THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2019) – 20436

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 the properties municipally known as 1533, 1541, 1549 and 1557 Gordon Street and 34 Lowes Road West and legally described as Part of Lots 7 and 8, Registered Plan 74, Lot 1, Registered Plan 467, City of Guelph. The purpose of this amending by-law is to permit the development of an 86-unit, six storey apartment building (File: ZC1710).

WHEREAS Section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, 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 the properties legally described as Part of Lots 7 and 8, Registered Plan 74, Lot 1, Registered Plan 467, City of Guelph, municipally known as 1533, 1541, 1549 and 1557 Gordon Street and 34 Lowes Road West from the existing 'R.1B' (Residential Single Detached) Zone to an 'R.4A-54' (Specialized General Apartment) Zone to permit the development of an 86-unit, six (6) storey apartment building and uses outlined in accordance with the provisions of Section 5.4.1.1 of Bylaw Number (1995)-14864, as amended.

2. Section 5.4.3.1 of ***By-law*** (1995)-14864, as amended, is hereby further amended by adding the following new subsection 5.4.3.1.54:

5.4.3.1.54 **R.4A-54**
1533-1557 Gordon Street and 34 Lowes Road West
As shown on Defined Area Map Numbers 30 and 42 of Schedule "A" of this ***By-law***.

5.4.3.1.54.1 Permitted ***Uses***
In accordance with the ***Uses*** permitted by Section 5.4.1.1 of this ***By-law***.

5.4.3.1.54.2 Regulations
In accordance with the provisions of Section 4 (General Provisions), Section 5.4.2 and Table 5.4.2 (Apartments) of the ***By-law*** with the following

exceptions and additions:

5.4.3.1.54.2.1 Minimum ***Rear Yard***
Despite Table 5.4.2, Row 9, the minimum ***Rear Yard*** shall be 18.6 metres.

5.4.3.1.54.2.2 Minimum ***Common Amenity Area***
Despite Table 5.4.2, Row 12, and Section 5.4.2.4.1, the minimum ***Common Amenity Area*** provided shall be 1,340 m^2.

5.4.3.1.54.2.3 ***Fences***
Despite Table 5.4.2, Row 19 and Section 4.20, a ***Fence*** located in the ***Front Yard*** shall not exceed 1.8 metres in height, provided it is not within 30 metres from the Gordon Street ***Lot Line***, measured parallel to the Lowes Road West ***Front Lot Line***.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 30 and 42 and substituting therefore new Defined Area Map 30 and 42 attached hereto as Schedule "A".

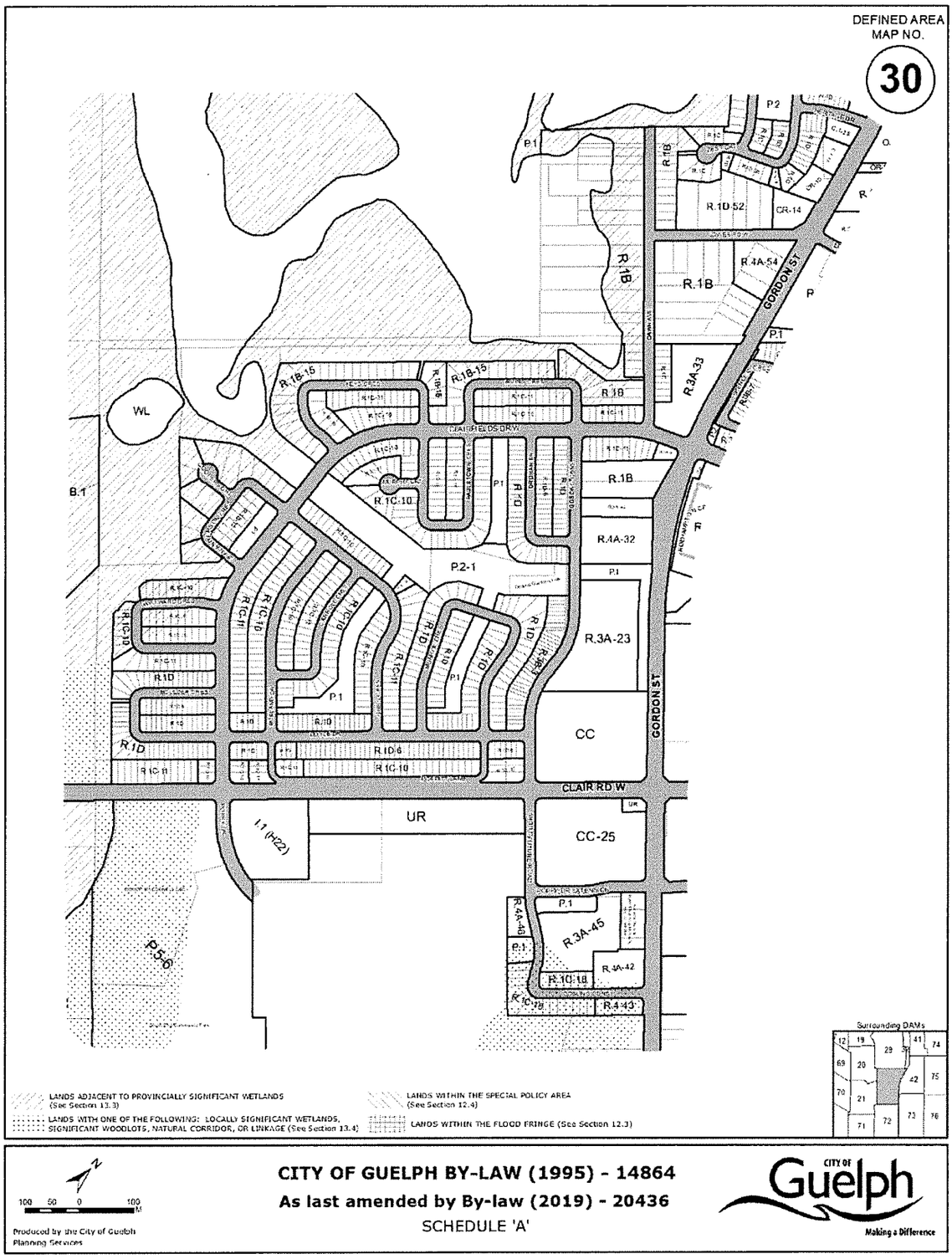
4. Where notice of this by-law is given in accordance with the *Planning Act*, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed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

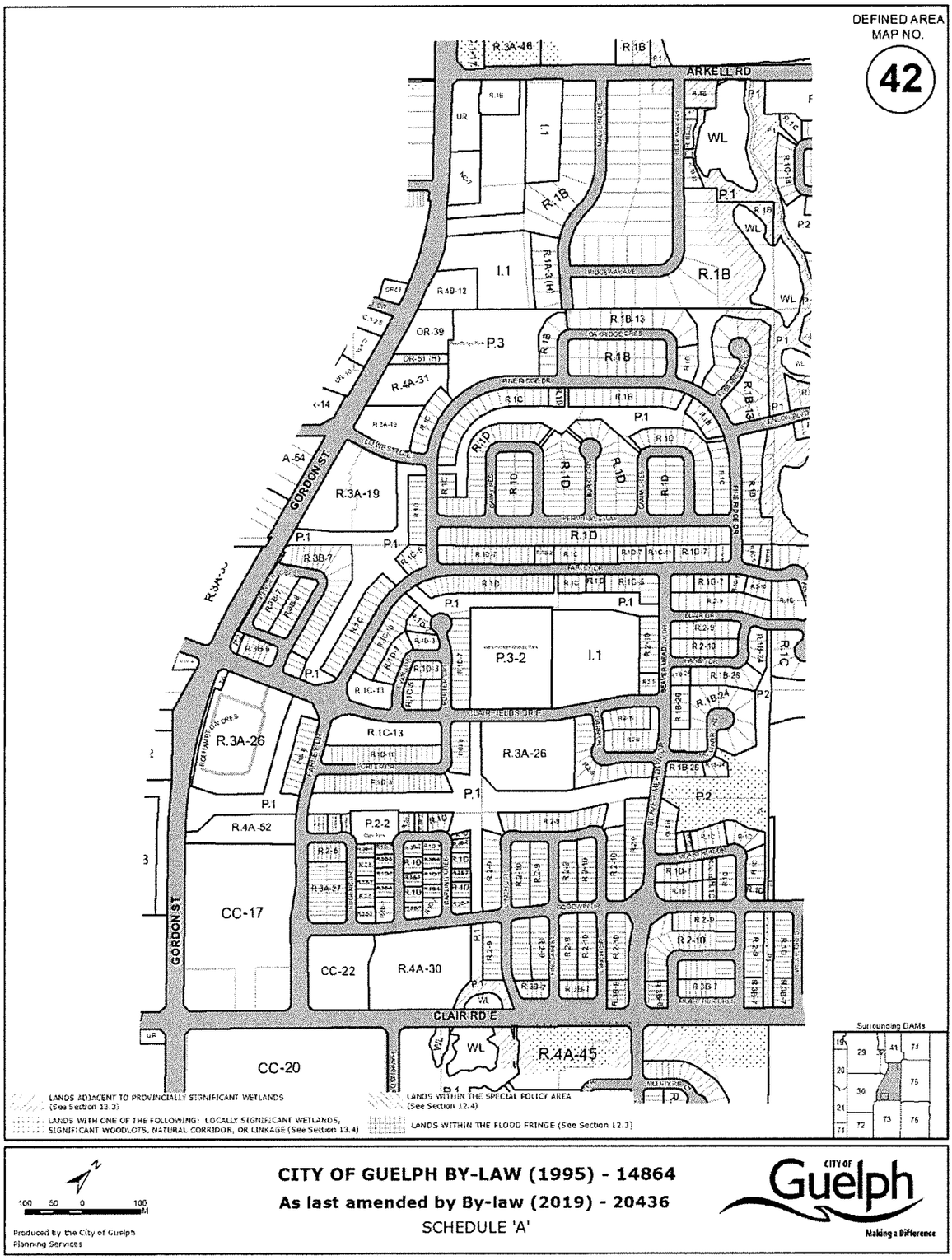
PASSED this TWELFTH day of NOVEMBER, 2019.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CLERK

SCHEDULE "A"


DEFINED AREA MAP NO.
30
GORDON ST
CLAIR RD W
FAIRFIELDS DRIVE
R.1B
R.1B-52
CR-14
R.4A-54
R.3A-33
R.1B-15
R.1C-10
R.1D
R.4A-32
P.2-1
R.3A-23
CC
UR
CC-25
I.1 (H22)
R.4A-45
R.4A-42
R.4A-43
R.1C-11
R.1D-6
WL
B.1
P.1
P.2
O.
Surrounding DAMs
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
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2019) - 20436
SCHEDULE 'A'
CITY OF Guelph
Making a Difference


DEFINED AREA MAP NO.
42
ARKELL RD
GORDON ST
CLAIR RD E
R.3A-46
R.1B
R.1B-13
R.1B-24
R.1B-25
R.1C
R.1C-13
R.1D
R.3A-19
R.3A-26
R.4A-31
R.4A-52
R.4A-30
R.4A-45
R.4B-12
R.3B-7
CC-17
CC-20
CC-22
I.1
P.1
P.2
P.3
P.3-2
WL
OR-39
A-54
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
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SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2019)–20436

1. By-law Number (2019)-20436 has the following purpose and effect:

This By-law authorizes a Zoning By-law Amendment to the properties municipally known as 1533, 1541, 1549 and 1557 Gordon Street and 34 Lowes Road West, City of Guelph. A Zoning By-law Amendment application (File No. ZC1710) was received by the City of Guelph from GSP Group on behalf of the property owners, Reid's Heritage Homes Ltd., RHH Property Management Ltd. and 883928 Ontario Ltd., on November 22, 2017, and was deemed to be complete on December 21, 2017.

The subject lands affected by this Zoning By-law Amendment are located on the southwest corner of Gordon Street and Lowes Road West. The subject lands are approximately 0.86 hectares in size and are legally described as Part of Lots 7 and 8, Registered Plan 74, Lot 1, Registered Plan 467, City of Guelph (See Key Map attached).

The Zoning By-law Amendment will rezone the subject lands from the existing 'R.1B' (Residential Single Detached) Zone to the 'R.4A-54' (Specialized General Apartment) Zone to permit the development of an 86-unit, six storey apartment building.

The Zoning By-law Amendment will confirm that the standard R.4A (Residential General Apartment) provisions and regulations, as outlined in Section 4, Section 5.4.2 and Table 5.4.2 of the Zoning By-law will apply to the development of the subject lands, with the following specialized exceptions:

- Rear Yard Setback
  - To permit a minimum Rear Yard Setback of 18.6 metres whereas the Zoning By-law requires a minimum Rear Yard Setback of 20.2 metres.

- Common Amenity Area
  - To permit a minimum Common Amenity Area of 1,340 square metres whereas the Zoning By-law requires a minimum Common Amenity Area of 1,920 square metres.

- Fences
    - To permit a maximum Fence height of 1.8 metres in the Front Yard, beginning at a minimum of 30 metres from the Gordon Street Lot Line, whereas the Zoning By-law limits Fence heights in in the Front Yard of residential Zones to 0.8 metres across the entire Yard.

The proposed Zoning By-law Amendment was initially considered by Guelph City Council at a Public Meeting held on March 19, 2018. Guelph City Council held a Decision Meeting for the proposal on October 16 and November 12, 2019. The November 12, 2019 Guelph City Council approval includes twenty-five (25) conditions that will be completed by the property owner at a future date through site plan approval. A site plan control agreement will be registered on title to the lands.

Further information may be obtained by contacting Infrastructure, Development and Enterprise, 519-837-5616, extension 2790, 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". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2019)-20436 applies:

Key Map

