

The Corporation of the City of Guelph

By-law Number (2024) - 20984

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law for the City of Guelph, as it affects the site municipally known as 33-41 Arkell Road and 1408 Gordon Street (File #OZS21-003).

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, as amended, is hereby further amended by transferring the Lands known municipally as 33-41 Arkell Road and 1408 Gordon Street from the existing Neighbourhood Commercial Centre (NCC) and Specialized Medium Density Residential 6 (RM.6-7) Zones to a revised Specialized Medium Density Residential 6 (RM.6-7) Zone.
2. By-law Number (2023)-20790, as amended, is hereby further amended by deleting the regulations under Section 18.6.7 in their entirety and replacing with the following regulations.

18.6.7 RM.6-7
33-41 Arkell Road and 1408 Gordon Street
As shown on Map 42 of Schedule A of this **by-law**.

(a) Permitted **uses**

Notwithstanding Table 6.1, the following use shall also be permitted:

- **Mixed-use building**

Notwithstanding Table 6.1, the following uses shall also be permitted, to a maximum Gross floor area of 300 square metres:

- **Convenience store**
- **Retail establishment**
- **Medical clinic**
- **Office**
- **Financial establishment**
- **Restaurant**
- **Restaurant, take-out**
- **Service establishment**

(b) Regulations

In accordance with Part C (General Provisions and Parking) and Section 6 (Residential Zones) with the following site-specific exceptions:

(i) Maximum Density (units/ha)

Notwithstanding Table 6.28, the maximum density shall be 115 units per hectare for a **long term care facility** or **retirement residential facility**.

(ii) **Front Lot Line** and **Lot Frontage**

Notwithstanding Table 6.28, the minimum lot frontage shall be 25 metres.

Notwithstanding the definition of 'Front lot line' in Part B, the Arkell Road **lot line** shall be deemed to be the **front lot line**.

(iii) **Side Yard Setback**

Notwithstanding Table 6.29, Row 8, the minimum left **Side Yard** setback shall be 4.5 metres.

(iv) **Building Length**

Notwithstanding Table 6.30, regulations for maximum **building** length shall not apply.

(v) **Building Height**

Notwithstanding Table 6.30, regulations for minimum **building height** shall not apply to portions of a **building** exclusively devoted to non-residential **uses**, including indoor **common amenity areas**.

(vi) **Angular Plane**

Notwithstanding Table 6.31 and Section 4.14.4, the **building height** within 46 metres from the **rear yard lot line** shall not exceed an **angular plane** of 45 degrees projected from **rear yard lot line**.

(vii) **Parking**

Notwithstanding Table 5.1, Row 3, the minimum dimensions of a **parking space** shall be 2.6 metres width by 5.5 metres length (excluding any obstructions).

Notwithstanding Section 5.9, **electric vehicle parking space** requirements shall not apply.

(viii) **Bicycle Parking**

Notwithstanding Table 5.6, a minimum of 46 **bicycle parking spaces**, long term shall be provided for a **retirement residential facility**, including a minimum of 8 spaces that are suitable for tricycles.

Notwithstanding Table 5.6, a minimum of 24 **bicycle parking spaces**, short term shall be provided for all **uses** on the subject lands.

3. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 42 and substituting a new Defined Area Map 42 attached hereto as Schedule 1.

Passed this tenth day of September, 2024.

Schedules:

Schedule 1: Schedule A, Map

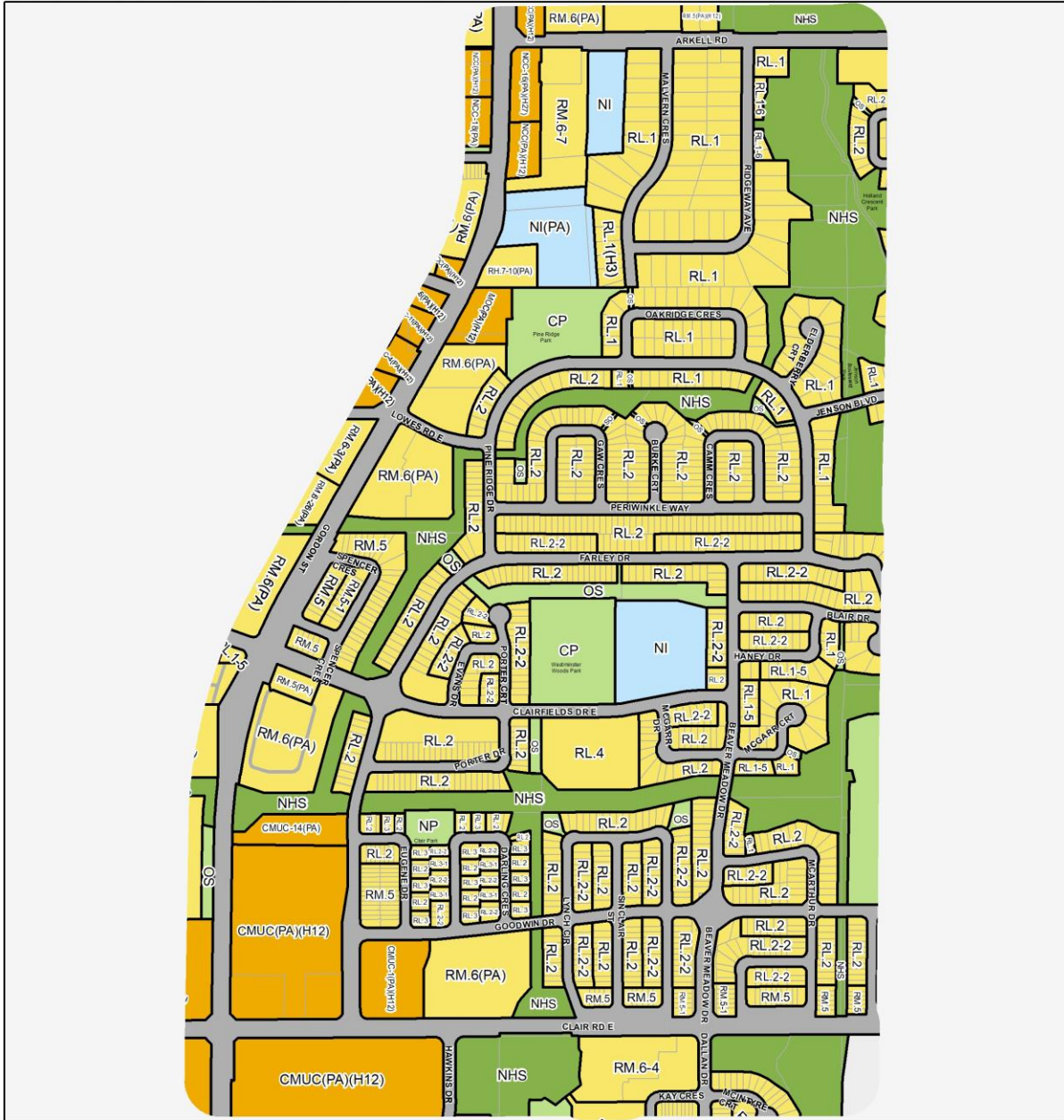
Cam Guthrie, Mayor

Garrett Meades, Acting Deputy City Clerk

Schedule 1

Zoning Bylaw (2023) - 20790
As last amended by By-law (2024) - 20984

Schedule A, Map 42



<p>Residential Zones</p> <ul style="list-style-type: none"> RL.1 (Low Density Residential 1) RL.2 (Low Density Residential 2) RL.3 (Low Density Residential 3) RL.4 (Low Density Residential 4) RM.5 (Medium Density Residential 5) RM.6 (Medium Density Residential 6) RH.7 (High Density Residential) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> CMUC (Commercial Mixed-Use Centre) MUC (Mixed-Use Corridor) NCC (Neighbourhood Commercial Centre) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> MOC (Mixed Office/Commercial) CC (Convenience Commercial) SC (Service Commercial) <p>Downtown Zones</p> <ul style="list-style-type: none"> D.1 (Downtown 1) D.2 (Downtown 2) D.3 (Downtown 3) D.3a (Downtown 3a) <p>Employment Zones</p> <ul style="list-style-type: none"> B (Industrial) 	<p>Institutional Zones</p> <ul style="list-style-type: none"> BP (Corporate Business Park) IRP (Institutional/Research Park) MB (Mixed Business) EMU (Employment Mixed-Use) NI (Neighbourhood Institutional) I.1 (Major Institutional 1 - University of Guelph) I.2 (Major Institutional 2 - University of Guelph) <p>Open Space, Golf Course and Park Zones</p> <ul style="list-style-type: none"> OS (Open Space) 	<p>Natural Heritage System Zone</p> <ul style="list-style-type: none"> NHS (Natural Heritage System) <p>Major Utility Zone</p> <ul style="list-style-type: none"> U (Major Utility) 	<p>Urban Reserve Zones</p> <ul style="list-style-type: none"> UR.1 (Urban Reserve 1) UR.2 (Urban Reserve 2) <p>Zoning Suffixes</p> <ul style="list-style-type: none"> H (Holding Symbol) PA (Parking Adjustment) CDA (Current Development Application) OLT (Ontario Land Tribunal) 	
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Produced by the City of Guelph
Development Planning