

# The Corporation of the City of Guelph

## By-law Number (2023) - 20801

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 properties municipally known as 1373 and 1389 Gordon Street and legally described as Part Lot 7, Concession 7, Geographic Township of Puslinch, being Parts 1 and 2, 61R-22009, City of Guelph, County of Wellington (File No. OZS22-001).

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 the lands legally described as Part Lot 7, Concession 7, Geographic Township of Puslinch, being Parts 1 and 2, 61R-22009, City of Guelph, County of Wellington, from the existing "Residential Single Detached" zone, known as the R.1B zone and the existing "Wetland" zone, known as the WL zone to a new "Specialized Neighbourhood Commercial" zone, to be known as the NC-14 zone and the "Conservation Land" zone, known as the "P.1" zone.
2. Section 6.2.3.1 of By-law Number (1995)-14864, as amended, are hereby further amended by adding a new subsection 6.2.3.1.14:

6.2.3.1.14        NC-14  
1373-1381 Gordon Street  
As shown on Defined Area Numbers 32 and 42 of Schedule "A"  
of this **By-law**.

6.2.3.1.14.1     Regulations  
In accordance with Schedule 4 (General Provisions), Section 6.2.1 and Table 6.2.2 (Commercial Shopping Centre Regulations); with the following exceptions:

6.2.3.1.14.2        Maximum Lot Area  
Despite Table 6.2.2, Row 2, the maximum **Lot Area** shall be 10,074 square metres.

6.2.3.1.14.3        Minimum Side Yard  
Despite Table 6.2.2, Row 6, the minimum **Side Yard Setback** shall be 7.5 metres.

6.2.3.1.14.4        Maximum Building Height and Angular Plane

6.2.3.1.14.4.1     Despite Table 6.2.2, Row 8, the maximum **Building Height** shall be 7 **Storeys**.

6.2.3.1.14.4.2     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.

- 6.2.3.1.14.5            Maximum Gross Floor Area  
Despite Table 6.2.2, Row 10, the maximum **Gross Floor Area** shall be 10,880 square metres.
- 6.2.3.1.14.6            Parking
- 6.2.3.1.14.6.1         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.
- 6.2.3.1.14.6.2         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**.
- 6.2.3.1.14.7            Off-Street Loading  
Despite Table 6.2.2, Row 14, a **Loading Space** is not required.
- 6.2.3.1.14.8            Common Amenity Area  
A minimum **Common Amenity Area** shall be provided at a rate of 17 square metres per **Dwelling Unit**.
- 6.2.3.1.14.9            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**.

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 thirteenth day of June, 2023.**

**Schedules:**

Schedule A: Defined Area Map 32 and Defined Area Map 42

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**Cam Guthrie, Mayor**

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**Juan da Silva, Acting City Clerk**