

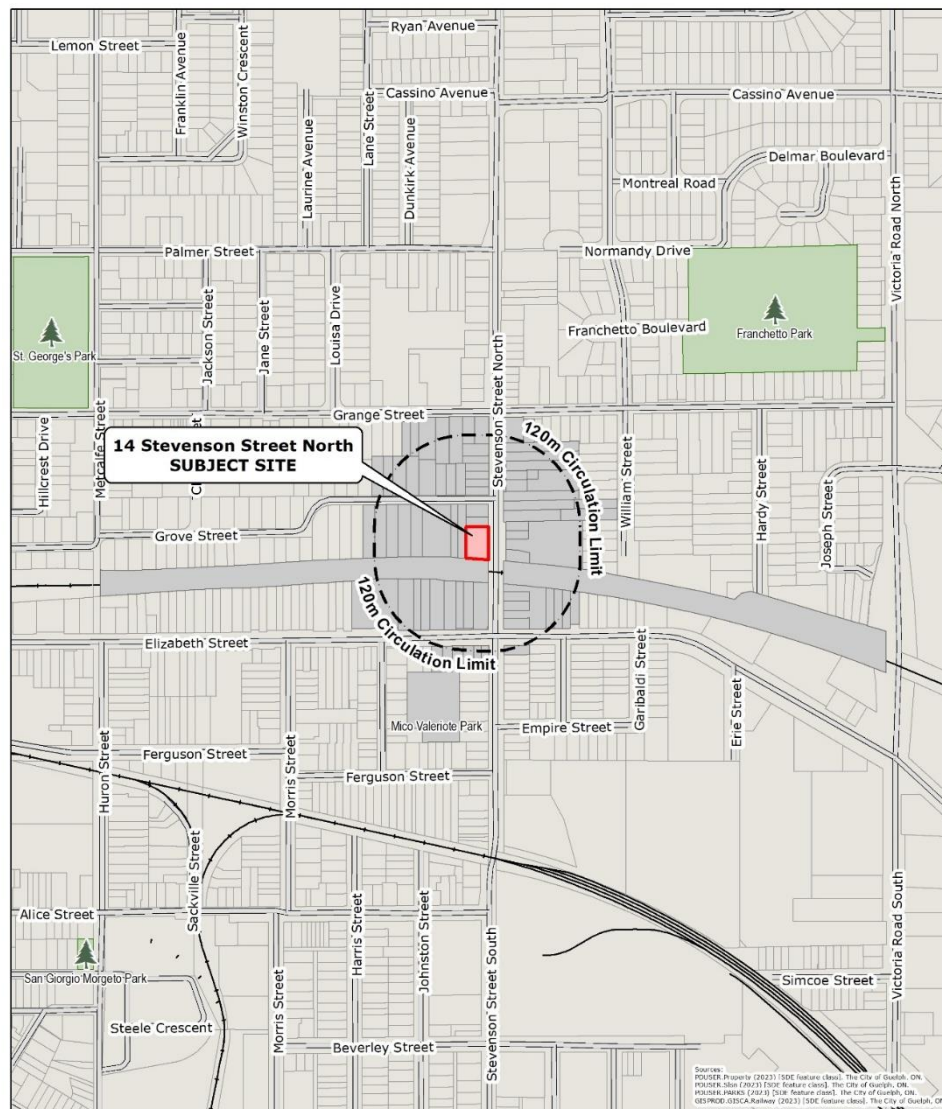
14 Stevenson Street North

Statutory Public Meeting for Proposed Zoning By-law Amendment Application

File: OZS23-011

November 21, 2023

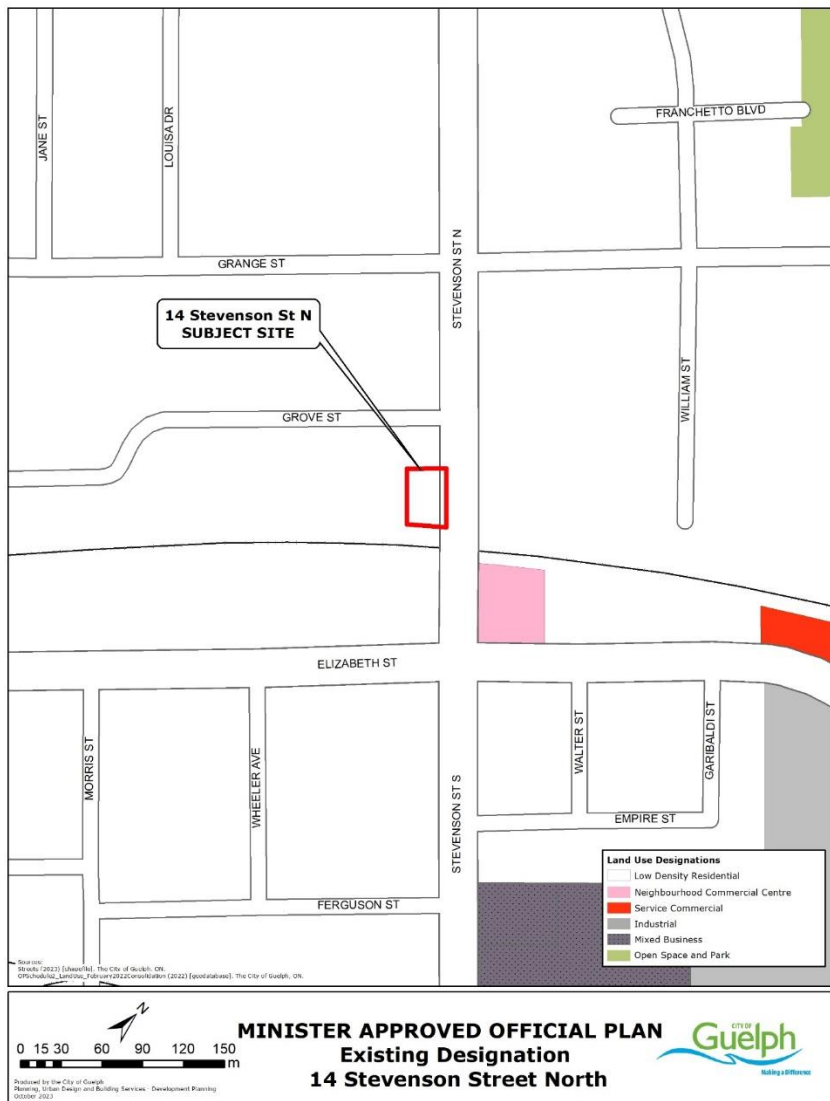
Location



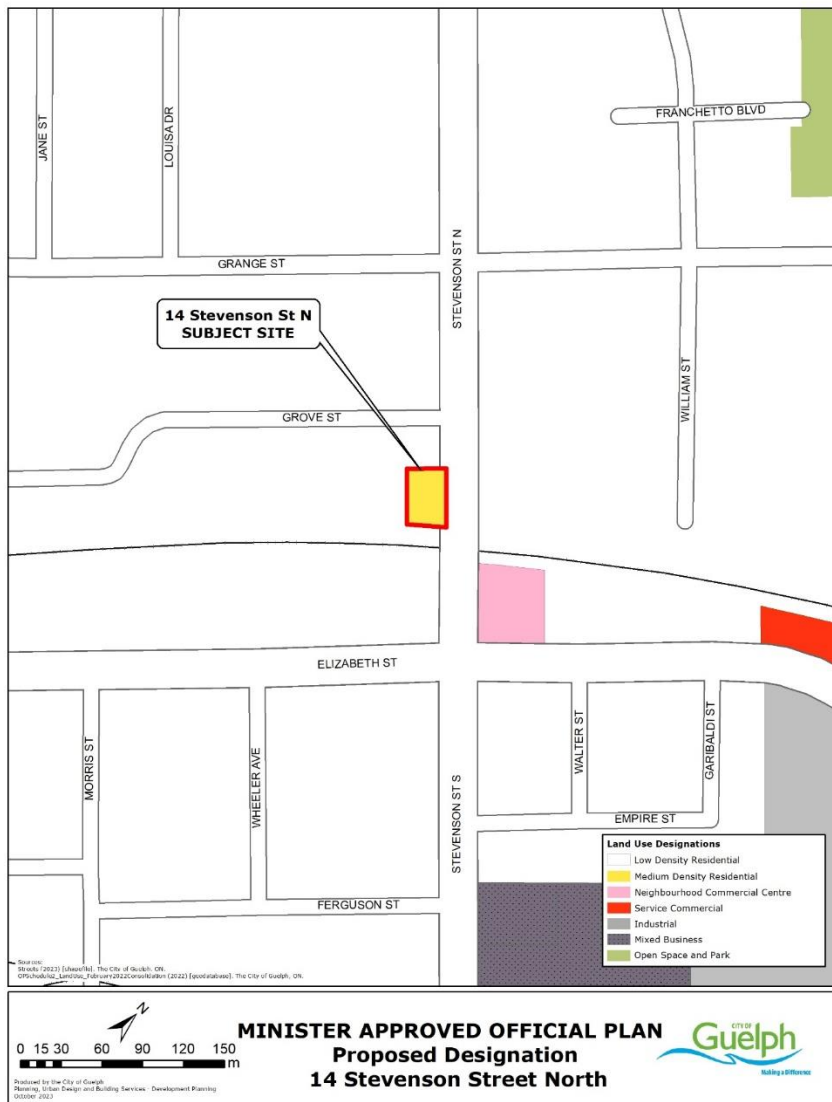
LOCATION MAP and CIRCULATION AREA
14 Stevenson Street North

Produced by the City of Guelph Planning and Building Services - Development Planning October 2023
 Sources: POIRISE Property (2023) [SDE feature class], The City of Guelph, ON; POIRISE Sites (2023) [SDE feature class], The City of Guelph, ON; POIRISE PARKS (2024) [SDE feature class], The City of Guelph, ON; GESPRED_035CA.Railway (2023) [SDE feature class], The City of Guelph, ON.

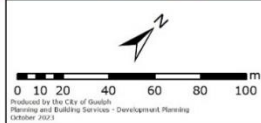
Existing Official Plan Land Use Designations



Proposed Official Plan Amendment



Existing Zoning (1995 ZBL)



EXISTING ZONING DESIGNATION
Zoning By-law (1995) - 14864
14 Stevenson Street North

Existing Zoning (2023 ZBL)



EXISTING ZONING DESIGNATION
Zoning By-law (2023) - 20790
14 Stevenson Street North

0 10 20 40 60 80 m

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

CITY OF Guelph
 Making a Difference

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 new "Specialized Residential Apartment" (R.4D-?) Zone to permit a multiple attached residential building.

Proposed Zoning (1995 ZBL) cont.

Specialized regulations are requested to facilitate the proposal, specifically:

- Add “Multiple Attached Dwelling” as a permitted use.
- Reduce the minimum side yard setback to 2.0 metres
- Reduce the minimum rear yard setback to 3.0 metres
- Permit parking to be located ahead of the front wall of the building.

Proposed Zoning (2023 ZBL)



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 new "Specialized Residential Medium Density 6" (RM.6-?) Zone to permit a stacked townhouse residential building.

Proposed Zoning (2023 ZBL) cont.

Specialized regulations are requested to facilitate the proposal, specifically:

- Reduce the minimum side yard setback to 2.0 metres
- Reduce the minimum rear yard setback to 3.0 metres
- Reduce the buffer strips to 2.0 metres
- Reduce private amenity areas less than the required 10 m²
- Permit parking to be located ahead of the front wall of the building.

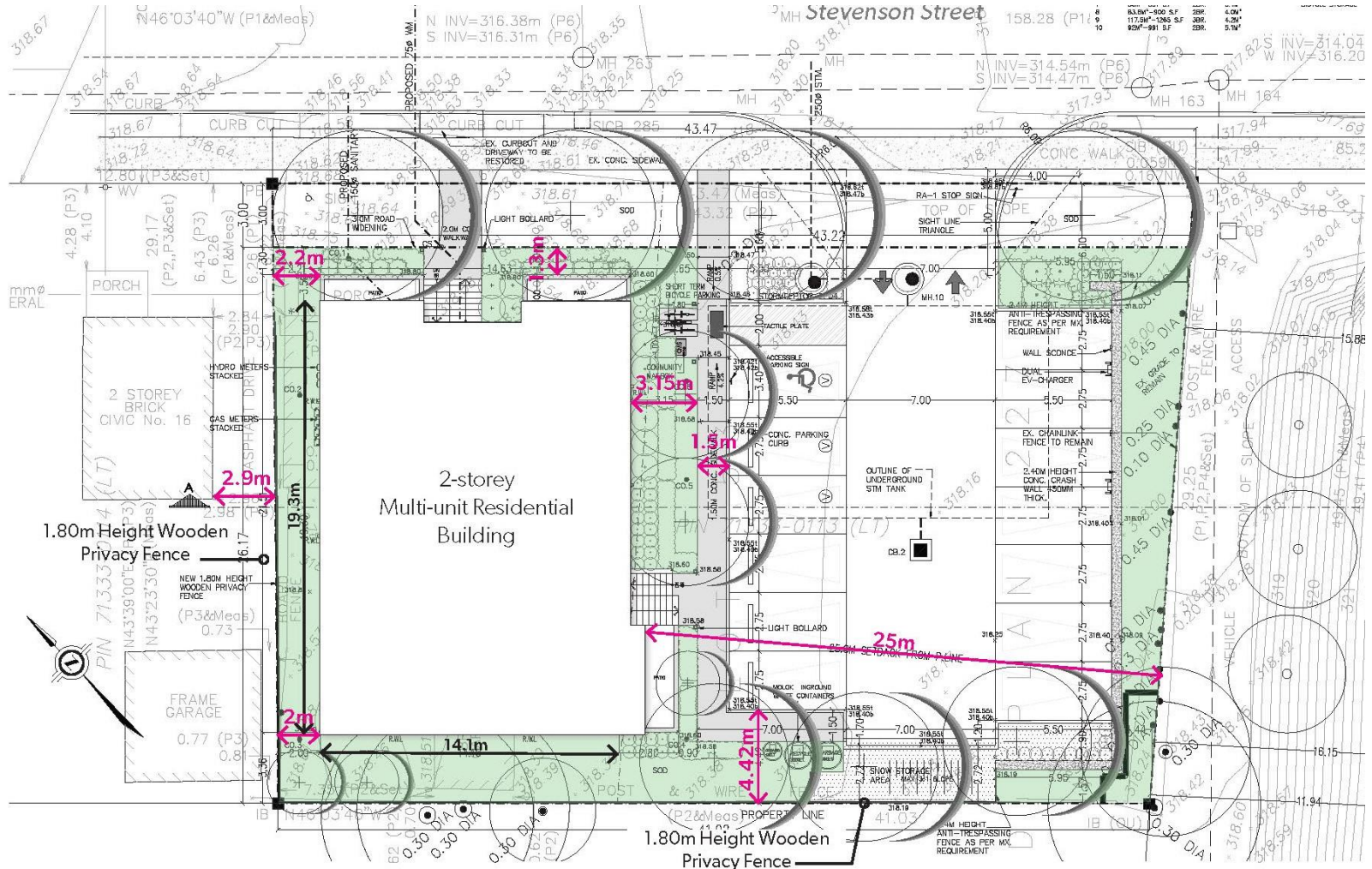
Proposed Conceptual Site Plan

The applicant is proposing a two-storey, 10 unit multiple residential building.

The concept will have the building to north of the site due to setback requirements from the Metrolinx railway and proposed barrier wall. A parking area of 13 spaces is proposed between the building and the barrier wall. The parking is to the side of the building when viewed from Stevenson Street North to allow landscaping in front of the building. A portion of the parking area will be closer to the street than the front wall of the building.

Due to the setbacks from the railway; reductions for the interior side yard and rear yard setbacks have been requested to permit the proposal. Reductions to private amenity areas, landscaping and buffers have also been requested.

Proposed Conceptual Site Plan



How to stay informed:

If you wish to be notified of any future revisions or decisions on this application, please email planning@guelph.ca