

## **Attachment-4 Recommended Zoning Regulations and Conditions**

### **4A – Zoning Regulations**

The following zone is proposed on the subject lands as shown in the proposed zoning map in Attachment-7.

#### **“Specialized Infill Apartment” (R.4D-?) Zone**

##### **Permitted Uses:**

Uses permitted in Section 5.4.1.4, of Zoning By-law (1995)-14864, as amended.

##### **Regulations:**

In addition to the regulations set out in Table 5.4.2 – for the “Infill Apartment” (R.4D) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations apply:

##### Maximum Density

Despite Table 5.4.2, Row 5, the maximum density shall be 45 units per hectare.

##### Minimum Side Yard

Despite Table 5.4.2, Row 8, the side yard shall be a minimum of 3 metres.

##### Minimum Rear Yard

Despite Table 5.4.2, Row 9, the rear yard shall be a minimum of 3 metres.

##### Off-Street Parking

Despite Table 5.4.2, Row 14 and Section 4.13, a minimum of 23 off-street parking spaces are required.

### **4B – 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/Developer shall apply to the City for site plan approval in accordance with Section 41 of The Planning Act. The application shall include submitting a detailed site plan, indicating such items as proposed servicing, grading and drainage, erosion and sediment control, access, parking and traffic circulation to the satisfaction of the General Manager of Planning and Building Services and the General Manager/City Engineer. Such plans shall be certified by a Professional Engineer. All applications for a building permit shall be accompanied by a plan that shows that the proposed building, grading and drainage is in conformance with the approved overall drainage and grading plan.
2. That the Owner/Developer commits and agrees that the details of the layout and design for the development of the subject lands shall be generally in accordance with the current conceptual site plan in Attachment-9 of Decision Report 2023-34.
3. That the Owner/Developer shall enter into an agreement with the City, to be registered on title, satisfactory to the City Solicitor which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
4. That prior to site plan approval, the Owner/Developer 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.

5. That the Owner/Developer provides additional on-site infiltration testing to support any proposed infiltration facility. The technical memorandum provided in the FSR (Appendix C) outlined that only the soil underlying the topsoil was tested. The specific soil testing required is for testing the soil underlying the facility itself – refer to Section 5.7.7 of the Development Engineering Manual (DEM).
  - a. Ensure soil is tested in all areas where an infiltration gallery is proposed.
6. That the Owner/Developer is required to perform additional geotechnical investigations as per the DEM, including four seasons of groundwater monitoring. At time of site plan, please include a geotechnical report that is certified by a P-Eng.
7. That the Owner/Development shall provide additional details with regards to treatment approach for Catchment 202. Please provide cross sections and manufacturer information related to Stormtech 310 storage unit that shows quality control to ensure 80% TSS removal.
8. That the Owner/Developer ensures the building plan is signed and stamped by P-Eng.
9. That the Owner/Developer includes a limit of grading line on the grading plan specifically showing where the proposed grades match into existing at the rear of the proposed building.
10. That the Owner/Developer is required to implement erosion and sediment control, as per the DEM.
11. That the Owner/Developer shows the entire length of proposed retaining wall on the plan. Please show T/W and B/W grades along length of wall.
12. That the Owner/Developer ensures gallery locations will not damage trees on the adjacent property or become compromised due to roots from existing trees. Infiltration gallery on Catchment 203 appears to be in root zone of trees.
13. That the Owner/Developer is required to have the Servicing Plan signed and stamped by P-Eng.
14. That the Owner/Developer ensures all treatment information mentioned in report body is shown, as OGS is the only treatment facility shown for the parking lot water. Also ensure information shown on the plan matches what is shown on the drawing. Include cross sections on plan and manufacturer details with regards to water quality treatment.
15. That the Owner/Developer ensures pipe shown from existing house downspout to STM, and discharges to grade rather than directly into sewer.
16. That the Owner/Developer commits and agrees to all existing hydrant locations, and other infrastructure to be located by survey.
17. That the Owner/Developer commits and agrees to all water including that to supply fire suppression and private fire hydrants must be bulk metered. Provide provision for a mechanical room within the building to facilitate bulk metering.
18. That the Owner/Developer 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 by (2019)-20380 or any successor thereof, prior to issuance of any building permits.

19. That prior to the issuance of the first building permit, the Owner/Developer 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.
20. That 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.
21. That prior to site plan approval, the Owner/Developer is required to provide a more detailed Tree Inventory and Preservation Plan (TIPP) as per the City's Tree Technical Manual (TTM).
22. That the Owner/Developer shall prepare an updated Tree Inventory & Preservation Plan as well as a Landscaping, Compensation and Replacement Plan, satisfactory to the General Manager of Planning Services prior to any site alteration, tree removal or construction on the site.
23. That prior to site plan approval, the Owner/Developer shall prepare detailed Landscaping, Compensation and Replacement Plan, prepared by an OALA that includes provision of street trees and landscaping of amenity space/ common elements of the condominium satisfactory to the General Manager of Planning Services.
24. That the Owner/Developer shall provide a qualified Arborist, satisfactory to the General Manager of Planning Services and the 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 and tree protection measures and procedures on a weekly or more frequent basis and report on their findings to the City on a monthly basis.
25. That the Owner/Developer shall complete and provide a security to the City to ensure the proper and timely completion of all landscaping in accordance with the approved Landscaping Plan(s). The amount of the securities required is determined from a detailed cost estimate for the sited works, listing items, quantities, unit costs and total costs. The cost estimate is to be prepared by the consultant and to the satisfaction of the General Manager of Planning Services.
26. That the Owner/Developer shall complete and provide a security to the City to ensure the proper and timely completion of all tree(s) proposed to be transplanted on site. The amount of the securities required will be set at \$500/tree. The cost estimate is to be prepared by the consultant and to the satisfaction of the General Manager of Planning Services.
27. That as part of the site plan approval process the Owner/Developer shall develop the elevations including materials and colours, provide rooftop mechanical screening details, provide architectural details, and finalize landscaping materials.
28. That prior to site plan approval, the Owner/Developer shall contact Canada Post to ensure their project adheres to the multi-unit policy.