

The Corporation of the City of Guelph

By-law Number (2023) - 20799

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law (2023) for the City of Guelph as it affects property municipally known as 103-105 Victoria Road North, and legally described as Part of Lot 1, Concession 4, Division C, City of Guelph (File#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 (2023)-20790, as amended, is hereby further amended by transferring a portion of the property legally described as Part of Lot 1, Concession 4, Division C, City of Guelph, from the current "Low Density Residential 1" (RL.1) Zone, to the "Specialize Low Density Residential 4" to be known as the (RL.4-22) Zone in the City of Guelph Zoning By-law (2023)-20790, as amended.
2. Part E: Site-specific Provisions and Zones, Section 18.4, of By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.4.22:
 - 18.4.22 RL.4-22
103-105 Victoria Road North
As shown on Defined Area Map Number 45 and 51 of Schedule 1 of this By-law.
 - 18.4.22.1 Permitted Uses
In accordance with the permitted Uses in Table 6.1, RL.4 Zone
 - 18.4.22.2 Regulations
In accordance with the regulations set out in Part C (General Provisions and Parking) and Section 6.3.5 of Zoning By-law (2023)-20790, as amended, with the following site-specific regulations and exceptions:
 - 18.4.22.2.1 Maximum Density (units/ha)
Despite Table 6.17, the maximum density shall be 60 units per hectare.
 - 18.4.22.2.2 Maximum Building Coverage (% of lot area)
Despite Table 6.18, the maximum Building Coverage shall be 35%.

18.4.22.2.3 Private Amenity Area – Cluster Townhouses

Despite Table 6.18, footnote 11.b.c., private amenity area for cluster townhouses may be setback 0 metres from the rear lot line.

18.4.22.2.4 Private Amenity Area – Stacked Townhouses

Despite Table 6.18, footnote 12 and 13, the following provisions apply to private amenity areas for stacked townhouses in the RL.4-22 zone.

- i. 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 unenclosed porch or balcony with no privacy screen.
- ii. 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.
- iii. 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.
- iv. Private amenity areas may face a public street.

18.4.22.2.5 Lot Area per Dwelling Unit

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

18.4.22.2.6 Exterior Side and Rear Yard from a Private Street

Despite 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.

18.4.22.2.7 Building Length

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

18.4.22.2.8 Bicycle Parking Rates

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

18.4.22.2.9 Electric Vehicle Parking Requirements

Despite Section 5.9, electric vehicle parking requirements shall not apply.

18.4.22.2.10 Active Entrances

Despite Table 6.18, 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.

18.4.22.3 Severability Provision

The Uses and regulations of the RL.4-22 Zone shall continue to apply collectively to the whole of the lands zoned as RL.4-22 despite any future severance or condominium registration.

Passed this thirteenth day of June, 2023.

Schedules:

Schedule 1: Defined Area Map 45 and 51

Cam Guthrie, Mayor

Juan da Silva, Acting City Clerk