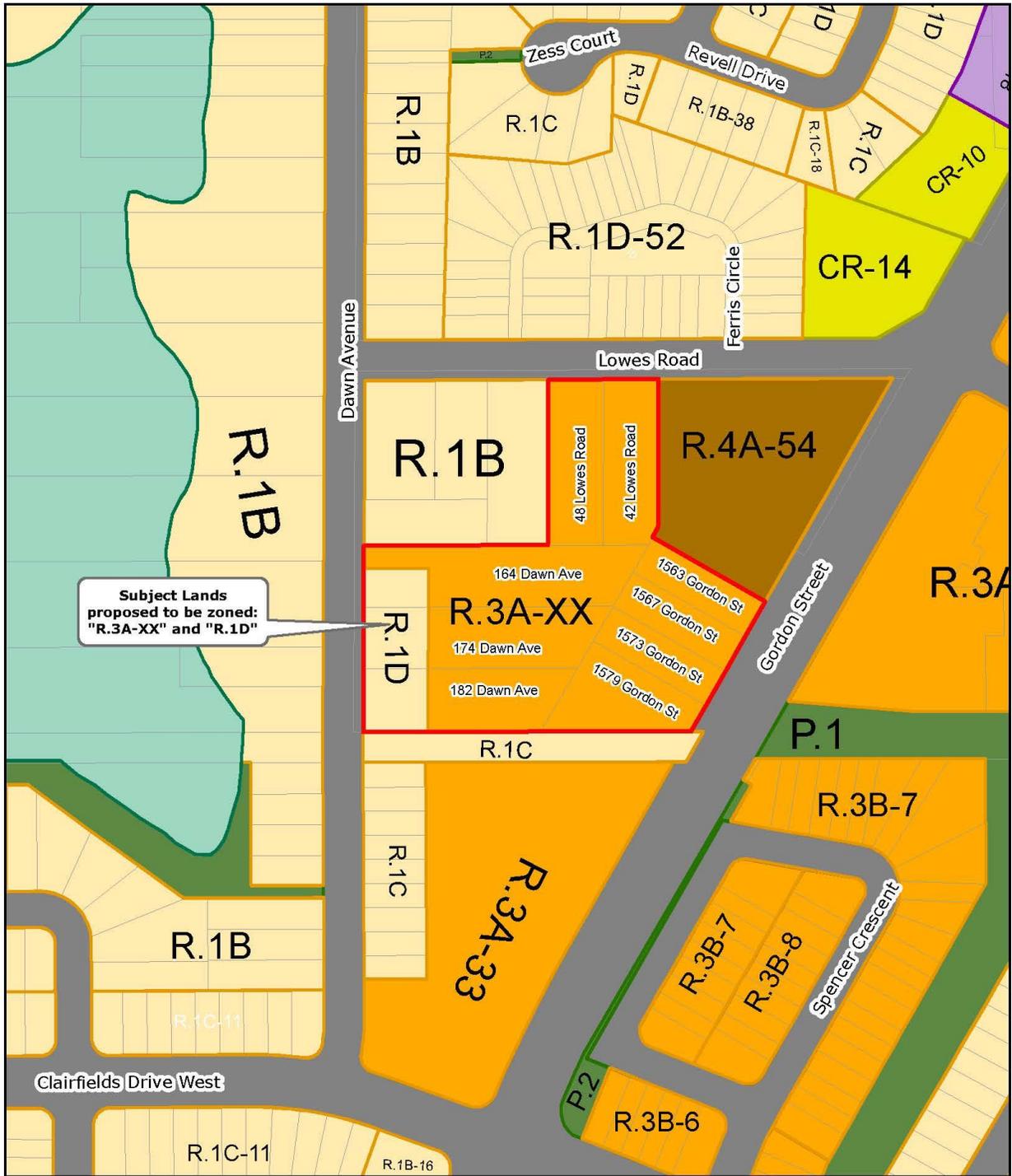


# Attachment-5: Proposed Zoning



Produced by the City of Guelph  
Planning and Building Services - Development Planning  
May 2022

**PROPOSED ZONING**  
**1563-1576 Gordon Street;**  
**42 & 48 Lowes Road West;**  
**and 164-182 Dawn Avenue**

## Attachment-5 (continued): Proposed Zoning

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### SECTION 5 – RESIDENTIAL ZONES

#### 5.1 RESIDENTIAL SINGLE DETACHED (R.1) ZONES

##### 5.1.1 PERMITTED USES

The following are permitted **Uses** within the R.1A, R.1B, R.1C, and R.1D **Zones**:

- **Single Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25

18116

##### 5.1.2 REGULATIONS

Within the Residential 1 (R.1) **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 listed in Table 5.1.2, and the following:

15378 5.1.2.1 Despite Row 7 of Table 5.1.2, where a **Garage, Carport** or **Parking Space** is not provided in accordance with Section 4.13.2.1, one **Side Yard** shall have a minimum dimension of 3 metres.

15006 5.1.2.2 Despite any required **Side Yard** on a residential **Lot, Carports** shall be permitted provided that no part of such **Carport** is located closer than 0.6 metres to any **Side Lot Line**.

20134 5.1.2.3 In the event that there is a transformer easement on a particular **Lot**, portions of the **Single Detached Dwelling** may be required to be **Setback** further than specified in Row 6 of Table 5.1.2 in order that a minimum separation of 3 metres may be maintained between the transformer easement and any part of the dwelling.

5.1.2.4 Despite Rows 6 and 8 of Table 5.1.2, **Buildings** or **Structures** located on **Through Lots** shall have a **Setback** the same as the nearest adjacent **Main Building** and in accordance with Section 4.24.

5.1.2.5 Despite Row 4 of Table 5.1.2, the minimum **Lot Frontage** for a **Corner Lot** in a R.1D **Zone** shall be 12 metres.

15006 5.1.2.6 Despite Row 4 of Table 5.1.2, the **Lots** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Lot Frontage** of the average **Lot Frontage** established by the existing

## Attachment-5 (continued): Proposed Zoning

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**Lots** within the same **City Block Face**, but in no case less than 9 metres. Nothing in this section shall require the minimum **Lot Frontage** to be greater than the minimum **Lot Frontage** established in Table 5.1.2. Where the average **Lot Frontage** of the existing **Lots** on the **Block Face** cannot be determined, the minimum **Lot Frontage** shall be as indicated in Table 5.1.2.

15006 5.1.2.7 Despite Row 6 of Table 5.1.2, the minimum **Front** or **Exterior Side Yard** for dwellings located within Defined Area Map Number 66 of Schedule "A" of this **By-law**, shall be:

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- i) The minimum **Front Yard** or **Exterior Side Yard** shall be 6 metres or the average of the **Setbacks** of the adjacent properties. Where the off-street **Parking Space** is located within a **Garage** or **Carport**, the **Setback** for the **Garage** or **Carport** shall be a minimum of 6 metres from the **Street Line**.
- ii) In accordance with Section 4.6 and 5.1.2.3; and
- iii) In accordance with the Ontario Building Code, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to **Buildings**.

Where a road widening is required in accordance with Section 4.24, the calculation of the required **Front** or **Exterior Side Yard** shall be as set out in Section 5.1.2.7, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.

15006 5.1.2.8 Despite Row 7 of Table 5.1.2, properties **Zoned** R.1B or R.1C with **Buildings** over 2 **Storeys** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Side Yard** requirement of 1.5 metres.

15006 5.1.2.9 Deleted.

15692 5.1.2.10 Despite Row 7 of Table 5.1.2 in the R.1A Zone, where a **Building** has a one **Storey** portion and a 1.5 to 2 **Storey** portion, the required **Side Yard** shall be 1.5m from the **Side Lot Line** to the foundation wall of the 1 **Storey** portion and 2.4m from the **Side Lot Line** to the wall of the 1.5 to 2 **Storey** portion.

17187 5.1.2.11 Where **Lots** have less than 12 metres of **Frontage**, the **Garage** is limited to a maximum of 55% of the **Lot** width (as measured at the **Front Yard Setback**).  
18116

## Attachment-5 (continued): Proposed Zoning

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15006, 15378, 17187, 18116, 19063, 19691

**TABLE 5.1.2 - REGULATIONS GOVERNING R.1 ZONES**

| 1  | Residential Type   | <i>SINGLE-DETACHED DWELLINGS</i>  |   |   |  |
|----|--|---|---|---|--|
| 2  | <i>Zones</i>   | R.1A  | R.1B  | R.1C  | R.1D   |
| 3  | Minimum <i>Lot Area</i>  | 555 m <sup>2</sup>  | 460 m <sup>2</sup>  | 370 m <sup>2</sup>  | 275 m <sup>2</sup>   |
| 4  | Minimum <i>Lot Frontage</i>  | 18 metres and in accordance with Section 5.1.2.6.   | 15 metres and in accordance with Section 5.1.2.6.   | 12 metres and in accordance with Section 5.1.2.6.   | 9 metres and in accordance with Sections 5.1.2.5 and 5.1.2.6.      |
| 5  | Maximum <i>Building Height</i>   | 3 <i>Storeys</i> and in accordance with Section 4.18.   |   |   |  |
| 6  | Minimum <i>Front Yard</i>  | 6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.   |   |   |  |
| 6a | Minimum <i>Exterior Side Yard</i>  | 4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.   |   |   |  |
| 7  | Minimum <i>Side Yard</i><br>1 to 2 <i>Storeys</i><br>Over 2 <i>Storeys</i> | 1.5 metres<br>2.4 metres<br>and in accordance with Sections 5.1.2.1 and 5.1.2.2.  | 1.5 metres<br>2.4 metres<br>and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2. | 1.2 metres<br>1.2 metres<br>and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2. | 0.6 metres<br>and in accordance with Sections 5.1.2.1 and 5.1.2.2. |
| 8  | Minimum <i>Rear Yard</i>   | 7.5 metres or 20% of the <i>Lot Depth</i> , whichever is less and in accordance with Section 5.1.2.4.   |   |   |  |
| 9  | Accessory <i>Buildings</i> or <i>Structures</i>                            | In accordance with Section 4.5.   |   |   |  |
| 10 | <i>Fences</i>  | In accordance with Section 4.20.  |   |   |  |
| 11 | Off-Street Parking   | In accordance with Section 4.13.  |   |   |  |
| 12 | Minimum <i>Landscaped Open Space</i>                                       | The <i>Front Yard</i> on any <i>Lot</i> , excepting the <i>Driveway (Residential)</i> shall be landscaped and no parking shall be permitted within this <i>Landscaped Open Space</i> . Despite the definition of <i>Landscaped Open Space</i> , a minimum area of 0.5 metres between the <i>Driveway (Residential)</i> and nearest <i>Lot Line</i> must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species. |   |   |  |
| 13 | Garbage, Refuse and Storage  | In accordance with Section 4.9.   |   |   |  |
| 14 | <i>Garages</i>   | For those <i>Lots</i> located within the boundaries indicated on Defined Area Map Number 66, attached <i>Garages</i> shall not project beyond the main front wall of the <i>Building</i> . Where a roofed porch is provided, the <i>Garage</i> may be located ahead of the front wall of the dwelling (enclosing <i>Habitable Floor Space</i> on the first floor) equal to the projection of the porch to a maximum of 2 metres.  |   |   |  |

## Attachment-5 (continued): Proposed Zoning

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|                 |   |
|-----------------|---|
| 5.3             | <u>RESIDENTIAL <b>TOWNHOUSE</b> (R.3) <b>ZONES</b></u>  |
| 5.3.1           | <u>PERMITTED <b>USES</b></u><br>The following are permitted <b>Uses</b> within the Residential <b>Townhouse</b> R.3 <b>Zone</b> :   |
| 15692 5.3.1.1   | <u>R.3A – <b>Cluster Townhouse Zone</b></u> <ul style="list-style-type: none"><li>• <b>Maisonette</b> dwelling</li><li>• <b>Stacked Townhouse</b></li><li>• <b>Cluster Townhouse</b></li><li>• <b>Home Occupation</b> in accordance with Section 4.19</li><li>• <b>Accessory Use</b> in accordance with Section 4.23</li></ul>                        |
| 15692 5.3.1.2   | <u>R.3B – <b>On-Street Townhouse Zone</b></u> <ul style="list-style-type: none"><li>• <b>On-Street Townhouse</b></li><li>• <b>Home Occupation</b> in accordance with Section 4.19</li><li>• <b>Accessory Use</b> in accordance with Section 4.23</li></ul>  |
| 5.3.2           | <u>REGULATIONS</u><br>Within the Residential <b>Townhouse</b> R.3 <b>Zones</b> , no land shall be <b>Used</b> and no <b>Building</b> or <b>Structure</b> shall be erected or <b>Used</b> 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         | <u>Maximum <b>Building</b> Coverage</u>   |
| 20134           | Despite Row 8 of Table 5.3.2, in an R.3A, <b>Cluster Townhouse Zone</b> , where one <b>Parking Space</b> per unit is provided underground or <b>Garages</b> are attached or designed as an integral part of the dwelling units, the maximum coverage for the <b>Buildings</b> shall be 40 per cent.   |
| 5.3.2.2         | <u>Minimum <b>Side</b> and <b>Rear Yards</b> – R.3A <b>Zones</b></u>  |
| 5.3.2.2.1       | No <b>Building</b> shall be located closer to any <b>Rear</b> or <b>Side Lot Line</b> than a distance equal to one-half the <b>Building Height</b> , and in no case less than 3 metres from any <b>Rear</b> or <b>Side Lot Line</b> .   |
| 19063 5.3.2.2.2 | Deleted by <b>By-law</b> (2010)-19063   |

## Attachment-5 (continued): Proposed Zoning

5-10

### 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 m<sup>2</sup> 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 m<sup>2</sup>.
  - 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 m<sup>2</sup> 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 m<sup>2</sup>.
  - 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-5 (continued): Proposed Zoning

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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 m<sup>2</sup>;
- 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 m<sup>2</sup>;
- 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-5 (continued): Proposed Zoning

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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.

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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-5 (continued): Proposed Zoning

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

| Row<br>1 | Residential Type  | R.3A Zone<br>Cluster<br>Townhouse  | R.3A Zone<br>Stacked<br>Townhouse | R.3B Zone<br>On-Street-<br>Townhouse        |
|----------|---|--|-----------------------------------|---|
| 2        | Minimum <i>Lot Area</i>   | 800 m <sup>2</sup>   | 1,000 m <sup>2</sup>              | 180 m <sup>2</sup>                          |
| 3        | Minimum <i>Lot Area Per Dwelling Unit</i>   | 270 m <sup>2</sup>   | 150 m <sup>2</sup>                | 180 m <sup>2</sup>                          |
| 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 Storeys 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 Zone <i>On-Street Townhouses</i> |  |                                   | See Section 4.13.7.2.5                      |

## **Attachment-5 (continued): Proposed Zoning**

### **Specialized R.3A-XX (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:

- To permit a maximum density of 83 units per hectare, whereas net density is limited to a maximum 60 units per hectare;
- To permit a minimum lot area of 120 square metres per dwelling unit, whereas a minimum 150 square metres is required;
- To permit a minimum lot frontage (Dawn Avenue) of 11 metres, whereas a minimum 18 metres is required;
- To permit a maximum building height of 3.5 storeys (14.5 m), whereas building height is limited to a maximum 3 storeys;
- To permit a minimum private amenity area of 9 square metres per unit; whereas a minimum 10 square metres per unit is required;
- To permit a maximum of 32 dwelling units in a row, whereas 12 units in a row is permitted; and
- A severability clause to ensure the site specific policies above continue to apply after future subdivision of the lands through a plan of condominium and/or severance.