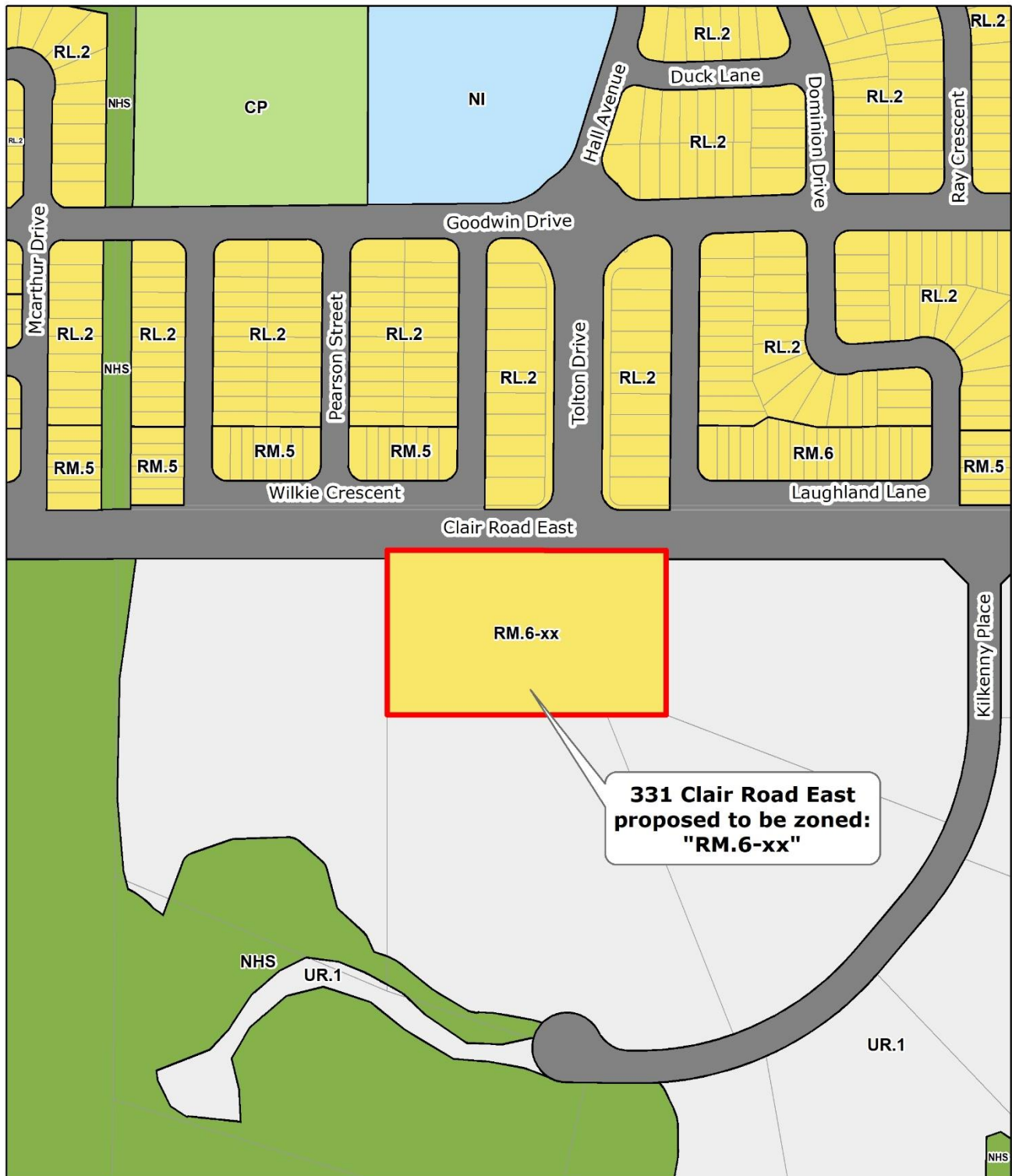


# Attachment-7 Proposed Zoning – Zoning By-law (2023)-20790



Produced by the City of Guelph  
Planning and Building Services - Development Planning  
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**PROPOSED ZONING DESIGNATION**  
**Zoning By-law (2023) - 20790**  
**331 Clair Road East**

## **Attachment-7 continued**

### **Proposed Zoning – Zoning By-law (2023)-20790**

Proposed specialized regulations for the RM.6-xx Zone:

- To permit a minimum private amenity area for stacked townhouses of 9m<sup>2</sup> per unit and specific regulations to clarify the location of private amenity areas; whereas 10m<sup>2</sup> per unit is required (Table 6.18 and additional regulations 12 and 13);
- To exempt the RM.6-xx zone from the minimum exterior side and rear yard setbacks from private streets back of curb or sidewalk or lot line (Table 6.19);
- To permit surface parking be located anywhere on the subject lands, provided it is setback 3.0 metres from the front lot line; whereas parking spaces are required to be located in an interior side or rear yard and be setback 3.0 metres from any lot line (Section 5.2.2(a));
- To permit the driveways associated with the stacked townhouses featuring garages to contribute to the visitor parking required for those units;
- To permit surface parking to exceed 75% of the total required residential parking spaces; whereas a maximum of 75% of parking spaces are to be provided as surface parking spaces (Section 5.2.2(c));
- To exempt the RM.6-xx zone from the bicycle parking spaces, long term requirements; whereas a rate of 1 bicycle parking space, long term per dwelling unit is required for each stacked townhouse dwelling unit where individual garages are not provided (Section 5.8);
- To exempt electric vehicle parking spaces for the RM.6-xx zone; whereas a minimum of 20% of the total required parking spaces are to be provided as electric vehicle parking spaces (Section 5.9(a));
- To permit 10% of the total required parking spaces be provided as designed electric vehicle parking spaces; whereas a minimum of 80% is required (Section 5.9(b)); and
- Notwithstanding the creation of property boundaries between units or common elements by registration of a plan of condominium or severance, the zoning regulations for development in the RM.6-xx zone shall be applied to the entirety of the block of land zoned RM.6-xx.