

## **Attachment-3 Recommended Zoning, Regulations and Conditions**

### **3A – Zoning Regulations – Zoning By-law (2023)-20790, as amended**

The following Zones are proposed on the subject lands as shown in the proposed zoning map in Attachment-7 Proposed Zoning.

- Site-specific Commercial Mixed-use Centre with a Parking Adjustment Suffix and Holding Provisions (CMUC-9(PA)(H)) Zone
- Neighbourhood Park (NP) Zone
- Natural Heritage System (NHS) Zone

#### **“Site-specific Commercial Mixed-use Centre with a Parking Adjustment Suffix and Holding Provisions” (CMUC-9(PA)H) Zone**

In accordance with Table 5.2, Table 5.3, Table 6.18, Table 7.1, Table 7.2, Table 7.4, Table 7.5, Additional Regulations for Tables 7.2-7.13, Section 3.0, Section 5.8.1, Section 5.9, and Section 7.3.2 of the By-law, with the following exceptions and additions:

#### **Permitted Uses**

Despite Table 7.1, on-street townhouses shall be a permitted use on the subject lands zoned CMUC.

For the purposes of this Zone, On-street Townhouse shall be defined as:

A townhouse where each dwelling unit is located on a separate lot and has legal frontage on a street, public or street, private and includes a rear-access on-street townhouse located on either a street, private or street, public.

#### **Regulations (for the whole of the lands zoned CMUC-9(PA)H)**

Regulations that apply to the whole of the subject lands:

In accordance with Section 7.3.1 of this By-law, with the following exceptions and additions:

##### Front Lot Line

Watson Parkway North shall be considered the front lot line in this Zone.

##### Severability Provision

The uses and regulations of the CMUC-9 Zone shall continue to apply collectively to the whole of the lands zoned as CMUC-9, despite any future severance or condo registration.

##### Definition of Street

For the purposes of the CMUC-9 Zone, a private road within the common elements of an approved draft plan of condominium or registered plan of condominium provided that road has access to a public highway is included in the definition of Street.

##### Definition of Lot

For the purposes of the CMUC-9 Zone, a condominium unit within an approved draft plan of condominium or registered plan of condominium is considered to be a Lot.

### Maximum Lot Area

Despite Table 7.2, the maximum Lot Area is 64,500 square metres.

### Residential Density

Despite Table 7.2, a maximum residential density of 250 units per hectare is permitted. Minimum and maximum residential density shall be measured across the CMUC-9(PA) Zone despite any future subdivision or condo registration. For zoning interpretation purposes, "Block 1" the maximum Residential density-units per hectare (uph) shall be 600, for "Block 2" the maximum Residential density-units per hectare (uph) shall be 600, and for "Block 3" the minimum Residential density-units per hectare (uph) shall be 50.

### 0.3 Metre Reserves

For the purposes of this Zone, the 0.3 metre reserves can be included in the setback calculation.

### Minimum Interior Side Yard

Despite Table 7.3, a minimum interior side yard setback of 1 metre is permitted for mixed-use buildings.

### Minimum Rear Yard

Despite Table 7.3, a minimum rear yard of 0 metres is permitted for mixed-use buildings.

### Minimum Buffer Strip

Despite Table 7.3, a 0 metre buffer strip is permitted along the rear property line and a minimum 1 metre buffer strip is permitted along the interior lot line.

### Minimum Landscape Open Space

Despite Table 7.3, a minimum landscape open space of 15% is permitted, where 30% of the required landscaped open space area can be in the form of a green or blue roof.

### Minimum Commercial Gross Floor Area

Despite 7.3.2, a minimum commercial gross floor area of 2,750 square metres is required.

### Angular Planes

Despite Table 7.5, angular planes shall not apply.

### Bicycle Parking Spaces, Short Term

Despite Section 5.8.1(b), bicycle parking spaces, short term, can be located no more than 45 metres from the primary pedestrian entrance.

### Electric Vehicle Parking Spaces

Despite Section 5.9(a) and 5.9 (b), a minimum of 10% of the total required parking spaces shall be provided as electric vehicle parking and a minimum of 50% of the total required parking spaces shall be provided as designed as electric vehicle parking.

## Regulations for Mixed-use Buildings

In addition to the regulations outlined in (b) above, and subject to regulations outlined in Section Table 7.4, the following exceptions and additions are applicable to Mixed-use Buildings:

### Maximum Building Height

Despite Table 7.4, a maximum building height of 14 storeys is permitted.

### Maximum Floorplate Size

Despite Table 7.4, a maximum floorplate size of 1,950 square metres is permitted above the first storey.

### Maximum Building Length

Despite Table 7.4, a maximum building length of 140 metres or 105 metres for buildings located within 15 metres of a street for the portion of the building adjacent to the street is permitted.

### Active Entrance

Despite Table 7.4, a minimum of 1 active entrance to the first storey along facades facing Watson Parkway North is required.

### Minimum Tower Separation

Despite Table 7.4, the tower portion of a building, which is the portion of the building above the second storey can be setback a minimum of 15 metres from any portion of another tower measured perpendicularly from the exterior wall of the second storey.

### Minimum Tower Setback

Despite Table 7.4, the tower portion of a building may be setback a minimum of 1 metre from an interior side lot line and rear lot line when measured perpendicularly from the exterior wall of the second storey.

### Building Stepbacks

Despite Table 7.4, building stepbacks do not apply.

### First Storey Height

Despite Table 7.4, the first storey height can be less than 4.5 metres for residential uses and dwelling units are permitted on the first storey.

### Minimum Common Amenity Area

Despite Table 7.4, a minimum common amenity area of 4.5 square metres per dwelling unit is required.

### Minimum Parking Spaces

Despite Table 5.3, Row 12, a minimum of 0.9 parking spaces per dwelling unit is required plus 0.1 spaces per dwelling unit for the use of visitors.

### Regulations for On-Street and Back-to-Back Townhouses:

In addition to the regulations outlined above for the whole of the lands zoned CMUC-9(H), and subject to regulations outlined in Table 6.12 and Table 6.18, the following exceptions and additions are applicable to On-Street and Back-to-Back Townhouses:

### Minimum Common Amenity Area

Despite Table 6.18, a minimum common amenity area of 7.9 square metres per dwelling unit is required for back-to-back townhouses.

### Maximum Parking Spaces

Despite Table 5.3, Row 17, a maximum of 2 parking spaces per dwelling unit is permitted.

### Minimum Visitor Parking Spaces

Despite Table 5.3, Row 17, a minimum of 0.15 visitor parking spaces per dwelling unit is required.

### Maximum Width of Attached Garage

Despite Table 5.9, Row 3, the maximum width of an attached garage is 53% of lot frontage.

### Minimum Front Yard from Private Street, Curb or Sidewalk

Table 6.19, C, shall not apply.

### Minimum Exterior Side Yard from Private Street, Curb or Sidewalk

Table 6.19, D, shall not apply.

### Minimum Rear Yard from Private Street, Curb or Sidewalk

Table 6.19, E, shall not apply.

### Minimum Interior Side Yard

Despite Table 6.18, the minimum interior side yard is 1 metre.

### Maximum Building Length

Despite Table 6.19, the maximum overall building length of a townhouse building is 52 metres.

### Maximum Lot Coverage

Despite Table 6.18, the maximum lot coverage is 72%.

### Minimum Landscape Open Space

Despite Table 6.18, a minimum landscape open space of 9% of the lot area per unit is required.

### Minimum Lot Area per Dwelling Unit

Despite Table 6.10, the minimum lot area per dwelling unit is 113 square metres for on-street townhouses and a minimum of 83 square metres for back-to-back townhouses.

### Minimum Front Yard Setback

Despite Table 6.11, the minimum front yard setback is 2.9 metres for on-street townhouses.

### Minimum Exterior Yard Setback

Despite Table 6.11, the minimum exterior yard setback is 3.5 metres for on-street townhouses.

### Minimum Rear Yard Setback

Despite Table 6.11, the minimum rear yard setback is 3.8 metres for on-street townhouses adjacent to the Natural Heritage System Zone.

### Minimum Landscape Open Space

Despite Table 6.11, a minimum landscape open space of 32% is required, and 30% of the required landscaped open space must be covered by soft landscaping in the form of natural vegetation, such as grass, flowers, trees and shrubbery.

### Minimum Distance Between Buildings

Despite additional regulation 4(a) for Tables 6.17 to 6.19, a minimum of 3 metres is permitted between the exterior side walls of one townhouse building to another townhouse building on exterior side walls containing opening to habitable rooms.

### Holding Provisions

To ensure that the development of the subject lands does not proceed, until the following conditions are met to the satisfaction of the City Engineer/General Manager:

- The Owner/Developer shall provide the City an updated Traffic Impact Study (TIS) to the satisfaction of the City Engineer/General Manager.
- The Owner/Developer shall provide the City with an updated Functional Servicing Report outlining the servicing needs of the site for water pressure and fire flows to the satisfaction of the City Engineer/General Manager.
- The Owner/Developer shall provide the City with an updated Functional Servicing Report addressing the stormwater management/stormwater drainage design to the satisfaction of the City Engineer/General Manager.

### **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 Owner/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 Owner/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, or prior to Draft Plan of Subdivision approval, the Owner shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer. The cost related to the preparation and implementation of such studies, plans and reports shall be borne by the Owner/Developer.
  - An updated Traffic Geometrics Plan.
  - Detailed design for traffic control signal at Watson Parkway North and Starwood Drive.
  - Detailed design for southbound left turn lane on Watson Parkway North.
  - Detailed design for concrete centre median and curb relocations on Watson Parkway North.
  - Pavement marking and sign plan for Watson Parkway North and Starwood Drive intersection.
  - CLI ECA application with all required documentation and fees for the proposed storm sewer on Watson Road North.
  - A geotechnical report specific to the design and construction of the storm sewer main on Watson Road North and civil works on Watson Parkway North as per DGSSMS, section B.4.6.
  - A Stormwater Management Report and plans certified by a Professional Engineer in accordance with the latest edition of the City's Development Engineering Manual (DEM) and the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual".
  - Detailed Grading, Drainage, ESC and Servicing Plan certified by a Professional Engineer for the site.
  - A Detailed Noise Study certified by a qualified Professional Engineer in accordance with the City of Guelph Noise Control Guidelines.
4. That, prior to site plan approval, the Owner/Developer shall provide to the City, to the satisfaction of the Risk Management Official a Section 59 Policy Applicability Review form as well as a Salt Management Plan in accordance with the Grand River Source Protection Policy CG-MC-29.
5. That, prior to site plan approval or prior to Draft Plan of Subdivision approval, the Owner/Developer shall enter into a road occupancy agreement with the City that identifies the Owner/Developer's responsibility to pay for the following:

- All improvements identified in the functional design for the intersections and Right of Way including traffic signals at Starwood Drive and Watson Parkway North.
  - Design and construction of the southbound left turn lane on Watson Parkway North at Starwood Drive and the development access.
  - Design and construction of all civil works associated with proposed accesses from Watson Parkway North.
  - Design and construction of a municipal sidewalk across the frontage of the site on Watson Parkway North connecting to the existing sidewalk to the east.
  - Design and construction of a storm sewer main on Watson Road North that is sized for the upstream drainage area and for the proposed development service in accordance with current City and Provincial standards.
6. That, prior to site plan approval, the Owner/Developer shall submit a construction dewatering plan(s) to the satisfaction of the City. The dewatering plan(s) must include an assessment of the volume of dewatering and peak rates, as well as an evaluation of the expected zone of influence. If the zone of influence is determined to intersect with the Natural Heritage System, an Environmental Management Plan must be developed and implemented to mitigate potential construction impacts. The dewatering plan(s) will also need to provide details on the management of discharge water treatment to demonstrate that there are no negative impacts on the Natural Heritage System.
  7. That prior to site plan approval, the Owner/Developer shall prepare photometric plan to the satisfaction of the City that demonstrates no light spillage into the Natural Heritage Features. A lighting level of 0 Lux is required at the limit of the Natural Heritage System.
  8. That, prior to site plan approval, the Owner/Developer shall prepare an updated Tree Inventory and Protection Plan to the satisfaction of the City, to clearly illustrate Tree Protection Zones (TPZ), the location of tree protection fencing, access routes, stockpile locations and be based on the proposed grading, drainage and servicing plans for the property.
  9. That, prior to site plan approval, the Owner/Developer shall address urban design comments provided in the Urban Design Memo, dated January 28, 2026 and included in Attachment-14 Departmental and Agency Comments of this staff report.