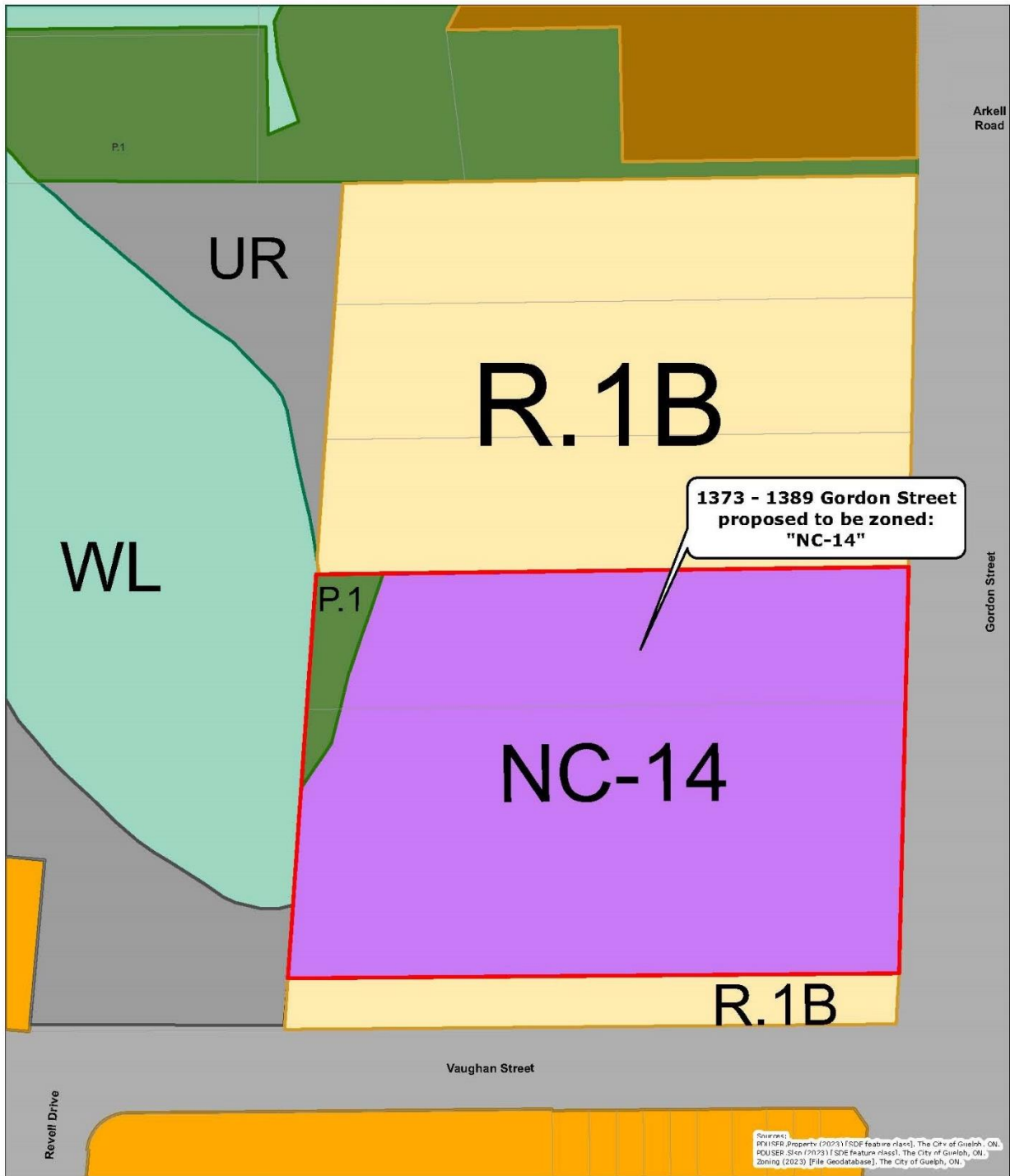


Attachment-8 Proposed Zoning, 1995 By-law



0 5 10 20 30 40 m
Produced by the City of Guelph
Planning and Building Services - Development Planning
May 2023

**Existing Zoning - 1995 Zoning By-Law
1373 - 1389 Gordon Street**

Source(s):
PBA1995_Property (2023) [SDE feature class], The City of Guelph, ON.
PDU5ER_S150 (2023) [SDE feature class], The City of Guelph, ON.
Zoning (2023) [File Geodatabase], The City of Guelph, ON.

Attachment-8 (continued):

Proposed Zoning: "Conservation Land" – P.1

In accordance with Section 4 (General Provisions), [Section 9.2 and Table 9.2 of Zoning By-law \(1995\)-14864](#), as amended.

Proposed Zoning: "Specialized Neighbourhood Commercial" – NC-14

In accordance with Section 4 (General Provisions), [Section 6.2.2 and Table 6.2.2 of Zoning By-law \(1995\)-14864](#), as amended, with the following site-specific regulations and exceptions:

Maximum Lot Area

- Despite Table 6.2.2, Row 2, the maximum lot area shall be 10,074 square metres.

Minimum Side Yard

- Despite Table 6.2.2, Row 6, the minimum side yard setback shall be 7.5 metres.

Maximum Building Height and Angular Plane

- Despite Table 6.2.2, Row 8, the maximum building height shall be 7 storeys.
- Despite Table 6.2.2, Row 8 and Section 4.16, the building height shall not exceed an angular plane of 46-degrees projected from the centre line of Gordon Street.

Maximum Gross Floor Area

- Despite Table 6.2.2, Row 10, the maximum gross floor area shall be 10,880 square metres.

Off-Street Parking

- Despite Table 6.2.2, Row 12, and Section 4.15.2, the minimum off-street parking for residential uses shall be 1 space per apartment dwelling unit, inclusive of visitor parking.
- Despite Table 6.2.2, Row 12, and Section 4.13.4.1, the minimum off-street parking for non-residential uses shall be 3.5 spaces per 100 square metres of gross floor area.

Off-Street Loading

- Despite Table 6.2.2, Row 14, a loading space is not required.

Common Amenity Area

- A minimum common amenity area shall be provided at a rate of 17 square metres per dwelling unit.

Buffer Strips

- In addition to Table 6.2.2, Row 13, buffer strips may consist of a chain link fence when abutting any residential, park or wetland zones.