THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018)-20320

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 properties known municipally as 233 and 237 Janefield Avenue and legally described as Part of Block L, Registered Plan 649; Geographic Township of Guelph, City of Guelph (ZC1702).

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 Block L, Registered Plan 649; Geographic Township of Guelph, City of Guelph, municipally known as 233 and 237 Janefield Avenue, from the R.4A-1 (Specialized Residential Apartment) Zone and "SC.1-4" (Specialized Service Commercial) Zone to an R.4B-21 (Specialized High Density Residential) Zone.

2. Section 5.4.3.2 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.2.21:

5.4.3.2.21 **R.4B-21**

233 and 237 Janefield Avenue

As shown on Defined Area Map Number 17 of Schedule "A" of this ***By-law.***

5.4.3.2.21.1 Permitted ***Uses***

In accordance with the ***Uses*** permitted by Section 5.4.1.2 of ***By-law*** Number (1995)-14864, as amended.

5.4.3.2.21.2 Regulations

In accordance with Section 4 and Section 5.4.2 of the ***By-law***, with the following exceptions:

5.4.3.2.21.2.1 Minimum Westerly Interior ***Side Yard***

Notwithstanding Table 5.4.2, Row 8, the westerly interior ***Side Yard*** shall be a minimum of 15 metres wide.

5.4.3.2.21.2.2 Minimum Setback from Torch Lane

Notwithstanding Table 5.4.2, Row 6, the minimum ***Exterior Side Yard*** fronting onto Torch Lane shall be 30 metres.

5.4.3.1.21.2.3 Maximum ***Building Height***

5.4.3.1.21.2.3.1 Notwithstanding Table 5.4.2, Row 10, the maximum ***Building Height*** shall be limited to 8 ***Storeys*** within 30 metres of the westerly interior ***Side Lot Line***.

5.4.3.1.21.2.3.2 In addition to Table 5.4.2, Rows 8 and 10 and Section 4.16, ***Building Height*** shall not exceed an angular plane of 35 degrees projected

from the Centre Line of Torch Lane.

5.4.3.1.21.2.4 Maximum ***Building*** Length

That a maximum ***Building*** length of 65 metres be permitted above the second ***Storey***.

5.4.3.1.21.2.5 Built Form Stepback

That the building must stepback a minimum of 6 metres above the 9th ***Storey*** from the edge of the ***Building*** facing the easterly interior ***Side Lot Line***.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 17 and substituting a new Defined Area Map 17 attached hereto as Schedule "A".

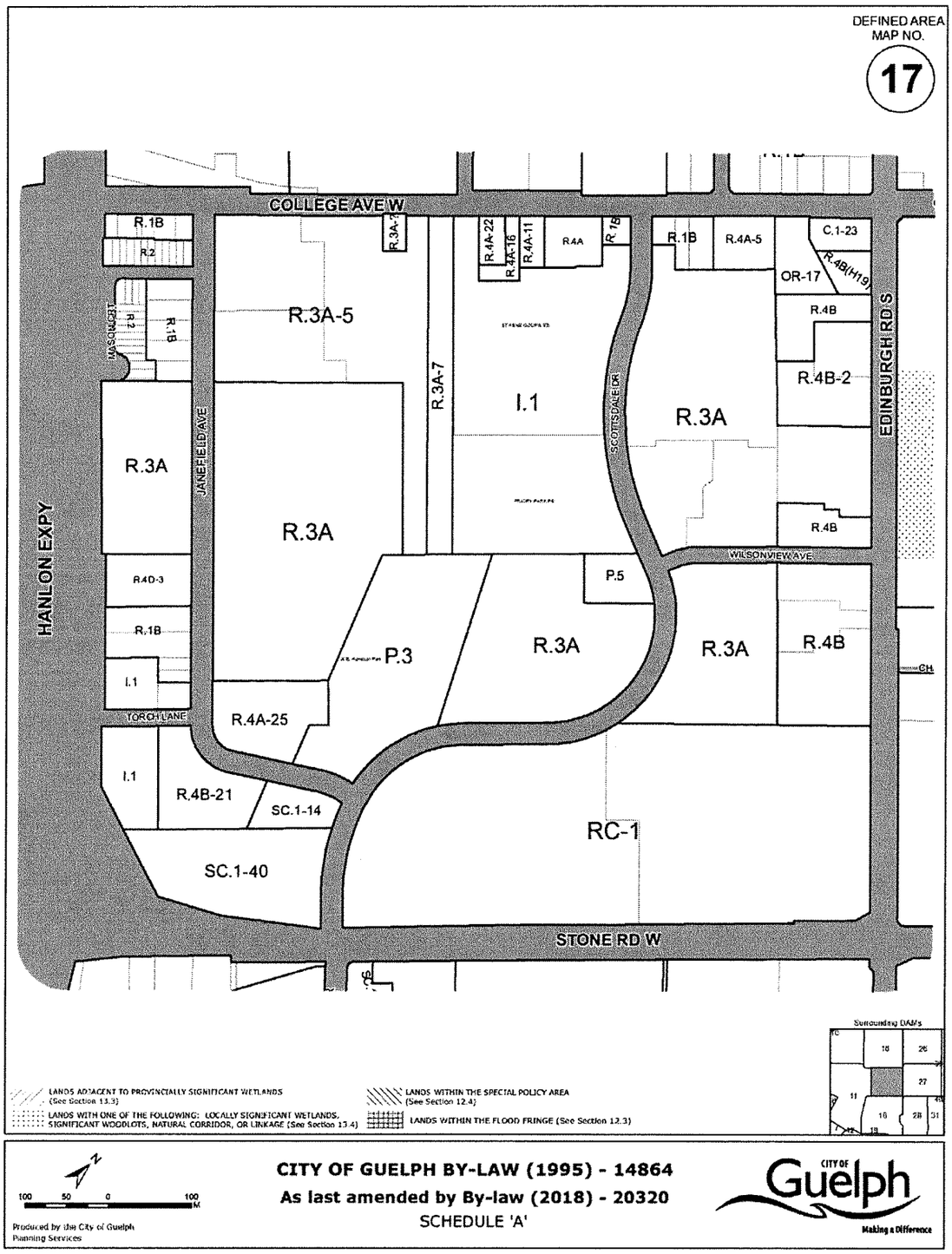
4. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed 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 Local Planning Appeals Tribunal.

PASSED this ELEVENTH day of SEPTEMBER, 2018.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CLERK

Schedule "A"


DEFINED AREA MAP NO.
17
COLLEGE AVE W
R.1B
R.2
R.3A-7
R.4A-22
R.4A-16
R.4A-11
R.4A
R.1B
R.4A-5
C.1-23
OR-17
R.4B(H19)
R.4B
R.4B-2
EDINBURGH RD S
MASSON CRT
P.2
R.1B
R.3A-5
R.3A-7
I.1
SCOTTSDALE DR
R.3A
JANEFIELD AVE
R.3A
R.3A
HANLON EXPY
R.4B
WILSONVIEW AVE
R.4D-3
P.5
R.1B
P.3
R.3A
R.3A
R.4B
I.1
TORCH LANE
R.4A-25
I.1
R.4B-21
SC.1-14
RC-1
SC.1-40
STONE RD W
Surrounding DAM's
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) - 20320
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT FOR BY-LAW NUMBER (2018)-20320

1. By-law Number (2018)-20320 has the following purpose and effect:

   This By-law authorizes a Zoning By-law Amendment affecting lands municipally known as 233 and 237 Janefield Avenue. The purpose of the proposed Zoning By-law amendment is to rezone the subject site from the R.4A-1 (Specialized Residential Apartment) Zone and "SC.1-4" (Specialized Service Commercial) Zone to an R.4B-21 (Specialized High Density Residential) Zone to permit the development of a 10 storey, 165 unit high density residential development.

   The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on May 14, 2018 and a decision report was presented to Council on September 10th and 11th, 2018. The Zoning By-law Amendment will permit the development of a 165 unit apartment building (City File: ZC1702).

   Further information may be obtained by contacting Infrastructure, Development and Enterprise at 519-837-5616, extension 2356, 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".

2. Key map showing the location of the lands to which By-law (2018)-20320 applies:

   KEY MAP

