

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2020)-*****

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 1242-1260 Gordon Street and 9 Valley Road and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) and Lot 15, Registered Plan 488, City of Guelph (File OP_____/ZC_____).

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 amending the site specific zoning related to property described as 1242-1260 Gordon Street and 9 Valley Road and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) and Lot 15, Registered Plan 488, City of Guelph City of Guelph, notwithstanding section 5.4.2 the following specialized zoning regulations shall apply within the R.3B-____ Zone;
 - Maximum Density of 271 units per hectare
 - Minimum Front Yard of 0.8 m
 - Minimum Exterior Side Yard of 1.2 m
 - Minimum Side Yard of 2.4 m
 - Minimum Rear Yard of 18.4 m
 - Maximum Building Height of 12 storeys
 - Minimum Distance between Buildings with windows to habitable rooms of 24.3 m
 - Minimum Common Amenity Area of 3,642 m²
 - 57 surface Visitor Parking Spaces be provided
 - That underground parking spaces be permitted to be provided within the municipal park block
 - Minimum underground parking space dimensions of 2.74 m by 5.486 m
 - Minimum exterior parking space dimensions of 2.74 m by 5.486 m
 - Angular plane from a Park of 77 degrees
 - Angular plane from Gordon Street for Building 1 of 60 degrees
 - Angular plane from Street A for Building 1 of 71 degrees
 - A building be permitted within the 9 m corner sight line triangle
 - Maximum Floor Space Index of 3.59

2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 41, and substituting therefore new Defined Area Map 41 attached hereto as Schedule "A".
3. 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 Ontario Municipal Board.

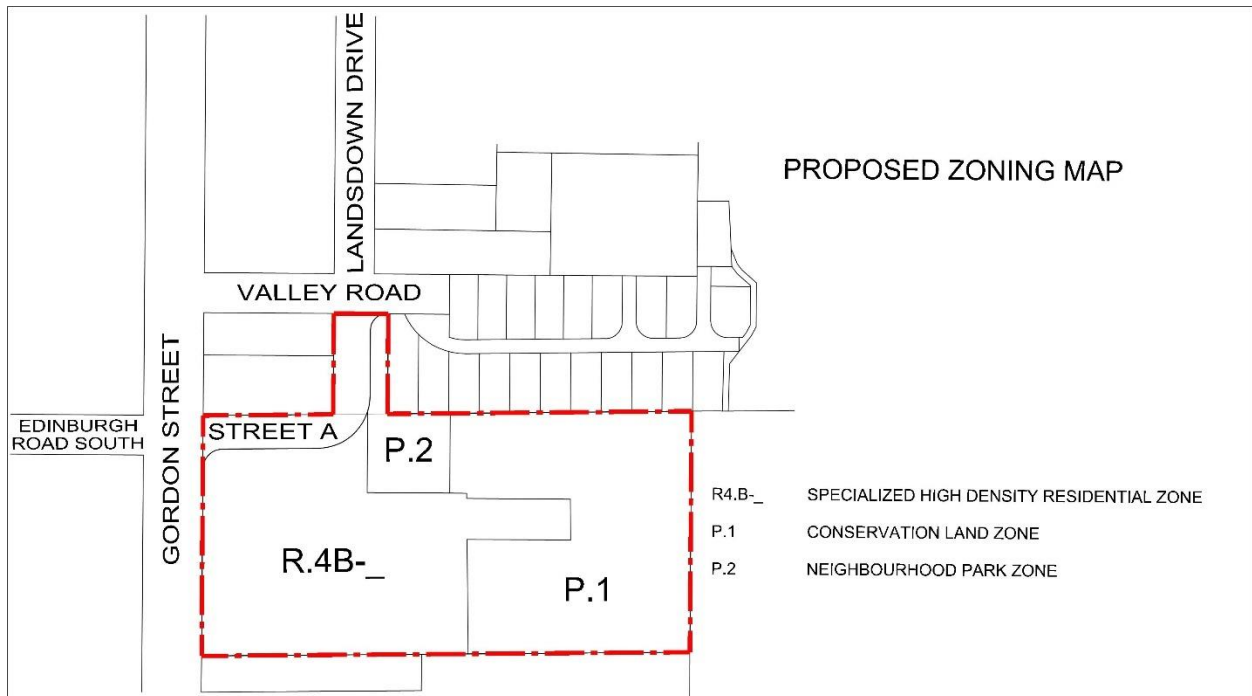
PASSED this day of , 2020.

CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN - CITY CLERK

**EXPLANATION OF PURPOSE AND EFFECT AND
KEY MAP FOR BY-LAW NUMBER (2020)-*******

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



of By-law Number (1999)-*****

The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on *****.

Further information may be obtained by contacting or visiting Planning, Building, Engineering and Environment, 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". 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 (2020)-***** applies:

KEY MAP

