

Attachment-3 Recommended Zoning, Regulations and Conditions

3A – Zoning Regulations – By-law (2023)-20790

The following Zone is proposed on the subject lands as shown in the proposed zoning map for Zoning By-law (2023)-20790 in Attachment-6. Site-specific regulations approved by Council in December 2023 will be carried forward as they are still applicable to the proposed development.

“Site-specific Downtown 1” (D.1-XX) Zone

Regulations

In accordance with Table 9.4, Section 9.3, Section 18.14.30.2.3, and Section 9.4.2 of the By-law, with the following exceptions and additions:

Building Height

Despite Table 9.4, Section 9.3(c), and Schedule B-4, the maximum Building Height shall be 24 storeys outside of the Protected View Corridor.

Floorplate Ratio

Despite Section 18.14.30.2.3, a floorplate ratio of 1:9:1 for the North Tower shall be permitted.

Exterior Facades

Despite Section 9.4.2(a)(i), the requirement for facades to include coursed masonry and/or materials which replicate coursed masonry (except plain, uncoloured concrete) shall only apply to the building podium.

Bicycle Parking Space and Aisle Dimensions

Sections 5.8.1(a)(iii), and 5.8.2 shall not apply.

3B – 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 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 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.

3. That prior to site plan approval, the Developer shall address comments outlined in the memo from Engineering and Transportation Services dated November 7, 2026 and included in Attachment-11.
4. That prior to site plan approval, the Developer shall address comments outlined in the memo from Urban Design and Landscape Planning dated November 17, 2026 and included in Attachment-11.