THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2017)-20187

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects Downtown Zones.

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;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. The Zoning By-law Table of Contents of By-law (1995)-14864, as amended, is hereby further amended by deleting references to "Central Business District (CBD) Zones", "Specialized Central Business District (CBD.1) Zone" and "Specialized Central Business District (CBD.2) Zone" and replacing with "Downtown (D) Zones", "Specialized Downtown (D.1) Zone", "Specialized Downtown (D.2) Zone" and "Specialized Downtown (D.3) Zone".

2. Section 2 of By-law (1995)-14864, as amended, is hereby further amended by adding the following:

2.1 Section 2.3 (Class: Commercial) is amended by replacing "CBD.1 Central Business District 1 (CBD.1) ***Zone***" and "CBD.2 Central Business District 2 (CBD.2) ***Zone***" with "D.1 Downtown 1 (D.1) ***Zone***", "D.2 Downtown 2 (D.2) ***Zone***", "D.3 Downtown 3 (D.3) ***Zone***" and "D.3a Downtown 3a (D.3a) ***Zone***".

2.2 Section 2.9.1 is amended by adding a new subsection 2.9.1 (xxix):

2.3 "2.9.1 (xxix) (H30) Downtown Zones Holding Provision
As shown on Defined Area Map Numbers 36, 37, 38 of Schedule "A" of this ***By-law***.

Purpose
To ensure that municipal services are adequate and available, to the satisfaction of the ***City***, prior to intensification of the lands.

Interim ***Uses*** Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands may be ***Used*** for all ***Uses*** permitted in the applicable ***Zone***, subject to the following interim ***Regulations***:

Interim Regulations Prior to Removal of the "H"
For such time as the "H" symbol is in place, only the following replacements, additions or expansions of ***Buildings*** or ***Structures*** legally existing on the effective date of this ***By-law*** shall be permitted:

a) Modifications to existing ***Building*** façade(s).

b) Minor additions to existing ***Buildings***, to a maximum of 10 square metres.

Conditions
Prior to the removal of the Holding symbol "H" a municipal services review shall be completed to the satisfaction of the ***City***. The scope and boundary of the municipal services review will be determined by the ***City*** and may include but is not

limited to: watermain condition and water supply; sanitary sewer condition and sanitary capacity; storm sewer condition and capacity; stormwater management facility condition and capacity; road and intersection condition and capacity; transportation facilities; and hydro services.

a) Should the municipal services review demonstrate that all necessary municipal services are adequate and available to the satisfaction of the ***City***, the "H" may be lifted; or,

b) Should the municipal services review determine that all necessary municipal services are not adequate and available, then prior to the "H" being lifted:
   - The actual design and construction costs of any required municipal services shall be secured where appropriate and in a manner satisfactory to the City; and,
   - Any required municipal services shall be designed to the satisfaction of the City; and,
   - Any required municipal services shall be constructed to the satisfaction of the City prior to any intensification of the lands.

2.4 Section 2.9.1 is amended by adding a new subsection 2.9.1 (xxx):

"2.9.1(xxx) (H32) Baker Street Holding Provision
As shown on Defined Area Map Numbers 36 of Schedule "A" of this ***By-law***.

Purpose
To ensure a comprehensive master plan is prepared for the site prior to redevelopment and that municipal services are adequate and available, to the satisfaction of the ***City***, prior to intensification of the lands.

Interim ***Uses*** Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands may be ***Used*** for all ***Uses*** permitted in the applicable ***Zone***, subject to the following interim Regulations:

Interim Regulations Prior to Removal of the "H"
For such time as the "H" symbol is in place, only the following replacements, additions or expansions of ***Buildings*** or ***Structures*** legally existing on the effective date of this ***By-law*** shall be permitted:

a) Modifications to existing ***Building*** façade(s).
b) Minor additions to existing ***Buildings***, to a maximum of 10 square metres.

Conditions
Prior to the removal of the Holding symbol "H", the following conditions shall be completed to the satisfaction of the ***City***:

1. That an Urban Design Master Plan be developed to the satisfaction of the ***City*** that includes the following items:

   a. location of public and/or private ***Streets*** and laneways;
   b. location, size and configuration of parkland/open

space on the site;
c. location, uses and massing of ***Buildings*** and their relationship to adjacent ***Streets*** and open spaces;
d. built form transitions to the surrounding community;
e. shadow impacts;
f. physical and visual connections to the immediate surroundings and broader downtown area;
g. conceptual streetscape designs for internal ***Streets*** and adjacent public ***Streets*** to be improved;
h. heritage attributes to be rehabilitated, conserved and retained in the proposed development;
i. locations for heritage interpretation and/or public art;
j. general location and lay-out of parking;
k. provision of affordable housing; and,
l. environmental features and elements that support the Community Energy Plan and the sustainability policies of the Official Plan; and,

2. Prior to the removal of the Holding symbol "H" a municipal services review shall be completed to the satisfaction of the ***City***. The scope and boundary of the municipal services review will be determined by the ***City*** and may include but is not limited to: watermain condition and water supply; sanitary sewer condition and sanitary capacity; storm sewer condition and capacity; stormwater management facility condition and capacity; road and intersection condition and capacity; transportation facilities; and hydro services.

a) Should the municipal services review demonstrate that all necessary municipal services are adequate and available to the satisfaction of the ***City***, the "H" may be lifted; or,
b) Should the municipal services review determine that all necessary municipal services are not adequate and available, then prior to the "H" being lifted:
- The actual design and construction costs of any required municipal services shall be secured where appropriate and in a manner satisfactory to the City; and,
- Any required municipal services shall be designed to the satisfaction of the City; and,
- Any required municipal services shall be constructed to the satisfaction of the City prior to any intensification of the lands.

3. Section 3.1 of By-law (1995)-14864, as amended, is hereby further amended by adding the following:

3.2 A new definition is added as follows:
"Active Entrance" means a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis, facing a public ***Street*** or public square and excludes emergency egress doors, garage doors, service doors, loading doors and doors giving access to storage areas.

3.3 A new definition is added as follows:
"Active Frontage Area" means a ***Lot*** or portion thereof that is subject to the ***Active Frontage Area***, as shown on Defined Area Map 65.

3.4 A new definition is added as follows:
"Angular Plane" means an imaginary inclined plane, rising over a ***Lot***, drawn at a specified angle from the horizontal, which together with other ***Building*** regulations and ***Lot*** size requirements, delineates the maximum bulk and ***Building Height***.

3.5 A new definition is added as follows
"Automated Parking System" means a mechanical system, wholly contained within an enclosed ***Building*** or ***Structure***, which moves motor ***Vehicles*** to a ***Parking Space*** without the ***Vehicles*** being occupied or operated by a human being.

3.6 A new definition is added as follows:
"Bicycle Parking Space" means a ***Bicycle Parking Space, Long Term*** and/or a ***Bicycle Parking Space, Short Term***.

3.7 A new definition is added as follows:
"Bicycle Parking Space, Long Term" means an area that is equipped with a bicycle rack or locker that is accessible, secure, weather-protected and for use by occupants or tenants of a ***Building*** and is not provided within a ***Dwelling Unit***, suite, or on a ***Balcony***.

3.8 A new definition is added as follows:
"Bicycle Parking Space, Short Term" means an area for the purpose of parking and securing bicycles with a bicycle rack that is accessible for visitors to a ***Building*** and is located outdoors or indoors but not within a commercial suite, ***Dwelling Unit***, secured room, enclosure or bicycle locker.

3.9 A new definition is added as follows:
"Drive-Through Facility" means a ***Place Used*** to provide or dispense products or services through an attendant, a window, or an automated machine to persons remaining in ***Vehicles*** in a designated stacking lane(s), which may or may not include an order box and menu boards, but does not include a ***Public Parking Facility***.

3.10 A new definition is added as follows:
"***Floorplate***" means the gross horizontal floor area of a single floor measured from the exterior walls of a ***Building*** or ***Structure*** and shall not include ***Balconies***.

3.11 A new definition is added as follows:
"Government Office" means a ***Building*** or portion thereof ***Used*** by the public (Federal, Provincial, County or Municipal) sector Government(s) to conduct public administration or provide a public service.

3.12 A new definition is added as follows:
*"****Live-Work Unit****"* shall mean a unit within a ***Building***, in which a portion of the unit at grade level may be ***Used*** as a business establishment and the remainder of the unit shall be a ***Dwelling Unit*** and whereby each "live" and "work" component within a portion of the unit has an independent entrance from the outside and an interior access between the "live" and "work" components.

3.13 A new definition is added as follows:
"***Mixed-Use Building***" means a ***Building*** in a Downtown ***Zone*** containing

Dwelling Units and at least one other non-residential ***Use*** permitted by this ***By-law***, where the residential portion of the ***Building*** has an independent entrance from the outside.

3.14 A new definition is added as follows:
"***Public Parking Facility***" means a ***Place*** other than a ***Street***, ***Used*** for the parking of ***Vehicles*** that is owned by or operated by or operated on behalf of the ***City*** for the general public.

3.15 A new definition is added as follows:
"Service Establishment" means a ***Place*** providing services related to the grooming of persons (such as a barber or salon), a ***Place*** providing the cleaning, maintenance or repair of personal articles and accessories (such as dry cleaning and laundering), small appliances or electronics, or a ***Place*** providing services related to the maintenance of a residence or business (such as private mail box, photocopying, courier or custodial services), but does not include a: ***Parlour, Adult Entertainment; Small Motor Equipment Sales; Storage Facility; Tradesperson's Shop; Warehouse;*** and ***Wholesale.***

3.16 A new definition is added as follows:
"Stepback" means a portion of a ***Building*** that is horizontally recessed from the ***Building*** face in accordance with the requirements of this ***By-law***.

3.17 A new definition is added as follows:
"Transparent Window" means any window that is not tinted and which provides clear visibility from the outside to the interior of the ***Building***.

3.18 A new definition is added as follows:
"Vehicle Rental Establishment" means a place where ***Vehicles*** are stored and rented to the public, but shall not include ***Commercial Vehicles***, farm equipment, ***Recreational Vehicle***, trailer, snowmobile, motorized boat or a ***Vehicle Sales Establishment.***

4. Section 4 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

4.1 Section 4.13.2.3 is amended by deleting "CBD".

4.2 Section 4.13.3.4.3 is deleted.

4.3 Section 4.13.7.3 is amended by adding "and Downtown ***Zones***" to the end of the existing sentence.

4.4 Section 4.17.2.2 is amended by replacing "CBD.1" with "D.1".

4.5 Section 4.17.2.3 is amended by replacing "CBD.1" with "D.1".

4.6 Section 4.19.3(i) is amended by adding "and except in D ***Zones*** the parking ***Use*** ratio shall be in accordance with Table 6.3.2.5.1" to the existing regulation.

4.7 Section 4.21.1 is amended by replacing "CBD" with "D".

4.8 Section 4.25.1 is amended by replacing "CBD ***Zone***" with "D ***Zones***".

4.9 Section 4.25.2.4.3 is amended by replacing "CBD.1" with "D.1".

4.10 Section 4.25.3 is amended by replacing "CBD" with "D.1, D.2,".

4.11 Sections 4.25.4, 4.25.4.1 and 4.25.4.2 are deleted.

4.12 Section 4.25.4.3 is renumbered to 4.25.4.

4.13 Section 4.29.2 is amended by replacing "CBD.1" with "D.1".

5. Section 6.3 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

5.1 The title of section 6.3 and section 6.3.1 are amended by replacing the existing wording with the following:

6.3 "DOWNTOWN (D) ***ZONES***

6.3.1 List of Applicable ***Zones***
The Downtown ***Zones*** include:

Downtown 1 (D.1)
Downtown 2 (D.2)
Downtown 3 (D.3)
Downtown 3a (D.3a)"

5.2 Section 6.3.1.1 and section 6.3.1.2 are amended by deleting the existing regulations and replacing it with the following:

"6.3.1.1 Permitted ***Uses***
Uses permitted in the Downtown ***Zones*** are denoted by the symbol "✓" in the column applicable to that ***Zone*** and corresponding with the Row for a specific permitted ***Use*** in Table 6.3.1.1, below.

Active ***Uses*** refers to ***Uses*** permitted in ***Active Frontage Areas*** (6.3.2.4).

Table 6.3.1.1	D.1	D.2	D.3	D.3a	Active ***Uses***
Residential Uses					
Accessory Apartment		✓(1)			
Apartment Building	✓(2)	✓			
Duplex Dwelling		✓			
Group Home	✓(3)	✓(3)			
Home for the Aged	✓(2)	✓			
Nursing Home	✓(2)	✓			
Home Occupation	✓(4)	✓(4)			
Live-Work Units	✓ (5)	✓			
Lodging House Type 1	✓ (3)	✓ (3)			
Mixed-Use Building	✓ (5)(6)	✓			
Multiple Attached Dwelling	✓ (2)	✓			
Semi-Detached Dwelling		✓			
Single Detached Dwelling		✓			
Townhouse	✓ (2)	✓			
Retail Uses					
Agricultural Produce Market	✓	✓	✓	✓	✓
Retail Establishment	✓	✓ (7)	✓ (7)	✓ (7)	✓
Service Uses					
Artisan Studio	✓	✓	✓		
Auction Centre	✓				✓

Catering Service	✓		✓		
Commercial Entertainment	✓ (8)		✓		✓
Commercial School	✓	✓	✓		
Day Care Centre	✓	✓	✓		
Financial Establishment	✓	✓ (7)	✓		✓
Micro-Brewery or Brew Pub	✓ (9)				✓
Restaurant	✓ (8)	✓ (7)	✓ (7)	✓ (7)	✓
Service Establishment	✓	✓ (7)	✓ (7)	✓ (7)	✓
Tavern	✓ (9)				✓
Taxi Establishment	✓		✓		
Tradesperson`s Shop	✓		✓		
Office Uses					
Laboratory	✓		✓		
Medical Clinic	✓	✓	✓		
Medical Office	✓	✓	✓		
Office	✓	✓	✓		
Research Establishment	✓		✓		
Community Uses					
Arena	✓				
Art Gallery	✓	✓	✓		✓
Club	✓		✓		
Emergency Shelter	✓ (10)				
Government Office	✓	✓	✓	✓	✓
Library	✓	✓	✓		✓
Museum	✓	✓	✓		✓
Public Hall	✓ (8)		✓		
Recreation Centre	✓		✓		✓
Religious Establishment	✓	✓	✓		
School	✓	✓	✓		
School, Post Secondary	✓	✓	✓		
Transit Terminal	✓		✓	✓	
Hospitality Uses					
Bed and Breakfast	✓ (11)	✓ (11)			
Hotel	✓		✓		✓
Tourist Home	✓	✓			
Other					
Accessory Uses	✓	✓	✓	✓	
Occasional Uses	✓ (12)	✓ (12)	✓ (12)	✓ (12)	
Public Parking Facility	✓	✓	✓	✓	

Additional Regulations for Table 6.3.1.1

1. In accordance with Section 4.15.1.
2. Not permitted in ***Active Frontage Area***.
3. In accordance with Section 4.25.
4. In accordance with Section 4.19.
5. In accordance with Section 6.3.2.4.
6. In ***Active Frontage Areas***, ***Dwelling Units*** are not permitted in the ***Cellar***, ***Basement***, or on the main floor level (i.e. in the first ***Storey***).

7. Maximum ***G.F.A.*** 500 m^2
8. Where a ***Lot Line*** abuts a R.1, R.2 or R.3 ***Zone,*** a ***Commercial Entertainment***, ***Restaurant*** and ***Public Hall*** shall not exceed a maximum of 500 m^2 ***G.F.A.***
9. Where a ***Lot Line*** abuts a R.1, R.2 or R.3 ***Zone***, a ***Tavern*** and ***Micro-Brewery or Brew Pub*** shall not be permitted.
10. In accordance with Section 4.29.
11. In accordance with Section 4.27 except 4.27.3.
12. In accordance with Section 4.21."

5.3 Section 6.3.2 is amended to replace "Central Business District" with "Downtown" and reference to "Table 6.3.2" is replaced with "Tables 6.3.2.7, 6.3.2.8 and 6.3.2.9".

5.4 Section 6.3.2.1, 6.3.2.1.1, 6.3.2.1.2 and 6.3.2.1.3, is amended by deleting the existing regulations and replacing it with the following:

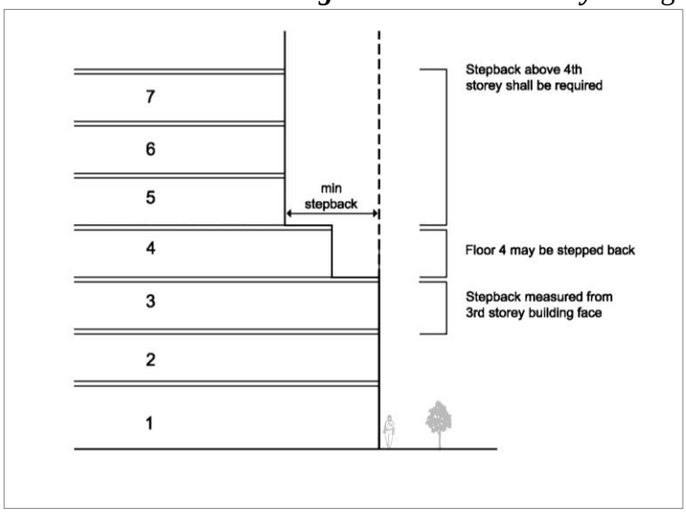
"6.3.2.1 Built Form Regulations

The following Built Form Regulations apply to new ***Buildings*** and/or additions constructed after the effective date of By-law (2017)-20187 in the Downtown ***Zones***.

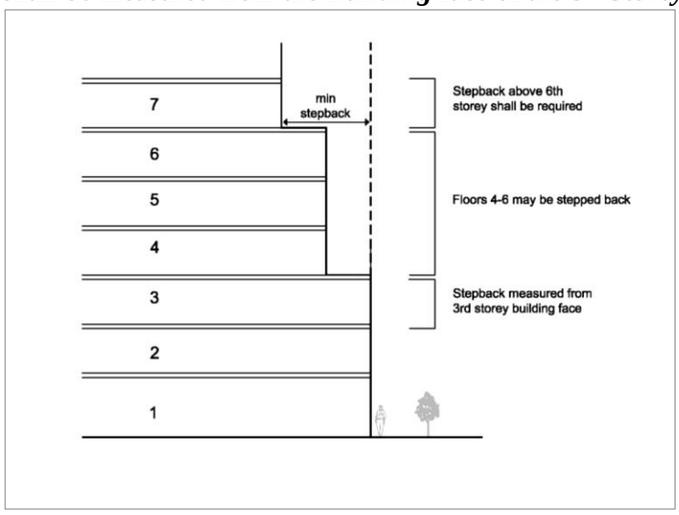
6.3.2.1.1 The maximum ***Floorplate*** of the 7th and 8th ***Storeys*** of the ***Building*** shall not exceed 1,200 square metres.

6.3.2.1.2 The maximum ***Floorplate*** of each ***Storey*** of the ***Building*** above the 8th ***Storey*** shall not exceed 1,000 square metres and shall not exceed a length to width ratio of 1.5:1.

6.3.2.1.3 The minimum ***Stepback*** shall be 3 metres and shall be required for all portions of the ***Building*** above the 4th ***Storey. Stepbacks*** shall be measured from the ***Building*** face of the 3rd ***Storey*** facing a ***Street***.



6.3.2.1.4 Notwithstanding Section 6.3.2.1.3, where a ***Lot*** abuts Gordon Street or Wellington Street the minimum ***Stepback*** shall be 3 metres and shall be required for all portions of the ***Building*** above the 6th ***Storey***. ***Stepbacks*** shall be measured from the ***Building*** face of the 3rd ***Storey*** facing a ***Street***.



6.3.2.2 ***Building*** Tower Separation Regulations

6.3.2.2.1 The tower of a ***Building*** refers to the ***Storeys*** located above the ***Stepback***.

6.3.2.2.2 A minimum 25 metre tower separation is required for any tower portion of a ***Building*** greater than 12 ***Storeys*** as measured perpendicularly to the exterior wall of the tower portion of the ***Building***.

6.3.2.2.3 For any tower portion of a ***Building*** 12 ***Storeys*** or less:

6.3.2.2.3.1 A minimum tower ***Setback*** of 6 metres is required from the ***Side Yard*** and/or ***Rear Yard Lot Line***;

6.3.2.2.3.2 A minimum 12 metre tower separation is required.

6.3.2.2.3.3 Notwithstanding Section 6.3.2.2.3.1 and 6.3.2.2.3.2, the tower ***Setback*** may be reduced to a minimum of 3 metres from the ***Side Yard*** and/or ***Rear Yard Lot Line*** if there are no windows to a ***Habitable Room*** on the facing wall of an existing abutting ***Building***."

5.5 Section 6.3 is amended by deleting subsection 6.3.2.2 in its entirety.

5.6 Section 6.3 is amended by deleting subsection 6.3.2.3 and replacing it with the following:

"6.3.2.3 ***Building Height*** Regulations

6.3.2.3.1 In addition to the provisions of Section 4.18, the following shall also apply:

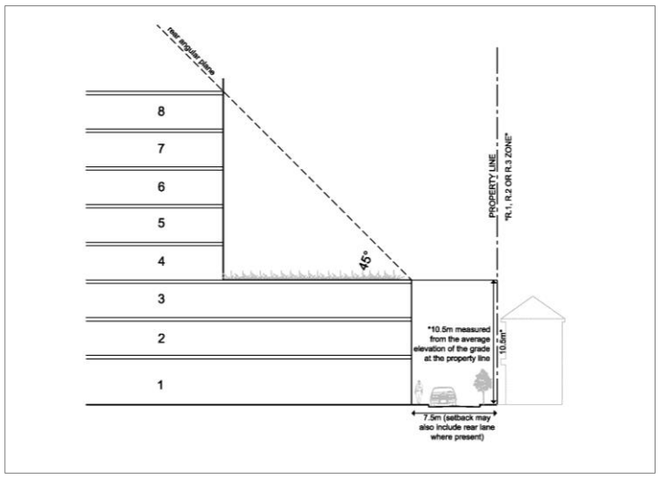
6.3.2.3.1.1 Defined Area Map 67 establishes the minimum and maximum ***Building Heights*** in Downtown ***Zones***.

6.3.2.3.1.2 Minimum ***Building Height*** is not applicable to Accessory ***Buildings*** or ***Structures***.

6.3.2.3.1.3 Section 4.16 is not applicable.

6.3.2.3.1.4 In addition to Defined Area Map 67, an ***Angular Plane*** establishes the maximum ***Building Height*** as follows:

Where a ***Lot Line*** of a Downtown ***Zone*** abuts a R.1, R.2 or R.3 ***Zone***, ***Building Heights*** shall not exceed an ***Angular Plane*** of 45 degrees in accordance with the following:



”

5.7 Section 6.3 is amended by adding new subsections 6.3.2.4 and 6.3.2.5:

“6.3.2.4 Active Frontage Regulations

6.3.2.4.1 Notwithstanding Table 6.3.2.7 and Table 6.3.2.9, the following provisions apply to the ***Street Line*** or portion thereof, identified as ***Active Frontage Area*** in accordance with Defined Area Map 65. If the ***Active Frontage Area*** only applies to a portion of the ***Street Line***, the regulations of Section 6.3.2.4 shall only apply to that portion identified.

6.3.2.4.1.1 Where a ***Street Line***, or portion thereof, identified as ***Active Frontage Area*** exceeds 35 metres, the maximum ***Front Yard*** and/or ***Exterior Side Yard Setback*** shall be 0 metres for a minimum of 75% of the ***Street Line***. The remaining 25% of the ***Street Line*** shall have a maximum ***Front Yard*** and/or ***Exterior Side Yard Setback*** of 2 metres.

6.3.2.4.1.2 Where a ***Street Line,*** or portion thereof, identified as ***Active Frontage Area*** is less than or equal to 35 metres, the maximum ***Front Yard*** and/or ***Exterior Side Yard Setback*** shall be 0 metres.

6.3.2.4.1.3 Notwithstanding Section 6.3.2.4.1.1 and 6.3.2.4.1.2, where a ***Lot*** abuts Wellington Street East between Gordon Street and Wyndham Street South the ***Building Setback*** shall be a minimum of 10.0 m from the Wellington Street East ***Street Line***.

6.3.2.4.1.4 The height of the first ***Storey*** shall be a minimum of 4.5 metres.

6.3.2.4.1.5 The minimum number of ***Active Entrances*** to the first ***Storey*** on the ***Front Yard*** and/or ***Exterior Side Yard Building*** façade shall be 1 for every 15 metres of ***Street Line*** or portion thereof identified as ***Active Frontage Area***, but shall not be less than 1. For the purposes of calculating the minimum number of ***Building*** entrances required, any fraction of a ***Building*** entrance shall be rounded to the next highest whole number.

6.3.2.4.1.5.1 ***Active Entrances*** shall be at or within 0.2 metres above or below ***Finished Grade.***

6.3.2.4.1.6 A minimum of 60% of the surface area of the first ***Storey*** façade, measured from the ***Finished Grade*** up to a height of 4.5 metres, facing a public ***Street*** or public square must be comprised of a ***Transparent Window*** and/or ***Active Entrances***.

6.3.2.4.1.7 Notwithstanding Table 6.3.1.1, the ***Uses*** identified in the Active ***Uses*** column in Table 6.3.1.1 with a "✓" shall occupy a minimum of 60% of the ***Street Line***. Where an existing ***Building*** occupies less than 60% of the ***Street Line***, the ***Uses*** identified in the Active ***Uses*** column in Table 6.3.1.1 with a "✓" shall occupy all portions of a ***Building*** of the first ***Storey*** immediately abutting a ***Street Line***.

6.3.2.4.1.8 A ***Driveway (Non-Residential)*** is prohibited at grade or in the first ***Storey*** of a ***Lot*** or ***Building*** for the first 6.0 metres of the depth measured in from the ***Street Line***.

Notwithstanding this provision, where the entirety of a ***Lot's Street*** frontage is included in the ***Active Frontage Area***, a maximum of one (1) ***Driveway*** shall be permitted perpendicular to the ***Street Line*** within the ***Active Frontage Area*** in accordance with all other requirements of this ***By-law***.

6.3.2.5 Required Parking in Downtown ***Zones***

6.3.2.5.1 Required ***Parking Spaces***
Notwithstanding Section 4.13.4, off-street ***Parking Spaces*** for D.1, D.2, D.3 and D.3a ***Zones*** shall be provided in accordance with the following:

Table 6.3.2.5.1		
Row	***Use***	Minimum Number of ***Parking Spaces***
1	***Apartment Building, Duplex, Multiple Attached, Single Detached, Semi-Detached, Townhouse***	1 per residential ***Dwelling Unit*** (1)
2	***Live-Work Unit, Mixed-Use Building***	In addition to the non-residential parking requirement, 1 ***Parking Space*** per residential ***Dwelling Unit*** is required (1).
3	***Home Occupation, Lodging House Type 1, Accessory Apartment, Group Home, Nursing Home***	In accordance with Section 4.13.4
4	Retail ***Uses***	1 per 100 m^2 ***G.F.A.***
5	Service ***Uses***	1 per 100 m^2 ***G.F.A.***
6	Office ***Uses***	1 per 67 m^2 ***G.F.A.***
7	Community ***Uses***	1 per 67 m^2 ***G.F.A.***
8	Hospitality ***Uses***	0.75 per guest room (2)

Additional Regulations for Table 6.3.2.5.1

1. ***Apartment Buildings, Cluster Townhouses*** or ***Mixed-Use Buildings*** in a D.1 or D.2 ***Zone***, with more than 10 ***Dwelling Units***, require a minimum of 0.05 ***Parking Spaces*** per ***Dwelling Unit*** in addition to the requirements of Table 6.3.2.5.1, Rows 1 and 2, for the ***Use*** of visitors to the ***Building*** and such ***Parking Spaces*** shall be clearly identified as being reserved for the exclusive ***Use*** of residential visitors.

2. a) For a ***Hotel,*** an additional 1 ***Parking Space*** is required per 10 m^2 ***G.F.A.*** that is open to the public, excluding corridors, lobbies or foyers.

b) For a ***Tourist Home*** or ***Bed and Breakfast*** establishment in a D.1 or D.2 ***Zone***, 1 additional ***Parking Space*** shall be provided. Required ***Parking Spaces*** may be in a stacked arrangement.

6.3.2.5.1.1 Notwithstanding Table 6.3.2.5.1, a ***Designated Structure,*** shall not require ***Parking Spaces***. Any addition to the ***Designated Structure*** erected after the effective date of By-law (2017)-20187 shall require ***Parking Spaces*** in accordance with Table 6.3.2.5.1 for the ***G.F.A.*** of the addition.

6.3.2.5.1.2 If the calculation of the required ***Parking Spaces*** in accordance with Table 6.3.2.5.1 results in a fraction, the required ***Parking Spaces*** shall be the next higher whole number.

6.3.2.5.2 Parking in Downtown ***Zones***

6.3.2.5.2.1 In addition to the parking provisions in Table 6.3.2.5.1 and section 4.13.1, 4.13.3 and 4.13.5 the following parking regulations shall apply.

6.3.2.5.2.1.1 ***Parking Areas*** shall not be permitted in the ***Front Yard*** or ***Exterior Side Yard***. Notwithstanding any ***Yard*** regulations, ***Parking Areas*** shall be permitted in the ***Rear Yard*** and ***Side Yard.*** No part of a ***Parking Space*** shall be located closer than 3 metres to a ***Street Line***.

6.3.2.5.2.1.2 An underground ***Parking Area*** shall be permitted in any ***Yard*** and may be located within 3 metres of a ***Lot Line***.

6.3.2.5.2.1.3 Where an unenclosed ***Parking Area*** is located within 1 metre of any ***Lot Line*** adjacent to a ***Single Detached Dwelling***, ***Semi-Detached Dwelling***, ***Duplex Dwelling*** or ***On-Street Townhouse*** it is to be screened along those ***Lot Lines*** with a minimum 1.5 metre high solid ***Fence***.

6.3.2.5.2.1.4 A ***Parking Area*** is prohibited from locating within 4.5 metres of the ***Street Line*** within the first ***Storey*** of a ***Building.***

6.3.2.5.2.1.5 Section 4.13.3.2 is not applicable to ***Parking Spaces*** provided within an ***Automated Parking System***.

6.3.2.5.2.1.6 Notwithstanding Sections 6.3.2.5.2.1.1 and 6.3.2.5.2.1.3, the following provisions shall apply to a ***Single Detached Dwelling***, ***Semi-Detached Dwelling***, ***Duplex Dwelling*** and ***On-Street Townhouses***:

6.3.2.5.2.1.6.1 1 ***Driveway*** access only shall be permitted per ***Lot***.

6.3.2.5.2.1.6.2 All off-street parking in the ***Front Yard*** and ***Exterior Side Yard*** shall be confined to the ***Driveway (Residential)*** area and any legal off-street ***Parking Area***. The ***Front Yard*** of any ***Lot*** except the ***Driveway (Residential)*** shall be landscaped.

6.3.2.5.2.1.6.3 A ***Driveway (Residential)*** shall have a minimum driveway width of 3.0 metres and a maximum width of 3.5 metres. The minimum driveway width may be reduced to 2.5 metres at the point of entry of a ***Garage*** entrance or a ***Fence*** opening.

6.3.2.5.2.1.6.4 Notwithstanding Section 6.3.2.5.2.1.6.3 a surfaced walk within 1.5 metres of the nearest foundation wall is permitted provided that it is not ***Used*** for ***Vehicle*** parking.

6.3.2.5.2.1.6.5 Every required ***Parking Space*** shall be located a minimum distance of 6 metres from the ***Street Line*** and to the rear of the front wall of the main ***Building***.

6.3.2.5.2.1.6.6 Attached ***Garages*** shall not project beyond the main front wall of the ***Building***.

6.3.2.5.2.1.6.7 For ***Single Detached Dwellings*** section 4.13.7.4 shall be applicable.

6.3.2.5.3 ***Bicycle Parking Spaces***

The minimum number of off-street ***Bicycle Parking Spaces*** required for ***Uses*** permitted by this ***By-law*** in any Downtown ***Zone*** are established and calculated in accordance with the ratios set out in Table 6.3.2.5.3, below:

Table 6.3.2.5.3

Row	***Use***	Minimum Number of ***Bicycle Parking Spaces, Long Term***	Minimum Number of ***Bicycle Parking Spaces, Short Term***
1	***Apartment Building, Multiple Attached, Stacked Townhouse***	0.68 per ***Dwelling Unit*** (1)	0.07 per ***Dwelling Unit*** (1)
2	***Live-Work, Mixed-Use Building***	In addition to the non-residential parking requirement, 0.68 per ***Dwelling Unit*** is required (1)	In addition to the non-residential parking requirement, 0.07 per ***Dwelling Unit*** is required (1)
3	Retail ***Uses***	0.085 per 100 m^2 ***G.F.A.***	0.25 per 100 m^2 ***G.F.A.***
4	Office ***Uses***	0.17 per 100 m^2 ***G.F.A.***	0.03 per 100 m^2 ***G.F.A.***
5	All other non-residential ***Uses***	4% of the required parking under Table 6.3.2.5.1	4% of the required parking under Table 6.3.2.5.1

Additional Regulations for Table 6.3.2.5.3

1. In ***Buildings*** having less than 10 ***Dwelling Units,*** the minimum number of ***Bicycle Parking Spaces*** required for the residential component shall be zero.

6.3.2.5.3.1 If the calculation of the required ***Bicycle Parking Spaces*** in accordance with Table 6.3.2.5.3 results in a fraction, the required ***Bicycle Parking Spaces*** shall be the next higher whole number.

6.3.2.5.3.2 The required ***Bicycle Parking Space, Short Term*** for any ***Use*** may be located on the ***Lot*** on which the ***Use*** is located, and/or on the ***Street*** abutting the ***Lot***."

5.8 Section 6.3.2.4 is renumbered to 6.3.2.7.1 and "CBD.1 ***Zone***" is deleted from the title.

5.9 Section 6.3.2.4.1 is renumbered to 6.3.2.7.1.1 and reference to section "6.3.2.4.1.1" replaced with "6.3.2.7.1.1.1".

5.10 Section 6.3.2.4.1.1 is renumbered this section to 6.3.2.7.1.1.1 and reference to section "6.3.2.4.1" replaced with "6.3.2.7.1.1".

5.11 Section 6.3.2.4.2 is renumbered to 6.3.2.7.1.2 and reference to "CBD.1" replaced with "D.1-1".

5.12 Section 6.3.2.4.3 is renumbered to 6.3.2.7.1.3 and reference to "CBD.1" replaced with "D.1-1".

5.13 Section 6.3.2.4.4 is renumbered to 6.3.2.7.1.4 and reference to "CBD.1" replaced with "D.1-1".

5.14 Table 6.3.2 is deleted and replaced with the following Tables 6.3.2.7, 6.3.2.8, and 6.3.2.9:

"Table 6.3.2.7 Regulations Governing D.1 ***Zones***

Row		
1	Minimum ***Front Yard*** or ***Exterior Side Yard***	0 m In accordance with Section 4.24. Section 4.6 is not applicable. The following exceptions apply: a) Where a ***Lot Line*** abuts a public lane, the minimum ***Setback*** shall be 1 metre from the ***Lot Line***. b) Where a ***Dwelling Unit*** occupies the first ***Storey*** of a ***Building,*** that portion of the ***Building*** shall have a minimum ***Setback*** of 3.0 m from the ***Street Line***.
2	Maximum ***Front Yard*** or ***Exterior Side Yard***	4 m The following exception applies: a) Within ***Active Frontage Areas***, the maximum ***Front Yard*** and the maximum ***Exterior Side Yard*** shall be in accordance with Section 6.3.2.4.
3	Minimum ***Side Yard***	0 m The following exceptions apply: a) Where a ***Lot Line*** abuts a public lane, the minimum ***Setback*** shall be 1 metre from the ***Lot Line***. b) Where a ***Lot Line*** abuts a R.1, R.2 or R.3 ***Zone***, the minimum ***Setback*** shall be 3 metres on the abutting side. c) Where a ***Buffer Strip*** is required, the ***Setback*** shall not be less than the minimum ***Buffer Strip*** width.
4	Minimum ***Rear Yard***	0 m The following exceptions apply:

		a) Where a ***Lot Line*** abuts a public lane, the minimum ***Setback*** shall be 1 metre from the ***Lot Line***. b) Where a ***Lot Line*** abuts a R.1, R.2 or R.3 ***Zone***, the minimum ***Setback*** shall be 7.5 metres on the abutting side. c) Where a ***Buffer Strip*** is required, the ***Setback*** shall not be less than the minimum ***Buffer Strip*** width.
5	Minimum and Maximum ***Building Height***	In accordance with Section 6.3.2.3.
6	Access to ***Parking Area***	***Vehicle*** access to a ***Parking Area*** is by 1 ***Driveway (non-residential)*** only, which shall have a minimum width of 6 metres throughout its length.
7	***Buffer Strips***	3 m required where the D.1 ***Zone*** abuts a R.1, R.2, R.3, Institutional, Park or Wetland ***Zone***.
8	Garbage, Refuse and Storage	In accordance with Section 4.9.
9	Enclosed Operations	In accordance with Section 4.22.
10	***Fences***	In accordance with Section 4.20.
11	Accessory ***Buildings*** or ***Structures***	In accordance with Section 4.5.
12	Off-street Parking	In accordance with Section 6.3.2.5.
13	Exterior Finishes Regulations	In accordance with Section 6.3.2.7.1 and Defined Area Map 64.
14	Minimum ***Floor Space Index*** (***F.S.I.***)	1.5, except on properties fronting onto Elizabeth Street where the minimum ***F.S.I.*** is 1.0.
15	***Building Stepbacks***	In accordance with Section 6.3.2.1.3 and 6.3.2.1.4.
16	***Active Frontage Area*** Regulations	In accordance with Section 6.3.2.4 and Defined Area Map 65.
17	Outdoor Storage	In accordance with Section 4.12.

Table 6.3.2.8 Regulations Governing D.2 ***Zones***

Row		
1	Minimum ***Front Yard*** or ***Exterior Side Yard***	The minimum ***Front Yard*** or ***Exterior Side Yard*** shall be the average of the ***Setbacks*** of the adjacent properties but in no case shall be less than 3 metres. Where there is only one adjacent property or where the average of the ***Setbacks*** of the adjacent properties cannot be determined, the minimum ***Setback*** shall be 3 metres.

		In accordance with Section 4.6 In accordance with Section 4.24. The following exception applies: a) Where a ***Lot Line*** abuts a public lane, the minimum ***Setback*** may be reduced to 1 metre from the ***Lot Line***.
2	Minimum ***Side Yard***	1.5 m The following exceptions apply: a) Where a ***Lot Line*** abuts a public lane, the minimum ***Setback*** may be reduced to 1 metre from the ***Lot Line***. b) Where the D.2 ***Zone*** abuts an R.1, R.2, R.3, Institutional, Park or Wetland ***Zone*** the minimum ***Side Yard*** shall be 3 metres on the abutting side.
3	Minimum ***Rear Yard***	10 m The following exception applies: a) Where a ***Lot Line*** abuts a public lane, the minimum ***Setback*** may be reduced to 1 metre from the ***Lot Line***.
4	Minimum and Maximum ***Building Height***	In accordance with Section 6.3.2.3.
5	Minimum ***Lot*** Area	370 m^2
6	Minimum ***Lot*** Frontage	12 m
7	Access to ***Parking Area***	***Vehicle*** access to a ***Parking Area*** in a ***Rear Yard*** is by 1 ***Driveway (non-residential)*** only, which shall have a minimum width of 3 metres and a minimum overhead clearance of 4.5 metres throughout its length.
8	***Buffer Strips***	3 m required where the D.2 ***Zone*** abuts a R.1, R.2, R.3, Institutional, Park or Wetland ***Zone***.
9	Garbage, Refuse and Storage	In accordance with Section 4.9.
10	Outdoor Storage	In accordance with Section 4.12.
11	Enclosed Operations	In accordance with Section 4.22.
12	***Fences***	In accordance with Section 4.20.
13	Accessory ***Buildings*** or ***Structures***	In accordance with Section 4.5.
14	Off-street Parking	In accordance with Section 6.3.2.5.
15	Minimum ***Floor Space Index*** (***F.S.I.***)	0.6

Table 6.3.2.9 Regulations Governing D.3/D.3a ***Zones***

Row		D.3	D.3a
1	Minimum ***Front Yard*** or ***Exterior Side Yard***	0 m In accordance with Section 4.24. Section 4.6 is not applicable.	
2	Minimum ***Side Yard***	0 m	
3	Minimum ***Rear Yard***	0 m	
4	Minimum and Maximum ***Building Height***	In accordance with Section 6.3.2.3.	
5	Garbage, Refuse and Storage	In accordance with Section 4.9.	
6	Outdoor Storage	In accordance with Section 4.12.	
7	Enclosed Operations	In accordance with Section 4.22.	
8	***Fences***	In accordance with Section 4.20.	
9	Accessory ***Buildings*** or ***Structures***	In accordance with Section 4.5.	
10	Off-street Parking	In accordance with Section 6.3.2.5.	
11	Access to ***Parking Area***	***Vehicle*** access to a ***Parking Area*** is by 1 ***Driveway (non-residential)*** only, which shall have a minimum width of 6 metres.”	

5.15 Section 6.3.2.5 is renumbered to 6.3.2.6 and the existing text replaced with “The following regulations shall apply within the area outlined on Defined Area Map 79.”

5.16 Section 6.3.2.5.1 is renumbered to 6.3.2.6.1 and reference to “6.3.2.5” replaced with “6.3.2.6.”

5.17 Section 6.3.2.5.2 is renumbered to 6.3.2.6.2.

5.18 Section 6.3.2.5.3 is renumbered to 6.3.2.6.3.

5.19 Section 6.3.2.5.4 is renumbered to 6.3.2.6.4.

5.20 Section 6.3.2.5.5 is renumbered to 6.3.2.6.5.

6. Part 1 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

6.1 Section 5.1.3.2.11 is amended by deleting the specialized R.1B-11 zone in its entirety.

7. Part 4 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

7.1 Section 5.4.3.1.14 is amended by deleting the specialized R.4A-14 zone in its entirety.

7.2 Section 5.4.3.2.7 is amended by deleting the specialized R.4B-7 zone in its entirety.

8. Part 6 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

8.1 Section 6.2.3.2.3 is amended by deleting the specialized CC-3 zone in its entirety.

9. Part 7 of By-law (1995)-14864, as amended, is hereby further amended as follows:

9.1 The title and introduction of Part 7 is amended by replacing the existing wording with the following:

"Specialized Downtown (D) ***Zones***

In certain instances, special circumstances dictate that variances be allowed to the permitted ***Uses*** or regulations of the D ***Zones.*** In these cases, specific D Restricted Defined Areas (Specialized D ***Zones***) have been established and these are indicated by hyphenated ***Zone*** designations (e.g. D.1-1, D.2-2, D.2-3, etc.)

The D ***Zone*** provisions shall apply except when precluded by the specific ***Uses*** and regulations for any D Restricted Defined Area.

The following D Restricted Defined Areas (Specialized D ***Zones***) are herein set out:

6.3.3.1 Special Downtown 1 (D.1) ***Zones***"

9.2 Section 6.3.3.1.1 to Section 6.3.3.1.6 are amended by deleting the existing regulations and replacing it with the following:

6.3.3.1.1 **D.1-1**
As shown on Defined Area Map 24, 34 and 36 of Schedule "A" of this ***By-law***.

6.3.3.1.1.1 Regulations

6.3.3.1.1.1.1 Built Form Regulations
Notwithstanding Section 6.3.2.1.3, the minimum ***Stepback*** shall be 6 metres and shall be required for all portions of the ***Building*** above the 4th ***Storey***. ***Stepbacks*** shall be measured from the ***Building*** face of the 3rd ***Storey*** facing a ***Street***.

6.3.3.1.1.1.2 Off-Street Parking
Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential ***Uses*** in Row 2, no off-street parking shall be required in the D.1-1 ***Zone***.

Notwithstanding Table 6.3.2.5.1, Rows 1, 2 and 3, no off-street parking shall be required for ***Dwelling Units*** constructed within ***Buildings*** which existed prior to June 7, 1971. Any addition to the existing ***Building*** erected after the effective date of By-law (2017)-20187 shall require ***Parking Spaces*** in accordance with Table 6.3.2.5.1.

6.3.3.1.2 **D.1-1 (H30)**
As shown on Defined Area Map 36 of Schedule "A" of this ***By-law***.

6.3.3.1.2.1 Regulations

6.3.3.1.2.1.1 In accordance with Section 6.3.3.1.1.1.

6.3.3.1.2.1.2 See Section 2.9 for Holding ***Zone*** provisions.

6.3.3.1.3 **D.1-2 (H30)**
65 Gordon St., 20, 28, 36, 50 Wellington St. E.

As shown on Defined Map Number 25 and 37 of Schedule "A" of this ***By-law***.

6.3.3.1.3.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.1 ***Zone*** are permitted and the following:

- ***Drive-through Facility***

6.3.3.1.3.2 See Section 2.9 for Holding ***Zone*** provisions.

6.3.3.1.4 **D.1-3**
Elizabeth St. between Arthur St. and Huron St.

As shown on Defined Map Number 38 of Schedule "A" of this ***By-law***.

6.3.3.1.4.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.1 ***Zone*** are permitted and the following:

- ***Single Detached Dwellings*** and ***Semi-Detached Dwellings*** legally existing on the date of the passing of By-law (2017)-20187.
- ***Accessory Apartment*** in accordance with Section 4.15.1

6.3.3.1.4.2 Regulations
Vehicle access to a ***Parking Area*** in a ***Rear Yard*** is by 1 ***Driveway (non-residential)*** only, such ***Driveway (non-residential)*** shall have a width of not less than 3 metres and an overhead clearance of not less than 4.5 metres.

6.3.3.1.5 **D.1-4**
2 Quebec St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.1.5.1 Regulations

6.3.3.1.5.1.1 Off-Street Parking for Residential Units
Notwithstanding Table 6.3.2.5.1, Row 2, the minimum number of off-street ***Parking Spaces*** required for the residential units existing as of January 1, 1974 shall be 88. Any additional ***Dwelling Units*** created after January 1, 1974 shall require ***Parking Spaces*** at the rate of 1 space per ***Dwelling Unit***.

6.3.3.1.5.1.2 Off-Street Parking for Non-residential ***Uses***
Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential ***Uses*** in Row 2, no off-street parking shall be required.

6.3.3.1.5.1.3 Maximum ***Building Height***
Notwithstanding Section 4.18, no part of any ***Building*** or ***Structure*** shall exceed the total height of the ***Building*** existing as of January 1, 1974, which reaches a height of 369.7 metres above sea level.

6.3.3.1.6 **D.1-5**
51-59 Yarmouth St., 58-64 Baker St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.1.6.1 Permitted ***Uses***

- ***Mixed-Use Building*** containing a maximum of 72 ***Dwelling Units***

6.3.3.1.6.2 Off-Street Parking
Notwithstanding Table 6.3.2.5.1, the minimum number of ***Parking Spaces*** to be provided is 54 ***Parking Spaces***.

6.3.3.1.6.3 Location of ***Parking Spaces***
All ***Parking Spaces*** required by Section 6.3.3.1.6.2 shall be located within the existing ***Building*** or within 23 metres of the ***Building*** on private property which permits a ***Parking Area***.

6.3.3.1.7 **D.1-6**
43-45 Macdonell St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.1.7.1 Off-Street Parking
Notwithstanding Table 6.3.2.5.1, Row 2, ***Parking Spaces*** shall not be required for a maximum of 4 ***Dwelling Units***. Any additional ***Dwelling Units*** shall provide ***Parking Spaces*** in accordance with Table 6.3.2.5.1.

9.3 Section 6.3.3.1.7 is renumbered to 6.3.3.1.8 and renamed from "CBD.1-7" to "D.1-7".

9.4 Section 6.3.3.1.7.1 is renumbered to 6.3.3.1.8.1.

9.5 Section 6.3.3.1.7.1.1 is renumbered to 6.3.3.1.8.1.1 and reference to section "6.3.2.5" replaced with "6.3.2.6".

9.6 Section 6.3.3.1.7.1.2 is renumbered to 6.3.3.1.8.1.2.

9.7 Section 6.3.3.1.7 is amended by adding the following:

6.3.3.1.8.2 Off-Street Parking
Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential ***Uses*** in Row 2, no off-street parking shall be required.

9.8 Section 6.3.3.1.8 and Section 6.3.3.1.9 are amended by deleting the existing regulations and replacing it with the following:

6.3.3.1.9 **D.1-8**
27-33 Cardigan St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.1.9.1 Permitted ***Uses***

- ***Apartment Buildings***
- ***Art Gallery***
- ***Artisan Studio***
- ***Commercial School*** to a maximum ***G.F.A.*** of 500 m^2
- ***Day Care Centre***
- ***Home Occupation*** in accordance with Section 4.19

- ***Live-Work Units***
- ***Medical Clinic*** to a maximum ***G.F.A.*** of 500 m^2
- ***Medical Office*** to a maximum ***G.F.A.*** of 500 m^2
- ***Mixed-Use Building***
- ***Multiple Attached Dwelling***
- ***Municipal Parkland***
- ***Office*** to a maximum ***G.F.A.*** of 500 m^2
- ***Personal Service Establishment*** to a maximum ***G.F.A.*** of 500 m^2
- ***Restaurant*** to a maximum ***G.F.A.*** of 500 m^2
- ***Retail Establishment*** to a maximum ***G.F.A.*** of 500 m^2
- ***Townhouse***

6.3.3.1.9.2 Regulations

6.3.3.1.9.2.1 Notwithstanding Table 6.3.2.7, Row 14, the minimum ***F.S.I.*** is 1.0.

6.3.3.1.9.2.2 Off-Street Parking
Notwithstanding Table 6.3.2.5.1, Row 1, a minimum of 0.95 of a ***Parking Space*** is required for each ***Dwelling Unit***.

6.3.3.1.9.2.3 Size of Off-Street ***Parking Spaces***
Notwithstanding Section 4.13.3.2, as amended, 10 percent of the required ***Parking Spaces*** may have a minimum size of 2.6 metres by 4.1 metres.

6.3.3.1.9.2.4 Minimum ***Landscaped Open Space***
10 m^2 per ***Dwelling Unit.***

6.3.3.1.10 **D.1-9**
35, 87 Gordon St., 33 Elizabeth St.

As shown on Defined Area Map Number 25, 37 and 38 of Schedule "A" of this ***By-law.***

6.3.3.1.10.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.1 ***Zone*** are permitted and the following:

- ***Vehicle Service Station***
- ***Vehicle Specialty Repair Shop***

6.3.3.1.11 **D.1-9 (H30)**
73 Gordon St., 67 Surrey St. E., 46, 48 Wyndham St. S.

As shown on Defined Area Map Number 25 and 37 of Schedule "A" of this ***By-law.***

6.3.3.1.11.1 Regulations

6.3.3.1.11.1.1 In accordance with Section 6.3.3.1.10.1.

6.3.3.1.11.1.2 See Section 2.9 for Holding ***Zone*** provisions.

6.3.3.1.12 **D.1-10 (H30)**
58 Wellington St. E.

As shown on Defined Area Map Number 37 of Schedule "A" of this ***By-law.***

6.3.3.1.12.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.1 ***Zone*** are permitted and the following:

- ***Vehicle Gas Bar***

6.3.3.1.12.2 See Section 2.9 for Holding ***Zone*** provisions.

6.3.3.1.13 **D.1-11**
10 Wilson St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.1.13.1 For the purposes of the D.1-11 ***Zone***, the first ***Storey*** shall be measured from the intersection of Wilson Street and Northumberland Street.

The geodetic elevation of the floor of the first ***Storey*** shall be located at or within 0.75 metres of the geodetic elevation of the intersection of Wilson Street and Northumberland Street.

6.3.3.1.13.2 Built Form Regulations

6.3.3.1.13.2.1 Notwithstanding Section 6.3.2.1.3, the minimum ***Stepback*** from Wilson Street and Northumberland Street ***Street Line*** shall be 3 metres and shall be required for all portions of the ***Building*** above 14.1 metres in height as measured from the geodetic elevation of the intersection of Wilson Street and Northumberland Street.

A ***Stepback*** is not required for 30% of the ***Building*** length along Wilson Street and Northumberland Street.

6.3.3.1.13.3 ***Building Height*** Regulations

6.3.3.1.13.3.1 Notwithstanding Section 6.3.2.3, the maximum ***Building Height*** shall be 20.5 metres as measured from the geodetic elevation of the intersection of Wilson Street and Northumberland Street.

6.3.3.1.13.4 Active Frontage Regulations
Notwithstanding Section 6.3.2.4, the following active frontage regulations apply to the portion of the property identified as ***Active Frontage Area*** on Defined Area Map 65:

6.3.3.1.13.4.1 The minimum ***Front Yard Setback*** shall be 0 metres.

6.3.3.1.13.4.2 The height of the first ***Storey*** shall be a minimum of 4.5 metres.

6.3.3.1.13.4.3 A minimum of one ***Active Entrance*** to the first ***Storey*** shall be required along the Wilson Street façade.

6.3.3.1.13.4.4 A minimum of 60% of the surface area of the Wilson Street first ***Storey*** façade, measured from the ***Finished Grade*** up to a height of 4.5 metres, must be comprised of a ***Transparent Window*** and/or ***Active Entrances***.

6.3.3.1.13.4.5 Notwithstanding Table 6.3.1.1, the ***Uses*** identified in the Active ***Uses*** column in Table 6.3.1.1 with a "✓" shall occupy a minimum of 60% of the ***Street Line***.

6.3.3.1.13.5 Maximum ***Front Yard Setback***
Notwithstanding Table 6.3.2.7, Row 2, a maximum ***Front Yard Setback*** is not required for a ***Public Parking Facility Building***.

6.3.3.1.13.6 Minimum ***F.S.I.***
Notwithstanding Table 6.3.2.7, Row 14, a minimum ***F.S.I.*** shall not be required for a ***Public Parking Facility Building.***

6.3.3.1.14 **D.1-12**
16-22 Essex St.

As shown on Defined Area Map Number 25 of Schedule "A" of this ***By-law***.

6.3.3.1.14.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.1 ***Zone*** are permitted and the following:

- ***Car wash, Manual***

6.3.3.1.15 **D.1-13 (H30)**
75 Wyndham St. S.

As shown on Defined Area Map Number 38 of Schedule "A" of this ***By-law***.

6.3.3.1.15.1 Notwithstanding Section 6.3.2.5.2.1.1 of this ***By-law***, a maximum of 2 ***Parking Spaces*** shall be permitted within the ***Front Yard***.

6.3.3.1.15.2 ***Buffer Strips***
None required.

6.3.3.1.15.3 See Section 2.9 for Holding ***Zone*** provisions.

6.3.3.1.16 **D.1-14**
5 Gordon St.

As shown on Defined Area Map Number 25 of Schedule "A" of this ***By-law***.

6.3.3.1.16.1 Permitted ***Uses***

- ***Mixed-Use Building*** containing a maximum of 55 ***Dwelling Units***.

6.3.3.1.16.2 Regulations for a ***Mixed-Use Building***

6.3.3.1.16.2.1 Off-street Parking
Notwithstanding Table 6.3.2.5.1, minimum off-street parking shall be:

6.3.3.1.16.2.2 Apartments – 1 ***Parking Space*** per ***Dwelling Unit***.

6.3.3.1.16.2.3 Retail, Service, Office, Community ***Uses*** – 0 ***Parking Spaces***.

6.3.3.1.17 **D.1-15**
8-10, 18 Paisley St.

As shown on Defined Area Map Number 24 of Schedule "A" of this ***By-law***.

6.3.3.1.17.1 ***Building Height***
Notwithstanding Section 4.18.1, no ***Building*** or ***Structure***, or part thereof, shall exceed an elevation of 356.6 metres above sea level.

6.3.3.1.17.2 Off-Street Parking
Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential ***Uses*** in Row 2, no off-street parking shall be required in the D.1-15 ***Zone***.

6.3.3.1.18 **D.1-16**
21 Surrey St. W.

As shown on Defined Area Map Number 25 of Schedule "A" of this ***By-law***.

6.3.3.1.18.1 ***Buffer Strips***
No ***Buffer Strip*** is required along the ***Lot Line*** abutting any Residential ***Zone***.

Notwithstanding the above, a boundary fence of solid construction shall be provided along the ***Lot Line*** abutting any Residential ***Zone***.

6.3.3.1.19 **D.1-17**
22 Surrey St. W.

As shown on Defined Area Map Number 25 of Schedule "A" of this ***By-law***.

6.3.3.1.19.1 Permitted ***Uses***
In addition to the ***Uses*** listed in Table 6.3.1.1 D.1 ***Zone***, the following additional ***Use*** shall be permitted:

- A parking ***Lot*** providing ***Parking Spaces*** for 21 Surrey St. W.

6.3.3.1.19.2 Off-Street Parking Location
Notwithstanding Section 6.3.2.5.2.1.1 of this ***By-law***, off-street parking may be permitted ahead of the required ***Setback*** line.

6.3.3.1.20 **D.1-18**
42 and 56 Gordon St.

As shown on Defined Area Map Number 37 of Schedule "A" of this ***By-law***.

6.3.3.1.20.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.1 ***Zone*** are permitted and the following:

- ***Vehicle Rental Establishment***

6.3.3.1.20.2 Off-street Parking
In accordance with Table 6.3.2.5.1 and the following:

Vehicle Rental Establishment- 1 per $25m^2$ ***G.F.A.*** or a minimum of 2, whichever is greater (parking is exclusive of display and storage areas).

6.3.3.1.21 **D.1-19**
49 Gordon St.

As shown on Defined Area Map Number 25 of Schedule "A" of this ***By-law***.

6.3.3.1.21.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.1 ***Zone*** are permitted and the following:

- ***Drive-through Facility*** as existing on the date of the passing of By-law (2017)-20187.
- ***Veterinary Service***

6.3.3.1.22 **D.1-20**
23-25, 31 Gordon St.

As shown on Defined Area Map Number 25 of Schedule "A" of this ***By-law***.

6.3.3.1.22.1 Off-Street Parking
An off-site parking agreement is required which shall be entered into by the owner with the ***City*** of Guelph and shall be registered against title of the property known as 25 Gordon Street.

6.3.3.1.22.2 Off-Site Parking
The maximum parking distance from the subject property for off-site parking shall be permitted to be 152 metres.

6.3.3.1.23 **D.1-21**
160 Macdonell St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.1.23.1 Built Form Regulations

6.3.3.1.23.1.1 Notwithstanding Section 6.3.2.1.1 and 6.3.2.1.2, the maximum ***Floorplate*** shall be 1,276 square metres from the 3rd ***Storey*** to the 16th ***Storey*** of the ***Building***.

6.3.3.1.23.1.2 The 17th ***Storey*** shall have a maximum ***Floorplate*** of 1,045 square metres.

6.3.3.1.23.1.3 Notwithstanding Section 6.3.2.1.3, the minimum ***Stepback*** shall be 2 metres and shall be required for all portions of a ***Building*** above the 2nd ***Storey***. ***Stepbacks*** shall be measured from the ***Building*** face of the 2nd ***Storey*** facing a ***Street***.

6.3.3.1.23.1.4 A Stepback of 0 metres shall be permitted for a maximum of 3 metres of the length of the ***Building***.

6.3.3.1.23.2 Off-Street Parking

6.3.3.1.23.2.1 Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential ***Uses*** in Row 2, no off-street parking shall be required in the D.1-21 ***Zone***.

6.3.3.1.23.2.2 Notwithstanding Table 6.3.2.5.3, Rows 1 and 2, the minimum number of ***Bicycle Parking Spaces*** shall be 18.

6.3.3.1.24 **D.1-22**
150 Wellington St. E.

As shown on Defined Area Map Number 37 of Schedule "A" of this ***By-law***.

6.3.3.1.24.1 Built Form Regulations

6.3.3.1.24.1.1 Notwithstanding Section 6.3.2.1.1 and 6.3.2.1.2, the maximum ***Floorplate*** shall be 1,089 square metres from the 7th ***Storey*** to the 15th ***Storey*** of the ***Building***.

6.3.3.1.24.2 Off-Street Parking

6.3.3.1.24.2.1 Notwithstanding Table 6.3.2.5.1, Row 6, the minimum number of ***Parking Spaces*** for Office ***Uses*** shall be 1 per 100 m^2 ***G.F.A.***

6.3.3.1.24.2.2 Notwithstanding Table 6.3.2.5.3, Rows 1 and 2, the minimum number of ***Bicycle Parking Spaces*** shall be 30.

6.3.3.1.25 **D.1-23**
45 Yarmouth St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.1.25.1 Built Form Regulations

6.3.3.1.25.1.1 Notwithstanding Section 6.3.2.1.3, the minimum ***Stepback*** shall be 2 metres along Yarmouth Street and 1 metres along Baker Street and shall be required above the 3rd ***Storey***. ***Stepbacks*** shall be measured from the ***Building*** face of the 3rd ***Storey*** facing a ***Street***.

6.3.3.1.25.1.2 Section 6.3.2.2.3.1 is not applicable.

6.3.3.1.25.2 Off-Street Parking

6.3.3.1.25.2.1 Notwithstanding Section 6.3.2.5.2.1.4, a ***Parking Area*** is permitted within the first 4.5 metres of the depth measured from the ***Street Line*** of Yarmouth Street.

6.3.3.1.25.2.2 Notwithstanding Table 6.3.2.5.1, Rows 1 and 2, the minimum number of ***Parking Spaces*** per residential ***Dwelling Unit*** shall be 0.80.

6.3.3.1.25.2.3 Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential ***Uses*** in Row 2, no off-street parking shall be required.

9.9 Section 6.3.3.2 is amended by deleting the existing regulations in its entirety and replacing it with the following:

6.3.3.2 **Special Downtown (D.2) Zones**

6.3.3.2.1 **D.2-1**
7-27 Suffolk St. E., 82-88 Yarmouth St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.2.1.1 Regulations
Notwithstanding Table 6.3.2.5.1, Row 1, any new construction carried out after the passing of By-law (2017)-20187 shall be in accordance with the following regulations:

6.3.3.2.1.1.1 Off-Street Parking
One ***Parking Space*** per ***Dwelling Unit***.

6.3.3.2.1.1.2 Notwithstanding Table 6.3.2.5.1, ***Use*** of the ***Buildings*** and ***Structures*** located in the D.2-1 ***Zone*** on the date of the passing of By-law (2017)-20187 must be in conformity with the following regulation:

6.3.3.2.1.1.2.1 Minimum Off-Street Parking
A minimum of 11 ***Parking Spaces***.

6.3.3.2.2 **D.2-2**
206-212 Norfolk St.

As shown on Defined Area Map Number 24 of Schedule "A" of this ***By-law***.

6.3.3.2.2.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.2 ***Zone*** and the following:

- ***Funeral Home***

6.3.3.2.3 **D.2-3**
228 Woolwich St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.2.3.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.2 ***Zone*** and the following:

- ***Vehicle Specialty Repair Shop***

6.3.3.2.4 **D.2-4**
239 Woolwich St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.2.4.1 Minimum ***Rear Yard***
5.3 metres.

6.3.3.2.5 **D.2-5**
200 Woolwich St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.2.5.1 Minimum ***Yards***
The minimum ***Front, Side*** and ***Rear Yards*** shall be identical to those existing on the date of the passing of By-law (2017)-20187.

6.3.3.2.5.2 Off-Street Parking
Notwithstanding Section 4.13.3.2.3 and Section 6.3.2.5.2.1.1, off-street parking shall be in accordance with the following regulations:

- ***Parking Spaces*** shall be permitted within the required ***Front Yard***.

- The minimum exterior ***Parking Space*** dimensions shall be 2.74 metres by 5.5 metres for a right angle ***Parking Space*** and 2.59 metres by 5.49 metres for a parallel ***Parking Space***.

6.3.3.2.6 **D.2-6**
9 Paisley St.

As shown on Defined Area Map Number 24 of Schedule "A" of this ***By-law***.

6.3.3.2.6.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.2 ***Zone*** and the following:

- Retail and wholesale fur sales

6.3.3.2.7 **D.2-7 (H)**
290 Woolwich Street

As shown on Defined Area Map Number 24 of Schedule "A" of this ***By-law***.

6.3.3.2.7.1 Permitted ***Uses***
Only the following ***Uses*** shall be permitted:

A maximum of 10 ***Townhouse Dwellings***, specifically excluding a ***Home Occupation*** or ***Accessory Use***, and allowing a stand-alone residential ***Use*** without a commercial component.

6.3.3.2.7.2 Regulations
In accordance with Section 6.3.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions:

6.3.3.2.7.2.1 Minimum ***Front*** and ***Exterior Side Yard***
Notwithstanding Table 6.3.2.8, Row 1, minimum ***Front Yard*** on Edwin ***Street*** shall be 1.15 metres and the minimum ***Exterior Side Yard*** on Woolwich ***Street*** shall be 1.5 metres.

6.3.3.2.7.2.2 Minimum ***Rear Yard***
Notwithstanding Table 6.3.2.8, Row 3, the minimum ***Rear Yard*** on London Road shall be 1.15 metres.

6.3.3.2.7.2.3 Location of ***Parking Spaces***
Notwithstanding Section 6.3.2.5.2.1.1, a maximum of 2 ***Parking Spaces*** shall be allowed to locate a minimum of 0.3 metres from the ***Street Line***.

6.3.3.2.7.3 Holding (H) Provision
Purpose:
To ensure that development of the lands at 290 Woolwich Street does not proceed until the owner has completed certain conditions and paid associated costs to the satisfaction of the City of Guelph.

Conditions:

a. Prior to the removal of the holding symbol "H", the owner shall demonstrate to the ***City*** that the subject lands known municipally as 290 Woolwich Street have been decommissioned for residential ***Use***, in accordance with the current edition of the Ministry of the Environment document entitled "Guideline For Use At Contaminated Sites In Ontario" and that the owner has filed a Record of Site Conditions (RSC).

b. Prior to the removal of the holding symbol "H", the owner and any mortgagees shall enter into a site plan control agreement with the ***City***, registered on the title of the subject lands known municipally as 290 Woolwich Street, and satisfactory to the ***City*** Solicitor, including all conditions of approval endorsed by Guelph City Council.

6.3.3.2.8 **D.2-8**
18 Norwich Street East

As shown on Defined Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.2.8.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.2 ***Zone*** and the following:

- ***Emergency Shelter***, in accordance with Section 4.29.1 and 4.29.3.

6.3.3.2.8.2 Regulations
In accordance with the provisions of Section 6.3.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

6.3.3.2.8.2.1 Off-Street Parking
Notwithstanding the provisions of Table 6.3.2.5.1, no off-street parking shall be required for an ***Emergency Shelter***.

6.3.3.2.9 **D.2-10**
18 Norwich Street East

As shown on Defined Map Number 37 of Schedule "A" of this ***By-law***.

6.3.3.2.9.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.2 ***Zone*** and the following:

- ***Vehicle Body Shop***

6.3.3.2.10 **D.2-11**
128 Norfolk St.

As shown on Defined Map Number 24 of Schedule "A" of this ***By-law***.

6.3.3.2.10.1 Regulations

6.3.3.2.10.1.1 Minimum ***Front Yard***
0.9 metres

6.3.3.2.10.1.2 Minimum ***Exterior Side Yard***
2.74 metres

6.3.3.2.10.1.3 Off-Street Parking
Notwithstanding Table 6.3.2.5.1, a minimum of 12 ***Parking Spaces*** shall be provided for a 90 resident ***Nursing Home*** or ***Home for the Aged***.

6.3.3.2.11 **D.2-12**
40-42 Cardigan St.

As shown on Defined Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.2.11.1 Regulations

6.3.3.2.11.1.1 Off-Street Parking
Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential ***Uses*** in Row 2, no off-street parking shall be required in the D.2-12 ***Zone***.

Notwithstanding Table 6.3.2.5.1, Rows 1, 2 and 3, no off-street parking shall be required for ***Dwelling Units*** constructed within ***Buildings*** which existed prior to June 7, 1971. Any addition to the existing ***Building***

erected after the effective date of this ***By-law*** shall require ***Parking Spaces*** in accordance with Table 6.3.2.5.1.

9.10 Part 7 is amended by adding the following:

6.3.3.3 **Special Downtown (D.3) Zones**

6.3.3.3.1 **D.3-1**
111 Farquhar St.

As shown on Defined Area Map Number 37 of Schedule "A" of this ***By-law***.

6.3.3.3.1.1 Built Form Regulations
Any new ***Building*** or addition to an existing ***Building*** erected after the effective date of By-law (2017)-20187 shall be in accordance with built form regulations in Section 6.3.2.1.

6.3.3.3.2 **D.3-2**
35, 60, 74 Woolwich St., 128, 140, 146 MacDonell St., 1, 59 Carden St.

As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law***.

6.3.3.3.2.1 Off-Street Parking
Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8, properties within the D.3-2 ***Zone*** shall not require ***Parking Spaces***.

6.3.3.3.2.2 Section 6.3.2.1 Built Form Regulations does not apply.

6.3.3.3.3 **D.3-3**
81, 91, 95, 97 Farquhar St., 90, 94 Fountain St. E.

As shown on Defined Area Map Number 37 of Schedule "A" of this ***By-law***.

6.3.3.3.3.1 Permitted ***Uses***
All ***Uses*** permitted by Table 6.3.1.1 D.3 ***Zone*** and the following:

- ***Dwelling Units*** legally existing on the date of the passing of By-law (2017)-20187.

6.3.3.3.3.2 Built Form Regulations
Any new ***Buildings*** or addition to an existing Building erected after the effective date of By-law (2017)-20187 shall be in accordance with built form regulations in Section 6.3.2.1.

6.3.3.3.4 **D.3-4**
15 Wyndham St. S.

As shown on Defined Area Map Number 37 of Schedule "A" of this ***By-law***.

6.3.3.3.4.1 Off-Street Parking
Notwithstanding Table 6.3.2.5.1, the Guelph Police Services Headquarters requires a minimum of 60 parking spaces for a ***Building*** with a maximum ***G.F.A.*** of 12,000 m^2

6.3.3.3.4.2 Built Form Regulations
Any new ***Building*** or addition to an existing ***Building*** erected after the effective date of By-law (2017)-20187 shall be in accordance with built form regulations in Section 6.3.2.1.

10. Part 8 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

10.1 Section 6.4.3.1.2 is amended by deleting 20-50 Wellington St. E. and 72-80 Gordon St.

10.2 Section 6.4.3.1.31 is amended by deleting 73, 87 Gordon St., 58 Wellington St. E

10.3 Section 6.4.3.1.34 is amended by deleting the SC.1-34 zone in its entirety.

11. Part 9 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

11.1 Section 6.5.3.1 is amended by deleting the specialized OR-1 zone in its entirety.

11.2 Section 6.5.3.2 is amended by deleting the specialized OR-2 zone in its entirety.

11.3 Section 6.5.3.3 is amended by deleting the specialized OR-3 zone in its entirety.

11.4 Section 6.5.3.4 is amended by deleting the specialized OR-4 zone in its entirety.

11.5 Section 6.5.3.5 is amended by deleting the specialized OR-5 zone in its entirety.

11.6 Section 6.5.3.6 is amended by deleting the specialized OR-6 zone in its entirety.

11.7 Section 6.5.3.14 is amended by deleting the specialized OR-14 zone in its entirety.

11.8 Section 6.5.3.15 is amended by deleting the specialized OR-15 zone in its entirety.

11.9 Section 6.5.3.16 is amended by deleting the specialized OR-16 zone in its entirety.

11.10 Section 6.5.3.35 is amended by deleting the specialized OR-35 zone in its entirety.

11.11 Section 6.5.3.42 is amended by deleting the specialized OR-42 zone in its entirety.

11.12 Section 6.5.3.43 is amended by deleting the specialized OR-43 zone in its entirety.

11.13 Section 6.5.3.46 is amended by deleting the specialized OR-46 zone in its entirety.

11.14 Section 6.5.3.52 is amended by deleting the specialized OR-52(H) zone in its entirety.

11.15 Section 6.5.4.56 is amended by deleting the specialized OR-56 zone in its entirety.

12. Part 10 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

12.1 Section 6.6.3.1 is amended by deleting the specialized CR-1 zone in its entirety.

12.2 Section 6.6.3.2 is amended by deleting the specialized CR-2 zone in its entirety.

12.3 Section 6.6.3.4 is amended by deleting the specialized CR-4 zone in its entirety.

12.4 Section 6.6.3.5 is amended by deleting the specialized CR-5 zone in its entirety.

12.5 Section 6.6.3.7 is amended by deleting the specialized CR-7 zone in its entirety.

12.6 Section 6.6.3.8 is amended by deleting the specialized CR-8 zone in its entirety.

13. Schedule "A" of By-law (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map Numbers 24, 25, 34, 36, 37, 38, 65, 67 and 68 and replacing them with new Defined Area Map Numbers 24, 25, 34, 36, 37, 38, 65, 67 and 68 attached hereto as Schedule "A".

PASSED this TWENTY-FOURTH day of JULY, 2017.

_____

CAM GUTHRIE – MAYOR

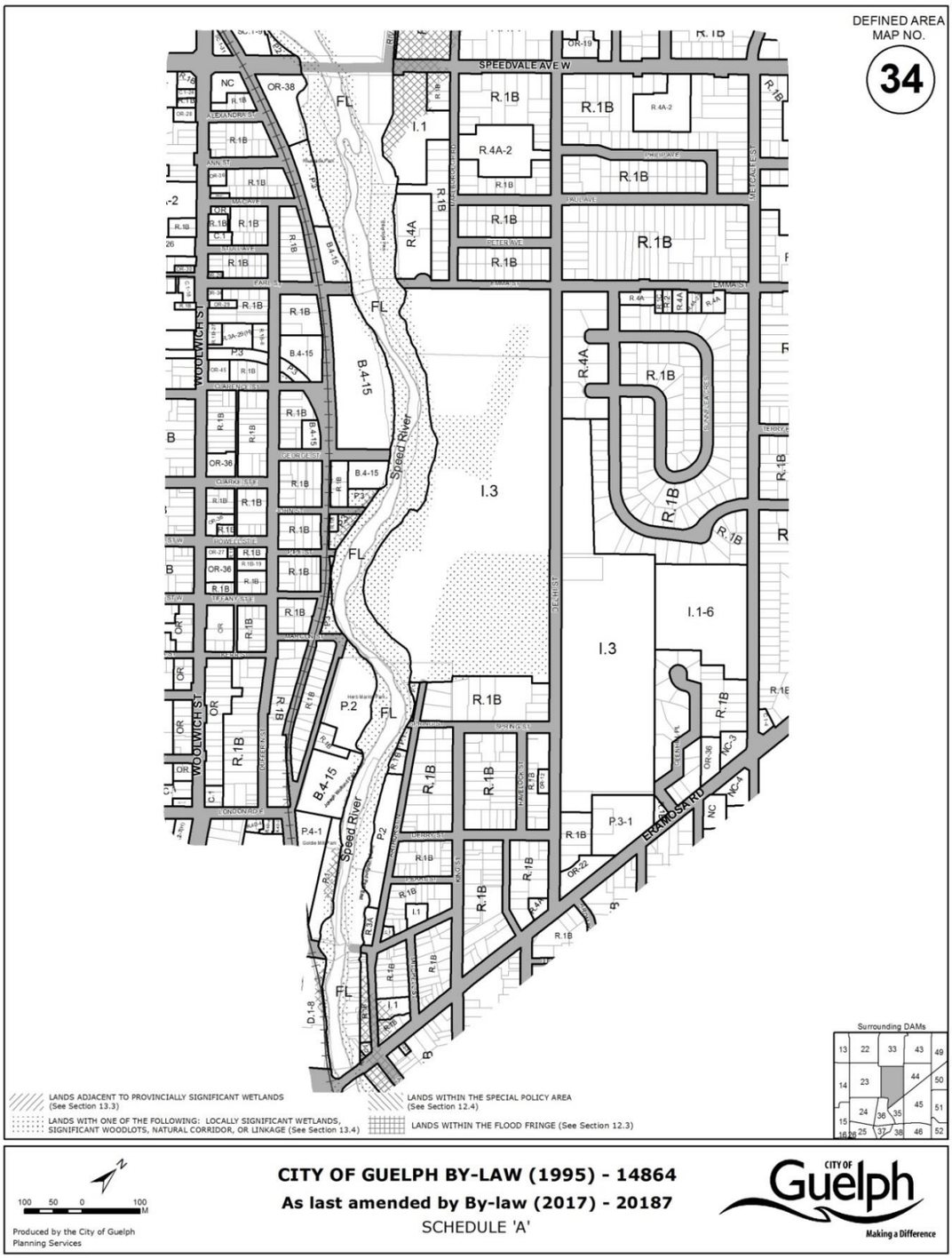
_____

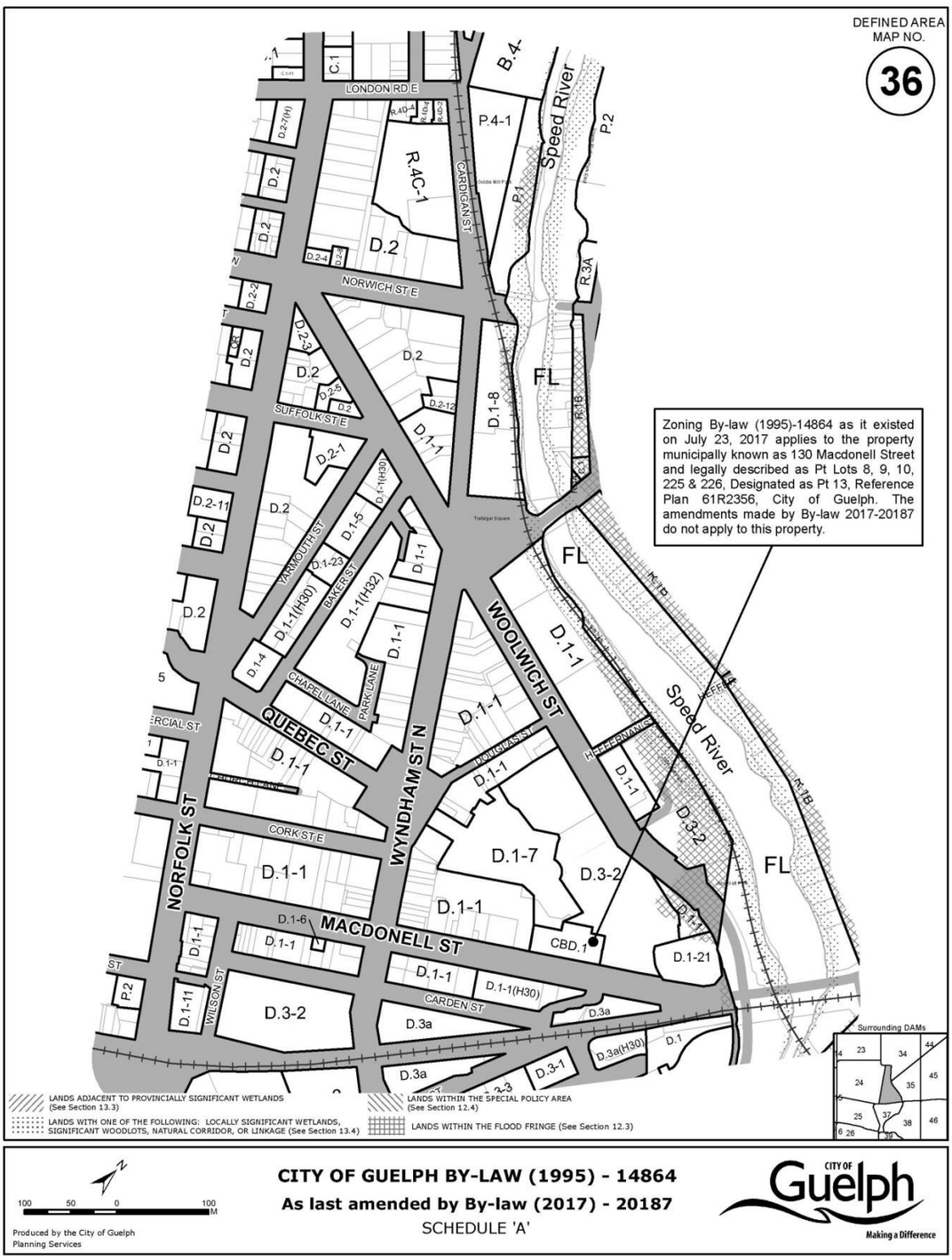
STEPHEN O'BRIEN – CITY CLERK

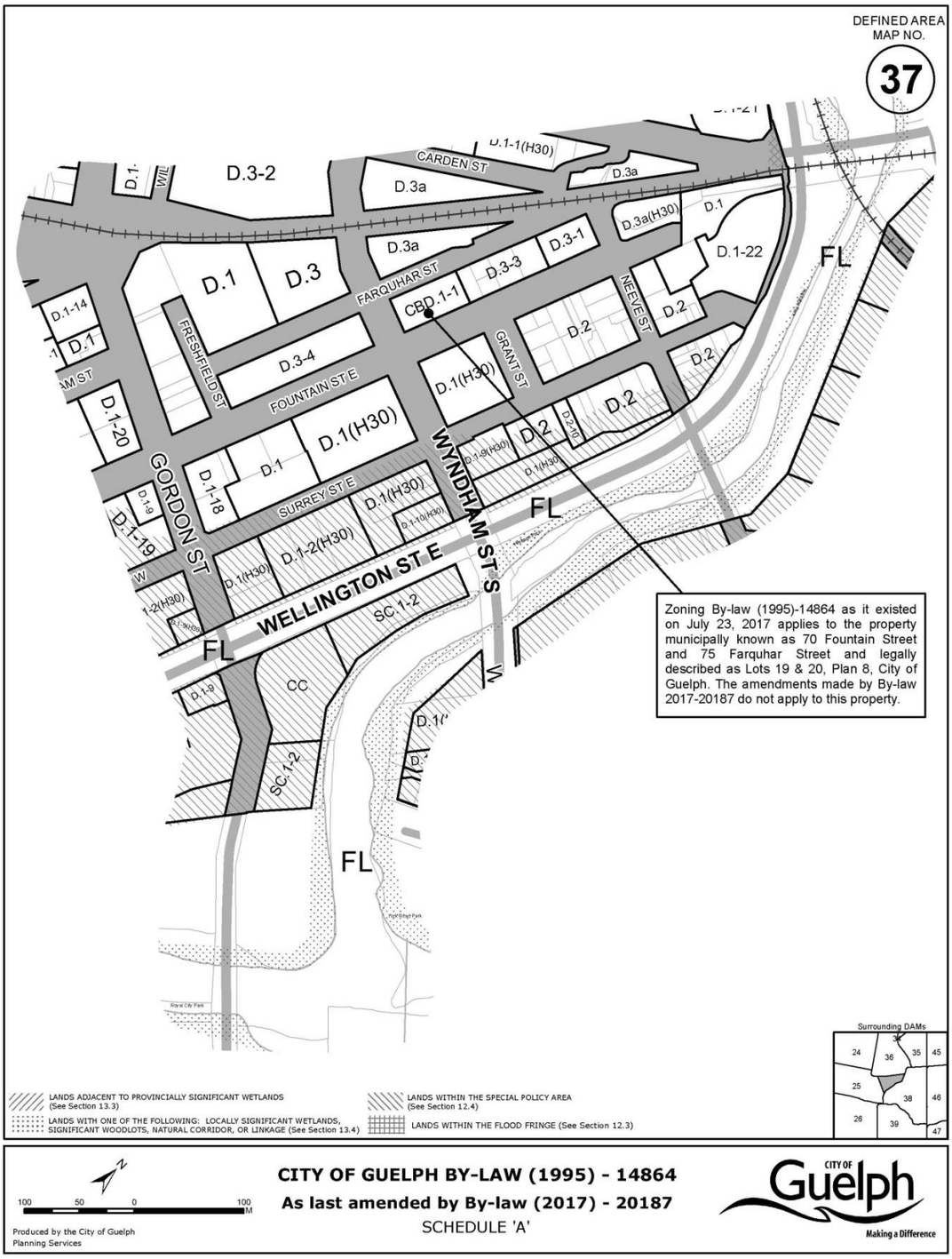
Schedule "A"

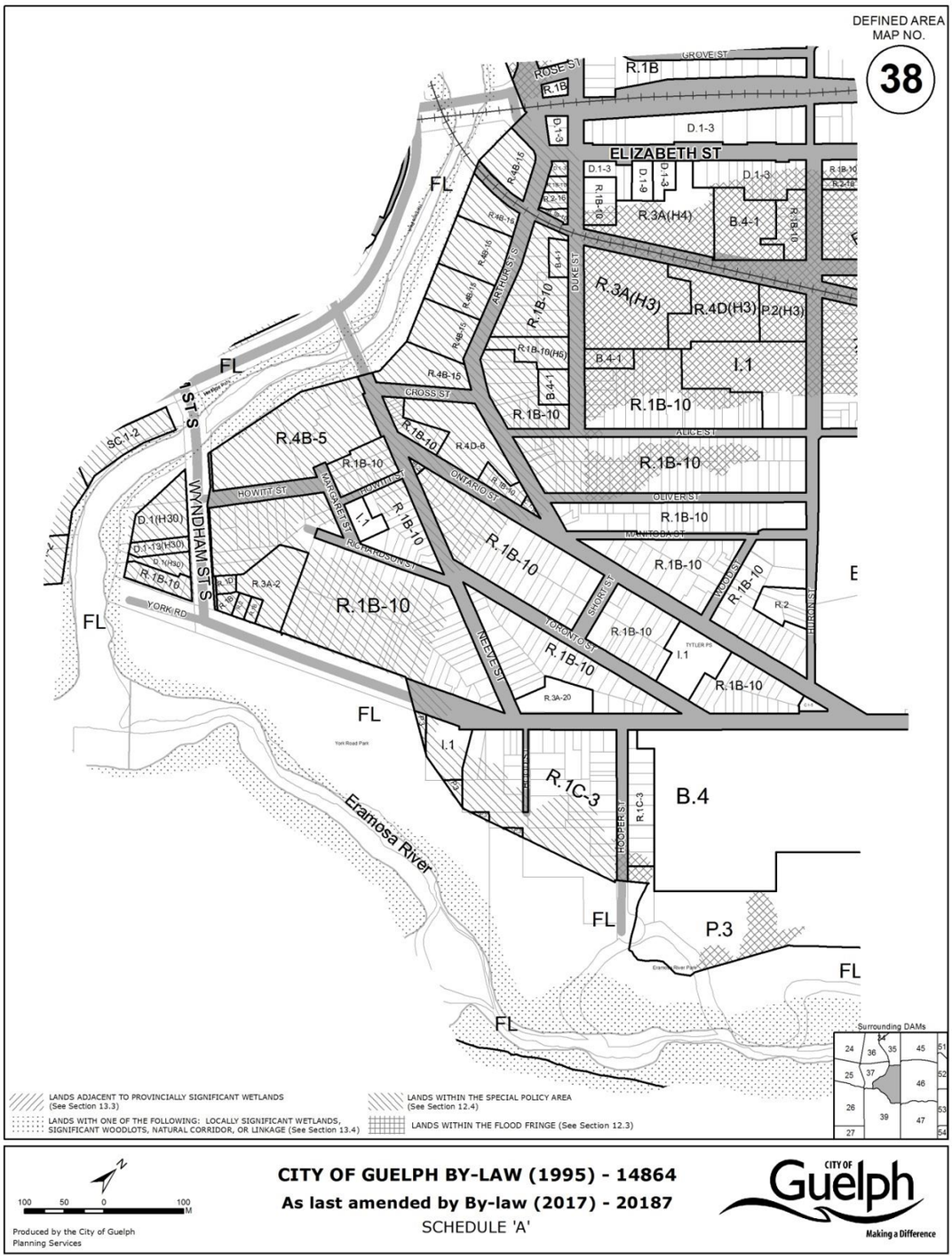
DEFINED AREA MAP NO.
24
LONDON RD W
EDINBURGH RD N
SUFFOLK ST W
LIVERPOOL ST
OXFORD ST
PATISLEY ST
CAMBRIDGE ST
CORK ST W
DURHAM ST
NORTHUMBERLAND ST
KENT ST
NORFOLK ST
COMMERCIAL ST
SYDENHAM ST
ABERDEEN ST
HOME ST
GARTH ST
GREEN ST
NORWICH ST W
EDWIN ST
CHARLES ST
KIRKLAND ST
GLASGOW ST N
PARK AVE
KINGSWOOD PL
ARNOLD ST
NORTH ST
SOUTHAMPTON ST
HARRISON AVE
CLINTON ST
YORKSHIRE ST N
DUBLIN ST N
ELORA ST
ROBINSON AVE
FOSTER AVE
R.1B
R.3A-24
R.4A
R.4A-6
R.4A-13
I.1
P.2
D.1-15
D.2
C.1
B.3
B.4-2
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)
Surrounding DAMs
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2017) - 20187
SCHEDULE 'A'
100 50 0 100 M
Produced by the City of Guelph
Planning Services
CITY OF Guelph
Making a Difference

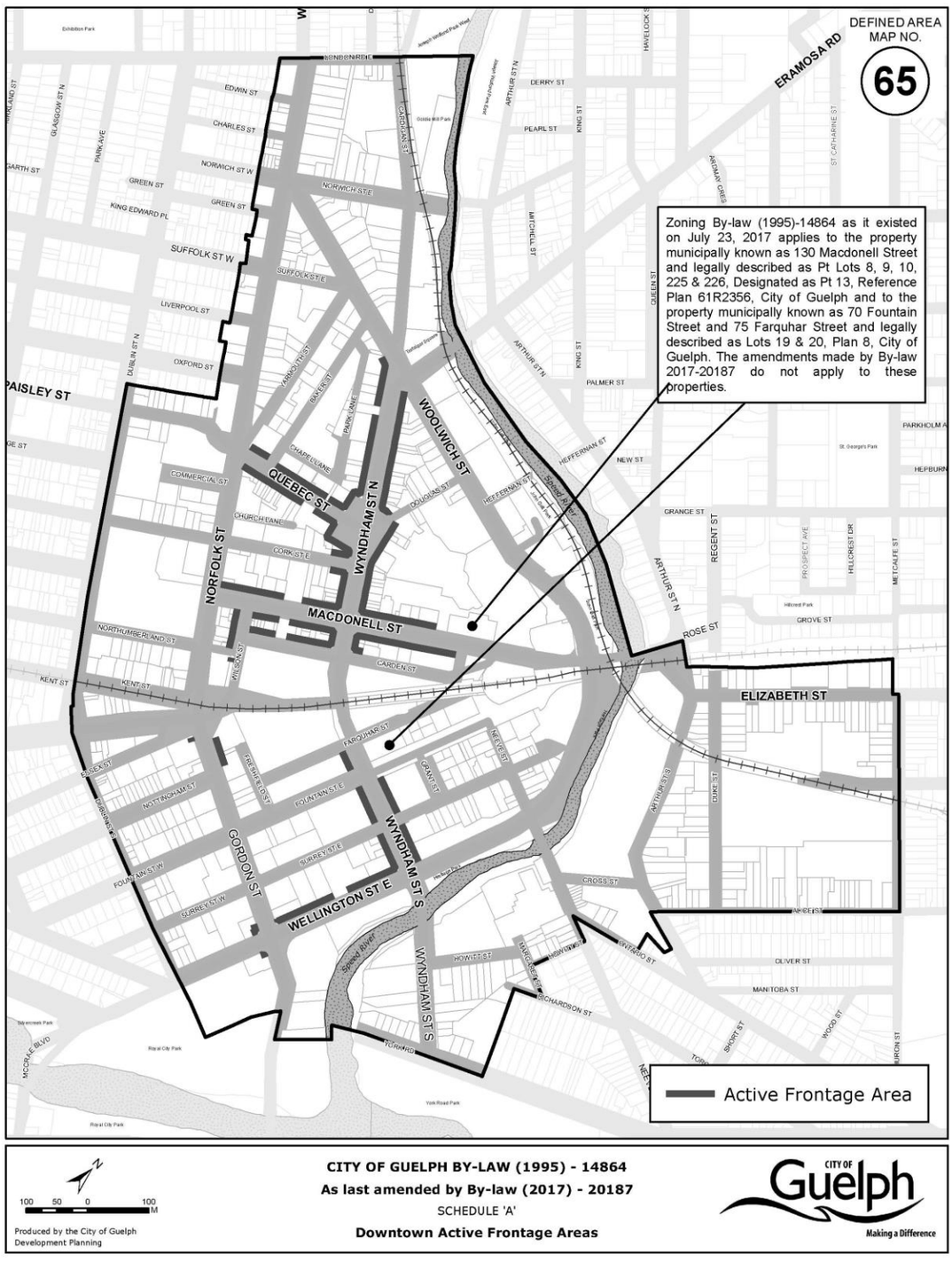
DEFINED AREA MAP NO.
25
FOSTER AVE
PRESTON ST
GALT ST
KENT ST
WATERLOO AVE
ESSEX ST
NOTTINGHAM ST
SURREY ST W
FOUNTAIN ST W
BRISTOL ST
RAYMOND ST
WELLINGTON ST W
EDINBURGH RD S
YORKSHIRE ST S
FERGUS ST
MORGEE ST
EMSLIE ST
BIRMINGHAM ST
GLASGOW ST S
DUBLIN ST S
GORDON ST
ELLIDAR ST
MCCRAE BLVD
Speed River
FL
R.1B
R.4B
R.4A
R.4D-7
I.1
I.3-1
OR-13
OR-20
CR-6
CR-1
CR-11
D.1
D.1-14
D.1-20
D.1-16
D.1-19
D.1-18
P.4
SC.1-2
CC
Surrounding DAMs
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)
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2017) - 20187
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

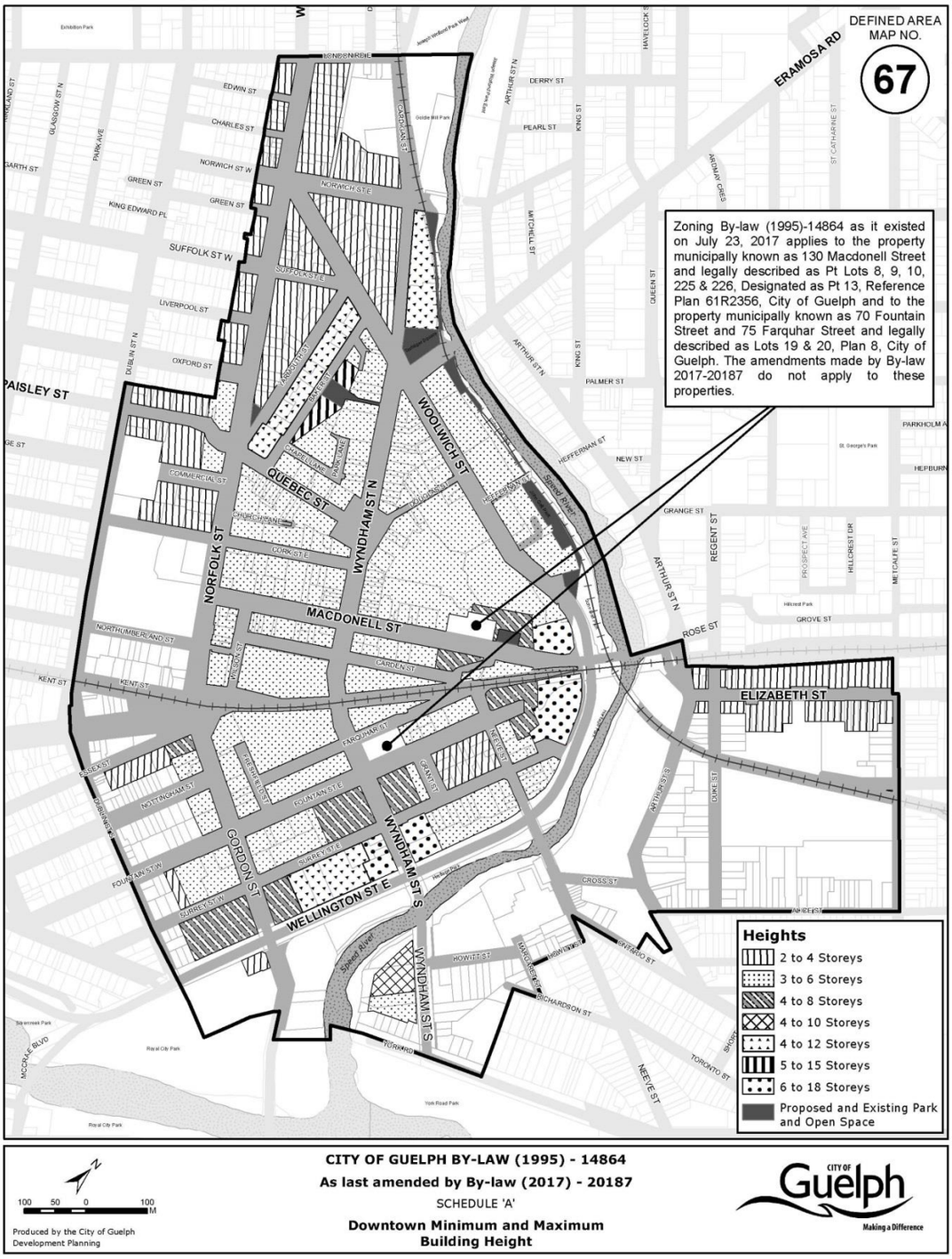

DEFINED AREA MAP NO.
34
SPEEDVALE AVE W
WOOLWICH ST
Speed River
BRAMOSA RD
R.1B
I.1
I.3
I.1-6
P.2
P.3-1
P.4-1
B.4-15
R.4A
R.4A-2
FL
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, 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)
Surrounding DAMs
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2017) - 20187
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

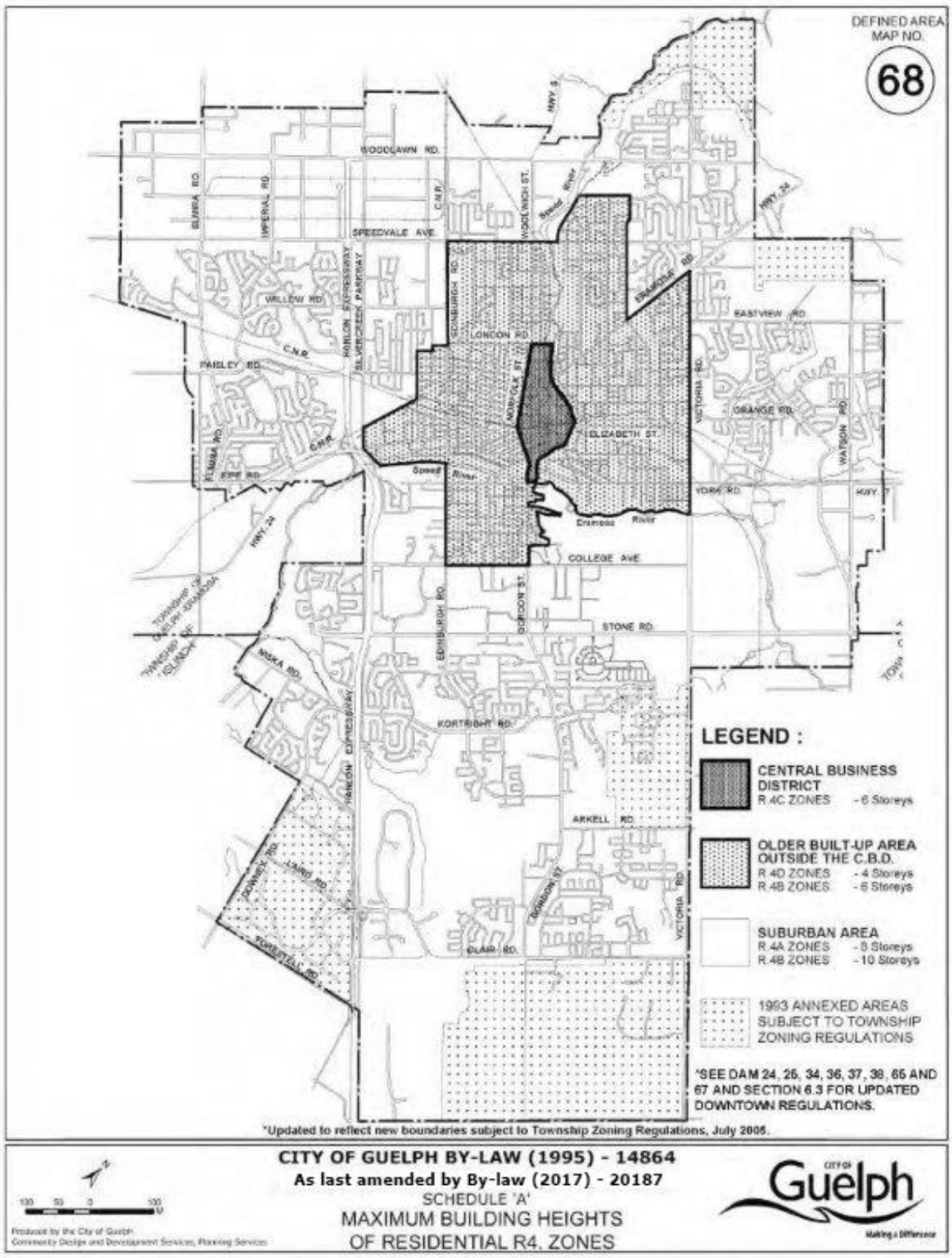

DEFINED AREA MAP NO. 36
LONDON RD E
NORWICH ST E
SUFFOLK ST E
CARDIGAN ST
WOOLWICH ST
WYNDHAM ST N
QUEBEC ST
NORFOLK ST
MACDONELL ST
CORK ST E
CARDEN ST
YARMOUTH ST
BAKER ST
CHAPEL LANE
PARK LANE
DOUGLAS ST
WILSON ST
Speed River
Trafalgar Square
CBD.1
D.1-21
R.4C-1
P.4-1
B.4
R.3A
R.1B
FL
D.1-1
D.1-7
D.3-2
D.3a
D.3a(H30)
D.3-1
D.1-1(H30)
D.1-1(H32)
D.2
Zoning By-law (1995)-14864 as it existed on July 23, 2017 applies to the property municipally known as 130 Macdonell Street and legally described as Pt Lots 8, 9, 10, 225 & 226, Designated as Pt 13, Reference Plan 61R2356, City of Guelph. The amendments made by By-law 2017-20187 do not apply to this property.
Surrounding DAMs
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)
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2017) - 20187
SCHEDULE 'A'
CITY OF Guelph
Making a Difference


DEFINED AREA MAP NO.
37
CARDEN ST
FARQUHAR ST
FOUNTAIN ST E
SURREY ST E
WELLINGTON ST E
GORDON ST
WYNDHAM ST S
GRANT ST
NEVE ST
FRESHFIELD ST
D.1
D.3
D.3-2
D.3a
D.3-1
D.3-3
D.3-4
D.3a(H30)
D.1-22
D.2
D.1(H30)
D.1-1(H30)
D.1-2(H30)
D.1-18
D.1-19
D.1-20
D.1-14
SC.1-2
CC
FL
Zoning By-law (1995)-14864 as it existed on July 23, 2017 applies to the property municipally known as 70 Fountain Street and 75 Farquhar Street and legally described as Lots 19 & 20, Plan 8, City of Guelph. The amendments made by By-law 2017-20187 do not apply to this property.
Surrounding DAMs
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)
LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)
LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2017) - 20187
SCHEDULE 'A'
CITY OF Guelph
Making a Difference


DEFINED AREA MAP NO.
38
GROVE ST
ROSE ST
R.1B
D.1-3
ELIZABETH ST
R.1B-10
R.3A(H4)
B.4-1
R.3A(H3)
R.4D(H3)
P.2(H3)
I.1
DUKE ST
ARTHUR ST S
R.1B-10(H6)
CROSS ST
ALICE ST
OLIVER ST
MANITOBA ST
ONTARIO ST
HOWITT ST
MARGARET ST
RICHARDSON ST
WYNDHAM ST S
SC.1-2
R.4B-5
R.4D-6
D.1(H30)
D.1-1(H30)
R.1B-10
R.3A-2
YORK RD
R.1B-10
SHORT ST
WOOD ST
HURON ST
R.2
TYTLER PS
TORONTO ST
NEEVE ST
R.3A-20
R.1C-3
B.4
HOOPER ST
Eramosa River
P.3
FL
York Road Park
Surrounding DAMs
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)
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2017) - 20187
SCHEDULE 'A'
CITY OF Guelph
Making a Difference


DEFINED AREA MAP NO.
65
Zoning By-law (1995)-14864 as it existed on July 23, 2017 applies to the property municipally known as 130 Macdonell Street and legally described as Pt Lots 8, 9, 10, 225 & 226, Designated as Pt 13, Reference Plan 61R2356, City of Guelph and to the property municipally known as 70 Fountain Street and 75 Farquhar Street and legally described as Lots 19 & 20, Plan 8, City of Guelph. The amendments made by By-law 2017-20187 do not apply to these properties.
ERAMOSA RD
MACDONELL ST
WOOLWICH ST
WYNDHAM ST N
WYNDHAM ST S
QUEBEC ST
NORFOLK ST
GORDON ST
WELLINGTON ST E
ELIZABETH ST
PAISLEY ST
SUFFOLK ST W
SUFFOLK ST E
NORWICH ST W
NORWICH ST E
GREEN ST
CHARLES ST
EDWIN ST
LIVERPOOL ST
OXFORD ST
KING EDWARD PL
DUBLIN ST N
PARK AVE
GLASGOW ST N
COMMERCIAL ST
CHURCH LANE
CORK ST E
NORTHUMBERLAND ST
KENT ST
CARDEN ST
FARQUHAR ST
FOUNTAIN ST E
FOUNTAIN ST W
NOTTINGHAM ST
SURREY ST E
SURREY ST W
ESSEX ST
DERRY ST
PEARL ST
KING ST
ARTHUR ST N
MITCHELL ST
QUEEN ST
PALMER ST
HEFFERNAN ST
NEW ST
GRANGE ST
REGENT ST
ARTHUR ST S
DUKE ST
CROSS ST
ANDREW ST
HOWITT ST
RICHARDSON ST
OLIVER ST
MANITOBA ST
SHORT ST
WOOD ST
HURON ST
MCCRAE BLVD
Speed River
Active Frontage Area
100 50 0 100 M
Produced by the City of Guelph
Development Planning
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2017) - 20187
SCHEDULE 'A'
Downtown Active Frontage Areas
CITY OF Guelph
Making a Difference


DEFINED AREA MAP NO. 67
Zoning By-law (1995)-14864 as it existed on July 23, 2017 applies to the property municipally known as 130 Macdonell Street and legally described as Pt Lots 8, 9, 10, 225 & 226, Designated as Pt 13, Reference Plan 61R2356, City of Guelph and to the property municipally known as 70 Fountain Street and 75 Farquhar Street and legally described as Lots 19 & 20, Plan 8, City of Guelph. The amendments made by By-law 2017-20187 do not apply to these properties.
Heights
2 to 4 Storeys
3 to 6 Storeys
4 to 8 Storeys
4 to 10 Storeys
4 to 12 Storeys
5 to 15 Storeys
6 to 18 Storeys
Proposed and Existing Park and Open Space
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2017) - 20187
SCHEDULE 'A'
Downtown Minimum and Maximum Building Height
Produced by the City of Guelph Development Planning
100 50 0 100 M
CITY OF Guelph
Making a Difference


DEFINED AREA MAP NO.
68
WOODLAWN RD.
SPEEDVALE AVE.
WILLOW RD.
LONDON RD.
PARKLEY RD.
ERIE RD.
ELIZABETH ST.
ORANGE RD.
YORK RD.
COLLEGE AVE.
STONE RD.
KORTRIGHT RD.
ARKELL RD.
CLAIR RD.
HWY. 24
HWY. 6
EDINBURGH RD.
GORDON ST.
VICTORIA RD.
WATSON RD.
EASTVIEW RD.
IMPERIAL RD.
ELMIRA RD.
SILVERCREEK PARKWAY
HANLON EXPRESSWAY
DONNELLY DR.
TORRENTIAL RD.
NISKA RD.
C.N.R.
Speed River
Eramosa River
LEGEND :
CENTRAL BUSINESS DISTRICT
R.4C ZONES - 6 Storeys
OLDER BUILT-UP AREA OUTSIDE THE C.B.D.
R.4D ZONES - 4 Storeys
R.4B ZONES - 6 Storeys
SUBURBAN AREA
R.4A ZONES - 8 Storeys
R.4B ZONES - 10 Storeys
1993 ANNEXED AREAS SUBJECT TO TOWNSHIP ZONING REGULATIONS
*SEE DAM 24, 25, 34, 36, 37, 38, 65 AND 67 AND SECTION 6.3 FOR UPDATED DOWNTOWN REGULATIONS.
*Updated to reflect new boundaries subject to Township Zoning Regulations, July 2005.
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2017) - 20187
SCHEDULE 'A'
MAXIMUM BUILDING HEIGHTS
OF RESIDENTIAL R4. ZONES
100 50 0 100 M
Produced by the City of Guelph
Community Design and Development Services, Planning Services
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT FOR BY-LAW NUMBER (2017)-20187

1. By-law Number (2017)-20187 has the following purpose and effect:

This By-law authorises an amendment to the City of Guelph Comprehensive Zoning By-law (1995)-14864, which is intended to introduce modified and new regulations to the text and maps related to Downtown zones.

The purpose of the Downtown Zoning By-law amendment is to align Zoning By-law regulations with the policies established in the approved Downtown Secondary Plan (DSP) as incorporated in the Official Plan through Official Plan Amendment 43.

The effect of the proposed Downtown Zoning By-law amendment is to replace Section 6.3, the Central Business District (CBD) Zones with the proposed Downtown (D) Zones. This includes the following zone categories: Downtown 1 (D.1); Downtown 2 (D.2); Downtown 3 (D.3); and Downtown 3a (D.3a). In addition, the existing Office Residential (OR), Commercial Residential (CR), and Service Commercial (SC.1) zones within the project scope area will be amended to the newly created Downtown zones.

The proposed amendment would modify or introduce new regulations in Downtown zones, including:

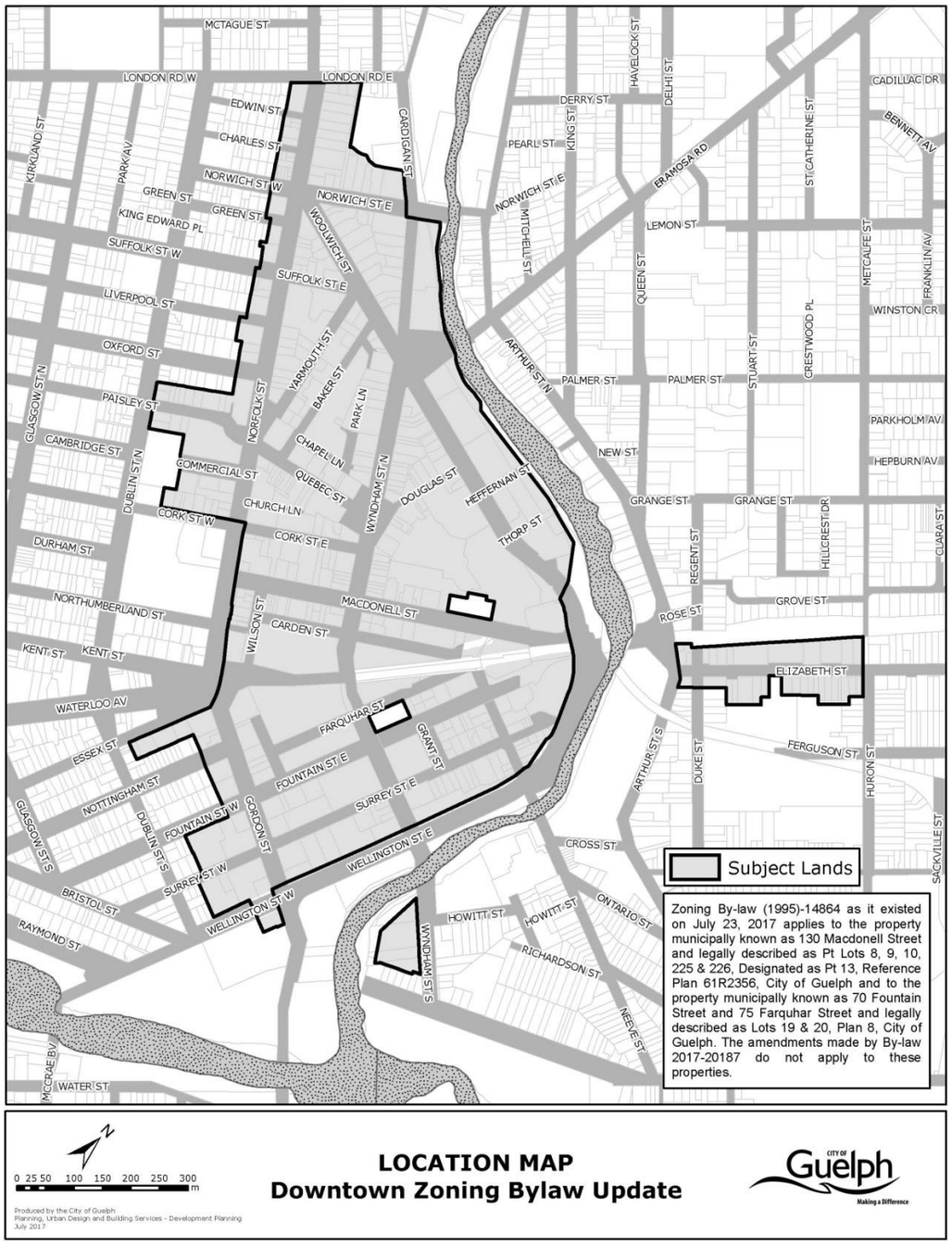
- Permitted uses;
- Built form regulations;
- Building tower separation regulations;
- Building height regulations;
- Active frontage regulations;
- Updated vehicle and bicycle parking rates and regulations;
- Regulations for D.1, D.2, D.3 and D.3a zones;
- New definitions;
- Holding provision for servicing capacity; and,
- Specialized Downtown zones.

Lands affected by this amendment are generally located in Downtown Guelph as shown on the following Key Map.

The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on September 12, 2016.

Further information may be obtained by contacting Infrastructure, Development and Enterprise at 519-837-5616, extension 2358, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this zoning amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing".

2. Key map showing the location of the lands to which By-law (2017)-20187 applies:

Key Map