THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2019)-20360

Further to the non-decision of By-law Number (2018)-20324, 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 89 Beechwood Avenue, and legally described as Part of Lot 21, Concession Division 'A', Guelph Township as in Cs61764, City of Guelph (File# ZC1706).

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 Lot 21, Concession Division 'A', Guelph Township as in Cs61764, City of Guelph, municipally known as 89 Beechwood Avenue, from the existing"Commercial Recreation Park" Zone known as the P.5 Zone to the new "Specialized Residential Cluster Townhouse with Holding Provisions" Zone to be known as the R.3A-62(H) Zone and to the new "Specialized Community Park" Zone to be known as the P.3-3 Zone.

2. Section 5.3.3.1, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.62:

5.3.3.1.62 R.3A-62(H)
89 Beechwood Avenue
As shown on Defined Area Map Number 15 of Schedule "A" of this ***By-law.***

5.3.3.1.62.1 Permitted ***Uses***
In addition to the permitted ***Uses*** under Section 5.3.1.1 of ***By-law*** Number (1995)-14864, as amended, the following ***Use*** shall also be permitted:

- ***On-Street Townhouse***

Despite the definition of ***On-Street Townhouse,*** for the purposes of the R.3A-62 ***Zone***, ***On-Street Townhouse*** means a ***Townhouse*** where each ***Dwelling Unit*** has independent ***Driveway*** access onto a public ***Street*** and is not located on a separate ***Lot***.

5.3.3.1.62.2 Regulations
In accordance with Section 5.3.2 of the ***By-law***, with the following exceptions and additions:

5.3.3.1.62.2.1 Maximum Number of ***Dwelling Units:***
A maximum of sixteen (16) ***Stacked Townhouses*** and a maximum of six (6) ***On-Street Townhouses*** shall be permitted in this ***Zone***. The total number of ***Dwelling Units*** shall not exceed twenty-two (22).

5.3.3.1.62.2.2 Minimum ***Side Yard***:
Despite Table 5.3.2, Row 6, the northerly ***Side Yard*** setback shall be a minimum of 5 metres to the ***Stacked Townhouses*** and a minimum of 9 metres to the ***On-Street Townhouses***.

5.3.3.1.62.2.3 Maximum ***Building Height On-Street Townhouses:***
Despite Table 5.3.2, Row 9, ***On-Street Townhouses*** are limited to a maximum ***Building Height*** of two (2) ***Storeys*** in this ***Zone***.

5.3.3.1.62.2.4 Maximum ***Building Height Stacked Townhouses:***
Despite Table 5.3.2, Row 9, the end units of the ***Stacked Townhouses*** are limited to a maximum ***Building Height*** of two (2) ***Storeys*** in this ***Zone***.

5.3.3.1.62.2.5 Maximum ***Angular Plane*** to a Park
Despite Section 4.16, the maximum ***Angular Plane*** shall be 54 degrees.

5.3.3.1.62.2.6 Minimum ***Lot Area*** Per ***Dwelling Unit*** and Minimum ***Lot Frontage***
Minimum ***Lot Area*** Per ***Dwelling Unit*** and Minimum ***Lot Frontage*** do not apply to ***On-Street Townhouses*** in this ***Zone***.

5.3.3.1.62.3 Holding Provision
Purpose: To ensure that all required municipal site services adequate to accommodate the specific development are in place prior to the development of the lands occurring.

Prior to the removal of the Holding ('H') Symbol, the Owner shall complete the following condition to the satisfaction of the ***City***:

The design and construction of a storm sewer on Beechwood Avenue, to the satisfaction of the City Engineer/General Manager of Engineering and Capital Infrastructure Services or upon the actual design and construction costs of these works being secured in a manner satisfactory to the City Engineer/General Manager of Engineering and Capital Infrastructure Services.

3. Section 9.3.3, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 9.3.3.3:

9.3.3.3 P.3-3
89 Beechwood Avenue
As shown on Defined Area Map Number 15 of Schedule "A" of this ***By-law.***

9.3.3.3.1 Permitted ***Uses***
Recreation Trail

9.3.3.3.2 Regulations
Table 9.2 of the Zoning By-law does not apply to this ***Zone*** as the purpose of this specialized regulation is to recognize the existing ***City*** trail that will be dedicated to the ***City*** prior to site plan approval.

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 15 and substituting a new Defined Area Map 15 attached hereto as Schedule "A".

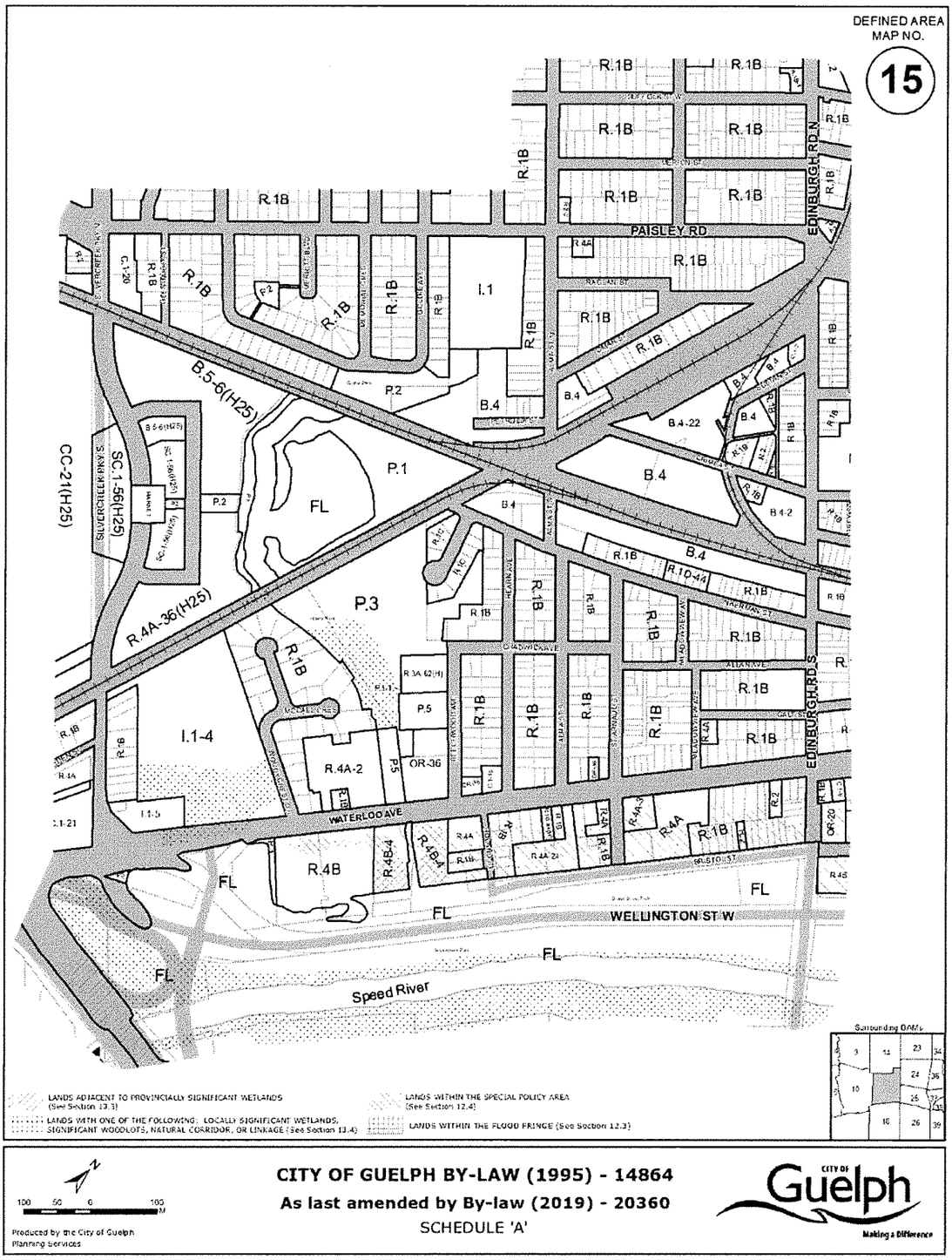
5. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this By-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed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

PASSED this TWENTY-NINTH day of JANUARY, 2019.

CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN CITY CLERK

Schedule "A"



CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2019) - 20360
SCHEDULE 'A'

100 50 0 100 M

Produced by the City of Guelph
Planning Services