

The Corporation of the City of Guelph

By-law Number (2021) - 20595

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 lands municipally known as 166-178 College Avenue West and legally described as Part of Lot 6, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph (File# OSZ19-010).

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 Part of Lot 6, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph, from the existing "Specialized General Apartment" Zone known as the R.4A-5 Zone and from the existing "Residential Single Detached" Zone known as the R.1B Zone to the new "Specialized High Density Apartment" Zone, to be known as the R.4B-25 Zone.
2. Section 5.4.3.2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.2.25:

5.4.3.2.25 R.4B-25
166-178 College Avenue West
As shown on Defined Area Map Number 17 of Schedule "A" of this **By-law**.

5.4.3.2.25.1 Permitted Uses
In accordance with the permitted **Uses** under Section 5.4.1.2 of **By-law** Number (1995)-14864, as amended, and the following additional **Uses** are permitted:

- **Day Care Centre** in accordance with Section 4.26 of the **By-law**
- **Seniors Day Use**

The following definition shall apply in the R.4B-25 **Zone**:
For the purposes of this **Zone**, a **Seniors Day Use** is defined as a place in which programs and activities are offered for older adults in the community, offering a place for people to gather and interact. No medical assistance is provided and overnight stays are not permitted.

5.4.3.2.25.2 Regulations
In accordance with Section 5.4.2 of the **By-law**, with the following exceptions and additions:

5.4.3.2.25.2.1 Maximum Net Density:
Despite Table 5.4.2, Row 5, the net density for the R.4B-25 **Zone** shall be a maximum of 172 units per hectare.

5.4.3.2.25.2.2 Maximum Building Height
Despite Table 5.4.2, Row 10, and Sections 4.16, 4.18 and

5.4.2.5, the maximum **Building Height** shall be 6 **Storeys**.

5.4.3.2.25.2.3 **Common Amenity Area Design**

Despite Section 5.4.2.4.2 of the **By-law**, the length of **Common Amenity Areas** can exceed 4 times the width.

5.4.3.2.25.2.4 **Minimum Landscaped Open Space:**

Despite Table 5.4.2, Row 13, the minimum **Landscaped Open Space** shall be 32% of the **Lot**.

5.4.3.2.25.2.5 **Minimum Off-Street Parking**

Despite Table 5.4.2, Row 14 and Section 4.13 of the **By-law**, a minimum of 1 **Parking Space** per residential **Dwelling Unit** and a minimum of 1 **Parking Space** per 30 square metres of **Gross Floor Area** for a **Seniors Day Use** or **Day Care Centre** shall be required.

5.4.3.2.25.2.6 **Residential Visitor Parking**

Despite Section 4.13.6 of the **By-law**, residential visitor parking can be shared with required parking for the **Seniors Day Use** or **Day Care Centre**.

5.4.3.2.25.2.7 **Floor Space Index**

Despite Table 5.4.2, Row 18, the maximum **Floor Space Index** shall be 1.64.

5.4.3.2.25.2.8 **Maximum Gross Floor Area**

A **Seniors Day Use** and/or **Day Care Centre** shall have a maximum total **Gross Floor Area** of 537 square metres.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 17 and substituting a new Defined Area Map 17 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 April, 2021.

Schedules:

Schedule A: Defined Area Map 17

Cam Guthrie, Mayor

Trista Di Lullo, Acting Deputy City Clerk

Schedule A

