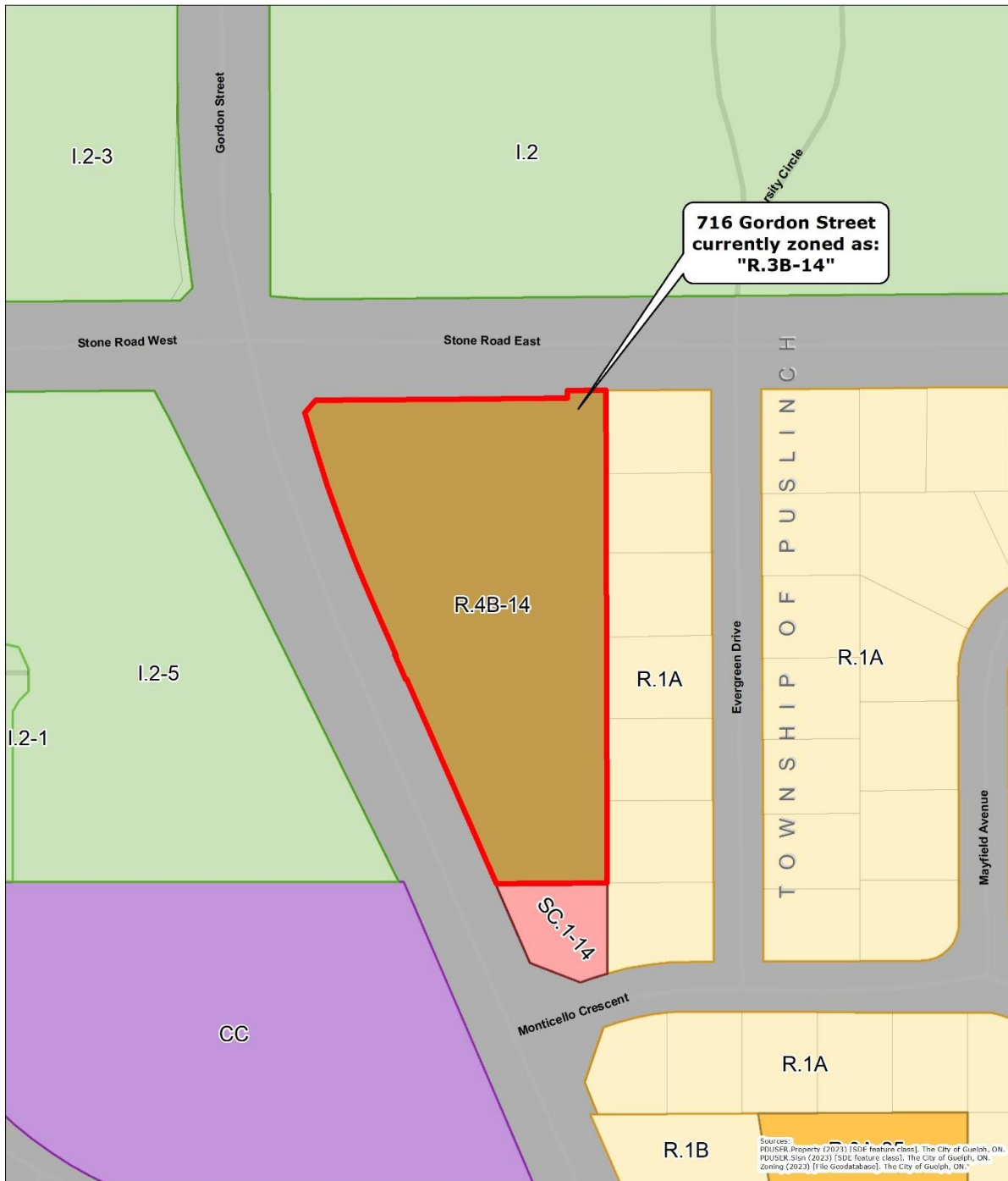



Attachment-6 Existing Zoning

Existing Zoning, (1995)-14864 Zoning By-law






0 10 20 40 60 80 100 m

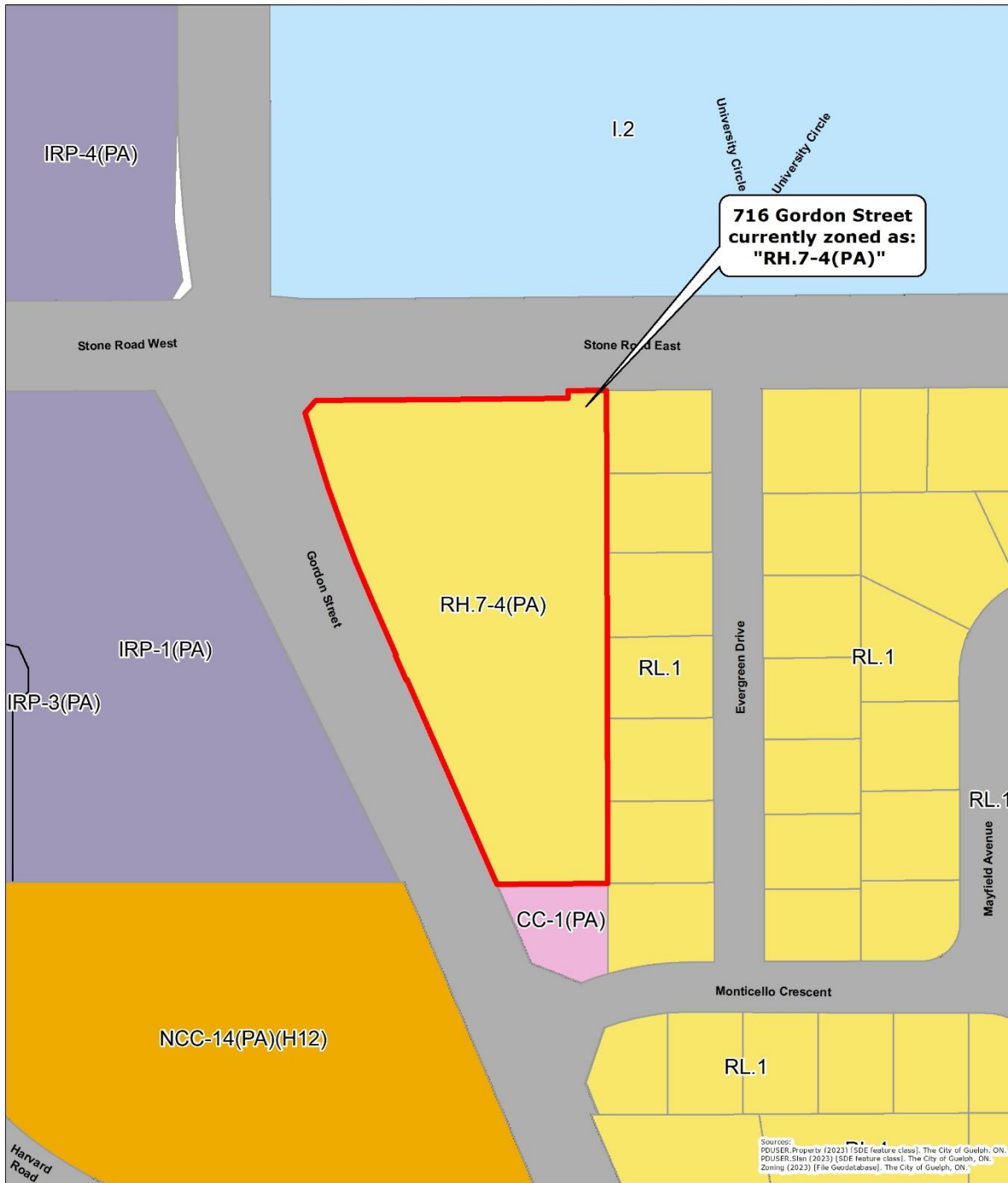
Produced by the City of Guelph
Planning and Building Services - Development Planning
June 2023

Existing Zoning (1995)

716 Gordon Street



Attachment-6 continued Existing Zoning, (2023)- Zoning By-law



**Existing Zoning (2023)
716 Gordon Street**

Sources:
POUSER_Property (2023) [SDE feature class]. The City of Guelph, ON.
POUSER_Shen (2023) [SDE feature class]. The City of Guelph, ON.
Zoning (2023) [File Geodatabase]. The City of Guelph, ON.

Attachment-6 continued

Existing Zoning Regulations (1995)-14864

5.4.3.2.14 **R.4B-14**
716 Gordon Street
As shown on Defined Area Map Number 40 of Schedule 'A' of this **By-law**.

5.4.3.2.14.1 **Permitted Uses**
Despite Section 5.4.1.2, the following **Uses** shall be permitted:

- **Post-Secondary School Residence**
- **Restaurant**
- **Convenience Store**
- **Accessory Uses** in accordance with Section 4.23

5.4.3.2.14.1.1 **Definition**
For the purpose of the R.4B-14 **Zone**:

“**Post-Secondary School Residence**” shall be defined as:

“**Post-Secondary School Residence**” means the whole of an **Apartment Building** consisting of 3 or more **Dwelling Units**, each providing up to 5 bedrooms for hire or gain directly or indirectly that do not have exclusive **Use** of both a kitchen and a bathroom. For the purposes of the subject property, the definition of **Lodging House Type 2** shall not apply.

5.4.3.2.14.2 **Regulations**
In accordance with the High Density Apartment regulations in Table 5.4.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

5.4.3.2.14.2.1 **Maximum Density**
Despite Table 5.4.2, Row 5, the maximum density shall be 156 units per hectare.

5.4.3.2.14.2.2 **Minimum Front and Exterior Side Yard**
Despite Table 5.4.2, Row 6, the minimum **Front** and **Exterior Side Yard** setback shall be 9 metres, with an exception along Gordon Street from Stone Road to a point 85 metres south of Stone Road where the **Exterior Side Yard** setback shall be a minimum of 7.5 metres.

5.4.3.2.14.2.3 **Minimum Side Yard**
Despite Table 5.4.2, Row 8, the minimum **Side Yard** shall be 15 metres.

5.4.3.2.14.2.4 **Minimum Rear Yard**
Despite Table 5.4.2, Row 9, the minimum **Rear Yard** shall be 15 metres.

Attachment-6 continued Existing Zoning Regulations (1995)-14864

5.4.3.2.14.2.5

Maximum **Building Height**

Despite Table 5.4.2, Row 10, the maximum **Building Height** shall be 9 **Storeys**, except for the portion of the site shown as Area 'A' in Illustration 1 below, where the maximum **Building Height** shall be 11 **Storeys**.

5.4.3.2.14.2.5.1

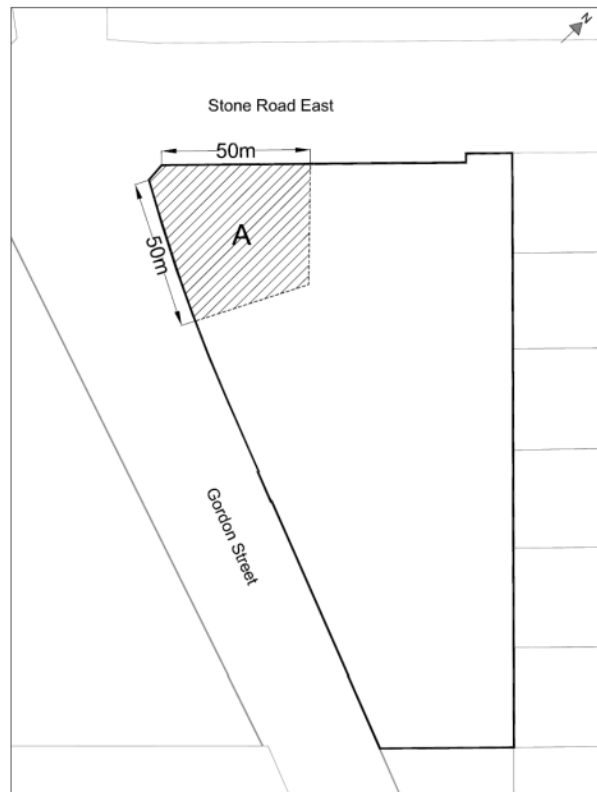
A mechanical penthouse shall not be considered to be a **Storey** or contribute to **Building Height**.

5.4.3.2.14.2.5.2

Building Height in **Storeys** shall be measured from the

Finished Grade. A floor of a **Building** will be considered a **Storey** and contribute to **Building Height** when more than 50% of its exterior walls are above the **Finished Grade**.

Illustration 1:



Attachment-6 continued

Existing Zoning Regulations (1995)-14864

- 5.4.3.2.14.2.6 Maximum **Building** Floorplate
The maximum floorplate of the portion of a **Building** above the third **Storey** shall not exceed 750 square metres, except within Area 'A' as shown on Illustration 1 above, where the maximum floorplate of 750 square metres shall apply above the fourth **Storey**.
- 5.4.3.2.14.2.7 Maximum **Building** Setbacks
The portion of a **Building** above the third **Storey** shall be setback a minimum of 1.8 metres from the front wall of the portion of the **Building** closest to Gordon Street or Stone Road, except within Area 'A' as shown on Illustration 1 above, where the **Building** shall be setback a minimum of 1.8 metres above the fourth **Storey** from the front wall closest to Gordon Street or Stone Road.
- 5.4.3.2.14.2.8 Minimum Distance between **Buildings**
Notwithstanding Section 5.4.2.2 of By-law (1995)-14864, as amended, the following provisions shall apply:
- 5.4.3.2.14.2.8.1 Minimum Separation Distance between Podiums in Separate **Buildings**
The podium of a **Building** is defined as the portion of a **Building** which is no greater than three **Storeys** in height (or four **Storeys** within Area 'A' as shown in Illustration 1). The separation distance between the face of one podium and the face of another podium in a separate **Building**, either of which contains windows of **Habitable Rooms**, shall be a minimum of 15 metres. Where the face of either such podium does not contain windows with **Habitable Rooms** then the minimum separation distance between such podiums shall be 10 metres.
- 5.4.3.2.14.2.8.2 Minimum Separation Distance between Portions of **Buildings** above the Podiums ("Tower")
In this section a Tower is defined as that portion of a **Building** which is greater than three **Storeys** in height (or four **Storeys** in Area 'A' as shown in Illustration 1). The minimum separation distance between the face of any Tower and any other Tower, regardless of whether they are part of the same **Building** or not, shall be a minimum of:
- a) 25 metres where at least one of the Towers is greater than nine (9) **Storeys** in height; or
 - b) 20 metres where both Towers are (9) **Storeys** or less in height.

Attachment-6 continued

Existing Zoning Regulations (1995)-14864

- 5.4.3.2.14.2.9 Interior **Side Yard** Angular Plane
In addition to the provisions of 4.16, and notwithstanding 5.4.3.2.14.2.5, **Building Height** shall not exceed an angular plane of 30 degrees projected from the average grade of the interior **Side Lot Line**, except for the portion of the **Building** within Area 'A' as shown on Illustration 1, for which **Building Height** shall not exceed an angular plane of 38 degrees projected from the average grade of the interior **Side Lot Line**.
- 5.4.3.2.14.2.10 Rear Yard Angular Plane
In addition to the provisions of 4.16, and notwithstanding 5.4.3.2.14.2.5, **Building Height** shall not exceed an angular plane of 47.5 degrees projected from the average grade of the **Rear Lot Line**.
- 5.4.3.2.14.2.11 Front and Exterior **Side Yard** Angular Plane
In addition to the provisions of 4.16, and notwithstanding 5.4.3.2.14.2.5, **Building Height** shall not exceed an angular plane of 45 degrees projected from the **Centre Line** of the **Street**, except for the portion of the **Building** within Area 'A' as shown on Illustration 1 above, which may not exceed an angular plane of 55 degrees projected from the **Centre Line** of the **Street**.
- 5.4.3.2.14.2.12 Off-Street Parking
Despite Table 5.4.2, Row 14 and Section 4.13, off-street parking shall be provided at a rate of 1 **Parking Space** per **Dwelling Unit**, and in addition, a minimum of 15 visitor **Parking Spaces** shall be required.
- 5.4.3.2.14.2.13 Floor Space Index (F.S.I)
Despite Table 5.4.2, Row 18, the maximum **Floor Space Index** shall be 2.5.
- 5.4.3.2.14.2.14 Maximum **Gross Floor Area** for Commercial **Uses**
The maximum **Gross Floor Area** for the permitted commercial **Uses** shall not exceed a total of 300 square metres.
- 5.4.3.2.14.2.15 Minimum **Landscaped Open Space**
Despite Table 5.4.2, Row 12, the minimum **Landscape Open Space** shall be 35%.

Attachment-6 continued

Existing Zoning Regulations (2023)-20790

Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

18.7.3 RH.7-3

1077 Gordon Street

As shown on Map 32 of Schedule A of this **by-law**.

(a) Permitted **uses**

In addition to the permitted **uses** listed in Table 6.1 (RH.7 **zone**), the following additional **uses** shall be permitted:

- **Artisan studio**
- **Financial establishment**
- **Live-work unit**
- **Office**
- **Service establishment**
- **School, commercial**

(b) Regulations

In accordance with Section 6.3.9 of this **by-law**, with the following exceptions:

- (i) Off-street parking
1.25 spaces per apartment unit
- (ii) Maximum **building height**
4 **storeys**
- (iii) Regulations for non-residential **uses**
 - (A) Non-residential **uses** shall be restricted to the ground floor level of the **building** oriented along the Gordon Street frontage and shall be required within the portion of the **building** facing Gordon Street.
 - (B) **Active entrances** to non-residential **uses** shall be located facing Gordon Street.

18.7.4 RH.7-4

716 Gordon Street

As shown on Map 40 of Schedule A of this **by-law**.

(a) Permitted **uses**

Despite Table 6.1 (RH.7 **zone**), the following **uses** shall be permitted:

- **Post-secondary school residence**
- **Restaurant**
- **Convenience store**
- **Accessory uses** in accordance with Section 4.21.

(b) Definition

For the purpose of the RH.7-4 **zone**:

Post-secondary school residence shall be defined as:

Post-secondary school residence means the whole of an **apartment building** consisting of 3 or more **dwelling units**, each providing up to 5 bedrooms for hire or gain directly or indirectly that do not have exclusive **use** of both a kitchen and a bathroom. For the purposes of the subject property, the definition of **lodging house type 2** shall not apply.

(c) Regulations

In accordance with Section 6.3.9 of this **by-law**, with the following exceptions and additions:

- (i) Maximum **density**
Despite Table 6.32, the maximum **density** shall be 156 units per hectare.
- (ii) Minimum **front yard** and **exterior side yard**
Despite Table 6.33, A, the minimum **front yard** and **exterior side yard setback** shall be 9 metres, with an exception along Gordon Street from

Attachment-6 continued

Existing Zoning Regulations (2023)-20790

Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

Stone Road to a point 85 metres south of Stone Road where the **exterior side yard setback** shall be a minimum of 7.5 metres.

(iii) Minimum **interior side yard**

Despite Table 6.33, B, the minimum **interior side yard** shall be 15 metres.

(iv) Minimum **rear yard**

Despite Table 6.33, C, the minimum **rear yard** shall be 15 metres.

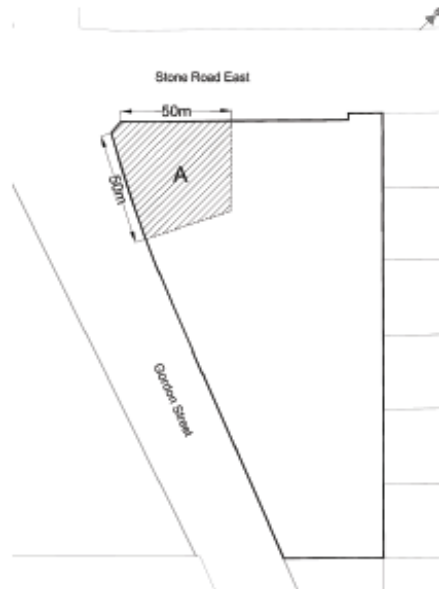
(v) Maximum **building height**

(A) Despite Table 6.34, B, the maximum **building height** shall be 9 **storeys**, except for the portion of the site shown as Area 'A' in Illustration 1 below, where the maximum **building height** shall be 11 **storeys**.

(B) A mechanical penthouse shall not be considered to be a **storey** or contribute to **building height**.

(C) **Building height** in **storeys** shall be measured from the **finished grade**. A floor of a **building** will be considered a **storey** and contribute to **building height** when more than 50% of its exterior walls are above the **finished grade**.

Illustration 1:



(vi) Maximum **building floorplate**

The maximum **floorplate** of the portion of a **building** above the third **storey** shall not exceed 750 square metres, except within Area 'A' as shown on Illustration 1 above, where the maximum **floorplate** of 750 square metres shall apply above the fourth **storey**.

(vii) Maximum **building setbacks**

The portion of a **building** above the third **storey** shall be **setback** a minimum of 1.8 metres from the front wall of the portion of the **building** closest to Gordon Street or Stone Road, except within Area 'A' as shown on Illustration 1 above, where the **building** shall be **setback** a minimum of 1.8 metres above the fourth **storey** from the front wall closest to Gordon Street or Stone Road.

Attachment-6 continued

Existing Zoning Regulations (2023)-20790

Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

- (viii) **Minimum distance between buildings**
Despite Table 6.34, F, of this **by-law**, the following provisions shall apply:
- (ix) **Minimum separation distance between podiums in separate buildings**
The **podium** of a **building** is defined as the portion of a **building** which is no greater than 3 **storeys** in height (or 4 **storeys** within Area 'A' as shown in Illustration 1). The separation distance between the face of one **podium** and the face of another **podium** in a separate **building**, either of which contains windows of **habitable rooms**, shall be a minimum of 15 metres. Where the face of either such **podium** does not contain windows with **habitable rooms** then the minimum separation distance between such **podiums** shall be 10 metres.
- (x) **Minimum separation distance between portions of buildings above the podiums ("tower")**
In this section a **tower** is defined as that portion of a **building** which is greater than 3 **storeys** in height (or 4 **storeys** in Area 'A' as shown in Illustration 1). The minimum separation distance between the face of any **tower** and any other **tower**, regardless of whether they are part of the same **building** or not, shall be a minimum of:
- 25 metres where at least one of the **towers** is greater than 9 **storeys** in height; or
 - 20 metres where both **towers** are 9 **storeys** or less in height.
- (xi) **Interior side yard angular plane**
In addition to the provisions of 4.14.4, and despite Section 18.7.4(c) (v) **building height** shall not exceed an **angular plane** of 30 degrees projected from the average grade of the **interior side lot line**, except for the portion of the **building** within Area 'A' as shown on Illustration 1, for which **building height** shall not exceed an **angular plane** of 38 degrees projected from the average grade of the **interior side lot line**.
- (xii) **Rear yard angular plane**
In addition to the provisions of 4.14.4, and despite Section 18.7.4(c) (v), **building height** shall not exceed an **angular plane** of 47.5 degrees projected from the average grade of the **rear lot line**.
- (xiii) **Front and exterior side yard angular plane**
In addition to the provisions of 4.14.4, and despite Section 18.7.4(c) (v), **building height** shall not exceed an **angular plane** of 45 degrees projected from the **centre line** of the **street**, except for the portion of the **building** within Area 'A' as shown on Illustration 1 above, which may not exceed an **angular plane** of 55 degrees projected from the **centre line** of the **street**.
- (xiv) **Off-street parking**
Off-street parking shall be provided at a rate of 1 **parking space** per **dwelling unit**, and in addition, a minimum of 15 visitor **parking spaces** shall be required.

Attachment-6 continued
Existing Zoning Regulations (2023)-20790

Part E: Site-specific Provisions and Zones
Site-specific High Density Residential 7 (RH.7) Zones

- (xv) **Floor space index (FSI)**
The maximum **floor space index (FSI)** shall be 2.5.
- (xvi) **Maximum gross floor area (GFA) for commercial uses**
The maximum **gross floor area (GFA)** for the permitted commercial **uses** shall not exceed a total of 300 square metres.
- (xvii) **Minimum landscaped open space**
The minimum **landscape open space** shall be 35%.

- 18.7.5 RH.7-5**
5 Arthur Street South
As shown on Map 38 of Schedule A of this **by-law**.
The following definitions shall apply to the RH.7-5 **zone**:
Community services facilities means a place **used** for smaller-scaled community, institutional, cultural or recreational **uses** of either a public or private nature, including but not limited to **uses** such as a library branch, gallery or **museum**, educational or training centre, office of a government or a non-profit agency or corporation or a gymnasium or multi-purpose room(s) available for meetings, events and activities.
- (a) **Permitted uses**
Despite Table 6.1 (RH.7 **zone**) the following **uses** shall be permitted:
 - **Apartment building**
 - **Townhouse** together with an **apartment building**
 - **Home occupation** in accordance with Section 4.15.
 - (b) **Regulations**
In accordance with the provisions of Section 6.3.9 of this **by-law**, with the following exceptions and additions:
 - (i) **Maximum floor space index (FSI)**
The maximum **floor space index (FSI)** shall be 2.
 - (A) In addition, the **floor space index (FSI)** on individual portions of the 5 Arthur Street site may exceed the maximum permitted **floor space index (FSI)**, provided that the maximum **floor space index (FSI)** over the entirety of the 5 Arthur Street site is achieved. The