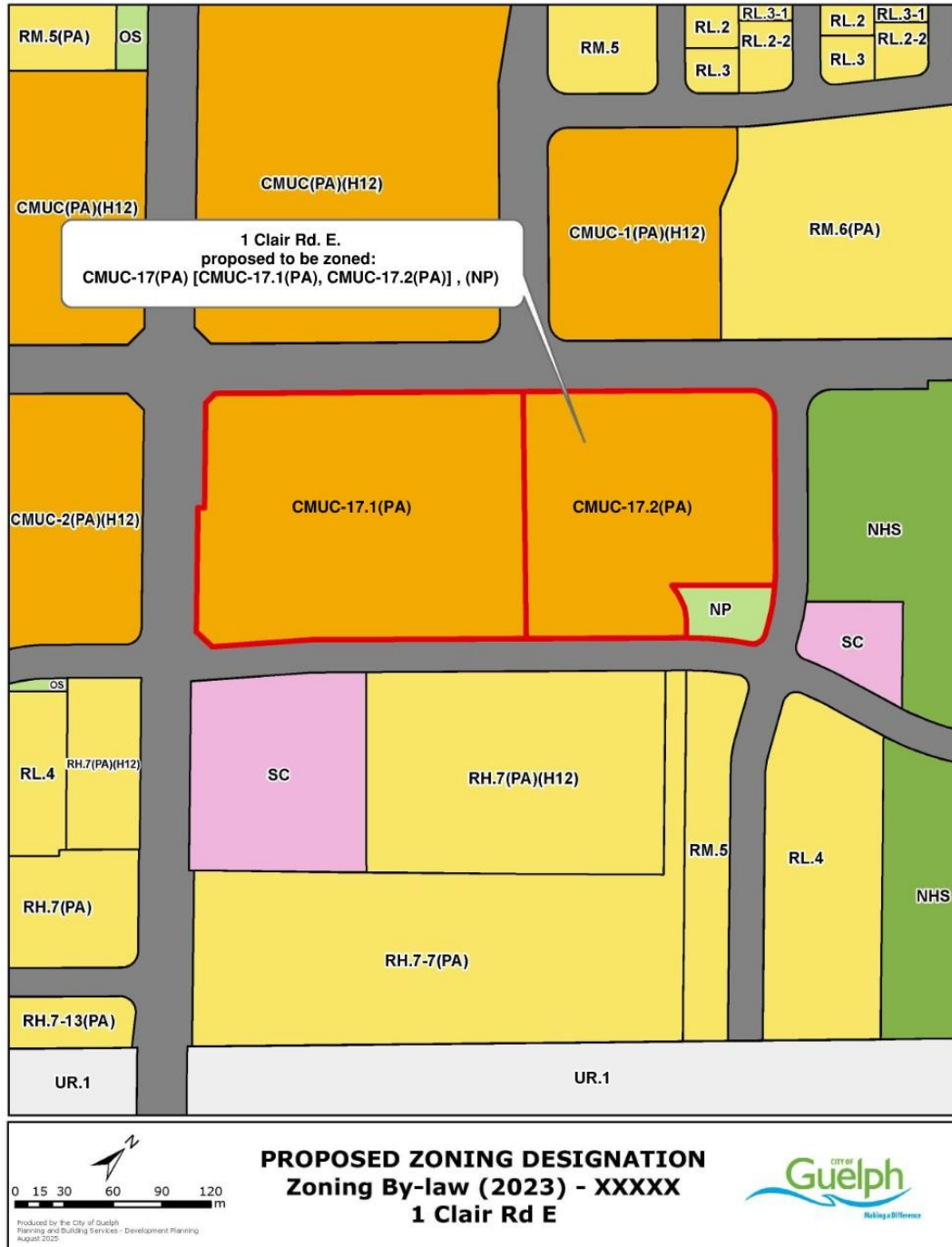


Attachment-4 Recommended Zoning, Regulations and Conditions

Figure 1: Recommended, 2023 Comprehensive Zoning By-law



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

Zoning

Recommended Zoning: “Community Mixed-Use Commercial with Site-Specific Provision’ (CMUC-17(PA)) and “Neighbourhood Park” (NP)

In accordance with Section 4 (General Provisions), Section 5 (Parking), and Section 7 (Mixed Use Zones) of Zoning By-law (2023)-20790, as amended, with the following site-specific regulations and exceptions:

Regulations

For the lands zoned CMUC -17(PA), in addition to the other applicable provisions of the CMUC(PA) zone and general provisions, the following provisions shall apply:

Lot Area

- For the lands zoned CMUC -17(PA), despite Table 7.2, the maximum lot area shall be 53,497 square metre.

Severability Provision

- The provisions of this By-law shall continue to apply collectively to the whole of the lands identified on Defined Area Map 67 as CMUC-XX, as amended, despite any future severance, partition or division for any purpose.

Density

- A maximum combined net density of 250 units per hectare for the combined CMUC – 17.1 (PA) and CMUC -17.2 (PA) , whereas Table 7.2 permits a maximum of 150 units per hectare;
- For the lands zoned CMUC – 17.1(PA) a maximum density of 184 units per hectare, whereas Table 7.2 permits a maximum of 150 units per hectare;
- For the lands zoned CMUC – 17.2(PA) a maximum density of 351 units per hectare, whereas Table 7.2 permits a maximum of 150 units per hectare;

Built Form Provisions

- For the lands zoned CMUC -17.2(PA), Despite Table 7.3, for the yard abutting the future Neighbourhood Park(NP) zoned lands, the buffer strip requirement does not apply.
- For the lands zoned CMUC – 17.2(PA) the maximum building height shall be 14 storeys, whereas Table 7.4 required a maximum of 10 storeys.
- For the lands zoned CMUC – 17.2(PA) the building setback from the private street shall be 1.5 metres, whereas Table 7.4 requires a 3 metres setback for all portions of the building above the 6th storey facing a street for buildings located within 15 m of a street.
- For the lands zoned CMUC – 17.2(PA) no minimum first storey height for the residential component whereas Table 7.4 required a minimum of 4.5 metre first storey height.
- For the lands zoned CMUC – 17.2(PA) despite Section 4.14.4(a)(i), the angular plane from the street shall be 66 degrees.

- For the lands zoned CMUC – 17.2(PA) despite Section 4.14.4(a)(ii), the angular plane from a lot line abutting a park shall be 66 degrees.

Amenity Area Provisions

- For the lands zoned CMUC – 17.2(PA) a minimum common amenity area of 9.9 square metres per unit, whereas Table 7.4 requires a minimum of 20 square metres per unit;
- For the lands zoned CMUC – 17.2(PA) the additional regulations for Table 7.2-7.13, regulations 4(a) and 4(d) do not apply.
- For the lands zoned CMUC – 17.2(PA), the Common Amenity area shall be shared between all buildings subject to the CMUC – 17.2(PA) zone.
- For the lands zoned CMUC – 17.2(PA), the minimum private amenity area shall be provided at a rate of 4.8 square metre per unit, where no private amenity area is required.
- For the lands zoned CMUC – 17.2(PA), for Private Amenity Area, Table 6.18, additional regulations 11-13 do not apply.

Parking Provisions

- For the lands zoned CMUC – 17.1(PA) minimum required parking for all non-residential uses:
 - a. 0 spaces for the first 500 m² Gross Floor Area;
 - b. Plus 3.5 spaces per 100 m² of Gross Floor Area in excess of 500 m² and 5,000 m²; and
 - c. Plus 2.5 spaces per 100 m² of Gross Floor Area in excess of 5,000 m².
- For the lands zoned CMUC – 17.2(PA),
- Residential Parking: A minimum residential parking rate of 1.1 parking spaces per dwelling unit (1 parking space per unit + 0.1 parking space per unit for visitors).
- For non-residential parking:
 - a. 0 spaces for the first 500 m² Gross Floor Area;
 - b. Plus 3.5 spaces per 100 m² of Gross Floor Area in excess of 500 m² and 5,000 m²; and
 - c. Plus 2.5 spaces per 100 m² of Gross Floor Area in excess of 5,000 m².
- Residential visitor parking spaces and non-residential parking spaces can be provided on a non-exclusive basis and can be shared above and below ground.

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 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 7 of Decision Report 2025-450.
- c. 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.
- d. 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.
- e. That prior to site plan approval, the Developer shall address comments outlined in the memo from Engineering and Transportation Services dated September 29, 2025 as included in Attachment 9 – Departmental and Agency Comments.
- f. That prior to site plan approval, the Developer shall address comments outlined in the memo from Environmental Planning, dated April 28, 2025 as included in Attachment 9 – Departmental and Agency Comments.
- g. That prior to site plan approval, the Developer shall address comments outlined in the memo from Parks Planning, dated August 12, 2025 as included in Attachment 9 – Departmental and Agency Comments.