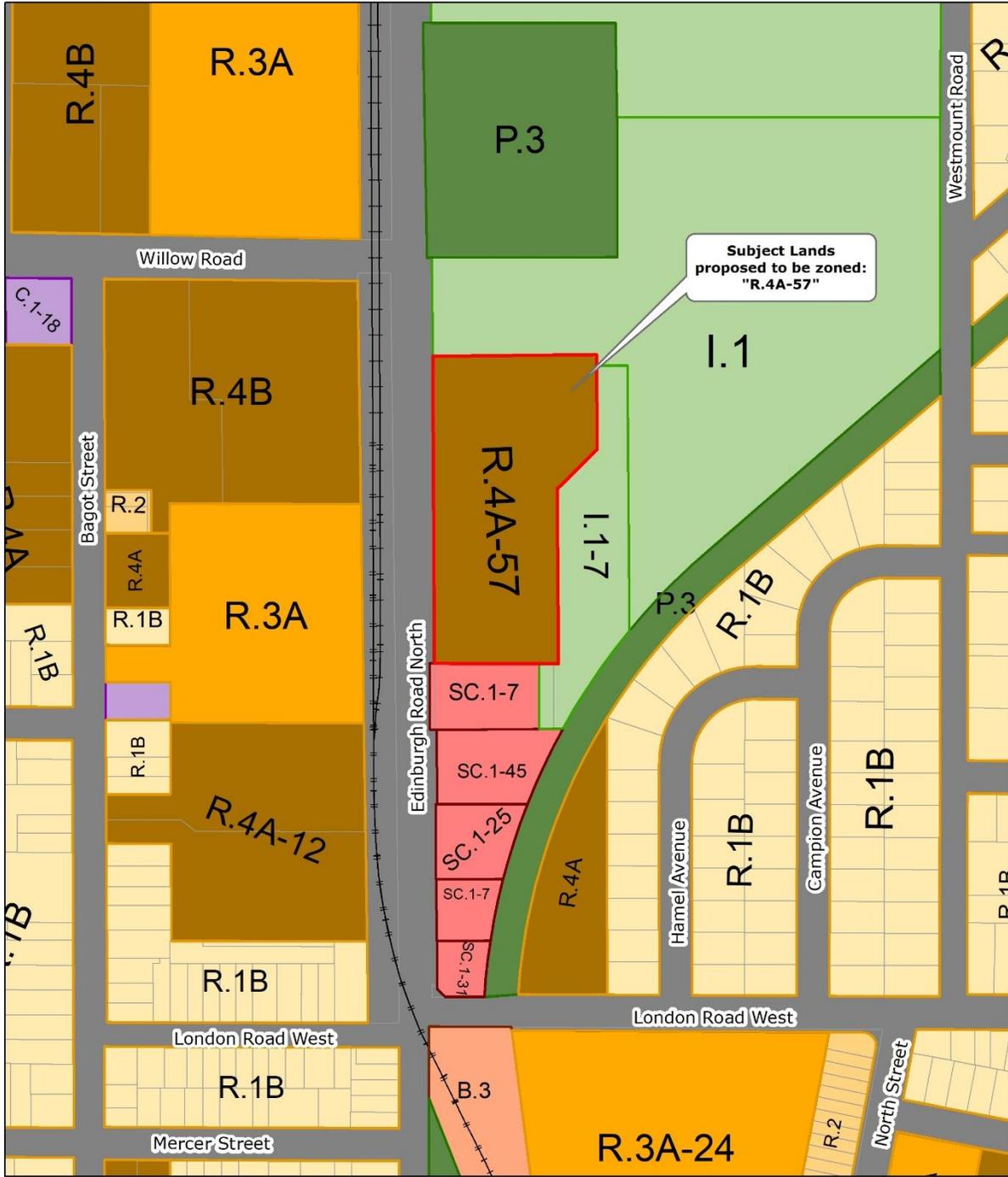


# Attachment 8: Proposed Zoning



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

## PROPOSED ZONING 265 Edinburgh Road North

## **Attachment 8 (continued):**

### **Proposed Zoning**

#### **Proposed Zoning: "Specialized General Apartment" – R.4A-57**

In accordance with Section 4 (General Provisions) and Section 5.4.2 (Apartment Regulations) of Zoning By-law (1995)-14864, as amended, with the following site-specific exceptions:

#### **Permitted Uses:**

- In addition to the permitted Uses set out in Section 5.4.1.1 of Zoning By-law (1995)-14864, as amended, the following additional Uses shall also be permitted:
  - Artisan Studio
  - Bake Shop
  - Convenience Store
  - Florist
  - Personal Service Establishment
  - Restaurant

#### **Side Yard Setback**

- Despite Table 5.4.2, Row 8, the minimum left Side Yard setback shall be 3.5 metres.
- Despite Table 5.4.2, Row 8, the minimum right Side Yard Setback shall be 8.0 metres.

#### **Floor Space Index**

- Despite Table 5.4.2, Row 18, the maximum Floor Space Index shall be 1.04.

#### **Off-street Parking**

- For Apartment Buildings above six (6) storeys, a maximum 72% of required parking for Apartment Units may be permitted at grade, in surface parking areas.
- No at-grade parking area, inclusive of parking spaces and drive aisles shall exceed a combined width of 12.5 metres anywhere within 28 metres from the front lot line, measured parallel to Edinburgh Road North.

#### **Building Length**

- No Building shall exceed a maximum length of 70 metres, measured parallel to Edinburgh Road North.

#### **Building Stepback**

- The adjacent wall of any apartment Building facing Edinburgh Road North shall have a Stepback of an additional 2.1 metres above the sixth Storey.

# Attachment 8 (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 8 (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 m<sup>2</sup> per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m<sup>2</sup> of **Common Amenity Area** shall be provided and aggregated into areas of not less than 50 m<sup>2</sup>.

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

## Attachment 8 (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 8 (continued):

## Proposed Zoning

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**TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES**

| Row 1 | Residential Type                                | General <i>Apartment</i>   | High Density <i>Apartment</i>  | Central Business District <i>Apartment</i>  | Infill <i>Apartment</i>  |
|-------|---|--|--|---|--|
| 2     | <b>Zones</b>                                    | R.4A   | R.4B   | R.4C  | R.4D   |
| 3     | Minimum <i>Lot Area</i>                         | 650 m <sup>2</sup>   |  |   |  |
| 4     | Minimum <i>Lot Frontage</i>                     | 15 metres  |  |   |  |
| 5     | Maximum Density (units/ha)                      | 100  | 150  | 200   | 100  |
| 6     | Minimum <i>Front and Exterior Side Yard</i>     | 6 metres and as set out in Section 4.24.   |  | 3 metres and in accordance with Section 4.24.   |  |
| 7     | Maximum <i>Front and Exterior Side Yard</i>     | -----  |  | 6 metres  |  |
| 8     | Minimum <i>Side Yard</i>                        | Equal to one-half the <i>Building Height</i> but not less than 3 metres and in accordance with Section 5.4.2.1.  |  | Equal to one-half the <i>Building Height</i> but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional <i>Zone</i> . In these circumstances, a minimum of 3 metres is required.  |  |
| 9     | Minimum <i>Rear Yard</i>                        | Equal to 20% of the <i>Lot Depth</i> or one-half the <i>Building Height</i> , whichever is greater, but in no case less than 7.5 metres.                                       |  | Equal to 20% of the <i>Lot Depth</i> or one-half the <i>Building Height</i> , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional <i>Zones</i> . In these circumstances, a minimum of 7.5 metres is required. |  |
| 10    | Maximum <i>Building Height</i>                  | 8 <i>Storeys</i> and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.   | 10 <i>Storeys</i> and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68. | 6 <i>Storeys</i> and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.   | 4 <i>Storeys</i> and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68. |
| 11    | Minimum Distance Between <i>Buildings</i>       | See Section 5.4.2.2.   |  | See Section 5.4.2.3.  |  |
| 12    | Minimum <i>Common Amenity Area</i>              | See Section 5.4.2.4.   |  | None required.  |  |
| 13    | Minimum <i>Landscaped Open Space</i>            | 20% of the <i>Lot Area</i> for <i>Building Heights</i> from 1 - 4 <i>Storeys</i> and 40% of the <i>Lot Area</i> for <i>Buildings</i> from 5 - 10 <i>Storeys</i> .              |  | The <i>Front Yard</i> of any <i>Lot</i> , excepting the <i>Driveway</i> , shall be landscaped. In addition, no parking shall be permitted within this <i>Landscaped Open Space</i> .  |  |
| 14    | Off-Street Parking                              | In accordance with Section 4.13.   |  |   |  |
| 15    | <i>Buffer Strips</i>                            | Where an R.4 <i>Zone</i> abuts any other Residential <i>Zone</i> or any Institutional, Park, Wetland, or Urban Reserve <i>Zone</i> , a <i>Buffer Strip</i> shall be developed. |  |   |  |
| 16    | Accessory <i>Buildings</i> or <i>Structures</i> | In accordance with Section 4.5.  |  |   |  |
| 17    | Garbage, Refuse Storage and Composters          | In accordance with Section 4.9.  |  |   |  |
| 18    | <i>Floor Space Index</i> (F.S.I.)               | 1  | 1.5  | 2   | 2  |
| 19    | <i>Fences</i>                                   | In accordance with Section 4.20.   |  |   |  |