

Attachment-3 Recommended Zoning Regulations and Conditions

3A - Zoning Regulations:

The following zones are proposed on the subject site as shown in the proposed zoning map in Attachment 6.

Specialized R.4B-24 (High Density Apartment) Zone

Regulations

In accordance with Section 4 (General Provisions) and Section 5.4 and Table 5.4.2 (Regulations Governing R.4 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

Parking Location

Despite 4.13.2.2, all parking spaces shall be set back a minimum of 0.6 metres from the Exterior Side Lot Line (Alice Street) and 0 metres from the Interior Side and Rear Lot Line.

Angular Plane

Despite Section 4.16.2, the angular plan to Alice Street shall be 66 degrees.

Minimum Side Yard

Despite Table 5.4.2, Row 8, the minimum Exterior Side Yard (on Alice Street) shall be 2.0 metres.

Maximum Height

Notwithstanding Table 5.4.2. Row 10, the maximum building height shall be 5 storeys, and in accordance with Sections 4.16 and 4.18.

Minimum Common Amenity Area

Despite Table 5.4.2, Row 12 and Section 5.4.2.4.1, the minimum common amenity area shall be 2330 square metres.

Notwithstanding Section 5.4.2.4.3, a portion of the common amenity area may be permitted in the front yard.

Minimum Landscaped Open Space

Despite Table 5.4.2. Row 13, the minimum landscaped open space may be 39% of the Lot area.

Parking

Despite Table 5.4.2, Row 14 and Section 4.13:

- Off-street vehicle parking shall be required at 0.97 spaces per unit
- A minimum of 13% of available parking shall be for visitors

Buffer Strip

Despite Table 5.4.2, Row 15, no Landscape Buffer will be required along the interior side lot line.

Maximum Dwelling Unit Size

Any dwelling unit located on the 5th Storey shall have a maximum area of 44 square metres.

3B - Proposed Conditions of Site Plan Approval

The following conditions are provided as information to Council and will be imposed through site plan approval, pursuant to Section 41 of the Planning Act. Staff note that the site plan conditions from the previous zoning approval for the site (As described in the Council Decision Report from January 28, 2019 (Report IDE-2019-10) will be considered through the site plan approval process for this proposed addition.

1. The Owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and Building Services, and the General Manager/City Engineer, prior to any construction or grading on the lands.
2. The Developer shall pay cash-in-lieu of parkland for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225) or any successor thereof, prior to issuance of any building permits; and
3. Prior to Site Plan approval, the Owner shall provide to the Deputy CAO of Public Services a satisfactory appraisal report prepared for The Corporation of the City of Guelph for the purposes of calculating the payment of cash-in-lieu of parkland dedication pursuant to s.42 of the Planning Act. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Deputy CAO of Public Services. Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the payment of cash-in-lieu of parkland dedication.
4. The Owner shall demonstrate to the satisfaction of the General Manager of Planning and Building Services a commitment to incorporate features into the development that will implement recommendations of the City's Community Energy Initiative (CEI) and the overall goal of becoming a net zero carbon community by 2050, and as described in the applicant's Energy Modelling Report, prepared by DEI Consulting Engineers, dated September 2020.

5. The owner shall incorporate transportation demand management measures that will ensure on-site parking is utilized to its maximum efficiency to the satisfaction of the General Manager/City Engineer.
6. The Owner shall pay all Development Charges prior to the issuance of any building permits.