

# **111-193 Silvercreek Parkway North**

**Statutory Public Meeting for Proposed  
Zoning By-law Amendment application**

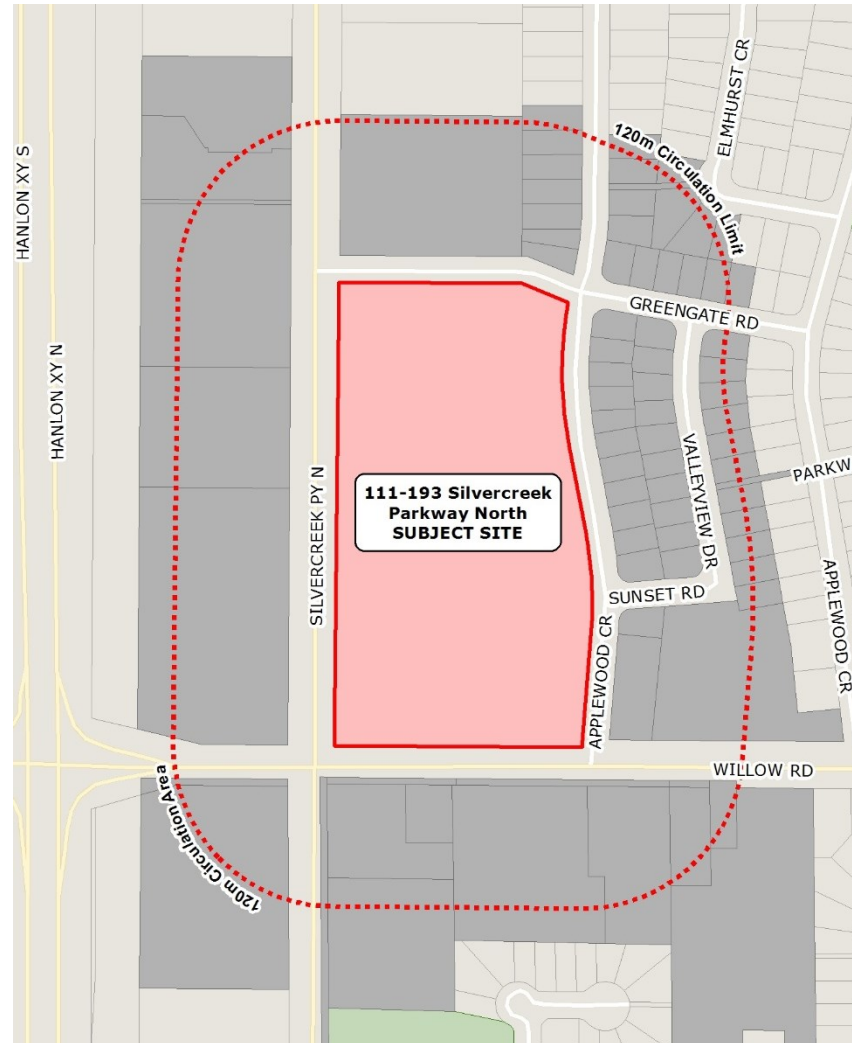
**File: OZS20-017**

**March 8, 2021**

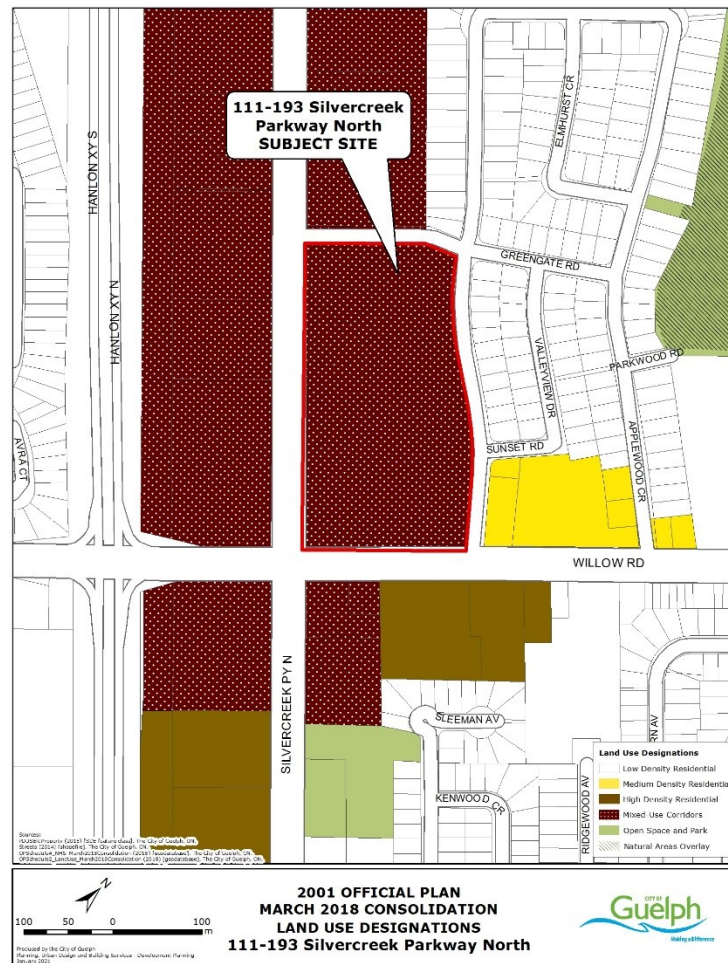
# How to stay informed:

- If you wish to be notified of any future revisions or decisions on this application, please email [planning@guelph.ca](mailto:planning@guelph.ca)

# Location

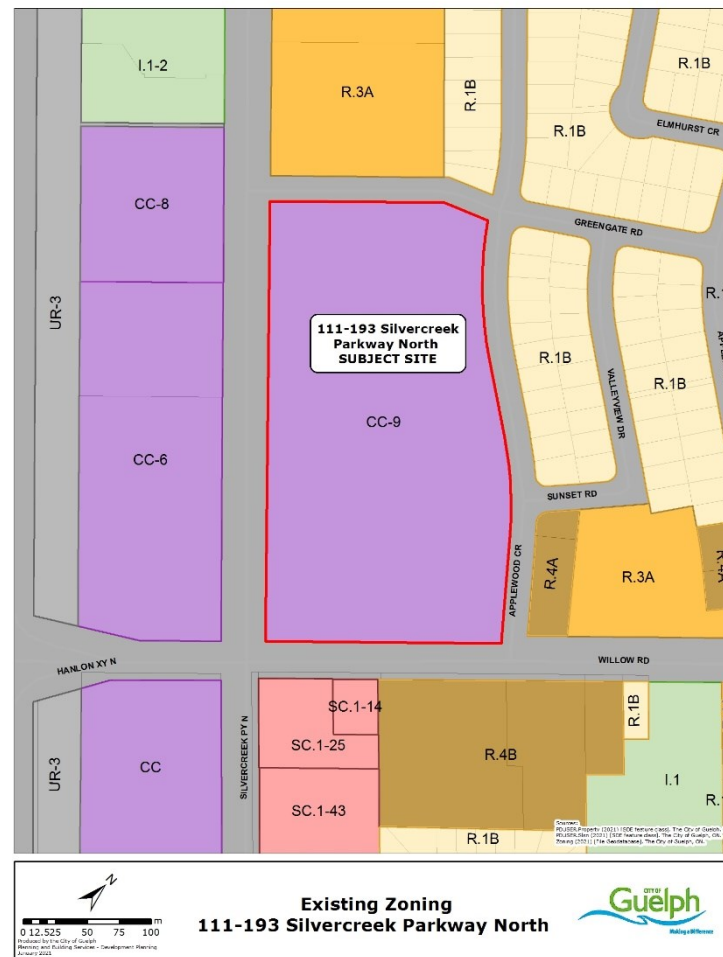


# Existing Official Plan Land Use Designation

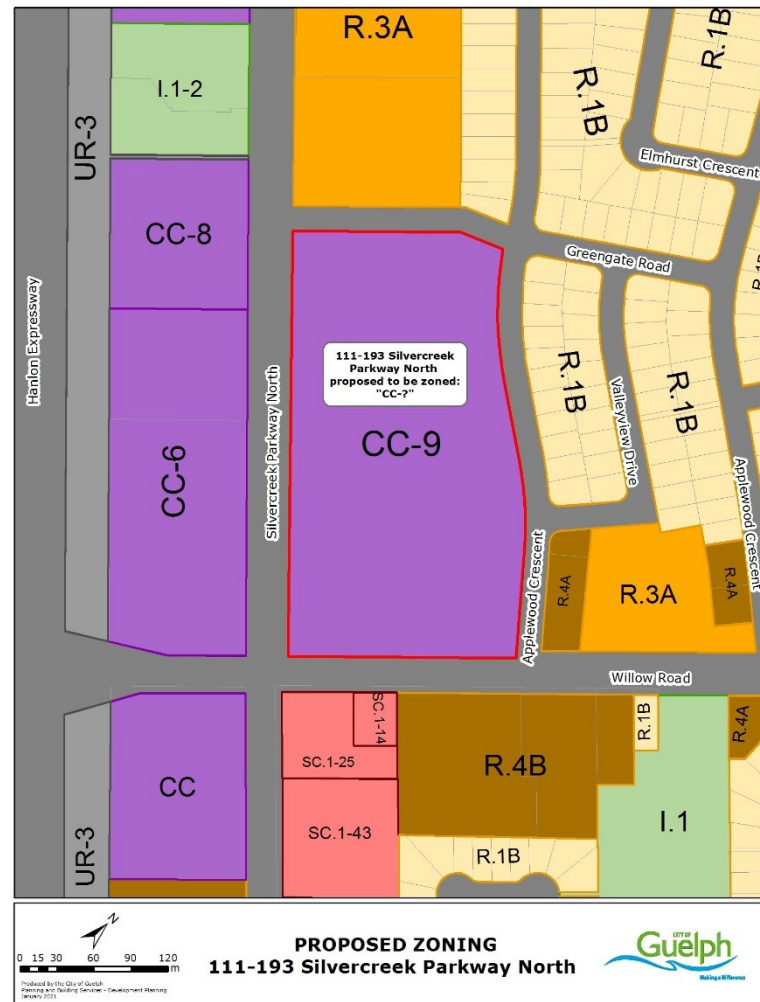


# Existing Zoning

Existing Zoning: CC-9 (Specialized Community Shopping Centre)



# Proposed Zoning



## Requested Specialized Zoning Regulations

The applicant is requesting to include Apartments as an additional permitted use within the "Specialized Community Shopping Centre" (CC-xx) Zone. The applicant is requesting that these Apartments be regulated by the "High Density Apartment" (R.4B) Zone. The applicant is also requesting the following specialized regulations to the R.4B Zone to implement the proposed development:

- That the Minimum Exterior Side Yard to Silvercreek Parkway North be 1.5 metres, where the R.4B Zone requires 6 metres.
- That the Minimum Rear Yard to Willow Road be 0.95 metres, where the R.4B Zone requires 69.2 metres (equal to 20% of the lot depth or one-half of the building height, whichever is greater).
- That the Minimum Common Amenity Area for a maximum of 148 apartment units be 1,995 square metres, where the Zoning By-law requires 3,160 square metres.

## **Requested Specialized Zoning Regulations (continued)**

- That a maximum of 15 visitor parking spaces be provided underground, where Section 4.13.6 of the Zoning By-law requires that visitor parking be provided above grade.
- That the Minimum Landscaped Open Space be 12%, where Table 5.4.2, Row 13 of the Zoning By-law requires a minimum of 40%.
- That the Angular Plane be 57 degrees from the centreline of a street, where Section 4.16.1 of the Zoning By-law requires a maximum of 45 degrees.
- That the Minimum setback of underground parking to a lot line be 1.2 metres, where Section 4.13.3.4.2 of the Zoning By-law requires a minimum of 3 metres.



## **Requested Specialized Zoning Regulations - continued**

The applicant is requesting the following specialized regulations to the CC Zone:

- That the Minimum Setback for a mixed-use building be 1.5 metres from Silvercreek Parkway North, where the CC-9 Zone requires a minimum setback of 31.5 meters, which has been varied through minor variance A-111/08 to 1.86 metres for a commercial building.
- That the Minimum Landscape Strip along Silvercreek Parkway North for a mixed-use building be 1.5 metres, where Table 6.2.2. Row 12 of the Zoning By-law requires 3 metres, which has been varied through minor variance A-111/08 to 1.96 metres for a commercial building.
- That the Minimum Landscape Strip along Willow Road be 0.95 metres, where Table 6.2.2, Row 12 of the Zoning By-law requires 3 metres adjacent to a street line.

# Requested Specialized Zoning Regulations (continued)

- That the minimum commercial parking ratio be 1 parking space per 25 square metres of Gross Floor Area where the CC-9 Zone requires a minimum of 1 parking space per 18.8 square metres of GFA and minor variance application A-111/08 varied this requirement to a minimum of 1 parking space per 23.64 square metres of GFA. For the proposed commercial GFA of 18,617 square metres, 788 parking spaces are required and 764 commercial parking spaces are proposed.
- To permit a building height of 6 storeys for either a freestanding residential building or a mixed-used building, where Table 6.2.2, Row 8 of the Zoning By-law permits residential dwelling units only with commercial units in the same building with a maximum building height of 3 storeys.

# Existing and Proposed Development Concept Plan

