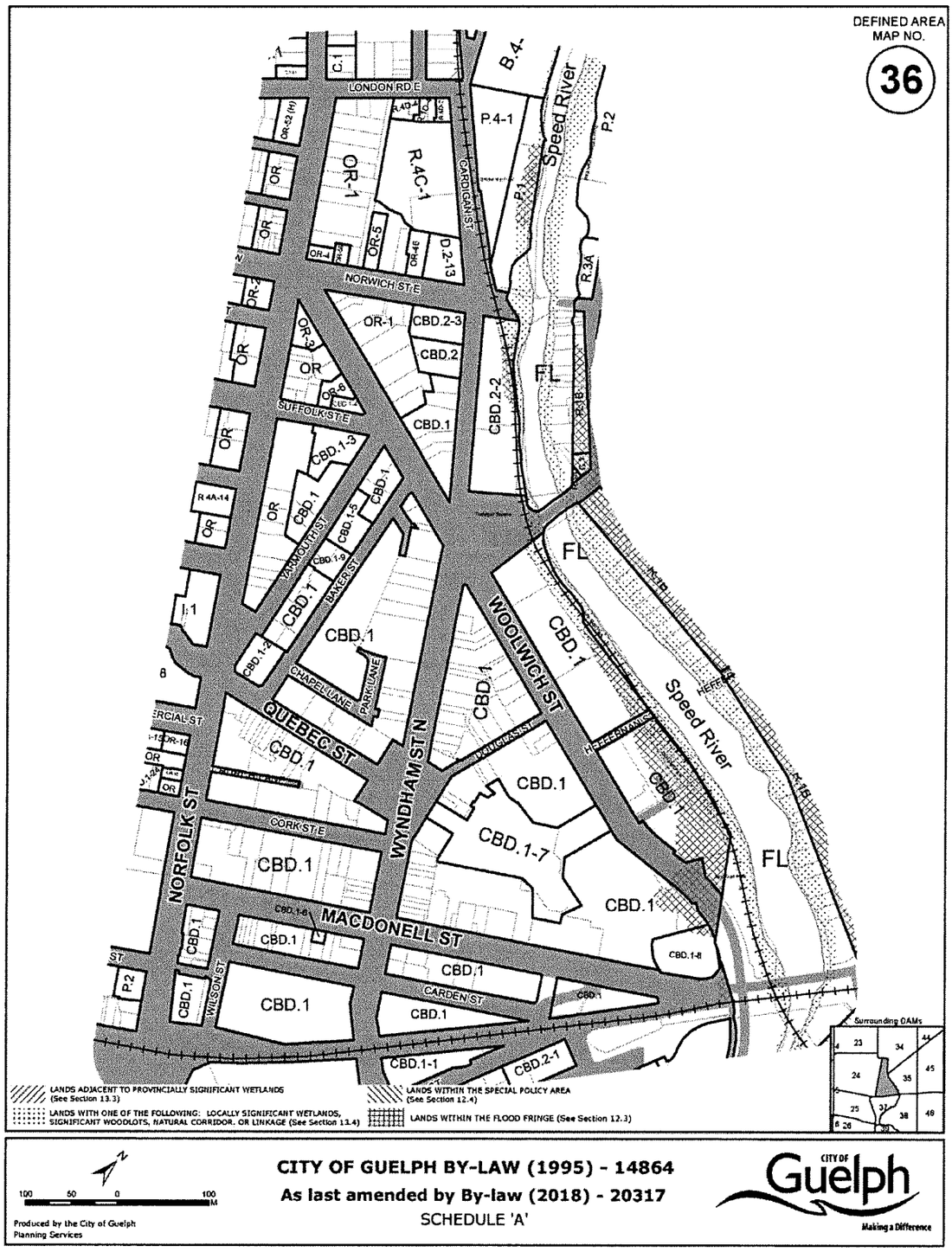
Schedule "A"


DEFINED AREA MAP NO.
24
LONDON RD W
EDINBURGH RD N
HOME ST
GARTH ST
KIRKWOOD ST
GLASGOW ST
PARK AVE
BROWN ST
CHARLES ST
NORWICH ST W
GREEN ST
KING EDWARD RD
SUFFOLK ST W
ABERDEEN ST
ARNOLD ST
LIVERPOOL ST
OXFORD ST
DUBLIN ST N
YORKSHIRE ST N
PAISLEY ST
SOUTHAMPTON ST
HARRISON AVE
CLINTON ST
SYDENHAM ST
CAMBRIDGE ST
COMMERCIAL ST
CORK ST W
ELORA ST
ROBINSON AVE
DURHAM ST
NORTHUMBERLAND ST
KOSTER AVE
KENT ST
NORFOLK ST
R.3A-24
R.4A
C.1
I.1
P.2
D.1-28
R.4A-6
R.4A-14
R.4A-13
R.1B
OR
OR-1
CBD.1
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 (2018)-20317
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

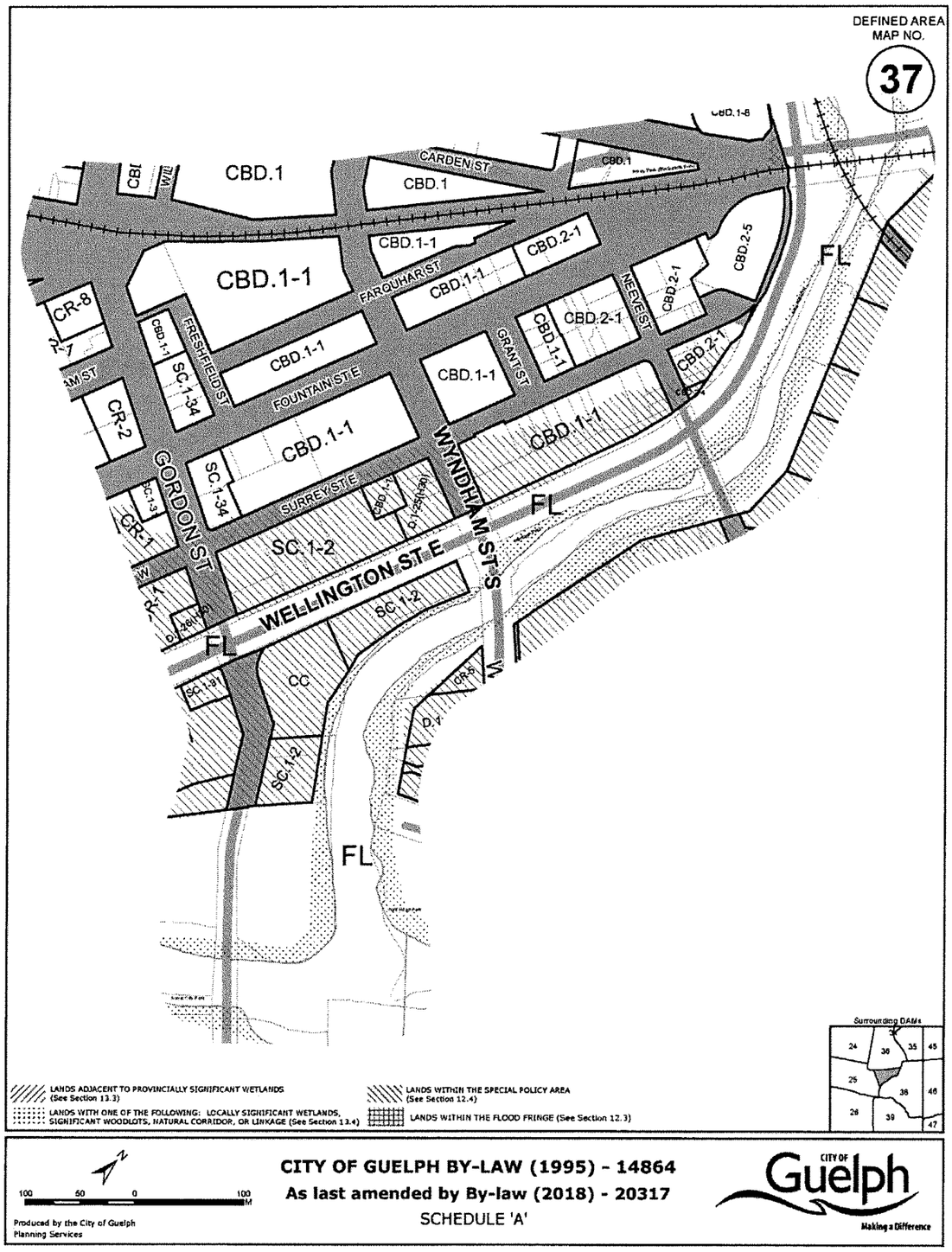
Schedule "A"


DEFINED AREA MAP NO.
25
FOSTER AVE
PRESTON ST
GALT ST
EDINBURGH RD S
FERGUS ST
YORKSHIRE ST S
WATERLOO AVE
KENT ST
ESSEX ST
NOTTINGHAM ST
DUBLIN ST S
GLASGOW ST S
BRISTOL ST
SURREY ST W
FOUNTAIN ST W
GORDON ST
MORGEN ST
PARKER ST
GILKISON ST
BROUGHTON ST
WELLINGTON ST W
RAYMOND ST
MCCRAE BLVD
Speed River
R.1B
R.4B
R.4A
R.4D-7
R.4D-1
R.2
I.1
I.3-1
CR-5
CR-6
CR-7
CR-2
CR-11
OR-13
OR-20
OR-35
D.1-24
SC.1-34
FL
WE
CC
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
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Making a Difference

Schedule "A"


DEFINED AREA MAP NO.
36
LONDON RD E
NORWICH ST E
SUFFOLK ST E
CORK ST E
CARDEN ST
MACDONELL ST
QUEBEC ST
WYNDHAM ST N
WOOLWICH ST
NORFOLK ST
CARDIGAN ST
YARMOUTH ST
BAKER ST
CHAPEL LANE
PARK LANE
WILSON ST
Speed River
CBD.1
CBD.1-1
CBD.1-3
CBD.1-4
CBD.1-5
CBD.1-6
CBD.1-7
CBD.1-8
CBD.1-9
CBD.2-1
CBD.2-2
CBD.2-3
CBD.2
OR
OR-1
OR-2
OR-3
OR-4
OR-5
OR-52 (H)
R.4C-1
R.4A-14
R.3A
R.3B
P.1
P.2
P.4-1
B.4-
D.2-13
FL
I.1
C.1
Surrounding OAMs
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
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CITY OF Guelph
Making a Difference

Schedule "A"


DEFINED AREA MAP NO.
37
CBD.1
CBD.1-1
CBD.2-1
CBD.2-5
CARDEN ST
FARQUHAR ST
FOUNTAIN ST E
SURREY ST E
WELLINGTON ST E
GORDON ST
WYNDHAM ST S
GRANT ST
NEEVE ST
FRESHFIELD ST
CR-8
CR-2
CR-1
SC.1-34
SC.1-2
CC
FL
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
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CITY OF GUELPH BY-LAW (1995) - 14864
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SCHEDULE 'A'
CITY OF Guelph
Making a Difference