

The Corporation of the City of Guelph

By-law Number (2026) - 21235

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 lands municipally known as 115 Watson Parkway North and legally described as Part of Lot 5, Concession 3, Division C, City of Guelph City of Guelph (File#OZS24-015).

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 property legally described as Part of Lot 5, Concession 3, Division C, City of Guelph, and municipally known as 115 Watson Parkway North from the existing "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment Suffix and Holding Provisions" (CMUC-9(PA)(H10)(H12)) Zone and the "Natural Heritage System" (NHS) Zone in the Comprehensive Zoning By-law (2023)-20790, as amended, to an amended "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment Suffix and Holding Provisions" Zone, to be known as the CMUC-9(PA)(H) Zone, to the "Neighbourhood Park" (NP) Zone, to modify the boundaries of the "Natural Heritage System" (NHS) Zone, and to modify the Floodplain (FL) Overlay.

2. The H10 and H12 "Holding Provisions" are deleted for 115 Watson Parkway North (Formerly 72 Watson Road North as referenced in the **By-law**) and replaced with new H "Holding Provisions".

3. Section 18.8.9 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:

18.8.9 CMUC-9 (PA)(H)

115 Watson Parkway North

As shown on Defined Area Map 62 of Schedule "A" of this **By-law**.

a) Permitted **Uses**

In accordance with the permitted **uses** and additional regulations in Table 7.1 (CMUC **Zone**) of this **By-law** and the following additional **uses** are permitted:

- **On-street Townhouse**

For the purposes of this **Zone**, **On-street Townhouse** shall be defined as:

A townhouse where each **dwelling unit** is located on a separate **lot** and has legal frontage on a **street, public** or **street, private** and includes a rear-access on-street townhouse located on either a **street, private** or **street, public**.

b) Regulations that apply to the whole of the subject lands:

In accordance with Section 7.3.1, Table 7.2, Table 7.3, Table 7.4, Table 7.5 and Section 7.3.2 of this **By-law**, with the following exceptions and additions:

i. **Front Lot Line**

Watson Parkway North shall be considered the **front lot line** in this **Zone**.

- ii. Severability Provision
The **uses** and regulations of the CMUC-9 **Zone** shall continue to apply collectively to the whole of the lands **zoned** as CMUC-9, despite any future severance or condo registration.
- iii. Definition of **Street**
For the purposes of the CMUC-9 **Zone**, a private road within the common elements of an approved draft plan of condominium or registered plan of condominium provided that road has access to a public highway is included in the definition of **Street**.
- iv. Definition of **Lot**
For the purposes of the CMUC-9 **Zone**, a condominium unit within an approved draft plan of condominium or registered plan of condominium is considered to be a **Lot**.
- v. Maximum **Lot Area**
Despite Table 7.2, the maximum **Lot Area** is 64,500 square metres.
- vi. Residential **Density**
Despite Table 7.2, a maximum residential **density** of 250 units per hectare is permitted. Minimum and maximum residential **density** shall be measured across the CMUC-9(PA) **Zone** despite any future subdivision or condo registration. For zoning interpretation purposes, for "Block 1" as shown on the associated Draft Plan of Subdivision, the maximum residential **density**-units per hectare (uph) shall be 600, for "Block 2" as shown on the associated Draft Plan of Subdivision, the maximum residential **density**-units per hectare (uph) shall be 600, and for "Block 3" as shown on the associated Draft Plan of Subdivision, the minimum residential **density**-units per hectare (uph) shall be 50.
- vii. 0.3 Metre Reserves
For the purposes of this **Zone**, the 0.3 metre reserves can be included in the setback calculation.
- viii. Minimum **Interior Side Yard**
Despite Table 7.3, a minimum **interior side yard** setback of 1 metre is permitted for the **Mixed-use Buildings**.
- ix. Minimum **Rear Yard**
Despite Table 7.3, a minimum **rear yard** setback of 0 metres is permitted for the **Mixed-use Buildings**.
- x. Minimum **Buffer Strip**
Despite Table 7.3, a 0 metre **buffer strip** is permitted along the rear property line and a minimum 1 metre buffer strip is permitted along the interior lot line.
- xi. Minimum **Landscape Open Space**
Despite Table 7.3, a minimum **landscape open space** of 15% is permitted, where 30% of the required **landscaped open space** area can be in the form of a green or blue roof.
- xii. Minimum Commercial **Gross Floor Area**

Despite 7.3.2, a minimum commercial **gross floor area** of 2,750 square metres is required.

xiii. **Angular Planes**

Despite Table 7.5, **angular planes** shall not apply.

xiv. **Bicycle Parking Spaces, Short Term**

Despite Section 5.8.1(b), **bicycle parking spaces, short term**, can be located no more than 45 metres from the primary pedestrian entrance to the **Building**.

xv. **Electric Vehicle Parking Spaces**

Despite Section 5.9(a) and 5.9 (b), a minimum of 10% of the total required parking spaces shall be provided as **electric vehicle parking spaces** and a minimum of 50% of the total required parking spaces shall be provided as **designed electric vehicle parking** for the **Mixed-use Buildings**.

c) **Regulations for Mixed-use Buildings**

In addition to the regulations outlined in (b) above, and subject to regulations outlined in Table 7.4, the following exceptions and additions are applicable to **Mixed-use Buildings**:

xvi. **Maximum Building Height**

Despite Table 7.4, a maximum **building height** of 14 **storeys** is permitted.

xvii. **Maximum Floorplate Size**

Despite Table 7.4, a maximum **floorplate** size of 1,950 square metres is permitted above the first storey.

xviii. **Building Stepbacks**

Despite Table 7.4, building **stepbacks** do not apply.

xix. **Maximum Building Length**

Despite Table 7.4, a maximum **building** length of 140 metres or 105 metres for buildings located within 15 metres of a street for the portion of the building adjacent to the street is permitted.

xx. **Active Entrance**

Despite Table 7.4, a minimum of 1 active entrance to the first storey along facades facing Watson Parkway North is required.

xxi. **Minimum Tower Separation**

Despite Table 7.4, the tower portion of a building, which is the portion of the building above the second storey can be setback a minimum of 15 metres from any portion of another tower measured perpendicularly from the exterior wall of the second storey.

xxii. **Minimum Tower Setback**

Despite Table 7.4, the **tower** portion of a **building** may be setback a minimum of 1 metre from an **interior side lot line** and **rear lot line** when measured perpendicularly from the exterior wall of the second storey.

xxiii. **First Storey Height**

Despite Table 7.4, the **first storey height** can be less than 4.5 metres for residential uses and **dwelling units** are permitted on the first storey.

- xxiv. Minimum **Common Amenity Area**
Despite Table 7.4, a minimum **common amenity area** of 4.5 square metres per **dwelling unit** is required.
- xxv. Minimum **Parking Spaces**
Despite Table 5.3, Row 12, a minimum of 0.9 parking spaces per **dwelling unit** is required plus 0.1 spaces per **dwelling unit** for the use of visitors, in addition to the non-residential parking rate.
- d) Regulations for **On-Street and Back-to-Back Townhouses:**
In addition to the regulations outlined in (b) above, and subject to regulations outlined in Table 6.10, Table 6.11, Table 6.12, Table 6.18 and Table 6.19 the following exceptions and additions are applicable to **On-Street and Back-to-Back Townhouses:**
- xxvi. Minimum **Common Amenity Area**
Despite Table 6.18, a minimum common amenity area of 7.9 square metres per **dwelling unit** is required for **back-to-back townhouses.**
- xxvii. Minimum **Private Amenity Area**
Despite Table 6.18, a minimum private amenity area of 12 square metres per **dwelling unit** is required.
- xxviii. Maximum **Parking Spaces**
Despite Table 5.3, Row 17, a maximum of 2 parking spaces per **dwelling unit** is permitted.
- xxix. Minimum Visitor **Parking Spaces**
Despite Table 5.3, Row 17, a minimum of 0.15 visitor parking spaces per **dwelling unit** is required.
- xxx. Maximum Width of Attached Garage
Despite Table 5.9, Row 3, the maximum width of an attached garage is 53% of **lot frontage.**
- xxxi. Minimum **Front Yard** from **Private Street, Curb or Sidewalk**
Table 6.19, C, shall not apply.
- xxxii. Minimum **Exterior Side Yard** from **Private Street, Curb or Sidewalk**
Table 6.19, D, shall not apply.
- xxxiii. Minimum **Rear Yard** from **Private Street, Curb or Sidewalk**
Table 6.19, E, shall not apply.
- xxxiv. Minimum **Interior Side Yard**
Despite Table 6.18, the minimum **interior side yard** is 1 metre.
- xxxv. Maximum **Building Length**
Despite Table 6.19, the maximum overall **building** length of a **townhouse building** is 52 metres.

- xxxvi. **Maximum Lot Coverage**
Despite Table 6.18, the maximum **lot coverage** is 72%.
- xxxvii. **Minimum Landscape Open Space**
Despite Table 6.18, a minimum **landscape open space** of 9% of the lot area per unit is required.
- xxxviii. **Minimum Lot Area per Dwelling Unit**
Despite Table 6.10, the minimum **lot area per dwelling unit** is 113 square metres for **on-street townhouses** and a minimum of 83 square metres for **back-to-back townhouses**.
- xxxix. **Minimum Front Yard Setback**
Despite Table 6.11, the minimum front yard setback is 2.9 metres for **on-street townhouses**.
- xl. **Minimum Exterior Yard Setback**
Despite Table 6.11, the minimum **exterior yard setback** is 3.5 metres for **on-street townhouses**.
- xli. **Minimum Rear Yard Setback**
Despite Table 6.11, the minimum **rear yard setback** is 3.8 metres for **on-street townhouses** adjacent to the Natural Heritage System Zone.
- xlii. **Minimum Distance Between Buildings**
Despite additional regulation 4(a) for Tables 6.17 to 6.19, a minimum of 3 metres is permitted between the exterior side walls of one townhouse building to another townhouse building on exterior side walls containing openings to habitable rooms.
- xliii. **Minimum Landscape Open Space**
Despite Table 6.11, a minimum **landscape open space** of 32% is required, and 30% of the required **landscaped open space** must be covered by soft landscaping in the form of natural vegetation, such as grass, flowers, trees and shrubbery.
- xlii. **Holding Provision**
Purpose: to ensure that development of the lands does not proceed until the Owner/Developer has completed certain conditions to the satisfaction of the City.

Prior to the removal of the Holding Provision (H), the Owner/Developer shall:
- a. Provide the City an updated Traffic Impact Study (TIS) to the satisfaction of the City Engineer/General Manager.
 - b. Provide the City with an updated Functional Servicing Report outlining the servicing needs of the site for water pressure and fire flows to the satisfaction of the City Engineer/General Manager.
 - c. Provide the City with an updated Functional Servicing Report addressing the stormwater management/stormwater drainage design to the satisfaction of the City Engineer/General Manager.
4. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 62 and adding a new Defined Area Map 62 attached hereto as Schedule "A".
5. Schedule "B" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Schedule B-8: Floodplain Overlay and adding a new By-law Number (2026) – 21235

Schedule B-8: Floodplain Overlay attached hereto as Schedule "B".

6. 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 fifteenth day of April, 2026.

Schedules:

Schedule A - Defined Area Map 62

Schedule B - Schedule B-8: Floodplain Overlay

Cam Guthrie, Mayor

Dylan McMahon, City Clerk