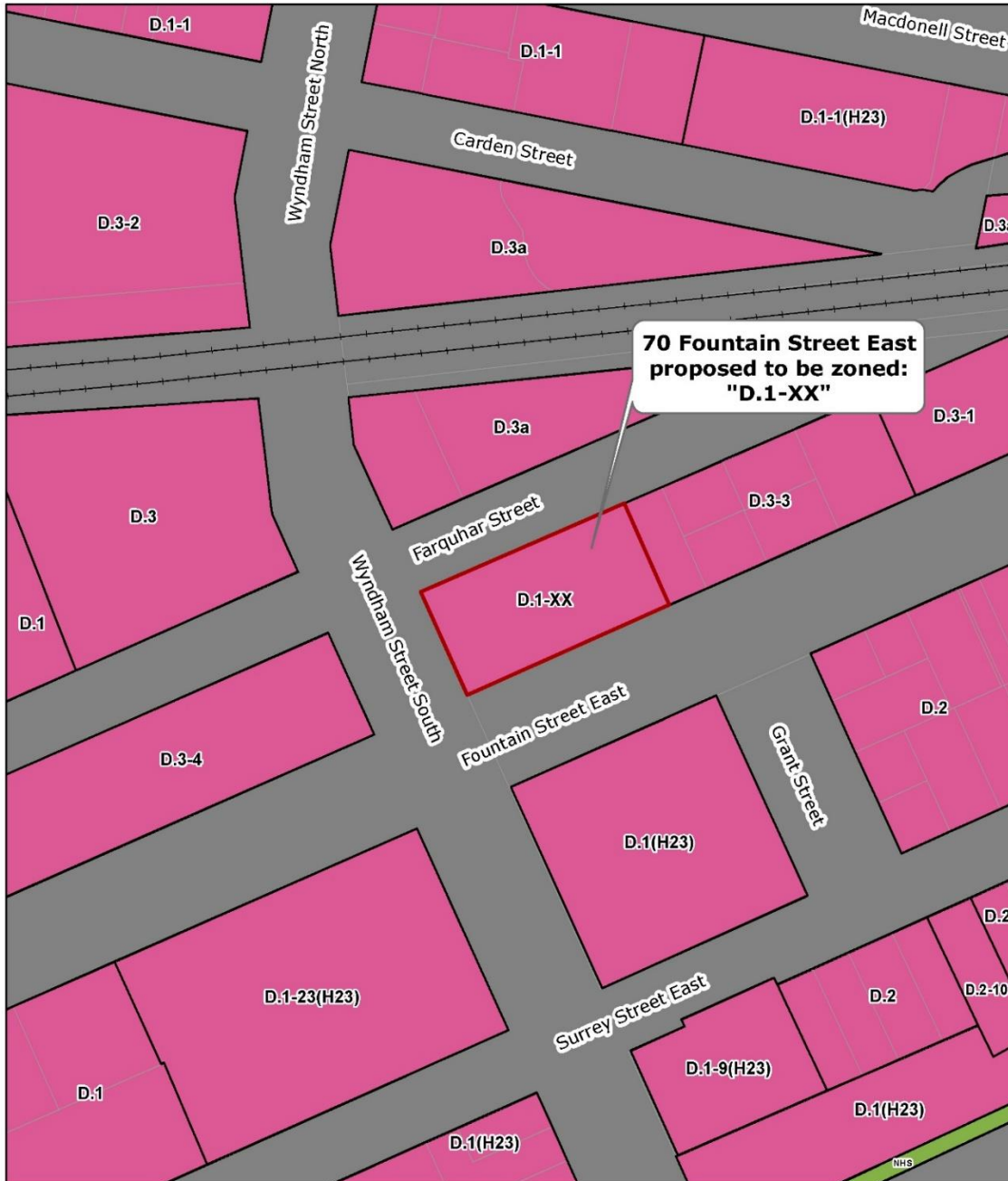


Attachment-6 Proposed Zoning

Figure 1: Proposed Zoning, Comprehensive Zoning By-law (2023)-20790, as amended



0 15 30 60 m

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Planning and Building Services - Development Planning
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PROPOSED ZONING DESIGNATION
Zoning By-law (2023) - XXXXX
70 Fountain Street East

Proposed Zoning: Downtown 1 Zone with Site-specific Provisions - "D.1-XX" zone and Removal of Holding Provisions H28

Purpose of By-law

To amend Zoning By-law (2023)-20790, as amended, by rezoning the lands municipally known as 70 Fountain Street East from D.1-27(H28) to a new D.1-XX Zone with site-specific regulations. The amendment will repeal and replace the existing site-specific provisions to permit a 24-storey mixed-use building and to establish new regulations related to floorplate size, tower setbacks, active entrances, glazing, building height, and rooftop amenity space. The amendment will remove the H28 Holding Provision.

Effect of By-law

The By-law will permit the development of a high-density mixed-use building consistent with the Downtown Secondary Plan and the Major Transit Station Area (MTSA) context.

In addition to the regulations of the D.1 Zone, the following site-specific regulations shall apply:

1. Maximum Floorplate – 7th & 8th Storeys: 1,228 m²
2. Maximum Tower Floorplate – Above 8th Storey: 1,059 m²
3. Maximum Tower Floorplate Length-to-Width Ratio: 2.2:1
4. Minimum Tower Setback (at or below 12th Storey): 3.0 m
5. Minimum Tower Setback (above 12th Storey): 12.5 m from the northern lot line
6. Maximum Building Height: 24 storeys, measured from Farquhar Street
7. Lower Ground Floor: Not considered a storey for height purposes
8. Rooftop Amenity Space: Permit roof top amenity including a swimming pool and excluded from height calculations
9. Minimum Active Entrances: One (1) principal entrance on Wyndham Street
10. Minimum Ground Floor Glazing: 56% of façade up to 4.5 m above grade
11. **Parking: Exempt (MTSA)**
12. Bicycle Parking:
 - Residential: 288 long-term + 30 short-term
 - Retail: 1 long-term + 1 short-term

That Holding Provision H28 be Removed