

## **Attachment-2 Recommended Zoning Regulations and Conditions**

### **3A - Zoning Regulations:**

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

### **Specialized R.4A-?? (General Apartment) Zone**

#### **Permitted Uses**

- Supportive Housing
- Hotel, in accordance with SC. 1-11.

The following definitions shall apply in the R.4A-? Zone:

**Supportive Housing** shall mean the Use of a Building with Dwelling Units to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training.

#### **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:

##### Minimum Front Yard

Despite Table 5.4.2, Row 6, the minimum Front Yard shall be 1.5 metres.

##### Minimum Exterior Side Yard

Despite Table 5.4.2, Row 6, the minimum Exterior Side Yard shall be 4.9 metres.

##### Minimum Rear Yard

Despite Table 5.4.2, Row 9, the minimum Rear Yard shall be 6.3 metres.

##### Maximum Height

Notwithstanding Table 5.4.2. Row 10, the maximum building height shall be 1 storey, and in accordance with Sections 4.16 and 4.18.

##### Parking

Despite Table 5.4.2, Row 14 and Section 4.13:

- A minimum of 13 parking spaces shall be provided.

## Maximum Number of Dwelling Units

- A maximum of 32 dwelling units shall be permitted.

### **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.

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 pay all Development Charges prior to the issuance of any building permits.
5. The Owner acknowledges and agrees that ensuring the suitability of the land from an environmental engineering perspective, for the proposed use(s) is the responsibility of the Developer/Landowner.
6. Prior to site plan approval and prior to any construction or grading on the lands, the Owner shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer:
  - i. A Detailed Noise Study certified by a qualified Professional Engineer in accordance with the City of Guelph Noise Control Guidelines.
  - ii. a grading, drainage and servicing plan prepared by a Professional Engineer for the Site;
  - iii. Submit a copy of the RSC and the RSC acknowledgement from the MECP to the City of Guelph

- iv. a detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction;
7. The Owner shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in the plans, studies and reports outlined in subsections 4 i) to 4 iv) inclusive.
8. The Owner shall obtain a site alteration permit in accordance with City By-law (2016)-20097 to the satisfaction of the General Manager/City Engineer if grading or earthworks is to occur prior to site plan approval.
9. Prior to any construction or grading on the lands, the Owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore, the Owner shall provide a qualified environmental inspector, satisfactory to the General Manager/City Engineer, to inspect the Site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.
10. The Owner shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan be borne by the Owner.
11. The Owner shall pay to the City the actual cost of construction of municipal services within the City's right-of-way including such items as sanitary, water and storm laterals, driveways, curb cuts and/or curb fills, sidewalk. Prior to approval of the plans, the Owner shall pay to the City the estimated cost of the construction of municipal services as determined by the General Manager/City Engineer.
12. The Owner agrees, prior to final site plan approval, to grant any necessary servicing easements in favour of the adjacent lands currently using or draining into the existing watermain, sanitary and storm sewer.
13. The Owner acknowledges that the City does not allow retaining walls higher than 1.0 metre abutting existing residential properties without the permission of the General Manager/City Engineer.
14. The Owner shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (Radon and Methane) in the plan in accordance with applicable provisions contained in the Ontario Building Code.

15. The Owner shall enter into an agreement with the City, to be registered on title, satisfactory to the City Solicitor which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
16. The Owner shall service, grade, develop and maintain the Site in accordance with the plans that have been approved by the City through the site plan approval. The Owner shall have the Professional Engineer who designed the servicing certify to the City that they supervised the construction of the servicing and that the as-built servicing is functioning properly as designed. The Owner shall have the Professional Engineer who designed the site grading and drainage submit an as-built grading and drainage plan to the City.
17. The Owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, hydrants, catchbasins, roadways, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, are in good repair, free from defects and functioning properly.
18. The Owner shall retain a Professional Engineer, licensed in the Province of Ontario, to prepare an on-site engineering works cost estimate using the City's template. The estimate is to be certified by the Professional Engineer. The Owner shall provide the City with cash or letter of credit security for the on-site engineering works in an amount satisfactory to the City. The Owner shall pay the engineering on-site works inspection fee to the satisfaction of the City.
19. The following items are required to be submitted as part of an updated noise study as part of a complete submission of the Site Plan application. Note that additional comments may be provided during review of the Site Plan application noise study, based on the submitted material for that application.
  - i. Assumptions made in the current report are fine for this site only (not precedence-setting), for the purposes of approval of Zoning amendment only. Specific and detailed calculations, recommendations, etc. are to be provided in an updated study submitted for Site Plan approval.
  - ii. Section 2 & Section 5: It is indicated that the site mechanical design is incomplete. Please note that analysis of the site-generated noise may need to be completed once the site design is complete, and before the City issues Site Plan Approval; an updated noise study would be anticipated during the Site Plan Control application.
  - iii. Section 3.2.1: Traffic data is from 2015; we prefer AADT calculations be done based on more recent data, ideally less than 2 years old. Please update with more recent data available from the City (latest for this road segment is 2019). Projection to future AADT values should be based on 10 years PAST the completion/occupation year: as this site still requires Site Plan approval and future construction/permit

work prior to occupancy, please choose a date that is reasonable for occupancy and project to 10 year after that date.

- iv. Indoor Living Area assessment needs to be reviewed and additional clarification will be necessary for the final detailed report. Existing wall sections and their potential for acoustic mitigation need to be verified by inspection and calculation using acoustic modeling software, or field-verified using MECP-approved measurements. Alternatively, the exterior walls need to be reconstructed to current OBC standards for new construction, and this will need to be verified a) as part of the Site Plan drawings including wall system and façade design on engineering and planning drawings, b) as part of the Building Permit submission (after Site Plan Approval), and c) with in-field verification (after construction) by both building permit inspector(s) and qualified acoustic professional(s). While these elements usually form part of the Detailed Noise Study, they could be done separately; if done separately this information would need to be provided as a separate report submitted as part of a complete application for Site Plan Approval.

20. THAT the developer shall complete an Arborist Report and Tree Management Plans, satisfactory to the General Manager of Planning and Building Services, prior to any grading, tree removal or Site Plan Approval. The plan will include:

- a. The long-term protection of trees on the adjacent property to the north, with consideration of removing invasive species and integration of appropriate design changes as may be required to ensure increased monitoring of this area;
- b. Pre, during and post construction mitigation and monitoring of private and neighbouring trees.

21. THAT the developer shall complete a Tree Compensation Plan, in addition to or included with, standard landscaping requirements of a Landscape Plan, satisfactory to the General Manager of Planning and Building Services, prior to any grading, tree removal or Site Plan Approval. Should space not be available for compensation trees on site, an alternative site and/or cash-in-lieu compensation will be provided.

22. THAT the developer complete a CPTED Assessment Report as part of the Site Plan Approval process that helps identify key design and maintenance challenges and provides site-specific strategies and solutions.