

The Corporation of the City of Guelph

By-law Number (2022) - 20703

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 lands municipally known as 601 Scottsdale Drive and legally described as Block K, Registered Plan 649, City of Guelph (File# OZS21-012).

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 revising the existing "Service Commercial" Zone known as the SC.1-40 Zone affecting lands legally described as Block K, Registered Plan 649, City of Guelph and municipally known as 601 Scottsdale Drive.
2. Section 6.4.3.1.40, of By-law Number (1995)-14864, as amended, is hereby further amended by adding the following uses and regulations:

6.4.3.1.40.1 Permitted Uses

- **Apartment Building**
- **Residential Suites**

For the purposes of this zone, the following definition shall apply:

Residential Suites: means a **Building** containing 5 or more suites that are used to provide living accommodation where access to each suite is obtained through a common entrance or entrances from the street level and subsequently through a common hall or halls. Each suite shall contain bathroom facilities but does not have exclusive use of a kitchen.

6.4.3.1.40.2.3 Maximum Density

That a maximum density of 150 units per hectare apply to the site for an **Apartment Building** or **Residential Suites**. For the purpose of determining the number of units, a suite shall be considered equivalent to a **Dwelling Unit**.

6.4.3.1.40.2.4 Minimum Off-Street Parking

Despite Section 4.13 and Table 5.4.2, a minimum parking ratio of 1 **Parking Space** per unit and 0.1 visitor parking spaces per unit shall be provided. For the purpose of determining the number of units, a suite shall be considered equivalent to a **Dwelling Unit**.

6.4.3.1.40.2.5 Minimum **Common Amenity Area**

That a minimum **Common Amenity Area** of 1300 square metres be provided.

3. 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 eleventh day of April, 2022.

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk