

1563-1576 Gordon Street,  
42 and 48 Lowes Road West, and  
164-182 Dawn Avenue

**Statutory Public Meeting for  
Proposed Zoning By-law Amendment  
Application**

**File: OZS22-006**

**June 13, 2022**

# How to stay informed:

**If you wish to be notified of any future revisions or decisions on these applications, please email [planning@guelph.ca](mailto:planning@guelph.ca)**

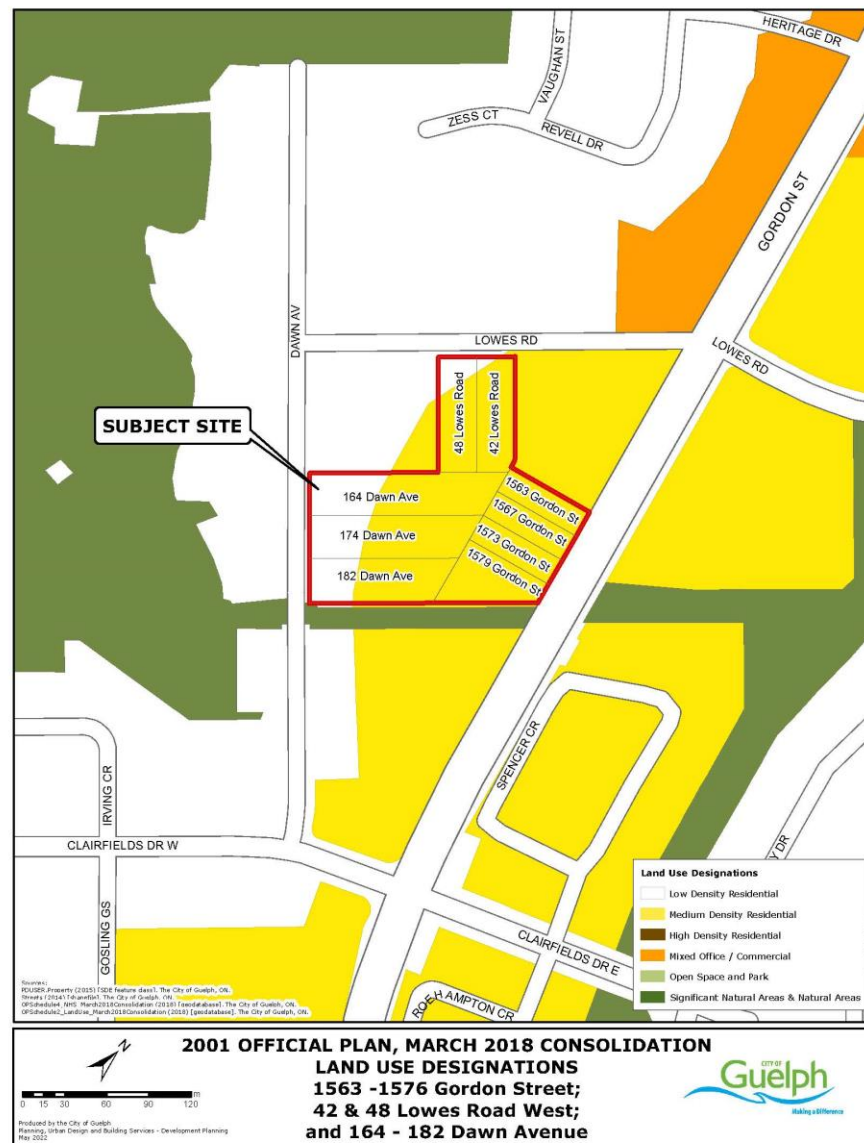
# Location



2021 ORTHOPHOTO  
1563-1576 Gordon Street;  
42 & 48 Lowes Road West;  
and 164-182 Dawn Avenue

Produced by the City of Guelph  
Planning and Building Services - Development Planning  
May 2022

# Existing Official Plan Land Use Designations



# Existing Zoning

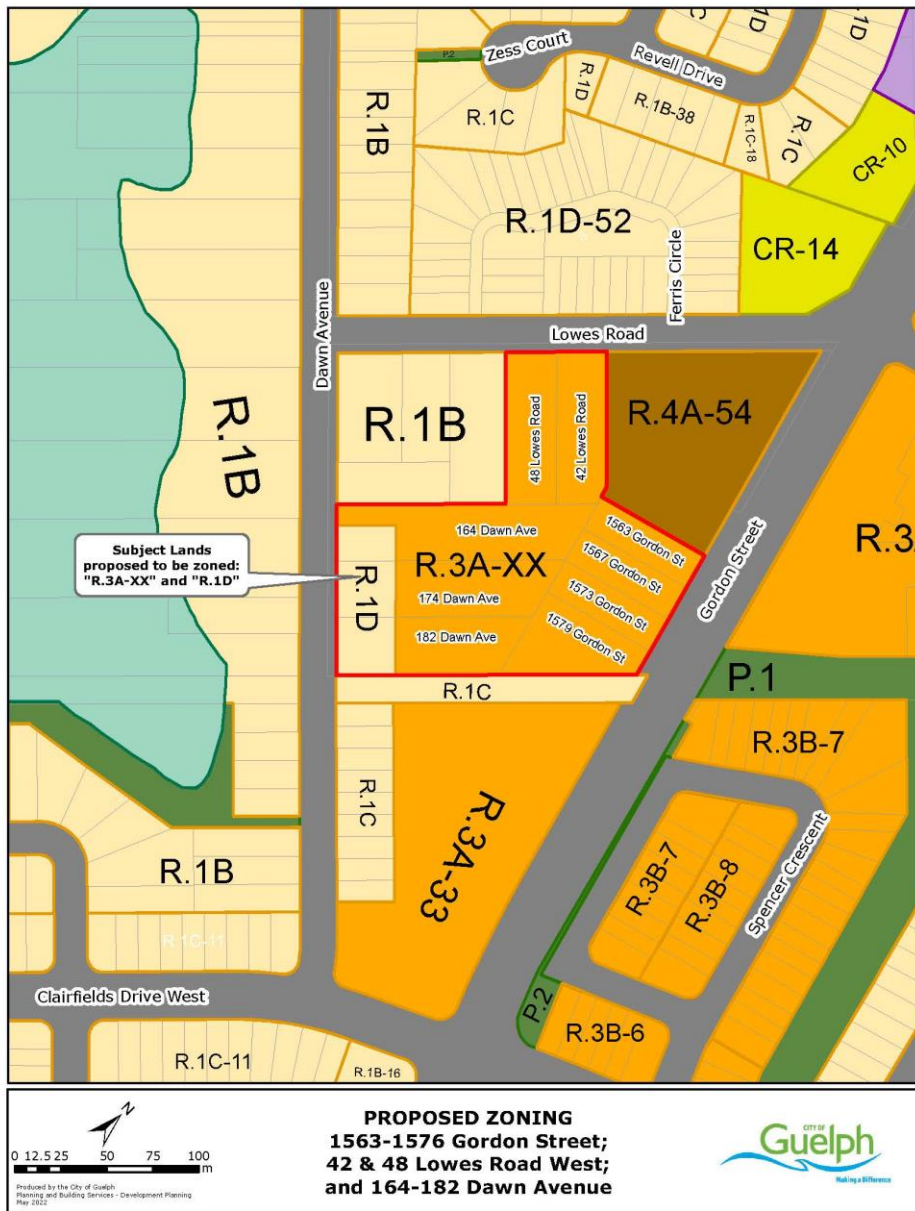


**Existing Zoning**  
**1563 - 1576 Gordon Street;**  
**42 & 48 Lowes Road West;**  
**and 164 - 182 Dawn Avenue**

CITY OF Guelph  
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Planning and Building Services - Development Planning  
Mar 2022

# Proposed Zoning



# Requested Specialized Zoning Regulations (1 of 2)

1. To permit a maximum density of 83 units per hectare, whereas net density is limited to a maximum 60 units per hectare.
2. To permit a minimum lot area of 120 square metres per dwelling unit, whereas a minimum 150 square metres is required.
3. To permit a minimum lot frontage (Dawn Avenue) of 11 metres, whereas a minimum 18 metres is required.
4. To permit a maximum building height of 3.5 storeys (14.5 m), whereas building height is limited to a maximum 3 storeys.

# Requested Specialized Zoning Regulations (2 of 2)

5. To permit a minimum private amenity area of 9 square metres per unit; whereas a minimum 10 square metres per unit is required.
6. To permit a maximum of 32 dwelling units in a row, whereas 12 units in a row is permitted.
7. A severability clause to ensure the site specific policies above continue to apply after future subdivision of the lands through a plan of condominium and/or severance.



# Proposed Conceptual Site Plan



# 3D Massing Model

