

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

Location





0 10 20 40 60 80
m

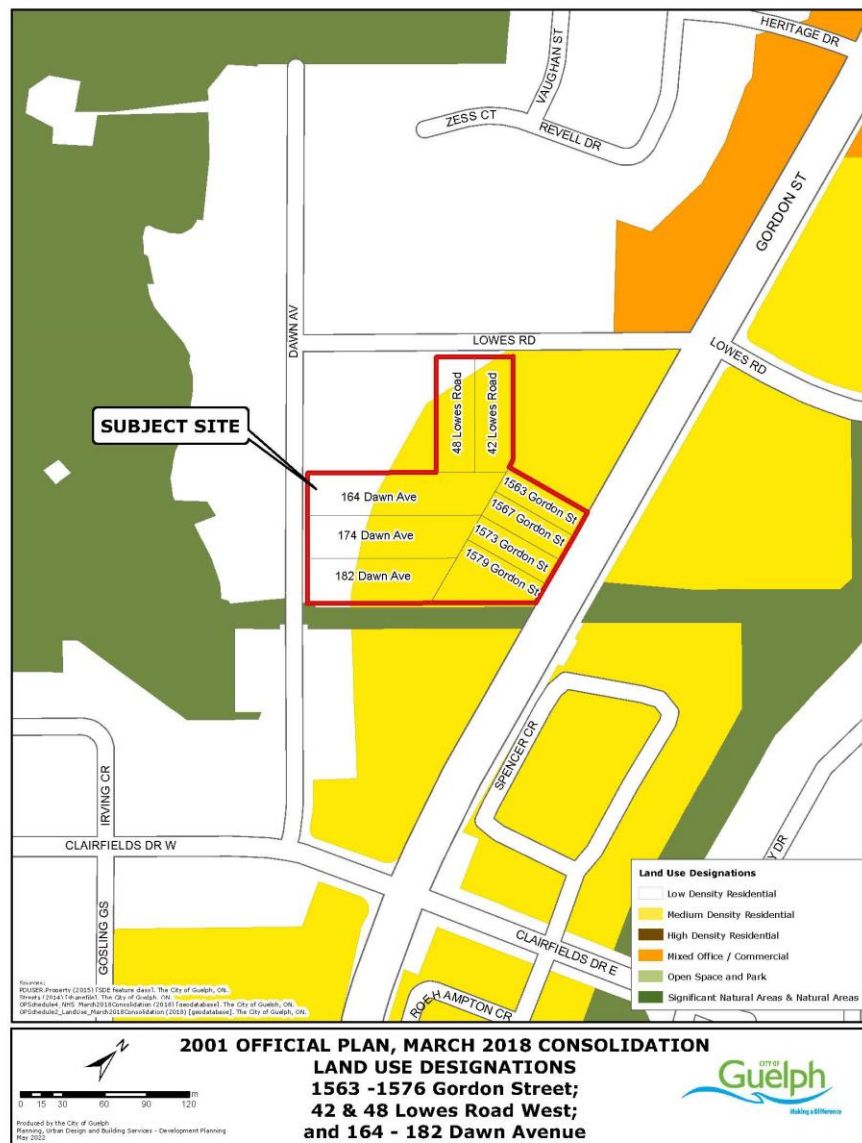
2021 ORTHOPHOTO
1563-1576 Gordon Street;
42 & 48 Lowes Road West;
and 164-182 Dawn Avenue



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


Aerial: 2021/06 (NITDA Property (2021) ENR Aerials), The City of Guelph, ON.
 2021/05 (2021 Address (2021) (ENR Address)), The City of Guelph, ON.
 Guelph2021 Aerial (2021) (ENR Aerial), The City of Guelph, ON.


Existing Official Plan Land Use Designations



Existing Zoning



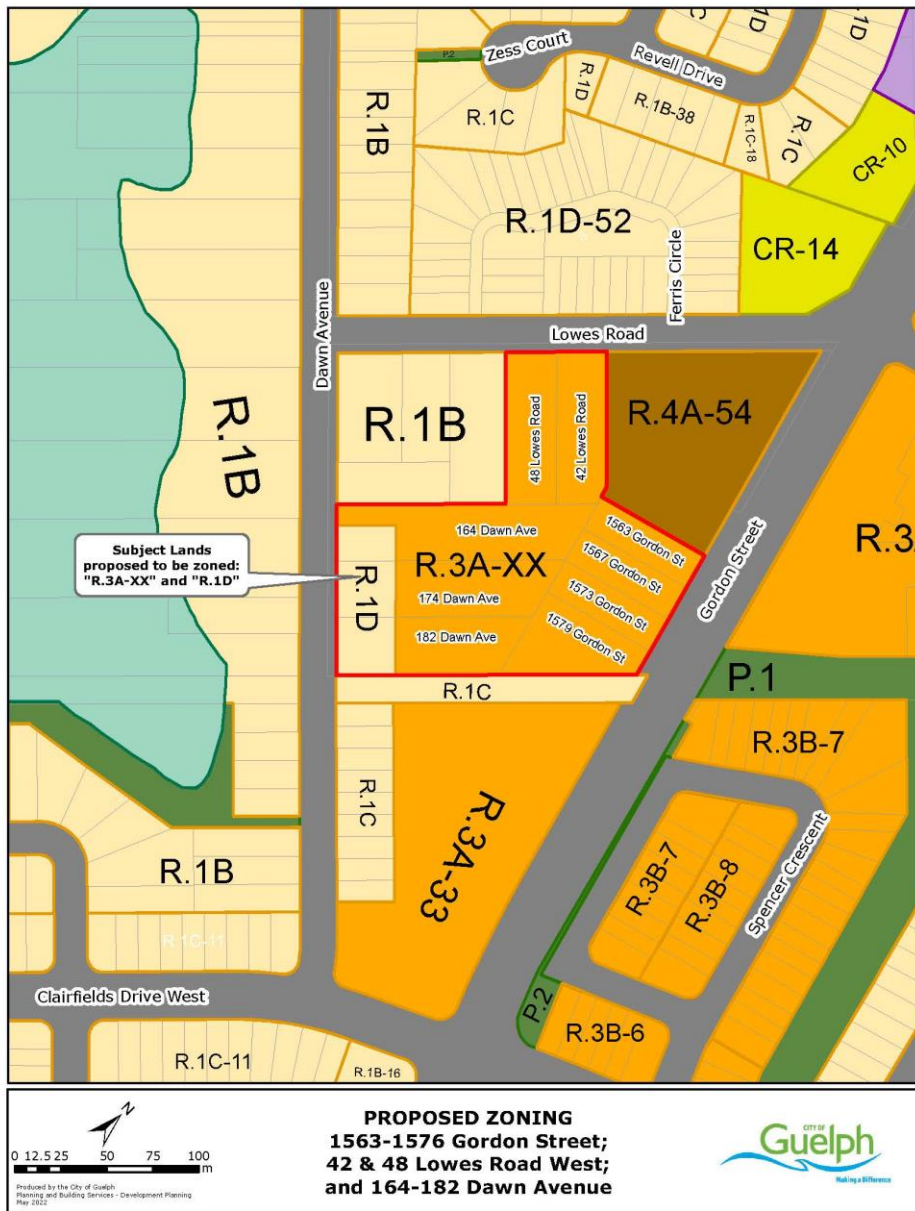

Existing Zoning
1563 - 1576 Gordon Street;
42 & 48 Lowes Road West;
and 164 - 182 Dawn Avenue



Sources:
 Aerial Imagery (2017) FIGO feature class, The City of Guelph, ON.
 HOUSS (2012) ISCE feature class, The City of Guelph, ON.
 Census (2012) (File: CensusData), The City of Guelph, ON.

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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

