

THE CORPORATION OF THE CITY OF GUELPH

BY-LAW NO. 2018____ - ____

A BY-LAW TO AMEND BY-LAW (1995) - 14864, BEING A ZONING BY-LAW
CONTROLLING DEVELOPEMNT WITHIN THE CITY OF GUELPH

WHEREAS the Municipal Council of The Corporation of the City of Guelph deems it desirable to amend By-law (1995) – 14864 and amending by-laws, with respect to the lands identified on the attached Schedule “A” in accordance with the provisions of this by-law.

THEREFORE, THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF GEULPH ENACTS AS FOLLOWS:

1. That By-law No. 14864 is hereby amended as follows:
 - 1.1 By changing the zoning on the affected land on Schedule ‘A’ from “Residential Single Detached (R1.B)” to “General Apartment Zone (R.4A) Zone, site specific”.
 - 1.2 By adding the following site-specific regulations:
 - 1.2.1 Notwithstanding Section 5.4.2.5, the maximum density shall be 119 units per hectare.
 - 1.2.2 Notwithstanding Section 5.4.2.6, the minimum exterior side yard (Gordon Street) shall be 4.0 metres.
 - 1.2.3 Notwithstanding Section 5.4.2.9, the minimum rear yard setback shall be 9.7 metres.
 - 1.2.4 Notwithstanding Section 5.4.2.12, the minimum common amenity area shall be 1630 m²
 - 1.2.5 Notwithstanding Section 5.4.2.13, the minimum landscaped open space shall be 2950 m².
 - 1.2.6 Notwithstanding Section 4.13.4.3, the minimum number of off-street parking spaces (including visitor) shall be 123 (1.2 spaces per unit);
 - 1.2.7 Notwithstanding 5.4.12.18 the maximum Floor Space Index shall be 1.24;
 - 1.2.8 Notwithstanding Section 4.16.1, the maximum angular plane shall be 46 degrees to Gordon Street;
 - 1.2.9 Notwithstanding Section 4.16.1, the maximum angular plane shall be 50 degrees to Lowes Road West.

2. This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

ENACTED this _____ day of _____, 2018

MAYOR

CLERK

SCHEDULE 'A'

This is Schedule 'A' to By-law No. 2018-___ passed this ___ day of _____, 2018.

