The Corporation of the City of Guelph

By-law Number (2021) – 20617

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 properties municipally known as 65 Delhi Street and legally described as Part 1 and Part 3 of Lot 40, Registered Plan 133, City of Guelph (File# OSZ21-004).

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 1 and Part 3 of Lot 40, Registered Plan 133, City of Guelph, from the existing "Specialized Community Park" Zone known as the P.3-1 Zone to a new "Specialized Infill Apartment" Zone, to be known as the R.4D-11 Zone.

   2. Section 5.4.3.1, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.4.11:

   5.4.3.4.11   R.4D-11
   65 Delhi Street
   As shown on Defined Area Map Number 34 of Schedule "A" of this **By-law.**

   5.4.3.4.11.1   Permitted **Uses**
   - **Supportive Housing**
   - **Accessory Uses** in accordance with Section 4.23

   The following definition shall apply in the R.4D-11 Zone:

   Supportive Housing shall be defined as the **Use** of a **Building** with **Dwelling Units**, or suites or bedrooms in a shared setting, to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training. Supportive Housing does not include a **Lodging House Type 1** or **Lodging House Type 2**.

   5.4.3.4.11.2   Regulations

   In accordance with Section 4 (General Provisions) and Section 5.4 and Table 5.4.2 (Regulations Governing R.4 Zones) of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

   5.4.3.4.11.2.1   Minimum **Lot Frontage**

   Despite Table 5.4.2, Row 4, the minimum **Lot Frontage** shall be 12 metres.

   5.4.3.4.11.2.2   Maximum Density

   Despite Table 5.4.2, Row 5, a maximum of 36 bedrooms shall be permitted.

   5.4.3.4.11.2.3   Maximum **Front Yard Setback**

   Despite Table 5.4.2, Row 7, the maximum **Front Yard Setback** shall be 42 metres.

5.4.3.4.11.2.4 <u>Minimum **Rear Yard**</u>

Despite Table 5.4.2, Row 9, the minimum **Rear Yard** shall be 2.0 metres.

5.4.3.4.11.2.5 **Landscaped Open Space**

Despite Table 5.4.2, Row 13, a maximum of 23 parking spaces are permitted in the **Front Yard**.

5.4.3.4.11.2.6 **Off-Street Parking**

Despite Table 5.4.2, Row 14, and Section 4.13, a minimum of 15 **Parking Spaces** shall be provided.

5.4.3.4.11.2.7 <u>Holding Provision</u>

Purpose:

To ensure that development of the subject lands does not proceed until the following condition has been met to the satisfaction of the **City** related to the subject development.

Condition:

1. That a noise study be completed in keeping with the City of Guelph Noise Control Guidelines and approved by the General Manager/City Engineer.

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 34 and substituting a new Defined Area Map 34 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 twelfth day of July, 2021.

Schedules:

Schedule A: Defined Area Map 34

_____
Cam Guthrie, Mayor

_____
Dylan McMahon, Deputy City Clerk

Schedule A