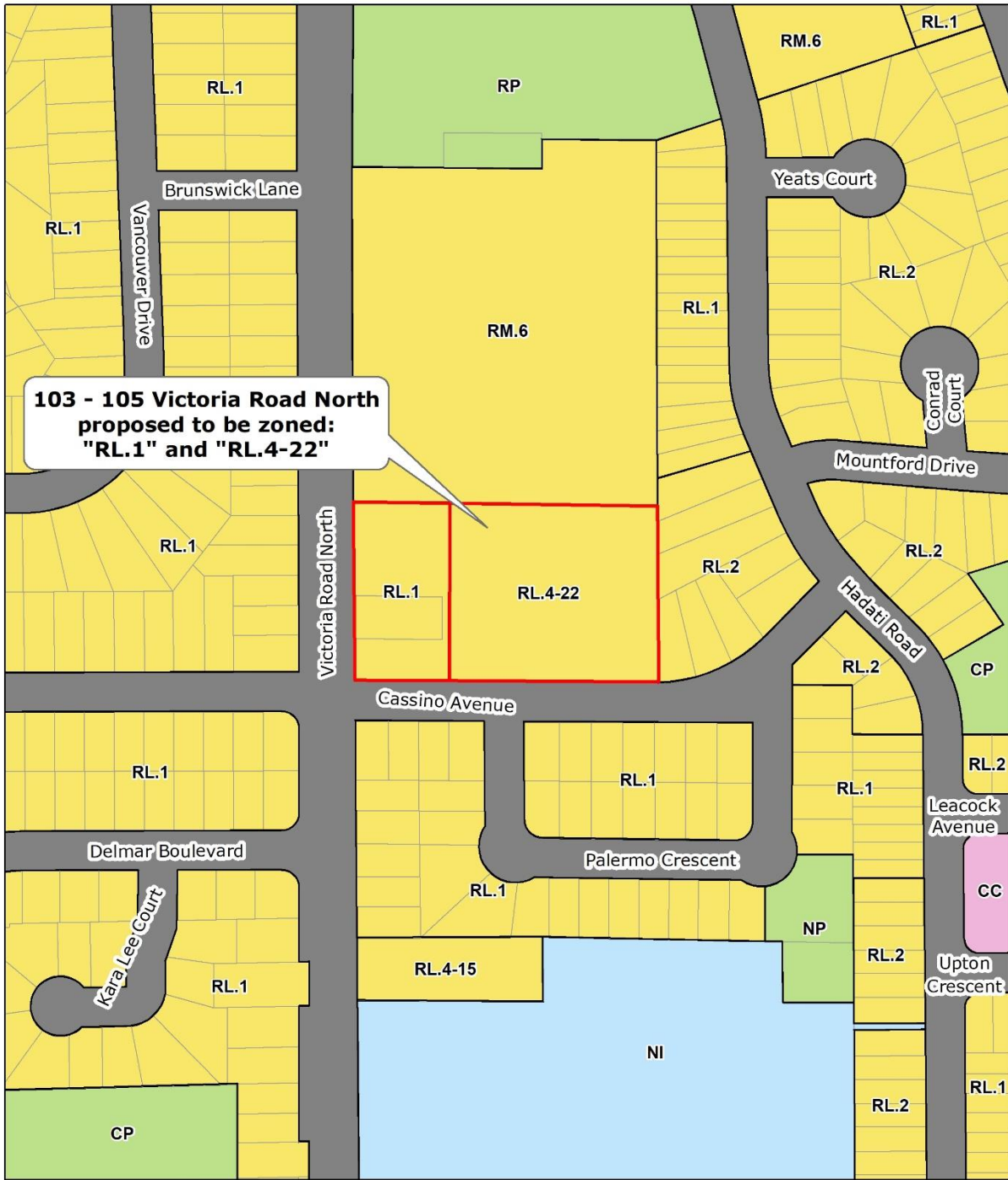


Attachment-7 Proposed Zoning and Details (2023) – 20790



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Produced by the City of Guelph
Planning and Building Services - Development Planning
May 2023

PROPOSED ZONING

103 - 105 Victoria Road North

CITY OF Guelph
Making a Difference

Attachment-7 (continued)

“Specialized Low Density Residential” RL.4-22 Zone

In accordance with Part C (General Provisions and Parking) and Section 6 (Residential Zones) with the following site-specific exceptions:

Maximum Density (units/ha)

- Notwithstanding Table 6.17, the maximum density shall be 60 units per hectare.

Maximum Building Coverage (% of lot area)

- Notwithstanding Table 6.18, the maximum Building Coverage shall be 32%

Private Amenity Area – Cluster Townhouses

- Notwithstanding Table 6.18, footnote 11.b.c., private amenity area for cluster townhouses may be setback 0 metres from the rear lot line in the RL.4-22 zone.

Private Amenity Area – Stacked Townhouses

- Notwithstanding Table 6.18, footnote 12 and 13, the following provisions apply to private amenity areas for stacked townhouses in the RL.4-22 zone.
 - a) private amenity areas for ground level units in stacked townhouses shall be a minimum of 10m²/unit and may be located in a front yard or an unclosed porch or balcony with no privacy screen.
 - b) Private amenity area for units above or below finished grade shall have a minimum of 6.5m² and may be located in a front yard.
 - c) Private amenity areas for units above-grade must consist of a balcony and be defined by a wall or railing between adjacent units to a height of 1.8m.
 - d) Private amenity areas may face a public street

Lot area per dwelling unit

- Notwithstanding Table 6.19, the minimum lot area per dwelling unit shall be 169m² for the RL.4-22 zone.

Exterior Side and Rear Yard from a Private Street

- Notwithstanding Table 6.19, front, exterior side and rear yard setbacks to private streets back of curb or sidewalk or lot line do not apply, for the RL.4-22 zone.

Building Length

- Notwithstanding Table 6.19, the maximum building length shall be 60 metres.

Bicycle Parking Rates

- Notwithstanding Section 5.8, bicycle parking requirements shall be 1 per stacked townhouse dwelling unit.

Electric Vehicle Parking Requirements

- Notwithstanding Section 5.9, electric vehicle parking requirements shall not apply.