

# Comprehensive Zoning Bylaw Review

Putting Guelph's vision  
into place.

Statutory Public Meeting  
July 13, 2022



# Project Timeline



## Phase 1

Project Initiation (January to March 2019)



## Phase 2

Research and Analysis (January to December 2019)



## Phase 3

Phase 3 First Draft Zoning Bylaw (Q4 2021)



## Phase 4

Phase 4 Final Zoning Bylaw and Decision (Q3 2022 – Q1 2023)



## Phase 5

Implementation and Appeals (2023+)

We are here



# Background

- Project initiation- January 2019
- Discussion papers- October 2019
  - Comprehensive Zoning Bylaw Review Discussion Paper
  - Guelph Parking Standards Discussion Paper, prepared by IBI Group
- Additional Residential Unit Update- December 2020
- Council parking workshop- April 2021
- Release of draft Zoning Bylaw and mapping- November 2021



# Proposed Official Plan Amendment

## Purpose and Effect

- Site-specific land use designation changes to recognize existing uses and zoning permissions
  - Site-specific policy for some properties to recognize increased density permission (100 units per hectare) within the low density residential designation
  - Changes site-specific low density residential properties to medium and high density residential
  - Changes site-specific low density residential property to Mixed/Office Commercial (30 Edinburgh Rd N)



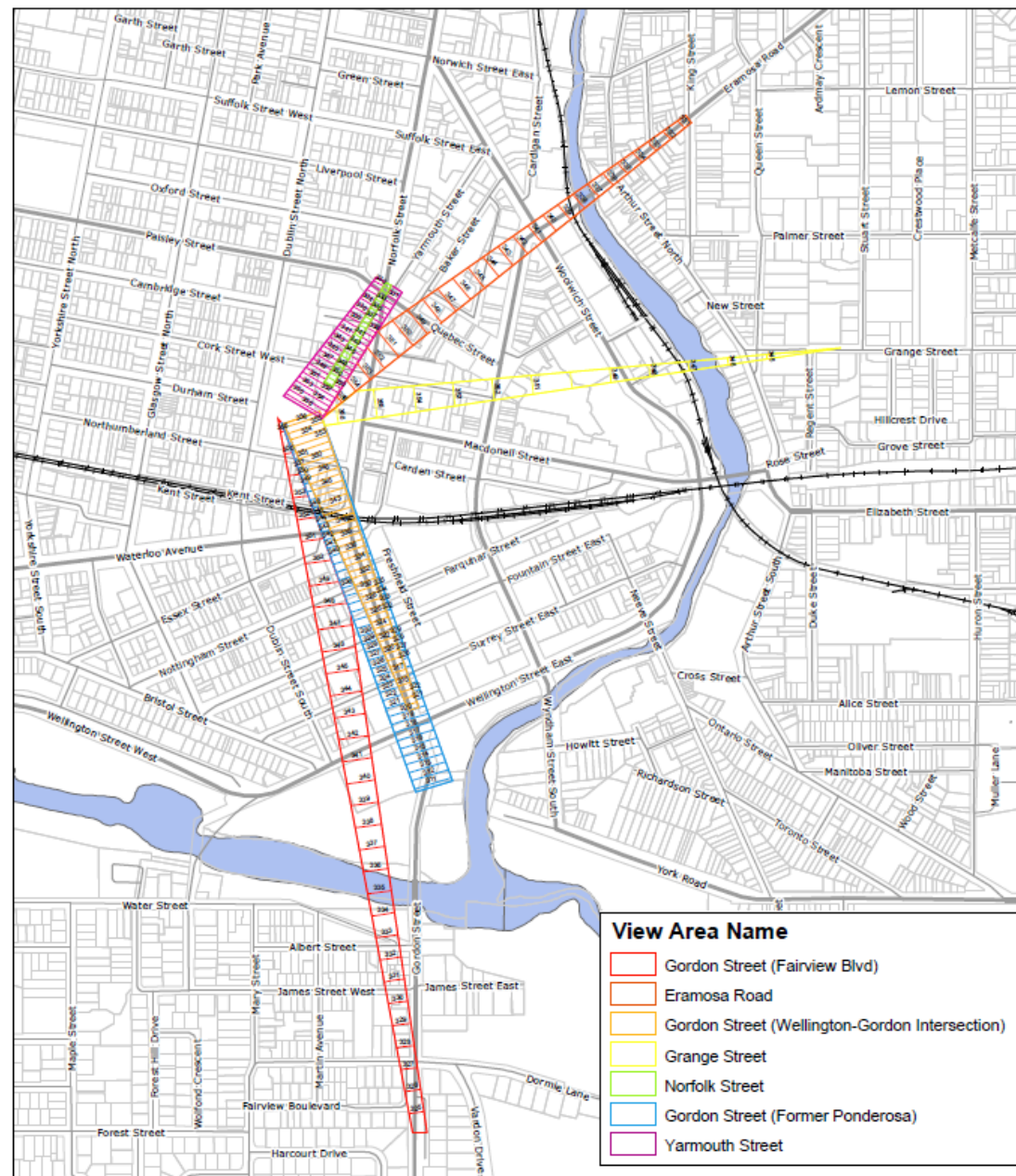
# Proposed Zoning Bylaw

- Repeals and replaces Zoning Bylaw (1995)-14864 in its entirety
- Key principles:
  - Alignment with the current Official Plan
  - Contemporary zoning practices
  - Usability of the bylaw
  - Complies with Accessibility for Ontarians with Disabilities Act (AODA)
  - Interactive to assist in navigation
  - Pre-zones land
  - Emphasis on built form
  - Flexible zones
  - Simplified uses
  - Respects recent development approvals
  - Streamlines the development review process



# Schedule B-3: Protected View Area Overlay

- Recommendation:  
That Schedule B-3:  
Protected View Area  
Overlay be approved  
as an amendment to  
Zoning Bylaw  
(1995)-14864
- Replaces Defined  
Area Map 63



Attachment 6-  
Schedule B-3:  
Protected View Area Overlay

# Phase 3 Community Feedback

What we heard:

- Purpose of creating a new Zoning Bylaw
- Legal non-conforming/non-complying properties
- Status of existing minor variances
- Two-year moratorium
- Servicing holding provision (H13)



# Phase 3 Community Feedback, continued

What we heard:

- Prescriptive versus flexible regulations
- Driveway and garage width regulations
- Parking rates (minimum and maximums)
- Exclusionary zoning
- Shipping containers

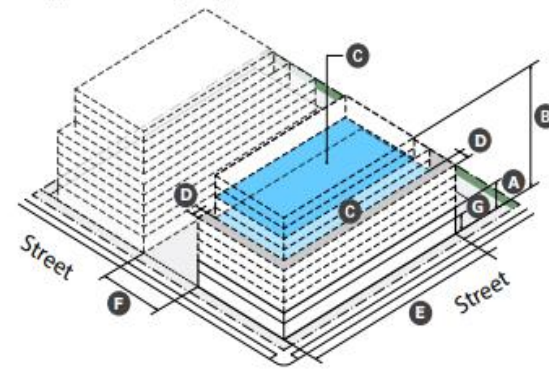




# Prescriptive versus flexible regulations

- Pre-zoning- allows additional development permission beyond the current zoning bylaw
- Regulations based on built-form guideline recommendations
- Provides certainty and consistency
- Help to achieve City's vision and objectives
- Streamlines development approval process
- Exceptions built in where appropriate

(c) Building regulations



Active frontage area regulation



- A Min first storey height
- B Min number of active entrances and location of active entrance at grade
- Min 50% of surface area transparent window or active entrances



# Driveway width regulations

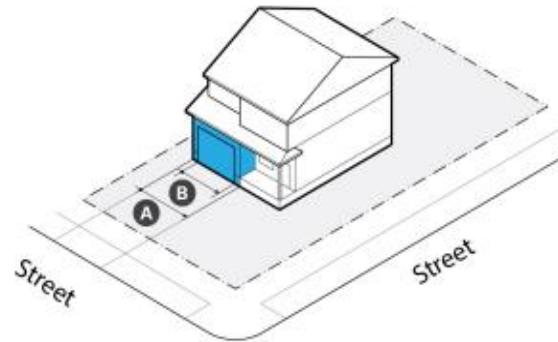
- Semi-detached and on-street townhouse regulations revised to allow additional flexibility
- 50% of the lot frontage or 5 metres, whichever is less
- Recognizes existing permission for 6 metre wide driveways on 12 metre wide lots



# Garage width regulations

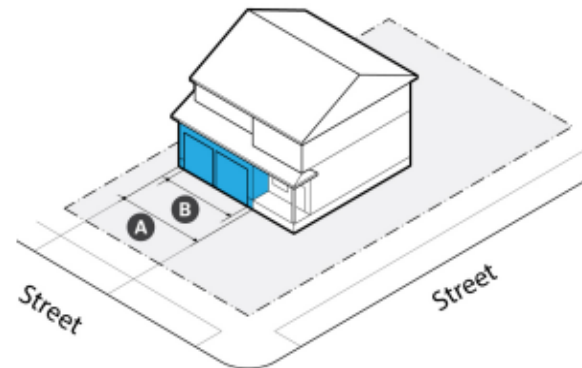
- Added flexibility proposed
- Regulations revised to align with the maximum driveway width

Garage width - single door garage



- A Driveway width
- B Garage width

Garage width - double door garage



- A Driveway width
- B Garage width



# Parking rates (min. and max.)

- Based on the recommendations of the IBI Group- Guelph Parking Standards discussion paper
- Maintained the geographic approach to parking- parking adjustment (PA) areas
- Added visitor parking requirements for mixed-use buildings



# Exclusionary Zoning

- Permits a variety of housing types within low density residential zones
- Small apartment buildings and on-street townhouses (3 units permitted in RL.1 and RL.2 zones)
- Additional residential dwelling units permitted (within the primary dwelling and in a detached building on the same lot)
- Small-scale convenience commercial uses recognized within residential neighbourhoods



# Shipping Containers

- Clarity added to the proposed zoning bylaw
- Permitted use as outdoor storage (some employment and service commercial zones)
- 1 shipping container per 0.4 hectares to a maximum of 4
- Maximum size- 3 metres by 17 metres
- In accordance with outdoor storage
  - Located in rear yard
  - Visual screening
  - Not located in landscaped open space, buffer strips or required parking spaces



# Shipping Containers, continued



# Zoning Bylaw revisions

- Added clarity throughout the bylaw
- Updated typographical errors and omissions
- Bylaw made interactive with navigation links
- Transition provisions timing updated
- Added visitor parking requirements for mixed-use buildings
- Added Bicycle parking space design and location regulations
- Revised garage and driveway width regulations





# Zoning Bylaw revisions, continued

- Added flexibility in low density residential zone permissions
- Simplified common amenity area requirements
- Revised landscaped open space requirement for mixed-use zones
- Added flexibility to some built form regulations
- Revised (H13) Holding provision wording
- Reviewed and revised site-specific property inquiries, where appropriate
- Incorporated recent development approvals
- Included Schedule A and B, updated mapping



## Next Steps

- Public engagement
- Review public feedback
- Council decision meeting in Q1 2023
  
- Materials available at **[guelph.ca/zoningreview](https://guelph.ca/zoningreview)**

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