

# The Corporation of the City of Guelph

## By-law Number (2024) - 20980

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law for the City of Guelph, as it affects the site municipally known as 12 Poole Street (File #OZS22-002).

Whereas Section 34(1) of The Planning Act, R.S.O. 1990, c. P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

### The Council of the Corporation of the City of Guelph enacts as follows:

1. By-law Number (2023)-20790, as amended, is hereby further amended by transferring lands legally described as Block 91, Registered Plan 61M-244, City of Guelph, from the existing "Site-specific Medium Density Residential 6" Zone known as the RM.6-9 Zone to the new "Site-specific High Density Residential 7" Zone, to be known as the RH.7-19 Zone.
2. By-law Number (2023)-20790, as amended, is hereby further amended by deleting Section 18.6.9 in its entirety.
3. Section 18.7, of By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.7.19:

18.7.19            RH.7-19  
12 Poole Street  
As shown on Defined Area Map Number 68 of Schedule "A" of this **by-law**.

(a) Permitted **uses**

In accordance with the permitted **uses** under Table 6.1 of **by-law** Number (2023)-20790, as amended, and the following additional **use** is permitted:

- **Townhouse, stacked back-to-back** in accordance with Section 6.3.5 and Table 6.17, Table 6.18, Table 6.19 of the **by-law**.

(b) Regulations

In accordance with Section 6.3.9, Table 6.32, Table 6.33, Table 6.34 and Table 6.35 of the **by-law**, with the following exceptions and additions:

(i) **Lot Lines**

The following shall be considered the **lot lines** in the RH.7-19 **zone**:

**Front lot line:** Poole Street

**Exterior lot line:** Keegan Court and DeCorso Drive

**Interior lot line:** northern most **lot line**

**Rear lot line:** eastern **lot lines** abutting "Natural Heritage System" (NHS) **zone**

(ii) Maximum Net Density:

Despite Table 6.32 and Table 6.17, the net density for the RH.7-

19 **zone** shall be a maximum of 192 units per hectare.

- (iii) **Garbage, Refuse and Storage**  
Despite Section 4.9, a garbage collection area may be located within the **exterior side yard** abutting Keegan Court.
- (iv) **Angular Planes**  
**Angular Planes** shall not apply in the RH.7-19 **zone**.
- (v) **Minimum Distance Between Buildings**  
Despite any other provision in this **by-law**, the minimum distance between **buildings** shall be 10 metres from an end wall of an **apartment building** to an end wall of a **stacked back-to-back townhouse**.
- (vi) **Minimum Common Amenity Area**  
Despite Table 6.34, the minimum **common amenity area** shall be 9.5 square metres per **dwelling unit** for an **apartment building** and **stacked back-to-back townhouse**.
- (vii) **Common Amenity Area Location**  
Despite any other provision in this By-law, a **common amenity area** may be located within the **exterior side yard** abutting Keegan Court.
- (viii) **Buffer Strips**  
Despite Table 6.33, Row D, a **buffer strip** is not required.
- (ix) **Severability Provision**  
The **uses** and regulations of the RH.7-19 **zone** shall continue to apply collectively to the whole of the lands zoned as RH.7-19, despite any future severance or condo registration.
- (x) **Regulations for Stacked Back-to-Back Townhouses**  
In addition to the regulations outlined in 18.7.19.2, and subject to regulations outlined in Section 6.3.5 and Table 6.17, Table 6.18, Table 6.19, the following exceptions and additions are applicable to **stacked back-to-back townhouses**:
- (xi) **Minimum Lot Area per Dwelling Unit**  
The minimum **lot area** per **dwelling unit** provided in Table 6.19 does not apply.
- (xii) **Minimum Rear Yard**  
Despite Table 6.18, Row D, the **rear yard** shall be a minimum of 6.0 metres.
- (xiii) **Maximum Building Coverage (% of Lot Area)**  
Despite Table 6.18, Row E, maximum **building coverage** does not apply.
- (xiv) **Maximum Building Height**  
The maximum **building height** shall be 4 **storeys**.

18.7.19.3.5 **Minimum Distance Between Buildings**

The minimum distance between the front, exterior side and rear face of one **building** and the front, exterior side and rear face

of another **building**, each of which contains windows to **habitable rooms** shall be a minimum of 13 metres from a front wall to a front wall and a minimum of 12 metres from a front wall to an end wall.

18.7.19.3.6 Minimum **Private Amenity Area**

Despite Table 6.18, Row H, and additional regulations for Tables 6.17 to 6.19, regulation 12, a **private amenity area** shall be provided for each ground level unit and it shall:

- a) have a minimum area of 12 square metres provided at grade plus a minimum of 6 metres to be provided on a **balcony** per unit.
- b) have a minimum depth (from the wall of the dwelling unit) of 2.5 metres;
- c) have a minimum width equal to the width of the unit when the layout of the unit permits. If the preceding cannot be accomplished, the minimum width of the **private amenity area** shall be 4.5 metres;
- d) be permitted within the **front** or **exterior side yard**;
- e) be permitted to face a public **street**;
- f) be accessed through a doorway to a hall or **habitable room**, other than a bedroom;
- g) be separate and not include walkways, play areas, or any other communal area; and
- h) be defined by a wall or **fence**.
- i) be a minimum distance of 3.0 metres from a side or rear **Lot Line**.

18.7.19.3.7 Minimum Off-Street Parking

Despite Table 5.3, Row 17, a minimum of 1 off-street **parking space** per **dwelling unit** is required. A minimum of 20% of the required **parking spaces** shall be for the use of visitor parking.

18.7.19.3.8 **Bicycle Parking Spaces, long-term** minimum required

Despite Table 5.7, Row 1, a minimum of 0.7 **long-term bicycle parking spaces** per **dwelling unit** shall be provided.

18.7.19.3.9 **Long-term Bicycle Parking Space** Location

Despite any other provision in this **by-law**, required **long-term bicycle parking spaces** can be provided within ground floor units of **stacked back-to-back townhouses** and Section 5.8.1 and 5.8.2 does not apply to **bicycle parking spaces** within ground floor units.

18.7.19.4 Regulations for **Apartment Buildings**

In addition to the regulations outlined in Section 18.7.19.2, and subject to regulations outlined in Section 6.3.9, Table 6.32, Table 6.33, Table 6.34 and Table 6.35, the following exceptions and additions are applicable to **apartment buildings**:

18.7.19.4.1 Minimum **Interior Side Yard**

Despite Table 6.33, Row A, the minimum **interior side yard** shall be 16 metres.

(xv) Minimum **Rear Yard**

Despite Table 6.33, Row C, the minimum **rear yard** shall be 5.5

metres.

(xvi) **Minimum Tower Setback**

Despite Table 6.34, Row A, the **tower** portion of a **building** shall be **setback** a minimum of 9.5 metres from an **interior side lot line** and **rear lot line** measured perpendicularly from the exterior wall of the 6<sup>th</sup> **storey**.

(xvii) **Minimum Distance Between Buildings**

Despite Table 6.34, Row F the minimum distance between an **apartment building and stacked back-to-back townhouses** shall be 10 metres.

4. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 68 and substituting a new Defined Area Map 68 attached hereto as Schedule "A".

**Passed this tenth day of September, 2024.**

**Schedules:**

Schedule 1: Schedule A, Map 68

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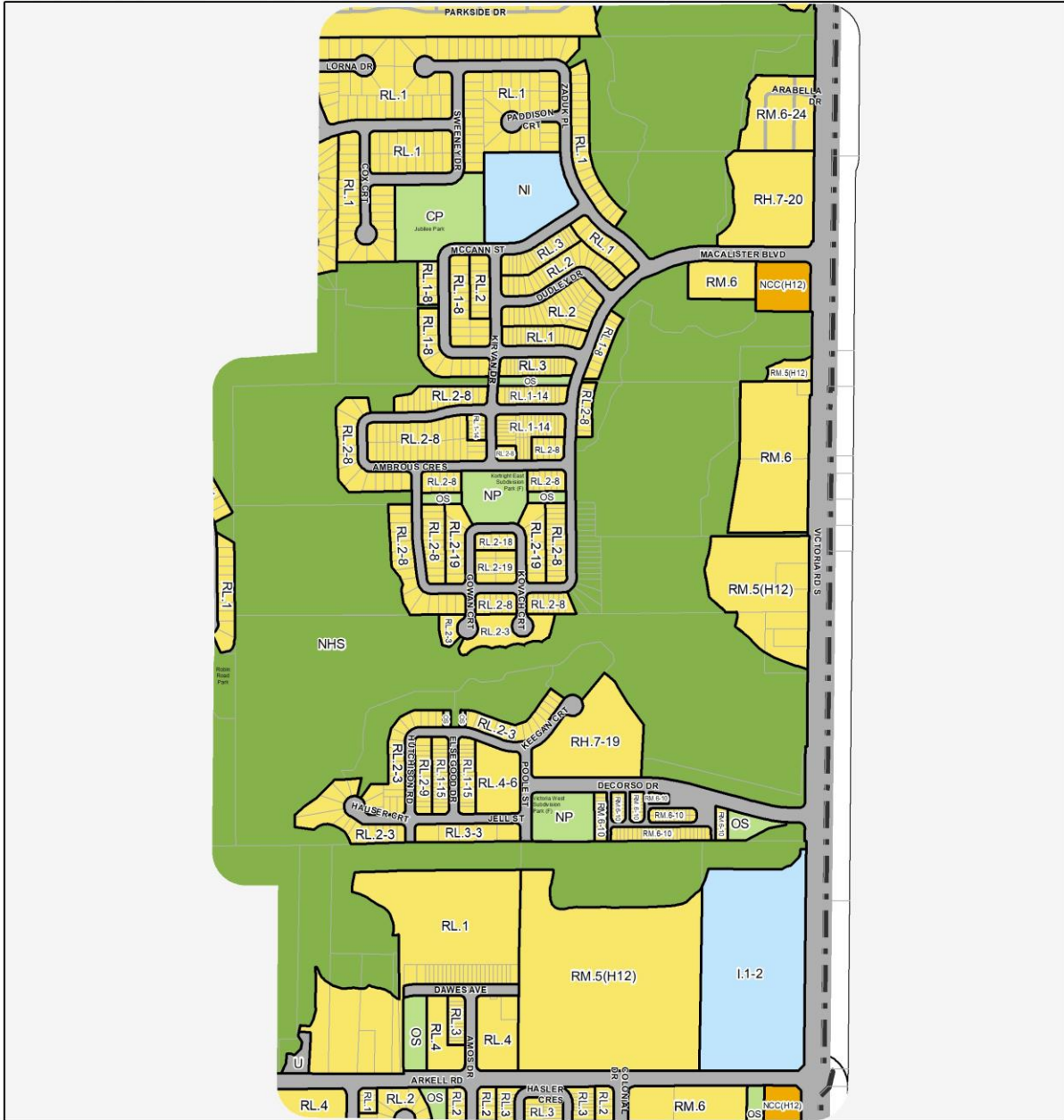
**Cam Guthrie, Mayor**

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**Garrett Meades, Acting Deputy City Clerk**

Zoning Bylaw (2023) - 20790

As last amended by By-law (2024) - 20980



<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>RL.1 (Low Density Residential 1)</li> <li>RL.2 (Low Density Residential 2)</li> <li>RL.3 (Low Density Residential 3)</li> <li>RL.4 (Low Density Residential 4)</li> <li>RM.5 (Medium Density Residential 5)</li> <li>RM.6 (Medium Density Residential 6)</li> <li>RH.7 (High Density Residential)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>CMUC (Commercial Mixed-Use Centre)</li> <li>MUC (Mixed-Use Corridor)</li> <li>NCC (Neighbourhood Commercial Centre)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>MOC (Mixed Office/Commercial)</li> <li>CC (Convenience Commercial)</li> <li>SC (Service Commercial)</li> </ul> <p><b>Downtown Zones</b></p> <ul style="list-style-type: none"> <li>D.1 (Downtown 1)</li> <li>D.2 (Downtown 2)</li> <li>D.3 (Downtown 3)</li> <li>D.3a (Downtown 3a)</li> </ul> <p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>B (Industrial)</li> </ul>	<p><b>Institutional Zones</b></p> <ul style="list-style-type: none"> <li>BP (Corporate Business Park)</li> <li>IRP (Institutional/Research Park)</li> <li>MB (Mixed Business)</li> <li>EMU (Employment Mixed-Use)</li> <li>NI (Neighbourhood Institutional)</li> <li>I.1 (Major Institutional 1)</li> <li>I.2 (Major Institutional 2 - University of Guelph)</li> </ul> <p><b>Open Space, Golf Course and Park Zones</b></p> <ul style="list-style-type: none"> <li>OS (Open Space)</li> <li>GC (Golf Course)</li> <li>US (Urban Square)</li> <li>NP (Neighbourhood Park)</li> <li>CP (Community Park)</li> <li>RP (Regional Park)</li> </ul> <p><b>Natural Heritage System Zone</b></p> <ul style="list-style-type: none"> <li>NHS (Natural Heritage System)</li> </ul> <p><b>Major Utility Zone</b></p> <ul style="list-style-type: none"> <li>U (Major Utility)</li> </ul>	<p><b>Urban Reserve Zones</b></p> <ul style="list-style-type: none"> <li>UR.1 (Urban Reserve 1)</li> <li>UR.2 (Urban Reserve 2)</li> </ul> <p><b>Zoning Suffixes</b></p> <ul style="list-style-type: none"> <li>H (Holding Symbol)</li> <li>PA (Parking Adjustment)</li> <li>CDA (Current Development Application)</li> <li>OLT (Ontario Land Tribunal)</li> </ul>	
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