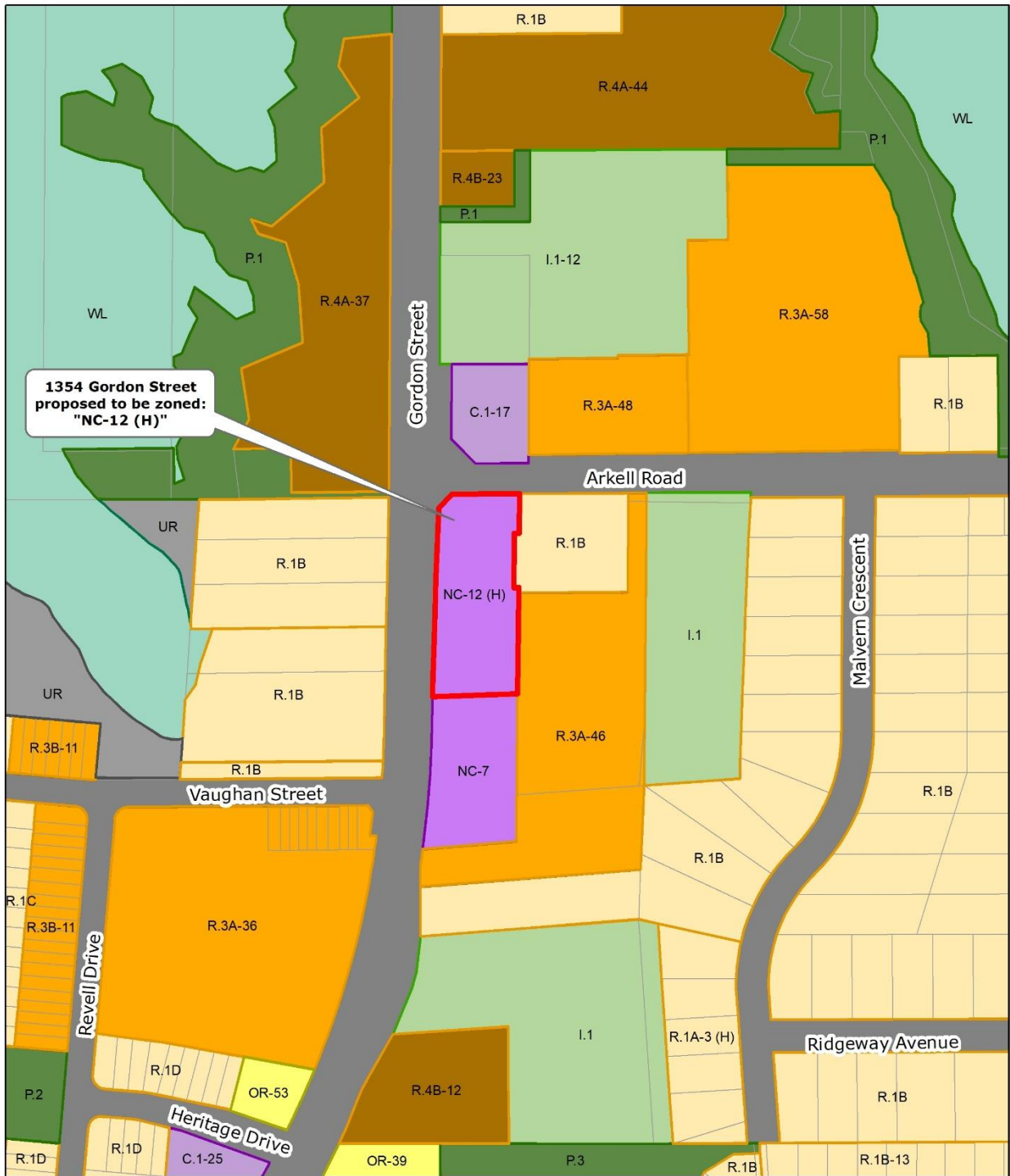
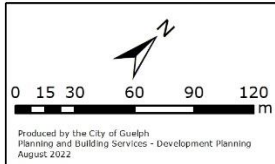


Attachment 7: Proposed Zoning



1354 Gordon Street
proposed to be zoned:
"NC-12 (H)"



PROPOSED ZONING 1354 Gordon Street



Attachment 7 (continued): Proposed Zoning

Proposed Zoning: "Specialized Neighbourhood Commercial Zone with Holding Provision" – NC-12(H)

In accordance with Section 4 (General Provisions) 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:
 - **Micro-Brewery or Brew Pub**

Side Yard

- Despite Table 6.2.2, Row 5, the minimum Exterior Side Yard shall be 5 metres.
- Despite Table 6.2.2, Row 6, the minimum Side Yard shall be 10 metres.

Building Height and Angular Plane

- Despite Table 6.2.2, Row 8, the maximum Building Height shall be 8 storeys.
- Building height shall not exceed a 47-degree Angular Plane projected from the Gordon Street centreline right-of-way.

Net Density

- Maximum residential net density shall be 172.4 units per hectare.

Gross Floor Area

- Despite Table 6.2.2, Row 10, the maximum Gross Floor Area shall be 11,000 square metres.
- A minimum 524 square metres of Gross Floor Area shall be exclusively devoted to commercial uses.

Common Amenity Area

- A minimum 2,200 square metres or 20 square metres per dwelling unit of common amenity shall be provided, whichever is less.

Building Length

- No building shall exceed a maximum length of 75 metres.

Surface Parking Length

- No surface off-street parking area shall exceed a maximum length of 33 metres, inclusive of drive-aisles.

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 Condition:

1. The Developer/Owner shall obtain approval from the City Engineer/General Manager of Engineering and Transportation Services with respect to the availability of adequate sanitary sewer capacity prior to final site plan approval.

Attachment 7 (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

6-5

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

6-7

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 and 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.		