

331 Clair Road East

Statutory Public Meeting for Proposed Zoning By-law Amendment

October 17, 2023

Site Context

- 1.65 hectares in size
- 171 metres of frontage along Clair Road East



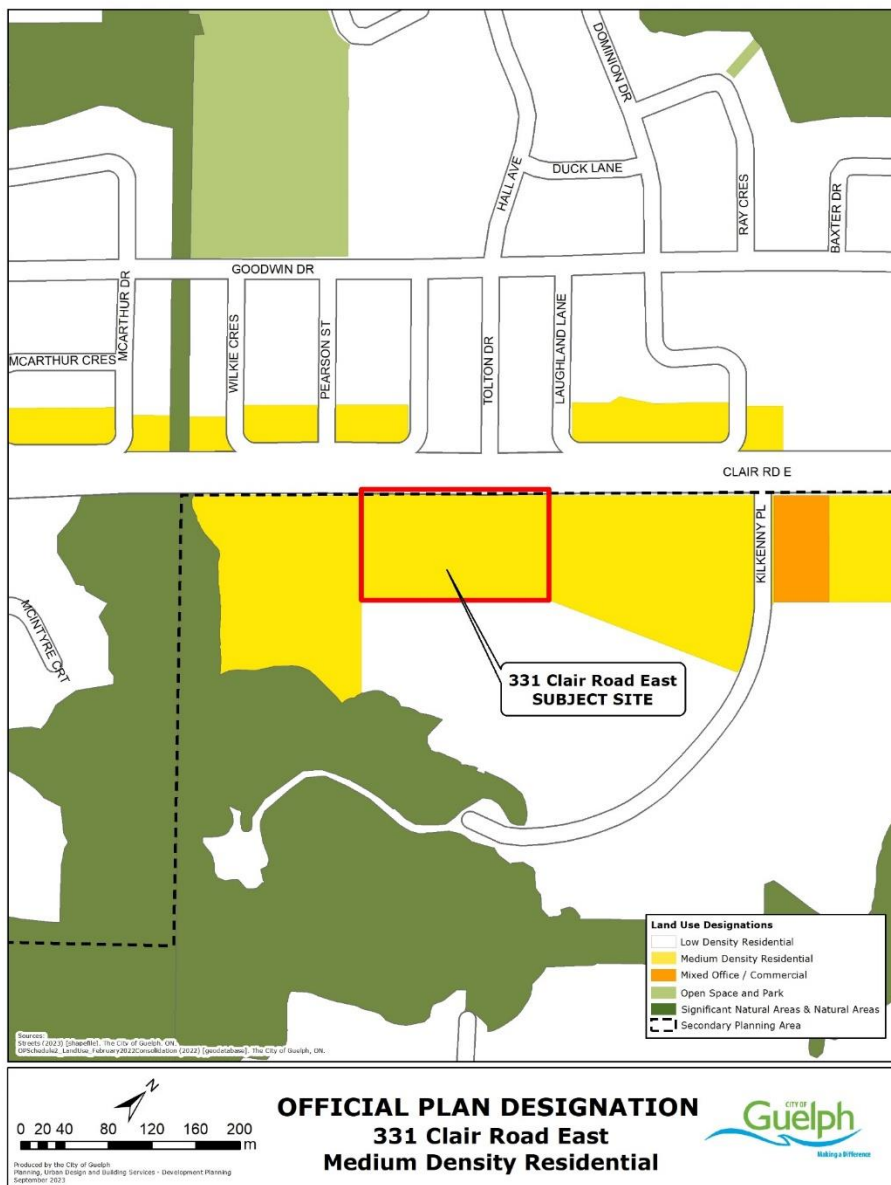
0 10 20 40 60 80 m
Produced by the City of Guelph
Planning and Building Services - Development Planning
September 2023

2022 ORTHOPHOTO
331 Clair Road East



Official Plan Designation

- Medium Density Residential



Existing Zoning



EXISTING ZONING DESIGNATION
Zoning By-law (1995) - 14864
331 Clair Road East

Making a Difference



EXISTING ZONING DESIGNATION
Zoning By-law (2023) - 20790
331 Clair Road East

Making a Difference

Proposed Zoning (1995 Zoning By-law)



Proposed Zoning (1995 Zoning By-law):

“Specialized Residential Townhouse” (R.3A-XX) zone under City of Guelph Zoning By-law (1995)-14864.

PROPOSED ZONING DESIGNATION
Zoning By-law (1995) - 14864
331 Clair Road East

0 15 30 60 90 120 150 m

Revised by the City of Guelph Planning and Building Services - Discussion/Review December 2023

Requested Specialized Zoning Regulations (1995 Zoning By-law):

Proposed specialized regulations for the R.3A-xx zone:

- To permit a minimum lot area per unit of 120m² per unit; whereas 150m² per unit is required (Table 5.3.2, Row 3);
- To permit a maximum density of 85 units per hectare; whereas 60 units per hectare is permitted (Section 5.3.2.6.2);
- To permit a minimum private amenity area for stacked townhouses of 9m² per unit and specific regulations to clarify the location of private amenity areas; whereas 10m² per unit is required for stacked townhouse units above grade; and whereas 20m² per unit is required for ground level stacked townhouse units (Section 5.3.2.5.1, 5.3.2.5.2, 5.3.2.5.3).



Requested Specialized Zoning Regulations (1995 Zoning By-law) Continued:

- To permit a maximum number of dwelling units in a row within a stacked townhouse block to be 24; whereas a maximum of 12 dwelling units in a row is permitted; and whereas a maximum of 8 dwelling units in a row is permitted where units are adjacent to a public street (Table 5.3.2, Row 18);
- To permit the driveways associated with the stacked townhouses featuring garages to contribute to the visitor parking required for those units; 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 R.3A-xx zone shall be applied to the entirety of the block of land zoned R.3A-xx, and not the individual units created through plan of condominium registration or severance.



Proposed Zoning (2023 Zoning By-law)



Proposed Zoning (2023 Zoning By-law):

“Specialized Medium Density Residential 6” (RM.6-XX) zone under City of Guelph Zoning By-law (2023)-20790.

Requested Specialized Zoning Regulations (2023 Zoning By-law):

The following specialized regulations are requested to facilitate the proposed RM.6-xx zone:

- To permit a minimum private amenity area for stacked townhouses of 9m² per unit and specific regulations to clarify the location of private amenity areas; whereas 10m² 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));

Requested Specialized Zoning Regulations (2023 Zoning By-law) Continued:

- 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.

Proposed Building Rendering



Proposed Building Rendering

