

# The Corporation of the City of Guelph

## By-law Number (2023) - 20802

A by-law to amend By-law Number (2023)-20790, 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 (2023)-20790, is hereby 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 "Neighbourhood Commercial Centre with a Parking Adjustment Suffix and Holding Symbol" zone known as the NCC(PA)(H12) zone, the existing "Medium Density Residential 5 with a Parking Adjustment Suffix and Holding Symbol" zone, known as the RM.5(PA)(H12) zone and the existing "Natural Heritage System" zone known as the NHS zone to a new "Specialized Neighbourhood Commercial Centre with a Parking Adjustment Suffix" zone to be known as the NCC-18(PA) zone and the "Natural Heritage System" zone, known as the NHS zone.
2. Section 18.10 of By-law Number (2023)-20790, as amended, are hereby further amended by adding a new subsection 18.10.17:

- 18.10.17        NCC-18  
1373-1381 Gordon Street  
As shown on Map Numbers 32 and 42 of Schedules A of this **by-law**.
- (a)                Permitted uses  
Despite Table 7.1, an **office use** shall be permitted to a maximum 450 square metres.
- (b)                Regulations  
In accordance with Section C (General Provisions and Parking) and Section D, Table 7.1 and Section 7.3.3 (NCC zone) with the following exceptions:
- (i)                Maximum lot area  
Despite Table 7.6, B (NCC zone), the maximum **lot area** shall be 10,074 square metres.
- (ii)                Maximum building height and angular plane
- (A)                Despite Table 7.8, B, the maximum **building height** shall be 7 **storeys**.

(B) Despite Table 7.9, 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.

(iii) Parking

(A) Despite Table 5.3, Row 12, and Section 5.2.3, the minimum off-street **parking spaces** for residential **uses** shall be 1 **parking space** per apartment **dwelling unit**, inclusive of visitor parking.

(B) Despite Table 5.3, Row 12, and Section 5.2.3, the minimum off-street **parking spaces** for non-residential **uses** shall be 3.5 spaces per 100 square metres of **gross floor area**.

(iv) **Common amenity area**

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

3. Schedule "A" of By-law Number (2023)-20790, is hereby further amended by deleting Map Numbers 32 and 42 and substituting new Map Numbers 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: Map 32 and Map 42

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**Cam Guthrie, Mayor**

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**Juan da Silva, Acting City Clerk**