

ZONING MATRIX						Spreadsheet Last Updated On: 10-Jul-26
						Spreadsheet Last Updated By: MHBC-RM
Associated Concept Plan Date:	03-Jul-26	KEY NR means no regulation in ZBL. -- means not requested or was removed			LEGEND No Change for Regulation Reduction from Standard Regulation / Less Compliant than Standard Increased from Standard Regulation / More Compliant than Standard New Regulation / Does Not Currently Exist Question about Regulation	
Site:	South Poppy + Block 1					
Base Zone Category:	Various					
Base Zone Zoning By-law Section:	Various					
Site Specific Reference:	Various					
Zoning By-law Link:	Guelph Zoning By-law 2023-20790					
Provision	Zoning By-law Requirement	Original Request August 2025	First Resubmission March 2026	Second Resubmission July 2026	Notes re Removals and Adjustments to Requests	
PROPOSED RL.2 ZONE SITE SPECIFIC REGULATIONS						
Min. Front Yard Setback	6 m	4.5 m	4.5 m	4.5 m		
Min. Front Yard Setback to Garage	NR	6.0 m	6.0 m	6.0 m		
Garage Width	Lesser of 5.0 m or 50% lot frontage	Lesser of 5.0 m or 55% lot frontage	Lesser of 5.0 m or 55% lot frontage	Lesser of 5.0 m or 55% lot frontage		
Covered Porches (< 1-storey in height)						
Min. Lot Line Setback - Front Yard	2.0 m including stairs	--	2.0 m and stairs shall be excluded	--	Request removed following comments on first resubmission.	
Min. Lot Line Setback - Exterior Side Yard	2.0 m including stairs	--	2.0 m and stairs shall be excluded	--	Request removed following comments on first resubmission.	
Min. Lot Line Setback - Rear Yard	2.0 m including stairs	--	2.0 m and stairs shall be excluded	--	Request removed following comments on first resubmission.	
Min. Lot Line Setback - Interior Side Yard	0.6 m including stairs	--	0.6 m and stairs shall be excluded	--	Request removed following comments on first resubmission.	
Uncovered Porches (< 1.2m in height)						
Min. Lot Line Setback - Front Yard	0.8 m including stairs	--	0.8 m and stairs shall be excluded	--	Request removed following comments on first resubmission.	
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Uncovered Porches (> 1.2m in height)						
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Parking Spaces + Garages						
Min. Garage Size (Attached)	20 sq. m.	18 sq. m.	18 sq. m.	--	OLT Decision OLT-23-000462 has scoped this regulation. It no longer applies to singles.	
Max. Garage Width	Lesser of 5.0 m or 50% lot frontage	Lesser of 5.0 m or 55% lot frontage	Lesser of 5.0 m or 55% lot frontage	Lesser of 5.0 m or 55% lot frontage		
Specific Use Permissions						
Min. Lot Area for Maximum of 3 Lots	NR	--	--	250 sq. m.	Scoped regulation to remove RL.2-BB zone and limit site specific zone categories.	
PROPOSED RL.2-BB ZONE						
INCLUDES ALL OF THE ABOVE REQUESTS FOR THE RL.2 ZONE, PLUS THE FOLLOWING:						
Min. Lot Area	275 sq. m.	250 sq. m.	250 sq. m.	(maintained and scoped above)	Scoped into RL.2-AA zone to limit site specific zone categories. RL.2-BB removed.	
PROPOSED RM.6 ZONE						

Max Density	100 uph	60 uph	60 uph	60 uph	
Min. Front Yard Setback	6 m	4.5 m	4.5 m	4.5 m	
Min. Interior Side Yard Setback	1/2 building height, and at least 3 m	5.0 m	5.5 m	5.5 m	
Min. Private Amenity	20 sq. m. / unit	7.0 sq. m. / unit	7 sq. m. / unit	7 sq. m. / unit	
Min. Dwelling Unit Width	6 m	5.0 m	5.0 m	--	Request removed following comments on first resubmission.
Min. Dwelling Unit Width - B2Bs	7 m	5.0 m	5.0 m	--	Request removed following comments on first resubmission.
Min. Dwelling Unit Width - Stacked	n/a	5.0 m	5.0 m	--	Request removed following comments on first resubmission.
Front Yard Setback to Private Street / Curb	6 m	Does not apply.	Does not apply.	Does not apply.	
Rear Yard Setback to Private Street / Curb	4.5 m	Does not apply.	Does not apply.	Does not apply.	
Covered Porches (< 1-storey in height)					
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Parking Spaces + Garages					
Min. Garage Size (Attached)	20 sq. m.	18 sq. m.	18 sq. m.	--	OLT Decision OLT-23-000462 has scoped this regulation. It no longer applies.
PROPOSED RH.7 ZONE					
Permitted Uses					
Additional Permitted Uses in accordance with RM.6	NR	Townhouse, back-to-back Townhouse, cluster Townhouse, stacked Townhouse, stacked back-to-back	Townhouse, back-to-back Townhouse, cluster Townhouse, stacked Townhouse, stacked back-to-back	Townhouse, back-to-back Townhouse, cluster Townhouse, stacked Townhouse, stacked back-to-back	
Additional Permitted Uses in accordance with RM.5	NR	Townhouse, On-Street Townhouse, Rear-Access On-Street	Townhouse, On-Street Townhouse, Rear-Access On-Street	Townhouse, On-Street Townhouse, Rear-Access On-Street	
Additional Permitted Uses in Accordance with NCC	NR	Mixed use Building Convenience Store Retail Establishment Office Service Establishment	Mixed use Building Convenience Store Retail Establishment Office Service Establishment	Mixed use Building Convenience Store Retail Establishment Office Service Establishment	
Real Estate Sales Office is permitted.	NR	--	--	Included.	Added in discussions with Staff about permitting a Real Estate Sales Centre
Zone Regulations					
Max. Density	150 uph	250 uph	215 uph	215 uph	Request reduced following comments on original submission.

Min. Front Yard Setback to Poppy Drive	NR	4.5 m	4.5 m	4.5 m	
Max. Floorplate Size - 7th and 8th Storeys	1,200 sq. m.	Does not apply.	Does not apply.	--	Request removed following comments on first resubmission.
Max. Floorplate Size - 9th Storey and Above	1,000 sq. m.	Does not apply.	Does not apply.	--	Request removed following comments on first resubmission.
Min. Tower Setback Above 6th Storey	10.5 m	7.5 metres	7.5 metres	7.5 metres	
Front Yard Setback to Private Street / Curb	6 m	Does not apply.	Does not apply.	Does not apply.	
Rear Yard Setback to Private Street / Curb	4.5 m	Does not apply.	Does not apply.	Does not apply.	
Min. Building Height	3-storeys	2-storeys	2-storeys	2-storeys	
Max. Building Height	10-storeys	14-storeys	12-storeys	12-storeys	Request reduced following comments on original submission.
Parking Rate for Residential Uses - Regular	1.5/ unit for 20 units, 1.25/unit thereafter	1.0 space / unit	1.0 space / unit	1.0 space / unit	
Parking Rate for Residential Uses - Visitor	20%	0.15 spaces / unit	0.15 spaces / unit	0.15 spaces / unit	
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