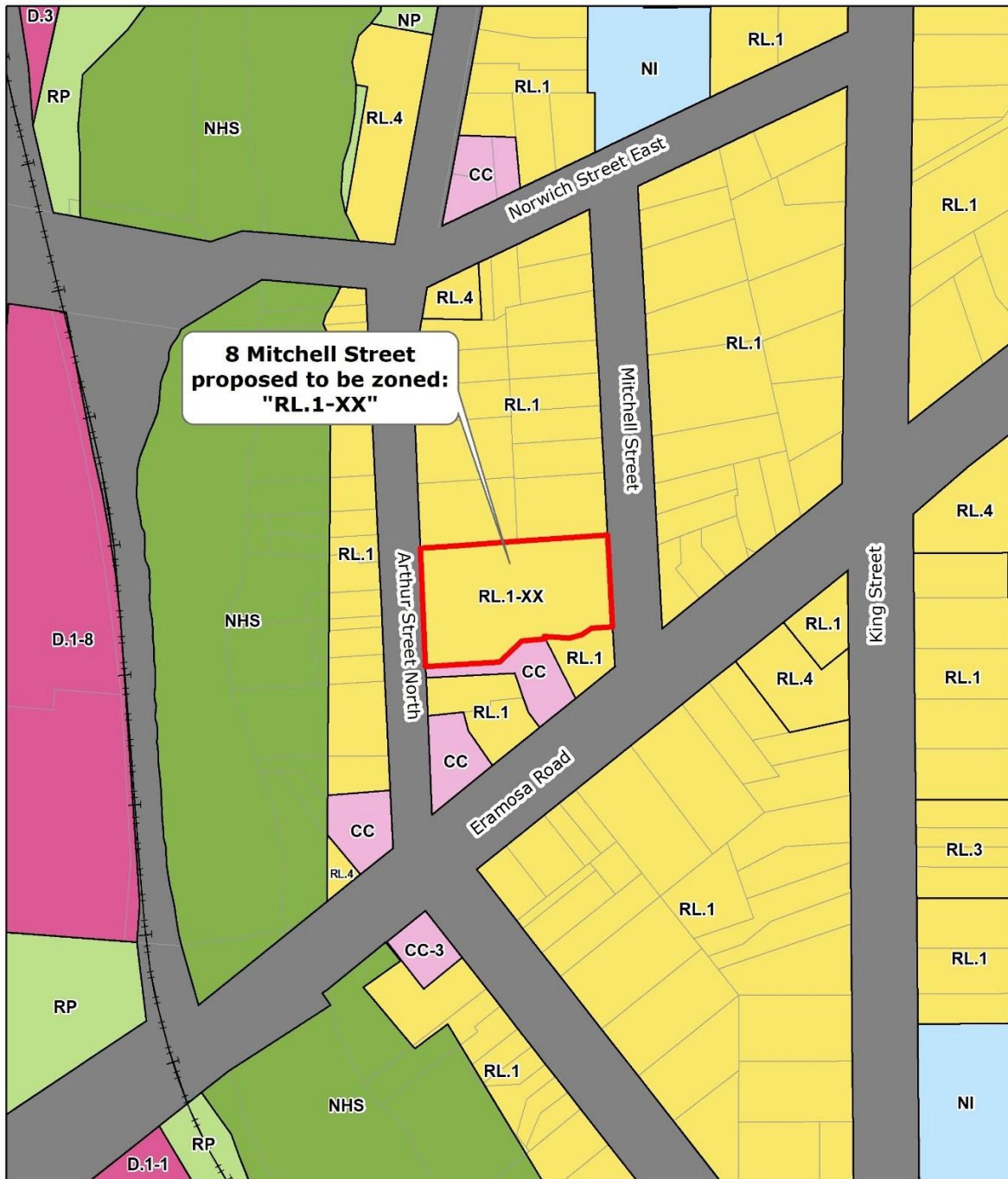


Attachment-5 Proposed Zoning

Figure 1: Proposed Zoning, 2023 Comprehensive Zoning By-law



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Produced by the City of Guelph
Planning and Building Services - Development Planning
August 2024.

PROPOSED ZONING DESIGNATION
Zoning By-law (2023) - 20790
8 Mitchell Street

3B - Zoning Regulations, Comprehensive Zoning By-law (2023)-20790

That the Zoning By-law Amendment application be approved, and that City staff be instructed to prepare the necessary amendment to Zoning By-law (2023)-20790, as amended, to transfer the subject lands from the current Neighbourhood Institutional (NI) zone to the following:

Specialized Low Density Residential – (RL.1-26(H)) Zone

The RL.1-26(H) zone is recommended to be applied to the subject lands as shown in the proposed Zoning Map in Attachment-5 and in accordance with Section 4 (General Provisions), Section 6.3.2 and Sections 16.1 (Floodplain Overlay) of Zoning By-law (2023)-20790, as amended, with the following site-specific exceptions:

Front and Rear Yard

- The front lot line shall be Arthur Street, the rear lot line shall be Mitchell Street.

Parking Space Dimensions

- That all residential exterior parking spaces have minimum dimensions of 2.5 metres in width by 5.5 metres in length.
- That all residential interior parking spaces (within a garage or carport) have minimum dimensions of 3 metres in width by 6 metres in length.

Attached Garage Provisions

- That attached garages must have a minimum floor area of 20 square metres.
- Attached garages shall not project beyond the main front wall of the 1st storey containing habitable floor space oriented towards the front lot line abutting a street line. Where a roofed porch is provided, the attached garage may be located ahead of the front wall, to a maximum projection of 2 metres.
- The maximum width for an attached garage for semi-detached dwellings shall be 50 per cent of the lot frontage or 5 metres, whichever is less.

Driveway Width

- The maximum driveway width for a semi-detached dwelling shall be 60 per cent of the lot frontage or 5 metres, whichever is less.

Transformer Easement Setback

- Where a transformer easement is located in the front yard of a lot, portions of the dwelling unit shall be required to maintain a minimum separation of 3 metres between the transformer easement and any part of the dwelling unit.

Number of Additional Dwelling Units

- That a maximum of two additional residential dwelling units (ADUs) be permitted on a lot, one within the same building as the primary dwelling unit

and one located in a separate building on the same lot or two additional residential dwelling units within the primary dwelling unit.

Additional Dwelling Unit Regulations within a Primary Dwelling Unit

- That the following provisions apply to ADUs within a primary dwelling unit:
 - Basement ADU – 1 parking space required. The ADU may contain 3 bedrooms.
 - 2nd ADU – 1 parking space required. The ADU may contain 4 bedrooms.
 - The ADU shall not exceed 45 per cent of the residential floor area of the building. Notwithstanding, an ADU may occupy the entirety of the basement.
 - Interior access is required between floor levels and between the ARDU and the primary dwelling unit.

Additional Driveway and Supplemental Parking

- That one additional driveway be permitted along the Mitchell Street frontage of the lands with the following provisions:
 - A maximum of four supplementary parking spaces would be provided.
 - The parking area must be accessed from the driveway that existed on site on December 1st, 2024
 - The inner edge of the nearest parking space shall be set back a minimum of 2.0 metres from the Mitchell Street lot line.
 - The outer edge of the furthest parking space shall have a maximum setback of 12 metres from the Mitchell Street lot line.
 - The outer edge of the hammerhead to enable a back out turning movement for the furthest parking space shall have a maximum setback of 13.2 metres from the Mitchell Street lot line.
 - The supplementary parking area shall be screened from Mitchell Street with a landscaped planting area.

Holding (H) Provisions

- Purpose: To ensure that development of the subject lands does not proceed until the following condition(s) have been met to the satisfaction of the City related to the subject development:
 1. The Owner shall provide the City an updated grading and drainage design including plans and a stormwater management report to the satisfaction of the City Engineer/General Manager and the General Manager, Planning and Building Services.
 2. The Owner shall provide the City an updated detailed noise study to the satisfaction of the City Engineer/General Manager and the General Manager, Planning and Building Services.