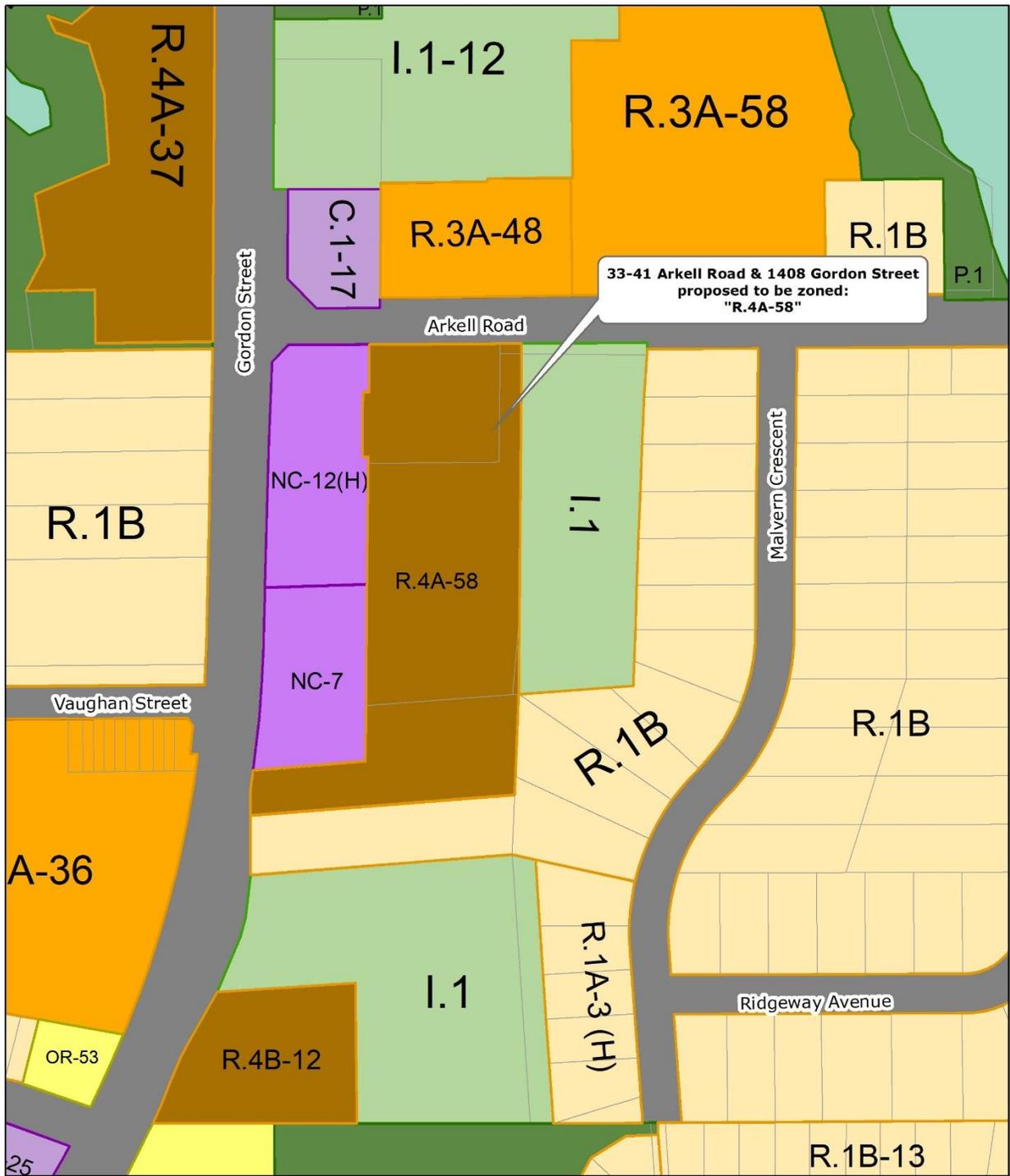


Attachment 6

Proposed Zoning



PROPOSED ZONING
33-41 Arkell Road & 1408 Gordon Street

Produced by the City of Guelph
 Planning and Building Services - Development Planning
 March 2023

Attachment 6 (continued):

Proposed Zoning

Proposed Zoning: "Specialized General Apartment" – R.4A-58

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

- Notwithstanding Section 5.4.1.1, the following uses shall also be permitted, to a maximum Gross Floor Area of 300 square metres:
 - Convenience Store
 - Retail Establishment
 - Medical Clinic
 - Office
 - Financial Establishment
 - Pharmacy
 - Restaurant
 - Restaurant (take-out)
 - Personal Service Establishment

Maximum Density (units/ha)

- Despite Table 5.4.2, Row 5, the maximum density shall be 115 units per hectare for a Nursing Home, Retirement Residential Facility or Home for the Aged.

Front Lot Line and Lot Frontage

- The minimum Lot Frontage shall be 25 metres.
- Despite the definition of 'Front Lot Line' in Section 3.1, the Arkell Road Lot Line shall be deemed to be the Front Lot Line.

Side Yard Setback

- Despite Table 5.4.2, Row 8, the minimum left Side Yard setback shall be 4.5 metres.

Rear Yard Setback

- Despite Table 5.4.2, Row 9, the minimum Rear Yard setback shall be 42 metres.

Floor Space Index (FSI)

- Despite Table 5.4.2, Row 18, the maximum Floor Space Index (FSI) shall be 1.3.

Building Length

- Regulations for maximum Building length shall not apply.

Building Height

- Regulations for minimum Building height shall not apply to portions of a building exclusively devoted to non-residential uses, including indoor common amenity area.

Angular Plane

- In addition to Table 5.4.2, Row 10, and Section 4.16, Building Height within 46 metres from the Rear Lot Line shall not exceed a 45-degree Angular Plane projected from the Rear Lot Line.

Attachment 6 (continued):

Proposed Zoning

Parking

- The minimum dimensions of a parking space shall be 2.6 metres width by 5.5 metres length.
- Electric vehicle parking requirements shall not apply.

Bicycle Parking

- A minimum of 46 long-term bicycle parking spaces shall be provided for a retirement residential facility, including a minimum of 8 spaces that are suitable for tricycles.
- A minimum of 24 short-term bicycle parking spaces shall be provided for all uses on the subject lands.

Attachment 6 (continued):

Proposed Zoning

5-15

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 6 (continued):

Proposed Zoning

5-16

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 6 (continued):

Proposed Zoning

5-17

- 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 6 (continued):

Proposed Zoning

5-18

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	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum <i>Lot Area</i>	650 m ²			
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.			