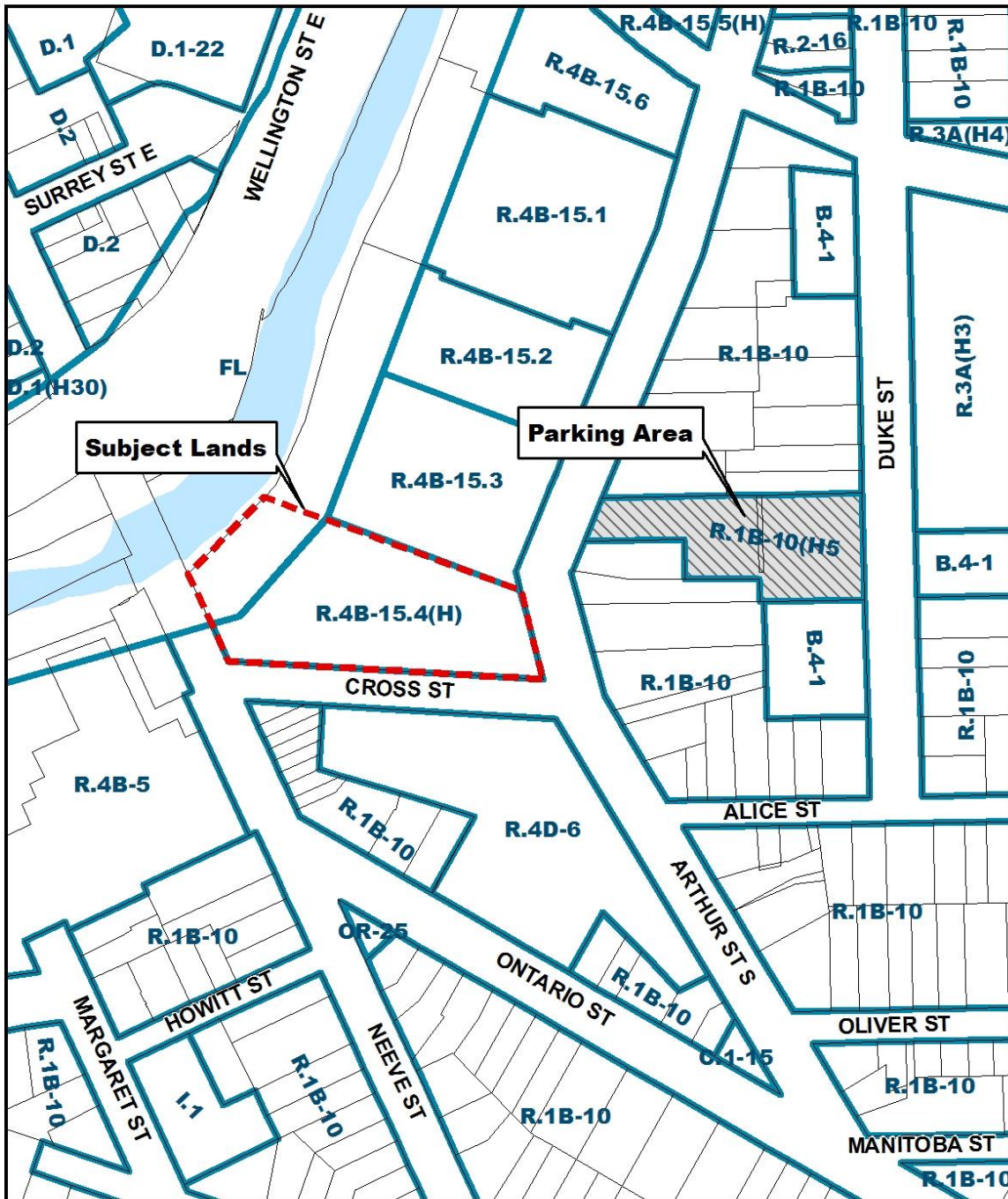


# Attachment-4 Existing Zoning



N.T.S.

**EXISTING ZONING  
R.4B-15.4(H) & FL  
93 Arthur Street S.**



Produced by the City of Guelph  
Planning and Building Services  
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## Attachment-4 continued Existing Zoning Regulations

- 5.4.3.2.15.5      **R.4B-15.3**  
5 Arthur Street South  
As shown on Defined Area Map Number 38 and Defined Area Map Number 38, Detail "A" of Schedule "A" to this By-law:
- 5.4.3.2.15.5.1      **Regulations**  
In addition to the regulations in Section 5.4.2 and 5.4.3.2.15.2, the following regulations shall apply to the R.4B-15.3 **Zone**:
- 5.4.3.2.15.5.1.1      **Minimum Common Amenity Area**  
Despite Section 5.4.2.4.1 and Table 5.4.2, Row 12, the minimum **Common Amenity Area** shall be a total of 700 m<sup>2</sup>
- 5.4.3.2.15.5.1.2      **Minimum Landscaped Open Space**  
Despite Table 5.4.2, Row 13, the minimum **Landscaped Open Space** shall be a total of 1700 m<sup>2</sup>
- 5.4.3.2.15.5.1.2.1      Despite the definition in Section 3.1, **Landscaped Open Space** may include open space located either at grade or above a **Building** or **Structure**.
- 5.4.3.2.15.5.1.3      **Maximum Building Floor Plate Area**  
Above the 6<sup>th</sup> **Storey**      1200 m<sup>2</sup>  
Above the 10<sup>th</sup> **Storey**      1000 m<sup>2</sup>
- 5.4.3.2.15.5.1.4      **Maximum Floor Plate Ratio Restriction**  
Above 10<sup>th</sup> **Storey** only: 1.5:1.0
- 5.4.3.2.15.5.1.5      **Minimum Yards**
- 5.4.3.2.15.5.1.5.1      **Minimum Front Yard**  
Despite Section 4.24 and Table 5.4.2, Row 6, the minimum **Front Yard** shall be:  
- From Arthur St to **Townhouse** front face      2.5 m  
- From Arthur St to raised walkway/patio      1.0 m

5.4.3.2.15.2.6

Bicycle Parking

5.4.3.2.15.2.6.1

Bicycle Parking shall be provided at the ratio of 0.65 bicycle parking spaces per *Dwelling Unit* on the *Lot* and 0.3 bicycle parking spaces per 100 square metres of non-residential *Gross Floor Area*.

5.4.3.2.15.2.6.2

Bicycle Parking may be provided for by a combination of racks at the surface, within a *Basement* or *Garage* of an *Apartment Building*, a secure parking area, room or enclosed container, or within a specially designed and designated spot provided within a storage locker.

5.4.3.2.15.2.7

The provisions of this *By-Law* shall continue to apply collectively to the whole of the lands identified on Schedule "A" as R.4B-15, including any sub-zones (i.e. R.4B-15.1) despite any future severance, conveyance, dedication, taking, widening, partition or division for any purpose.

5.4.3.2.15.6

R.4B-15.4 (H)

5 Arthur Street South

As shown on Defined Area Map Number 38 and Defined Area Map Number 38, Detail "A" of Schedule "A" to this By-law:

5.4.3.2.15.6.1

Additional Permitted Uses, as part of a Commercial/Residential Building

- *Agricultural Produce Market*
- *Art Gallery*
- *Artisan Studio*
- *Bake Shop*
- *Boutique*
- *Community Services Facilities*
- *Convenience Store*
- *Dry Cleaning Outlet*
- *Financial Establishment*
- *Florist*
  
- *Home Occupation*
- *Laundry*
- *Medical Clinic*
- *Medical Office*
- *Office*
- *Parking Facility* (within *Structure* only)
- *Personal Service Establishment*
- *Pharmacy*
- *Postal Service*
- *Print Shop*
- *Recreation Centre*
- *Restaurant*
- *Restaurant (Take-Out)*
- *Retail Establishment*

- 5.4.3.2.15.6.2      Regulations  
In addition to the regulations in Section 5.4.2 and 5.4.3.2.15.2, the following regulations shall apply to the R.4B-15.4 **Zone**:
- 5.4.3.2.15.6.2.1      Additional Permitted Commercial *Uses*
- 5.4.3.2.15.6.2.1.1      Commercial *Uses* permitted in Section 5.4.3.2.15.6.1 shall be limited to a **Gross Floor Area** of 500 square metres in size.
- 5.4.3.2.15.6.2.1.2      Notwithstanding the permitted *Uses* in 5.4.3.2.15.1 and 5.4.3.2.15.6.1, the ground floor of this **Building** shall contain a minimum of one commercial unit fronting onto each of Arthur Street South, Cross Street, and the river.
- 5.4.3.2.15.6.2.2      Minimum *Common Amenity Area*  
Despite Section 5.4.2.4.1 and Table 5.4.2, Row 12, the minimum **Common Amenity Area** shall be a total of 1500 m<sup>2</sup>
- 5.4.3.2.15.6.2.3      Minimum *Landscaped Open Space*  
Despite Table 5.4.2, Row 13, the minimum **Landscaped Open Space** shall be a total of 2000 m<sup>2</sup>
- 5.4.3.2.15.6.2.3.1      Despite the definition in Section 3.1, **Landscaped Open Space** may include open space located either at grade or above a **Building** or **Structure**.
- 5.4.3.2.15.6.2.4      Maximum *Building* Floor Plate Area  
Above the 6<sup>th</sup> **Storey**                      1200 m<sup>2</sup>  
Above the 8<sup>th</sup> **Storey**                      1000 m<sup>2</sup>
- 5.4.3.2.15.6.2.5      Maximum Floor Plate Ratio Restriction  
Above 10<sup>th</sup> **Storey** only: 1.5:1.0
- 5.4.3.2.15.6.2.6      **Setbacks**
- 5.4.3.2.15.6.2.6.1      **Front Yard Setback**  
Despite Section 4.24 and Table 5.4.2, Row 6, the 5-**Storey Building** podium shall not encroach within an area on the property directly adjacent to the intersection of Arthur Street South and Cross Street, defined by connecting the following three points:  
  1. The point at the immediate southeast corner of the property and directly adjacent to the intersection of Arthur Street South and Cross Street;
  2. A point located approximately 40 metres from the intersection of Arthur Street South and Cross Street, measured northwest along the Arthur Street frontage;
  3. A point located approximately 25 metres from the intersection of Arthur Street South and Cross Street, measured northwest along the Cross Street frontage.
- 5.4.3.2.15.6.2.6.2      **Exterior Side Yard Setback (Cross Street)**  
Despite Section 4.24 and Table 5.4.2, Row 6, the **Building** shall be **Setback** a minimum of 2.5 metres from Cross Street.
- 5.4.3.2.15.6.2.6.3      **Underground Parking Setback**  
An underground parking structure is permitted to be **Setback** 0 metres from a **Lot** line.

5.4.3.2.15.6.2.6.4

**Setbacks of Upper Storeys of Apartment Buildings**

The minimum **Setback** for the tower portion of an **Apartment Building**, above 5 **Storeys** shall be:

From Arthur Street **Lot Line**: 25 metres  
From Cross Street **Lot Line**: 5.5 metres  
From Neeve Street **Lot Line**: 35 metres

5.4.3.2.15.6.2.7

**Building Heights**

Despite Table 5.4.2 Row 10 and Sections 4.16, 5.4.2.1 and Defined Area Map No. 68, the maximum **Building Height** is 14 **Storeys**.

5.4.3.2.15.6.2.7.1

**Minimum Ground Floor Height**

For ground floor non-residential units, the minimum floor-to-ceiling **Height** shall be 4.5 metres.

5.4.3.2.15.6.2.8

**Holding Provision**

**Purpose:**

To ensure that development of the subject lands does not proceed until the following conditions have been met to the satisfaction of the **City** related to the subject development

**Conditions:**

1. That the Owner prepare an Urban Design Brief confirming that this phase of development is consistent with the approved Urban Design Master Plan for the site, to the satisfaction of the General Manager of Planning Services. In addition, an architectural peer review for this phase is required to the satisfaction of the General Manager of Planning Services. The owner may prepare one brief and complete a peer review that addresses one or more phases at a time, enabling the **City** to simultaneously lift the Holding Provision on multiple phases. Clearing of this condition may be done in advance of, or in conjunction with, submission of a Site Plan Approval application for each phase.
2. The developer/owner shall obtain the approval of the **City** with respect to the availability of adequate water supply, sewage capacity and sewage treatment capacity, prior to the site plan approval for each phase of the development.
3. That the owner pay to the **City**, their proportionate share of the actual cost of constructing municipal services on Arthur Street South, Cross Street and Neeve Street across the frontage of the lands including road works, local sanitary sewer, storm sewer, watermain curb and gutter, catchbasins, sidewalks, streetscaping and street lighting as determined by the City Engineer. Furthermore, that the owner pay to the **City** their proportionate share of the estimated cost of the municipal services determined by the City Engineer for all remaining frontage prior to the removal of this Holding Provision.