

The Corporation of the City of Guelph

By-law Number (2021) - 20567

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 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph (File# OSZ20-005).

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;

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 lands legally described as Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, from the existing "Specialized General Apartment" Zone known as the R.4A-53 Zone to the new "Specialized High Density Apartment" Zone, to be known as the R.4B-24 Zone.
2. Part 4 of By-law (1995) – 14864, as amended, is hereby further amended as follows:
 - 2.1 Section 5.4.3.1 is amended by deleting the Specialized R.4A-53 Zone in its entirety.
 3. Section 5.4.3.2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.2.24:
 - 5.4.3.2.24 R.4B-24
120 Huron Street
As shown on Defined Area Map Number 46 of Schedule "A" of this **By-law**.
 - 5.4.3.2.24.1 Permitted Uses
In accordance with the **Uses** permitted by Section 5.4.1.2 of **By-law** Number (1995)-14864, as amended.
 - 5.4.3.2.24.2 Regulations
In accordance with Section 4 and Section 5.4.2 of the **By-law**, with the following exceptions and additions:
 - 5.4.3.2.24.2.1 Off-Street Parking Location
Despite 4.13.2.2, all **Parking Spaces** shall be **Setback** a minimum of 0.6 metres from the **Exterior Side Lot Line** (Alice Street) and 0 metres from the **Interior Side Lot Line** and **Rear Lot Line**.

5.4.3.2.24.2.2 **Angular Plane**

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

5.4.3.2.24.2.3 **Minimum Exterior Side Yard**

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

5.4.3.2.24.2.4 **Maximum Building Height**

Notwithstanding Table 5.4.2. Row 10, the maximum **Building** height shall be 5 **Storeys**, and in accordance with Sections 4.16 and 4.18.

5.4.3.2.24.2.5 **Minimum Common Amenity Area**

Despite Table 5.4.2, Row 12 and Section 5.4.2.4.1, the minimum **Common Amenity Area** shall be 2330 square metres.

Notwithstanding Section 5.4.2.4.3, a portion of the **Common Amenity Area** may be permitted in the **Front Yard**.

5.4.3.2.24.2.6 **Minimum Landscaped Open Space**

Despite Table 5.4.2. Row 13, the minimum **Landscaped Open Space** shall be 39% of the **Lot** area.

5.4.3.2.24.2.7 **Off-Street Parking**

Despite Table 5.4.2, Row 14 and Section 4.13:

- Off-street vehicle **Parking** shall be required at 0.97 spaces per unit
- A minimum of 13% of available **Parking** shall be for visitors.

5.4.3.2.24.2.8 **Buffer Strip**

Despite Table 5.4.2, Row 15, no **Buffer Strip** will be required along the interior side lot line.

5.4.3.2.24.2.9 **Maximum Dwelling Unit Size**

Any **Dwelling Unit** located within the 5th **Storey** shall have a maximum area of 44 square metres.

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 Appeal Tribunal.

Passed this twenty-fifth day of January, 2021.

Schedules:

Schedule A: Defined Area Map 46

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Page 2 of 4

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk

Schedule A

