THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2020)-20519

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 1300 Gordon Street and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) City of Guelph (OP1704/ZC1707).

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 6, Concession 8 (Geographic Township of Puslinch) City of Guelph, municipally known as 1300 Gordon Street, from the R.1B (Residential Single Detached) Zone to an R.4B-23 (Specialized High Density Apartment) Zone and P.1 (Conservation Land) Zone.

2. Section 5.4.3.2 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.2.23:

5.4.3.2.23 **R.4B-23**

1300 Gordon Street
As shown on Defined Area Map 41 of Schedule 'A' of this ***By-law***.

5.4.3.2.23.1 Permitted ***Uses***

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

5.4.3.2.23.2 Regulations

5.4.3.2.23.2.1 In accordance with Section 4 (General Provisions) and Section 5.4 and Table 5.4.2 (Regulations Governing R.4 Zones) of Zoning ***By-law*** (1995)-14864, as amended, with the following exceptions:

5.4.3.2.23.2.2 Maximum Density

Notwithstanding Table 5.4.2, Row 5, the maximum density for the site may include the P.1 zoned portions of the lot.

5.4.3.2.23.2.3 Minimum ***Side Yard***

Notwithstanding Table 5.4.2, Row 8, the minimum ***Side Yard*** on the south side of the ***Building*** shall be 10 metres and can include the P.1 zoned portions of the lot.

Notwithstanding Table 5.4.2. Row 8, the minimum ***Side Yard*** on the north side of the ***Building*** shall be 1.5 metres for the first ***Storey*** and a minimum of 6.0 metres for every ***Storey*** above the first ***Storey***.

5.4.3.2.23.2.4 Minimum ***Rear Yard***

Notwithstanding Table 5.4.2. Row 9, the minimum ***Rear Yard*** shall be 10 metres and may include the P.1 zoned portions of the lot.

5.4.3.2.23.2.5 Maximum ***Building Height***

Notwithstanding Table 5.4.2. Row 10, the maximum ***Building Height*** shall be 6 ***Storeys,*** and in accordance with Sections 4.16 and 4.18.

5.4.3.2.23.2.6 Minimum ***Common Amenity Area***

Notwithstanding Table 5.4.2. Row 12 and Section 5.4.2.4, the minimum ***Common Amenity Area*** shall be 640 square metres.

5.4.3.2.23.2.7 Minimum ***Landscaped Open Space***

Notwithstanding Table 5.4.2. Row 13, the minimum ***Landscaped Open Space*** may include the P.1 zoned portions of the lot.

5.4.3.2.23.2.8 Maximum ***Floor Space Index***

Notwithstanding Table 5.4.2. Row 18, the maximum ***Floor Space Index*** shall be 2.0 and can include the P.1 zoned portions of the lot.

5.4.3.2.23.2.9 Parking

Notwithstanding Section 4.13:

(a) Required ***Parking Spaces*** for residential apartment ***Dwelling Units*** are permitted within an ***Automated Parking System***, and ***Parking Spaces*** within an ***Automated Parking System*** are exempt from the standard minimum ***Parking Space*** size in a ***Garage***.
(b) A minimum of 5 visitor ***Parking Spaces*** shall be permitted.
(c) Visitor ***Parking Spaces*** shall be permitted above grade and enclosed, at a minimum size of 2.75 x 5.5.

3. Schedule “A” of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 41 and substituting a new Defined Area Map 41 attached hereto as Schedule “A”.

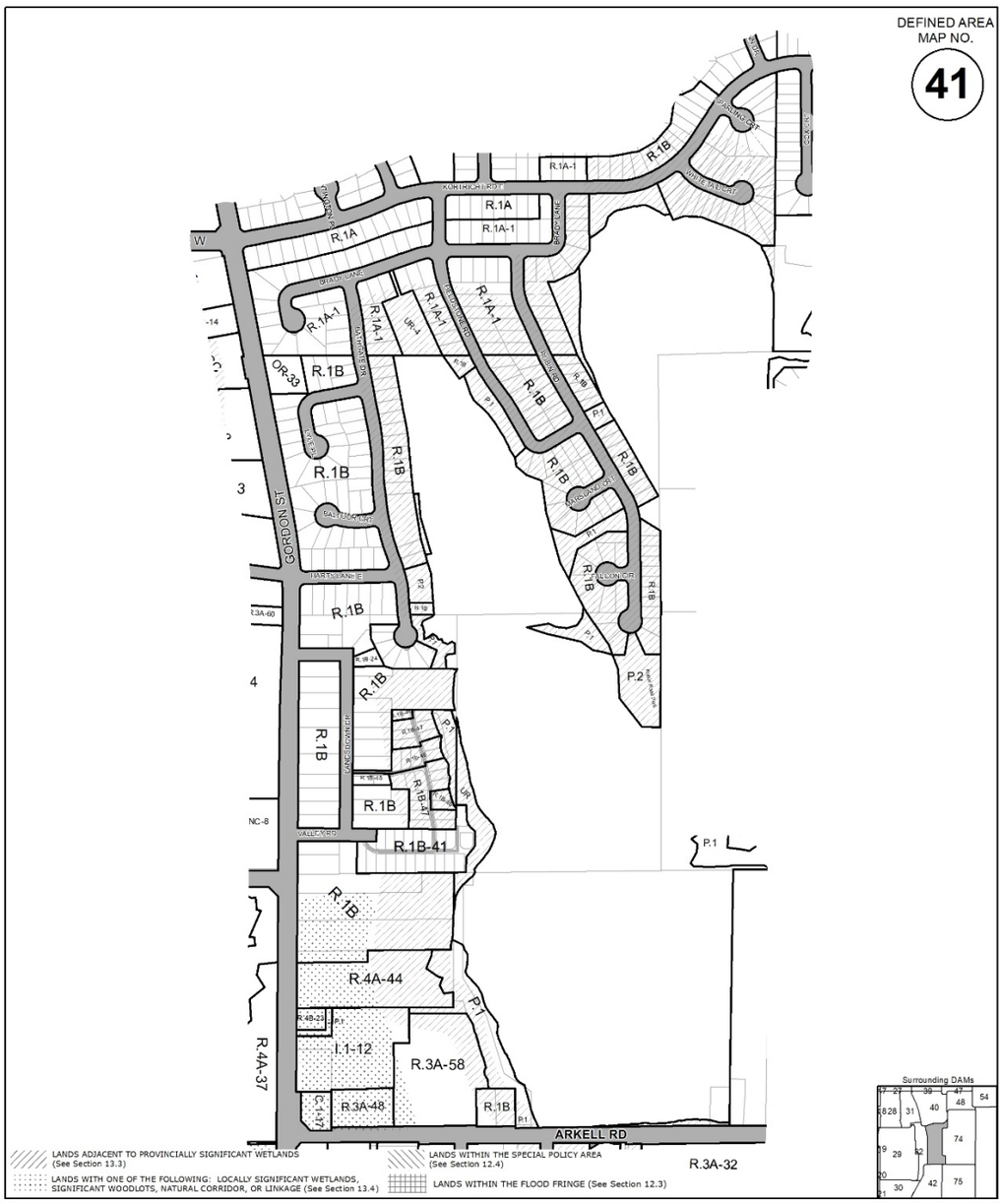
4. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed 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 TENTH day of AUGUST, 2020.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CITY CLERK

Schedule “A”


DEFINED AREA
MAP NO.
41
GORDON ST
ARKELL RD
R.1A
R.1A-1
R.1B
R.1B-41
R.4A-44
R.4A-37
I.1-12
R.3A-58
R.3A-48
R.3A-32
P.1
P.2
OR-23
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 (2020)-20519
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT FOR BY-LAW NUMBER (2020)-20519

1. By-law Number (2020)-20519 has the following purpose and effect:

   This By-law authorizes a Zoning By-law Amendment affecting lands municipally known as 1300 Gordon Street. The purpose of the proposed Zoning By-law Amendment is to rezone the subject property from the R.1B (Residential Single Detached) Zone to an R.4B-23 (Specialized High Density Apartment) Zone and P.1 (Conservation Land) Zone to permit the development of a six storey apartment building containing 32 dwelling units together with a natural heritage corridor. The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on October 10, 2017 and a decision report was presented to Council on August 10, 2020. (City File: OP1704/ZC1707).

   Further information may be obtained by contacting Katie Nasswetter, Senior Development Planner at 519-837-5616, extension 2356, City Hall, Guelph, Ontario.

   Persons desiring to officially support or object to this Zoning By-law 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 (2020)-20519 applies:

   KEY MAP

