

Comprehensive Zoning Bylaw Review

Putting Guelph's vision
into place.

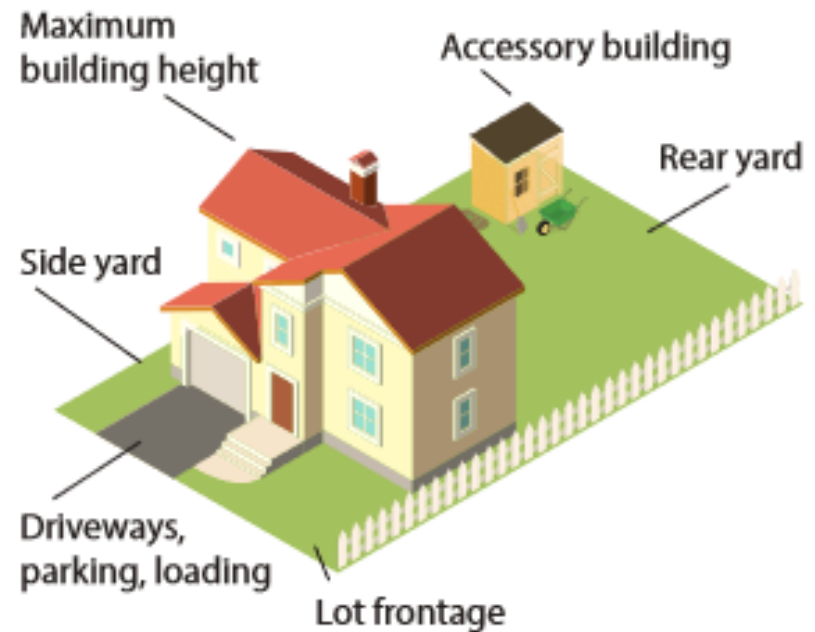
Accessibility Advisory
Committee

February 21, 2023

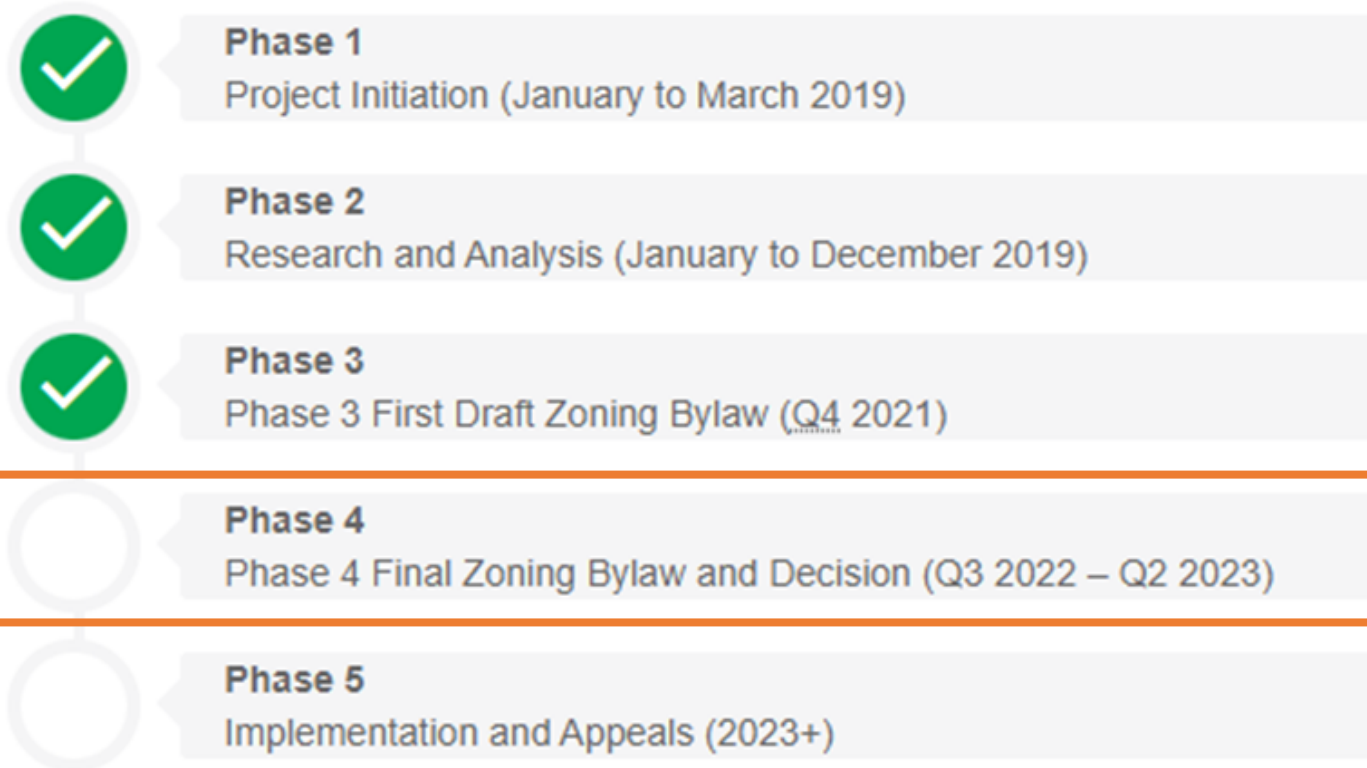
What is a zoning bylaw?

A zoning bylaw sets out rules about:

- How land is used
- Where buildings, structures and parking can be located
- The size of buildings, structures and lots
- Legal requirements that implement the vision for our city established in the Official Plan



Project Timeline



We are here



Community Engagement

- Accessibility Advisory Committee
 - December 21, 2021
- Planning Advisory Committee
 - November 23, 2021
 - October 20, 2022
 - November 30, 2022 (did not meet quorum)
- Statutory Public Meeting – July 13, 2022
- Public Open House – July 6, 2022



Draft Zoning Bylaw- Key Principles

- Alignment with Official Plan
- Pre-zone lands
- Flexible zones
- Simplified uses
- Alignment with contemporary practices, like AODA standards
- Emphasis on built form
- Respect recent development approvals
- Guelph specific approach (Guelph data)
- Streamline the development review process



Summary of Feedback Received

- Stacked townhouses not being accessible (AAC, Dec 2021)
- Sidewalks on both sides of the street (AAC, Dec 2021)
- Residential driveway width (AAC, Dec 2021)
- Concerns for reduced parking minimums; consideration for increased accessible parking; consideration for the AAC to review and write report before Council adopts (Delegate at Public Stat Meeting, July 2022)
- The accessible parking count is based on the required parking. In cases where the committee of adjustment amends and reduces the overall parking count that the accessible parking count be based on required overall parking for the site (AAC, Dec 2021)
- Staff to consult with AAC; consideration for increased accessible parking; go above and beyond AODA standards; review comparison municipalities (Various Councillors, Public Stat Meeting, July 2022)



1. Stacked Townhouses

Concern

- Stacked townhouses not accessible and impacting a large portion of the population like seniors and people with disabilities (AAC, Dec 2021)

Staff Response/Action

- The zoning bylaw takes authority from the Planning Act. Limitations to regulating housing typologies; outside scope of a zoning bylaw.



2. Sidewalks

Concern

- Request that sidewalks be located on both sides of streets.

(AAC, Dec 2021)

Staff Response/Action

- The zoning bylaw does not regulate the right-of-way. Out of scope of the zoning bylaw.



3. Residential Driveway Widths

Concern

- The proposed driveway widths may create an issue from accessibility perspective for people transferring from their vehicle to their mobility devices.

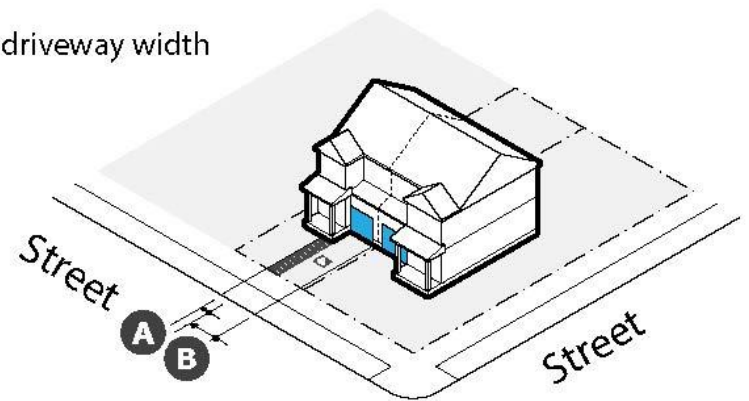
(AAC, Dec 2021)

Staff Response/Action

- Added permission for wider driveways to meet accessibility needs

A 1.5 m access aisle

B 3.4 m driveway width



4. Parking Minimums

Concern

- Concerns for reduced parking minimums; consideration for increased accessible parking; consideration for the AAC to review and write report before Council adopts

(Delegate at Public Meeting, July 2022)

Staff Response/Action

- Accessible parking space requirements have been adjusted.
- Accessible parking requirements will not be reduced in parking adjustment areas.
- AAC can pass a motion that will be included in the Council decision report



5. Accessible Parking

Concern

- The accessible parking count is based on the required parking. In cases where the committee of adjustment amends and reduces the overall parking count that the accessible parking count be based on required overall parking for the site

(AAC, Dec 2021)

Staff Response/Action

- Out of scope of the Comprehensive Zoning Bylaw Review. Committee of Adjustment is a separate planning process.



6. Councillor Comments

Concerns

- Staff to consult with AAC
- Consideration for increased accessible parking
- Go above and beyond AODA standards
- Review comparison municipalities (Various Councillors, Public Meeting, July 2022)

Staff Response/Action

- Previous meeting with AAC and Accessibility staff throughout project
- Other municipal zoning bylaws reviewed
- AODA provides a Provincial standard. Difficult to defend additional requirements



Questions for AAC

- Does the updated residential driveway width regulation resolve AAC's previous comments?
- Does AAC have any concerns with the proposed accessible parking ratios included within the zoning bylaw?
- Any additional comments or concerns?

