

33-41 Arkell Road and 1408
Gordon Street

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

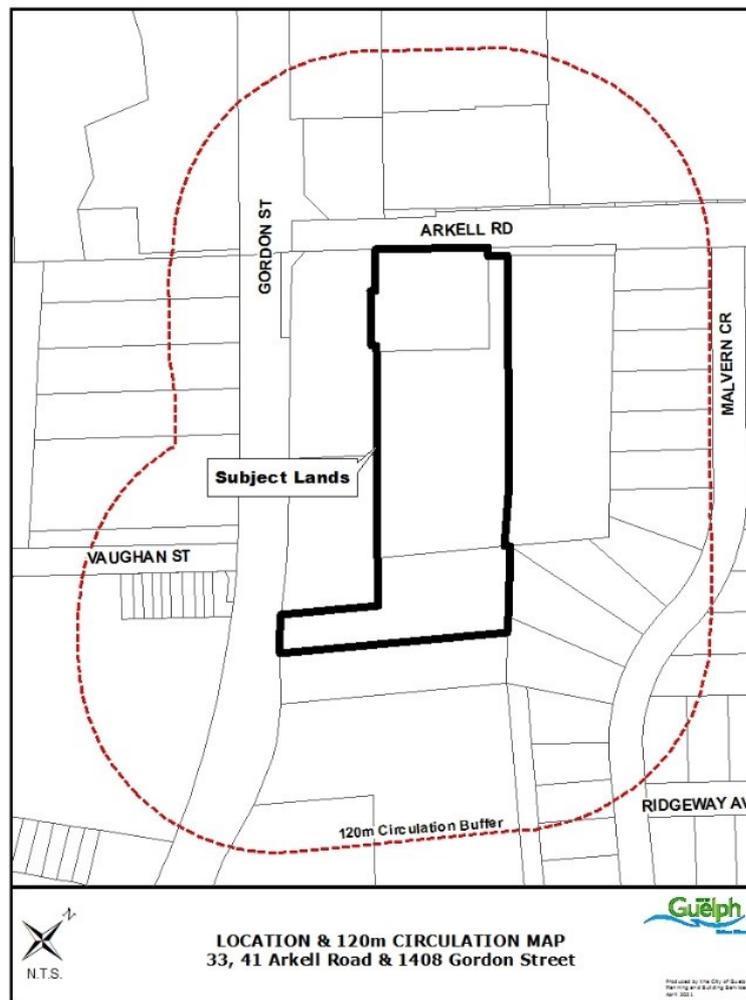
File: OZS21-002

May 10, 2020

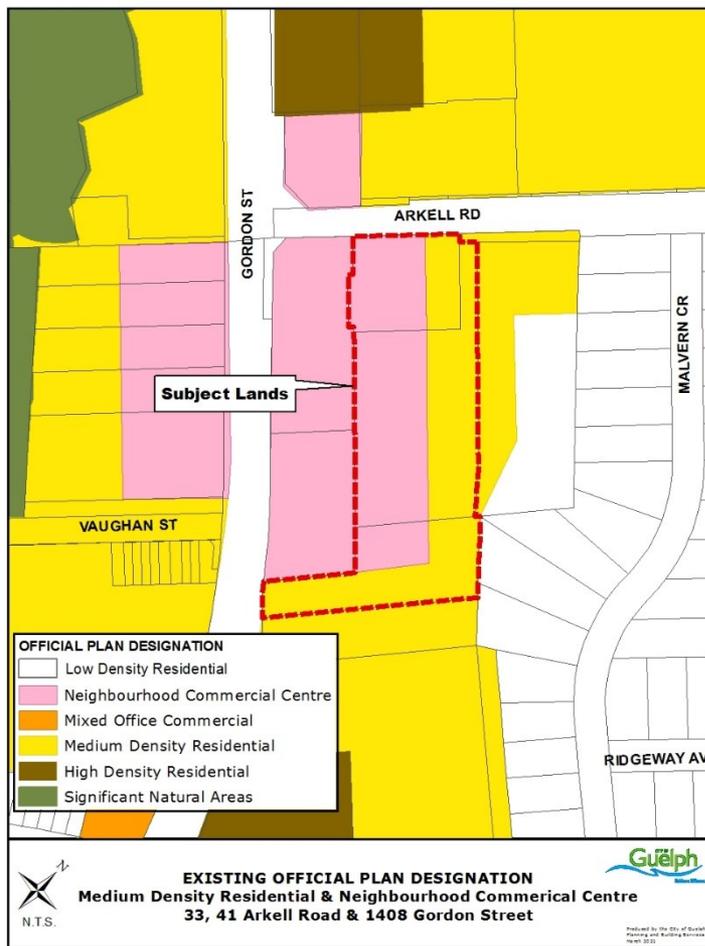
How to stay informed:

If you wish to be notified of any future revisions or decisions on this application, please email planning@guelph.ca

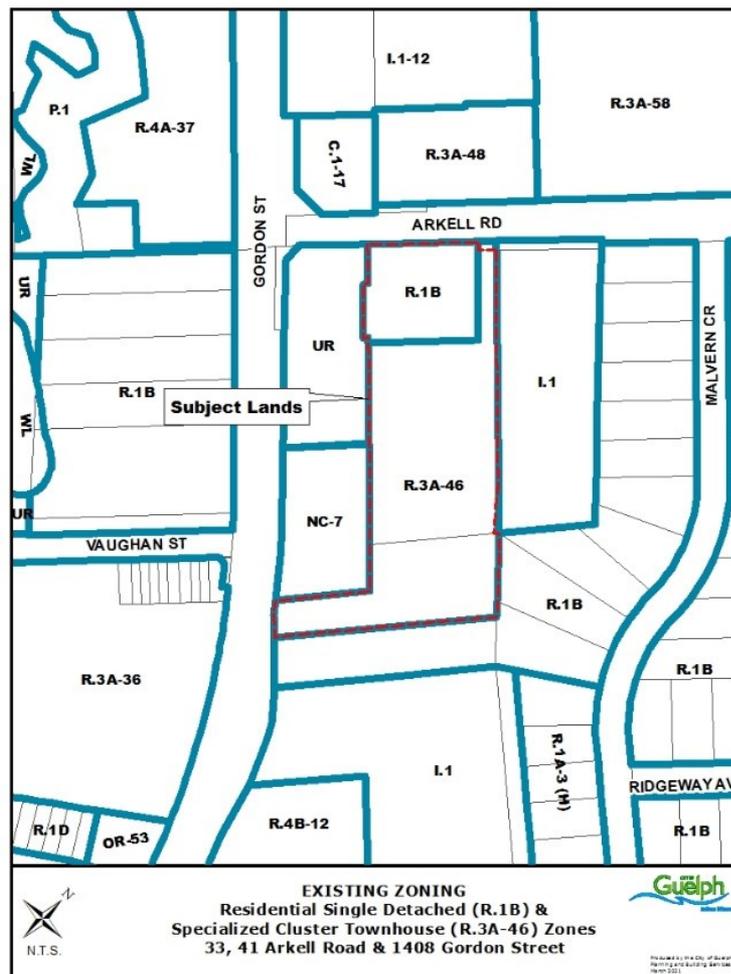
Location



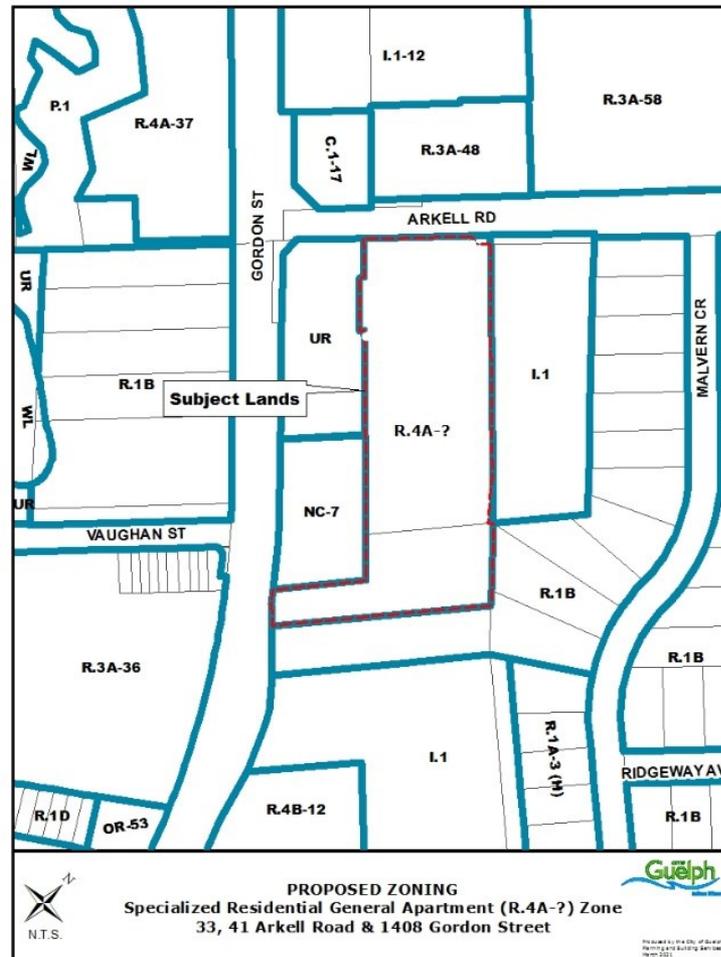
Existing Official Plan Land Use Designations



Existing Zoning



Proposed Zoning



Requested Specialized Zoning Regulations

In addition to the regulations set out in Table 5.4.2 – Residential Apartment Zones of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

To permit commercial use on the ground floor;

To increase the residential density;

To provide site specific parking rates;

To reduce to the front and side yard setbacks, and;

To increase the maximum Floor Space Index (FSI).

Proposed Conceptual Site Plan

