

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2019) – XXXX

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 property municipally known as 1354 Gordon Street and legally described as PART LOT 7 CON 8 AS IN RO708553 EXCEPT PTS 1,2 & 3 61R9367; GUELPH. The purpose of this amending by-law is to permit the development of an 8 storey mixed use building and gas service station.

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 property legally described as PART LOT 7 CON 8 AS IN RO708553 EXCEPT PTS 1,2 & 3 61R9367; GUELPH, municipally known as 1354 Gordon Street from the existing 'UR' (Urban Reserve) Zone to an 'R.4A' (General Apartment) Zone to permit the 8 storey mixed use building and gas service station in accordance with the provisions of Section 5.4 of Bylaw Number (1995)-14864, as amended.
2. Section 5.4 of **By-law** (1995)-14864, as amended, is hereby further amended by adding the following new subsection 5.4.2.XX

5.4.XX

R.4A-XX

1354 Gordon Street

As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.

5.4.1.1.XX

Permitted Uses

Notwithstanding Section 5.4.1.1 of this By-law, a mixed-use building with residential and commercial/retail uses, and a gas service station and convenience store uses shall be permitted on the subject lands.

5.4.2.XX

Regulations

In accordance with the provisions of Section 4

(General Provisions), Section 5.4.2 and Table 5.4.2 (General Apartment) of the **By-law** with the following exceptions and additions:

5.4.2.XX

Definition of **Lot Frontage**

In addition to the definition of **Lot Frontage** in Section 3 of the **By-law**, that for the purposes of the R.4A-XX **Zone**, the **Lot Frontage** shall be along Arkell Road for the subject lands at 1354 Gordon Street.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by rezoning the lands municipally described as 1354 Gordon Street from Urban Reserve (UR) Zone to R.4A-XX as shown on Schedule "1".
4. Notwithstanding Table 5.4.2 of this By-law, as amended, is here by further amended to permit the yard setbacks and maximum height of the proposed buildings in accordance with Schedule "2".
5. The Zoning By-law Amendment shall comply with the R.4A (General Apartment) provisions and regulations, as outlined in Section 4, Section 5.4.1.1 and Table 5.4.2 of the Zoning By-law will apply to the development of the subject lands, with the following specialized exceptions and additions:
 - To permit a maximum density of 139 units per hectare for the subject lands.
 - To permit a minimum distance between buildings of 5 metres for the subject lands.
 - To permit a minimum common Amenity Area of 189 m² for the subject lands.
 - To permit a minimum landscape open space of 22% for the subject lands.
 - To permit a maximum Floor Space Index (FSI) of 1.9 for the subject lands.
 - To permit a minimum of 58 parking spaces for both retail and restaurant uses for the subject lands.
6. Notwithstanding any further land division or lot creation of the subject lands, the above regulations shall apply to the entirety of the subject lands as identified on Schedule "1" R.4A-XX (General Apartment) Zone.
7. 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

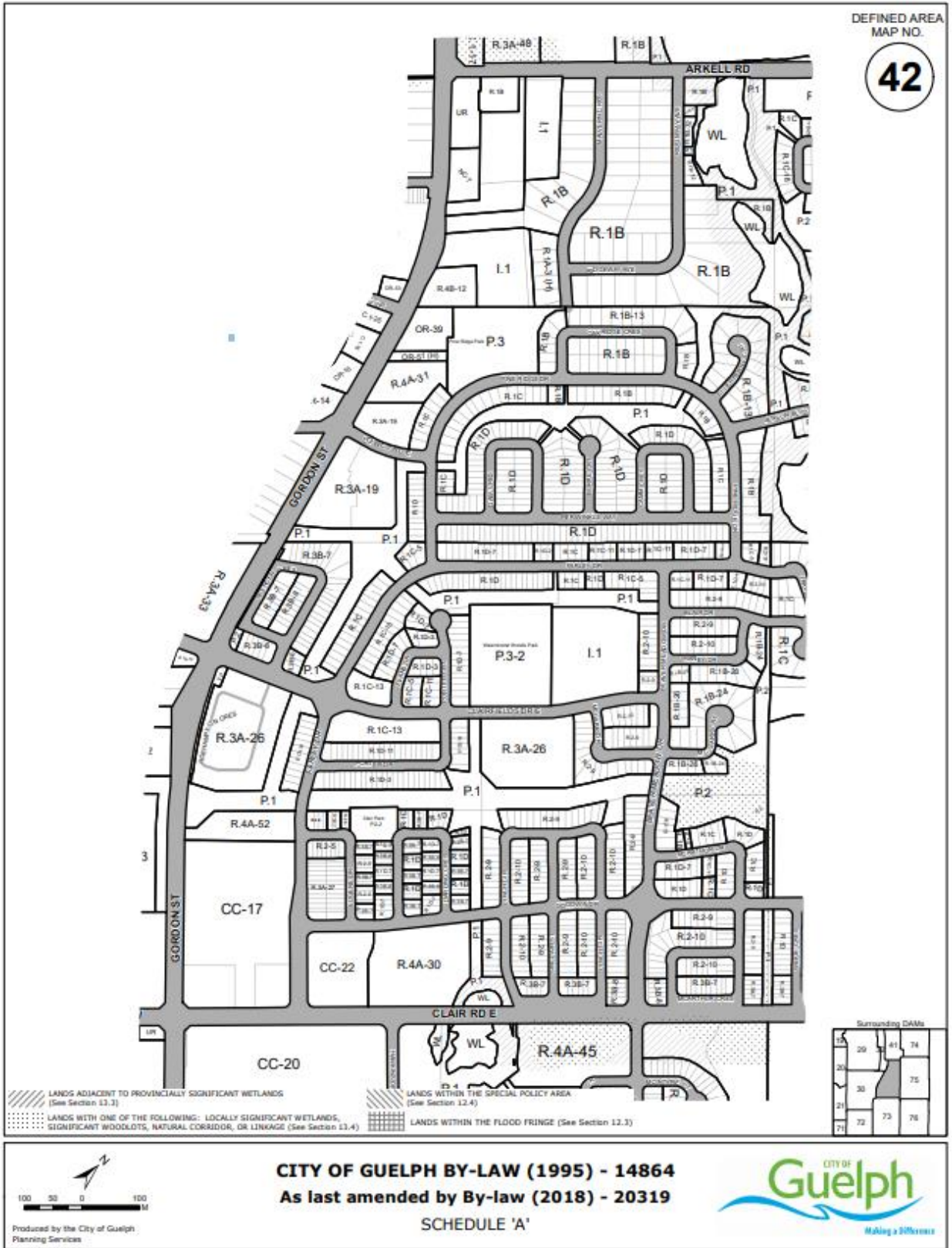
shall come into effect until all of such appeals have been finally disposed of by the Local Planning Appeal Tribunal.

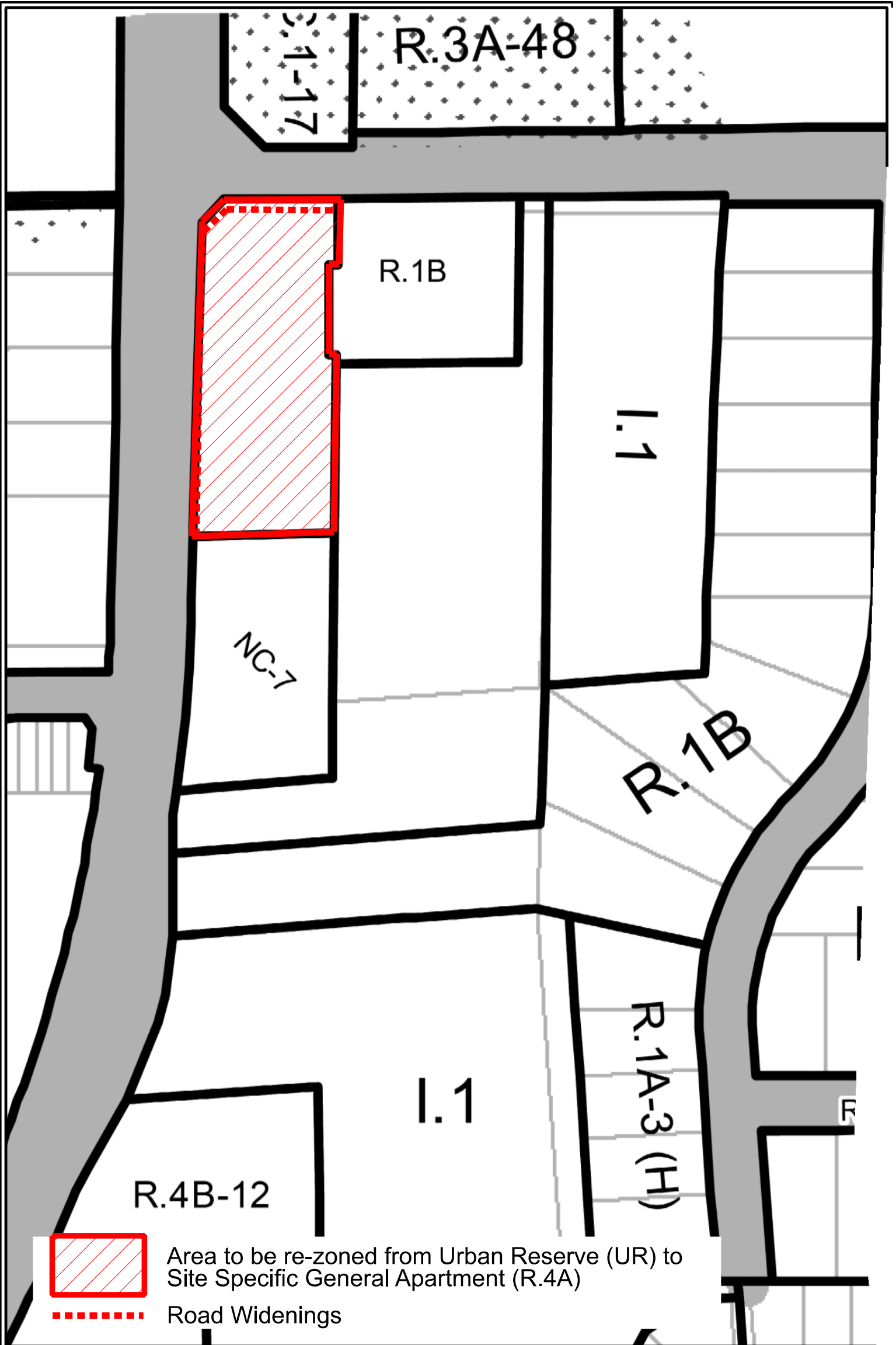
PASSED this XX day of XX, 20XX.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CLERK

SCHEDULE "A"





Area to be re-zoned from Urban Reserve (UR) to Site Specific General Apartment (R.4A)



Road Widenings



0 10 50m

Scale in metres

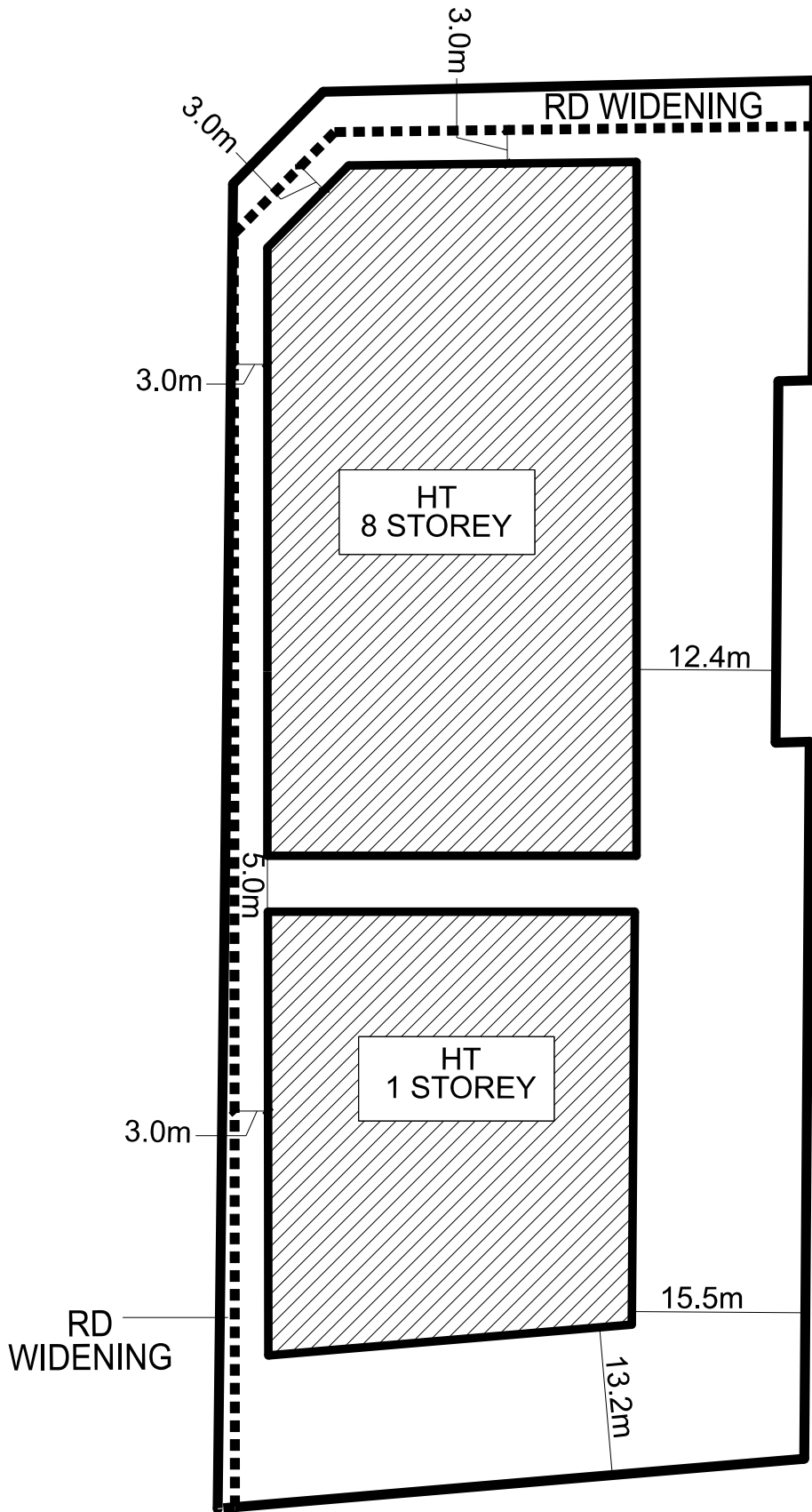
SCHEDULE 1




1354 GORDON STREET

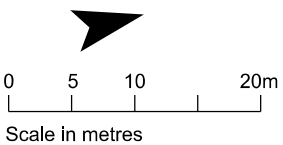


ARKELL RD

GORDON ST



-  Lands to be Rezoned to Residential Apartment (R4A--)
-  Road Widening
-  Building Envelope



SCHEDULE 2
1354 GORDON STREET