

**DRAFT ZONING BY-LAW AMENDMENT**

**75 DUBLIN STREET NORTH**

**ZC1612**

Additions to the Draft Downtown Zoning By-law D.2 zone presented to Council at a public meeting on September 12, 2016 are displayed in a text box.

6.3.3.3 **Specialized Downtown 2 (D.2) Zones**

6.3.3.3.1 **D.2-9**

75 Dublin St. N.

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

6.3.3.3.1.1 **Permitted Uses**

**Residential Uses**

- **Accessory Apartment** in accordance with Section 4.15
- **Apartment Building**
- **Duplex Dwelling**
- **Group Home** in accordance with Section 4.25
- **Home for the Aged**
- **Nursing Home**
- **Home Occupation** in accordance with Section 4.19
- **Live-Work Units**
- **Lodging House Type 1** in accordance with Section 4.25
- **Mixed-Use Building**
- **Multiple Attached Dwelling**
- **Semi-Detached Dwelling**
- **Single Detached Dwelling**
- **Townhouse**

**Retail Uses**

- **Agricultural Produce Market**
- **Retail Establishment**, maximum **G.F.A.** 500 m<sup>2</sup>

**Service Uses**

- **Artisan Studio**
- **Commercial School**
- **Day Care Centre**
- **Restaurant**, maximum **G.F.A.** 500 m<sup>2</sup>
- **Service Establishment**, maximum **G.F.A.** 500 m<sup>2</sup>

**Office Uses**

- **Medical Clinic**
- **Medical Office**
- **Office**

**Community Uses**

- **Art Gallery**
- **Government Office**
- **Library**
- **Museum**

- **Religious Establishment**
- **School**
- **School, Post Secondary**

Hospitality Uses

- **Bed and Breakfast** in accordance with Section 4.27 except 4.27.3
- **Tourist Home**

Other

- **Accessory Uses**
- **Occasional Uses** in accordance with Section 4.21
- **Public parking Facility**

6.3.3.3.1.1.2

The following definitions shall apply to the D.2-9 **Zone**:

**"Bicycle Parking Space"** means a **Bicycle Parking Space, long-term** and/or a **Bicycle Parking Space, short term**.

**"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**.

**"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, secured room, enclosure or bicycle locker.

**"Government Office"** means a **Building** or portion thereof **Used** by the public (Federal, Provincial, County or Municipal) sector Government(s) to conduct public administration.

**"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.

**"Mixed-Use Building"** means a **Building** in a Downtown **Zone** containing residential **Uses** and at least

one other non-residential **Use** permitted by this **By-law**.

**"Public Parking Facility"** means a **Place** other than a **Street, Used** for the parking of **Vehicles** that is owned or operated by the public (Federal, Provincial, County, or Municipal) sector Government(s).

**"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.**

**"Stepback"** means a portion of a **Building** that is further set back from the **Building** face in accordance with the requirements of this **By-law**.

6.3.3.3.1.2 Built Form Regulations

6.3.3.3.1.2.1

The minimum **Stepback** shall be 6 metres for all portions of the **Building** above the 3rd **Storey**. In addition, a minimum **Stepback** of 9 metres shall be required for all portions of the **Building** above the 4th **Storey**. **Stepbacks** shall be measured from the **Street Line**.

6.3.3.3.1.3 Required **Parking Spaces**

Notwithstanding Section 4.13.4, off-street Parking Spaces shall be provided in accordance with the following:

Row	Use	Minimum Number of Parking Spaces
1	<b>Apartment Building, Duplex, Multiple Attached, Single - Detached, Semi-Detached, Townhouse</b>	1 per residential <b>Dwelling Unit</b> (1)(2)
2	<b>Live-Work Unit, Mixed-Use Building</b>	In addition to the non-residential parking

		requirement, 1 <b>Parking Space</b> per residential <b>Dwelling Unit</b> is required
3	<b>Home Occupation, Lodging House Type 1, Accessory Apartment, Group Home, Nursing Home</b>	In accordance with 4.13.4
4	Retail <b>Uses</b>	1 per 100 m <sup>2</sup> <b>G.F.A.</b>
5	Service <b>Uses</b>	1 per 100 m <sup>2</sup> <b>G.F.A.</b>
6	Office <b>Uses</b>	1 per 67 m <sup>2</sup> <b>G.F.A.</b>
7	Community <b>Uses</b>	1 per 67 m <sup>2</sup> <b>G.F.A.</b>
8	Hospitality <b>Uses</b>	0.75 per guest room (3)

Additional Regulations for Table 6.3.3.3.1.3:

- (1) **Apartment Buildings, Cluster Townhouses or Mixed-Use Buildings** in a 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 6.3.3.3.1.3, 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. Notwithstanding this requirement, no visitor parking is required for a 5 Storey, maximum 37 unit Apartment Building.
- (2) Affordable housing Dwelling Units, defined as a unit with a rent that is 80% of the average market rent in Guelph, shall provide 0.35 Parking Spaces per affordable housing Dwelling Unit.
- (3)
  - a) For a **Hotel**, an additional 1 **Parking Space** is required per 10 m<sup>2</sup> **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.

6.3.3.3.1.3.1 If the calculation of the required **Parking Spaces** in accordance with Table 6.3.3.3.1.3 results in a fraction, the required **Parking Spaces** shall be the next higher whole number.

6.3.3.3.1.4 Parking Regulations

6.3.3.3.1.4.1 In addition to the parking provisions in Table 6.3.3.3.1.3

and sections 4.13.1, 4.13.3 and 4.13.5 the following parking regulations shall apply.

- 6.3.3.3.1.4.2 **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** is located closer than 3 metres to a **Street Line**.
- 6.3.3.3.1.4.3 An underground **Parking Area** shall be permitted in any **Yard** and may be located within 3 metres of a **Lot Line**.
- 6.3.3.3.1.4.4 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**.
- 6.3.3.3.1.4.5 A **Parking Area** is prohibited in the first **Storey** of a **Building** for the first 4.5 metres of the depth measured in from the **Street Line**.
- 6.3.3.3.1.4.6 The following provisions shall apply to a **Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling** and **On-Street Townhouses** for residential **Uses**:
- 6.3.3.3.1.4.6.1 1 **Driveway (Residential)** access only shall be permitted per **Lot**.
- 6.3.3.3.1.4.6.2 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.
- 6.3.3.3.1.4.6.3 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.
- 6.3.3.3.1.4.6.4 Notwithstanding Section 6.3.3.1.4.6.3 a surfaced walk within 1.5 metres of the nearest foundation wall is permitted provided that it is not **Used** for **Vehicle** parking.

6.3.3.3.1.4.6.5 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**.

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

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

6.3.3.3.1.5 **Bicycle Parking Spaces**

Table 6.3.3.3.1.5			
Row	Use	Minimum Number of <b>Bicycle Parking Spaces, Long Term</b>	Minimum Number of <b>Bicycle Parking Spaces, Short Term</b>
1	<b>Apartment Building, Multiple Attached, Stacked Townhouse</b>	0.68 per <b>Dwelling Unit</b> (1)	0.07 per <b>Dwelling Unit</b>
2	<b>Live-Work, Mixed-Use Building</b>	In addition to the non-residential parking requirement, 0.68 per <b>Dwelling Unit</b> is required	In addition to the non-residential parking requirement, 0.07 per <b>Dwelling Unit</b> is required
3	Retail <b>Uses</b>	0.085 per 100 m <sup>2</sup> <b>G.F.A.</b>	0.25 per 100 m <sup>2</sup> <b>G.F.A.</b>
4	Office <b>Uses</b>	0.17 per 100 m <sup>2</sup> <b>G.F.A.</b>	0.03 per 100 m <sup>2</sup> <b>G.F.A.</b>
5	All other non-residential <b>Uses</b>	4% of the required parking under Table 6.3.3.3.1.4	4% of the required parking under Table 6.3.3.3.1.4

Additional Regulations for Table 6.3.3.3.1.5:

- (1) 

0.5 per <b>Dwelling Unit</b> is required for a 5 <b>Storey</b> , maximum 37 unit <b>Apartment Building</b> .
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6.3.3.3.1.5.1 If the calculation of the required **Bicycle Parking Spaces** in accordance with Table 6.3.3.3.1.5 results in a fraction,

the required **Bicycle Parking Spaces** shall be the next higher whole number.

6.3.3.3.1.5.2 Regulations governing **Bicycle Parking Spaces, long term**:

6.3.3.3.1.5.2.1 Where a **Bicycle Parking Space, long term** is in a horizontal position it shall have a dimension of at least 0.6 metres in width by 1.8 metres in length and 1.2 metres in height.

6.3.3.3.1.5.2.2 Where a **Bicycle Parking Space, long term** is in a vertical position it shall have a dimension of at least 0.6 metres in width by 1.2 metres in length and 1.8 metres in height.

6.3.3.3.1.5.3 Regulations governing **Bicycle Parking Space, short term**:

6.3.3.3.1.5.3.1 The **Bicycle Parking Space, short term** shall have a horizontal dimension of at least 0.6 metres in width by 1.8 metres in length and 1.2 metres in height.

6.3.3.3.1.6 Location of Mechanical Servicing

6.3.3.3.1.6.1 Notwithstanding Section 4.2 of this **By-law**, transformer and telecommunications vaults and pads shall not be located above-ground in the **Front Yard** or **Exterior Side Yard**.

6.3.3.3.1.6.2 Air vents associated with a parking **Structure** are not permitted in a **Front Yard** or **Exterior Side Yard** unless it is at or within 0.2 metres above or entirely below **Finished Grade** or above the first **Storey**.

Table 6.3.3.3.1.7 Regulations Governing D.2-9 **Zone**

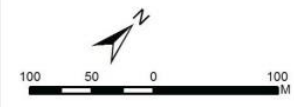
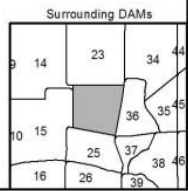
Row		
1	Minimum <b>Front Yard</b> or <b>Exterior Side Yard</b>	3 m  In accordance with Section 4.6  In accordance with Section 4.24
2	Minimum <b>Side Yard</b>	3 m
3	Minimum <b>Rear Yard</b>	10 m



		The following exception applies: a) 3 m where all required parking is provided in an underground <b>Parking Area</b> .
4	Minimum and Maximum <b>Building Height</b>	The minimum <b>Building Height</b> is 2 <b>Storeys</b> .  The maximum <b>Building Height</b> is 5 <b>Storeys</b> .  Section 4.16 is not applicable.
5	Minimum <b>Lot</b> Area	370 m <sup>2</sup>
6	Minimum <b>Lot</b> Frontage	12 m
7	Access to <b>Parking Area</b>	<b>Vehicle</b> access to a <b>Parking Area</b> in a <b>Rear Yard</b> is by 1 <b>Driveway (non-residential)</b> only, such <b>Driveway (non-residential)</b> shall have a width of not less than 3 metres and an overhead clearance of not less than 4.5 metres.
8	<b>Buffer Strips</b>	3 m required where the D.2 <b>Zone</b> abuts a Residential, Institutional, Park or Wetland <b>Zone</b> .
9	Garbage, Refuse Storage and Composters	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	<b>Fences</b>	In accordance with Section 4.20.
13	Accessory <b>Buildings</b> or <b>Structures</b>	In accordance with Section 4.5.
14	Minimum <b>Floor Space Index (F.S.I.)</b>	0.6



- LANDS ADJACENT TO PROVINCIALY 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 (2016) - \_\_\_\_\_**  
**SCHEDULE 'A'**

