

The Corporation of the City of Guelph

By-law Number (2022) - 20741

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 1354 Gordon Street and legally described as Part of Southwest Part of Lot 7, Concession 8 (Geographic Township of Puslinch), as in RO708553, Except Parts 1, 2 and 3, 61R-9367, City of Guelph (File No. OZS19-008).

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 Southwest Part of Lot 7, Concession 8 (Geographic Township of Puslinch), as in RO708553, Except Parts 1, 2 and 3, 61R-9367, City of Guelph, from the existing "Urban Reserve" Zone known as the UR Zone to a new "Specialized Neighbourhood Shopping Centre" Zone, to be known as the NC-12(H) Zone.
2. Section 6.2.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.2.3.1.12:
 - 6.2.3.1.12 NC-12(H)
1354 Gordon Street
As shown on Defined Area Map Numbers 32 and 42 of Schedule "A" of this **By-law**.
 - 6.2.3.1.12.1 Permitted Uses
In addition to the **Uses** listed in Section 6.2.1.1 of this By-law, the following shall also be permitted:
 - **Micro-Brewery or Brew Pub**
 - 6.2.3.1.12.2 Regulations
In accordance with Section 4 (General Provisions), Section 6.2.2 and Table 6.2.2 (Commercial Shopping Centre Regulations); with the following exceptions:

6.2.3.1.12.2.1 Minimum **Side Yard**

6.2.3.1.12.2.1.1 Despite Table 6.2.2, Row 5, the minimum **Exterior Side Yard** shall be 5 metres.

6.2.3.1.12.2.1.2 Despite Table 6.2.2, Row 6, the minimum **Side Yard** shall be 10 metres.

6.2.3.1.12.2.2 **Building Height and Angular Plane**

6.2.3.1.12.2.2.1 Despite Table 6.2.2, Row 8, the maximum **Building Height** shall be 8 **storeys**.

6.2.3.1.12.2.2.2 **Building Height** shall not exceed a 47-degree **Angular Plane** projected from the Gordon Street right-of-way centreline.

6.2.3.1.12.2.3 Net Density

Maximum residential net density shall be 172.4 units per hectare.

6.2.3.1.12.2.4 **Gross Floor Area**

6.2.3.1.12.2.4.1 Despite Table 6.2.2, Row 10, the maximum **Gross Floor Area** shall be 11,000 square metres.

6.2.3.1.12.2.4.2 A minimum 524 square metres of the **Building Gross Floor Area** shall be exclusively devoted to commercial **Uses** and further, shall be located on the ground floor.

6.2.3.1.12.2.5 **Common Amenity Area**

A minimum 2,200 square metres or 20 square metres per **Dwelling Unit** of **Common Amenity Area** shall be provided, whichever is less.

6.2.3.1.12.2.6 **Building Length**

No **Building** shall exceed a maximum length of 75 metres.

6.2.3.1.12.2.7 Surface **Parking Area Length**

No surface off-street **Parking Area** shall exceed a maximum length of 33 metres, inclusive of **Parking Aisles**.

6.2.3.1.12.3 Holding Provision

Purpose:

To ensure that the development of the lands does not proceed until the Owner has met certain conditions to the satisfaction of the **City** with regard to the development of the site.

Condition:

1. The Owner shall obtain approval from the City Engineer/General Manager of Engineering and Transportation Services with respect to the availability of adequate sanitary sewer capacity.
3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Maps 32 and 42 and substituting new Defined Area Maps 32 and 42 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 Ontario Land Tribunal.

Passed this twelfth day of September, 2022.

Schedules:

Schedule A: Defined Area Map 32

Schedule B: Defined Area Map 42

Cam Guthrie, Mayor

Trista Di Lullo, Acting Deputy City Clerk