

# The Corporation of the City of Guelph

## By-law Number (2023) - 20798

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects lands municipally known as 103-105 Victoria Road North, and legally described as Part of Lot 1, Concession 4, Division C, City of Guelph (File No. OZS21-008)

Whereas Section 34(1) of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

### The Council of the Corporation of the City of Guelph enacts as follows:

1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring property legally described as Part of Lot 1, Concession 4, Division C, City of Guelph, from the current "Urban Reserve" (UR) Zone, to the "Residential Single Detached" (R.1A) Zone and the new "Specialized Residential Townhouse", to be known as the R.3A-70 Zone in the City of Guelph Zoning By-law (1995)-14864, as amended.
2. Section 5.3.3.1, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.70:

5.3.3.1.70      R.3A-70

103-105 Victoria Road North

As shown on Defined Area Map Number 51 of Schedule "A" of this By-law.

5.3.3.1.70.1      Permitted Uses

In accordance with the permitted Uses under Section 5.3.3.1 of By-law Number (1995)-14864, as amended.

5.3.3.1.70.2      Regulations

In accordance with the regulations set out in Table 5.3.2 – for the Cluster and Stacked Townhouse (R.3A) Zone of Zoning By-law (1995)-14864, as amended, with the following exceptions:

5.3.3.1.70.2.1      Maximum Density

Despite Section 5.3.2.6, the maximum density shall be 60 units per hectare.

5.3.3.1.70.2.2      Minimum Lot Area per Unit

Despite table 5.3.2, Row 3, minimum lot area per unit shall be 169 square metres.

5.3.3.1.70.2.3 Maximum Building Coverage

Despite Table 5.3.2, Row 8 the maximum building coverage shall be 35%.

5.3.3.1.70.2.4 Private Amenity Area – Cluster Townhouses

Despite Section 5.3.2.5, the private amenity areas shall be a minimum setback of 0 metres from side and rear lot lines.

5.3.3.1.70.2.5 Private Amenity Area – Stacked Townhouses

Despite Section 5.3.2.5, the following provisions apply to private amenity areas for stacked townhouses.

- i. a minimum of 10 square metres per unit of private amenity area for ground level Stacked Townhouse units;
- ii. private amenity areas for ground level Stacked Townhouse units may be located in a front yard or an unenclosed porch or balcony with no privacy screen;
- iii. a minimum of 6.5 square metres per unit of private amenity area for units above or below finished grade and may be permitted within a front yard;
- iv. private amenity areas may face a public street.

5.3.3.1.70.2.6 Maximum number of Dwelling Units in a row

Despite Table 5.3.2, Row 18 the maximum number of dwelling units in a row, within a stacked townhouse shall be 32.

5.3.3.1.70.2.7 Active Entrance

At least three active entrances shall be required facing Cassino Avenue.

Active Entrances shall be defined as: Active Entrance means a door that is designed to be the principle entrance or a secondary entrance facing a public street or public square and excludes emergency egress doors, garage doors, service doors, loading doors and doors giving access to storage areas.

5.3.3.1.70.3 Severability Provision

The uses and regulations of the R3.A-70 Zone shall continue to apply collectively to the whole of the lands zoned as R.3A-70, despite any future severance or condominium registration.

**Passed this thirteenth day of June, 2023.**

**Schedules:**

Schedule 1: Defined Area Map 51

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**Cam Guthrie, Mayor**

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**Juan da Silva, Acting City Clerk**