

The Corporation of the City of Guelph

By-law Number (2024) - 20970

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 lands municipally known 303, 309 and 317 Speedvale Avenue East and legally described as Part Lot 15, Concession 2, Div 'F', City of Guelph (File No. OZS24-010).

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 rezoning the lands described as 303 Speedvale Avenue East from RL.1 (Low Density Residential 1) Zone to the RH.7-21 (Specialized High Density Residential) Zone and 309 -317 Speedvale Avenue East from the CC-5 (Convenience Commercial) to the RH.7-21 (Specialized High Density Residential) Zone.
2. Section 18.7 of the By-law Number (2023)-20790, as amended, is hereby further amended by adding new Subsection 18.7.21 for 303-317 Speedvale Avenue East as follows:

18.7.21 **RH.7-21**

303-317 Speedvale Avenue East

As shown on Defined Area Map Number 44 of Schedule "A" of this By-law

18.7.21.1 **Regulations**

18.7.21.1.1 Despite Section 3, Speedvale Avenue East shall be recognized as the front lot line for zoning purposes.

In accordance with the High-Density Residential regulations (RH.7), the Tables 6.32-6.34 of the Zoning By-law are to be amended, with the following exceptions and additions:

18.7.21.1.2 **Maximum Density**

Despite Table 6.3.2, the maximum net density shall be 200 units per hectare.

18.7.21.1.3 **Minimum Front Yard Setback**

Despite Table 6.33, the minimum front yard setback shall be 2.3 metres.

18.7.21.1.4 **Minimum Landscaped Open Space**

Despite Table 6.33, the minimum required landscaped open space percentage shall be 31.96%, inclusive the Blue Roof.

18.7.21.1.5 **Minimum Buffer Strip**

Despite Table 6.33, a minimum 1.5 metre buffer strip is required from the rear lot line.

18.7.21.1.6 **Maximum Building Height**

Despite Table 6.34 and Section 4.14.4, building heights shall not exceed 6 storeys with an angular plane of 50 degrees from the

centre line of the street.

- 18.7.21.1.7 **Angular Plane**
Despite Table 6.35, building heights shall not exceed an angular plane of 70 degrees measured from the property line for the interior side yard adjacent to RL.1 and/ or RL.2 zone.
- 18.7.21.1.8 **Off-Street Parking**
Despite Table 5.3.2, off-street parking shall be required at a rate of 0.97 spaces per unit.
- 18.7.21.1.9 **Visitor Parking**
Despite Table 5.3.2, a minimum of 3 parking spaces shall be required for the use of visitor parking.
- 18.7.21.1.10 **Parking Space Dimension**
Despite Table 5.2, the parking space dimension for interior or exterior parking spaces shall be a minimum of 2.6 metres in width by 5.5 metres in length (excluding any obstructions).
- 18.7.21.1.11 **Parking Setback from a Lot Line**
Despite Table 5.2.2, the rear yard parking setback shall be a minimum of 1.5 metres.
- 18.7.21.1.12 **Active Entrances**
Despite Table 6.34, only one active entrance is required facing Speedvale Avenue East and one active entrance is required facing Manhattan Court.
- 18.7.21.1.13 **Bicycle Parking**
Bicycle parking spaces shall be provided at a minimum rate of 0.58 spaces per dwelling unit for long term bicycle parking, or 28 spaces, and at a minimum rate of 0.17 spaces per dwelling unit for short term spaces, or 8 spaces. The provisions of Table 5.7, Section 5.8.1, and Section 5.8.2 do not apply.

Regulations Under Appeal

- 18.7.21.1.14 **Lot Frontage**
A minimum lot frontage of 30 metres will be required.
- 18.7.21.1.15 **Front Yard or Exterior Side Yard Setback**
An exterior side yard setback will be required with a minimum of 6 metres and maximum of 11 metres.
- 18.7.21.1.16 **Buffer Strip**
A 3 metre buffer strip is required adjacent to the interior side lot line.
A 3 metre buffer strip is required around the perimeter of surface parking lots.
- 18.7.21.1.17 **Building Length**
The maximum building length shall be 75 metres for buildings located within 15 metres of a street for the portion of the building adjacent to the street.
- 18.7.21.1.18 **Common Amenity Area**
No common amenity area is required for buildings on lots within the Older Built-Up Area Overlay, Schedule B-1.
- 18.7.21.1.19 **Municipal Services**
No land shall be built upon and no building or structure shall be erected or expanded for any purpose unless all municipal

services including sanitary sewers and drains, water mains, electric power lines and roads are available and adequate. No land, building or structure shall be used unless all available municipal services are connected.

18.7.21.1.20 Angular Planes

In addition to maximum building height, in certain zones, angular planes will also be required in determining maximum building height. Where an angular plane is required, it shall be determined as follows:

- i) building heights shall not exceed an angular plane of 45 degrees from the centreline of the street.
- ii) building heights shall not exceed an angular plane of 40 degrees from the lot line when adjacent to a river or park.

18.7.21.1.21 Rooftop Mechanicals

Rooftop mechanicals

- (a) shall be setback a minimum of 5 metres from the building edge; or
- (b) shall be setback a minimum of 1.5 metres and shall be enclosed on four sides and be screened with solid screening equal to the height of the rooftop mechanical unit.

18.7.21.1.22 Electric Vehicle Parking Requirements

A minimum of 80% of total required parking spaces for multi-unit buildings with 3 or more dwelling units, townhouse-cluster, stacked, stacked back-to-back, and mixed use buildings shall be provided as designed electric parking spaces.

3. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting the Defined Area Map 44 for 303-317 Speedvale Avenue East and adding a new Defined Area for Map 44 attached hereto as "Schedule A".
4. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Land Tribunal

Passed this tenth day of September, 2024

Schedules:

Schedule 1: Defined Area Map 44

Cam Guthrie, Mayor

Garrett Meades, Acting Deputy City Clerk