THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2019)-20362

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 120 & 122 Huron Street and legally described as Part of Lots 1 & 2, Range 2, Division F, City of Guelph and Part 1 of 61R-4274 (ZC1709).

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 Lots 1 & 2, Range 2, Division F, City of Guelph and Part 1 of 61R-4274, municipally known as 120 and 122 Huron Street, from the B.4-1 (Specialized Industrial) Zone to a R.4A-53 (Specialized Residential Apartment) Zone and R.3A-64 (Specialized Cluster Townhouse) Zone.

2. Section 5.4.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.1.53:

5.4.3.1.53 **R.4A-53**

120 & 122 Huron Street

As shown on Defined Area Map Number 46 of Schedule "A" of this ***By-law.***

5.4.3.1.53.1 Permitted ***Uses***

In accordance with the ***Uses*** permitted by Section 5.4.1.1 of ***By-law*** Number (1995)-14864, as amended.

5.4.3.1.53.2 Regulations

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

5.4.3.1.53.2.1 Minimum ***Exterior Side Yard***

Despite Section 4.24 and Table 5.4.2, Row 6, the minimum ***Exterior Side Yard*** on Alice Street shall be 2.0 metres.

5.4.3.1.53.2.2 Off-Street Parking

Despite 4.13 and Table 5.4.2 Row 14, parking shall be permitting to be located a minimum of 0.6 metres from the ***Exterior Side Lot Line*** (Alice Street) and 0 metres from the rear and interior side lot lines

5.4.3.1.53.2.3 ***Common Amenity Area***

5.4.3.1.53.2.3.1 Despite Section 5.4.2.4 and Table 5.4.2, Row 12, the minimum ***Common Amenity Area*** shall be 1470 square metres.

5.4.3.1.53.2.3.2 Despite Section 5.4.2.4 and Table 5.4.2, ***Common Amenity Area*** shall be permitted in the Front Yard.

5.4.3.1.53.2.4 ***Buffer Strip***

Despite Table 5.4.2, Row 15, a ***Buffer Strip*** will not be required along the ***Interior Side Lot Line***.

5.4.3.1.53.2.5 ***Angular Plane***

Despite Section 4.16.2, the ***Angular Plane from the Street*** shall be 66 degrees from Alice Street.

3. Section 5.3.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.64:

5.3.3.1.64 **R.3A-64**

120 & 122 Huron Street

As shown on Defined Area Map Number 46 of Schedule "A" of this ***By-law.***

5.3.3.1.64.1 Permitted ***Uses***

In accordance with the ***Uses*** permitted by Section 5.3.1.1 of ***By-law*** Number (1995)-14864, as amended.

5.3.3.1.64.2 Regulations

5.3.3.1.64.2.1 ***Private Amenity Area***

5.3.3.1.64.2.1.1 Despite Section 5.3.2.5.1a) and Table 5.3.2, Row 12, ***Private Amenity Area*** for each unit fronting on Huron Street shall have a minimum area of $12m^2$.

5.3.3.1.64.2.1.2 Despite Section 5.3.2.5.1b) and Table 5.3.2, Row 12, ***Private Amenity Area*** for each unit fronting onto Huron Street shall be permitted to have a minimum depth of 2 metres.

5.3.3.1.64.2.1.3 Despite Section 5.3.2.5.1i) and Table 5.3.2, Row 12, ***Private Amenity Area*** shall be permitted to be located 0 metres from the southerly ***Interior Side Lot Line***.

5.3.3.1.64.2.2 Minimum ***Rear Yard***

Despite Section 5.3.2.2 and Table 5.3.2, Row 7, a ***Building*** must be setback a minimum of 4.9 metres from the ***Rear Lot Line***.

5.3.3.1.64.2.3 Minimum Distance between ***Buildings***

Despite Section 5.3.2.2. and Table 5.3.2 Row 10, ***Buildings*** that do not face Huron Street are required to have a minimum distance of 5 metres between ***Buildings***.

5.3.3.1.64.2.4 ***Buffer Strip***

Despite Table 5.3.2, Row 14, a ***Buffer Strip*** will not be required along the ***Interior Side Lot Line***.

Off-Street Parking

Despite 4.13 and Table 5.3.2 Row 16, parking shall be permitting to be located 0 metres from the ***Rear and Interior Side Lot Lines***

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 46 and substituting a new Defined Area Map 46 attached hereto as Schedule "A".

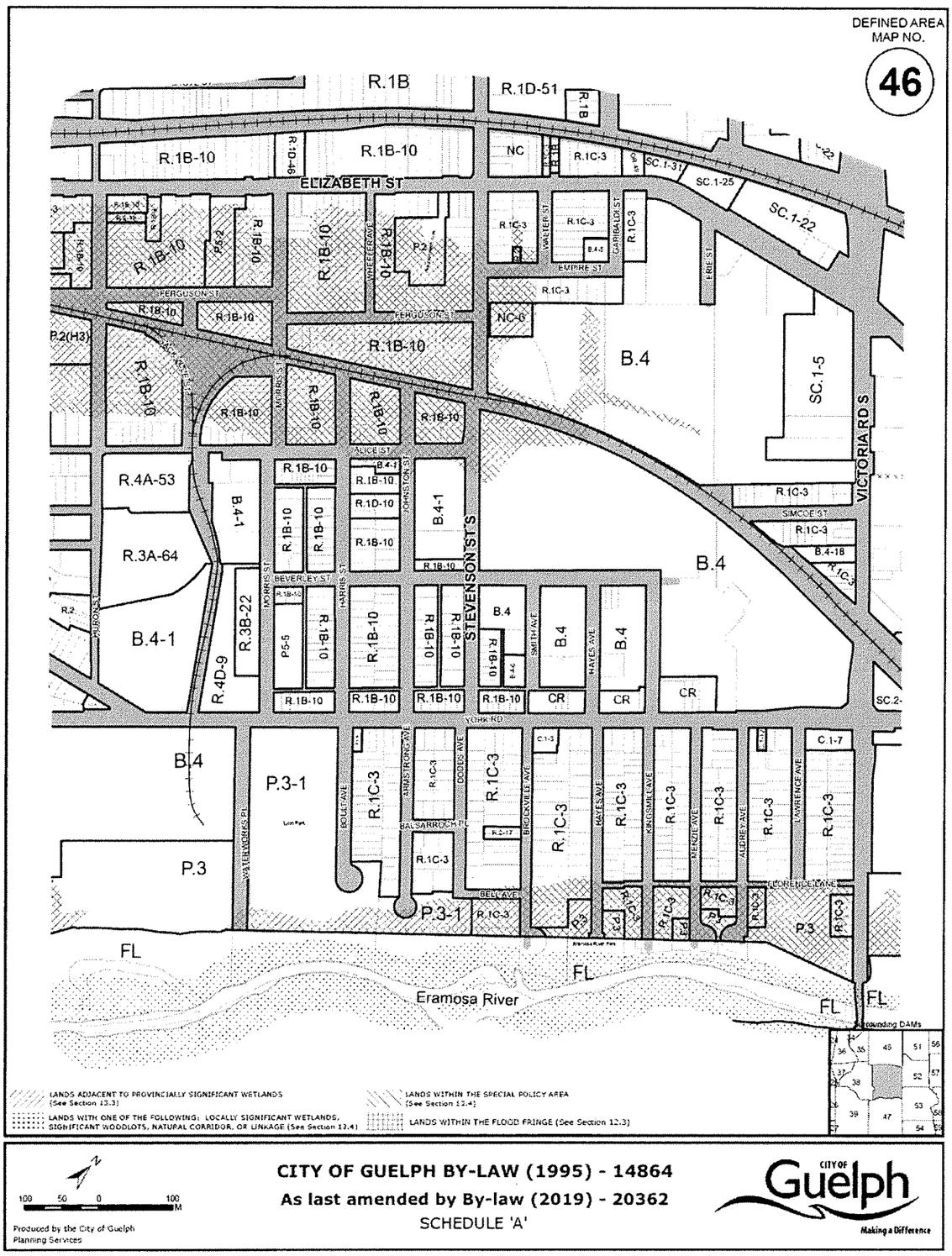
5. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed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

PASSED this TWENTY-NINTH day of JANUARY, 2019.

CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN – CITY CLERK

Schedule "A"


DEFINED AREA MAP NO.
46
ELIZABETH ST
FERGUSON ST
ALICE ST
BEVERLEY ST
YORK RD
SIMCOE ST
VICTORIA RD S
STEVENSON ST S
Eramosa River
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 13.4)
LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2019) - 20362
SCHEDULE 'A'
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT FOR BY-LAW NUMBER (2019)-20362

1. By-law Number (2019)-20362 has the following purpose and effect:

   This By-law authorizes a Zoning By-law Amendment affecting lands municipally known as 120 & 122 Huron Street. The purpose of the proposed Zoning By-law amendment is to rezone the subject property from the B.4-1 (Specialized Industrial) Zone to a R.4A-53 (Specialized Residential Apartment) Zone and R.3A-64 (Specialized Cluster Townhouse) Zone to permit the redevelopment of an existing four storey industrial building into an 87 unit apartment building and the development of 59 cluster townhouses. The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on February 12, 2018 and a decision report was presented to Council on January 28, 2019. (City File: ZC1709).

   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 (2019)-20362 applies:

   KEY MAP

