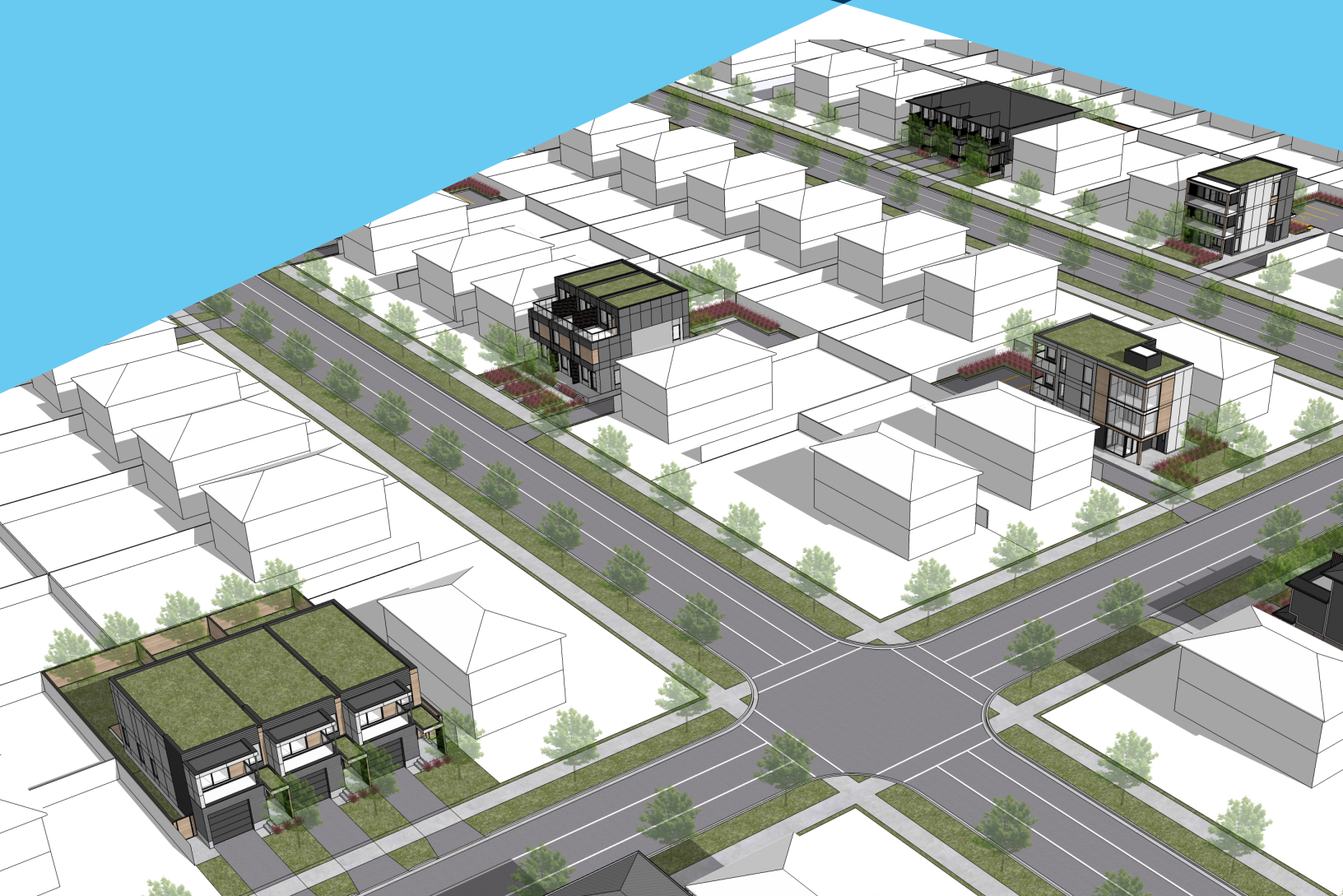


3-Unit Demonstration Plans



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Document prepared by **Grinham Architects** and **STAKT architecture inc.** for the City of Guelph.

Introduction:

The City completed an update of its Official Plan in 2017 through Official Plan 48. Part of the Plan's objectives include ensuring the design of new residential developments are respectful of and compatible with existing distinct character areas and neighbourhoods in the city. In 2019, the City commenced the comprehensive review of its zoning by-law. The proposed Zoning By-law permits small multi-unit residential buildings, such as apartment buildings and on-street townhouses, in the low density residential RL.1 and RL.2 zones.

This document assists with new three-unit low-rise residential developments in the RL.1 and RL.2 zones of the Zoning By-law. The following housing options will offer a range of high-quality and feasible architectural plans that are cognizant of proposed zoning regulations, existing neighbourhood compatibility, technical site planning requirements and the need for accessible units in the City. This document also provides recommendations and rationale for the direction of proposed changes to the new Zoning By-law.



Part 1: General Considerations

a) Policy and Zoning Framework

Current Zoning

- The City of Guelph is currently conducting a comprehensive zoning by-law review and has prepared a draft document to align with the City's updated Official Plan.
- The new zoning by-law is projected to be implemented in 2023, which permits specific types of 3-unit developments to be built within low density residential zones.
- Permitted uses within the RL.1 and RL.2 zones will include Triplex, On-Street Townhouses and Apartment Buildings.

Provincially Mandated Changes

- The implementation of these permitted uses within the new zoning by-law is in part due to the province's recent 'More Homes Built Faster Act' which mandates the removal of exclusionary single-family zoning within urban areas in an effort to build 1.5 million new homes over the next 10 years.

b) Development Application Process

Site Plan Control

- Another outcome of the 'More Homes Built Faster Act' is a change to the 'Planning Act', which removed Site Plan Control requirements for all developments with fewer than 10 residential units.
- This means that 3-unit developments would not require planning approvals prior to the issuance of a building permit if all municipal zoning by-law requirements and other by-law requirements can be achieved, such as building setbacks, landscape open space requirements, etc.

Minor Variance

- If there are certain zoning by-law regulations that cannot be met due to site constraints or other justifiable factors, the developer/owner would be given the opportunity to address these shortfalls through the Minor Variance application process.

Other Approvals

- As part of a complete building permit application, the City of Guelph currently requires, amongst other materials, the applicant demonstrate the adequacy and availability of services (which is a Zoning By-law requirement), submission of a grading plan in addition to the applicable permits from Provincial Ministries and agencies where required (e.g. Ministry of Transportation, Grand River Conservation Authority, etc.).

Part 1: General Considerations

c) Sustainability

Race-to-Zero

- The City of Guelph is committed to United Nations' Race-to-Zero campaign in an effort to become a net zero carbon community by 2050.
- One quarter of the community's Green House Gas (GHG) Emissions are from residential buildings.

Passive & Active Design Strategies

- The significant contribution of GHG's by residential developments means there is also a significant opportunity for residential developments to contribute to the goals of the Race-to-Zero campaign by implementing passive design strategies such as window overhangs, deciduous landscape planting, carefully considered building orientation and cladding materials to reduce heating and cooling loads.
- At the same time, utilizing efficient mechanical systems such as air source heat pumps and heat recovery ventilators in combination with improved air tightness will significantly reduce energy consumption.
- Furthermore, energy consumption can be offset by implementing on-site renewable energy generation equipment such as solar panels.
- The City of Guelph's Official Plan requires doubling the current tree canopy cover in 10 years. As part of One Canopy strategy, the City aims to increase tree planting efforts across the community using a mix of public and private lands to achieve 40 percent canopy cover by 2031. Trees sustain the community by filtering air pollution, providing shade, contributing flood control, reducing local energy use, sequestering carbon and bring nature to the city ([Urban Forest Management Plan, 2013-2032](#)). The Official Plan also encourages low-impact development practices as well as urban design policies that specifically support the retention of vegetation in front yards along residential streets to maintain attractive streetscapes and minimize the impacts of driveways on the pedestrian realm.

Landscaping

- Grading should avoid the use of retaining walls around the periphery of the site.
- Consistent with the Official Plan, trees and shrubs within the City's right-of-way need to be appropriately considered and protected during any type of construction/works within the dripline. Protection of City trees must be optimized as injury or destroying a City tree may not be granted by the City. Any proposal to injure or destroy a tree must be accompanied by a Tree Inventory and Preservation Plan, to the satisfaction of the General Manager of Parks.
- The Forestry Act states that "every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands and every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the

Part 1: General Considerations

landowners is guilty of an offence under the Act.” It is the responsibility of the applicant/owner to confirm the ownership of all trees on and/or close to the property lines and seek consent for any works that may injure or destroy boundary trees.

- Ensure a minimum of 15 cu.m of soil in the rear yard and a minimum of 23 cu.m of soil in the front yard to accommodate for trees as per the City’s [Tree Technical Manual](#) (TTM). Ensure appropriate off-sets of trees is provided from utilities, driveways, property lines, etc. as per the TTM.

d) Cost-Effective Design

Design Simplicity and Replicability

- With substantial increase in construction costs over the past 3 years, it has become increasingly important to design and build efficiently. Simple, straightforward, efficient designs can have a significant impact on overall construction costs.
- There are many strategies that can be implemented to tackle soaring costs, including compact building footprints, reduced common circulation areas, repetitive elements, stacked units for efficient plumbing and structural layouts, and even reduced jogs in exterior walls to reduce surface area requiring insulation and costly exterior cladding and air sealing systems can contribute to lowering construction costs.

Pre-Fabrication

- Another consideration for reducing construction costs and time is off-site construction of prefabricated building elements such as exterior wall, floor and roof assemblies.
- Fabrication within a controlled setting can mitigate weather related construction delays and foster improved precision and mass production of repetitive building elements. On-site construction time is reduced, including street closure time and costs.

Site Engineering

- Consider stormwater management and grading early in the development process. The use of landscape-based stormwater management practices are encouraged to avoid more expensive engineered solutions. Landscape-based solutions such as green roofs and vegetated swales are encouraged, where site conditions and other relevant technical considerations are suitable.
- Consider the location of snow storage and how snow will be managed early in the development process. This may also include implementation of a Salt Management Plan.
- All multi-residential buildings are required by Water Services to have a bulk water meter provided in the building or in a chamber at the property line.

Part 1: General Considerations

e) Accessibility

Regulatory Review (OBC & AODA)

- Section 3.8 of the Ontario Building Code (OBC) is dedicated to ensuring that the design of new buildings take appropriate measures to ensure barrier-free accessibility within the building.
- In addition, the AODA (Accessibility for Ontarians with Disabilities Act) provides reference to ensure barrier-free accessibility outside of the building for all private developments requiring Site Plan Control. It provides standards for site design strategies to ensure there are no impediments to site circulation and that both the visiting public and occupants can move about in a safe and efficient manner.
- Examples of these site design strategies include minimum sidewalk widths, maximum sidewalk slopes, sufficiently designed curb ramps, provision of detectible warning surfaces, etc.

Accessible Design Considerations

- Some building typologies are much more conducive to barrier-free accessibility than others. For instance, a new apartment building, which typically contains single-level dwelling units, can more easily offer a barrier-free path of travel to all units and floor levels.
- Building typologies such as townhouses, which typically contain multiple floor levels with bedrooms located on a second floor, can be modified with stair glides, ramps, [flexhousing design](#), [visitability design](#), or other universal designs that create adaptable housing.
- Properties that have naturally significant grade changes can be altered to reduce slopes with retaining walls and other design considerations.
- The demonstration concepts presented in this document explored and strived to implement barrier-free units wherever the building typology allowed.

f) Parking

Regulations (Dimensions, Setbacks and Paving Requirements)

- The proposed zoning by-law outlines minimum parking requirements in Section 5, Parking. This includes requirements such as minimum parking rates, minimum parking space dimensions, accessible parking space requirements, location and distance to property lines and yard setbacks, surfacing requirements, etc.
- Every permitted use on a property has unique on-site parking requirements based on the number of dwelling units or the gross floor area of a building.
- Providing opportunities for long-term bicycle parking spaces in the basement (for apartments), common

Part 1: General Considerations

areas or the ground floor are encouraged.

Parking Considerations

- The City of Guelph is considering specialized parking requirements for 3-unit developments based on building typology as some general requirements may be overly restrictive and/or impractical on small lots. Smaller buildings will likely be able to accommodate parking in less formal ways.

g) Unit Types

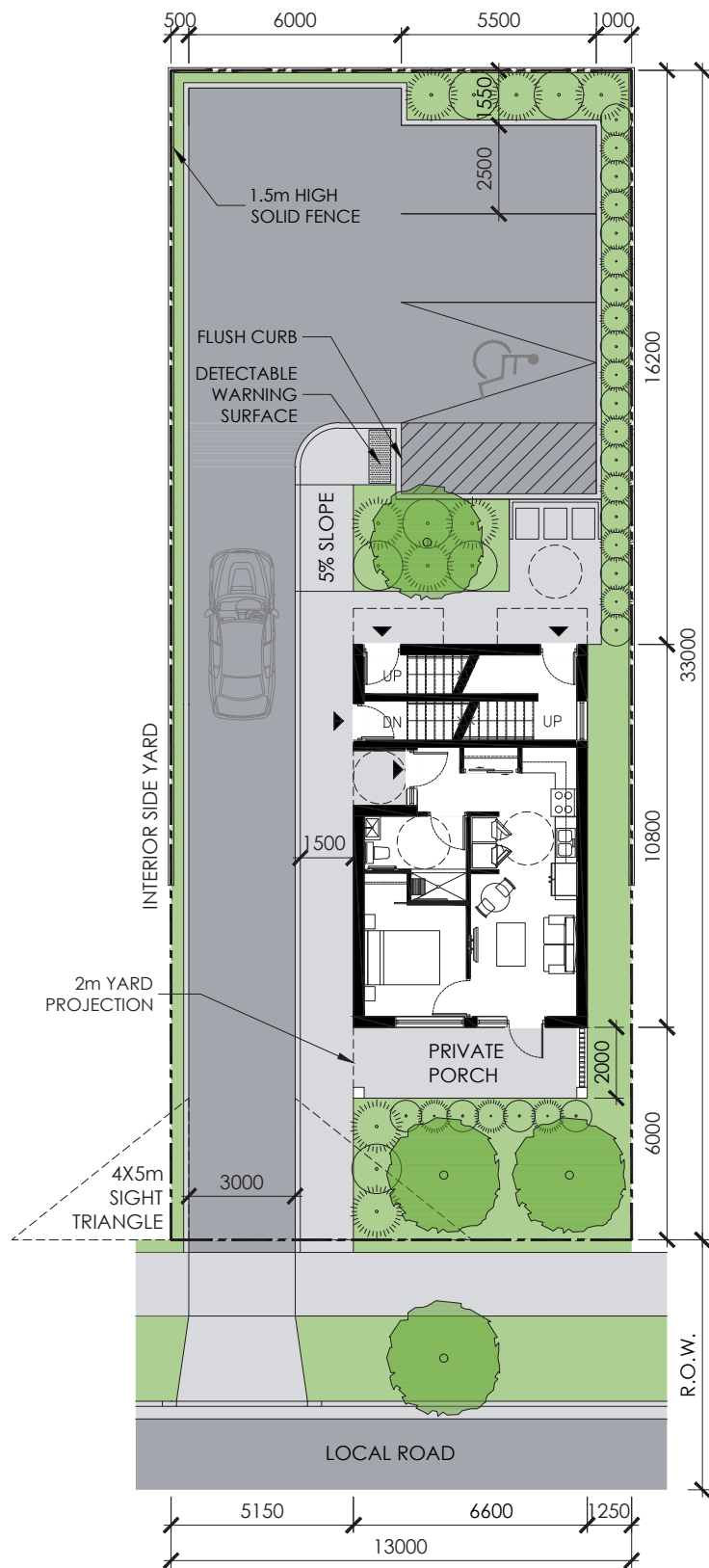
- The City of Guelph has identified and defined 3 building typologies that would be permitted for 3-unit developments in low-density residential zones:
 - **Triplex**
 - **On-Street Townhouses**
 - **Apartment**

Part 2: Demonstration Concepts **Triplex (Horizontal)**

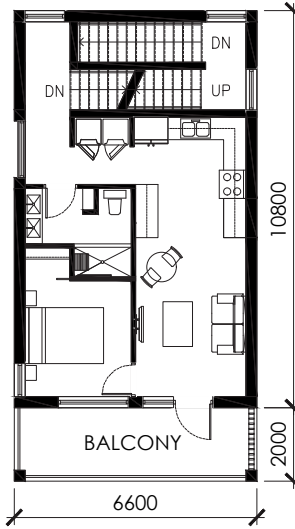
Design Option A



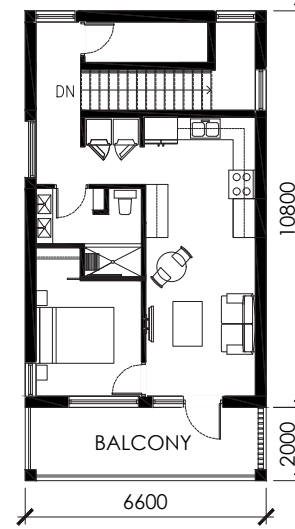
Part 2: Demonstration Concepts Triplex (Horizontal)



Site Plan



Level 2 Floor Plan



Level 3 Floor Plan

Building Statistics

Building Gross Floor Area: 211.5m² (Including Stairs)
 Unit Area (Drywall-to-Drywall):
 Unit 1 = 42.7m²
 Unit 2 = 48.8m² with Private Stairs
 Unit 3 = 52.6m² with Private Stairs
 Unit Type: 1-Bed Units
 Private Amenity: Porch/Balcony
 Height (Storeys): 3 with Basement (Utility)
 Barrier-Free Units: 1

Site Plan Statistics

Building Type: Triplex
 Lot Width: 13.0m
 Lot Depth: 33.0m
 Lot Area: 429.0m²
 Landscaped Open Space: 41.2%
 Waste Storage Location: Rear Yard (Common)

***When a principal entrance is located more than 15m from an adjacent street curb, alternative fire suppression methods may be required as per the Building Code.

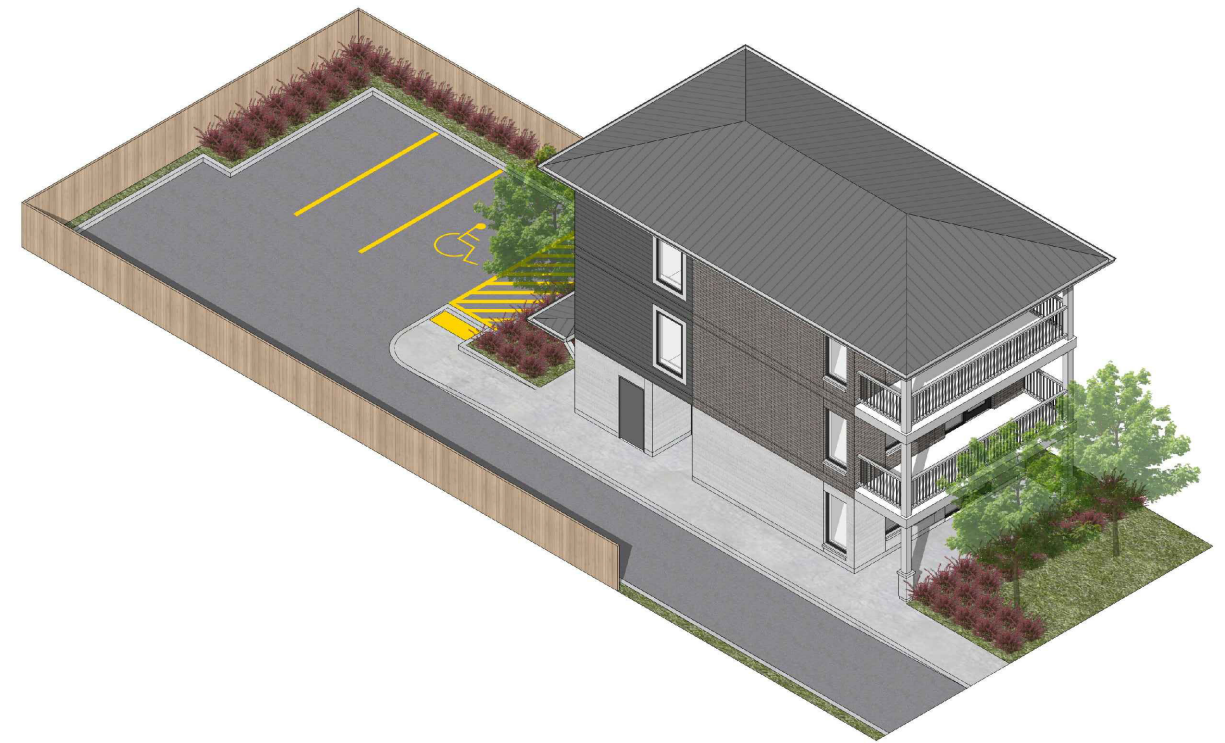
Triplex means a building consisting of 3 dwelling units functioning independently, which are horizontally and/or vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal entry vestibule and which share common facilities such as common amenity area, parking and driveways.	
Regulations	RL.1 and RL.2: Triplex
Minimum Lot Frontage	RL.1 - 15m RL.2 - 9m
Minimum Lot Area	RL.1 - 460m ² RL.2 - 275m ²
Minimum Front Yard Setback	6m
Minimum Exterior Side Yard Setback	4.5m
Minimum Interior Side Yard Setback	RL.1 - 1.5m RL.2 - 1.2m
Minimum Rear Yard Setback	7.5m or 20% of the lot depth, whichever is less
Minimum Landscaped Open Space	0.5m between driveway and nearest lot line. Front yard except driveway shall be landscaped. Minimum 35% Landscaped Open Space Minimum 50% of Front Yard should consist of soft landscaping
Maximum Building Height	3 Storeys
Minimum Common Amenity Area	None Required
Parking Requirements	3 Parking Spaces No Visitor Parking Required
Parking Dimensions	Interior: 3m X 6m Exterior: 2.5m X 5.5m
Accessible Parking	Strongly encouraged, but not required under the Ontario Building Code.
Driveway Width	3m (Min.) 6m (Max. for 12m Lot) If located in the Rear Yard, the parking area shall be setback 0.5m from any lot line. 1.5m high solid fence required No stacked Parking Only 1 driveway per lot.



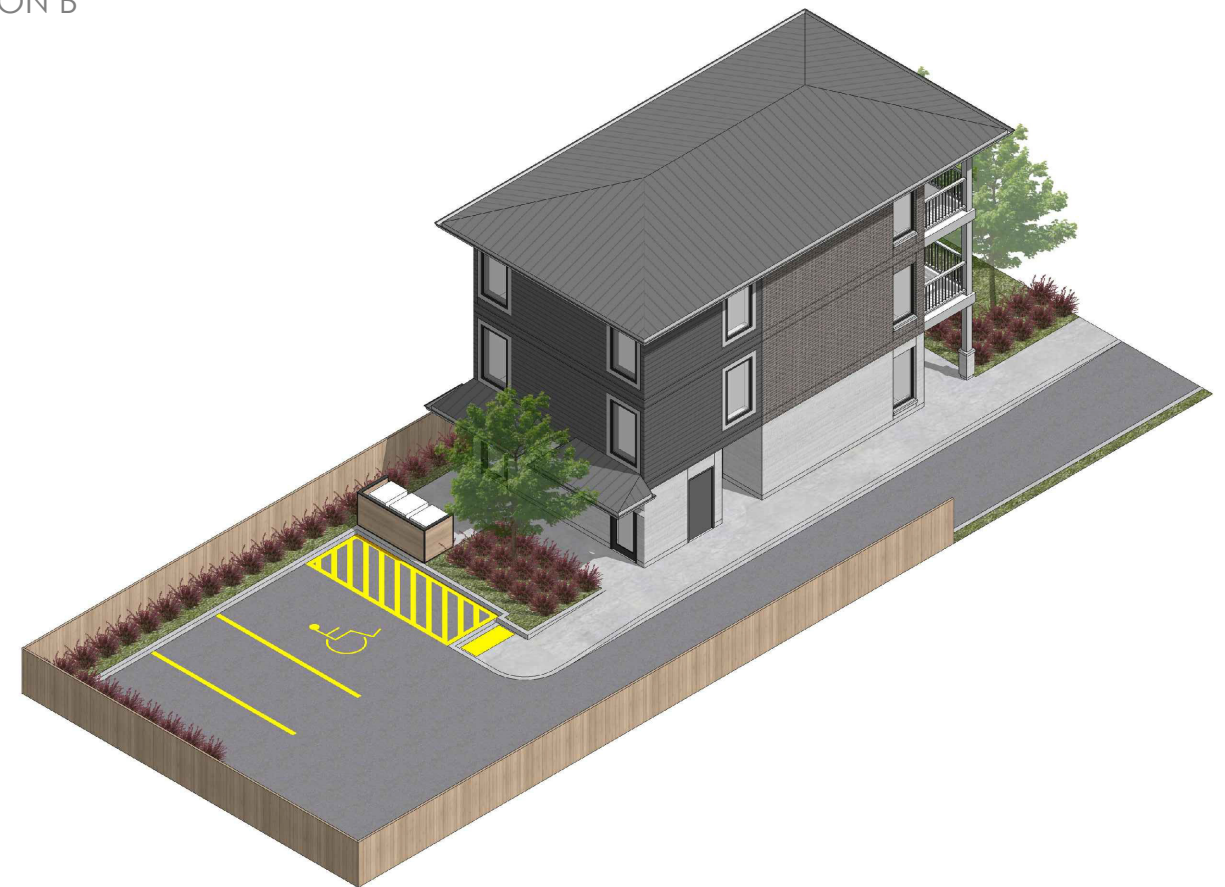
Street Elevation Option A



Street Elevation Option B



OPTION A	1	3	OPTION B
OPTION A	2	4	OPTION B



Part 2: Demonstration Concepts **Triplex (Vertical)**

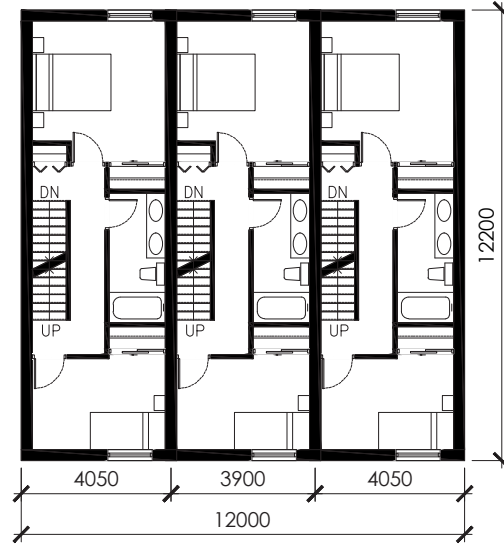
Design Option A



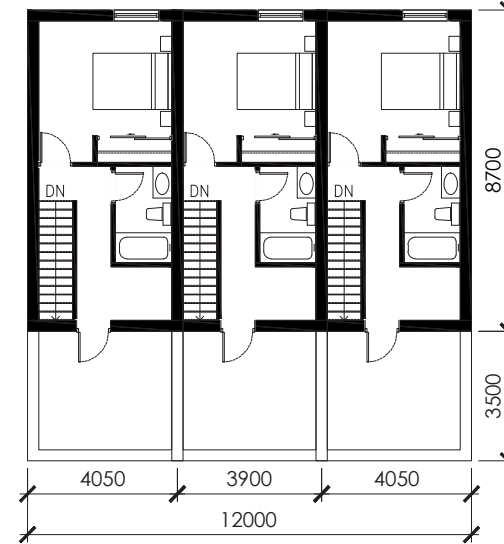
Part 2: Demonstration Concepts Triplex (Vertical)



Site Plan



Level 2 Floor Plan



Level 3 Floor Plan

Building Statistics

Building Gross Floor Area: 378m²
 Unit Area (Drywall-to-Drywall): 106.9m² with Basement
 Unit Type: 3-Bed Units with Basement
 Private Amenity: Backyard, Porch and Terrace
 Height (Storeys): 3 with Basement
 Barrier-Free Units: None

Site Plan Statistics

Building Type: Triplex
 Lot Width: 17.0m
 Lot Depth: 35.6m
 Lot Area: 605.2m²
 Landscaped Open Space: 47.6%
 Waste Storage Location: Backyard (Private)

Triplex means a building consisting of 3 dwelling units functioning independently, which are horizontally and/or vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal entry vestibule and which share common facilities such as common amenity area, parking and driveways.

Regulations	RL.1 and RL.2: Triplex
Minimum Lot Frontage	RL.1 - 15m RL.2 - 9m
Minimum Lot Area	RL.1 - 460m ² RL.2 - 275m ²
Minimum Front Yard Setback	6m
Minimum Exterior Side Yard Setback	4.5m
Minimum Interior Side Yard Setback	RL.1 - 1.5m RL.2 - 1.2m
Minimum Rear Yard Setback	7.5m or 20% of the lot depth, whichever is less
Minimum Landscaped Open Space	0.5m between driveway and nearest lot line. Front yard except driveway shall be landscaped. Minimum 35% Landscaped Open Space Minimum 50% of Front Yard should consist of soft landscaping
Maximum Building Height	3 Storeys
Minimum Common Amenity Area	None Required
Parking Requirements	3 Parking Spaces No Visitor Parking Required
Parking Dimensions	Interior: 3m X 6m Exterior: 2.5m X 5.5m
Accessible Parking	Strongly encouraged, but not required under the Ontario Building Code.
Driveway Width	3m (Min.) 6m (Max. for 12m Lot)
	If located in the Rear Yard, the parking area shall be setback 0.5m from any lot line. 1.5m high solid fence required No stacked Parking Only 1 driveway per lot.



Street Elevation Option A



Street Elevation Option B 13



OPTION A

1

3

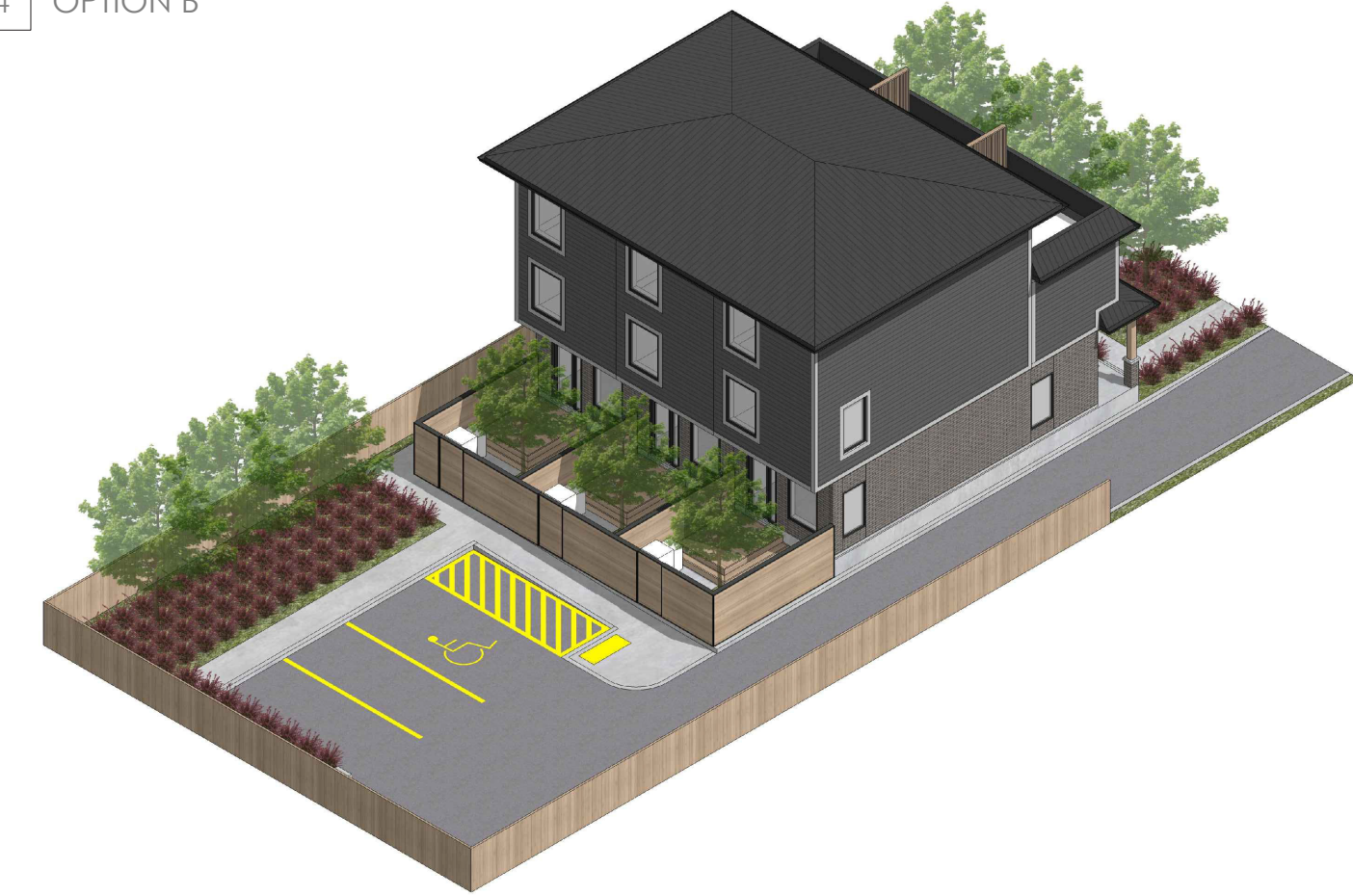
OPTION B

OPTION A

2

4

OPTION B



Part 2: Demonstration Concepts On-Street Townhouses

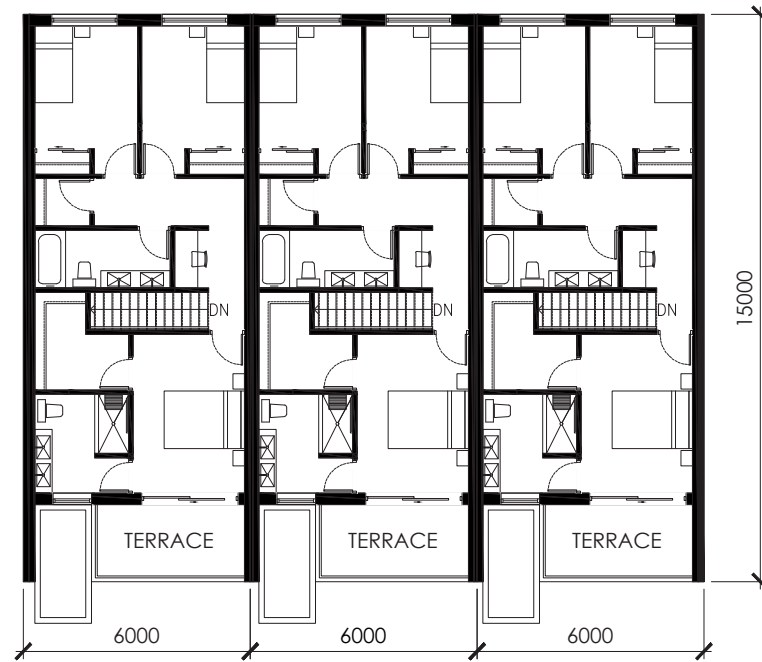
Design Option A



Part 2: Demonstration Concepts On-Street Townhouses



Site Plan



Level 2 Floor Plan

Building Statistics

Building Gross Floor Area: 494.1m² with Basement
 Unit Area (Drywall-to-Drywall): 121.6m² with Garage and Basement
 Unit Type: 3-Bed Units with Basement and Garage
 Private Amenity: Backyard, Porch and Terrace
 Height (Storeys): 2 with Basement
 Barrier-Free Units: None

Site Plan Statistics

Building Type: On-street Townhouse
 Lot Width: 21.0m
 Lot Depth: 28.0m
 Lot Area: 598.5m²
 Landscaped Open Space: 47.7%
 Waste Storage Location: Garage (Private)

Townhouse, on-street means a townhouse where each dwelling unit is located on a separate lot and has legal frontage on a street, public and includes a rear-access on-street townhouse located on either a street, private or street, public.	
Regulations	RL.1 and RL.2: On-street Townhouse Lots (Required)
Minimum Lot Area per Dwelling Unit	180m ²
Minimum Lot Frontage per Dwelling Unit	6m
Minimum Front Yard Setback	6m
Minimum Exterior Side Yard Setback	4.5m
Minimum Interior Side Yard Setback	1.5m (0m Along Common Lot Line)
Minimum Rear Yard Setback	7.5m
Maximum Lot Coverage	55% of Lot Area
Minimum Landscaped Open Space	35% of Lot Area
Maximum Building Height	3 Storeys
Minimum Building Unit Width	6m
Minimum Common Amenity Area	None Required
Parking Requirements	1 Parking Space per Unit (In Garage)
Parking Dimensions	Floor Area of Min. 20m ² within Garage
Accessible Parking	Strongly encouraged, but not required under the Ontario Building Code.
Driveway Width	Maximum 3m

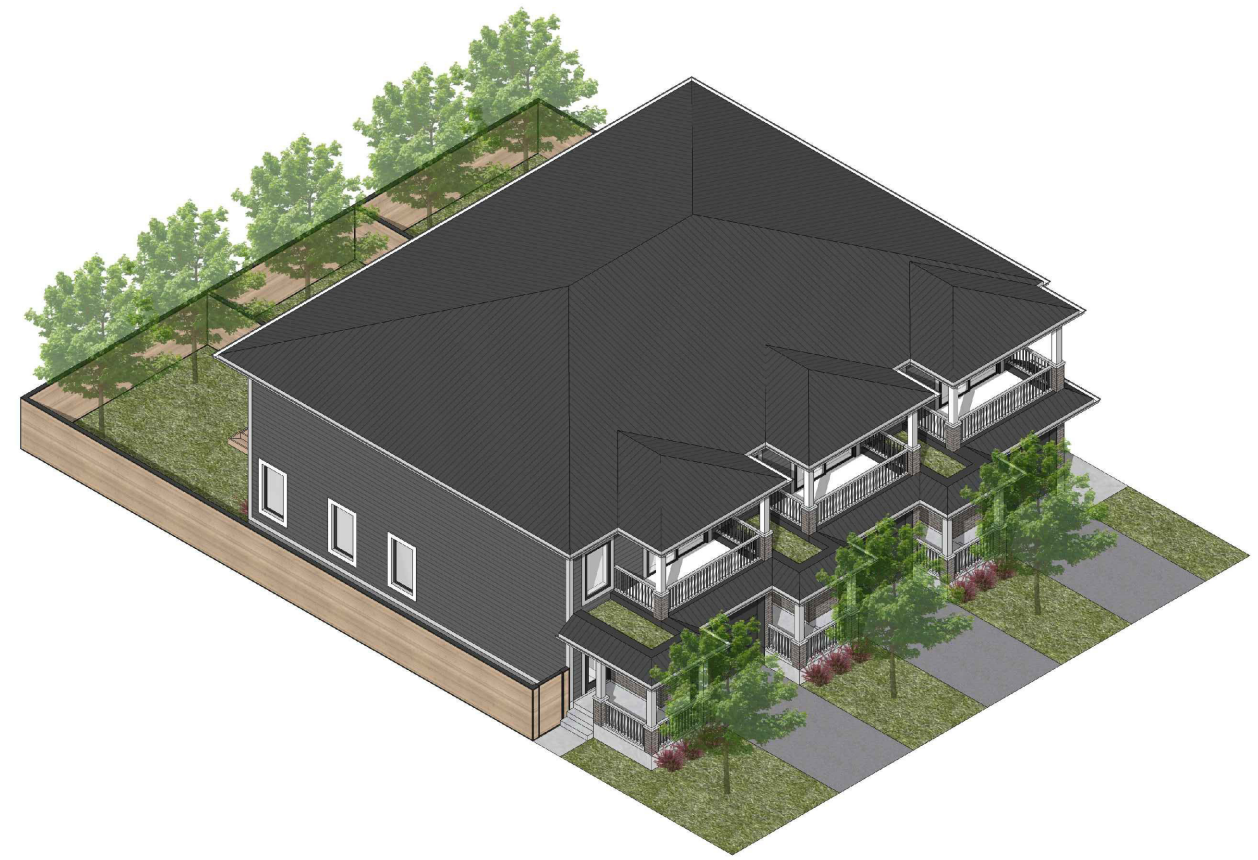
**On-street Townhouses require all units to be on individual lots. Access to rear yards from garages or rear yard easements is to be considered for maintenance equipment (mowing, etc). Side yards shall be wide enough for equipment without obstructions (eg. A/C units).



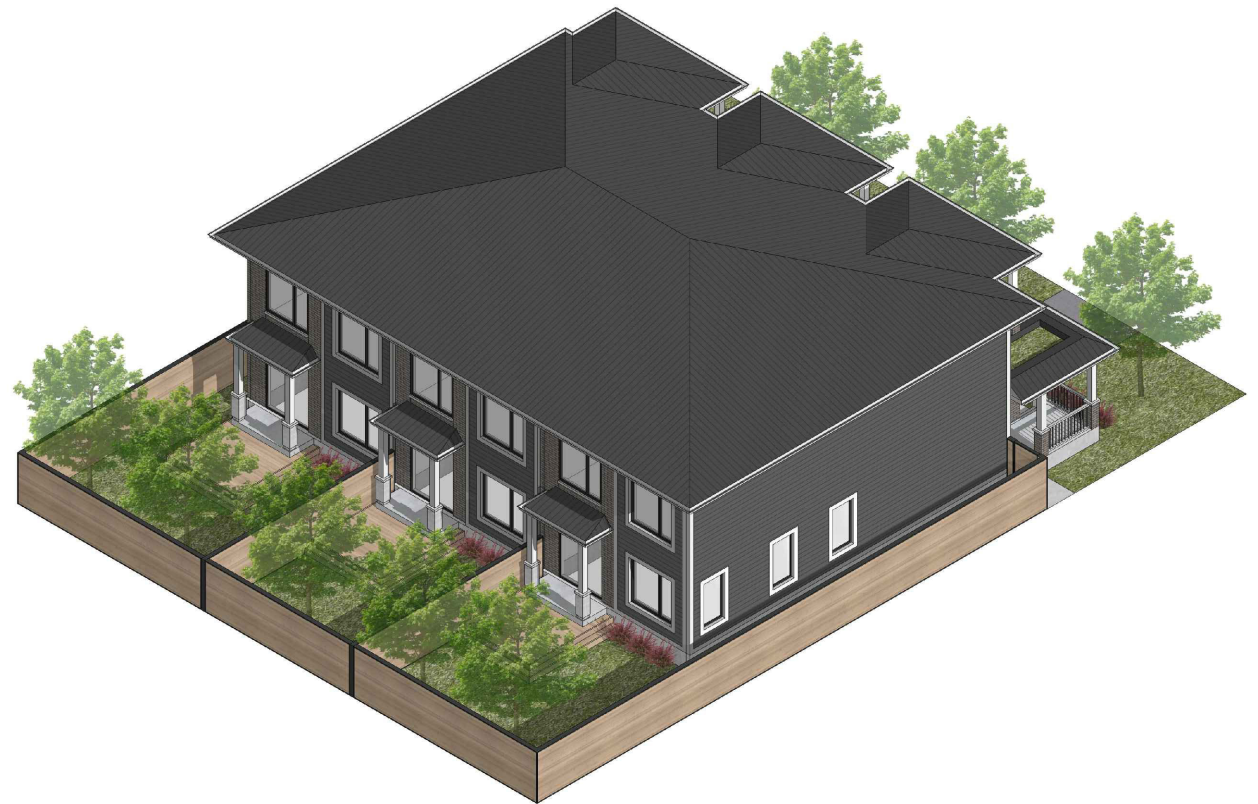
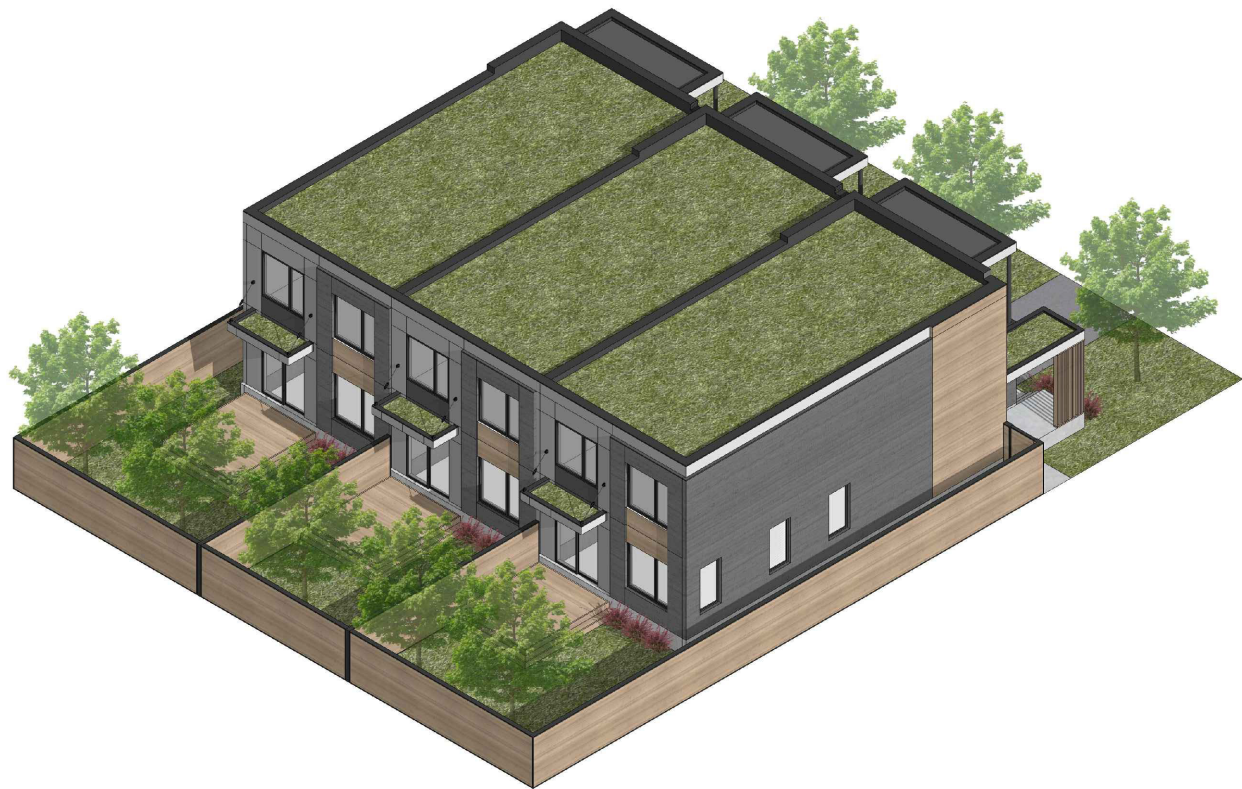
Street Elevation Option A



Street Elevation Option B



OPTION A	1	3	OPTION B
OPTION A	2	4	OPTION B

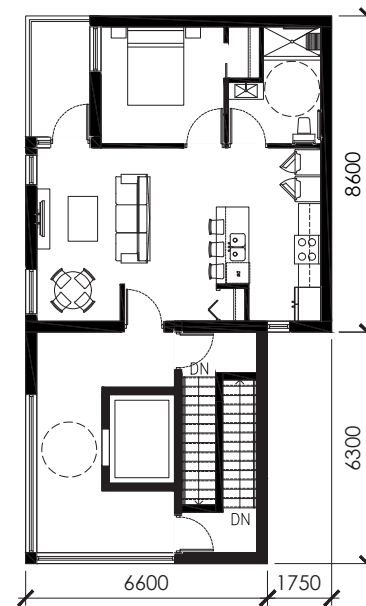
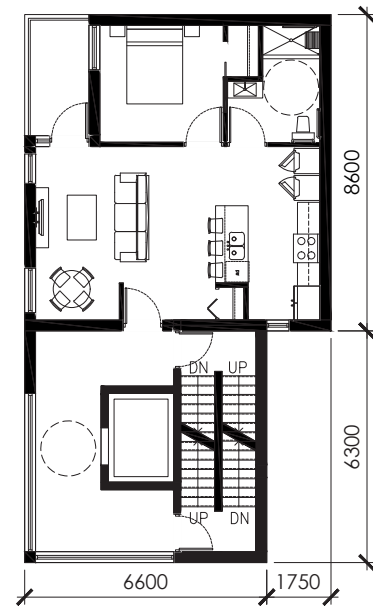
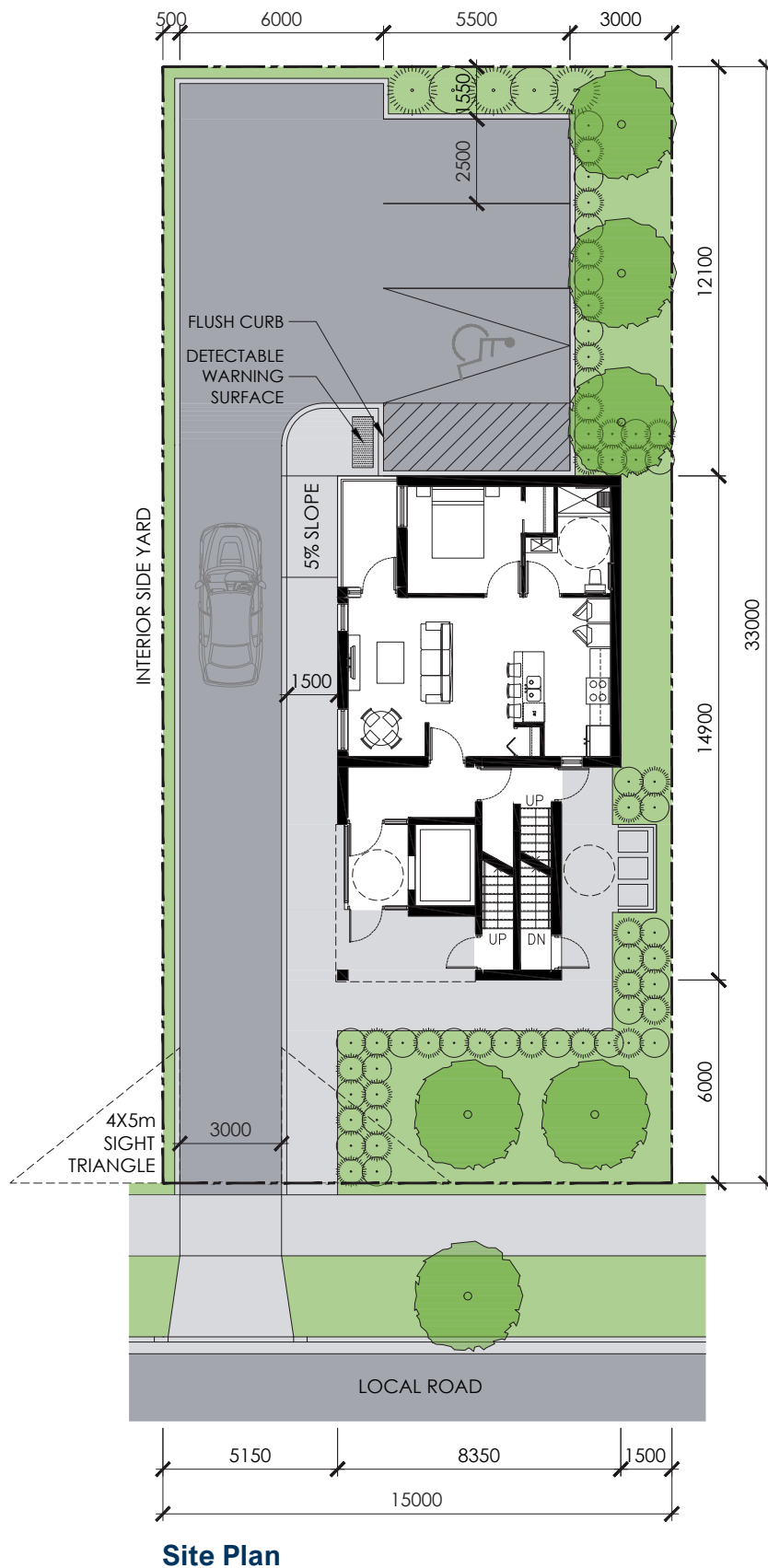


Part 2: Demonstration Concepts Apartments

Design Option A



Part 2: Demonstration Concepts Apartments (1-BED: 15m LOT)



Level 2 Floor Plan

Level 3 Floor Plan

Building Statistics

Building Gross Floor Area: 264.7m²
 Unit Area (Drywall-to-Drywall): 56.2m²
 Unit Type: 1-Bed Units
 Private Amenity: Balcony
 Height (Storeys): 3 with Basement (Utility)
 Barrier-Free Units: 3 (All)

Site Plan Statistics

Building Type: Apartment
 Lot Width: 15.0m
 Lot Depth: 33.0m
 Lot Area: 495.0m²
 Landscaped Open Space: 41.6%
 Waste Storage Location: Side Yard (Common)

Apartment building means a building consisting of 3 or more dwelling units, where access to each unit is obtained through a common entrance from the street level, or an internal entry vestibule, and may also include podium townhouses accessed through a common entrance or by a private exterior entrance.

Regulations	RL.1 and RL.2: 3-Unit Apartment Buildings (Required)
Minimum Lot Frontage	RL.1 - 15m RL.2 - 9m
Minimum Lot Area	370m ²
Minimum Front Yard Setback	6m
Minimum Exterior Side Yard Setback	4.5m
Minimum Interior Side Yard Setback	1.2m
Minimum Rear Yard Setback	7.5m
Minimum Landscaped Open Space	0.5m between driveway and nearest lot line. Front yard except driveway shall be landscaped. Minimum 35% Landscaped Open Space Minimum 50% of Front Yard should consist of soft landscaping
Maximum Building Height	3 Storeys
Minimum Common Amenity Area	None required
Parking Requirements	3 Parking Spaces No Visitor Parking Required
Parking Dimensions	Interior: 3m X 6m Exterior: 2.5m X 5.5m
Accessible Parking	Strongly encouraged, but not required under the Ontario Building Code.
Driveway Width	3m (Min.) 6m (Max. for 12m Lot) If located in the Rear Yard, the parking area shall be setback from 0.5 from any lot line. 1.5m high solid fence required No stacked Parking Only 1 driveway per lot.



Street Elevation Option A



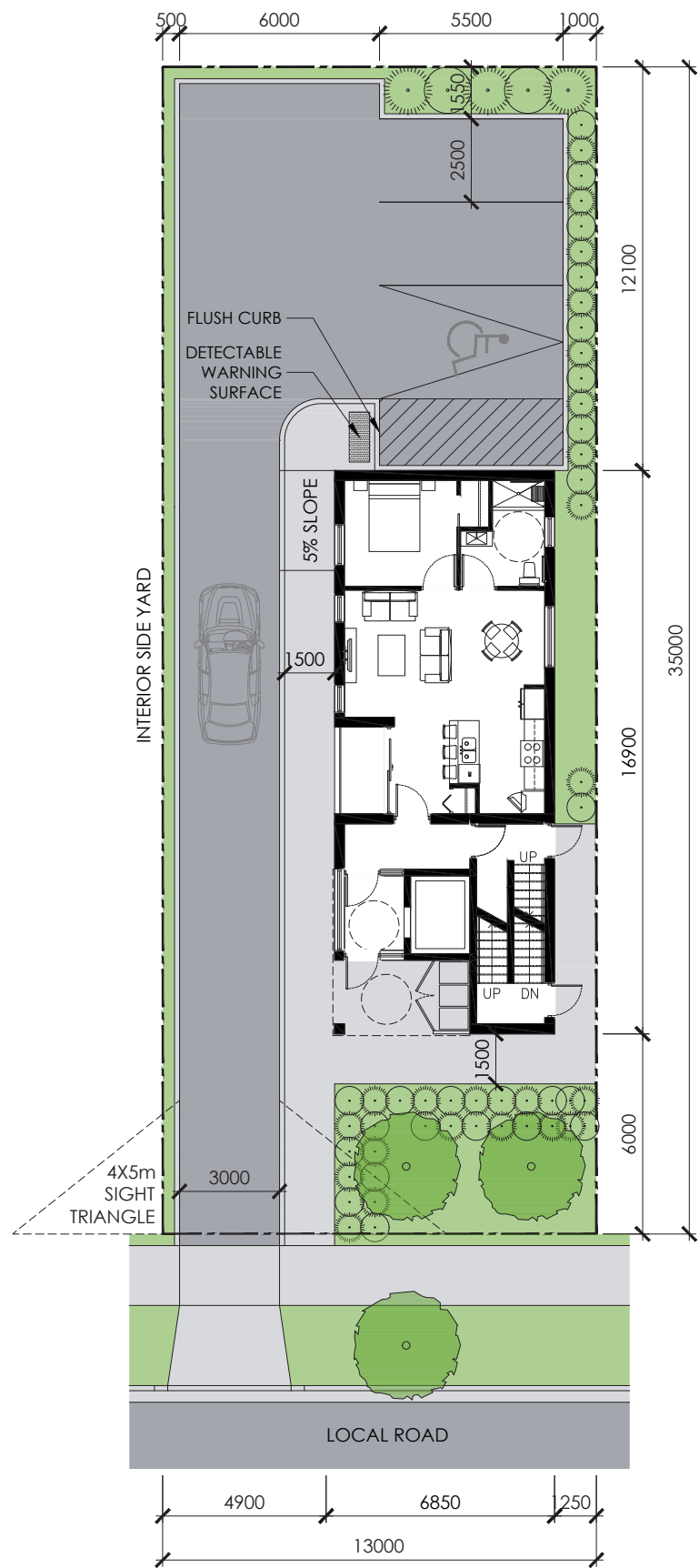
Street Elevation Option B



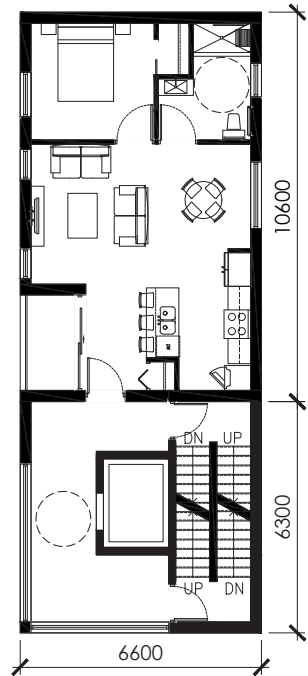
OPTION A	1	3	OPTION B
OPTION A	2	4	OPTION B



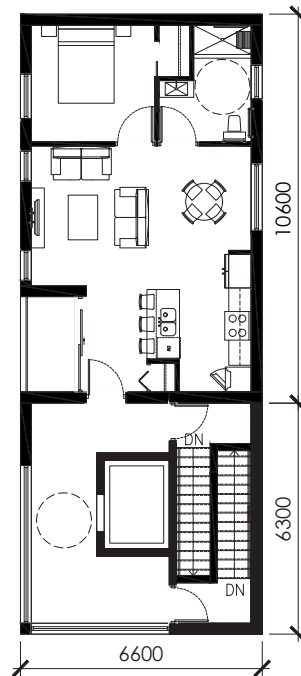
Part 2: Demonstration Concepts Apartments (1-BED: 13m LOT)



Site Plan



Level 2 Floor Plan



Level 3 Floor Plan

Building Statistics

Building Gross Floor Area: 265.3m²
 Unit Area (Drywall-to-Drywall): 56.2m²
 Unit Type: 1-Bed Units
 Private Amenity: Balcony
 Height (Storeys): 3 with Basement (Utility)
 Barrier-Free Units: 3 (All)

Site Plan Statistics

Building Type: Apartment
 Lot Width: 13.0m
 Lot Depth: 35.0m
 Lot Area: 455.0m²
 Landscaped Open Space: 35.8%
 Waste Storage Location: Entry(Common)

Apartment building means a building consisting of 3 or more dwelling units, where access to each unit is obtained through a common entrance from the street level, or an internal entry vestibule, and may also include podium townhouses accessed through a common entrance or by a private exterior entrance.

Regulations	RL.1 and RL.2: 3-Unit Apartment Buildings (Required)
Minimum Lot Frontage	RL.1 - 15m RL.2 - 9m
Minimum Lot Area	370m ²
Minimum Front Yard Setback	6m
Minimum Exterior Side Yard Setback	4.5m
Minimum Interior Side Yard Setback	1.2m
Minimum Rear Yard Setback	7.5m
Minimum Landscaped Open Space	0.5m between driveway and nearest lot line. Front yard except driveway shall be landscaped. Minimum 35% Landscaped Open Space Minimum 50% of Front Yard should consist of soft landscaping
Maximum Building Height	3 Storeys
Minimum Common Amenity Area	None required
Parking Requirements	3 Parking Spaces No Visitor Parking Required
Parking Dimensions	Interior: 3m X 6m Exterior: 2.5m X 5.5m
Accessible Parking	Strongly encouraged, but not required under the Ontario Building Code.
Driveway Width	3m (Min.) 6m (Max. for 12m Lot) If located in the Rear Yard, the parking area shall be setback from 0.5 from any lot line. 1.5m high solid fence required No stacked Parking Only 1 driveway per lot.



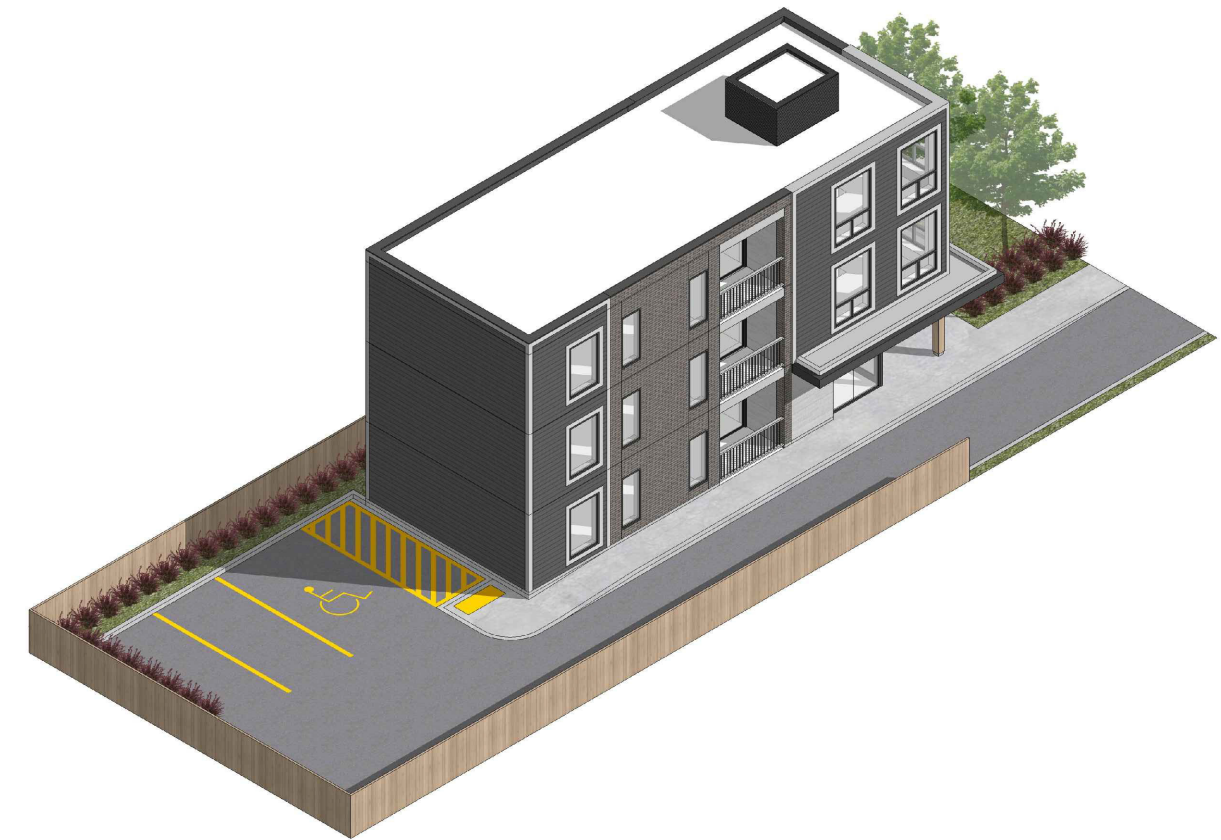
Street Elevation Option A



Street Elevation Option B



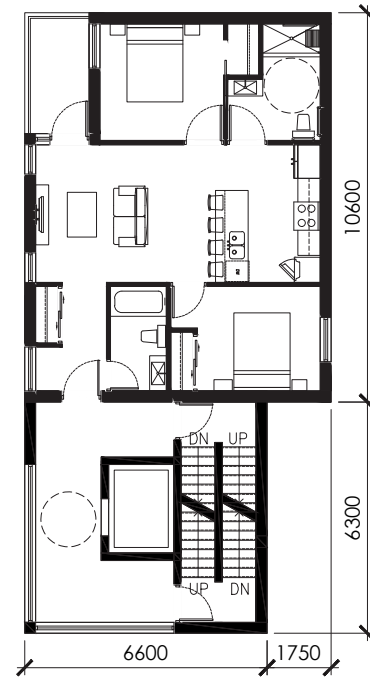
OPTION A	1	3	OPTION B
OPTION A	2	4	OPTION B



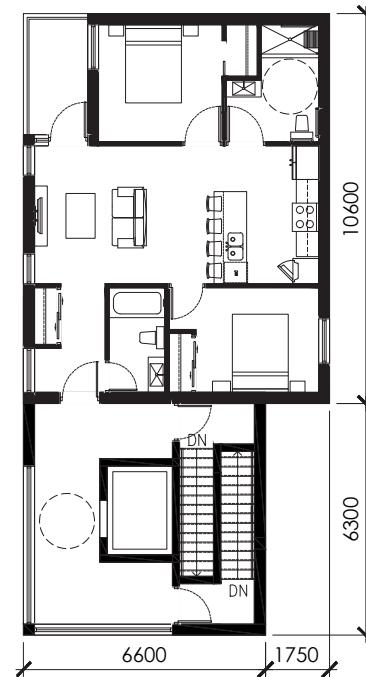
Part 2: Demonstration Concepts Apartments (2-BED)



Site Plan



Level 2 Floor Plan



Level 3 Floor Plan

Building Statistics

Building Gross Floor Area: 315.3m²
 Unit Area (Drywall-to-Drywall): 71.7m²
 Unit Type: 2-Bed Units
 Private Amenity: Balcony
 Height (Storeys): 3 with Basement (Utility)
 Barrier-Free Units: 3 (All)

Site Plan Statistics

Building Type: Apartment
 Lot Width: 13.0m
 Lot Depth: 35.0m
 Lot Area: 525.0m²
 Landscaped Open Space: 40.6%
 Waste Storage Location: Side Yard (Common)

Apartment building means a building consisting of 3 or more dwelling units, where access to each unit is obtained through a common entrance from the street level, or an internal entry vestibule, and may also include podium townhouses accessed through a common entrance or by a private exterior entrance.

Regulations	RL.1 and RL.2: 3-Unit Apartment Buildings (Required)
Minimum Lot Frontage	RL.1 - 15m RL.2 - 9m
Minimum Lot Area	370m ²
Minimum Front Yard Setback	6m
Minimum Exterior Side Yard Setback	4.5m
Minimum Interior Side Yard Setback	1.2m
Minimum Rear Yard Setback	7.5m
Minimum Landscaped Open Space	0.5m between driveway and nearest lot line. Front yard except driveway shall be landscaped. Minimum 35% Landscaped Open Space Minimum 50% of Front Yard should consist of soft landscaping
Maximum Building Height	3 Storeys
Minimum Common Amenity Area	None required
Parking Requirements	3 Parking Spaces No Visitor Parking Required
Parking Dimensions	Interior: 3m X 6m Exterior: 2.5m X 5.5m
Accessible Parking	Strongly encouraged, but not required under the Ontario Building Code.
Driveway Width	3m (Min.) 6m (Max. for 12m Lot)
	If located in the Rear Yard, the parking area shall be setback from 0.5 from any lot line. 1.5m high solid fence required No stacked Parking Only 1 driveway per lot.



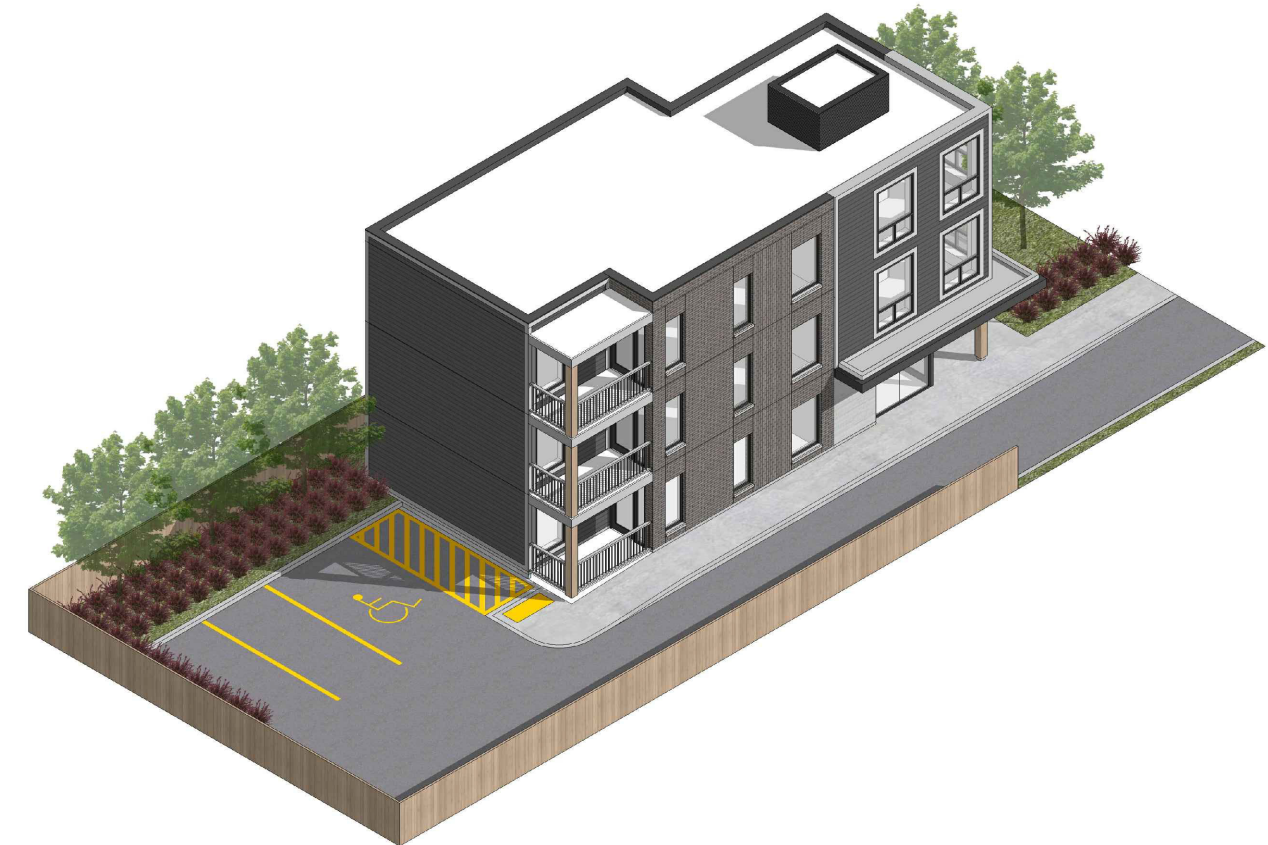
Street Elevation Option A



Street Elevation Option B



OPTION A 1 3 OPTION B
OPTION A 2 4 OPTION B



Appendix A: 3D Visualizations Design Option A

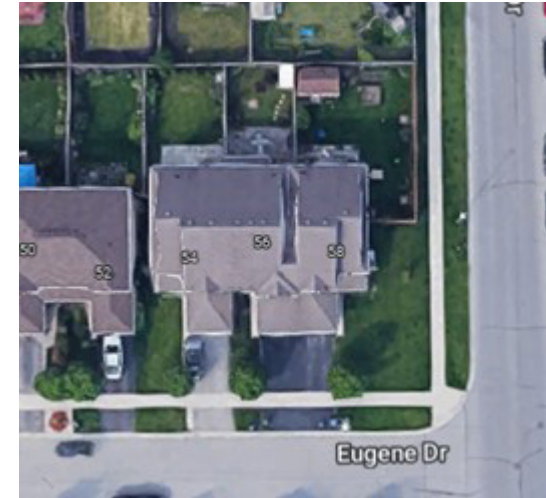
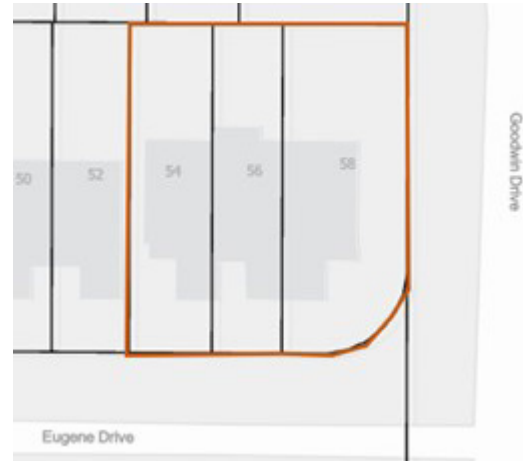


Appendix A: 3D Visualizations Design Option B

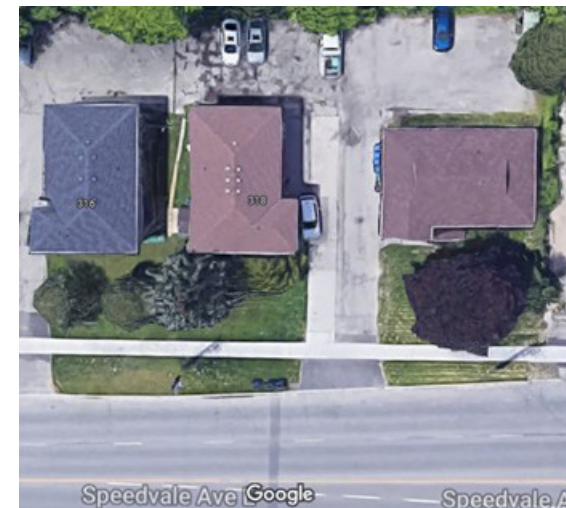
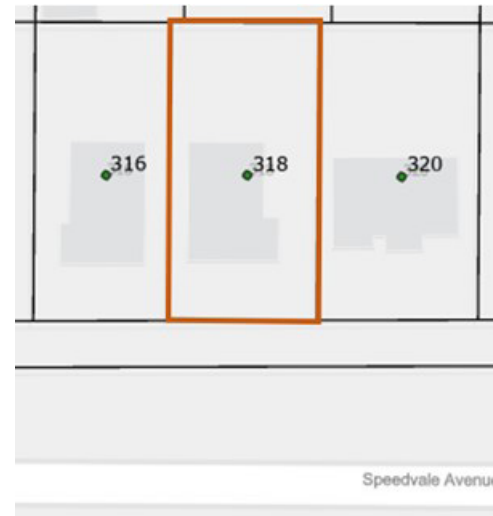


Appendix B: Precedent 3-Unit Developments

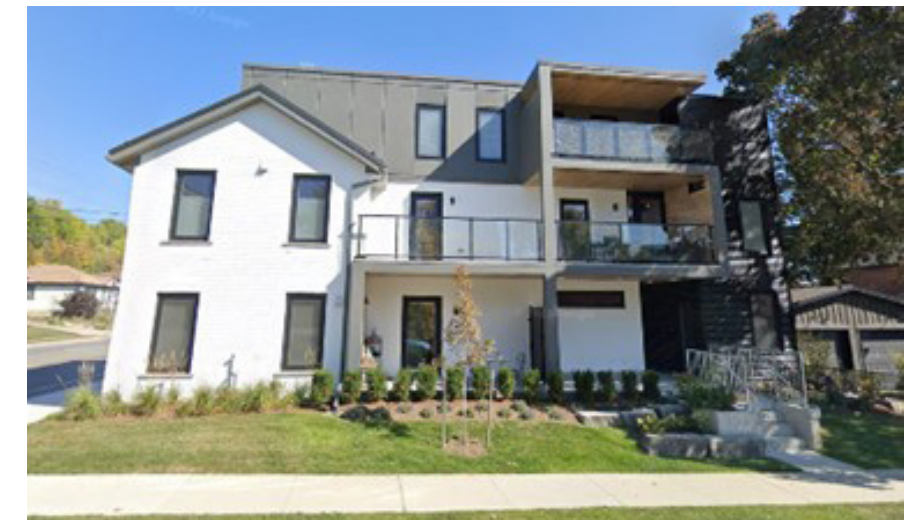
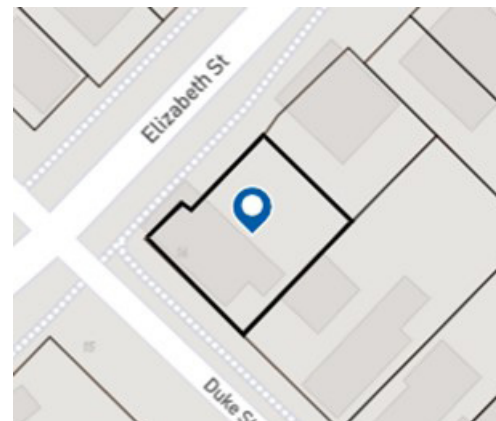
Address: 54-58 Eugene Drive
Current Zoning: R.3B-7
Proposed Zoning: RL.3
Residential Type: On-Street Townhouse
Construction Date: 2003
Lot Area (Total): 899m²



Address: 318 Speedvale Ave E
Current Zoning: R.4A
Proposed Zoning: RM.5
Residential Type: Apartment
Construction Date: 1964
Lot Area: 557m²



Address: 9 Elizabeth St
Current Zoning: D.1-3
Proposed Zoning: D.1-3
Residential Type: Triplex
Construction Date: 2022
Lot Area: 440m²



Appendix C: By-law Recommendations

Part B: Definitions

- Add definition for Triplex. Modify existing definition to read as follows:

Triplex means a **building** consisting of 3 ~~or more~~ dwelling units functioning independently, which are horizontally ~~and/or~~ vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal ~~hall or corridor~~ entry vestibule and which share common facilities such as **common amenity area**, parking and **driveways**.

- Review definition for Apartment to allow secured elevator access directly into dwelling unit.

Apartment building means a **building** consisting of 3 or more **dwelling units**, where access to each unit is obtained through a common entrance from the street level, or entrances or an internal entry vestibule and subsequently through a common hall or halls, and may also include **podium townhouses** accessed through a common entrance or by a private exterior entrance.

Part C: General Provisions and Parking

5.2.1a) Parking, Location, Residential Uses - Add Triplex to exemption.

- **5.3.4(a) Surface treatment of parking areas** - Provide exemption for low-density developments.
- Modify **Table 5.2** to exempt visitor parking requirements for all 3-Unit developments.
- **5.7 a) iii)** Add Triplex to accessible parking exemption where entry to all dwelling units is above or below exterior grade.
- Modify **Table 5.6** to exempt 3-Unit developments from bicycle parking requirements.
- **5.9** - Provide electric vehicle parking exemption for 3-Unit developments.
- Add parking exemption: If no legal off-street parking space can be provided for the primary dwelling unit, as of the effective date of this by-law, no parking spaces are required for the 3 unit building.
- Add landscaped open space requirement: Landscaped Open Space should consist of 35% of the lot area (for apartment buildings and triplex).
- Add clarity to the residential driveway width requirements: A minimum of 50% of the front yard should consist of soft landscaping (for Apartments and Triplex). Maximum driveway width should align with the requirements for a single detached dwelling.

Part D: Land Use Zones

- Add Triplex to RL.1 and RL.2 in **6.1 List of Applicable Zones** and **6.2 Permitted Uses**.

Appendix C: By-law Recommendations

- Redirect 3-Unit multi-unit buildings to 6.3.1 RL.1 and RL.2 zone regulations.

Other Recommendations

- Current City of Guelph site engineering standards should be reviewed to ensure the appropriate scale of engineering requirements based on this scale of development.
- The demonstration plans illustrated in this document show that the amount of site surface area needed to accommodate current parking regulations will likely be the primary driver for stormwater management requirements. Directing vehicle parking to the rear of the property also requires a long driveway that could otherwise be landscaped and remain permeable for direct water infiltration. It is therefore recommended that consideration be given to providing parking exemptions for 3-unit developments, while promoting walking, cycling, car share and transit services. Additionally, based on the demonstration plans, if additional units were proposed beyond the 3 units, a reduced parking ratio would be required (i.e. less than 1 per unit). In general, reducing parking requirements would increase opportunities for landscaping and trees while making development more economically feasible.