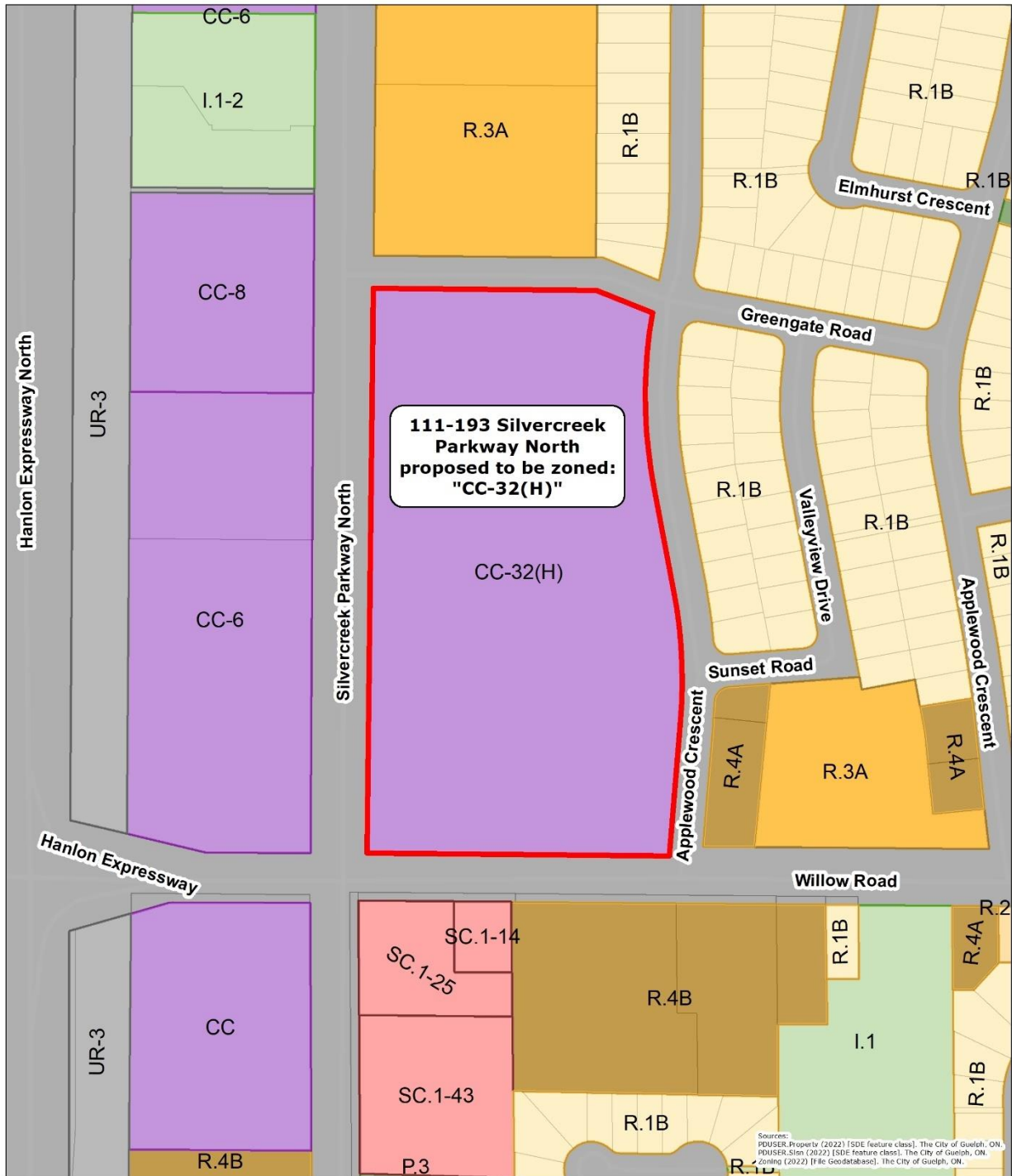

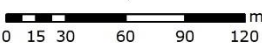


Attachment 6: Proposed Zoning








0 15 30 60 90 120 m

Produced by the City of Guelph,
Planning and Building Services - Development Planning
August 2022

Proposed Zoning

111-193 Silvercreek Parkway North



Attachment 6 (continued):

Proposed Zoning

“Specialized Community Shopping Centre Zone with Holding Provision” – CC-32(H)

In accordance with Section 4 (General Provisions), Section 5.4 and Section 6.2 of Zoning By-law (1995)-14864, as amended, with the following site-specific exceptions:

Permitted Uses

- Despite Section 6.2.1.1, the following additional use shall also be permitted:
 - **Apartment Building**
 - **Accessory Uses** in accordance with Section 4.23

Lot Frontage

- Minimum Lot Frontages shall be:
 - Greengate Road – 175 metres
 - Applewood Crescent – 336 metres
 - Willow Road – 60 metres
 - Silvercreek Parkway North – 60 metres

Lot Area

- Despite Table 5.4.2, Row 3, the minimum Lot Area shall be 11,000 m².

Maximum Dwelling Units

- The maximum number of dwelling units shall be 160.

Setbacks

- Despite Table 5.4.2, the following minimum setbacks shall apply for an Apartment Building:
 - Minimum Front and Exterior Side Yard: 6 metres
 - Minimum Side Yard: 3 metres
 - Minimum Rear Yard: 7.5 metres
- Despite Table 6.2.2, the following minimum setbacks shall apply to the following Street Lines for a commercial Building, including a Mall:
 - Applewood Crescent – 18 metres
 - Greengate Road – 22.5 metres
 - Willow Road – 3 metres
 - Silvercreek Parkway North – 1.86 metres
- Despite Section 4.13.3.4.2, the minimum setback for an underground Parking Area shall be 1 metre.

Building Height

- Despite Table 6.2.2, Row 8, the maximum Building Height for an Apartment Building shall be 6 storeys.

Attachment 6 (continued):

Proposed Zoning

Building Length

- The maximum Building length along Silvercreek Parkway North shall be 91 metres.

Off-Street Parking

- Despite Section 4.13.4, the minimum required off-street Parking Spaces for commercial uses permitted in Section 6.2.1.2 shall be 3.9 spaces per 100 m² of Gross Floor Area.
- Despite Section 4.13.3.2.2, the minimum dimensions for Parking Spaces for Apartment Buildings within a garage shall be 2.75 metres by 5.5 metres.
- Notwithstanding the above, all required accessible Parking Spaces shall be designed and placed in accordance with the City's Facility Accessibility Design Manual or, 3.4 metres by 5.5 metres for Type A accessible parking spaces and 2.4 metres by 5.5 metres for Type B accessible parking spaces, whichever is greater.

Common Amenity Area

- Despite Section 5.4.2.4.1, a minimum 13 m² of Common Amenity Area shall be provided per Dwelling Unit.

Landscaped Open Space

- Despite Table 5.4.2, Row 13, a minimum 14% of the Lot Area shall be used as Landscaped Open Space.

Floor Space Index

- Despite Table 5.4.2, Row 18, there shall be no maximum Floor Space Index regulation.

Severability Provision

- The zoning provisions, including those listed above, shall continue to apply collectively to the whole of the lands in the CC-32(H) Zone, despite any future severance, partition or division for any purpose.

Apartment Building

- Notwithstanding the above specialized regulations and Section 6.2 and Table 6.2.2 for the Community Shopping Centre (CC) Zone, Apartment Buildings and mixed-use buildings at 111-193 Silvercreek Parkway North shall be otherwise regulated by the High Density Apartment (R.4B) Zone, including Section 5.4.2 and Table 5.4.2 of Zoning By-law (1995)-14864, as amended.

Holding Provision (H)

Purpose:

To ensure that the development of the lands does not proceed until the Owner has met certain conditions to the satisfaction of the City of Guelph.

Holding Provision Conditions:

1. The Developer/Owner shall provide the City with verification that a Record of Site Condition (RSC) has been filed with the Ministry of Environment, Conservation and Parks (MECP) to the satisfaction of the City Engineer/General Manager of Engineering and Transportation Services.

Attachment 6 (continued):

Proposed Zoning

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2. The Developer/Owner shall provide the City with an updated Feasibility Noise Study, to the satisfaction of the City Engineer/General Manager of Engineering and Transportation Services.

Attachment 6 (continued):

Proposed Zoning

6-3

6.2 COMMERCIAL SHOPPING CENTRE ZONES

6.2.1 PERMITTED USES

The following are permitted **Uses** within the Commercial Shopping Centre (NC, CC, and RC) **Zones**:

18116 6.2.1.1

Neighbourhood Shopping Centre - NC Zone
Dwelling Units with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2

- **Art Gallery**
- **Artisan Studio**
- **Club**
- **Day Care Centre** in accordance with Section 4.26
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Group Home** in accordance with Section 4.25
- **Laundry**
- **Library**
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Religious Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- **Retail Establishment**
- **Vehicle Gas Bar**
- **Veterinary Service**

- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

20093

6.2.1.2

Community Shopping Centre - CC Zone
All **Uses** permitted in Section 6.2.1.1 subject to the regulations of the CC **Zone** with the following added permitted **Uses**:

- **Amusement Arcade**
- **Carwash, Automatic**
- **Carwash, Manual**
- **Commercial Entertainment**
- **Commercial School**
- **Funeral Home**
- **Garden Centre**
- **Public Hall**

Attachment 7 (continued):

Proposed Zoning

6-4

- **Recreation Centre**
- **Rental Outlet**
- **Tavern**
- Taxi Establishment

6.2.1.3 Regional Shopping Centre - RC Zone

All **Uses** permitted in Section 6.2.1.2 subject to the regulations of the RC Zone.

6.2.2 REGULATIONS

Within the Commercial Shopping Centre Zones, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations as set out in Table 6.2.2, and the following:

6.2.2.1 Maximum Gross Floor Area Per Unit - NC Zone
625 m².

6.2.2.2 Special Regulations for Vehicle Gas Bars:

6.2.2.2.1 Minimum Setback of Pump Islands - 7.5 metres from the curbing of the pump islands to the **Street Line** or the designated **Street Line** as set out in Section 4.24.

Despite the above, canopies over pump islands and underground storage tanks are allowed to project up to 1.5 metres from the **Street Line**.

6.2.2.2.2 Entry Ramps
There shall be no more than one entry ramp for each 15 metres of **Street** frontage and the width of any entry ramp shall not exceed 9 metres at the **Street Line**.

6.2.2.2.3 Minimum Front or Exterior Side Yard
Despite Row 5 of Table 6.2.2, the minimum **Front** or **Exterior Side Yard** for a **Vehicle Gas Bar** shall be 15 metres and as set out in Section 4.24.

6.2.2.2.4 Minimum Rear Yard
Despite Row 7 of Table 6.2.2, the minimum **Rear Yard** for a **Vehicle Gas Bar** shall be 1.5 metres.

6.2.2.2.5 Surfacing
The surfaces of all ramps, **Driveways**, service areas, and off-street loading areas shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the

Attachment 7 (continued):

Proposed Zoning

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raising of dust and/or loose particles.

6.2.2.3 Regulations Governing **Car washes, Automatic** and **Car washes, Manual**

6.2.2.3.1 Entry Ramps

There shall be no more than one entry ramp for each 15 metres of **Street** frontage and the width of any entry ramp shall not exceed 9 metres at the **Street Line**.

6.2.2.3.2 Number of **Vehicle** Standing Spaces - in accordance with Section 4.13.4.2.

6.2.2.3.3 Surfaces

The surfaces of all ramps, **Driveways**, service areas, and off-street loading areas shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the raising of dust and/or loose particles.

6.2.2.3.4 Enclosed Operations

Despite Section 4.22, the following shall apply to car wash establishments in the CC and RC **Zones**:

6.2.2.3.4.1 All of the operations of a **Car wash, Automatic** or **Car wash, Manual** shall be conducted within an enclosed **Building** except for the moving and storage of **Vehicles**.

6.2.2.3.4.2 Despite Section 6.2.2.3.4.1, on-site vacuuming devices, and wiping or drying areas, where provided may be located outside the **Main Building**

6.2.2.3.5 **Vehicle** Storage Space

A minimum of 2 **Vehicle** storage spaces per bay shall be provided.

6.2.2.3.6 **Vehicle** Standing Space Dimensions

Each **Vehicle** standing space shall have minimum dimensions of not less than 6 metres by 2.4 metres.

6.2.2.3.7 Location of **Vehicle** Area

6.2.2.3.7.1 Despite the provisions of Section 4.13.2.3, required **Vehicle** standing spaces and **Vehicle** storage spaces may be located ahead of the **Setback** line.

6.2.2.3.7.2 **Vehicle** standing spaces shall be arranged in a continuous line or lines leading into the washing bay or bays in such a way so as not to interfere with the movement of traffic on public **Streets** and the normal functioning of the site.

Attachment 7 (continued):

Proposed Zoning

6-6

6.2.2.3.7.3 **Vehicle** storage, standing, loading and wiping areas shall not be permitted within 3 metres of any public **Street**.

6.2.2.3.7.4 Public **Streets**, lanes and other public places shall not be **Used** for the storage, standing, wiping and maneuvering of motor **Vehicles** in any manner as if they were part of the car wash premises.

Attachment 7 (continued):

Proposed Zoning

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TABLE 6.2.2 - REGULATIONS GOVERNING COMMERCIAL SHOPPING CENTRES

Row 1	Commercial Type	Neighbourhood (NC) Shopping Centre	Community (CC) Shopping Centre	Regional (RC) Shopping Centre
2	Minimum <i>Lot Area</i>	2,000 m ²	7,500 m ²	100,000 m ²
3	Maximum <i>Lot Area</i>	7,500 m ²	50,000 m ²	--
4	Minimum <i>Lot Frontage</i>	30 metres	50 metres	100 metres
5	Minimum <i>Front</i> and <i>Exterior Side Yard</i>	3 metres and in accordance with Section 4.24.		
6	Minimum <i>Side Yard</i>	One-half the <i>Building Height</i> but not less than 3 metres.	10 m or twice the <i>Building Height</i> whichever is greater, but not less than 15 metres where a <i>Side Yard</i> abuts a Residential or Urban Reserve <i>Zone</i> .	
7	Minimum <i>Rear Yard</i>	One-half the <i>Building Height</i> but not less than 3 metres.	10 m or twice the <i>Building Height</i> whichever is greater, but not less than 15 metres where a <i>Side Yard</i> abuts a Residential or Urban Reserve <i>Zone</i> .	
8	Maximum <i>Building Height</i>	2 <i>Storeys</i> to a maximum of 10 metres and in accordance with Sections 4.16 and 4.18.	3 <i>Storeys</i> to a maximum of 15 metres and in accordance with Sections 4.16 and 4.18.	8 <i>Storeys</i> to a maximum of 30 metres and in accordance with Sections 4.16 and 4.18.
9	Minimum <i>Gross Floor Area</i>	--	1,875 m ²	31,250 m ²
10	Maximum <i>Gross Floor Area</i>	1,875 m ² and in accordance with Section 6.2.2.1.	12,500 m ²	75,000 m ²
11	Minimum <i>Landscaped Open Space</i>	9% of the <i>Lot Area</i> .		
12	Planting Area	A landscaped strip of land, 3 metres in width shall be maintained adjacent to the <i>Street Line</i> , except for those areas required for entry ramps.		
13	<i>Buffer Strips</i>	Where a NC, CC, or RC <i>Zone</i> abuts any Residential, Institutional, Park, Wetland, or Urban Reserve <i>Zone</i> , a <i>Buffer Strip</i> shall be developed.		
14	Off-Street Parking	In accordance with Section 4.13.		
15	Off-Street Loading	In accordance with Section 4.14.		
16	Enclosed Operations	In accordance with Section 4.22.		
17	Accessory <i>Buildings</i> or <i>Structures</i>	In accordance with Section 4.5.		
18	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.		
19	<i>Fences</i>	In accordance with Section 4.20.		

Attachment 7 (continued):

Proposed Zoning

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5.4 RESIDENTIAL APARTMENT (R.4) ZONES

5.4.1 PERMITTED USES

The following are permitted *Uses* within the Residential *Apartment* R.4 *Zones*:

17187 5.4.1.1 R.4A - General *Apartment* Zone

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*
- *Maisonette*

- 16595
- *Accessory Uses* in accordance with Section 4.23
 - *Home Occupation* in accordance with Section 4.19.

5.4.1.2 R.4B - High Density *Apartment* Zone

- *Apartment Building*
- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation* in accordance with Section 4.19.

17187 5.4.1.3 R.4C - Central Business District *Apartment* Zone

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*

- 16595
- *Accessory Uses* in accordance with Section 4.23
 - *Home Occupation in accordance with Section 4.19.*

17187 5.4.1.4 R.4D - Infill *Apartment* Zone

The R.4D *Zone* shall only be utilized within the boundaries indicated on Defined Area Map Number 66 of Schedule "A" of this *By-law*. The R.4D *Zone* shall permit the following:

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*
- *Maisonette*

- 16595
- *Accessory Uses* in accordance with Section 4.23
 - *Home Occupation* in accordance with Section 4.19.

Attachment 7 (continued):

Proposed Zoning

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5.4.2 REGULATIONS

Within the *Apartment R.4 Zones*, no land shall be *Used* and no *Building* or *Structure* shall be erected or *Used* except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.4.2, and the following:

5.4.2.1 Minimum Side Yard - R.4A and R.4B Zones

Despite Row 8 of Table 5.4.2, where windows of a *Habitable Room* face on a *Side Yard*, such *Side Yard* shall have a minimum width of not less than 7.5 metres.

5.4.2.2 Minimum Distance Between Buildings- R.4A and R.4B Zones

Where two or more *Buildings* are located on any one *Lot*, the following regulations shall apply:

5.4.2.2.1 The distance between the face of one *Building* and the face of another *Building* either of which contains windows of *Habitable Rooms*, shall be one-half the total height of the two *Buildings*, and in no case less than 15 metres.

5.4.2.2.2 The distance between the faces of any two *Buildings* with no windows to *Habitable Rooms* shall be a minimum of 15 metres.

5.4.2.3 Minimum Distance Between Buildings - R.4C and R.4D Zones

Where two or more *Buildings* are located on any one *Lot*, the following regulations shall apply:

5.4.2.3.1 The distance between the faces of two *Buildings* which contain windows of *Habitable Rooms* shall be one-half the *Building Height* to a maximum of 30 metres and a minimum of 5 metres.

5.4.2.3.2 The distance between the faces of any two *Buildings* with no windows to *Habitable Rooms* shall be a minimum of 5 metres.

5.4.2.4 Minimum Common Amenity Area

5.4.2.4.1 An amount not less than 30 m² per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m² of *Common Amenity Area* shall be provided and aggregated into areas of not less than 50 m².

5.4.2.4.2 *Amenity Areas* shall be designed and located so that the length does not exceed 4 times the width.

Attachment 7 (continued):

Proposed Zoning

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- 5.4.2.4.3 A *Common Amenity Area* shall be located in any *Yard* other than the required *Front Yard* or required *Exterior Side Yard*.
- 5.4.2.4.4 *Landscaped Open Space* areas, *Building* roof tops, patios, and above ground decks may be included as part of the *Common Amenity Area* if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges, and landscaped areas).
- 5.4.2.5 Additional *Building* Regulations - R.4B *Zone*
- 5.4.2.5.1 Despite Row 10 of Table 5.4.2, properties *Zoned* R.4B or specialized R.4B as defined by this *By-law* within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall have a maximum *Building Height* of 6 *Storeys* and shall be in accordance with Sections 4.16 and 4.18.
- 5.4.2.5.2 Properties *Zoned* R.4B or specialized R.4B as defined by this *By-law* within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall use the R.4C *Zone* regulations as specified in Table 5.4.2 for the following: minimum *Front* and *Exterior Side Yard*, minimum *Side Yard*, minimum *Rear Yard*, minimum distance between *Buildings*, minimum *Common Amenity Area*, minimum *Landscaped Open Space*, and *Floor Space Index* (F.S.I.).

Attachment 7 (continued):

Proposed Zoning

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TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General Apartment	High Density Apartment	Central Business District Apartment	Infill Apartment
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum Lot Area	850 m ²			
4	Minimum Lot Frontage	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum Front and Exterior Side Yard	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum Front and Exterior Side Yard	-----		6 metres	
8	Minimum Side Yard	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.		Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.	
9	Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres.		Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between Buildings	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum Common Amenity Area	See Section 5.4.2.4.		None required.	
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .		The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .	
14	Off-Street Parking	In accordance with Section 4.13.			
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.			
16	Accessory Buildings or Structures	In accordance with Section 4.5.			
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.			