

The Corporation of the City of Guelph

By-law Number (2021) – 20645

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 520 Speedvale Avenue East and legally described as Block B, Plan 602, City of Guelph (OZS20-006).

Whereas Section 38(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 Block B, Plan 602, City of Guelph, from the existing “Institutional – Educational, Spiritual, and Other Services” Zone known as the I.1 Zone to a new “Specialized Cluster Townhouse” Zone, to be known as the R.3A-67 Zone.
2. Section 5.3.3.1, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.67:

5.3.3.1.67 R.3A-67
520 Speedvale Avenue East
As shown on Defined Area Map Number 49 of Schedule “A” of this **By-law**.

5.3.3.1.67.1 Definitions
The following definitions shall apply in the R.3A-67 Zone:
‘Back-to-Back Townhouse’ shall be defined as a **Building** where each **Dwelling Unit** is divided vertically by common walls, including a common rear wall and common side wall(s), and has an independent entrance to the **Dwelling Unit** from the outside accessed through the **Front Yard, Side Yard** and does not have a **Rear Yard**.
‘Angular Plane from a Lot Line’ shall be defined as an imaginary inclined plane, rising over a **Lot**, drawn at a specified angle from the average horizontal finished grade along the specified **Lot Line**, which together with other **Building** requirements and lot size requirements, delineates the maximum bulk and **Building Height**.

5.3.3.1.67.2 Permitted Uses
Despite Section 5.3.1.1 of this **By-law**, the following additional **Use** shall also be permitted.
• **Back-to-Back Townhouse**

5.3.3.1.67.3 Regulations
In accordance with Section 4 (General Provisions) and Section 5.3.2 and Table 5.3.2 (Regulations Governing R.3 Zones) of Zoning **By-law** (1995)-14864, as amended, with the following

exceptions and additions:

5.3.3.1.67.3.1 Maximum Density

Despite Table 5.3.2, Row 20 and Section 5.3.2.6, a maximum density of 64.75 units per hectare shall be permitted.

5.3.3.1.67.3.2 Minimum **Private Amenity Area** Per Ground Level **Stacked Townhouse** Units

Despite Table 5.3.2, Row 12 and Sections 5.3.2.5.1 a), 5.3.2.5.1 b) and 5.3.2.5.1 c), a **Private Amenity Area** shall be provided for each ground level **Dwelling Unit** and it shall:

- a) have an minimum area of 11.2 m²;
- b) have a minimum depth (measured from the wall of the dwelling unit) of 3.6 metres;
- c) have a minimum width of 3.3 metres.

5.3.3.1.67.3.3 Minimum **Rear Yard Setback**

Despite Table 5.3.2, Row 7, the minimum **Rear Yard Setback** shall be 9.5 metres.

5.3.3.1.67.3.4 Maximum Number of **Dwelling Units**

The maximum number of **Dwelling Units** shall be 52.

5.3.3.1.67.3.5 **Angular Plane from a Lot Line**

In addition to Table 5.3.2, Row 9 and Section 4.16, **Building Height** shall not exceed a 48-degree **Angular Plane** projected from the rear **Lot Line**.

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 49 and substituting a new Defined Area Map 49 attached hereto as Schedule "A".
5. 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 December, 2021.

Schedules:

Schedule A: Defined Area Map 49

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk

