

Attachment-9 Proposed Zoning and Details – 2023 Zoning By-law



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Produced by the City of Guelph
Planning and Building Services - Development Planning
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PROPOSED ZONING - 2023 Zoning By-Law
1373 - 1389 Gordon Street

CITY OF Guelph
Making a Difference

Attachment-9 (continued):

Proposed Zoning: “Natural Heritage System” – NHS

In accordance with [Part C \(General Provisions and Parking\)](#) and [Section 13.3 \(Natural Heritage System\)](#) of Zoning By-law (2023)-20790.

Proposed Zoning: “Specialized Neighbourhood Commercial Centre with Parking Adjustment Suffix” – NCC-18(PA)

In accordance with [Part C \(General Provisions and Parking\)](#) and [Section 7.3.3, Section 7.3.4 and Tables 7.6 to 7.9 \(Mixed-use Corridor and Neighbourhood Commercial Centre zones\)](#) of Zoning By-law (2023)-20790, with the following site-specific regulations and exceptions:

Permitted Use Regulations

- In addition to Table 7.1, an office use shall be permitted to a maximum 450 square metres.

Maximum Lot Area

- Despite Table 7.6, Row B, the maximum lot area shall be 10,074 square metres.

Maximum Building Height and Angular Plane

- Despite Table 7.8, Row B, the maximum building height shall be seven (7) storeys.
- Despite Table 7.9, Row C and Section 4.14.4, the building height shall not exceed an angular plane of 46-degrees projected from the centre line of Gordon Street.

Off-Street Parking

- Despite Table 5.3, Row 12, and Section 5.2.3, the minimum off-street parking for residential uses shall be 1 space per apartment dwelling unit, inclusive of visitor parking.
- Despite Table 5.3, Row 12, and Section 5.2.3, the minimum off-street parking for non-residential uses shall be 3.5 spaces per 100 square metres of gross floor area.

Common Amenity Area

- Despite Table 7.8, Row H, minimum common amenity area shall be provided at a rate of 17 square metres per dwelling unit.