

**55 Baker Street, 152 and 160  
Wyndham Street North**

**Statutory Public Meeting for  
Proposed Zoning By-law Amendment  
Application**

**File: OZS23-008**

**October 17, 2023**

# Location



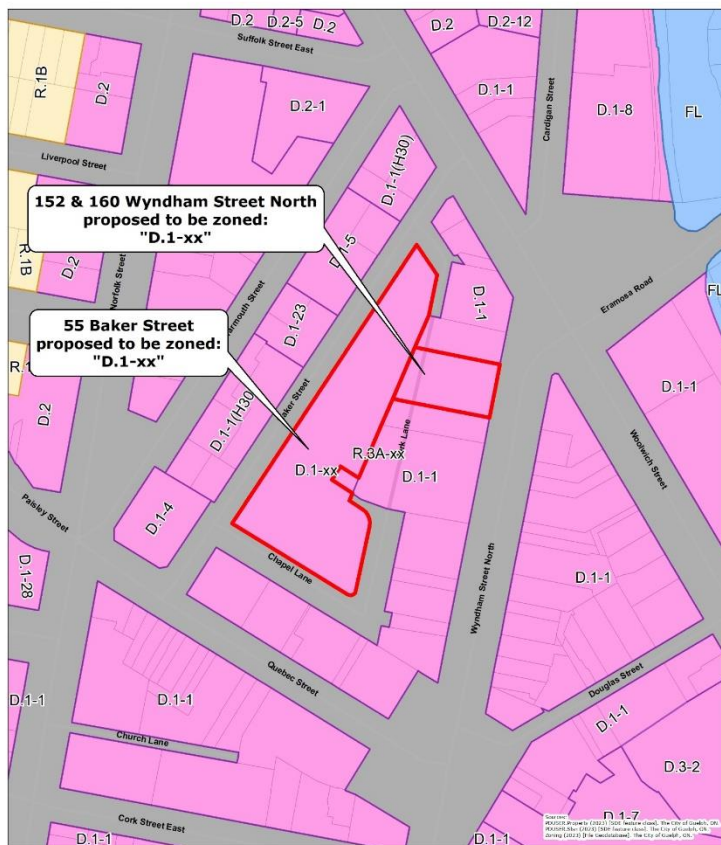
Produced by the City of Guelph  
Planning and Building Services - Development Planning  
September 2023

**LOCATION MAP and  
CIRCULATION AREA  
55 Baker Street and  
152 & 160 Wyndham Street North**





# Proposed Zoning (1995 ZBL)



The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (1995)-14864 as amended, through a Specialized Downtown 1 (D.1-xx) Zone.

**PROPOSED ZONING DESIGNATION**  
**Zoning By-law (1995) - 14864**  
**55 Baker Street and**  
**152 & 160 Wyndham Street North**

Produced by the City of Guelph Planning and Economic Development - Development Planning September 2023

# Proposed Zoning (1995 ZBL) -1

The following specialized regulations are requested:

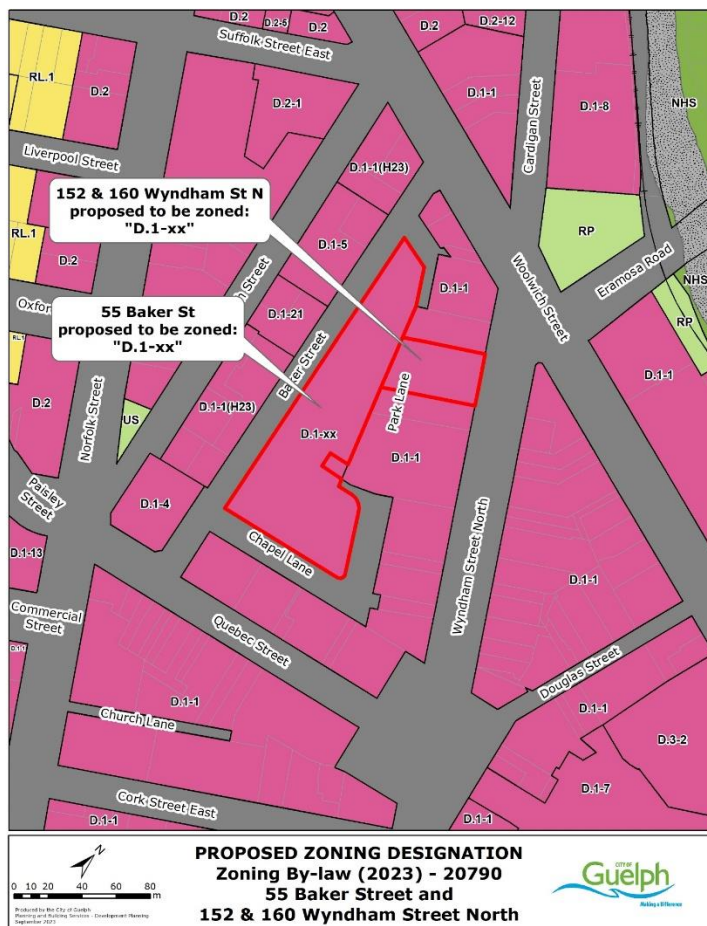
- To permit a building height of 15 storeys, whereas Section 6.3.2.3.1.1 of the Zoning By-law Defined Area Map 67 permits a building height of 3-6 storeys on a portion of the property.
- To permit a building height of 3-4 storeys on a small portion of the property, whereas Section 6.3.2.3.1.1 of the Zoning By-law Defined Area Map 67 requires a building height of 5-15 storeys.
- To permit a maximum exterior side yard of 17.5 metres in an Active Frontage Area, whereas Section 6.3.2.4.1.2 of the Zoning By-law permits a maximum of 0 metres.
- To permit a floorplate ratio of 1:8:1 for the North Tower and 2:3:1 for the South Tower, whereas Section 6.3.2.1.2 of the Zoning By-law requires that the maximum floorplate of each storey of the building above the 8<sup>th</sup> storey not exceed a length to width ratio of 1.5:1.
- To permit a minimum setback of 6 metres for all portions of the building above the 2<sup>nd</sup> storey when measured from the building face of the 1<sup>st</sup> storey facing a street, whereas Section 6.3.3.1.23.2.1 of the Zoning By-law requires a minimum setback of 6 metres for all portions of the building above the 4<sup>th</sup> storey when measured from the building face of the 3<sup>rd</sup> storey facing a street.
- To permit a tower separation of 23 metres between any portion of a tower above the 12<sup>th</sup> storey of a building and any portion of another tower above the 12<sup>th</sup> storey, whereas Section 6.3.2.2.2 of the Zoning By-law requires a separation of a minimum of 25 metres.

# Proposed Zoning (1995 ZBL) - 2

- To permit off-street parking to not be located on the same lot as the use requiring the parking whereas Section 4.13.1 of the Zoning By-law requires that every off-street parking area be located on the same lot as the use requiring the parking.
- To permit a parking ratio of 0.75 parking spaces per dwelling unit, whereas Row 1 and Row 2 of Table 6.3.2.5.1 require a minimum of 1 parking space per dwelling unit.
- To permit a parking ratio of 0.5 parking spaces per dwelling unit for units that meet CMHC's definition of affordable housing, whereas Section 6.3.3.2.5.1 and Table 6.3.2.5.1 require 1 parking space per dwelling unit.
- To allow for an above-ground transformer to be within a sight line triangle, whereas Section 4.6.1 of the Zoning By-law requires that no building, structure, play equipment, statue or parked motor vehicle be located within the sight line triangle measured 9 metres from the point of intersection on a corner lot.



# Proposed Zoning



The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (2023)-20790 as amended, through a Site-specific Downtown 1 (D.1-xx) Zone.

# Proposed Zoning (2023 ZBL) - 1

Specialized regulations are requested to facilitate the proposal, specifically:

- To permit stacked townhouses as a permitted use, whereas Table 9.1 and Section 18.14.24 (a) do not permit a stacked townhouse use.
- To permit a building height of 15 storeys, whereas Table 9.4 requires compliance with Schedule B-4 which shows a building height of 3-6 storeys on part of the site, and 5-15 storeys on another part.
- To permit a building height of 3-4 storeys, whereas Schedule B-4 of the Zoning By-law shows a building height of 5-15 storeys.
- To permit a minimum building height of 3 storeys over the 'Future Development' area of the site, whereas Section 9.3c(i) and Schedule B-4 require a minimum building height of 5 storeys.
- To permit the placement of a building with a maximum height of 15 storeys in an area where Section 9.3c(i) and Schedule B permits a park or open space.
- To permit a maximum exterior side yard of 17.5 metres in an Active Frontage Area, whereas Section 9.3(d)(i) of the Zoning By-law permits a maximum setback between 0.5 metres to 2 metres.
- To permit for a floorplate ratio of 1:8:1 for the North Tower and 2:3:1 for the South Tower, whereas Section 9.3(a)(ii) of the Zoning By-law requires that the maximum floorplate of each storey of a building above the 8<sup>th</sup> storey shall not exceed 1,000 square metres and shall not exceed a length to width ratio of 1:5:1.



# Proposed Zoning (2023 ZBL) - 2

- To permit a minimum setback of 6 metres for all required portions of the building above the 2<sup>nd</sup> storey, whereas Section 18.14.24(b)(i) requires a setback of 6 metres for all required portions of the building above the 4<sup>th</sup> storey.
- To permit a minimum tower separation of 23 metres between any portion of the tower above the 12<sup>th</sup> storey of the building and any portion of another tower above the 12<sup>th</sup> storey of the building, whereas Section 9.3(b)(i) requires a separation of 25 metres.
- To permit off-street parking to not be located on the same lot as the use requiring the parking whereas Section 5.1(a) requires that every off-street parking area be located on the same lot as the use requiring the parking.
- To permit a minimum depth of 0.2 metres between the grade and the structure for an underground parking structure located in accordance with 5.2.4(a) and located below a required landscape open space area or buffer strip, whereas the Zoning By-law requires a minimum depth of 1.2 metres.
- To permit a parking ratio of 0.75 parking spaces per dwelling unit, whereas the Zoning By-law requires a minimum of 1 parking space per dwelling unit and to permit a parking ratio of 0.5 parking spaces per dwelling unit for units that meet CMHC's definition of affordable housing.
- To permit an accessible parking rate of 2 accessible parking spaces plus an additional 0.74% with all Type B accessible parking spaces, whereas Table 5.5, Row 4 requires a rate of 2 accessible parking spaces plus an additional rate of 2% with an equal amount of Type A and Type B accessible parking spaces.
- To permit a minimum width of a parking aisle providing two-way access to be 6.0 metres, whereas Section 5.3.1(e) requires the minimum width to be 6.5 metres.
- To permit compact parking spaces of 2.75 metres by 4.8 metres, whereas the Zoning By-law requires parking spaces for compact vehicles to have a minimum size of 2.4 metres by 5.5 metres.
- To permit an above-ground transformer to be within a sight line triangle, whereas Section 4.6.1 of the Zoning By-law does not permit the transformer within the sight line triangle. ■

# Proposed Development

The applicant is proposing two 15-storey mixed-use towers with ground floor commercial space with underground parking and a future development area featuring stacked townhouses. A total of 353 residential units are proposed across the two towers, and 529 square metres of commercial space on the ground level of the towers.

Within the North Tower, 179 residential units are proposed, consisting of 110 one-bedroom units, 68 two-bedroom units, and 1 three-bedroom unit. Within the South Tower, 129 one-bedroom and 45 two-bedroom units are proposed.

There are a total of 267 parking spaces for residents of the towers provided underground.



# How to stay informed:

**If you wish to be notified of any future revisions or decisions on this application, please email [planning@guelph.ca](mailto:planning@guelph.ca)**