

# Attachment-4 Recommended Zoning, Regulations and Conditions

## 4A – Zoning Regulations – By-law (2023)-20790

The following Zone is proposed on the subject property as shown in the proposed zoning map for Zoning By-law (2023)-20790 in Attachment-7.

While uses permitted within the **Mixed-use Corridor** (MUC) Zone are in effect, certain regulations associated with this Zone remain under appeal and are not yet in effect. To address this, the amending By-law will include all regulations for this Zone of Zoning By-law (2023)-20790, as amended, that are under appeal, to bring site-specific zoning into force in a manner consistent with the intent of Zoning By-law (2023)-20790, as amended.

The following specialized zoning regulations are requested for the **Site-specific Mixed-use Corridor with a Parking Adjustment Suffix and Holding Provisions** (MUC-XX(PA)(Hxx)) Zone:

### Permitted Uses

In addition to the permitted uses under Section 7.2, Table 7.1 of By-law Number (2023)-20790, as amended, the following additional uses shall be permitted:

- Apartment building (permitted on the first storey of a building)
- Residential Suites

For the purposes of this Zone, the following definition shall apply:

**Residential Suites:** means a building containing five or more suites that are used to provide living accommodation where access to each suite is obtained through a common entrance or entrances from the street level and subsequently through a common hall or halls. Each suite shall contain bathroom facilities but does not have exclusive use of a kitchen.

### Regulations

In accordance with Table 7.6, Table 7.7, 7.8, Table 7.9, Table 5.2 and Table 5.3 of the By-law, with the following exceptions and additions:

#### *Lot Line Definitions*

For the purpose of this By-law, the boundary of the lot along Scottsdale Drive shall be considered as the front property line.

For the purpose of this By-law, the boundary along Highway 6 shall be defined as the rear property line.

For the purpose of this By-law, the boundary adjacent to Stone Road West shall be defined as the exterior property line.

#### *Maximum Residential Density*

Despite Table 7.6 B, a maximum density of 300 units per hectare shall be permitted.

#### *Calculating Density*

For the purpose of determining the number of units, a residential suite shall be considered equivalent to a dwelling unit.

#### *Ministry of Transportation Setback*

Despite Table 7.7 of the Zoning By-law, the minimum rear yard (abutting Highway 6) setback shall be 25 metres, and the minimum exterior side yard (Stone Road West) setback shall be 14 metres, in accordance with Ministry of Transportation requirements.

#### *Maximum Building Height*

Despite Table 7.8 C, the maximum building height shall be 14 storeys.

#### *Distance Between Buildings*

Despite Table 7.8 E, the provision for maximum distance between buildings shall not apply.

#### *Angular Plane*

Despite Table 7.9 B, the provisions concerning angular plane shall not apply.

#### *Minimum Common Amenity Area*

Despite Table 7.8, the minimum required common amenity shall be 6.8 square metres per residential suite.

#### *Parking Rates*

Despite Table 5.3 (2), the minimum required parking rate shall be 0.28 spaces per residential suite, inclusive of visitor parking spaces.

#### *Bicycle Parking*

Despite Table 5.7, the minimum required bicycle parking space rate shall be 0.57 spaces per residential suite, for both short- and long-term spaces combined.

#### *Holding Provision*

Purpose: to ensure that development of the lands does not proceed until the Developer has completed certain conditions and paid associated costs to the satisfaction of the City.

Prior to the removal of the Holding provision (H), the Developer shall:

- a) Submit an updated stormwater management report to the satisfaction of the City Engineer/General Manager.
- b) Submit an updated Hydrogeological study that provides four full seasons of groundwater monitoring to the satisfaction of the City Engineer/General Manager.
- c) Submit updated grading, servicing plans and cost estimates to the satisfaction of the City Engineer/General Manager.
- d) Submit an updated noise study to the satisfaction of the City Engineer/General Manager.
- e) Submit an updated Transportation Impact Study to the satisfaction of the City Engineer/General Manager.
- f) Submit a detailed design and a detailed cost estimate for right of way improvements on Scottsdale Drive to the satisfaction of the City Engineer/General Manager.

- g) Submit a site plan that shows a new consolidated driveway access to the development that aligns with the existing mall access on the east side of Scottsdale Drive to the satisfaction of the City Engineer/General Manager.

## **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.

- a) That the 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.
- b) That the Developer 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.
- c) That prior to site plan approval, 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.
- d) That prior to site plan approval, the Developer shall address comments outlined in the memo from Engineering and Transportation Services dated October 28, 2024.
- e) That prior to site plan approval, the Developer shall develop the elevations including materials and colours, provide rooftop mechanical screening details, provide architectural details, finalize landscaping materials and provide the Sustainable Development Checklist.
- f) That prior to site plan approval, the Developer shall contact Canada Post to address Canada Post comments dated May 21, 2024.
- g) That prior to site plan approval, the Developer shall address comments provided by the Ministry of Transportation dated February 26, 2024.