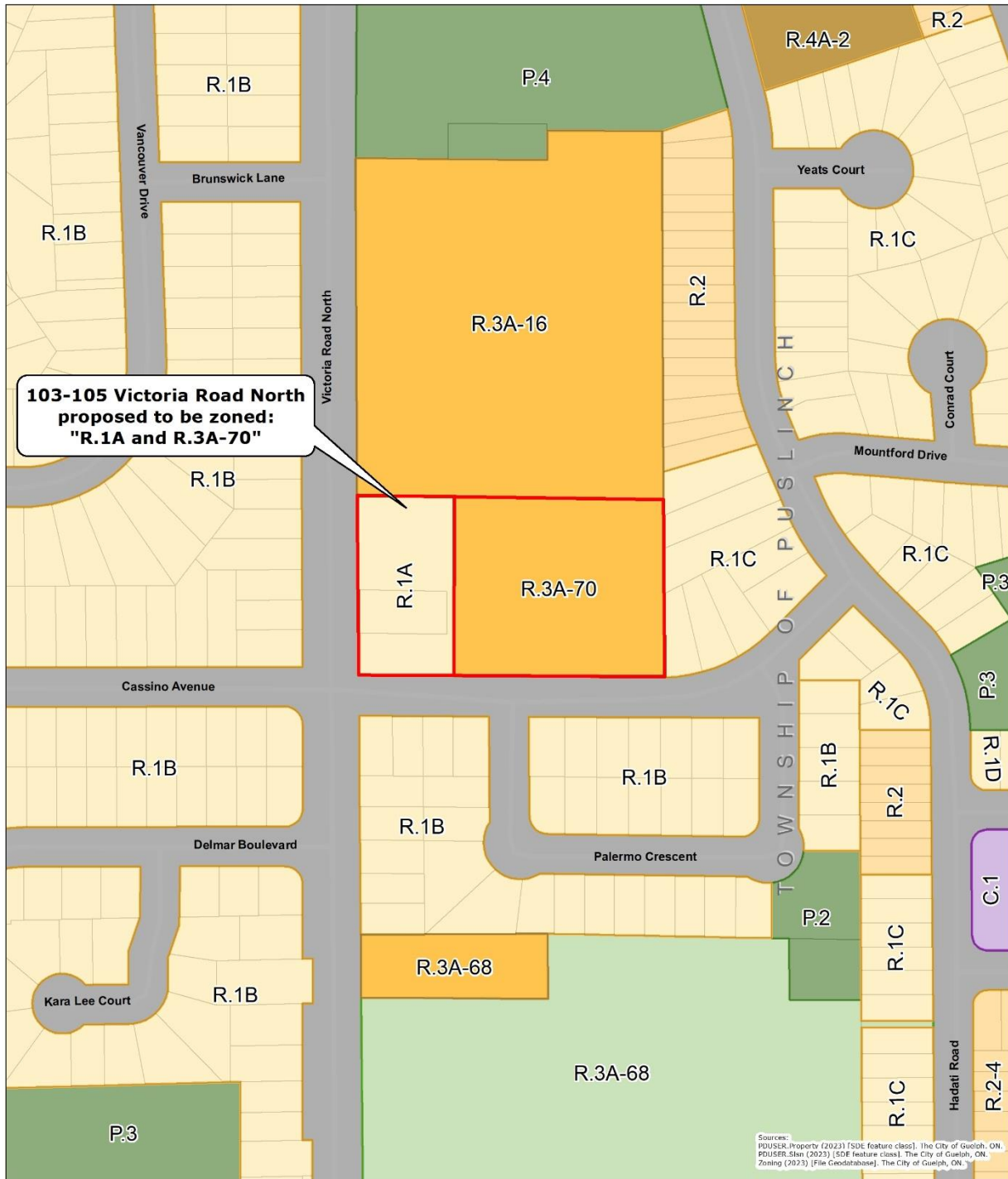


# Attachment-6 Proposed Zoning and Details (1995) - 14864





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 Planning and Building Services - Development Planning  
 May 2023

## Proposed Zoning

### 103-105 Victoria Road North



## **Attachment-6 (continued)**

### **“Specialized Residential Cluster Townhouse” R.3A-70 Zone**

In accordance with Section 4 (General Provisions) and Section 5.3 and Table 5.3.2 (Regulations Governing R.3 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

#### **Maximum Density (units/ha)**

- Notwithstanding Section 5.3.2.6, the maximum density shall be 60 units per hectare in the R.3A-70 zone.

#### **Minimum Lot Area per Unit**

- Notwithstanding table 5.3.2, Row 3 the minimum lot area per unit shall be 169 square metres in the R.3A-70 zone.

#### **Maximum Building Coverage**

- Notwithstanding Table 5.3.2, Row 8 the maximum building coverage shall be 32% in the R.3A-70 zone.

#### **Private Amenity Area – Cluster Townhouses**

- Notwithstanding Section 5.3.2.5, the private amenity areas shall be a minimum setback of 0 metres from side and rear lot lines in the R.3A-70 zone.

#### **Private Amenity Area – Stacked Townhouses**

- Notwithstanding Section 5.3.2.5, the following provisions apply to private amenity areas for stacked townhouses in the R3.A-70 zone.
  - a) a minimum of 10 square metres per unit of private amenity area for ground level Stacked Townhouse units;
  - b) private amenity areas for ground level Stacked Townhouse units to be located in a front yard or an unenclosed porch or balcony with no privacy screen;
  - c) a minimum of 6.5 square metres per unit of private amenity area for units above or below finished grade and be permitted within a front yard;
  - d) private amenity areas may face a public street.

#### **Maximum number of Dwelling Units in a row**

- Notwithstanding Table 5.3.2, Row 18 the maximum number of dwelling units in a row, within a stacked townhouse shall be 32, for the lands zoned R.3A-70.

#### **Active Entrances**

- Active entrances facing Cassino Avenue shall be at least every 30 metres of the building length for the lands zoned R.3A-70. 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.

**Bicycle Parking**

- Notwithstanding anything in this by-law to the contrary, 32 bicycle parking spaces are required for the lands zoned R.3A-70.

**Electric Vehicle Parking**

- Notwithstanding anything in this by-law to the contrary, no electric vehicle parking is required for the lands zoned R.3A-70.