



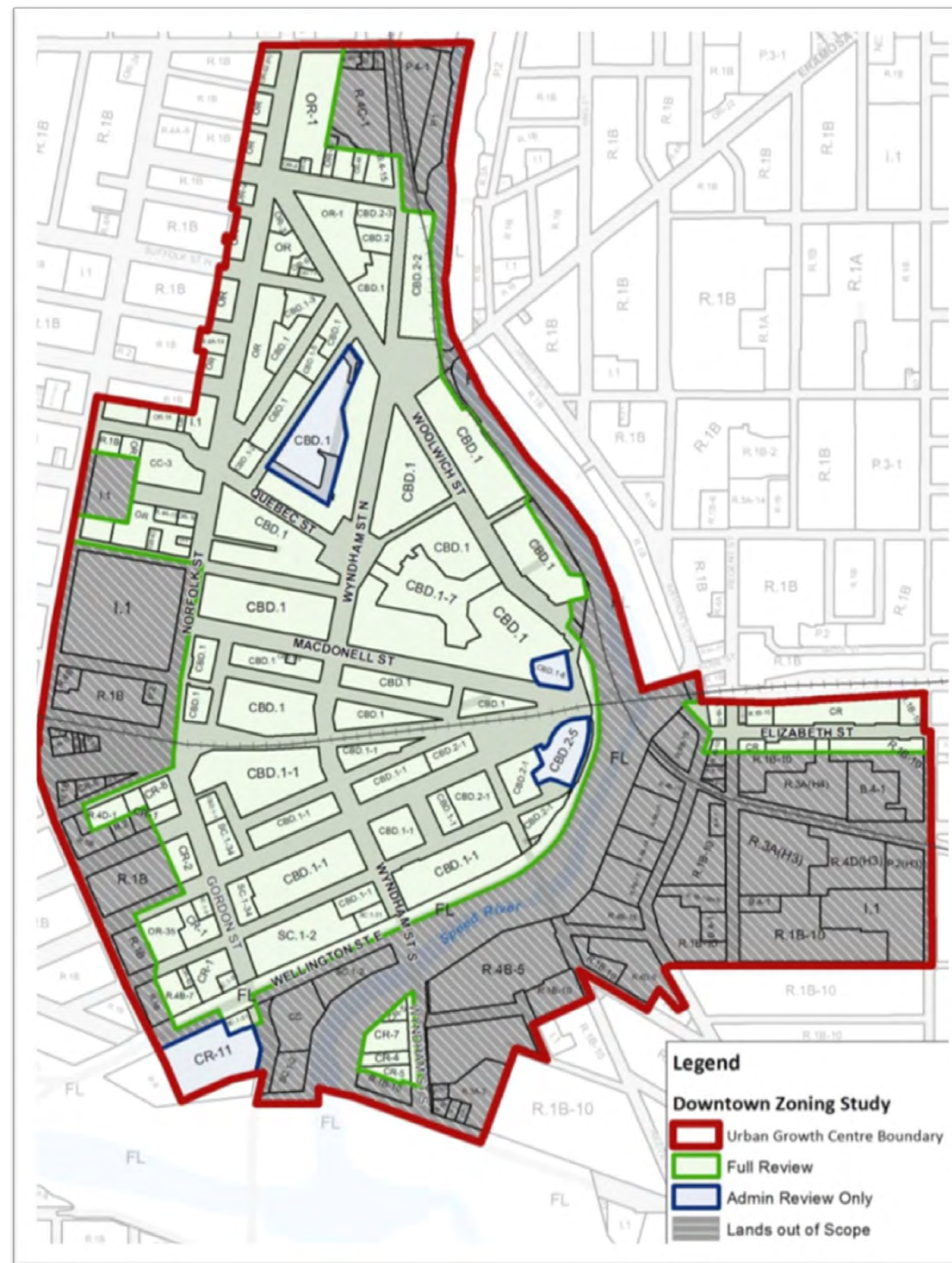
**DOWNTOWN ZONING  
BY-LAW  
OPEN HOUSE**

# DOWNTOWN ZONING BY-LAW UPDATE

## PURPOSE

Downtown zoning by-law regulations are being reviewed in order to:

- Align the Zoning By-law with the Downtown Secondary Plan (DSP);
- Support investment and development in the downtown; and,
- Streamline the work of development review staff.



### ➤ Project scope includes:

- Existing CBD.1, CBD.2, OR, and other commercial zones within project boundary
- New zone titles
- Building height & floor space index
- Urban design regulation
- Parking regulations

### ➤ Project scope does not include:

- Changes to public view corridors
- Building material regulations
- Review of downtown bar and hotel regulations
- Residential zoning

## WHAT IS A ZONING BY-LAW?

- The Zoning By-law provides legally enforceable regulations that control:
  - The use of land, such as commercial, residential, industrial, or a mix of uses;
  - The types of buildings and structures permitted; and
  - The location of those buildings or structures on a property
- Shapes new development and protects areas from incompatible development
- Legally enforceable regulations
- One tool to achieve objectives of Downtown Secondary Plan.

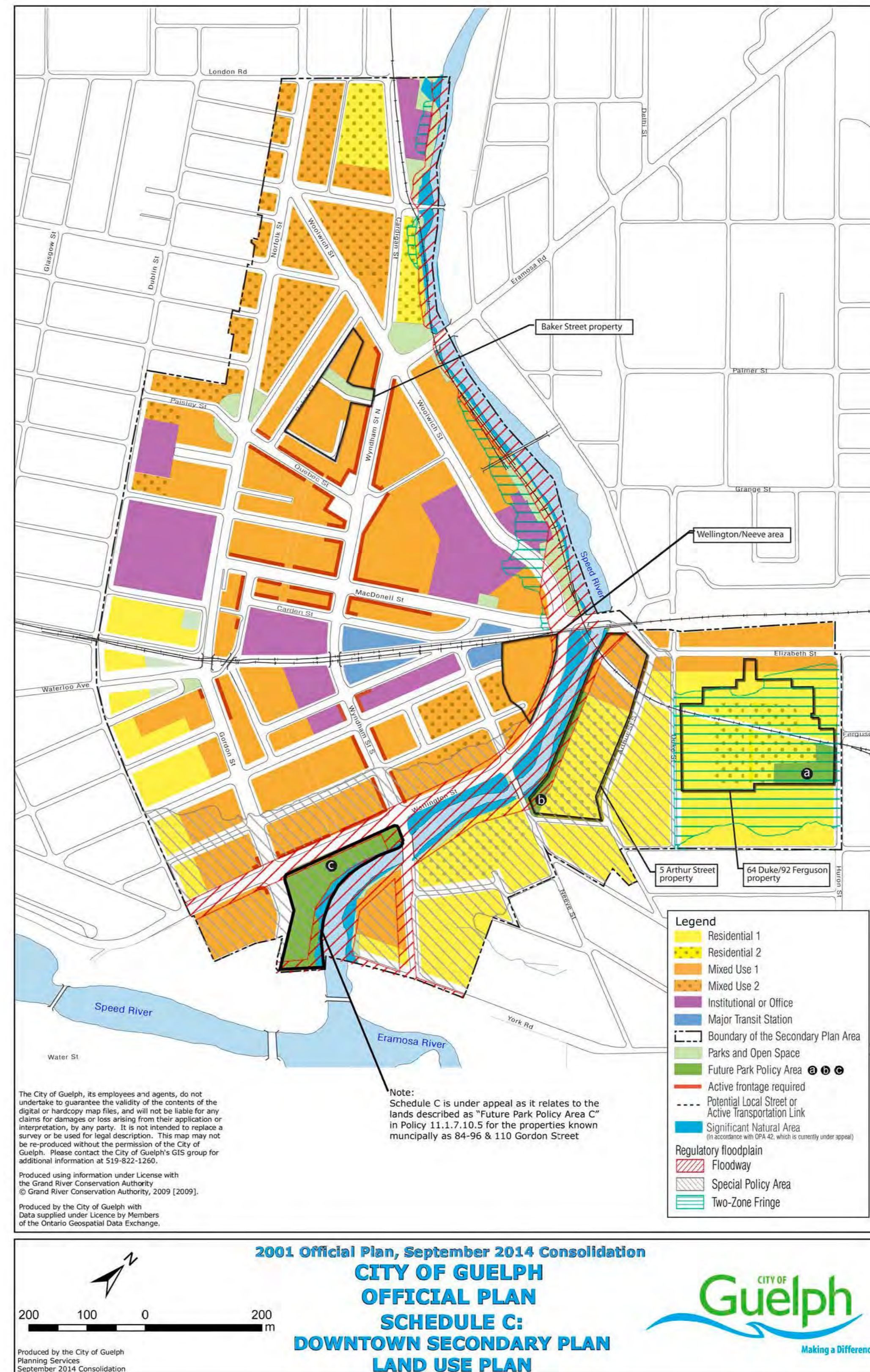


Downtown Zoning  
By-law Update

# DOWNTOWN SECONDARY PLAN

The Downtown Secondary Plan (DSP) addresses the requirements of the City's and the Province's Places to Grow growth plan by planning for increased residential development to complement continued commercial and employment growth and cultural activities in Downtown.

The plan replaces the Central Business District policies previously found within the Official Plan with policies that apply to the Downtown. More specifically, the DSP amended the Central Business District policies, introduced new land use designations and defined a new boundary.



The DSP was adopted by Council in 2012, and later approved by the Ontario Municipal Board.

## THE DOWNTOWN SECONDARY PLAN:

- Represents a vision of more people, jobs, buildings & activities in Downtown
- Envisions a transformation of identified renewal areas (i.e. area south of CN rail line) into a more urban place



# DOWNTOWN PARKING

Parking requirements in the Zoning By-law need to be addressed appropriately in order to achieve the urban vision of an intensified Downtown.

Parking rates that are too high can work against creating a walkable place by creating gaps in the urban fabric. For developers, it can be difficult and costly to incorporate parking spaces. On the other hand, new development can generate additional demand and affect the parking system of the Downtown.



## DOWNTOWN PARKING MASTER PLAN

The Downtown Parking Master Plan (DPMP) presented the following zoning direction:

- Align Zoning By-law regulations with the DSP area to reflect urban built-form standards:
  - Rationalize policies and approaches to embed into updated zoning regulations;
  - Consider minimum and maximum parking standards for all uses;
  - Introduce adjustment factors for shared parking, TDM\*, bike parking, etc.;
  - Introduce off-street parking option (allowing developer to secure private or municipal parking off-site); and,
  - Review and update on-street operations where land-use objectives have been upgraded (change areas).

\*TDM= Transportation Demand Management

## PROPOSED PARKING REGULATIONS

Following the direction provided by the Downtown Secondary Plan and the Downtown Parking Master Plan, draft zoning regulations have been developed to:

- Consolidate similar uses to simplify parking requirements in order to facilitate new development and provide flexibility in terms of tenant use;
- Reduce vehicle parking ratios south of the CN rail line;
- Maintain the current regulation that exempts non-residential uses in the CBD.1 area from providing off-street parking;
- Implement a visitor parking supply rate of 0.05 spaces per residential apartment unit within Downtown; and
- Introduce bicycle parking requirements.



# BUILT FORM STANDARDS

The Downtown Built Form Standards were prepared in order to provide direction for: the Zoning By-law Update; development applications; and the evaluation of Downtown Community Improvement Plan applications. The Built Form Standards were approved by Council in 2014.

The standards provide direction for new development within the historic core of Downtown Guelph, as well as within Renewal Areas (i.e. lands south of the CN rail line).



## DOWNTOWN CHARACTER AREAS



### CHARACTER AREAS

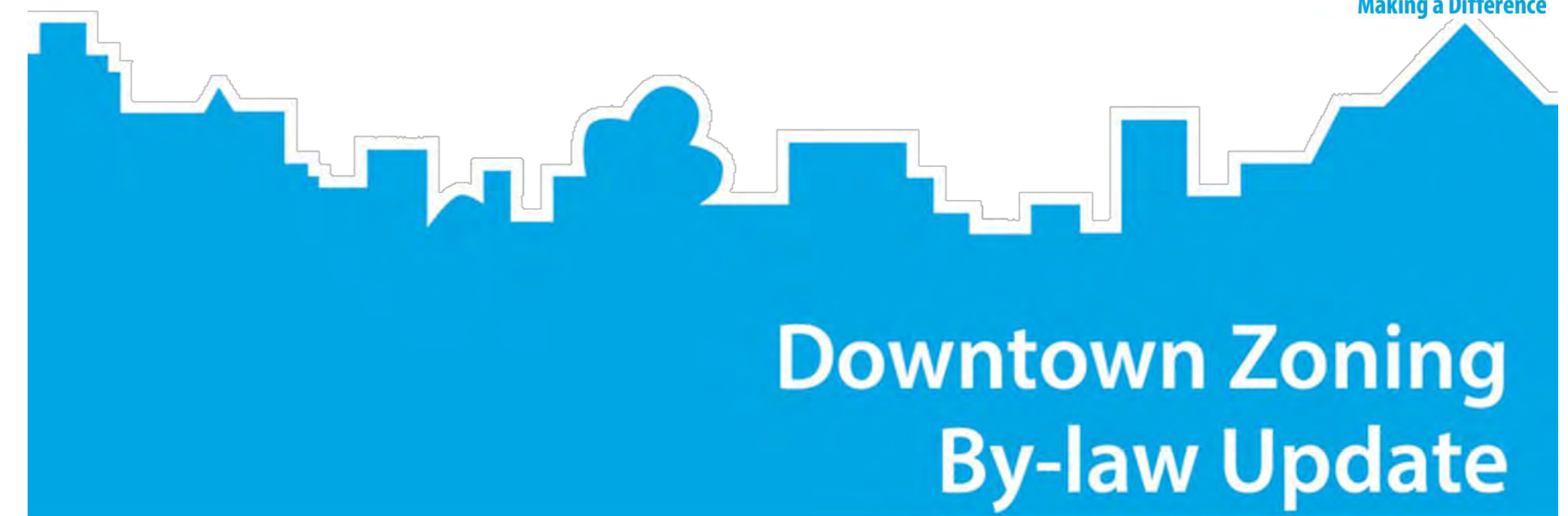
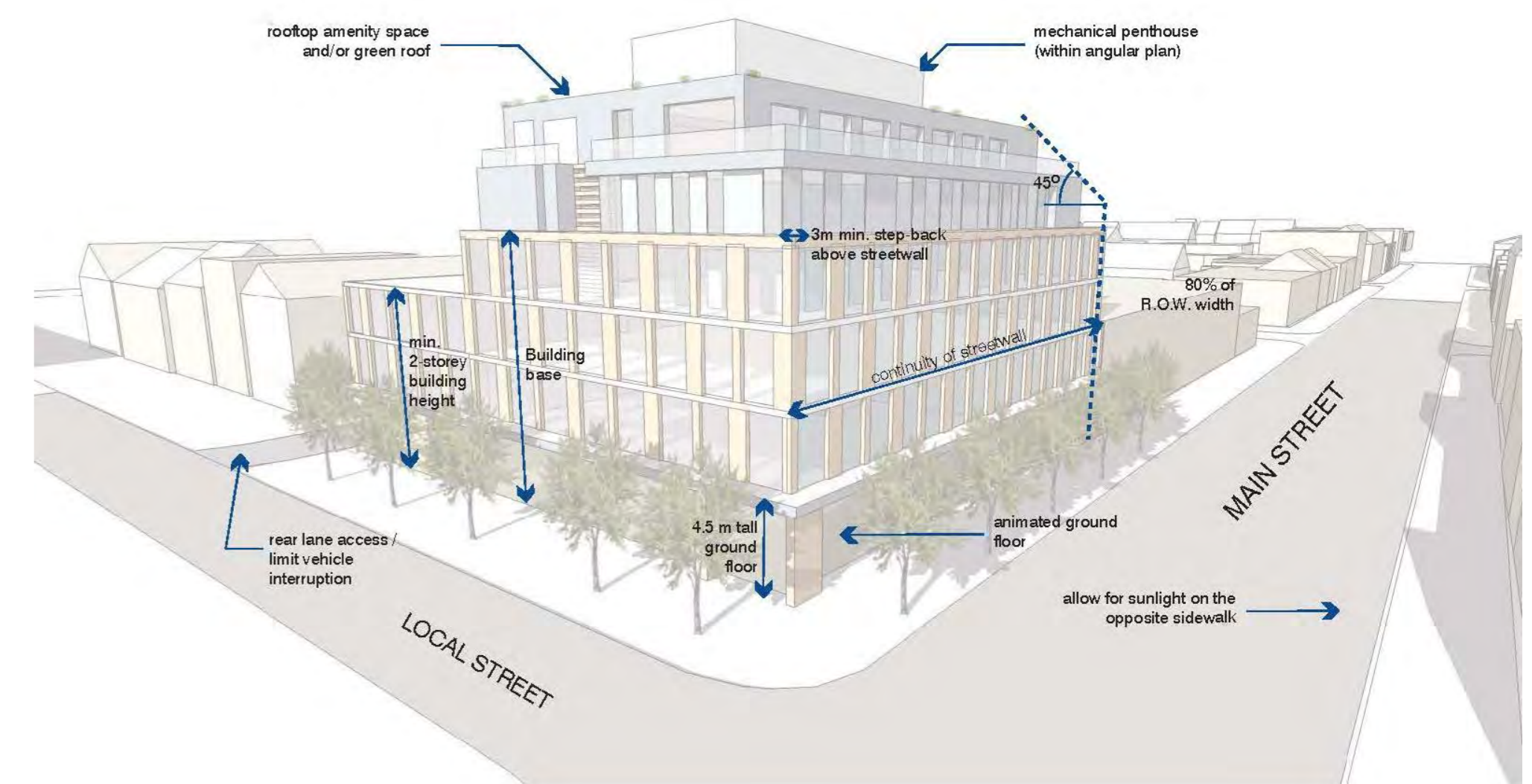
-  Historic House - Based Area
-  Historic Street - Based Area
-  Renewal Area
-  Ward West Area
-  Mill Lands Area
-  Neighbourhood Fringe Area

## ZONING BY-LAW BUILT FORM REGULATIONS

Building massing can be regulated through Zoning By-laws to help ensure that buildings have a positive impact on the public realm and are compatible with surrounding buildings and uses.

Draft Downtown Zoning By-law Built Form Regulations include:

- Maximum building length
- Maximum floorplate sizes
- Required stepbacks



# PROJECT TIMELINE

## NEXT STEPS

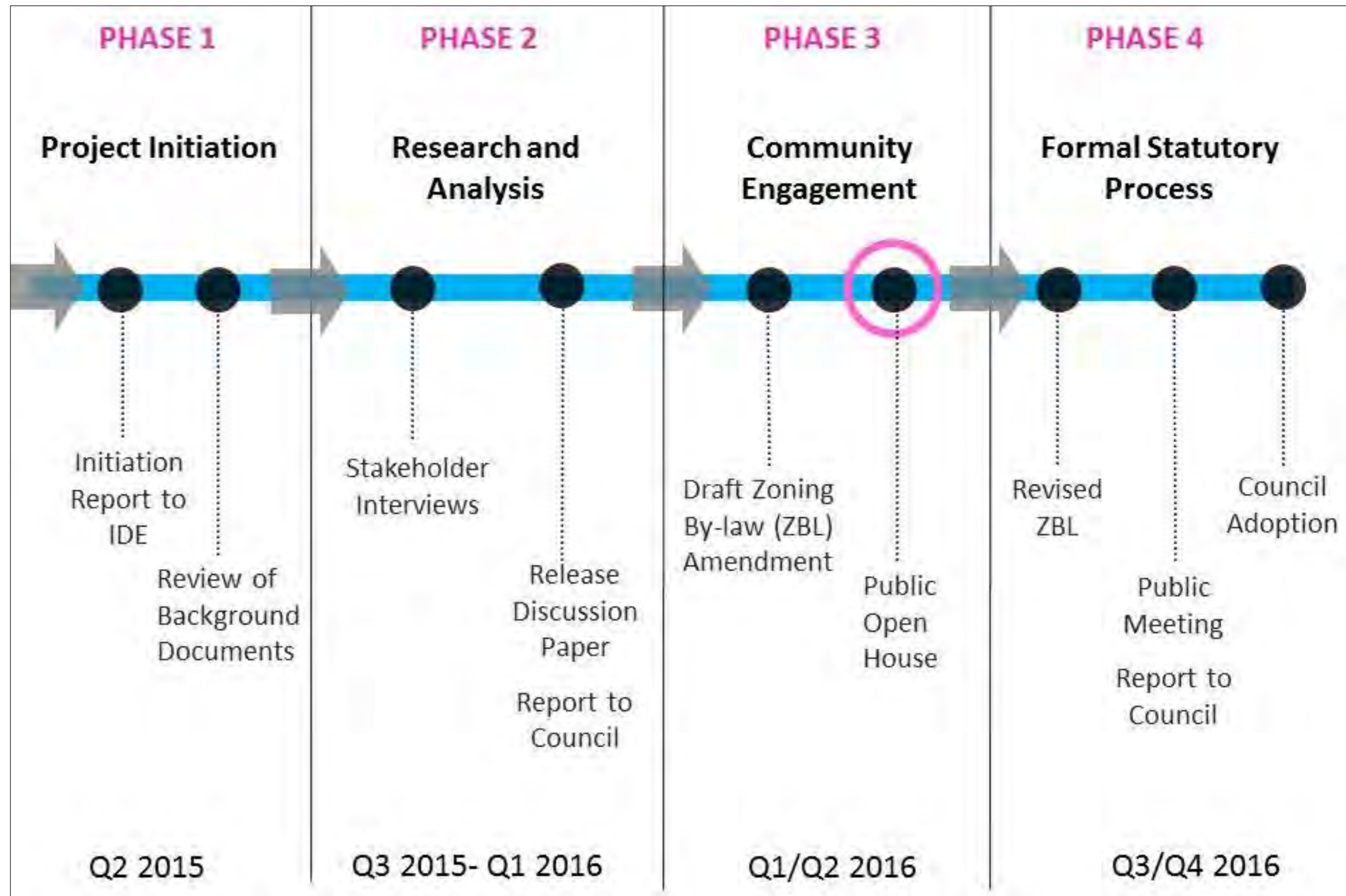
Feedback received on the draft Downtown Zoning By-law will be reviewed and will inform a revised draft Downtown Zoning By-law that will be presented to Council at a statutory public meeting in accordance with the *Planning Act*. This is scheduled for the Fall of 2016.

The draft Downtown Zoning By-law may be further revised and a recommended By-law will be presented to Council for consideration. This is currently planned for Q4 of 2016.

## HOW TO GET INVOLVED

The deadline for comments on the draft Downtown Zoning By-law is Friday July 15, 2016 at 12 noon. Comments can be provided at the open house, emailed to [downtownplan@guelph.ca](mailto:downtownplan@guelph.ca) or mailed to City Hall, 1 Carden Street, Guelph, ON N1H 3A1.

To be added to the project contact list to receive project updates, please provide your name and contact information on a **registration card**.



**Downtown Zoning  
By-law Update**

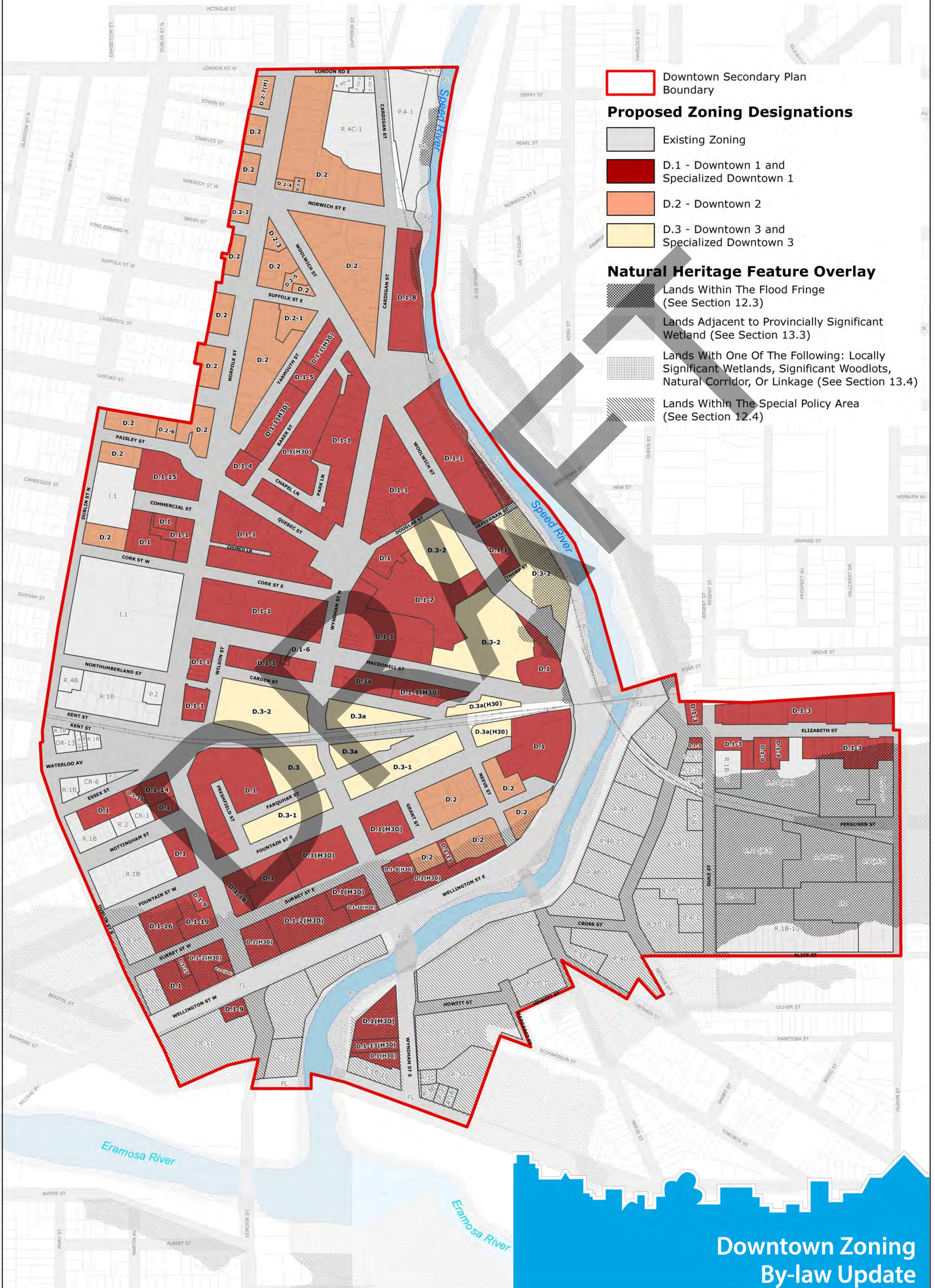
# Downtown Zoning Bylaw Update

Defined Area  
Map Nos.:

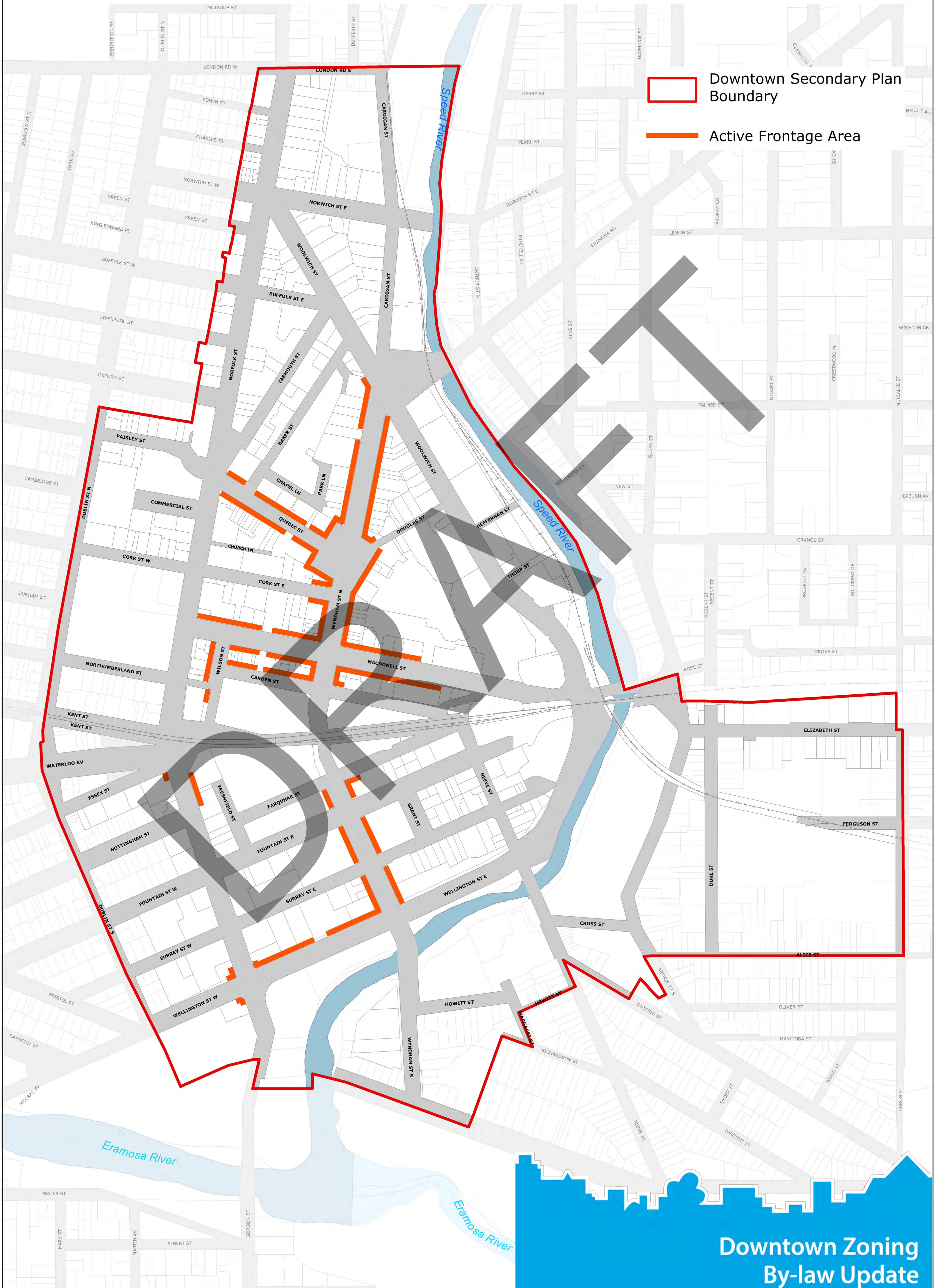
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37

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# Downtown Active Frontage Areas

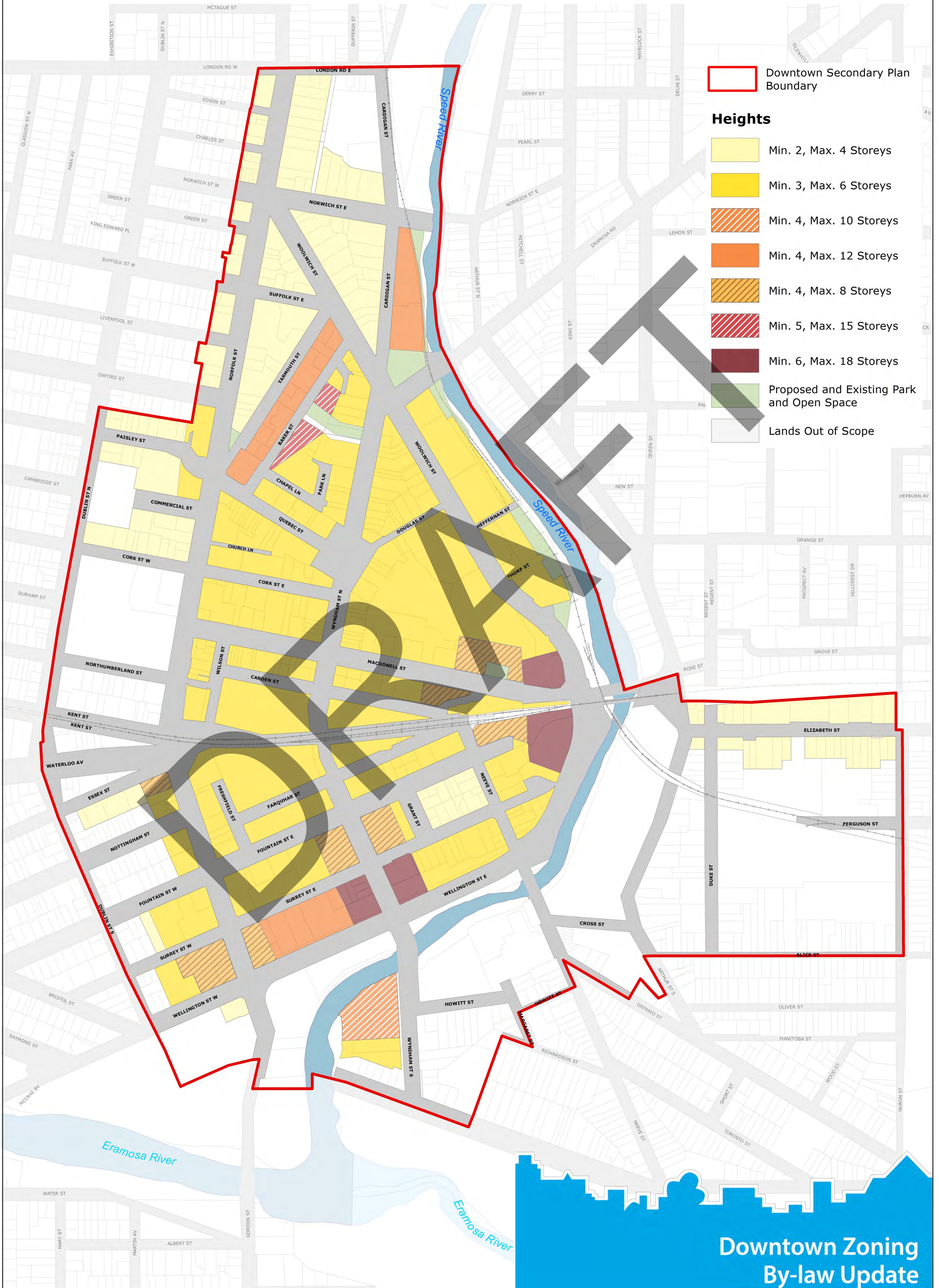


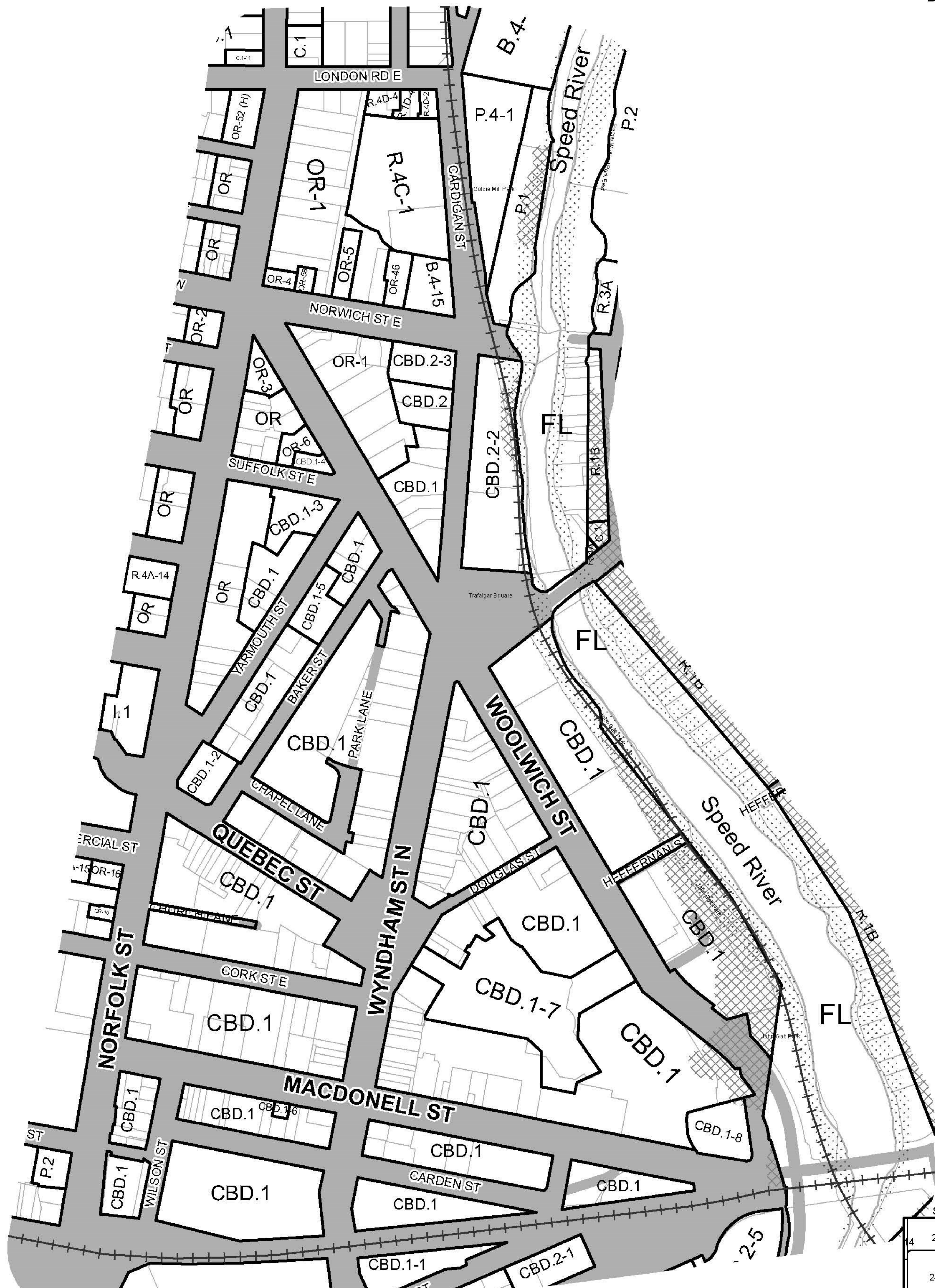
 Downtown Secondary Plan Boundary

 Active Frontage Area



# Downtown Minimum and Maximum Building Height



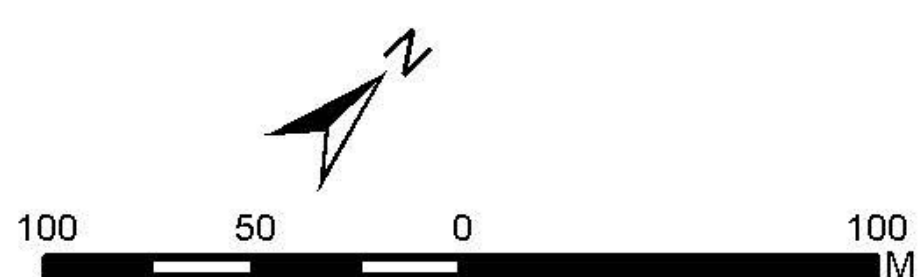
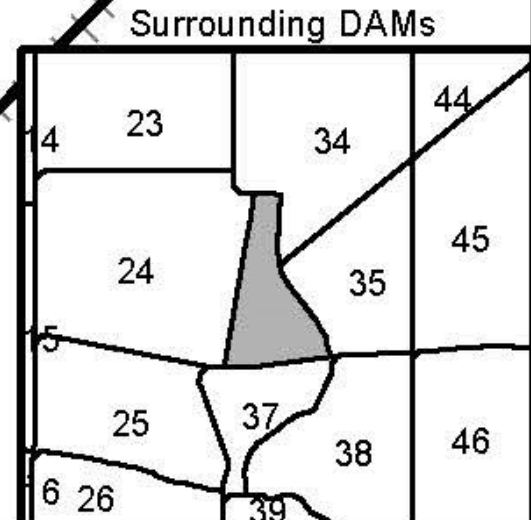


LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)

LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)

LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)

LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)

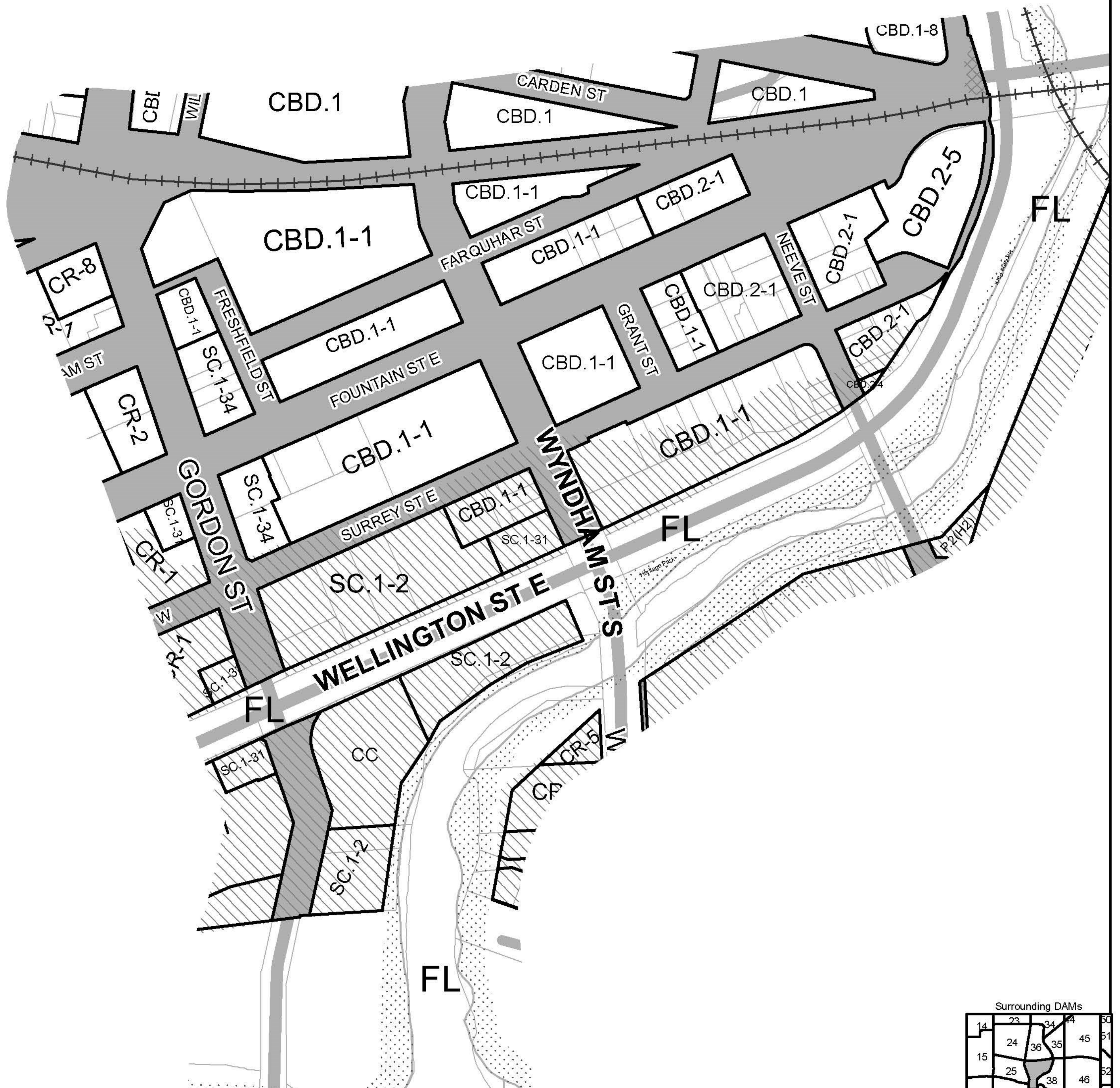


**CITY OF GUELPH BY-LAW (1995) - 14864**  
**As last amended by By-law (2012) - 19382**  
**SCHEDULE 'A'**



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Surrounding DAMs

14	23	34	44	50
24	36	35	45	51
15	25	38	46	52
16	26	39	47	53
17	27			54

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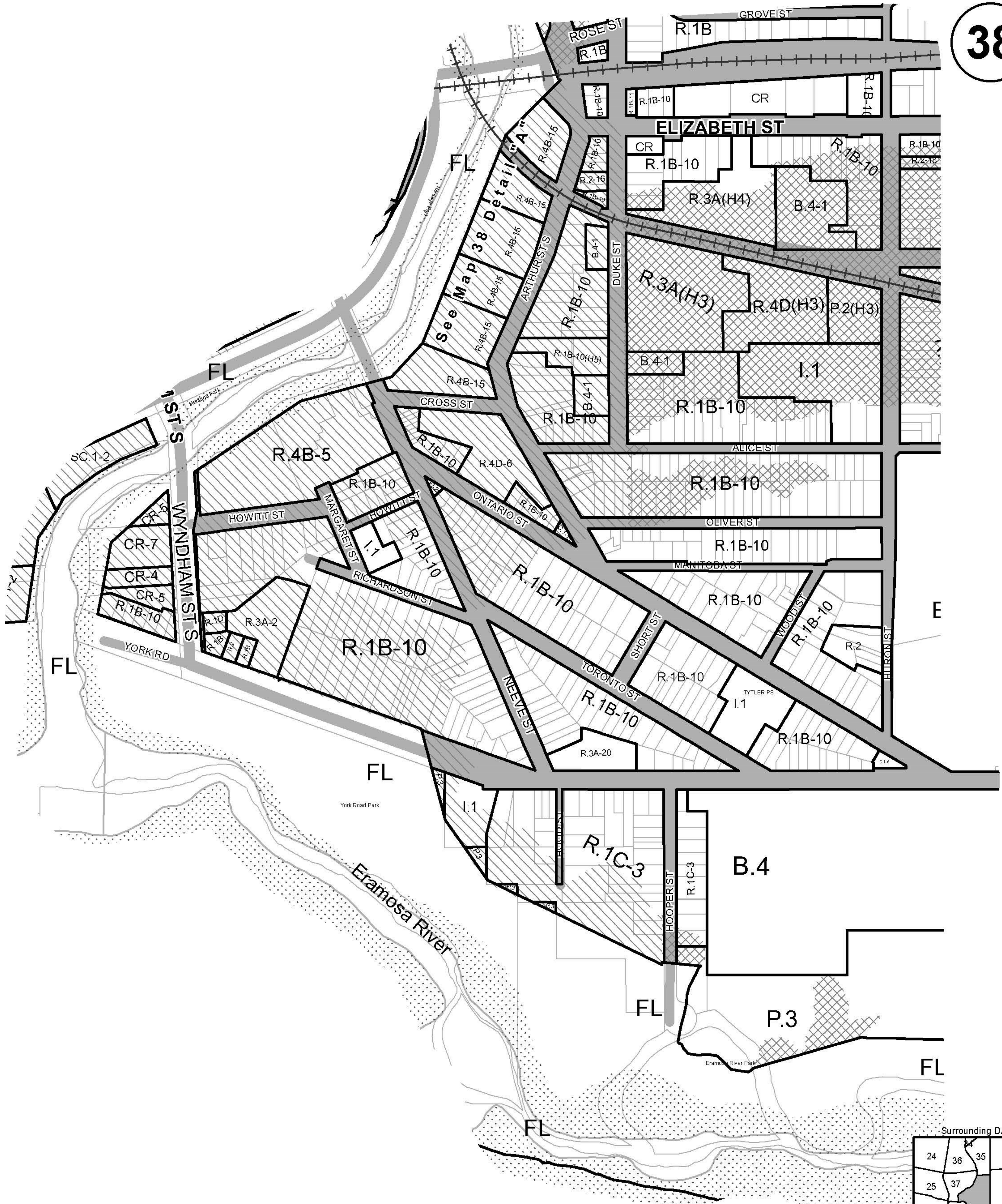
**CITY OF GUELPH BY-LAW (1995) - 14864**  
**As last amended by By-law (2014) - 19703**

SCHEDULE 'A'



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Development Planning





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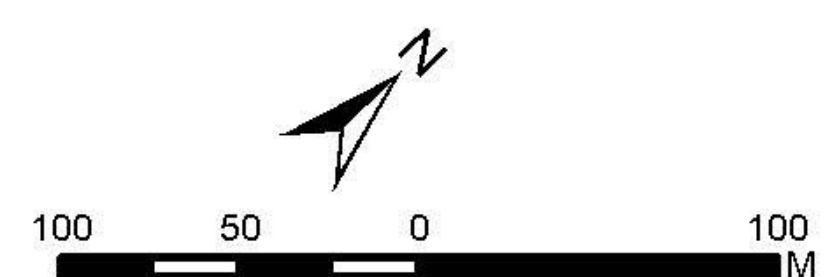
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**CITY OF GUELPH BY-LAW (1995) - 14864**  
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**SCHEDULE 'A'**



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Planning Services

