

# The Corporation of the City of Guelph

## By-law Number (2020) - 20539

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 property municipally known as 816 Woolwich Street and legally described as Part of Lots 6 and 7, Registered Plan 169, City of Guelph (File# OSZ19-002).

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 lands legally described as Part of Lots 6 and 7, Registered Plan 169, City of Guelph, from the existing "Specialized Highway Service Commercial" Zone known as the SC.2-3 Zone to the new "Specialized Community Shopping Centre" Zone, to be known as the CC-29 Zone.
2. Section 6.2.3.2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.2.3.2.29:

6.2.3.2.29        CC-29  
816 Woolwich Street  
As shown on Defined Area Map Number 22 of Schedule "A" of this **By-law**.

6.2.3.2.29.1     Permitted **Uses**  
In accordance with the permitted **Uses** under Section 6.2.1.2 of **By-law** Number (1995)-14864, as amended, and the following additional **Uses** are permitted:

- **Stacked Townhouse** in accordance with Section 5.3.1.1 of the **By-law**
- **Apartment Building** in accordance with Section 5.4.1.1 of the **By-law**

The following definition shall apply in the CC-29 **Zone**:  
For the purposes of this **Zone**, a **Stacked Townhouse** is defined as: 1 **Building** or **Structure** containing 2 or more **Townhouses**, which are horizontally and vertically divided.

6.2.3.2.29.2     Prohibited **Uses**

- **Carwash, Automatic**
- **Carwash, Manual**
- **Vehicle Gas Bar**
- **Drive-through Facility**

6.2.3.2.29.3 Regulations

In accordance with Section 6.2.2 of the **By-law**, with the following exceptions and additions:

6.2.3.2.29.3.1 Minimum **Landscaped Open Space**:

Despite Table 6.2.2, Row 11, the minimum **Landscaped Open space** shall be 35% of the **Lot**.

6.2.3.2.29.3.2 Maximum Net Density:

Despite Sections 5.3.2.6 and Table 5.4.2, Row 5, the net density for the CC-29 **Zone** shall be a maximum of 150 units per hectare.

6.2.3.2.29.3.3 Minimum Off-Street Parking

Despite Table 6.2.2, Row 14 and Section 4.13.4.1 of the **By-law**, the minimum off-street parking required shall be 1 space per 23 square metres of **Gross Floor Area** for all non-residential **Uses** in this **Zone**.

6.2.3.2.29.3.4 Maximum Commercial **Gross Floor Area**

Despite Table 6.2.2, Row 10, the maximum Commercial **Gross Floor Area** shall be 5,920 square metres.

6.2.3.2.29.3.5 Ministry of Transportation **Setback**

All **Buildings** and **Structures** shall be **Setback** a minimum of 14 metres from the Ministry of Transportation highway property limit.

6.2.3.2.29.3.6 Severability Provision

The **Uses** and regulations of the CC-29 **Zone** shall continue to apply collectively to the whole of the lands zoned as CC-29, despite any future severance or condo registration.

6.2.3.2.29.4 Regulations for **Stacked Townhouses**

In addition to the regulations outlined in Section 6.2.3.2.29.3 and subject to regulations outlined in Section 5.3.2 and Table 4.7 including permitted projections for **Balconies** in R.3 Zones, of the **By-law**, the following exceptions and additions are applicable to **Stacked Townhouses**:

6.2.3.2.29.4.1 Minimum **Rear Yard**

Despite Table 5.3.2, Row 7, and Section 5.3.2.2, the **Rear Yard** shall be a minimum of 5.5 metres.

6.2.3.2.29.4.2 Maximum **Building Height**

Despite Table 5.3.2, Row 9, the maximum **Building Height** shall be 4 **Storeys**.

6.2.3.2.29.4.3 Minimum **Private Amenity Area**

Despite Table 5.3.2, Row 12, and Section 5.3.2.5 a **Private Amenity Area** shall be provided for each unit and it shall have a minimum area as follows:

Below grade units – a minimum of 9 square metres per unit;  
Ground level units – a minimum of 3 square metres per unit;  
and,

Above grade units – a minimum of 3 square metres per unit.

6.2.3.2.29.5 **Regulations for Apartment Buildings**

In addition to the regulations outlined in Section 6.2.3.2.29.3 and subject to regulations outlined in Section 5.4.2 and Table 4.7 including permitted projections for **Balconies** in R.4 Zones of the **By-law**, the following exceptions and additions are applicable to **Apartment Buildings**:

6.2.3.2.29.5.1 **Minimum Common Amenity Area**

Despite Table 5.4.2, Row 12, and Section 5.4.2.4, the minimum **Common Amenity Area** shall be 10 square metres per unit.

6.2.3.2.29.5.2 **Maximum Building Height**

Despite Table 5.4.2, Row 10, the maximum **Building Height** shall be 5 **Storeys**.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 22 and substituting a new Defined Area Map 22 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 Local Planning Appeal Tribunal.

**Passed this ninth day of November, 2020.**

**Schedules:**

Schedule A: Defined Area Map 22

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**

Schedule A

