

# City Council - Planning Meeting Agenda



**Monday, March 20, 2017 – 6:30 p.m.**  
**Council Chambers, Guelph City Hall, 1 Carden Street**

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available at [guelph.ca/agendas](http://guelph.ca/agendas).

---

## **Open Meeting – 6:30 p.m.**

O Canada

Silent Reflection

First Nations Acknowledgement

Disclosure of Pecuniary Interest and General Nature Thereof

---

## **Council Consent Agenda:**

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

### **CON-2017.6      Proposed Demolition of 14 Maple Street – Ward 5**

#### **Recommendation:**

That the proposed demolition of one (1) detached dwelling at 14 Maple Street be approved.

---

## **Public Meeting to Hear Applications Under Sections 17, 34 and 51 of the Planning Act** (delegations permitted a maximum of 10 minutes)

### **7 and 9 Eden Street Proposed Zoning By-law Amendment (File: ZC1618) – Ward 4**

#### **Staff Presentation:**

Lindsay Sulatycki, Senior Development Planner

#### **Delegations:**

Jeff Buisman

## **Staff Summary** (if required)

### **Recommendation:**

That Report IDE 17-38 regarding a proposed Zoning By-law Amendment application (File: ZC1618) by Van Harten Surveying Inc. on behalf of Juzef and Stanislaw Kuzyk to permit a coach house on the property municipally known as 7 Eden Street, and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lots 8 and 9, Registered Plan 206, City of Guelph, and to change the zoning on part of the property municipally known as 9 Eden Street and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lot 9, Registered Plan 206, City of Guelph, from Infrastructure, Development and Enterprise dated March 20, 2017, be received.

---

## **Special Resolutions**

### **By-laws**

Resolution to adopt the By-laws (Councillor Billings)

By-law Number (2017)-20143	A by-law to remove Part Lot Control from Block 33, Plan 61M-194 designated as Parts 1 to 12 inclusive, Reference Plan 61R-20970 in the City of Guelph.
By-law Number (2017)-20144	A by-law to remove Part Lot Control from Blocks 93 and 94, Plan 61M-200 designated as Parts 1 to 19 inclusive, Reference Plan 61R-20919 in the City of Guelph.

## **Mayor's Announcements**

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

### **Notice of Motion**

Notice of Motion provided by Mayor Guthrie.

## **Adjournment**

# Staff Report



To City Council

Service Area Infrastructure, Development & Enterprise Services

Date Monday, March 20, 2017

**Subject Proposed demolition of 14 Maple Street, Ward 5**

Report Number IDE 17-17

---

## Recommendation

That the proposed demolition of one (1) detached dwelling at 14 Maple Street be approved.

## Executive Summary

### Purpose of Report

To provide background and a staff recommendation related to a request for demolition approval of one (1) single detached dwelling.

### Key Findings

One (1) existing single detached dwelling is proposed to be demolished and to be replaced with a residential dwelling in the future with the eventual result in 'no net loss' of residential dwelling units.

### Financial Implications

None.

## Report

### Background

The City received an application to demolish one (1) single detached dwelling at 14 Maple Street on December 22, 2016 through Infrastructure, Development and Enterprise.

## **Location**

The subject property is located on the north side of College Ave east, east side of Edinburgh Road south, south of Water Street and west of Gordon Street. The subject property is zoned R.1B (Residential Single Detached). The applicant is requesting to demolish the existing single detached dwelling on the subject property. A conceptual rendering for a new single detached dwelling has been submitted to the City

## **Legislative Requirements**

The City's Demolition Control By-law was passed under the authority of Section 33 of the *Planning Act*. The By-law is intended to help the City "...retain the existing stock of residential units and former residential buildings in the City of Guelph." Section 33 of the Planning Act allows that Council's decision may be appealed by the applicant to the Ontario Municipal Board. In addition, an applicant may appeal if there is no decision within 30 days of filing the application.

## **Cultural Heritage Resources**

The subject property is not designated under the Ontario Heritage Act, and has not been listed (as non-designated) in the City of Guelph's Municipal Register of Cultural Heritage Properties under section 27 of the Ontario Heritage Act. The wood frame dwelling was likely built about 1880-1895 and has been identified in the Couling Architectural Inventory. According to the City's Official Plan policies, properties included in the Couling Inventory are considered to be a potential built heritage resource until considered otherwise by Heritage Guelph.

After conducting an interior site visit, the Senior Heritage Planner is of the opinion that this potential built heritage resource does not have sufficient physical, historical or contextual cultural heritage value to justify individual designation under the Ontario Heritage Act.

At their meeting of January 9, 2017 Heritage Guelph passed the following motion:

THAT while Heritage Guelph supports the retention of built heritage resources; Heritage Guelph does not recommend that Council move to protect 14 Maple Street through individual designation under the Ontario Heritage Act.

## **Tree Protection**

The subject property is less than 0.2 hectares in size and therefore is not regulated by the Private Tree Protection By-law. However, the City is committed to the protection and enhancement of its urban forest resources. Trees provide services to the neighborhood including reduction of air pollution, moderation of the urban heat island effect, carbon sequestration, shade and habitat for resident wildlife, and thus should be preserved to satisfy the City's targets to achieve and maintain 40% canopy cover. Staff have encouraged the applicant to consult with an arborist in order to retain and protect as many trees on the property as possible.

There are three (3) trees within the City's right-of-way at this location that are in fair to excellent condition. It is recommended that they be protected, and the applicant has been advised that they may not injure or destroy a City-owned tree without permission from City Forestry staff.

## **Recommendation**

Staff recommend approval of the proposed demolition of the single detached dwelling at 14 Maple Street. The dwelling is not a significant cultural heritage resource and the applicant does plan on replacing the structure with a new single detached dwelling in the future. A conceptual rendering for a new single residential dwelling has been submitted to the City.

## **Financial Implications**

None.

## **Consultations**

The City's Senior Heritage Planner and Environmental Planner were consulted regarding the proposed demolition permit.

## **Communications**

A sign is posted on the subject property advising that a demolition permit has been submitted and that interested parties can contact Building Services for additional information.

## **Corporate Administrative Plan**

### **Overarching Goals**

Service Excellence

## **Service Area Operational Work Plans**

Our Services - Municipal services that make lives better

## **Attachments**

ATT-1	Location Map
ATT-2	Aerial Photograph
ATT-3	Photograph
ATT-4	Conceptual Rendering

## **Departmental Approval**

Not applicable.

## **Report Author**

Kristopher R. Orsan  
Planning Technician II  
Planning Technical Services



## **Approved By**

Todd Salter  
General Manager  
Planning, Urban Design and  
Building Services  
519-822-1260, ext.2395  
todd.salter@guelph.ca

## **Approved By**

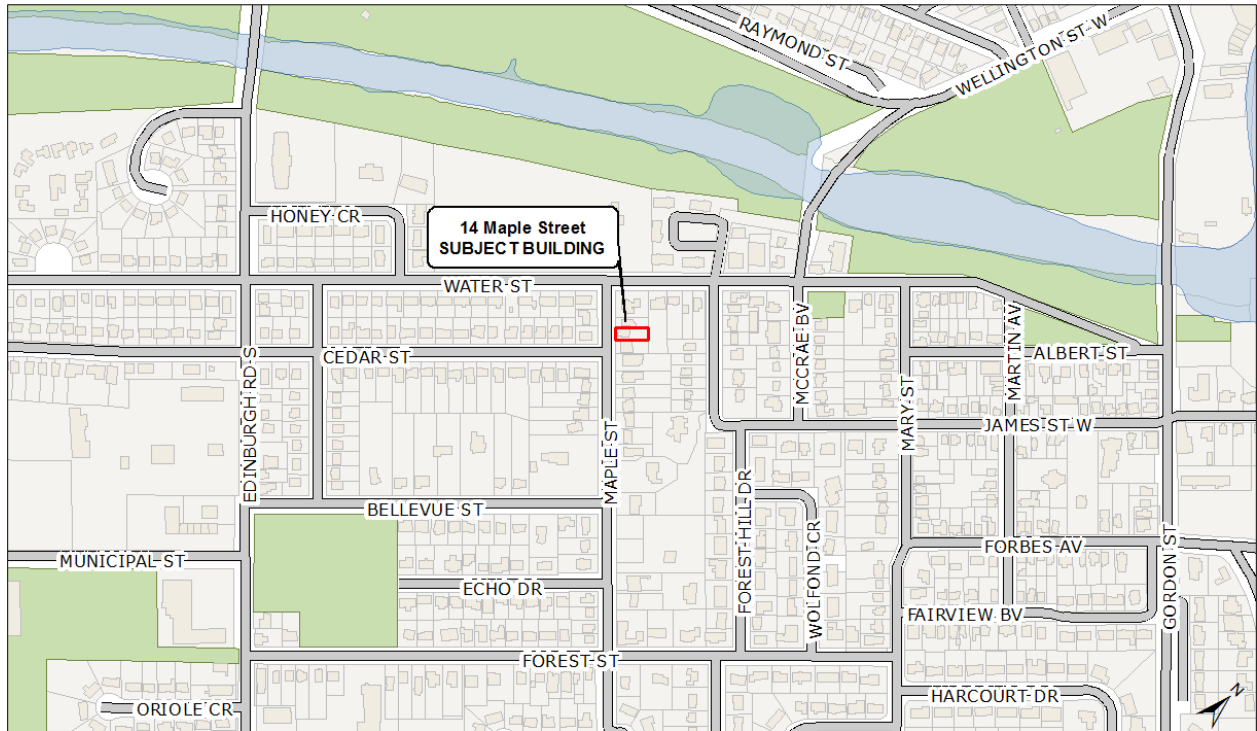
Sylvia Kirkwood  
Manager of Development Planning



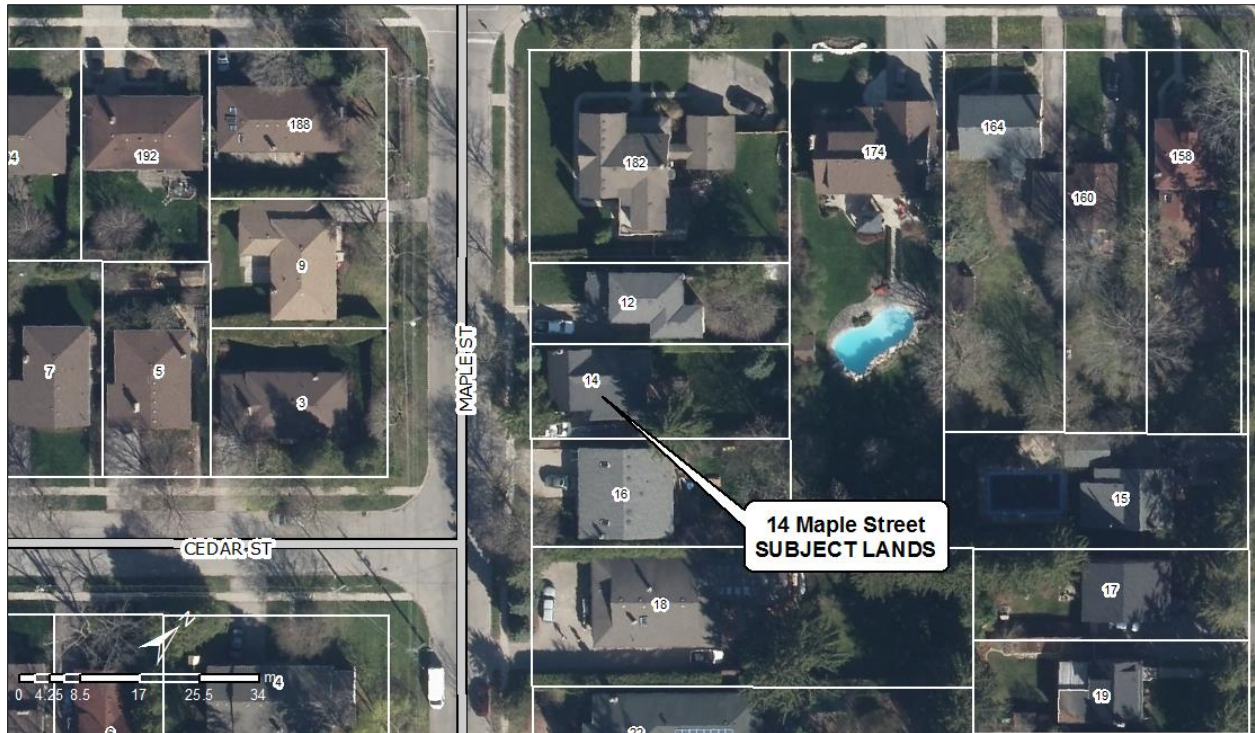
## **Recommended By**

Scott Stewart, C.E.T.  
Deputy CAO  
Infrastructure, Development and  
Enterprise  
519-822-1260, ext. 3445  
scott.stewart@guelph.ca

## ATT-1 – Location Map



## ATT-2 – Aerial Photograph





**ATT-3 – Site Photograph**  
**Photograph of 14 Maple Street**



(Photograph taken January 2017)

#### ATT-4 – Conceptual Rendering\*



\*Note: Conceptual rendering provided for information only and does not imply approval. Final building design could be subject to change.

# Staff Report

---

To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, March 20, 2017

Subject **Statutory Public Meeting Report  
7 and 9 Eden Street  
Proposed Zoning By-law Amendment  
File: ZC1618  
Ward 4**

Report Number IDE 17-38

---

## Recommendation

That Report IDE 17-38 regarding a proposed Zoning By-law Amendment application (File: ZC1618) by Van Harten Surveying Inc. on behalf of Juzef and Stanislaw Kuzyk to permit a coach house on the property municipally known as 7 Eden Street, and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lots 8 and 9, Registered Plan 206, City of Guelph, and to change the zoning on part of the property municipally known as 9 Eden Street and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lot 9, Registered Plan 206, City of Guelph, from Infrastructure, Development and Enterprise dated March 20, 2017, be received.

## Executive Summary

### Purpose of Report

To provide planning information on an application requesting approval of a Zoning By-law Amendment application on 7 Eden Street and on a portion of 9 Eden Street. The purpose of the proposed Zoning By-law Amendment is to permit a coach house in the existing detached building (formerly used as a garage). This report has been prepared in conjunction with the Statutory Public Meeting for this application.

### Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

### Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

# **Report**

## **Background**

An application to amend the Zoning By-law was received for the lands municipally known as 7 and 9 Eden Street from Van Harten Surveying Inc. on behalf of Juzef and Stanislaw Kuzyk on December 20, 2016 and deemed to be complete on January 19, 2017. 7 and 9 Eden Street have a common ownership and were originally one property. Consent application B-5/03 was approved by the Committee of Adjustment on March 11, 2003 to create a new residential lot (9 Eden Street).

The intent of the application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Single Detached" (R.1B-?) Zone to permit a coach house in the existing detached building (formerly used as a garage). The portion of 9 Eden Street subject to this Zoning By-law amendment is required for parking for the existing one-storey single detached residential dwelling which contains an accessory apartment that the owners want to register. A future Consent application will be submitted to sever this portion of 9 Eden Street as a lot addition to 7 Eden Street so that parking can be accommodated.

## **Location**

The subject lands are located on the north side of Eden Street, east of the Hanlon Expressway and west of Silvercreek Parkway South (see ATT-1 - Location Map and ATT-2 - Orthophoto). 7 Eden Street has an area of 1,323 square metres and a lot frontage of 26 metres along Eden Street. The property is currently developed with a one-storey single detached dwelling with an accessory apartment that the applicant wishes to register, two accessory buildings and a two-storey garage which is proposed to be converted into a coach house. The portion of 9 Eden Street subject to this application has an area of approximately 360 square metres and a frontage of approximately 5 metres along Eden Street and is currently vacant.

## **Surrounding land uses include:**

- To the north: Canadian National Railway line, beyond which are lands zoned Urban Reserve;
- To the south: Eden Street, beyond which are lands zoned for and developed with a residential apartment building;
- To the east: lands zoned for residential uses, beyond which is Silvercreek Parkway South;
- To the west: lands zoned for residential uses, beyond which is the Hanlon Expressway.

### **Existing Official Plan Land Use Designations and Policies**

The Official Plan land use designation that applies to the subject property is "General Residential" which permits a range of housing types including: single, semi-detached residential dwellings and multiple unit residential buildings.

The relevant policies for the applicable land use designation are included in ATT-3.

Policy 7.2.22 of the Official Plan states that coach houses and garden suites are permitted as alternative forms of housing in all land use designations of the Official Plan allowing lower density forms of housing and will be regulated by the provisions of the implementing Zoning By-law. The relevant Official Plan policies for Coach Houses and Garden Suites are included in ATT – 3.

### **Official Plan Amendment #48 Land Use Designations and Policies**

Official Plan Amendment #48 (OPA 48) (under appeal), a comprehensive update to the City's Official Plan, proposes to designate the subject property as "Low Density Residential". This designation applies to residential areas within the built-up area of the City which are currently predominantly low-density in character. The predominant land use in this designation is residential and includes single and semi-detached dwellings. Although the application is being processed under the 2001 Official Plan, Staff must have regard to the Council adopted policies and designations of OPA 48. The land use designations and relevant policies contained in OPA 48 are included in ATT-4.

### **Existing Zoning**

The subject property is currently zoned "Residential Single Detached" (R.1B), according to Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are included in ATT-5.

### **Description of Proposed Zoning By-law Amendment**

The applicant is requesting that the Zoning By-law be amended to permit a two-storey coach house in the "Residential Single Detached" (R.1B) Zone, whereas a coach house is not a permitted use.

In addition to the regulations set out in Section 5.1.2 – Residential Single Detached (R.1B) Zone of Zoning By-law (1995)-14864, as amended, **the following specialized regulations have been requested to facilitate this proposal:**

- To permit two dwellings on one lot, whereas Section 4.4 of the Zoning By-law only permits one.
- To permit the legal parking space for the coach house to be located in front of the coach house and within 6 metres of the street line, whereas Section

4.13.2.1 of the Zoning By-law requires that every required parking space be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building.

### **Proposed Development**

The purpose of the proposed Zoning By-law Amendment is to change the zoning from "Residential Single Detached" (R.1B) to a "Specialized Residential Single Detached" (R.1B-?) Zone to permit a coach house in the existing detached building (formerly used as a garage). The portion of 9 Eden Street subject to this Zoning By-law amendment is required for parking for the existing one-storey single detached residential dwelling which contains an accessory apartment that the owners want to register. A future Consent application will be submitted to sever this portion of 9 Eden Street as a lot addition to 7 Eden Street so that parking can be accommodated.

The applicant's concept plan is shown in ATT-7.

### **Supporting Documents**

The following information was submitted in support of the application:

- Zoning By-law Amendment Sketch, prepared by Van Harten Surveying Inc., dated December 19, 2016; and,
- Planning Report, prepared by Van Harten Surveying Inc., dated December 19, 2016.

### **Staff Review**

The review of this application will address the following issues:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan; including any Official Plan Amendments;
- Review of the proposed zoning, including the need for any specialized regulations;
- Review of servicing; and,
- Address all comments and issues raised during the review of the application.

Once the application is reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

## **Financial Implications**

Financial implications will be reported in the future staff recommendation report to Council.

## **Consultations**

The Notice of Complete Application was mailed on February 3, 2017 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was mailed on February 23, 2017 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands and was also advertised in the Guelph Tribune on February 23, 2017. Notice of the application has also been provided by signage on the property.

## **Corporate Administrative Plan**

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

### **Overarching Goals**

Service Excellence

### **Service Area Operational Work Plans**

Our People- Building a great community together

## **Attachments**

ATT-1	Location Map and 120m Circulation
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Official Plan Amendment #48 Land Use Designations and Policies
ATT-5	Existing Zoning and Details
ATT-6	Proposed Zoning and Details
ATT-7	Concept Plan

## **Departmental Approval**

Not applicable.

**Report Author**

Lindsay Sulatycki  
Senior Development Planner



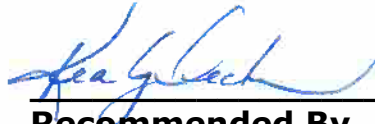
---

**Approved By**

Todd Salter  
General Manager  
Planning, Urban Design and  
Building Services  
519.822.1260, ext. 2395  
todd.salter@guelph.ca

**Approved By**

Sylvia Kirkwood  
Manager of Development Planning



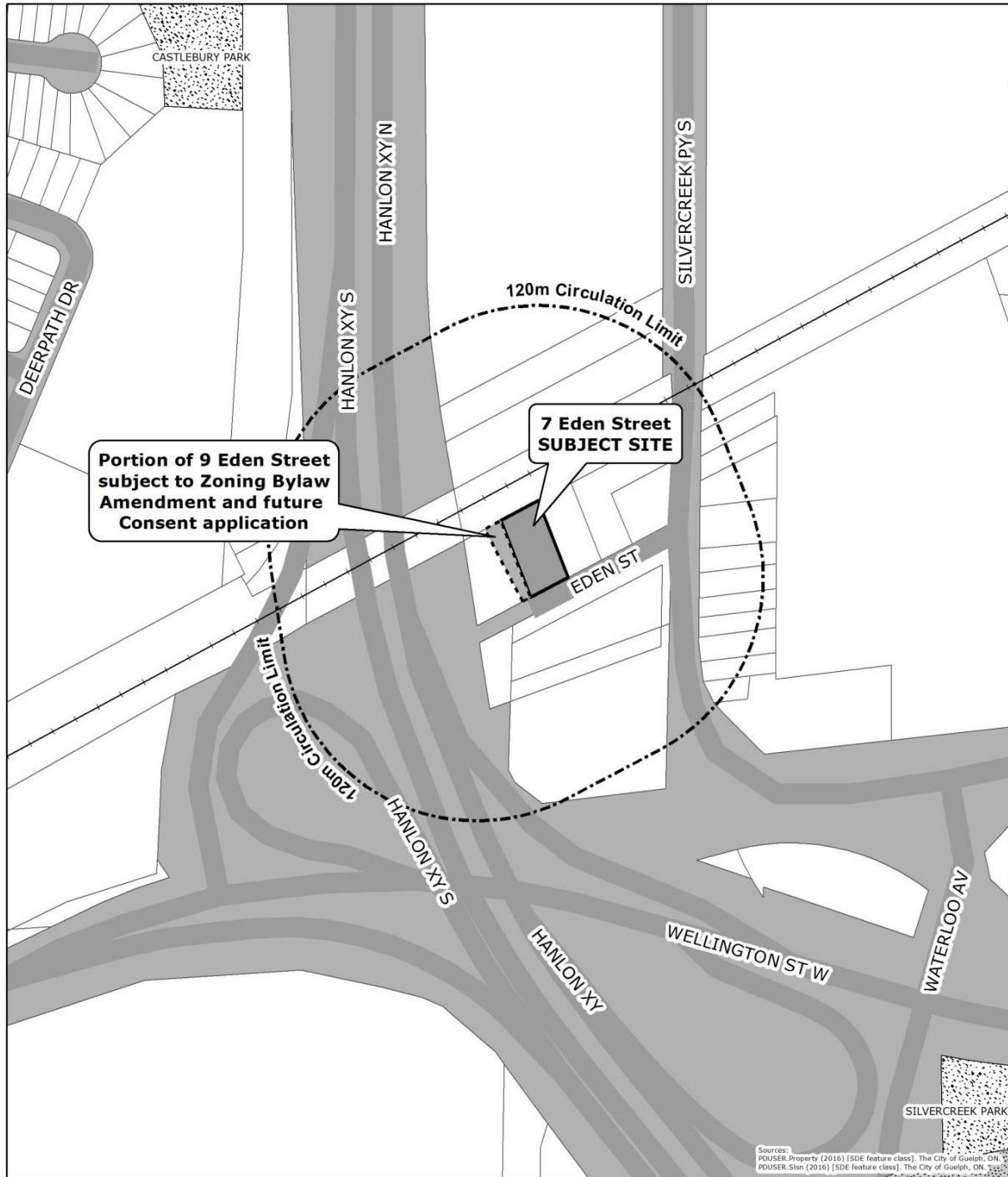
---

**Recommended By**

for: Scott Stewart, C.E.T.  
Deputy CAO  
Infrastructure, Development and Enterprise  
519.822.1260, ext. 3445  
scott.stewart@guelph.ca



# **ATT-1** **Location Map and 120m Circulation**



0 10 20 40 60 80 100 m

Produced by the City of Guelph  
 Planning, Urban Design and Building Services - Development Planning  
 February 2017

**LOCATION MAP & 120m CIRCULATION**  
**7 and 9 Eden Street**

## ATT-2 Orthophoto





1:500

0 2.75 5.5 11 16.5 22 m

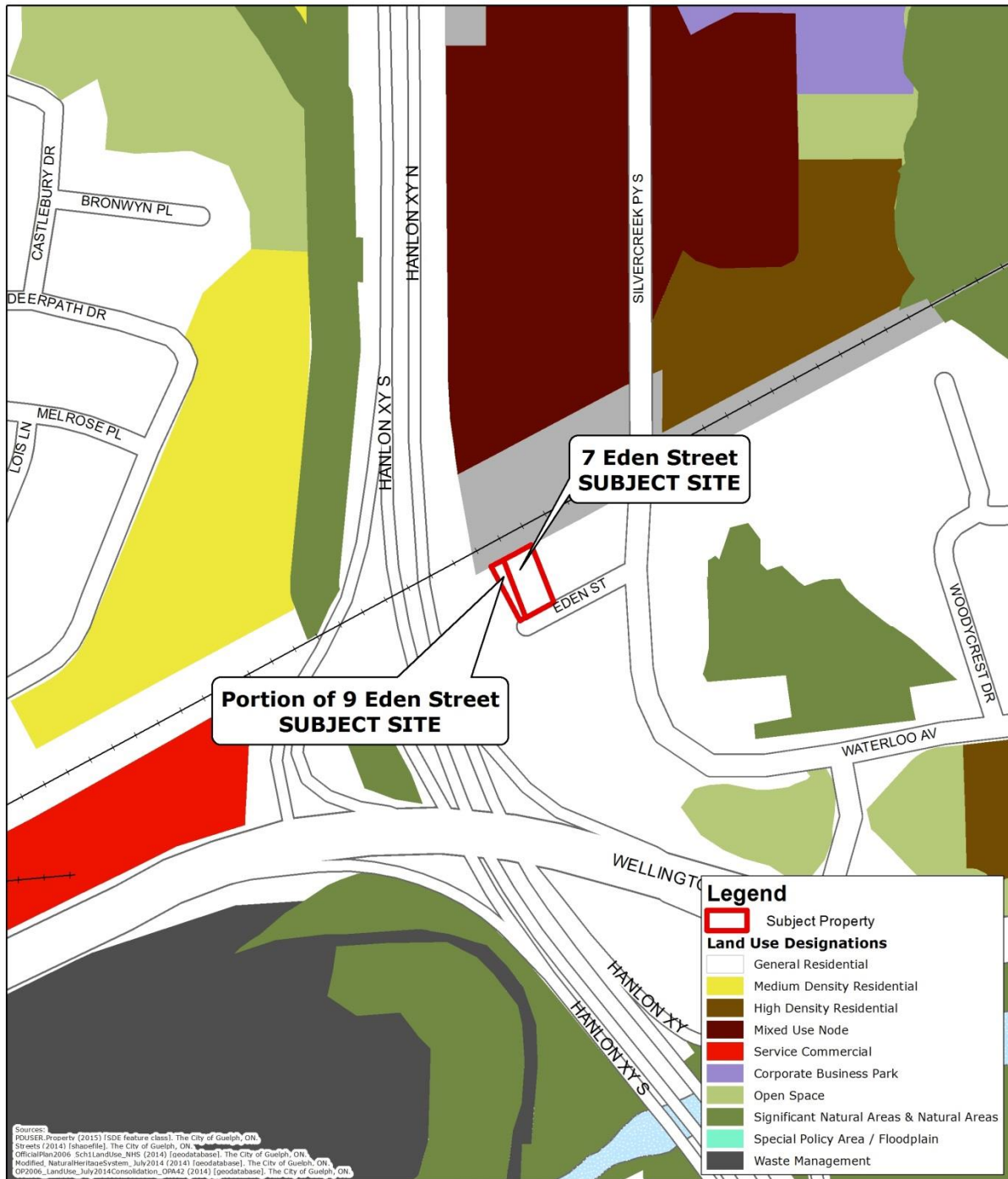
Produced by the City of Guelph  
Planning, Urban Design and Building Services - Development Planning  
February 2017

### 2016 Orthophoto 7 and 9 Eden Street





# **ATT-3** **Official Plan Land Use Designations and Policies**



**ATT-3 (continued)**  
**Official Plan Land Use Designations and Policies**

**'General Residential' Land Use Designation**

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).
1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
  - b) Existing building design and height;
  - c) Setbacks;
  - d) Landscaping and amenity areas;
  - e) Vehicular access, circulation and parking; and
  - f) Heritage considerations.
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7

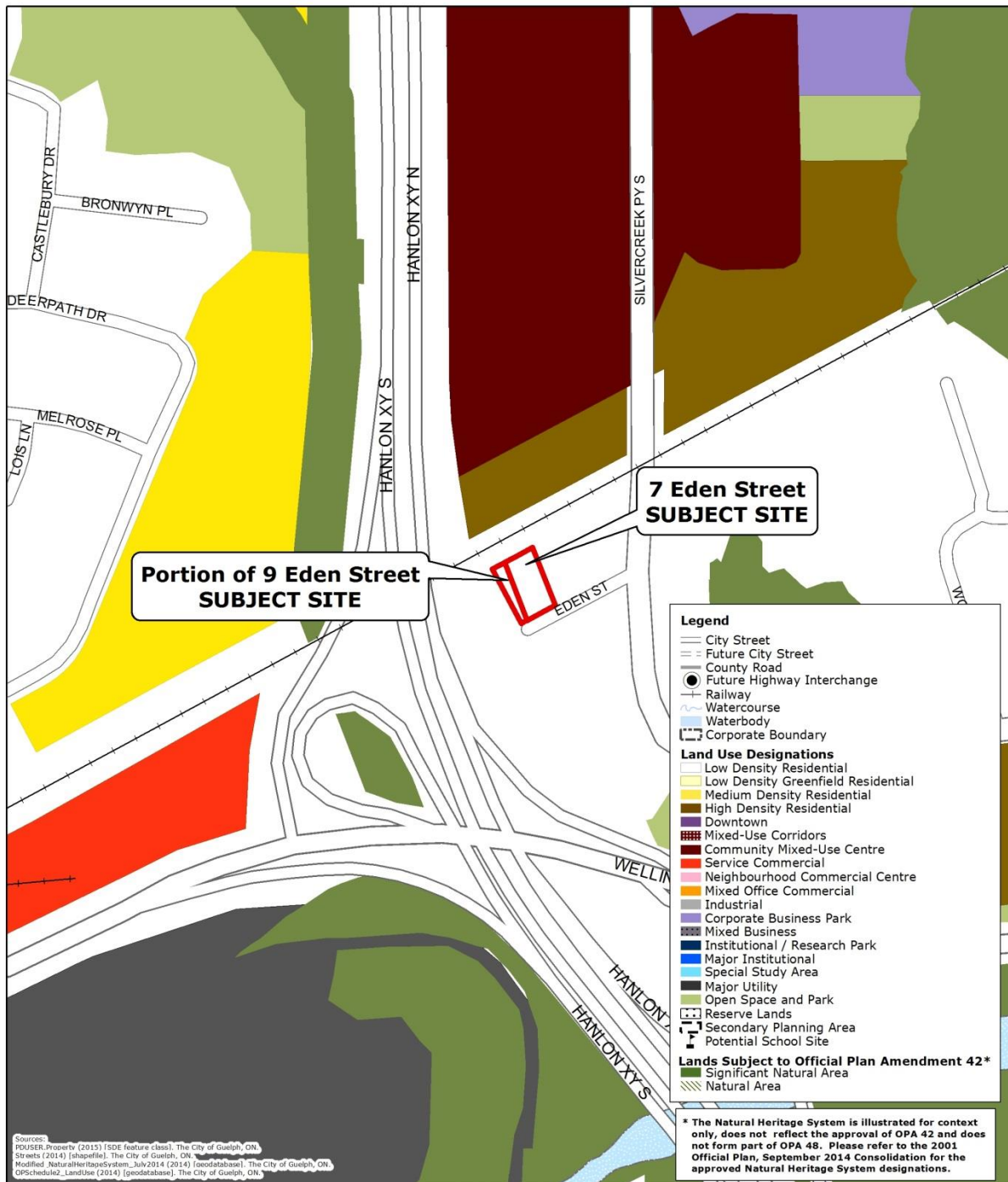
**Coach House / Garden Suites**

- 7.2.22 *Coach houses* and *garden suites* may be permitted as alternative forms of

housing in all land use designations of the Plan allowing lower density forms of housing.

1. *Coach houses* and *garden suites* will be regulated by the provisions of the implementing *Zoning By-law* and shall be subject to site plan control.
2. The following criteria will be used as the basis for permitting *coach houses* and *garden suites* by amendment to the implementing *Zoning By-law*:
  - a) The use is subordinate in scale and function to the main *dwelling* on the lot;
  - b) The use can be integrated into its surroundings with negligible visual impact to the streetscape;
  - c) The use is situated on an appropriately-sized housing lot;
  - d) The use is compatible in design and scale with the built form of the main *dwelling unit*;
  - e) The orientation of the use will allow for optimum privacy for both the occupants of the new *coach house* or *garden suite* and the main *dwelling* on the lot; and
  - f) Any other siting requirements related to matters such as servicing, parking and access requirements, storm water management and tree preservation can be satisfied.

**ATT-4**  
**Official Plan Amendment #48 Land Use Designations and Policies**



**ATT-4 (continued)**  
**Official Plan Amendment #48 Land Use Designations and Policies**

**9.3.2 Low Density Residential**

This designation applies to residential areas within the *built-up area* of the City which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

**Permitted Uses**

1. The following uses may be permitted subject to the applicable provisions of this Plan:
  - i) detached, semi-detached and duplex dwellings; and
  - ii) multiple unit residential buildings, such as townhouses and apartments.

**Height and Density**

The *built-up area* is intended to provide for *development* that is *compatible* with existing neighbourhoods while also accommodating appropriate *intensification* to meet the overall *intensification target* for the *built-up area* as set out in Chapter 3.

The following height and density policies apply within this designation:

2. The maximum height shall be three (3) storeys.
3. The maximum *net density* is 35 units per hectare and not less than a minimum *net density* of 15 units per hectare.
4. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for *development* proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum *net density* of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

**9.2.5 Coach Houses and Garden Suites**

1. *Coach houses* and *garden suites* may be permitted within land use designation permitted residential uses as alternative forms of housing in conjunction with detached, semi-detached and townhouse all land use designations of the Plan allowing lower density forms of housing.

2. *Coach houses* and *garden suites* will be regulated by the provisions of the implementing *Zoning By-law* and shall be subject to site plan control.

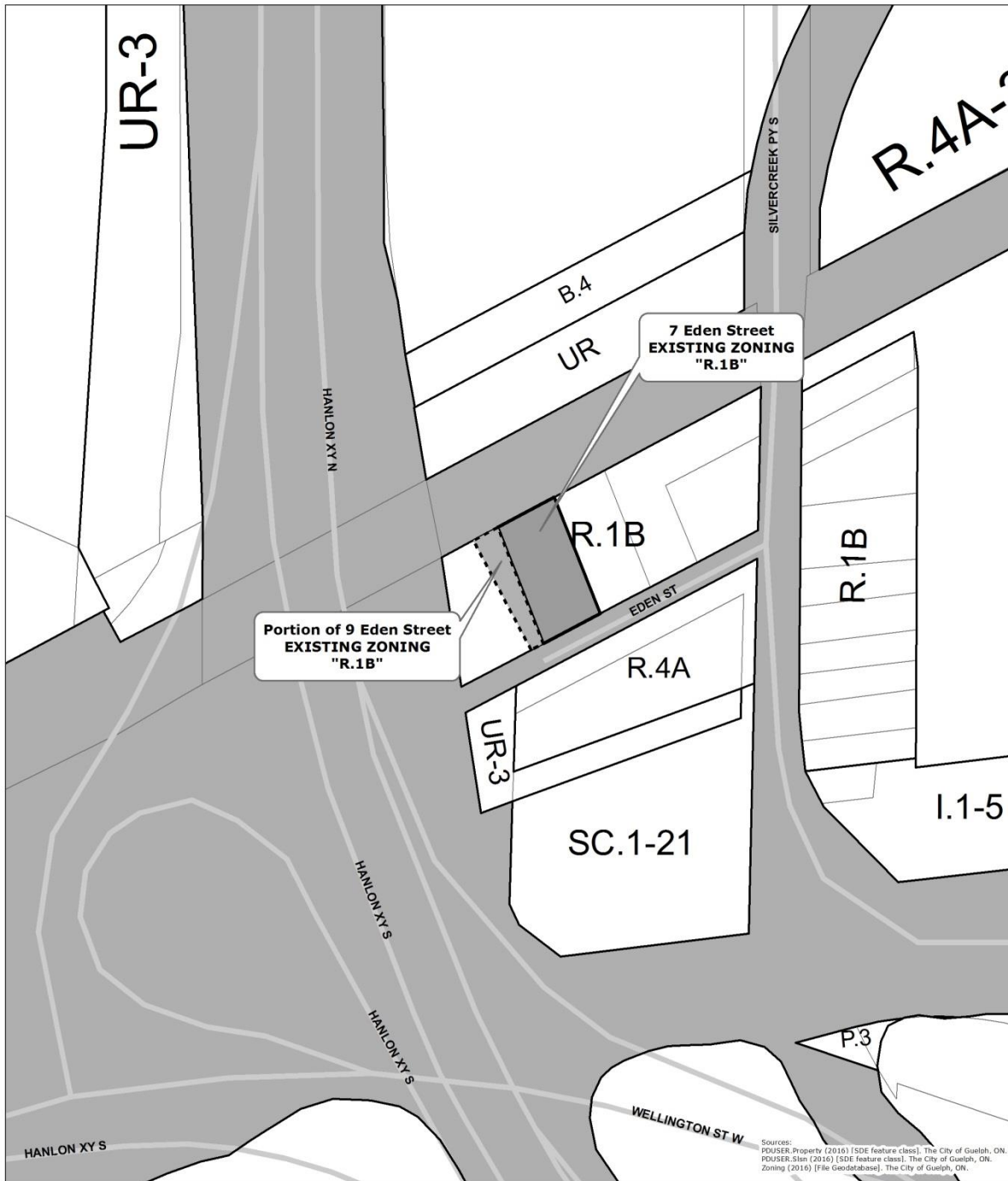
3. The following criteria will be used as the basis for permitting *coach houses* and *garden suites* by amendment to the implementing *Zoning By-law*:

- i) the use is subordinate in scale and function to the main *dwelling* on the lot;

- ii) the use can be integrated into its surroundings with negligible visual impact to the streetscape;
- iii) the use is situated on an appropriately-sized housing lot;
- iv) the use is compatible in design and scale with the built form of the main *dwelling unit*;
- v) the orientation of the use will allow for optimum privacy for both the occupants of the new *coach house* or *garden suite* and the main *dwelling* on the lot; and any other siting requirements related to matters such as servicing, parking and access requirements, storm water management and tree preservation can be satisfied.



# **ATT-5** **Existing Zoning and Details**





0 10 20 40 60 80 m

Produced by the City of Guelph  
Planning, Urban Design and Building Services - Development Planning  
February 2017

## EXISTING ZONING

### 7 and 9 Eden Street



**ATT-5 (continued)**  
**Existing Zoning and Details**

5.1 RESIDENTIAL SINGLE DETACHED (R.1) **ZONES**

5.1.1 PERMITTED **USES**

The following are permitted **Uses** within the R.1A, R.1B, R.1C, and R.1D **Zones**:

- **Single Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25

5.1.2 REGULATIONS

Within the Residential 1 (R.1) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations listed in Table 5.1.2, and the following:

5.1.2.1 Despite Row 7 of Table 5.1.2, where a **Garage, Carport** or **Parking Space** is not provided in accordance with Section 4.13.2.1, one **Side Yard** shall have a minimum dimension of 3 metres.

5.1.2.2 Despite any required **Side Yard** on a residential **Lot, Carports** shall be permitted provided that no part of such **Carport** is located closer than 0.6 metres to any **Side Lot Line**.

5.1.2.3 In the event that there is a transformer easement on a particular **Lot**, portions of the **Single Detached Dwelling** may be required to be **Setback** further than specified in Row 6 of Table 5.1.2 in order that a minimum separation of 4.5 metres may be maintained between the transformer easement and any part of the dwelling.

5.1.2.4 Despite Rows 6 and 8 of Table 5.1.2, **Buildings** or **Structures** located on **Through Lots** shall have a **Setback** the same as the nearest adjacent **Main Building** and in accordance with Section 4.24.

5.1.2.5 Despite Row 4 of Table 5.1.2, the minimum **Lot Frontage** for a **Corner Lot** in a R.1D **Zone** shall be 12 metres.

5.1.2.6 Despite Row 4 of Table 5.1.2, the **Lots** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Lot Frontage** of the average **Lot Frontage** established by the existing **Lots** within the same **City Block Face**, but in no

case less than 9 metres. Nothing in this section shall require the minimum **Lot Frontage** to be greater than the minimum **Lot Frontage** established in Table 5.1.2. Where the average **Lot Frontage** of the existing **Lots** on the **Block Face** cannot be determined, the minimum **Lot Frontage** shall be as indicated in Table 5.1.2.

5.1.2.7 Despite Row 6 of Table 5.1.2, the minimum **Front** or **Exterior Side Yard** for dwellings located within Defined Area Map Number 66 of Schedule "A" of this **By-law**, shall be:

- i) The minimum **Front Yard** or **Exterior Side Yard** shall be 6 metres or the average of the **Setbacks** of the adjacent properties. Where the off-street **Parking Space** is located within a **Garage** or **Carport**, the **Setback** for the **Garage** or **Carport** shall be a minimum of 6 metres from the **Street Line**.
- ii) In accordance with Section 4.6 and 5.1.2.3; and
- iii) In accordance with the Ontario Building Code, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to **Buildings**.  
Where a road widening is required in accordance with Section 4.24, the calculation of the required **Front** or **Exterior Side Yard** shall be as set out in Section 5.1.2.7, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.

5.1.2.8 Despite Row 7 of Table 5.1.2, properties **Zoned** R.1B or R.1C with **Buildings** over 2 **Storeys** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Side Yard** requirement of 1.5 metres.

5.1.2.9 Deleted.

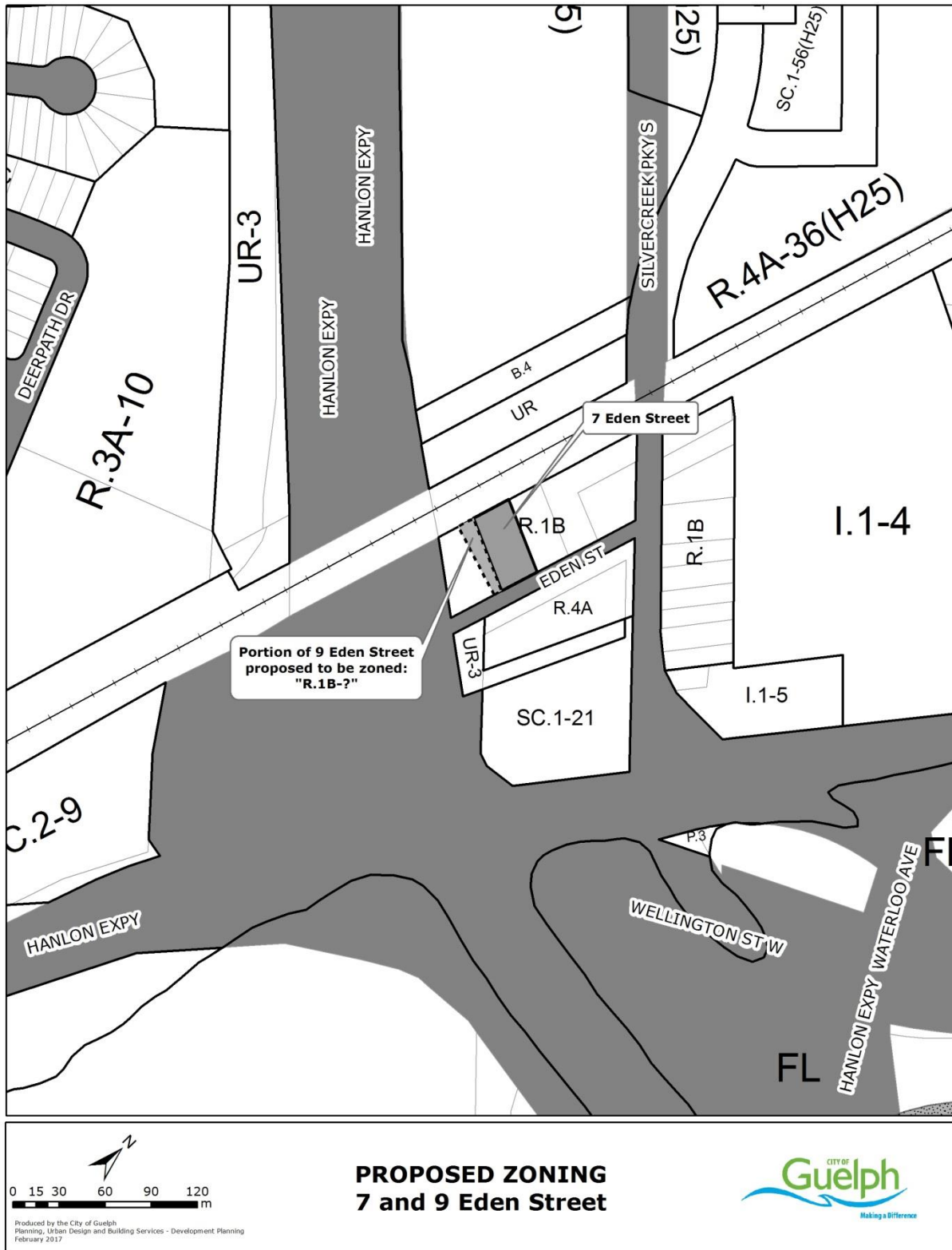
5.1.2.10 Despite Row 7 of Table 5.1.2 in the R.1A Zone, where a **Building** has a one **Storey** portion and a 1.5 to 2 **Storey** portion, the required **Side Yard** shall be 1.5m from the **Side Lot Line** to the foundation wall of the 1 **Storey** portion and 2.4m from the **Side Lot Line** to the wall of the 1.5 to 2 **Storey** portion.

5.1.2.11 Where **Lots** have less than 12 metres of **Frontage**, the **Garage** is limited to a maximum of 55% of the **Lot** width (as measured at the **Front Yard Setback**).

**EXCERPT FROM TABLE 5.1.2 - REGULATIONS GOVERNING R.1 ZONES**

1	Residential Type	Single Detached Dwellings
2	Zone	<b>R.1B</b>
3	Minimum Lot Area	460 m <sup>2</sup>
4	Minimum Lot Frontage	15 metres and in accordance with Section 5.1.2.6.
5	Maximum Building Height	3 Storeys and in accordance with Section 4.18.
6	Minimum Front Yard	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.
6a	Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.
7	Minimum Side Yard 1 to 2 Storeys Over 2 Storeys	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.
8	Minimum Rear Yard	7.5 metres or 20% of the <i>Lot Depth</i> , whichever is less and in accordance with Section 5.1.2.4.
9	Accessory Buildings or Structures	In accordance with Section 4.5
10	Fences	In accordance with Section 4.20.
11	Off-Street Parking	In accordance with Section 4.13.
12	Minimum Landscaped Open Space	The <i>Front Yard</i> on any <i>Lot</i> , excepting the <i>Driveway (Residential)</i> shall be landscaped and no parking shall be permitted within this <i>Landscaped Open Space</i> . Despite the definition of <i>Landscaped Open Space</i> , a minimum area of 0.5 metres between the <i>Driveway (Residential)</i> and nearest <i>Lot Line</i> must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.
13	Garbage, Refuse and Storage	In accordance with Section 4.9.
14	Garages	For those <i>Lots</i> located within the boundaries indicated on Defined Area Map Number 66, attached <i>Garages</i> shall not project beyond the main front wall of the <i>Building</i> . Where a roofed porch is provided, the <i>Garage</i> may be located ahead of the front wall of the dwelling (enclosing <i>Habitable Floor Space</i> on the first floor) equal to the projection of the porch to a maximum of 2 metres.

# **ATT-6** **Proposed Zoning and Details**



**ATT-6 (continued)**  
**Proposed Zoning and Details**

**Proposed Zoning: Specialized Residential Single Detached (R.1B - ?)**

The applicant is requesting that the Zoning By-law be amended to permit a two-storey coach house in the "Residential Single Detached" (R.1B) Zone, whereas a coach house is not a permitted use.

In addition to the regulations set out in Section 5.1.2 – Residential Single Detached (R.1B) Zone of Zoning By-law (1995)-14864, as amended, **the following specialized regulations have been requested to facilitate this proposal:**

- To permit two dwellings on one lot, whereas Section 4.4 of the Zoning By-law only permits one.
- To permit the legal parking space for the coach house to be located in front of the coach house and within 6 metres of the street line, whereas Section 4.13.2.1 of the Zoning By-law requires that every required parking space be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building.

## Concept Plan



# NOTICE OF MOTION



## **Title of Motion: City of Guelph and Guelph Public Library Governance**

**Moved by: Mayor Guthrie**

### **SUMMARY:**

As the City continues to move forward on the development of a future downtown main library, along with the potential of alternative locations for existing library branches, it is important that the current governance structure/terms of reference is explored between the City of Guelph and the Guelph Public Library Board.

Examples of what such a review may address: Business case expectations, reporting protocols, information sharing, communications, proper decision criteria and delegated authority.

### **RECOMMENDATIONS:**

That the following motion be referred to Committee of the Whole:

1. That in collaboration with the Guelph Public Library, the current governance structure between the City of Guelph and the Guelph Public Library be reviewed to create or confirm governance and/or terms of reference best practices regarding the future development of a downtown main library and other branch locations.

Date: March 27, 2017.