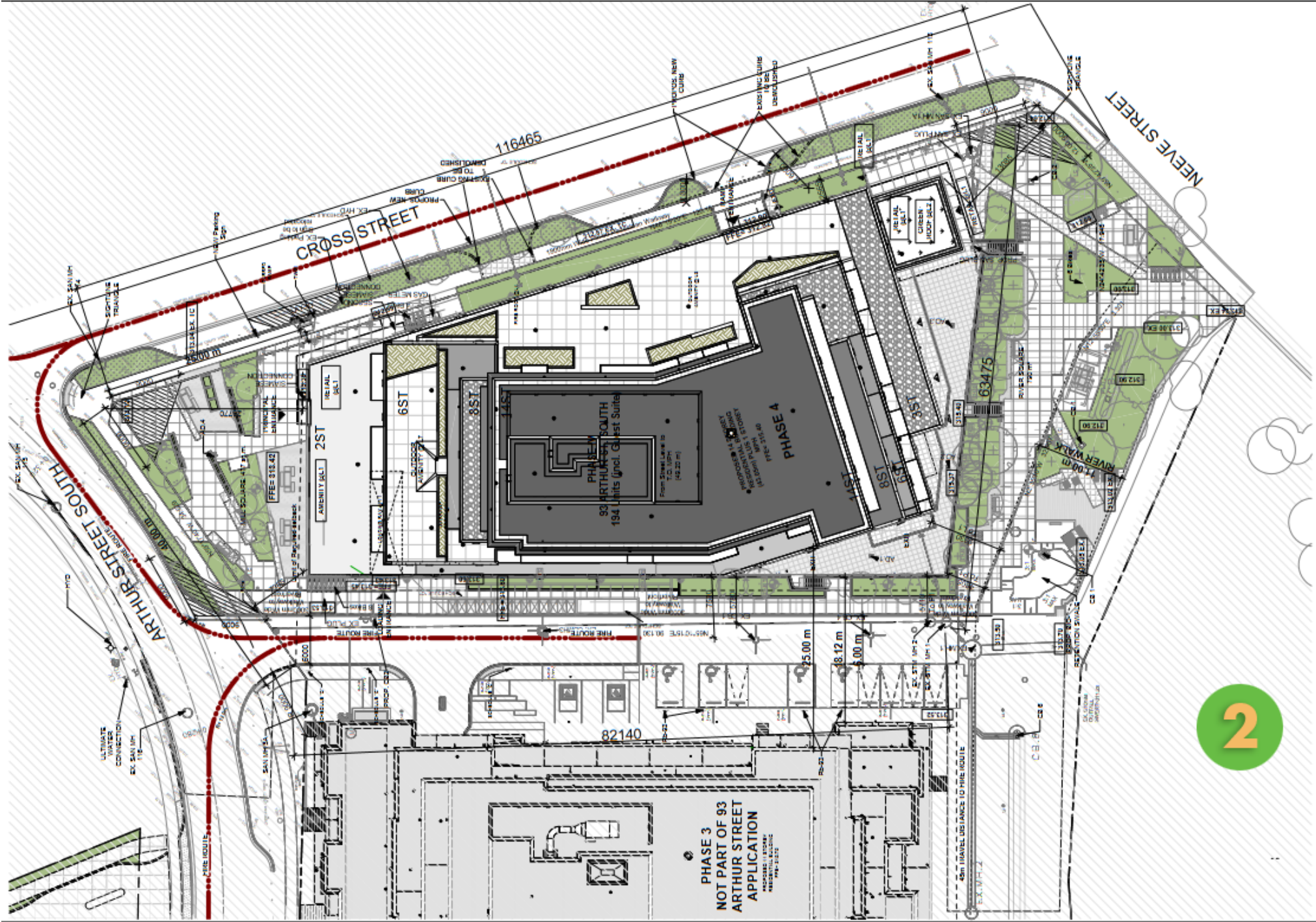
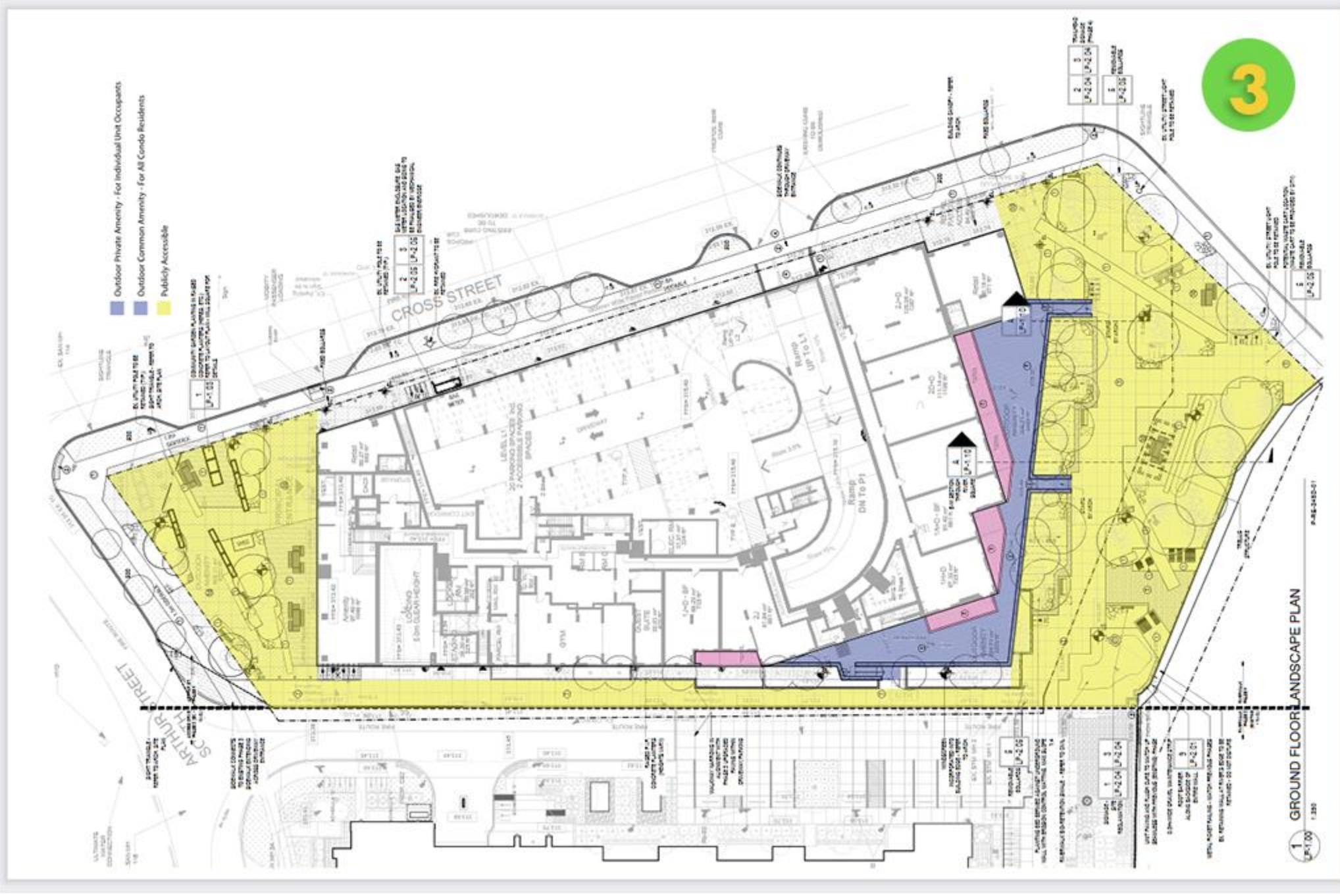


#### 11.1.7.11.6

The general built form and land use policies of the Downtown Secondary Plan shall apply the 5 Arthur Street and 64 Duke Street and 92 Ferguson Street properties. In addition, the distance between the facing walls of portions of buildings greater than 6 storeys, shall be a minimum of approximately 25 metres.



2



**1 GROUND FLOOR LANDSCAPE PLAN**

P-48-3482-01

1/20





5



6





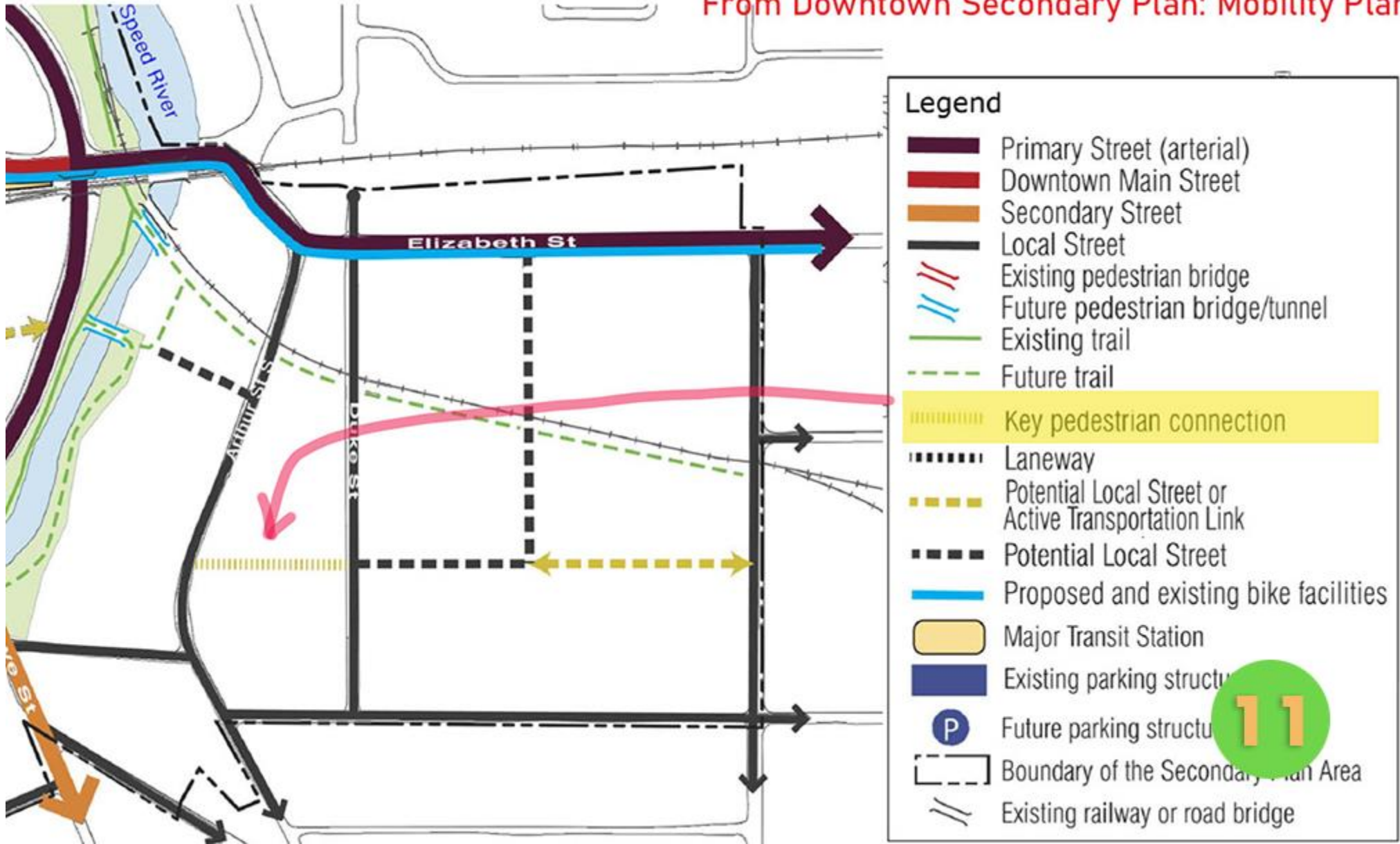
8

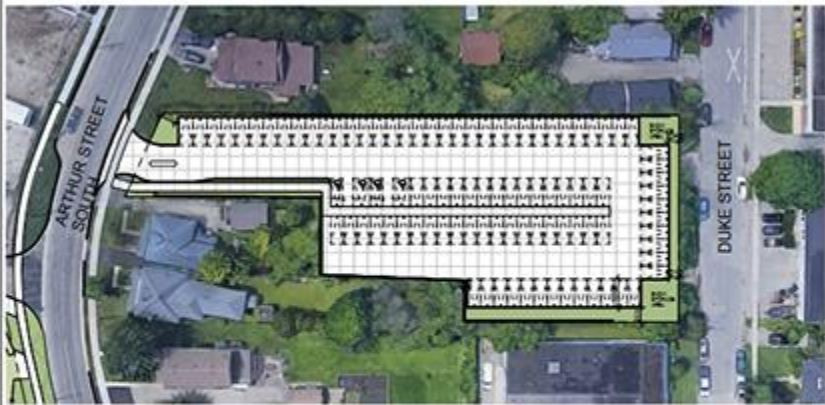




- PART IX
- PARK DEDICATION/CASH IN LIEU
  - 9.1 The Owner's obligations under s. 42 and 51.1 of the Planning Act, 1990, c. P-13 for parkland dedication or payment in lieu of the contribution as contemplated by section 42 (6) and section 51.1 of the Planning Act for the Mill Square Lands shall be satisfied by:
    - (a) The transfer of the Walkway Easement, River Square, and Public Access Easements to the City;
  - 9.2 At such time as the Mill Square Lands and that part of the Lands appurtenant thereto are being developed and a site plan agreement with respect to the same is being negotiated between the Owner and the City, the parties will determine the extent of and the degree and details of public accessibility to Mill Square Lands and if necessary the Owner and the City may enter into an agreement acting reasonably regarding the extent of and the degree and details of public accessibility to the Mill Square Lands.
  - City will consult and engage the general public and area residents in the design process for River Square design and development according to the Official Plan Policy 7.3.3 'Public Consultation on Parkland Design'.
  - City will consult and engage the general public and area residents for the design of 'River Square' prior to submission of formal ZBLA and formal site plan applications for 93 Arthur Street development. River Square design selected and developed through the community engagement process would be inserted into the formal site plan application for 93 Arthur Street south.

# From Downtown Secondary Plan: Mobility Plan





92 ARTHUR ST - Site Plan 4  
Scale: 1 : 450 SP.01

Regulations	Requirements for R-1B-10	Provided	Complies
Min Lot Area	400 m <sup>2</sup>	Y	2111.20 m <sup>2</sup>
Min Lot Coverage	15%	Y	17.42%
Min Lot Setback	N/A	N/A	N/A
Min Front Yard Setback	3.0 m	N/A	N/A
Min Side Yard Setback	3.0 m	N/A	N/A
Min Rear Yard Setback	3.0 m	N/A	N/A
Min Front Yard Setback	3.0 m	N/A	N/A
Min Side Yard Setback	3.0 m	N/A	N/A
Min Rear Yard Setback	3.0 m	N/A	N/A
Min Setback of Unfinished Parking Structure	N/A	N/A	N/A

Schedule A-3 3  
NTS SP.01



Context Map 2  
NTS SP.01



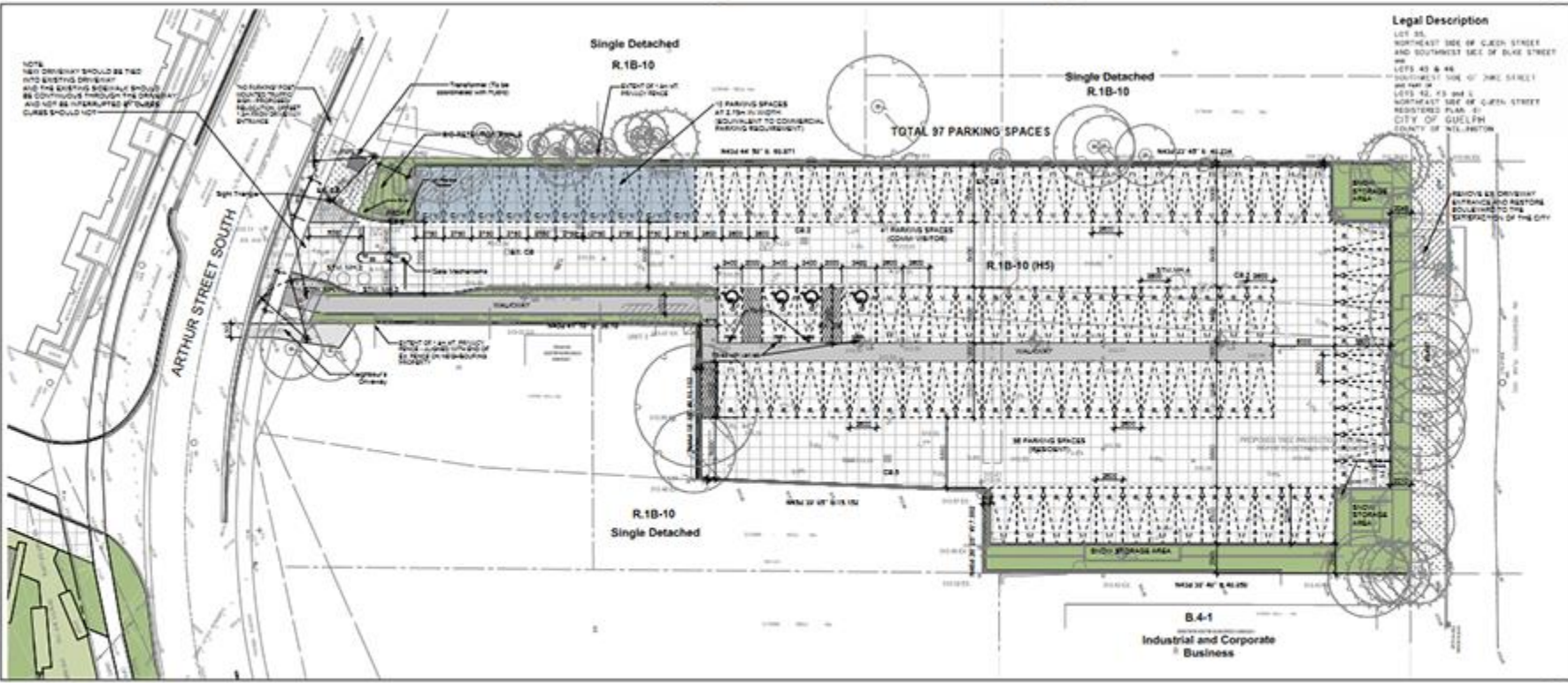
12  
KIRKOR ARCHITECTS AND PLANNERS



**KIRKOR**  
ARCHITECTS AND PLANNERS

28 De Bono Drive Suite 402  
Toronto, ON M2L 3K1

No.	Description	Date
01	Site Preparation	Jan 31, 2022
02	Site Preparation	Aug 24, 2022
03	Site	Nov 18, 2022
04	Site Plan	Oct 18, 2022
05	Site Plan	Jan 31, 2022



**Legal Description**  
LOT 35,  
NORTHWEST CORNER OF QUEEN STREET  
AND SOUTHWEST CORNER OF DUKE STREET  
AND  
LOTS 43 & 44  
COMMENCED TO BE OF DUKE STREET  
AND PART OF  
LOTS 35, 43 AND 44  
NORTHWEST CORNER OF QUEEN STREET  
REGISTERED PLAN 01  
CITY OF QUEENSTON  
COUNTY OF WELLINGTON

NOTE: NEW DRIVEWAY SHOULD BE TIED INTO EXISTING DRIVEWAY AND THE EXISTING DRIVEWAY SHOULD BE CONTINUOUS THROUGH THE DRIVEWAY AND NOT BE INTERRUPTED AT DOUBLE CURVES SHOULD NOT

PREVIOUS ASSESSMENT SOLUTIONS TO THE EXTENT OF THE CITY

STREET STORAGE AREA

STREET STORAGE AREA

STREET STORAGE AREA

STREET STORAGE AREA

92 ARTHUR ST - Site Plan 1  
Scale: 1 : 200 SP.01

SITE PLAN

Fusion Homes  
FUSION HOMES

92 Arthur Street

Site Plan File # SP11-024  
82 Arthur Street South, Guelph, Ontario

Author	Checked
Author	Checked
20-023	20-023
Jan 31, 2022	Jan 31, 2022

SP.01

<p>elevation (abutting MW3). Question raised regarding length of building.</p>	<p>on-site parking.</p> <p>The podium facades have been further detailed through the SPA process. To reduce the visual impact of the parking structure, glazing will be incorporated into the facades to introduce natural light into the parking area. Further, ivy will be planted along the edges to create screening along Cross Street. The design of the building, including the façade of the parking structure, has been reviewed by both City staff and the Urban Design Peer Review Architect.</p>
<p><b>Off-site Parking (92 Arthur Street South)</b>  Questions were raised regarding the short and long-term ownership of the parking area and whether the parking area would be designed to align with the overall aesthetic of the Metalworks development, including enhanced landscaping.</p> <p>A delegation noted that there is a green space connection proposed through the Site within the Downtown Secondary Plan.</p>	<p>Fusion Homes has confirmed that the parking lot at 92 Arthur Street South will be owned by the condominium corporation of MW4. The condominium corporation will be responsible for the long-term maintenance of the parking lot and to manage the parking spaces and will retain the revenue from the pay-per-parking spaces available to the public.</p>