

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

### **2A - Zoning Regulations:**

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

### **Specialized R.4D-11(H) (Residential Infill Apartment) Zone**

(H) Holding Provision

Holding Provision Purpose: To ensure that development of the subject lands does not proceed until the following condition has been met to the satisfaction of the City related to the subject development:

1. That a noise study be completed in keeping with the City of Guelph Noise Control Guidelines and approved by the General Manager/City Engineer.

### **Permitted Uses**

- Supportive Housing

The following definition shall apply in the R.4D-11(H) Zone:

**Supportive Housing** shall be defined as the Use of a Building with Dwelling Units, or suites or bedrooms in a shared setting, 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. Supportive Housing does not include a Lodging House Type 1 or Lodging House Type 2.

### **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 Lot Frontage

Despite Table 5.4.2, Row 4, the minimum Lot Frontage shall be 12 metres.

#### Maximum Density

Despite Table 5.4.2, Row 5, a maximum of 36 bedrooms shall be permitted.

#### Maximum Front Yard

Despite Table 5.4.2, Row 7, the maximum Front Yard Setback shall be 42 metres.

#### Minimum Rear Yard

Despite Table 5.4.2, Row 9, the minimum Rear Yard shall be 2.0 metres.

### Landscaped Open Space

Despite Table 5.4.2, Row 13, a maximum of 23 parking spaces are permitted in the front yard.

### Parking

Despite Table 5.4.2, Row 14, and Section 4.13, a minimum of 15 parking spaces shall be provided.

## **2B - 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, existing or proposed easements, 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 development of the lands.
2. The owner shall implement any recommendations of the approved noise study to the satisfaction of the General Manager/City Engineer, prior to any development of the lands.
3. 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 a Professional Engineer certify to the City that that the as-built servicing is functioning properly as designed.
4. The Owner shall be responsible for parkland dedication to the City to the satisfaction of the Deputy CAO of Public Services or their designate, pursuant to s. 42 of the Planning Act and in accordance with the City's Parkland dedication By-law (2019)-20366 as amended or any successor thereof, prior to issuance of any building permits.
5. The owner shall be responsible for demarcation of city owned lands according to City's property demarcation policy to the satisfaction of the Deputy CAO of Public Services.
6. The developer complete a CPTED Assessment as part of the Site Plan Approval process that helps identify any design and maintenance challenges and provides site-specific strategies and solutions.
7. That the applicant complete the Cultural Heritage Conservation Plan to the satisfaction of the Senior Heritage Planner.