

# Comprehensive Zoning Bylaw Review

Putting Guelph's vision  
into place.

# Zoning Bylaw Transition

- Council approved the Comprehensive Zoning Bylaw (2023)-20790 (Effective date is April 18, 2023)
- Repeals and replaces the existing Zoning Bylaw (1995)-14864 for all lands in Guelph
- Notice of Decision will be mailed on April 27, 2023
- Last day of Appeal is May 17, 2023
- Both the existing and the new Zoning Bylaw will be applicable until the appeal period is over or until any appeals have been resolved or scoped to site specific properties
- Development is required to comply with both bylaws and minor variances from one or both bylaws may be required during this time



# Section 1.3- Transition provisions

- Transition provisions expire 2 years after the effective date of the Bylaw (April 18, 2023)
- **Building permits**
  - Building permits accepted prior to April 18 can comply with the 1995 Zoning Bylaw, maximum of 2 years
- **Minor variances**
  - Minor variances granted prior to April 18 under the 1995 Zoning Bylaw must apply for a building permit within 2 years
  - Minor variances to the 1995 Zoning Bylaw have not been carried forward indefinitely, meaning uses and structures become legal non-conforming/legal non-complying after the 2 year transition timeframe



# Section 1.3- Transition provisions

- **Site plan**

- Site plans accepted prior to April 18 can comply with the 1995 Zoning Bylaw
- After the new Zoning Bylaw comes into effect, the 1995 Zoning Bylaw can no longer be varied
- Building permit application is required to be accepted within 90 days of site plan approval, to a maximum of 2 years
- Multi-phase development- building permits for first building phase must be accepted within 90 days of site plan approval, to a maximum of 2 years
- Building permit applications for subsequent phases must be accepted within 5 years



# General Provisions and Parking

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## 4.12 Additional Residential Dwelling Units (ARDU) (revised)

- 2 ARDU's permitted per lot
  - 2 within the primary dwelling or
  - 1 within the primary dwelling and 1 in a detached structure
- Maximum 2 bedrooms, except if the ARDU is in a basement it can have 3 bedrooms
- Council amended the proposed bylaw to remove the maximum 80 m<sup>2</sup> requirement for detached ARDU's
  - 45% of the residential floor area of the primary dwelling and 30% yard coverage still apply



## 4.15 Home occupations (revised)

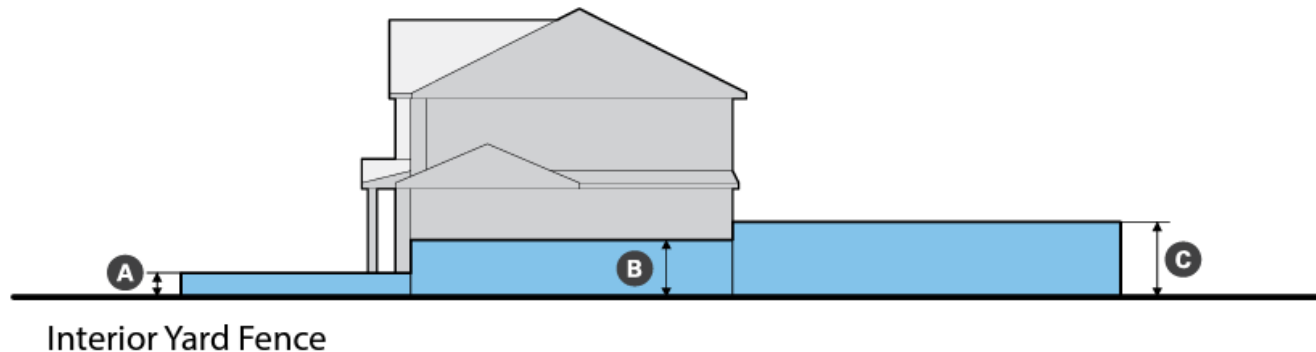
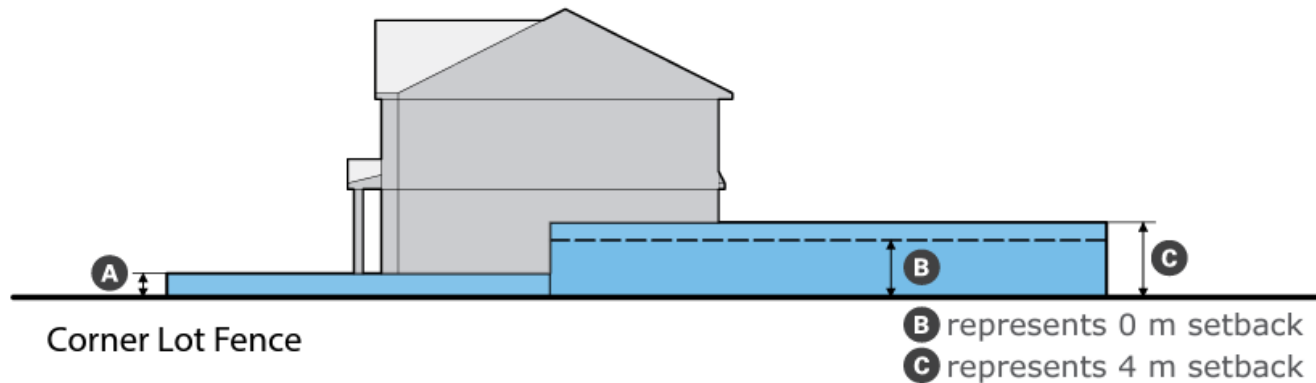
- Gross floor area for one or more home occupations shall not exceed 25% of the GFA to a max of 50 m<sup>2</sup>, whichever is less
- Permitted in accessory buildings and structures and additional residential dwelling units (including detached ARDU's)
- Parking simplified
- Medical professionals (now defined) limited to 1 practitioner per lot and no employees or other home occupations



## 4.16 Fences (revised)

- New regulations address corner lots in response to minor variance applications

Residential fence height





## 4.20 Complementary uses (new)

- Permitted when listed in the permitted use table of each zone (employment and institutional zones)
- Permitted within a multi-unit building (previously a mall) in combination with a primary permitted use for the zone



## 4.27 Shipping Containers (new)

- Definition of shipping container included
- Permitted use as outdoor storage (in some employment and service commercial zones)
- Can't be stacked
- Not permitted on a residential or mixed-use lot on a permanent basis
- Permitted in association with a storage facility use
- Permitted in parks for recreational programming
- Temporary use in residential driveways (max 30 days) and construction sites
- Permitted as an occasional use in accordance with 4.17
- When converted to be used as a construction material for a building, shall comply with the applicable zone regulations and building permit requirements



# Parking

- Updated city-wide parking rates
- Updated accessible parking space requirements
- Bicycle parking space requirements city-wide and new parking space design and location requirements
- Electric vehicle parking space requirements added
- Vehicle service station, drive-through facilities and car wash regulations added
- New vehicle stacking requirements

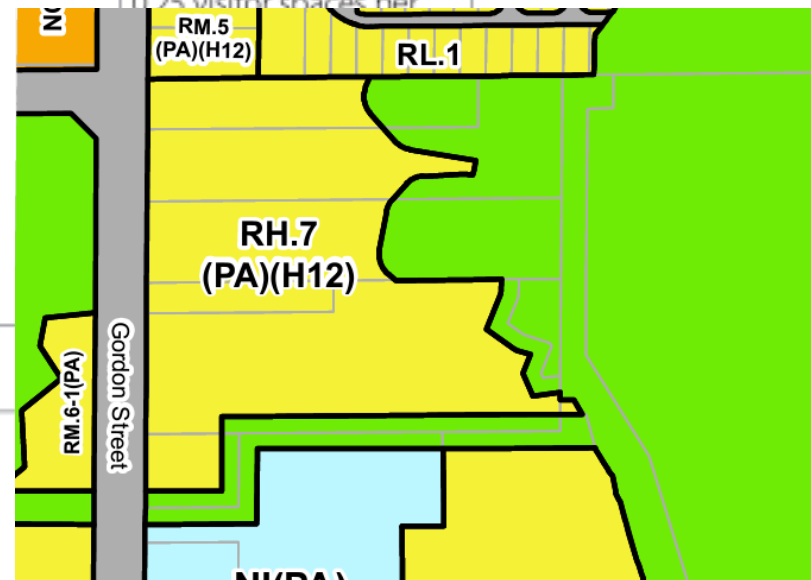


# Parking adjustment (PA) area

Table 5.3 Required parking rates in all zones except downtown zones

		Lots identified with parking adjustment (PA) suffix		Lots without parking adjustment (PA) suffix
Row	Use	Minimum required	Maximum permitted	Minimum required
Residential uses				
1.	Additional residential dwelling unit <sup>(2)(5)</sup>	1 space per <b>dwelling unit</b>	Not applicable	1 space per <b>dwelling unit</b>
2.	Apartment building <sup>(6)(7)</sup>	1 space per <b>dwelling unit</b> , plus 0.1 visitor spaces per <b>dwelling unit</b>	1.5 spaces per <b>dwelling unit</b> plus, 0.25 visitor spaces per <b>dwelling unit</b>	If total <b>dwelling unit</b> count is less than 20 <b>dwelling units</b> : 1 space per <b>dwelling unit</b> , plus 0.25 visitor spaces per
3.	Bed and breakfast	1 space per <b>building</b> , plus 1 space for owner	Not applicable	
4.	Duplex dwelling	1 space per <b>dwelling</b>	Not applicable	

Map showing zoning districts: RM.5 (PA)(H12), RM.6-1(PA), RH.7 (PA)(H12), and RL.1. Gordon Street is labeled vertically.



# Council amendment

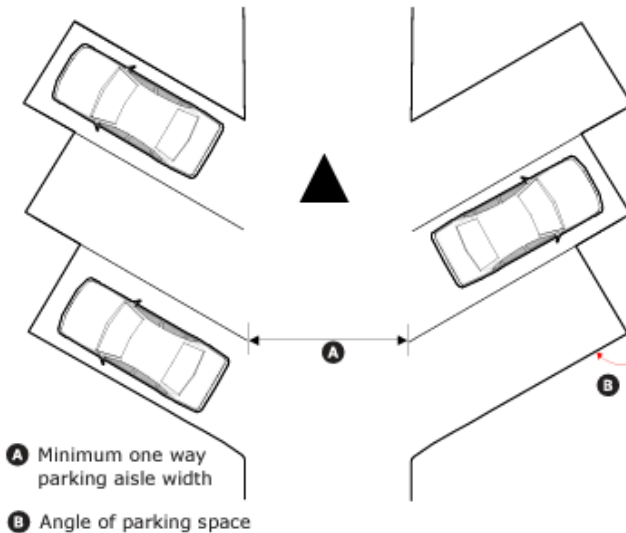
- Council amended the bylaw to keep the 1995 parking rate for apartment buildings city-wide (including the PA areas)
- For the first 20 dwelling units: 1.5 spaces per dwelling unit, and for each dwelling unit in excess of 20: 1.25 spaces per dwelling unit. A minimum of 20% of the required parking spaces shall be for the use of visitor parking
- Maximum parking still applies within PA areas for apartment buildings



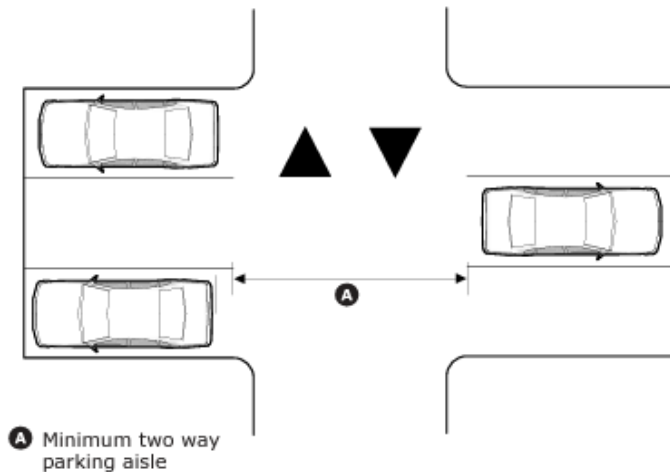
## 5.3.1(e)-(h) Parking aisle width

- New regulations
- Limited review for 10 units or less
- Based on site plan guidelines and include angled parking

One way access parking aisle width for angled parking



Two way access parking aisle width



# Parking space dimensions

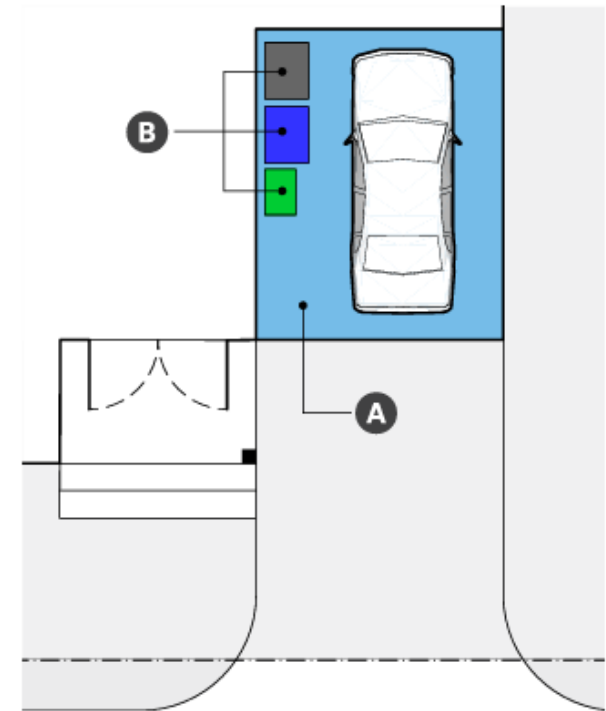
- Compact parking space dimensions (5.3.3)- 2.4 m x 5.5 m (max. 15% of required parking spaces) (new)
- Interior and exterior parking spaces for apartment buildings, mixed-use buildings, stacked townhouse, stacked back-to-back townhouse and non-residential uses- 2.75 m x 5.5 m (revised)



# Minimum attached garage size

- New regulation
- Minimum 20 m<sup>2</sup>

Attached garage parking space



**A** 20 square metres (min)

**B** Standard residential garbage containers





# Residential driveway widths

Table 5.10 – Maximum residential driveway width

Row	Zone	Driveway, residential width - maximum permitted
1.	RL.1	<b>Single detached/duplex dwelling, multi-unit building</b> (up to 3 units) - 6.5 metres <b>Semi-detached dwelling</b> - 60% of the <b>lot frontage</b> or 5 metres, whichever is less.
2.	RL.2	<b>Single detached</b> - 50% of the <b>lot frontage</b> or 5 metres, whichever is greater <sup>(1)</sup> <b>Duplex dwelling, multi-unit building</b> (up to 3 units) - 5 metres <sup>(1)</sup> <b>Semi-detached dwelling</b> - 60% of the <b>lot frontage</b> or 5 metres, whichever is less.
3.	RL.3, RL.4, RM.5, RM.6, D.1, D.2	<b>Single detached, semi-detached and duplex dwelling</b> - 50% of <b>lot frontage</b> or 5 metres, whichever is less. <b>Townhouses</b> - 65% of <b>lot frontage</b> or 5 metres, whichever is less.

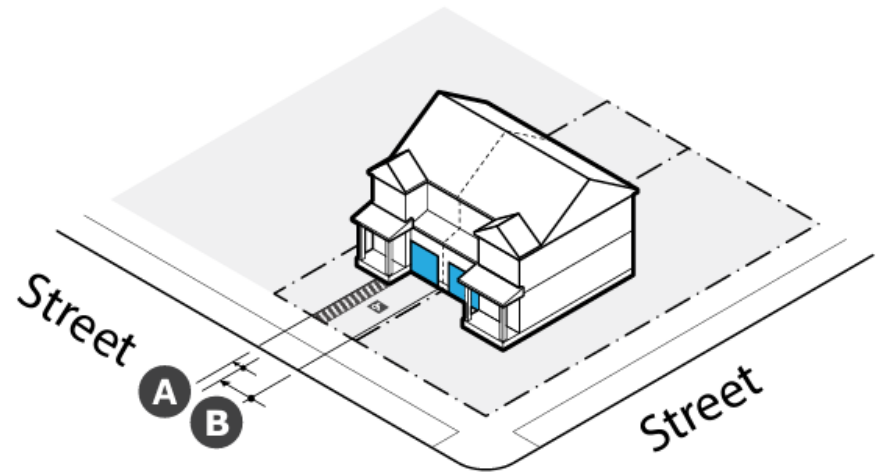
Additional regulations for Table 5.10:

1. **Lots with lot frontage** of 12 metres or greater may have a maximum **driveway, residential width** of 6 metres.



# Accessible Driveway Width

- Vehicle, accessible defined
- Driveway aligns with Type A accessible parking space
- Parking is not permitted on the 1.5 m access aisle



**A** Access aisle (1.5 m)

**B** Driveway width (3.4 m)



# Residential garage widths

Table 5.9 – Maximum width of attached garage– residential

Row	Zone	Width of attached garage – maximum permitted
1.	RL.1	<b>Single detached dwelling</b> - 6.5 metres <b>Semi-detached dwelling</b> - 50% of the <b>lot frontage</b> or 5 metres, whichever is less.
2.	RL.2	<b>Single detached dwelling</b> - 50% of the <b>lot frontage</b> or 5 metres, whichever is greater. <sup>(1)</sup> <b>Semi-detached dwelling</b> - 50% of the <b>lot frontage</b> or 5 metres, whichever is less.
3.	<b>Townhouses</b> in RL.3, RL.4, RM.5, RM.6, CMUC, MOC, D.1, D.2 <b>zones</b>	50% of <b>lot frontage</b>
4.	<b>Single detached dwelling</b> and <b>semi-detached dwelling</b> in D.1, D.2 and MOC <b>zones</b>	50% of <b>lot frontage</b>

Additional regulations for Table 5.9

1. **Lots with lot frontage** of 12 metres or greater may have a maximum attached **garage** width of 6 metres.



# Land use zones

Residential Zones (RL.1, RL.2, RL.3, RL.4, RM.5, RM.6, RH.7)

Mixed-Use Zones (CMUC, MUC, NCC, MOC)

Commercial Zones (CC, SC)

Downtown Zones (D.1, D.2, D.3, D.3a)

Employment Zones (B, BP, IRP, MB, EMU)

Institutional Zones (NI, I.1, I.2)

Open Space, Golf Course and Park Zones (OS, GC, US, NP, CP, RP)

Natural Heritage System Zone (NHS)

Major Utility Zone (U)

Urban Reserve Zones (UR.1, UR.2)



# Permitted use table

Table 6.1 - Permitted uses in residential zones

Permitted uses	RL.1	RL.2	RL.3	RL.4	RM.5	RM.6	RH.7
<b>Residential uses</b>							
Additional residential dwelling unit	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	--	P <sup>(1)</sup>	--	--
Apartment building	P <sup>(8)</sup>	P <sup>(8)</sup>	--	P	P	P	P
Bed and breakfast	P	--	--	--	--	--	--
Convenience store	--	--	--	--	--	--	P <sup>(2) (3)</sup>
Day care centre	P	--	--	--	--	--	P <sup>(2) (3)</sup>
Day care, private home	P	P	--	--	--	--	--
Duplex dwelling	P	P	--	--	--	--	--
Group home	P <sup>(4) (6)</sup>	P <sup>(4) (6)</sup>	--	--	--	--	--
Home occupation	P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>
Hospice	P <sup>(6)</sup>	P <sup>(6)</sup>	--	--	--	--	--
Lodging house type 1	P <sup>(7)</sup>	P <sup>(7)</sup>	--	--	--	--	--
Long term care facility	--	--	--	P	P	P	P
Retirement residential facility	--	--	--	P	P	P	P
Semi-detached dwelling	P	P	--	--	--	--	--
Single detached dwelling	P	P	--	--	--	--	--
Supportive housing	P	P	P	P	P	P	P
Townhouse, back-to-back	--	--	--	--	P	P	--
Townhouse, cluster	--	--	--	P	--	P	--
Townhouse, on-street	P <sup>(9)</sup>	P <sup>(9)</sup>	P	--	P	--	--
Townhouse, rear access on-street	P <sup>(9)</sup>	P <sup>(9)</sup>	P	--	P	--	--
Townhouse, stacked	--	--	--	P	--	P	--
Townhouse, stacked back-to-back	--	--	--	--	--	P	--
Triplex	P <sup>(8)</sup>	P <sup>(8)</sup>	--	--	--	--	--

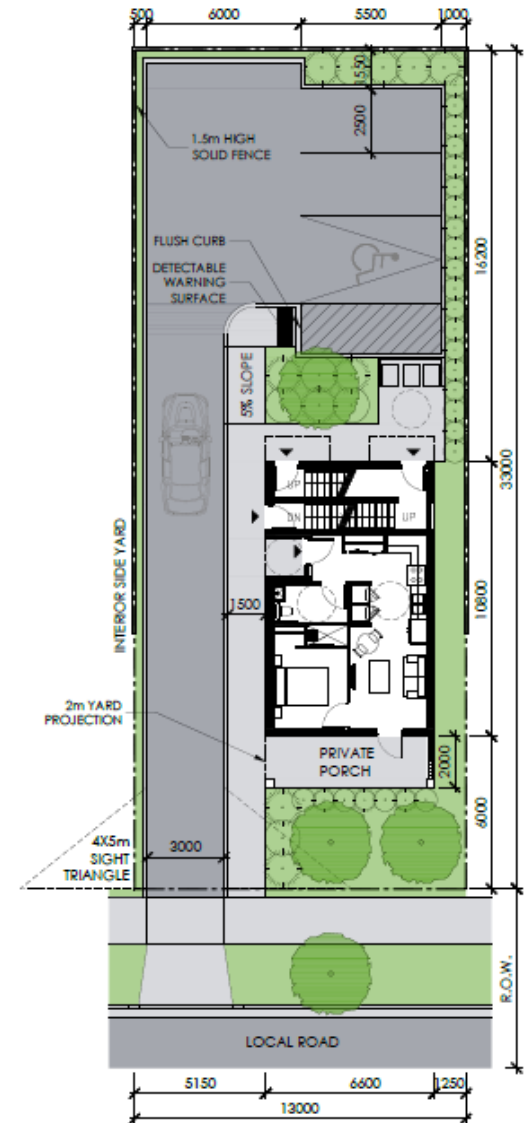
## Additional regulations for Table 6.1:

1. **Additional residential dwelling units** are permitted within and on the same **lot** as a **single detached dwelling, semi-detached dwelling, and townhouse, on-street** and in accordance with Section 4.12.1.
2. Permitted within an **apartment building**, not within a **dwelling unit**.
3. Maximum 400 square metres in floor area, not within a **dwelling unit**.



# Multi-unit buildings, 3 units

- Triplex (formerly multiple attached dwelling), apartment building and on-street townhouses (up to 3 units) permitted in RL.1 and RL.2 zones
- Definition of apartment building modified to permit secured elevator access directly into dwelling units
- Exemptions for visitor parking, bicycle parking, electric vehicle parking, barrier free parking
- Minimum landscaped open space requirement of 35% of lot area (RL.1 and RL.2)
- Must comply with the RL.1/RL.2 zone requirements

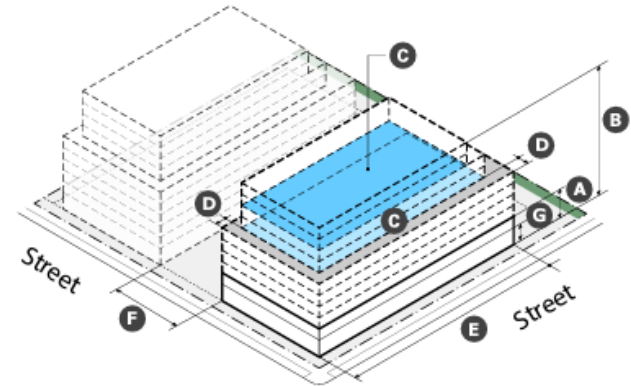


# New built form regulations

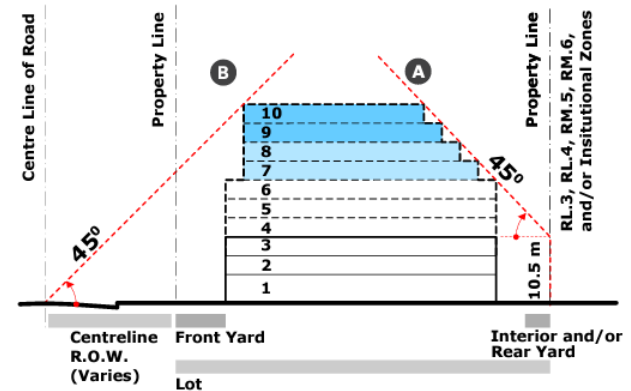
## Apply to medium, high density and mixed-use zones

- Maximum length of buildings
- Building setbacks
- Maximum floorplate size
- Tower separation
- Minimum first storey height
- Active entrances
- Angular planes
- Maximum setbacks
- Minimum first storey transparency

(c) Building regulations



(e) Angular plane regulations



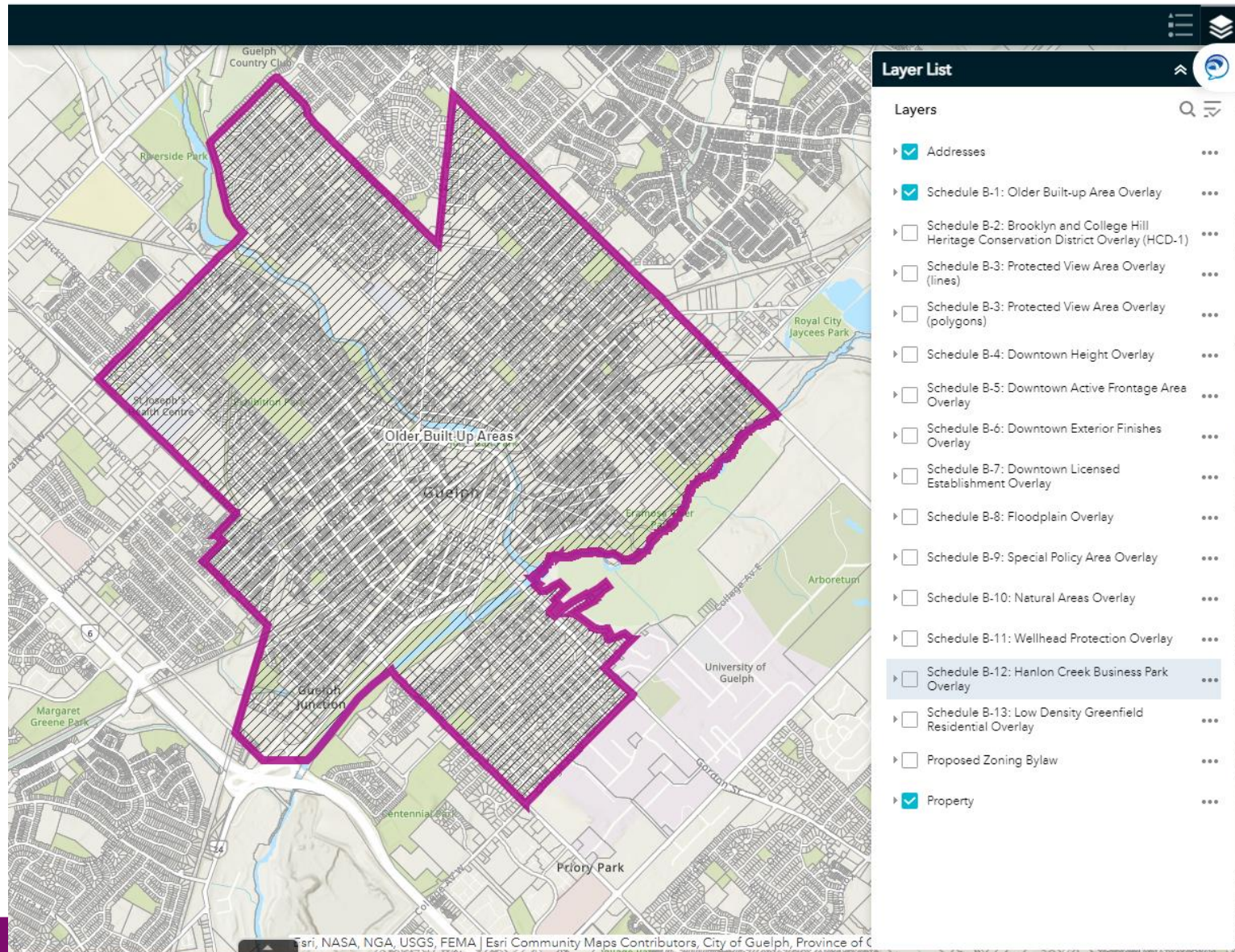
# Overlays (Schedule B)

- Schedule B-1: Older Built-up Area Overlay (previously Map 66)
- Schedule B-2: Brooklyn and College Hill Heritage Conservation District Overlay (HCD-1) (new)
- Schedule B-3: Protected View Area Overlay (existing)
- Schedule B-4: Downtown Height Overlay (existing)
- Schedule B-5: Downtown Active Frontage Area Overlay (existing)
- Schedule B-6: Downtown Exterior Finishes Overlay (existing)
- Schedule B-7: Downtown Licensed Establishment Overlay (existing)
- Schedule B-8: Floodplain Overlay (revised)
- Schedule B-9: Special Policy Area Overlay (existing)
- Schedule B-10: Natural Areas Overlay (new)
- Schedule B-11: Wellhead Protection Area Overlay (new)
- Schedule B-12: Hanlon Creek Business Park Overlay (new)
- Schedule B-13: Low Density Greenfield Residential Overlay (new)





# Overlay mapping



# Holding Provisions

- (H12) has been applied to properties that have been zoned for increased height and density to ensure servicing is adequate and available prior to development occurring.
  - Permits minor changes without lifting the H
- All existing holding provisions have been carried over, unless lifted during the zoning bylaw review



# Site-Specific Zones

- Redundancy deleted, where possible
- Recent development applications have been carried forward



# Mapping (Schedule A)

- New PDF maps have been created
- New interactive online mapping



# Implementation

- Working to create an interactive version of the Zoning Bylaw which will be updated online
- Updating the Zoning Bylaw with amendments made by Council on April 18th
- Council approved amendments can be found in the April 18 Council Meeting Minutes (link provided in memo)
- Appeals?



# Questions?

