

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 SC.1-40 Zone

Additional Permitted Uses

- Apartment Building
- Residential Suites

For the purposes of this zone, the following definition shall apply:

Residential Suites: means a building containing 5 or more suites that are used to provide living accommodation where access to each suite is obtained through a common entrance or entrances from the street level and subsequently through a common hall or halls. Each suite shall contain bathroom facilities but does not have exclusive use of a kitchen.

Additional Specialized Regulations

In accordance with Section 4 (General Provisions) and Section 6.4 and Table 6.4.2 (Regulations Governing Service Commercial Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

Maximum Density

That a maximum density of 150 units per hectare apply to the site for an Apartment Building or Residential Suites. For the purpose of determining the number of units, a suite shall be considered equivalent to a dwelling unit.

Minimum Parking

Despite Section 4.13 and Table 5.4.2, a minimum parking ratio of 1 parking space per unit and 0.1 visitor parking spaces per unit shall be provided. For the purpose of determining the number of units, a suite shall be considered equivalent to a dwelling unit.

Minimum Common Amenity Area

That a minimum Common Amenity Area of 1300 square metres be provided.

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. That 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 the General Manager/City Engineer, prior to any construction or grading on the lands.
2. 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 stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the Site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
 - ii. a grading, drainage and servicing plan prepared by a Professional Engineer for the Site;
 - iii. 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;
 - iv. a construction traffic access and control plan for all phases of servicing and building construction;
 - v. salt management plan in accordance with the Grand River Source Protection Policy CG-CW-29.
3. 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 2 i) to 2 v) inclusive.
4. Prior to site plan approval, the Owner shall provide a Phase One ESA completed as per O.Reg.153/04 and shall provide a copy of the RSC and the RSC acknowledgement from the MOECC.
5. 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.

6. The Owner shall pay to the City the actual cost of the construction of the new driveway entrances and required curb cut and/or curb fill. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cut and/or curb fill.
7. 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.
8. 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.
9. The Owner to provide assurance of proper operation and maintenance of the Stormwater management facility, and oil-grit-separator (OGS) unit(s) through site plan agreement.
10. 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 a 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.
11. The Owner shall be responsible for payment in lieu of conveyance of parkland 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.

12. Prior to the issuance of the first building permit, the Owner shall provide to the Deputy CAO of Public Services or their designate, a satisfactory narrative appraisal report prepared for The Corporation of the City of Guelph for the purposes of calculating the amount for payment in lieu of conveyance of parkland pursuant to s.42 of the Planning Act. The value of the land shall be determined as of the day before the day the first building permit is issued. The narrative 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 or their designate.
13. Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services or their designate, the City, acting reasonably, reserves the right to obtain an independent narrative appraisal for the purposes of calculating the amount for payment in lieu of conveyance of parkland.
14. 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.