

Attachment-4 Recommended Zoning Regulations and Conditions

4A – Zoning Regulations, Zoning By-law (1995)-14864

That the Zoning By-law Amendment application be approved, and that City staff be instructed to prepare the necessary amendment to Zoning By-law (1995)-14864, as amended, to transfer the subject lands from the current “Residential Single Detached” (R.1B) zone to the following:

“Specialized Residential Infill Apartment” (R.4D-15) Zone

The R.4D-15 zone is recommended to be applied to the subject lands as shown in the proposed Zoning Map in Attachment-8 and in accordance with Section 4 (General Provisions), Section 5.4 and Table 5.4.2 (Infill Apartment Provisions) of Zoning By-law (1995)-14864, as amended, with the following site-specific exceptions:

Permitted Uses

Notwithstanding the permitted uses under Section 5.4.1.4 of By-law Number (1995)-14864, as amended, the following use shall be permitted:

- Multiple Attached Dwelling

Minimum Side Yard

- Notwithstanding Table 5.4.2, Row 8, the minimum Side Yard shall be 2.0 metres.

Minimum Rear Yard

- Notwithstanding Table 5.4.2, Row 9, the minimum Rear Yard shall be 3.0 metres.

Off-Street Parking

- Notwithstanding Section 4.13.2.2, parking shall be permitted within the Front Yard provided that no Parking Space is located within 3.0 metres from the Front Lot Line.
- Notwithstanding Section 4.13.2.2, parking shall be permitted within the Side Yard provided that no Parking Space is located within 2.0 metres from the Side Lot Line.

Maximum Building Height

- Notwithstanding Table 5.4.2, Row 10, the maximum Building Height shall be 3 storeys.

Compact Parking Space Dimensions

- Notwithstanding Section 4.13;
 - a) A maximum of 15% of the minimum required Parking Spaces may be designed and maintained for compact Vehicles.
 - b) Despite any other provisions, Parking Spaces for compact Vehicles shall have a minimum size of 2.4 metres in width and 5.5 metres in length, except this shall not apply to parallel Parking Spaces or Accessible Parking Spaces.

4B – Zoning Regulations, Comprehensive Zoning By-law (2023)-20790

That the Zoning By-law Amendment application be approved, and that City staff be instructed to prepare the necessary amendment to Zoning By-law (2023)-20790, as amended, to transfer the subject lands from the current “Low Density Residential 1” (RL.1) zone to the following:

“Specialized Medium Density Residential 6” (RM.6-27) Zone

The RM.6-27 zone is recommended to be applied to the subject lands as shown in the proposed Zoning Map in Attachment-9 and in accordance with Section 4 (General Provisions) and Section 6.3.5 of Zoning By-law (2023)-20790, as amended, with the following site-specific exceptions:

Minimum Front Yard

- Notwithstanding Table 6.18, Row A, the minimum Front Yard shall be 3.0 metres.

Minimum Interior Side Yard

- Notwithstanding Table 6.18, Row C, the minimum Interior Side Yard shall be 2.0 metres.

Minimum Rear Yard

- Notwithstanding Table 6.18, Row D, the minimum Rear Yard shall be 3.0 metres.

Minimum Landscaped Open Space

- Notwithstanding Table 6.18, Row E, the minimum Landscaped Open Space shall be 36%.

Minimum Buffer Strip

- Notwithstanding Table 6.18, Row F, a minimum 2.0 metre Buffer Strip is required adjacent to Interior Side and Rear Lot Lines; further a 2.0 metre Buffer Strip is required around the perimeter of surface Parking Lots.

Private Amenity Area

- Notwithstanding Table 6.18, Row H, the minimum Private Amenity Area of a maximum of one (1) above grade dwelling unit shall be 0.0 square metres.
- Notwithstanding Table 6.18, Row H, the minimum Private Amenity Area for all other above grade dwelling units shall be a minimum of 4.0 square metres.
- Notwithstanding Table 6.18, Row H, the minimum Private Amenity Area for below grade units shall be a minimum of 8.6 square metres and have a maximum 50% first storey projection above the below grade patio.

Maximum Building Height

- Notwithstanding Table 6.19, Row A, the maximum Building Height shall be 3 storeys.

Parking Location

- Notwithstanding Section 5.2.2 (a), parking shall be permitted within the Front Yard provided that no Parking Space is located 3.0 metres from the Front Lot Line;

- Notwithstanding Section 5.2.2 (a), any Parking Area or Parking Space located within the Interior Side Yard or Rear Yard shall be setback 2.0 metres from any Lot Line.

4C – Proposed Conditions

The following conditions are provided as information to Council and will be imposed as building permit requirements or through draft plan of condominium conditions:

1. That the Owner shall convey to the City at no expense, a road widening of 3.0m along the entire Stevenson Street North frontage.
2. The owner shall submit a Composite Utilities Plan at time of building permit, to the satisfaction of the General Manager/City Engineer.
3. The owner is asked to submit one of the following at time of building permit:
 - Groundwater monitoring that establishes a seasonal high that is 0.5m below the basement floor elevation, or
 - Ensure basements are waterproofed as per OBC requirements
4. That the owner constructs the new dwelling at such an elevation that the lowest level of the building can be serviced with a gravity connection to the sanitary sewer. If the Owner(s) satisfactorily demonstrates to the General Manager/City Engineer that a below-grade gravity connection is not achievable, the building's below-grade level may be allowed to pump sewage, in accordance with the Ontario Building Code, to the property line, and have a gravity connection from the property line to the City's sanitary sewer.
5. The Owner agrees to pay the estimated cost of all proposed works within the city's right-of-way to the satisfaction of the General Manager/City Engineer. The Owner further agrees to pay the actual costs of all proposed works within the City's right-of-way to the severed and retained lands to the satisfaction of the General Manager/City Engineer.
6. The Owner shall construct, install, and maintain erosion and sediment control facilities satisfactory to the General Manager/City Engineer, according to a plan submitted to and approved by the General Manager/City Engineer.
7. The 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.
8. The developer shall ensure the Tree Inventory and Preservation Plan (TIPP) of public trees shall be carried out by a Certified Arborist as per the requirements of the City's Tree Technical Manual, satisfactory to the General Manager of Parks.
9. The developer shall complete standard landscaping requirements of a Landscape Plan which includes street trees, satisfactory to the General Manager of Planning and Building Services.
10. The Owner 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 (2022)-20717 or any successor thereof, prior to issuance of any building permits.

11. Prior to the issuance of the first building permit, the Owner 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.
12. 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.
13. That the Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on all appropriate plans.
14. Metrolinx will require the proponent to secure the appropriate Work Permit for any project-related construction activities within 10 metres of the adjacent rail corridor.
15. The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
16. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
17. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
18. The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
19. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily

available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Guelph.

20. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
21. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
22. The owner/developer shall contact Canada Post to address all other conditions as outlined in the letter dated November 1, 2023, and included in Attachment-13.
23. The collection of Education Development Charges is required prior to the issuance of a building permit(s).