

# The Corporation of the City of Guelph

## By-law Number (2026) - 21194

A by-law to amend By-law Number (2023)-20790, as amended, known as the Comprehensive Zoning By-law for the City of Guelph as it affects the lands municipally known as 55 Baker Street, 152 and 160 Wyndham Street North and legally described as Firstly: Part of Lots 73 and 74, Part of Burying Ground and Part of Lane at the rear of Lots 73 and 74 (AKA Parklane), Closed by CS31228, Plan 8, Parts 1, 2, MS80255, Designated as Parts 6 and 7 Plan 61R21815, City of Guelph, and Part 4 61R21815, S/T & T/w ROS557919 and ROS573090; Secondly: Part Burying Ground, Plan 8 and Part Lane through Burying Ground, Plan 8, Closed by MS80255, Designated as Parts 6 and 7 Plan 61R21818, City of Guelph (File# OZS25-016).

**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 amended by transferring lands legally described as Firstly: Part of Lots 73 and 74, Part of Burying Ground and Part of Lane at the rear of Lots 73 and 74 (AKA Parklane), Closed by CS31228, Plan 8, Parts 1, 2, MS80255, Designated as Parts 6 and 7 Plan 61R21815, City of Guelph, and Part 4 61R21815, S/T & T/w ROS557919 and ROS573090; Secondly: Part Burying Ground, Plan 8 and Part Lane through Burying Ground, Plan 8, Closed by MS80255, Designated as Parts 6 and 7 Plan 61R21818, and municipally known as 55 Baker Street, 152 and 160 Wyndham Street North, from the existing "Site-specific Downtown 1" (D.1-28) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to an amended "Site-specific Downtown 1" Zone, to be known as the D.1-28 Zone, in the City of Guelph Comprehensive Zoning By-law (2023)-20790, as amended.
2. Section 18.14.30, of By-law Number (2023)-20790, as amended, is hereby further amended by deleting its text and replacing it in its entirety with the following:
  - 18.14.30: D.1-28  
152 and 160 Wyndham Street North and 55 Baker Street as shown on Map 36 of Schedule "A" of this **By-law**.
  - a) Permitted Uses  
In accordance with the permitted **Uses** under the D.1 **Zone** in Table 9.1 and the following additional **Uses** are permitted:
    - **Parking Facility**
    - **Stacked Townhouse**
  - b) Regulations  
In accordance with Sections 9.3 and 9.4 of the **By-law**, with the following exceptions and additions:

- i. Minimum and Maximum **Building Height**  
Despite Section 9.3(c), Table 9.4 and Schedule B-4, a maximum **Building Height** of 24 **Storeys** is permitted outside of the Protected View Corridor in this **Zone**, where Schedule B-4 shows a **Building Height** of 3-6 **Storeys** and 5-15 **Storeys** and a Proposed Park and Open Space.  
  
Despite Section 9.3c(i), Table 9.4 and Schedule B-4, a minimum **Building Height** of 3 **Storeys** is permitted in this **Zone** where Schedule B-4 shows a **Building Height** of 5-15 **Storeys** and a Proposed Park and Open Space.
- ii. Maximum **Exterior Side Yard**  
Despite Section 9.3(d)(i), the maximum **Exterior Side Yard** shall be 17.5 metres in an **Active Frontage Area**.
- iii. **Floorplate Ratio**  
Despite Section 9.3(a)(ii), a floorplate ratio of 1.9:1 for the North Tower and 2.3:1 for the South tower shall be permitted.
- iv. Minimum **Stepback**  
Despite any other provision in this **By-law**, a minimum **Stepback** of 6 metres shall be permitted for all portions of the building above the 2nd **Storey** when measured from the building face of the 1st **Storey** facing a **Street**.
- v. Minimum **Tower Separation**  
Despite Section 9.3(b)(i), a **Tower Separation** of 23 metres shall be permitted between any portion of a **Tower** above the 12th **Storey** of a **Building** and any portion of another **Tower** above the 12th **storey**.
- vi. **Exterior Finishes**  
Section 9.4.2(a)(i), shall only apply to the podium of any **Building** for the subject lands within the Downtown Exterior Finishes Overlay as shown on Schedule B-6.
- vii. Off-Street Parking  
Despite Table 5.4, a minimum of 0.75 **Parking Spaces** per residential **Dwelling Unit** is required plus 0.05 visitor **parking spaces** per **Dwelling Unit**.  
  
Despite any other provision in this **By-law**, a minimum of 0.5 **Parking Spaces** per residential **Dwelling Unit** shall be permitted for any **Dwelling Unit** that meets Canada Mortgage and Housing Corporation's definition of affordable housing.  
  
Despite Table 5.4, **Uses** in Rows 4, 5, 6, 7, 8 and non-residential **Uses** in Row 2, do not require off-street parking.
- viii. Accessible **Parking Spaces**  
Despite Table 5.5, Row 4, an accessible parking rate of 2 **Accessible Parking Spaces** plus an additional 0.74% of only Type B **Accessible Parking Spaces** shall be required.
- ix. Minimum **Parking Aisle Width**  
Despite Section 5.3.1(e), a **Parking Aisle** with a minimum width of 6.0 metres to provide two-way access shall be permitted.  
  
Despite Table 5.6, Additional Regulation 2(i), an accessible parking access aisle with a minimum width of 1.9 metres with an obstruction shall be permitted.

- x. Compact Vehicle **Parking Spaces**  
In addition to Section 5.3.3(b), a maximum of four (4) **Parking Spaces** for compact vehicles measuring 2.75 metres by 4.8 metres shall be permitted.  
  
In addition to Section 5.3.3(b) and the above, a maximum of four (4) **Parking Spaces** for compact vehicles measuring 2.6 metres by 5.7 metres shall be permitted.
- xi. **Bicycle Parking Space and Aisle Dimensions**  
Sections 5.8.1(a)(iii), and 5.8.2 shall not apply.
- xii. Payment-in-Lieu of Visitor Parking  
Required visitor parking may be provided through an agreement with the City that provides for payment-in-lieu of parking.
- xiii. Minimum **Structure** Grade  
Despite Section 5.2.4(b), 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** shall be permitted.
- xiv. **Rooftop Mechanicals**  
Despite any other provision in this **By-law**, Section 4.14.5 shall not apply.
- xv. Stair Exit **Structure**  
Despite any other provision in this **By-law**, the north exit stair **Structure** that connects to the underground parkade is permitted in the **Front Yard**.
- xvi. Severability Provision  
The uses and regulations of the D.1-28 **Zone** shall continue to apply collectively to the whole of the lands zoned as D.1-28, despite any future severance or condo registration.

3. Schedule "A" of By-law Number (2023)- 20790, as amended, is hereby further amended by deleting Defined Area Map 36 and substituting a new Defined Area Map 36 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 twentieth day of January, 2026.**

**Schedules:**

Schedule A: Defined Area Map 36

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**Cam Guthrie, Mayor**

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**Dylan McMahon, City Clerk**