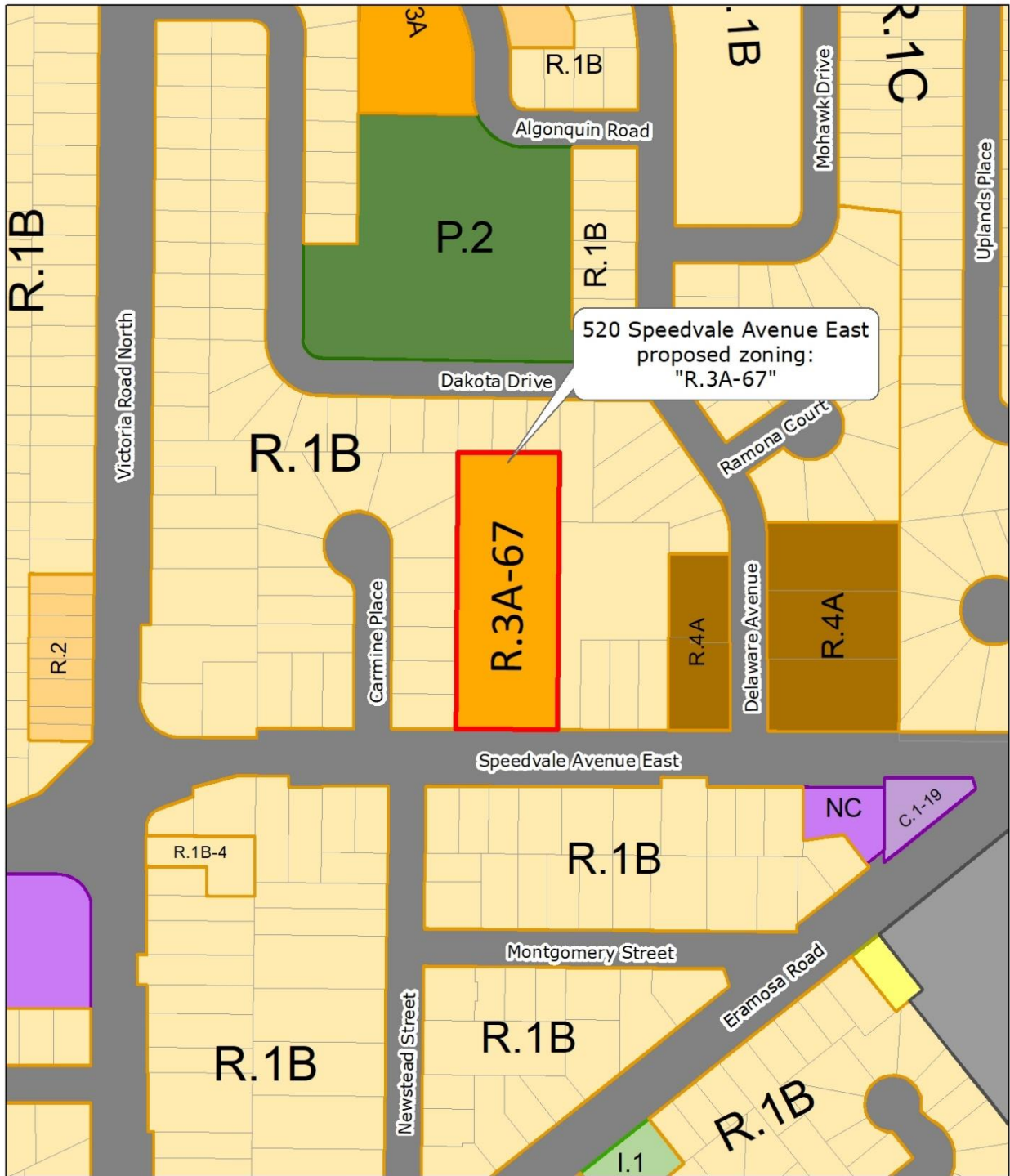


Attachment-8 Proposed Zoning and Details



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Produced by the City of Guelph
 Planning and Building Services - Development Planning
 November 2021

PROPOSED ZONING
520 Speedvale Avenue East

Attachment-8 Proposed Zoning and Details (continued)

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- 5.3 RESIDENTIAL *TOWNHOUSE* (R.3) ZONES
- 5.3.1 PERMITTED USES
The following are permitted *Uses* within the Residential *Townhouse* R.3 *Zone*:
- 15692 5.3.1.1 R.3A – *Cluster Townhouse Zone*
- *Maisonette* dwelling
 - *Stacked Townhouse*
 - *Cluster Townhouse*
 - *Home Occupation* in accordance with Section 4.19
 - *Accessory Use* in accordance with Section 4.23
- 15692 5.3.1.2 R.3B – *On-Street Townhouse Zone*
- *On-Street Townhouse*
 - *Home Occupation* in accordance with Section 4.19
 - *Accessory Use* in accordance with Section 4.23
- 5.3.2 REGULATIONS
- Within the Residential *Townhouse* R.3 *Zones*, no land shall be *Used* and no *Building* or *Structure* shall be erected or *Used* except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.3.2, and the following:
- 5.3.2.1 Maximum *Building* Coverage
- 20134 Despite Row 8 of Table 5.3.2, in an R.3A, *Cluster Townhouse Zone*, where one *Parking Space* per unit is provided underground or *Garages* are attached or designed as an integral part of the dwelling units, the maximum coverage for the *Buildings* shall be 40 per cent.
- 5.3.2.2 Minimum *Side* and *Rear Yards* – R.3A *Zones*
- 5.3.2.2.1 No *Building* shall be located closer to any *Rear* or *Side Lot Line* than a distance equal to one-half the *Building Height*, and in no case less than 3 metres from any *Rear* or *Side Lot Line*.
- 19063 5.3.2.2.2 Deleted by *By-law* (2010)-19063

Attachment-8 Proposed Zoning and Details (continued)

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5.3.2.3 Minimum Distance Between **Buildings** and **Private Amenity Areas**

R.3A Zones

- 20134 5.3.2.3.1 The distance between the front, exterior side and rear face of one **Building** and the front, exterior side and rear face of another **Building**, each of which contains windows to **Habitable Rooms** shall in no case be less than 15 metres.
- 19063 5.3.2.3.2 Deleted by **By-law** (2010)-19063
- 17187
20134 5.3.2.3.3 The distance between the interior **Side Yard** of any two **Buildings** on the same **Lot** shall in no case be less than 3 metres.
- 19063 5.3.2.3.4 No part of a **Private Amenity Area** shall be located within 10.5 metres of a wall in another **Building** containing windows of **Habitable Rooms** which face the **Private Amenity Area**.
- 17187 5.3.2.3.5 The minimum distance between the **Private Amenity Areas** of two separate **Buildings** shall be 6 metres where one **Private Amenity Area** faces any part of the other **Private Amenity Area** or 3 metres where the **Private Amenity Areas** are side by side and aligned parallel to each other. The minimum distance between a **Private Amenity Area** and the wall of another **Building** shall be 6 metres.

5.3.2.4 Minimum **Common Amenity Area** - R.3A Zone

- 5.3.2.4.1
- a) Except for developments which contain less than 20 dwellings, a minimum of 5 m² of **Amenity Area** per dwelling shall be provided and be developed as **Common Amenity Area**. This **Common Amenity Area** shall be aggregated into areas of not less than 50 m².
 - b) Despite Section 5.3.2.4.1 a), the following shall apply to **Stacked Townhouse** developments:
 - i) Except for developments which contain less than 20 dwellings, a minimum of 10 m² of **Amenity Area** per dwelling shall be provided and be developed as **Common Amenity Area**, and be aggregated into areas of not less than 50 m².
 - c) Where combined **Cluster** and **Stacked Townhouses** occur, the **Common Amenity Area** for the site shall be calculated by using the provisions of Section 5.3.2.4.1 b) for the proportion of units which are stacked and utilizing the provisions of Section 5.3.2.4.1 a) for the proportion of units which are **Cluster Townhouse**.

Attachment-8 Proposed Zoning and Details (continued)

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- 5.3.2.4.2 **Amenity Areas** shall be designed and located so that the length does not exceed 4 times the width.
- 5.3.2.4.3 A **Common Amenity Area** shall be located in any **Yard** other than the required **Front Yard** or required **Exterior Side Yard**.
- 5.3.2.4.4 **Landscaped Open Space** areas, **Building** rooftops, patios and above ground decks may be included as part of the **Common Amenity Area** if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges and landscaped areas).
- 5.3.2.5 Minimum **Private Amenity Area** Per **Dwelling Unit**
- 5.3.2.5.1 R.3A **Zone - Cluster Townhouses** and Ground Level **Stacked Townhouse Units**
- A **Private Amenity Area** shall be provided for each unit and it shall:
- a) have a minimum area of 20 m²;
 - b) have a minimum depth (from the wall of the dwelling unit) of 4.5 metres;
 - c) have a minimum width equal to the width of the unit when the layout of the unit permits. If the preceding cannot be accomplished, the minimum width of the **Private Amenity Area** shall be 4.5 metres;
 - 17187 d) not form part of a required **Front** or **Exterior Side Yard**;
 - e) not face onto a public **Street**;
 - f) be accessed through a doorway to a hall or **Habitable Room**, other than a bedroom;
 - g) be separate and not include walkways, play areas, or any other communal area; and
 - 19063 h) be defined by a wall or **Fence**.
 - i) to be a minimum distance of 3.0 metres from a side or rear **Lot Line**.
- 5.3.2.5.2 Despite Section 5.3.2.5.1, for **Stacked Townhouse** units above grade, each **Private Amenity Area** shall:
- a) have a minimum area of 10 m²;
 - b) consist of a patio or terrace; and
 - c) be defined by a wall or railing between adjacent units to a height of 1.8 metres.
- 5.3.2.5.3 For both **Cluster** and **Stacked Townhouse** developments, **Private Amenity Areas** shall be screened in a manner which prevents viewing into a part of it from any adjacent areas to a height of 1.8 metres. The extent of screening may be reduced if such screening would impair a beneficial outward and open orientation of view and

Attachment-8 Proposed Zoning and Details (continued)

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there is not adverse effect on the privacy of the **Private Amenity Area**.

5.3.2.6 Maximum Density of Site

15378 5.3.2.6.1 The maximum density of **Cluster Townhouse** developments shall be 37.5 dwellings per hectare.

5.3.2.6.2 The maximum density for **Stacked Townhouse** Developments shall be 60 dwellings per hectare. This shall be increased by 1 dwelling per hectare for every 6 required resident **Parking Spaces** and associated manoeuvring aisles which are provided underground, up to a maximum density of 75 dwellings per hectare.

5.3.2.6.3 For **Townhouse** developments which consist of a mix of **Stacked** and **Cluster Townhouses**, the densities shall be determined separately for blocks on the property.

15006 5.3.2.7 Additional Front and Exterior Side Yard Regulations

Despite Row 5 of Table 5.3.2, for R.3 blocks not located on **Streets** listed in Section 4.24 and located within the boundaries of Defined Area Map Number 66 of Schedule "A" of this **By-law**, the **Front** or **Exterior Side Yard** shall be the average of the existing **Yards** within the same **City Block Face** and where the average of the existing **Yards** within the same **City Block Face** cannot be determined, the minimum **Front** or **Exterior Side Yard** shall be as set out in Row 5 of Table 5.3.2. Where legal off-street **Parking Spaces** are provided within an enclosed **Structure**, a minimum vehicular access of 6 metres between the **Street Line** and **Structure** shall be provided. In addition, location of units within this Defined Area shall be subject to the provisions of a Sight Line Triangle in Section 4.6.2.

Where a road widening is required in accordance with Section 4.24, the calculation of **Front** or **Exterior Side Yards** shall be as set out in Section 5.3.2.7, provided that the **Yard** is not less than the new **Street Line** established by the required road widening.

17187
19691 5.3.2.8 Maximum Driveway Width R.3B Zone On-Street Townhouses
Maximum **Driveway (Residential)** Width of R.3B **Zone On-Street Townhouses** shall comply with 4.13.7.2.5.

Attachment-8 Proposed Zoning and Details (continued)

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17187, 19691 **TABLE 5.3.2 - REGULATIONS GOVERNING R.3 ZONES**

Row 1	Residential Type	R.3A Zone Cluster Townhouse	R.3A Zone Stacked Townhouse	R.3B Zone On-Street- Townhouse
2	Minimum <i>Lot Area</i>	800 m ²	1,000 m ²	180 m ²
3	Minimum <i>Lot Area Per Dwelling Unit</i>	270 m ²	150 m ²	180 m ²
4	Minimum <i>Lot Frontage</i>	18 metres	18 metres	6 metres
5	Minimum <i>Front Yard</i>	6 metres and as set out in Section 4.24 and 5.3.2.7.		
5a	Minimum <i>Exterior Side Yard</i>	4.5 metres and in accordance with Sections 4.24, 4.28 and 5.3.2.7		
6	Minimum <i>Side Yard</i>	See Section 5.3.2.2.		1.5m from the side of the <i>Building</i> .
7	Minimum <i>Rear Yard</i>	See Section 5.3.2.2.		7.5 metres
8	Maximum <i>Building Coverage</i> (% of <i>Lot Area</i>)	30	40	50
9	Maximum <i>Building Height</i>	3 <i>Storeys</i> and in accordance with Sections 4.16 and 4.18.		
10	Minimum Distance Between <i>Buildings</i>	See Section 5.3.2.3		--
11	Minimum <i>Common Amenity Area</i>	See Section 5.3.2.4		--
12	Minimum <i>Private Amenity Area</i>	See Section 5.3.2.5		--
13	Minimum <i>Landscaped Open Space</i> (% of <i>Lot Area</i>)	40	40	35
14	<i>Buffer Strip</i>	Where an R.3 <i>Zone</i> abuts any other Residential <i>Zone</i> or any Institutional, Park, Wetland, or Urban Reserve <i>Zone</i> a <i>Buffer Strip</i> shall be provided. Buffer strips may be located in a required <i>Side</i> or <i>Rear Yard</i> .		
15	<i>Fences</i>	In accordance with Section 4.20.		
16	Off-Street Parking	In accordance with Section 4.13.		
17	Accessory <i>Buildings</i> or <i>Structures</i>	In accordance with Section 4.5.		
18	Maximum Number of <i>Dwelling Units</i> in a Row	12. Despite the preceding, where units are adjacent to a public <i>Street</i> , the maximum number of <i>Dwelling Units</i> in a row shall be 8.		8
19	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.		
20	Maximum Density of Site	See Section 5.3.2.6		---
21	Maximum <i>Driveway (Residential)</i> width R.3B <i>Zone On-Street Townhouses</i>			See Section 4.13.7.2.5

Attachment-8 Proposed Zoning and Details (continued)

Specialized R.3A-67 (Residential Cluster Townhouse) Zone:

Regulations

In accordance with Section 4 (General Provisions) and Section 5.3 and Table 5.3.2 (Regulations Governing R.3 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

Permitted Uses

In addition to the permitted uses set out in Section 5.3.1.1, of Zoning By-law (1995)-14864, as amended, the following additional use shall be permitted:

Back-to-back Townhouse

For the purposes of this By-law, a '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.

Net Density

The residential net density for the R.3A-67 Zone shall be a maximum of 64.75 dwellings (units) per hectare, whereas Table 5.3.2, Row 20 and Section 5.3.2.6.2 of the Zoning By-law permits a maximum net density of 60 dwellings (units) per hectare for stacked townhouse developments with at-grade parking.

Private Amenity Area

Despite Table 5.3.2, Row 12 and Section 5.3.2.5, private amenity area of ground level stacked townhouse dwelling units can:

- Have an area of 11.2 square metres, whereas a minimum area of 20 square metres is required.
- Have a minimum depth (from the wall of the dwelling unit) of 3.6 metres, whereas a minimum depth of 4.5 metres is required.
- Have a minimum width of 3.3 metres, whereas a minimum width of 4.5 metres is required.

Angular Plane

In addition to Table 5.3.2, Row 9 and Section 4.16 of Zoning By-law (1995)-14864, as amended, building height shall not exceed a 48-degree angular plane projected from the rear lot line.

For the purposes of this By-law, a '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.

Attachment-8 Proposed Zoning and Details (continued)

Rear Yard Setback

Despite Table 5.3.2, Row 7 and Section 5.3.2.2, the minimum rear yard setback shall be 9.5 metres.

Maximum Number of Dwelling Units

The maximum number of dwelling units shall be 52.