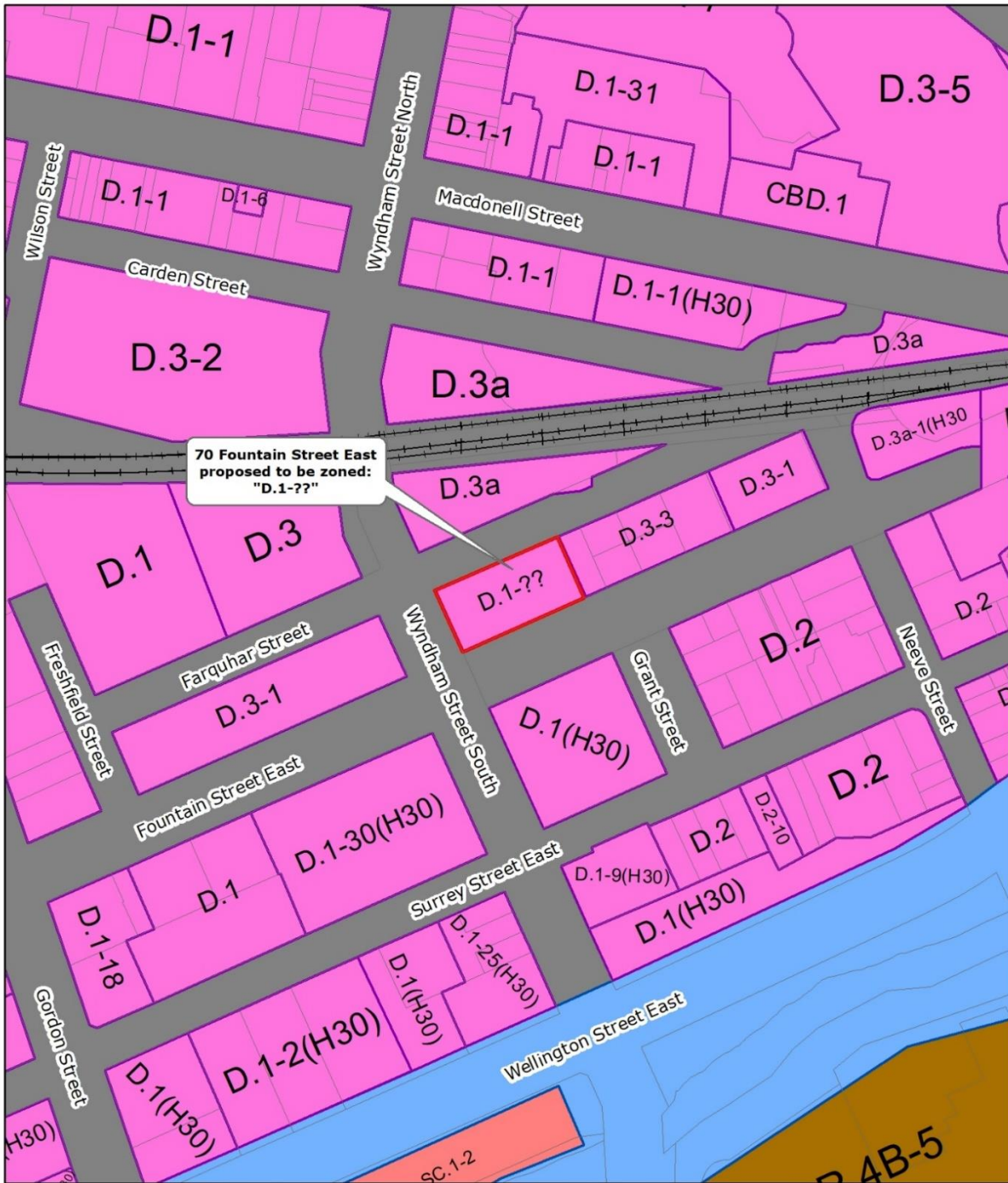


Attachment-5 continued

Existing Zoning Details

- 6.3.3.1 Special Central Business District 1 (CBD.1) Zones
- 6.3.3.1.1 CBD.1-1
As shown on Defined Area Map Number 37 of Schedule "A" of this *By-law*.
- 6.3.3.1.1.1 Regulations
- 6.3.3.1.1.1.1 Minimum Off-Street Parking
Despite Table 6.3.2, Row 9, properties within the CBD.1-1 *Zone* shall provide *Parking Spaces* in accordance with Section 4.13.4.
- 6.3.3.1.1.1.2 Maximum Building Height
5 *Storeys* within 15 metres of the *Street Line* to a maximum height of 6 *Storeys* for the remainder of the *Building* or *Structure*.

Attachment-5 continued Proposed Zoning



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Planning and Building Services - Development Planning
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PROPOSED ZONING
70 Fountain Street East

Attachment-5 continued Proposed Zoning Details (1 of 2)

Row	By-law Section	Regulation	Requirement	Proposed	Compliance
A	6.3.1.1	Permitted Uses	Multiple Uses	Mixed Use Building Retail Establishment Apartment Building Restaurant Service Establishment Office	Yes
B	6.3.1.1 (6)	Active Frontage Uses	No dwelling Units in Cellar, Basement, or on main floor level	None	Yes
C	6.3.2.1.1	Maximum Floorplate (7th and 8th Storeys)	1,200 square metres	645 square metres	Yes
D	6.3.2.1.2	Maximum Floorplate (above 8th Storey)	1,000 square metres and length-to-width ratio of 1.5:1	645 square metres and 1:1.1	Yes
E	6.3.2.1.3	Minimum Building Stepback (above 4th storey)	3 metres	17.5 m (Wyndham) 0 (Fountain) * 3.0 m (Farquhar)	Yes No Yes
F	6.3.2.2.2	Minimum Tower Separation (portion above 12th storey)	25 metres to same portion on another tower	No nearby towers	Yes
G	6.3.2.2.3.1	Minimum Tower Setback (at or below 12th storey)	6 metres from Side and Rear Lot Line	3.0 m (Farquhar) 3.0 m (Fountain) 19.3 m (Rear)	No No Yes
H	6.3.2.2.3.2	Minimum Tower Separation (at or below 12th storey)	12 metres to same portion on another tower	No nearby towers	Yes
I	6.3.2.3.1.1	Minimum Building Height Maximum Building Height	3 storeys** 6 storeys**	25 storeys 25 storeys	Yes No
J	6.3.2.4.1.1	Maximum Yard Setbacks along Active Frontage (Street Line >35 metres)	0 for Exterior Side Yard Setback for minimum of 75% of Street Line; 2 metres for remainder	0 (Farquhar)	Yes
K	6.3.2.4.1.2	Maximum Yard Setbacks along Active Frontage (Street Line < 35 metres)	0 for Front Yard Setback	0 (Wyndham)	Yes
L	6.3.2.4.1.4	Minimum First Storey Building Height	4.5 metres	8.2 m (Wyndham) 5 m (Farquhar) 5 m (Fountain)	Yes Yes Yes
M	6.3.2.4.1.5	Minimum number of Active Entrances to first storey on Front and/or Exterior Side Yard Building frontage	1 for every 15 metres of Street Line identified as Active Frontage Area (at least 1 required)	Wyndham – 2 (32.8 m frontage) Farquhar – 1 (32.3 m of frontage)	Yes No
N	6.3.2.4.1.5.1	Active Entrance height	Within 0.2 metres above or below Finished Grade	Entrances will be at grade	Yes
O	6.3.2.4.1.6	Minimum surface area of the first Storey façade as Transparent Window and/or Active Entrances	60% measured from Finished Grade up to a height of 4.5 metres facing public Street	80% (Wyndham) 60% (Farquhar)	Yes Yes
P	6.3.2.4.1.7	Minimum Active Uses	To occupy 60% of the Street Line	100% (Wyndham) 30% (Farquhar)	Yes No

Attachment-5 continued Proposed Zoning Details (2 of 2)

Q	6.3.2.4.1.8	Non-Residential Driveways	None at grade or in first Storey for the first 6 metres of depth measured in from Street Line	62.7 metres (Fountain)	Yes
R	6.3.2.5.1	Minimum Parking Spaces	Apartment: 180 + 9 Retail/Service: 4 Office: 92 Total: 285	Residential: 124 + 9 Retail/Service: 4 Office: 70 Total: 207	No Yes No No
S	6.3.2.5.2.1.2	Minimum Underground Parking Setback	0	0	Yes
T	6.3.2.5.2.1.4	Parking Area within 1 st Storey	Prohibited from locating within 4.5 metres of the Street Line	None (Farquhar / Wyndham) Exposed portion of underground parking garage at 0 (Fountain)	Yes No
U	6.3.2.5.3	Minimum Bicycle Parking Space (Long-Term)	Residential: 123 Retail: 1 Office: 11 Total: 135	Residential: 123 Retail: 1 Office: 11 Total: 135	Yes Yes Yes Yes
V	6.2.2.5.3	Minimum Bicycle Parking Space (Short-Term)	Residential: 13 Retail: 2 Office: 1 Total 16	Residential: 13 Retail: 2 Office: 1 Total 16	Yes Yes Yes Yes
W	6.3.2.7 (1)	Minimum Front Yard or Exterior Side Yard	0	0	Yes
X	6.3.2.7 (2)	Maximum Front Yard or Exterior Side Yard	4 metres or per 6.3.2.4 for active frontages	0	Yes
Y	6.3.2.7 (3)	Minimum Side Yard	0	0 (Farquhar) 0 (Fountain)	Yes Yes
Z	6.3.2.7 (4)	Minimum Rear Yard	0	0.89 metres	Yes
ZA	6.3.2.7 (6)	Access to Parking Area	Limit of 1 driveway (non-residential) with a minimum width of 6 metres	1 access (Fountain) with width of 6 metres	Yes
ZB	6.3.2.7 (14)	Minimum Floor Space Index	1.5	11.2	Yes
ZC	4.16.1	Corner Sight Triangle	9 x 9 metres	0	No
ZD	4.9.1	Garbage Storage	Only within the principal Building, accessory Building or Structure, or in container (Side Yard or Rear Yard)	Within principal building	Yes

 Proposed site-specific regulation

* Building Stepback of 3 metres occurs above 5th storey facing Fountain Street given site grades.

** Equivalent height if D.1 Zone were to apply based on Secondary Plan (CBD.1 Zone currently applies)