

# Comprehensive Zoning Bylaw Review

Putting Guelph's vision  
into place.

## Decision Meeting

April 18, 2023



# Project timeline



We are here



# Background

**January 2019-** Project Initiation

**October 2019-** Discussion papers

- Comprehensive Zoning Bylaw Review Discussion Paper
- Guelph Parking Standards Discussion Paper, prepared by IBI Group

**December 2020-** Additional Residential Unit Update

**April 2021-** Council parking workshop

**November 2021-** 1<sup>st</sup> draft of Zoning Bylaw released

**July 2022-** Release of 2<sup>nd</sup> draft Zoning Bylaw, Public Open House and Statutory Public Meeting

**August 2022 to March 2023-** Additional community engagement, studies and finalizing Zoning Bylaw



# Purpose of the Zoning Bylaw

- Required to comply with Section 26(9) of the Planning Act
- Zoning Bylaw must
  - Have regard for matters of Provincial interest
  - Be consistent with the Provincial Policy Statement (PPS) and conform with Provincial plans, and,
  - Conform with the Official Plan
- Repeals and replaces Zoning Bylaw (1995)-14864 in its entirety



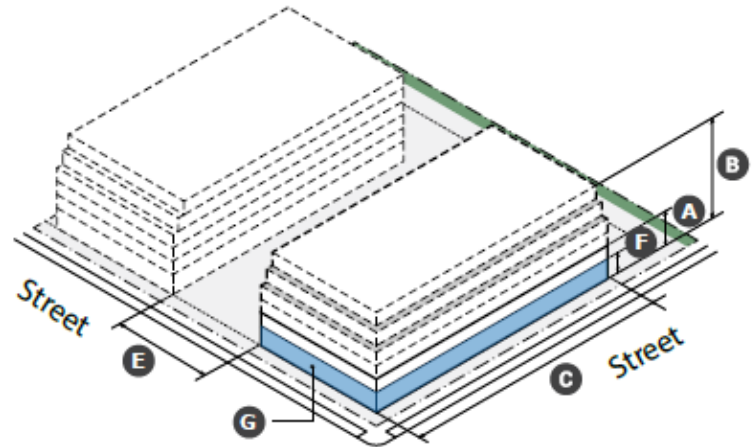
# Bill 23 impacts

- Limited ability to review exterior design through site plan
- Site plan exemption for residential development with less than 10 units
- Provincial interests under section 2 of Planning Act and the PPS still apply
- Pre-zoning lands will require less development approvals through Council
- New Zoning Bylaw needs to address some design items so Guelph can maintain its existing requirements



# Key highlights

- Aligns with the Official Plan:
  - Aligns with other City's plans
  - Pre-zones land to max height and density
  - Built form regulations
- Hybrid-Form Based Bylaw
  - Interactive to assist in navigation
  - Focus on usability
  - Charts, illustrations and notes to add clarity and interpretation



# Key highlights, continued

- Contemporary Zoning Practices
  - Increased flexibility and simplicity in zones
  - Emphasis on built form
  - Complies with AODA Provincial legislation
- Development Approvals
  - Respects recent development approvals
  - Streamlines development approval process



# Key highlights, continued

- Zones the City's natural heritage system and restricts development
- Bicycle parking spaces
- Electric vehicle parking spaces
- Eliminates exclusionary zoning
- Updates mixed-use zones
- Minimum landscaped open space and buffer strip requirements to ensure green space and provide areas to plant trees
- Accessibility provisions included





# Community Engagement (Phases 1-4)

Public engagement  
incl. info sessions,  
workshops, open  
house and open  
office hours

Received over  
**660** comments  
from the public

Project postcard  
was mailed to  
every property in  
the city

3,900 visits to the  
Comprehensive  
Zoning Bylaw  
website

Engaged in several  
one-on-one  
meetings with  
stakeholders and  
individuals

358 participants  
'engaged' with  
Comprehensive  
Zoning Bylaw  
website



## Phase 4 – What We Heard

- Consider formalizing current driveway width exemption criteria for semi-detached and on-street townhouses
- Consider increasing or removing the maximum number of shipping containers permitted on a lot
- Permit Supportive Housing, as of right



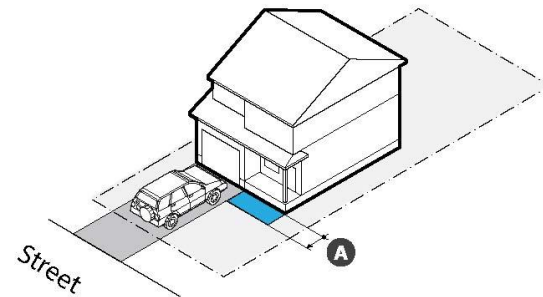
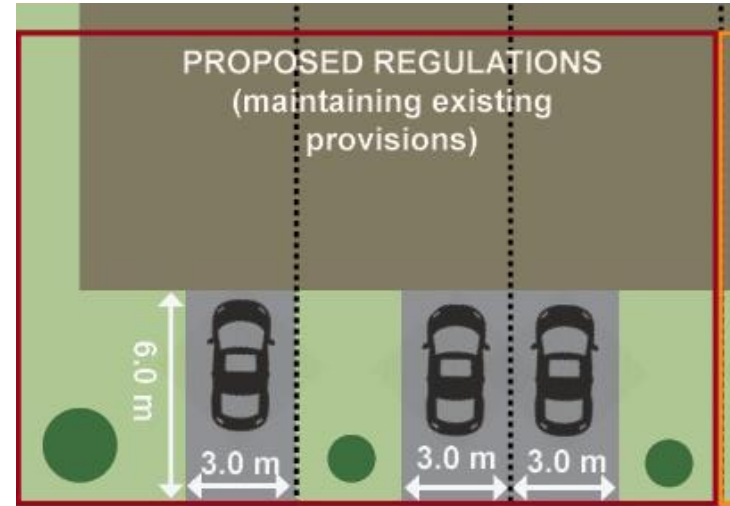
# Phase 4 – What We Heard, continued

- Encourage gentle density (3 units) and interest in guidelines
- Parking
  - Consider removing the parking adjustment (PA) area in the strategic growth area on Gordon Street from Stone Road to Vaughan Street and leave the parking rate as is
  - Consider increasing the visitor parking space requirements within the parking adjustment (PA) area for apartment buildings and mixed-use buildings
  - Request for an updated off-street parking study for multi-residential buildings be conducted
- More permissive home occupation provisions



# Driveway width recommendations

- Maintain 50% landscaped area in the front yard
- Maintain existing permission for a walkway
- Recommend staff investigate removing winter on-street parking restrictions
- Cross departmental review, aligns with approved Municipal Plans

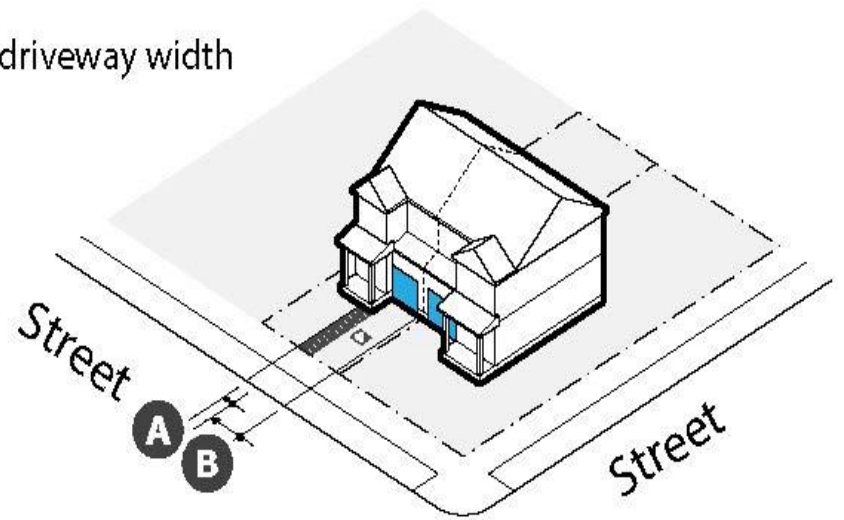


**A** Surfaced Walkway -- Max. 1.5m from nearest foundation wall

# Driveway width recommendations, continued

- Add definition for accessible vehicle
- As of right permissions for an accessible parking space for smaller lots

- A** 1.5 m access aisle
- B** 3.4 m driveway width



# Parking recommendations

- Based on the recommendations of:
  - IBI Group- Guelph Parking Standards discussion paper (2019)
  - BA Group Parking Utilization Study (2022)
- Maintain the geographic approach to parking- parking adjustment (PA) areas, including the Gordon Street Intensification Corridor
- Maintain visitor parking requirements in parking adjustment (PA) area for apartment and mixed-use buildings



# Parking recommendations, continued

- Accessible parking rates were updated to meet AODA requirements
- Revisions to ensure that accessible parking space requirements are not reduced within the parking adjustment (PA) areas of the city, meaning the number of accessible parking spaces required for development is consistent across the city



# 3-unit demonstration plans

- Staff worked with Grinham Architects and STAKT Architecture Inc. to develop demonstration plans
- Plans take into consideration:
  - Building Code requirements
  - Proposed Zoning Bylaw regulations
  - Existing neighbourhood compatibility
  - Other site plan considerations, such as stormwater management, access, accessibility, etc.
- Plans show options for a 3-unit multiple attached dwelling, apartment building and on-street townhouses





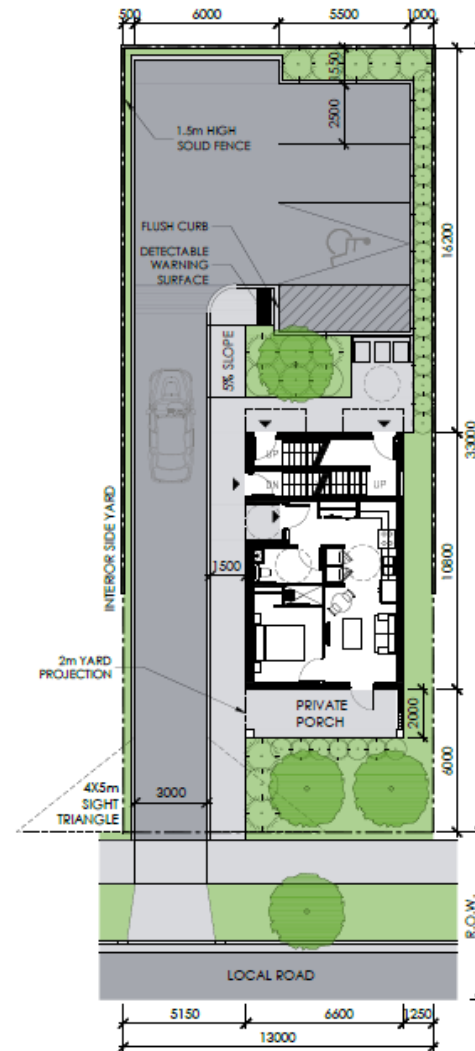
# 3-unit demonstration plans, continued

- Opportunity to test the proposed zoning bylaw regulations to ensure this type of development is feasible on standard residential RL.1 and RL.2 lots
- This document will be available as a guide for prospective developers/builders looking to create 3-unit buildings



# 3-Unit recommendations

- Add Triplex definition and permit use in RL.1 and RL.2 zones
- Permit secured elevator access directly into dwelling units
- Provide exemptions for visitor parking, bicycle parking, electric vehicle parking, barrier free parking for 3-unit dwellings
- Minimum landscaped open space requirement of 35% of lot area (RL.1 and RL.2)



# Shipping container recommendations

- Definition added
- Permitted as outdoor storage in service commercial, industrial, mixed-business, utility, and park zones
- Permitted on a temporary basis in residential driveways, construction sites and as occasional uses
- Deleted the regulation that limited number of containers on a lot



# Shipping container recommendations, continued

- Deleted maximum size of shipping containers
- In accordance with outdoor storage
  - Located in rear yard
  - Visual screening
  - Not located in landscaped open space, buffer strips, required parking spaces or fire routes
- Allow shipping containers to be used for a storage facility use



# 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)
- Exemption for low density housing with three units or less from maximum density



# Recommendations

1. That Official Plan Amendment No. 88 be approved in accordance with Attachment 3 of the Comprehensive Zoning Bylaw Decision Report, dated April 18, 2023.
2. That the Comprehensive Zoning Bylaw (2023-20790) be approved in accordance with Attachment 1 of the Comprehensive Zoning Bylaw Decision Report, dated April 18, 2023.
3. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the changes to the proposed Zoning Bylaw.
4. That the Council approved development application for 1408 Gordon Street and 33-41 Arkell Road from March 21, 2023 Council Planning be integrated as an administrative update to the Comprehensive Zoning Bylaw as site-specific zone in accordance with Attachment 7 of the March 21 Decision Report, once Zoning Bylaw (2023)-20790 is in effect.

