

Special City Council Meeting Agenda



Tuesday, February 27, 2018 – 6:00 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

Please turn off or place on non-audible all electronic devices during the meeting.

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Open Meeting– 6:00 p.m.

Disclosure of Pecuniary Interest and General Nature Thereof

Special Council Meeting – 75 Dublin Street North Proposed Official Plan Amendment

Public Meeting to Hear Applications Under Sections 17, 34 and 51 of The Planning Act (delegations permitted a maximum of 10 minutes)

Statutory Public Meeting Report 75 Dublin Street North Proposed Official Plan Amendment (File: OP1706)

Staff Presentation:
Katie Nasswetter, Senior Development Planner

Staff Summary (if required)

Recommendation:
That Report IDE 2018-16 from Infrastructure, Development and Enterprise Services dated February 27, 2018, regarding a proposed Official Plan Amendment application (OP1706) from Astrid J. Clos Planning Consultants on behalf of Rykur Holdings Inc. to permit a five-storey residential development on the property municipally known as 75 Dublin Street North and legally described as All of Lot 1051, Part of Lot 1052, Registered Plan 8, City of Guelph, be received.

Adjournment

Staff Report

To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Tuesday, February 27, 2018

Subject **Statutory Public Meeting Report
75 Dublin Street North
Proposed Official Plan Amendment (File: OP1706)
Ward 3**

Report Number IDE-2018-16

Recommendation

1. That Report IDE 2018-16 from Infrastructure, Development and Enterprise Services dated February 27, 2018, regarding a proposed Official Plan Amendment application (OP1706) from Astrid J. Clos Planning Consultants on behalf of Rykur Holdings Inc. to permit a five-storey residential development on the property municipally known as 75 Dublin Street North and legally described as All of Lot 1051, Part of Lot 1052, Registered Plan 8, City of Guelph, be received.

Executive Summary

Purpose of Report

To provide planning information on an Official Plan Amendment application to permit the development of a five storey apartment building where four storeys is the maximum permitted height. This report has been prepared in conjunction with the statutory public meeting for this application.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

An application for an Official Plan Amendment has been received for the site municipally known as 75 Dublin Street North. The applicant has proposed a five

storey apartment building and the Official Plan amendment is required because the site is permitted a maximum building height of four storeys. The application was received September 25, 2017 and deemed to be complete on October 25, 2017.

The site was subject to a City-initiated Official Plan Amendment in 2016 in conjunction with the Downtown Zoning By-law amendment. The City initiated the Downtown Zoning By-law Amendment in order to bring into conformity with the Downtown Secondary Plan (ZC1612). In September 2016, Council directed staff to bring forward the portion of the Downtown Zoning By-law Amendment related to 75 Dublin Street North, as well as a City-initiated site-specific Official Plan Amendment, to a November 2016 council meeting for a decision in order to facilitate the timing requirements of the 'Investment in Affordable Housing' Grant. Accordingly, staff initiated a site specific Official Plan Amendment and further examined site specific zoning regulations for the subject property.

On November 28 and 30, 2016 staff brought forward a recommendation to Council on the subject site recommending refusal of the City-initiated Official Plan Amendment to permit a maximum building height of five (5) storeys whereas a maximum building height of four (4) storeys was permitted. Staff recommended approval of a site specific D.2-9 Zone in advance of the regulations proposed in the Downtown Zoning By-law Amendment. On November 30, 2016, Council refused the proposed Official Plan amendment and approved the site-specific Zoning By-law amendment being recommended by staff but both were subsequently appealed to the Ontario Municipal Board (OMB) where they are awaiting further direction.

On November 12, 2017, an OMB Motion Hearing was held to determine two motions brought forward following appeal of both the Official Plan amendment refusal and Zoning By-law amendment approval by Council. The City brought forward a motion to dismiss the landowner/appellant Rykur Holdings appeal of the Official Plan amendment refusal, given that the Official Plan amendment was City-initiated. The Guelph Old City Residents' Association brought forward a motion that the Council approved site specific zoning for 75 Dublin Street North be repealed in whole by the OMB.

At this time all parties are awaiting a decision from the OMB on these motions to provide greater clarity with respect to this new privately initiated application and the status of the Council approved zoning (the D.2-9 Zone).

Location

The subject property is located at the north-east corner of Cork Street West and Dublin Street North (see ATT 1 - Location Map and ATT 2 - Orthophoto). The subject property is approximately 0.15 ha in size with frontage along both Dublin Street North and Cork Street West. The subject property was formerly used for recreational purposes (tennis courts).

Surrounding land uses include:

- To the north: Central Public School;

- To the south: Basilica of Our Lady, St. Agnes School, Guelph Civic Museum (formerly convent), the Rectory, the Annex and St. John Bosco school, together known as "Catholic Hill";
- To the east: lands zoned OR (office residential) zone; and,
- To the west: across Dublin Street North are lands zoned R.1B for single-detached residential uses.

Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject property is "Mixed Use 2" (See ATT-3). The Mixed Use 2 designation is intended to accommodate a range of small-scale uses within an existing predominantly low rise residential area. Further details of this designation are included in ATT-3.

Existing and Proposed Zoning

The subject property is currently zoned "I.1" (Institutional) Zone in the City of Guelph's Zoning By-Law (1995)-14865. Details of the existing zoning are included in ATT-4.

On November 30, 2016, Council approved new zoning for 75 Dublin Street North that implemented the Downtown Secondary Plan. The proposed zoning would permit a four-storey building with a front and exterior side yard setback of 3m, side yard setback of 4.5m, rear yard setback of 3m to the first two storeys, and required building stepbacks facing the street and the rear yard. The site was approved as a D.2-9 zone but was subsequently appealed and is currently before the Ontario Municipal Board (OMB) awaiting a hearing. Details of the D.2-9 zone are included in ATT-5.

Description of Proposed Official Plan Amendment

The applicant is proposing to amend the Official Plan to permit five storeys where a maximum of four storeys is permitted.

Proposed Development

The applicant has proposed a five storey apartment building containing 35 apartment units, with 35 parking spaces. The applicant is proposing that 20 of these units would be affordable units, subject to receiving an affordable housing grant.

The applicant's conceptual development plan and proposed building elevations are shown in ATT-6.

Supporting Documents

The following reports and material have been submitted in support of this application:

- Planning Justification Report, prepared by Astrid J. Clos Planning Consultants, dated September 21, 2017.
- Site Concept Plan prepared by Astrid J. Clos Planning Consultants, dated October 31, 2016
- Draft Official Plan Amendment
- Churchill Court Urban Design Brief, prepared by James Fryett Architect Inc., dated September 14, 2017.
- Cultural Heritage Resource Impact Assessment, prepared by CHC Limited, dated October 24, 2016.
- Phase 1 Environmental Site Assessment, prepared by Chung and Vander Doelen Engineering Inc., dated October 4, 2016.
- Transportation Impact Study Update, prepared by Paradigm Transportation Solutions Ltd., dated September 2017.
- Preliminary Site Servicing and Stormwater Management Plan (together with Site Grading and Servicing Plan), prepared by GM BluePlan Engineering Ltd., dated September 19, 2017.

Staff Review

Given that the privately-initiated proposal at 75 Dublin Street North is essentially the same as what was presented to Council in 2016 as a City-initiated amendment, staff plan to bring forward a recommendation report to Council shortly, referencing the issues addressed in 2016, addressing any additional issues that are identified through this public meeting process and review of the above-noted submission materials.

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Consultations

The Notice of Complete Application was mailed on November 8, 2017 to local boards and agencies, City service areas, property owners within 120 metres, and people that requested notice on the City-initiated amendment in 2016 (OP1603). The Notice of Public Meeting for this application was mailed on January 30, 2018 and advertised in the Guelph Tribune on February 1, 2018. Notice of the application has also been provided by signage on the property.

Corporate Administrative Plan

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our Resources - A solid foundation for a growing city

Attachments

ATT-1	Location Map and 120m Circulation
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Existing Zoning
ATT-5	Council Approved Zoning
ATT-6	Proposed Development Plan and Building

Departmental Approval

Not applicable.

Report Author

Katie Nasswetter
Senior Development Planner



Approved By

Todd Salter
General Manager
Planning, Urban Design and
Building Services
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Approved By

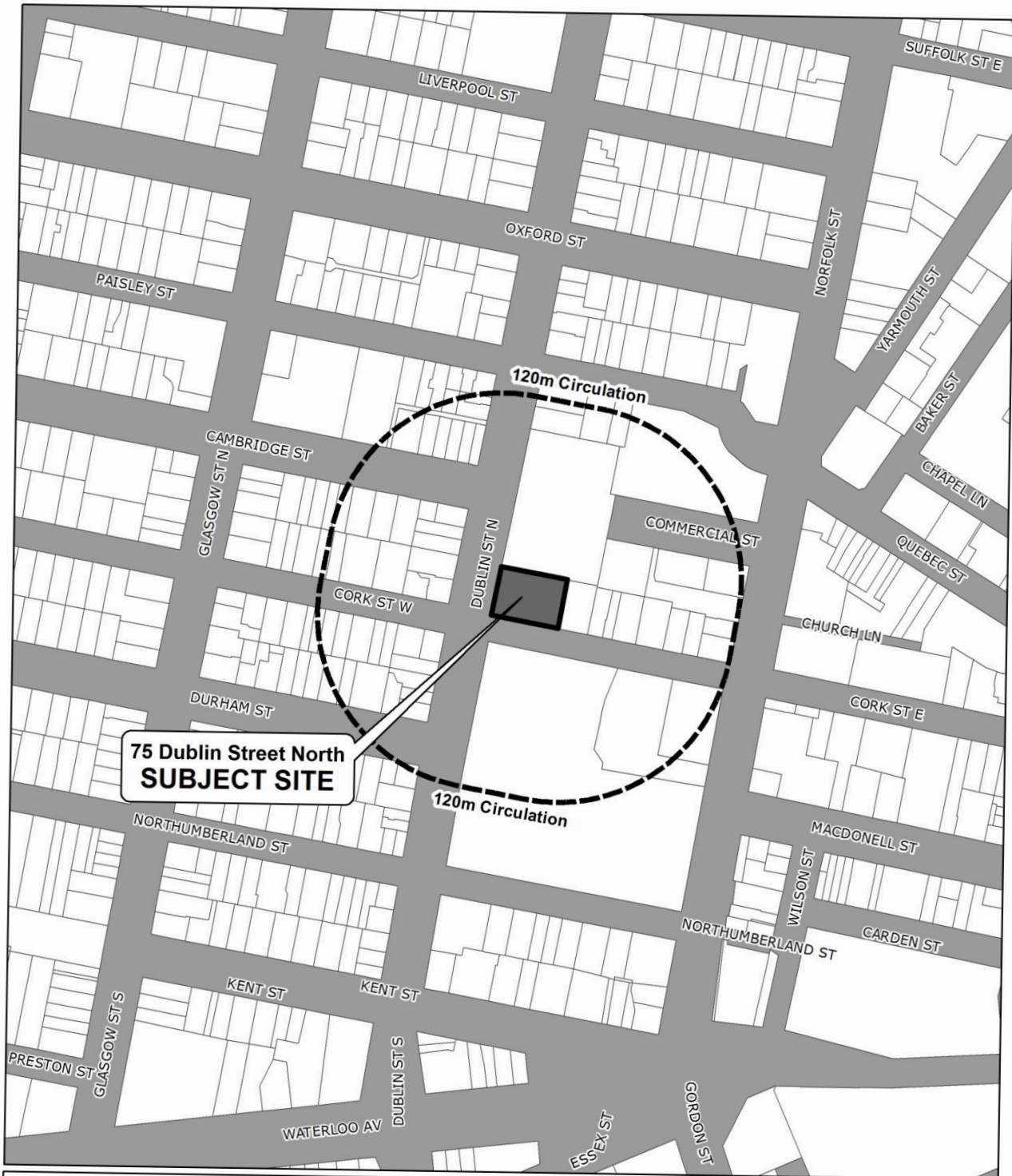
Chris DeVriendt
Manager of Development Planning



Recommended By

Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519.822.1260, ext. 3445
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ATT-1 **Location Map and 120m Circulation**



Produced by the City of Guelph
Planning, Building, Engineering and Environment, Development Planning
September 2018

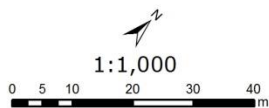
LOCATION MAP **75 Dublin Street North** **120m Circulation**

I:\gis_staging\Planning\ReportMaps\Dublin St N - 75

**ATT-2
Orthophoto**



Sources:
POUSER, Property (2016) [SDE feature class], The City of Guelph, ON.
POUSER, PARKS (2013) [SDE feature class], The City of Guelph, ON.
POUSER, City, Boundary (2013) [SDE feature class], The City of Guelph, ON.
Guelph2012.sld (2012) [File system raster], The City of Guelph, ON.

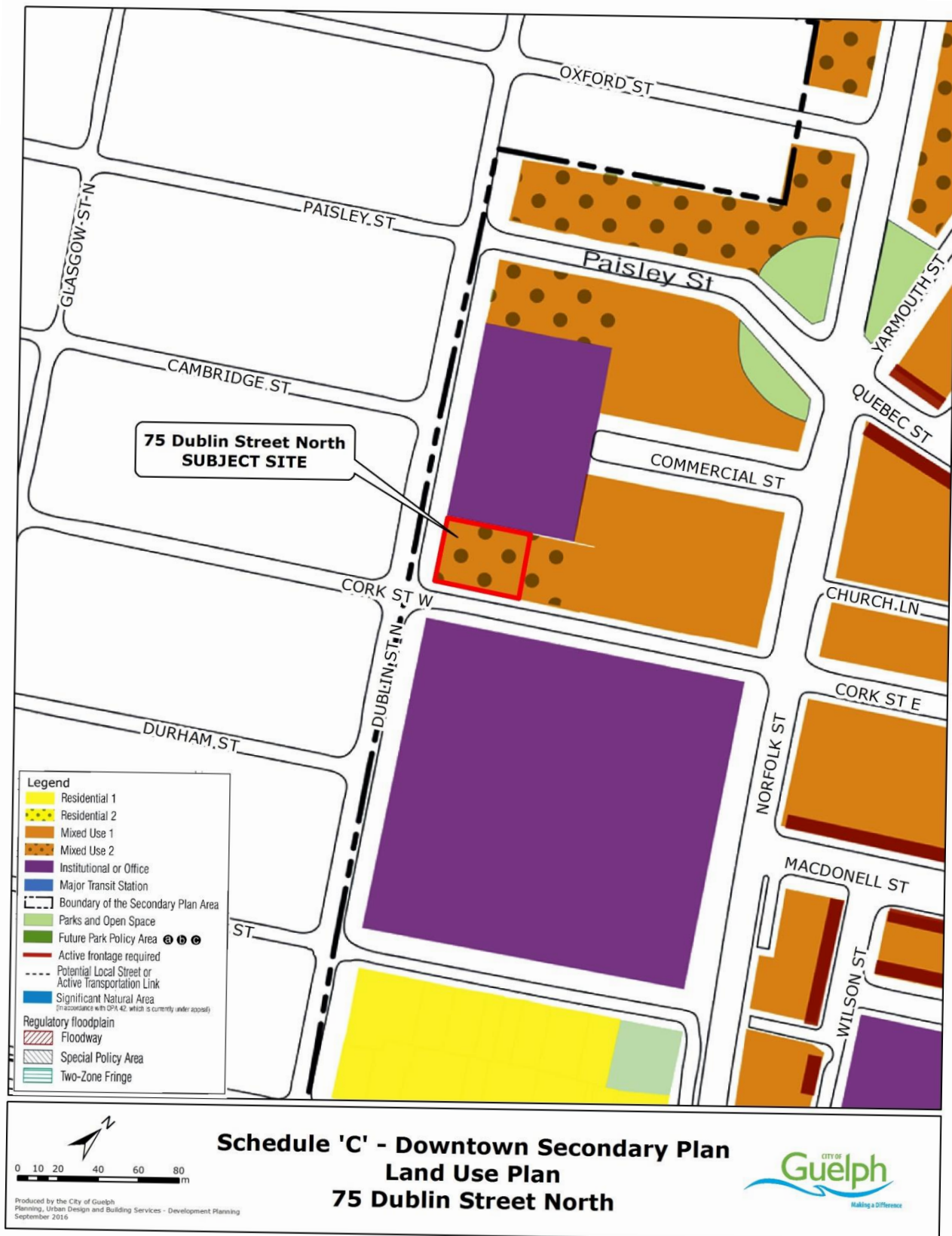


**2012 Orthophoto
75 Dublin Street North**



Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
September 2016

ATT-3 **Existing Official Plan Land Use Designation and Policies**



ATT-3 (continued)

Existing Official Plan Land Use Designations and Policies

11.1.7.4 Mixed Use 2 Areas

11.1.7.4.1

Mixed Use 2 areas, as identified on Schedule C, are those areas of downtown that were historically mostly residential with a mixture of housing styles but have evolved to accommodate a range of uses, many in partially or fully converted houses. Therefore the predominant character of this area is of low-rise buildings that are residential in character, with landscaped front yards, and small-scale, visually unobtrusive commercial signage. In addition, many of the existing buildings and properties in these areas are of Cultural Heritage Value or interest and contribute to Downtown's unique identity. As land uses evolve, the predominant character of Mixed Use 2 areas should be maintained.

11.1.7.4.2

The following uses may be permitted in Mixed Use 2 areas: a) small-scale retail uses and convenience commercial; b) personal service uses; c) detached, semi-detached and duplex dwellings, townhouses and multiple unit apartment buildings; d) live/work uses; e) offices, including medically related uses; f) community services and facilities; g) cultural, educational and institutional uses; h) small-scale hotels; and i) parks, including urban squares.

11.1.7.4.3

The minimum floor space index (FSI) in Mixed Use 2 areas shall generally be 0.6.

11.1.7.4.4

To maintain the general character of Mixed Use 2 areas, development shall adhere to the following:

- a) Development shall be compatible with the character of the surrounding area and respect the character of neighbouring buildings in terms of their scale, materials, articulation, landscaping and relationship to the street.
- b) Building setbacks along the street shall be generally consistent with those of neighbouring buildings within the Mixed Use 2 area. c) Parking and servicing areas shall generally be located at the rear or side of buildings. Parking shall generally not be permitted between the front of a building and the street.

ATT-3 (continued)

Existing Official Plan Land Use Designations and Policies

11.1.7.2 General Built Form and Site Development Policies

11.1.7.2.1

Schedule D identifies building height ranges to be permitted within the Downtown Secondary Plan Area. In general, the predominant mid-rise built form of Downtown shall be maintained with taller buildings restricted to strategic locations, including gateways that act as anchors for key streets. Taller buildings in these locations will have minimal direct impacts to existing neighbourhoods and the historic core of Downtown, and they will be outside protected public view corridors. In the height ranges contained on Schedule D, the lower number represents the minimum height in storeys for buildings and the higher number represents the maximum permitted height in storeys. The maximum heights recognize the Church of Our Lady's status as a landmark and signature building; it is the general intent that no building Downtown should be taller than the elevation of the Church. Exemptions from minimum height requirements may be permitted for utility and other buildings accessory to the main use on a site.

11.1.7.2.2

Notwithstanding Schedule D, the Zoning By-law may establish maximum building heights lower than those shown in order to maintain the protected long views to the Church of Our Lady, as generally identified in Schedule D. The Zoning By-law shall more precisely define the protected views and shall be amended, where appropriate, to reflect the location and scope of the views identified in Schedule D.

11.1.7.2.3

The following additional built form policies shall apply to all areas of Downtown:

- a) Generally, buildings shall be oriented towards and have their main entrance on a street or open space.
- b) Long buildings, generally those over 40 metres in length, shall break up the visual impact of their mass with evenly spaced vertical recesses or other architectural articulation and/or changes in material.
- c) Mechanical penthouses and elevator cores shall be screened and integrated into the design of buildings.
- d) Generally balconies shall be recessed and/or integrated into the design of the building facade. Exposed concrete balconies generally shall not be permitted.
- e) Residential pick-up and drop-off areas and lay-bys should be located on Secondary or Local Streets and/or Laneways, and not on Primary Streets.
- f) Front patios for ground-floor residential units, where appropriate, should be raised to provide for privacy and a transition between the public and private realms.

ATT-3 (continued)
Existing Official Plan Land Use Designations and Policies

- g) All buildings downtown should be finished with high quality, enduring materials, such as stone, brick and glass. Glass should be transparent or tinted with a neutral colour. Materials that do not age well, including stucco, vinyl, exterior insulation finishing system (EIFS) and highly reflective glass, shall be strongly discouraged and may be limited through the implementation documents and by-laws.
- h) The massing and articulation of buildings taller than six storeys shall moderate their perceived mass and shadow impacts, provide appropriate transitions to areas with lower permitted heights, and contribute to a varied skyline in which the Church of Our Lady is most prominent. Generally, the maximum floorplate of any floor above the sixth storey, where permitted, shall be 1,200 square metres. Furthermore, the floorplates of floors above the eighth storey, where permitted, generally shall be a maximum of 1000 square metres and should not exceed a length to width ratio of 1.5:1.

11.1.7.2.4

The following general policies respecting parking, loading and servicing shall apply to all areas of downtown:

- a) Vehicular entrances to parking and servicing areas generally be on Local Streets, Secondary Streets or Laneways and should be consolidated wherever possible to maximize and accentuate building frontages and front yards and minimize the number of curb cuts. Shared driveways between two properties shall be encouraged.
- b) Loading and service areas generally shall be located in the interior of a development block, at the rear of building, where possible. Enclosed loading and servicing areas shall be encouraged. Where loading and servicing is visible at the rear or side of a building, it shall be screened.
- c) Parking for apartment dwellings, including visitor parking, generally shall be located in underground or above-ground structures or surface parking lots at the rear of the building, unless other arrangements for off-site parking have been made to the City's satisfaction.
- d) Requirements for on-site parking for institutional, office and retail uses may be waived or reduced, subject to the Downtown Parking Strategy. Where parking for such uses is provided on site, it shall be located in underground or above-ground structures or surface parking lots at the rear of the building. However, new office or institutional buildings, with or without other uses on the ground floor, generally shall include at least one level of underground parking.
- e) Generally no parking shall be permitted between the front of a building and the street to help create pedestrian-oriented streetscapes.

ATT-3 (continued)
Existing Official Plan Land Use Designations and Policies

11.1.7.2.5

The following policies shall apply to above-grade parking structures:

- a) Parking structures should generally be accessed by motor vehicles from a Local Street, Secondary Street or Laneway and should be located in the middle of a block where possible, behind other uses fronting the street.
- b) Parking structures on a street shall generally contain active uses on the ground floor subject to technical considerations and the entire façade shall be designed to appear as fenestrated buildings, with a regular articulation of openings and materials that are consistent in type and quality with those of surrounding buildings.
- c) Vehicular entrances to above-grade or underground parking structures on public streets shall be integrated into the design of the building.
- d) Pedestrian entrances to parking structures shall be clearly identified and well lit.

11.1.7.2.6

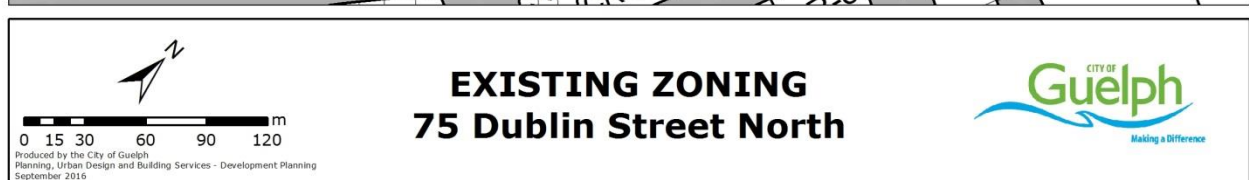
The use of the maximum Floor Space Index (FSI) to justify extra height, the use of the maximum height to justify extra density, or use of either of those regulations to deviate from the other built form policies of this plan will be deemed to meet neither the intent nor spirit of this plan.

Proposed Official Plan Amendment:

Site Specific Policy Proposed:

Notwithstanding Schedule D: Downtown Secondary Plan Minimum & Maximum Building Heights, the Maximum Building Height permitted for the 75 Dublin Street North property shall be 5 storeys. The 5th storey shall be setback a minimum of 9 m from the rear yard and from the street lines of Dublin Street North and Cork Street West.”

ATT-4 **Existing Zoning**



ATT-4 Existing Zoning Details

8.1 PERMITTED USES

The following are permitted **Uses** within the Institutional – (I.1, I.2, and I.3) **Zones**:

8.1.1 Educational, Spiritual, and Other Services – I.1 Zone

- **Art Gallery**
 - **Day Care Centre** in accordance with Section 4.26
 - **Group Home** in accordance with Section 4.25
 - **Library**
 - **Museum**
 - **Outdoor Sportsfield Facilities**
 - **Religious Establishment**
 - **School**
-
- **Occasional Uses** in accordance with Section 4.21.

8.1.1.1 Administrative **Office**, **Nursing Home**, activity room, **Recreation Centre**, nursing station, **Research Establishment**, chapel, residence and other **Accessory Uses** are permitted provided that such **Use** is subordinate, incidental and exclusively devoted to a permitted **Use** listed in Section 8.1.1 and provided that such **Use** complies with Section 4.23.

8.2 REGULATIONS

Within the Institutional (I) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 – General Provisions, the regulations set out in Table 8.2, and the following:

8.2.1 Additional Regulations for the I.2 Zone

8.2.1.1 Location of Off-Street Parking and Off-Street Loading

No off-street parking or off-street **Loading Space** shall be located within 3 metres of any public **Street** boundary of an Institutional (I.2) **Zone** at the University of Guelph.

ATT-4
Existing Zoning Details

TABLE 8.2 - REGULATIONS GOVERNING INSTITUTIONAL (I) ZONES

Row 1	Institutional Zones	Educational, Spiritual and Other Services (I.1) Zone
2	Minimum Lot Area	700 m ²
3	Minimum Front and Exterior Side Yard	6 metres and in accordance with Sections 4.16 and 4.24.
4	Maximum Front and Exterior Side Yard	20 metres
5	Minimum Side Yard	6 metres or one-half the Building Height , whichever is greater.
6	Minimum Rear Yard	7.5 metres or one-half the Building Height , whichever is greater.
7	Minimum Lot Frontage	30 metres
8	Off-Street Parking	In accordance with Section 4.13.
9	Off-Street Loading	In accordance with Section 4.14.
10	Accessory Buildings and Structures	In accordance with Section 4.5.
11	Fences	In accordance with Section 4.20.
12	Maximum Building Height	4 Storeys and in accordance with Sections 4.16 and 4.18.
13	Buffer Strips	Where an Institutional Zone abuts any Residential, Park, Wetland or Urban Reserve Zone , a Buffer Strip shall be developed.
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.

ATT-5

Council Approved Zoning

(Council approved on November 30 2016, awaiting OMB hearing)

6.3.3.3 **Specialized Downtown 2 (D.2) Zones**

6.3.3.3.1 **D.2-9**

75 Dublin St. N.

As shown on Defined Area Map 24 of Schedule “A” of this *By-law*.

6.3.3.3.1.1 **Permitted Uses**

Residential Uses

- *Accessory Apartment* in accordance with Section 4.15.1
- *Apartment Building*
- *Duplex Dwelling*
- *Group Home* in accordance with Section 4.25
- *Home for the Aged*
- *Nursing Home*
- *Home Occupation* in accordance with Section 4.19
- *Live-Work Units*
- *Lodging House Type 1* in accordance with Section 4.25
- *Mixed-Use Building*
- *Multiple Attached Dwelling*
- *Semi-Detached Dwelling*
- *Single Detached Dwelling*
- *Townhouse*

Retail Uses

- *Agricultural Produce Market*
- *Retail Establishment*, maximum *G.F.A.* 500 m²

Service Uses

- *Artisan Studio*
- *Commercial School*
- *Day Care Centre*
- *Restaurant*, maximum *G.F.A.* 500 m²
- *Service Establishment*, maximum *G.F.A.* 500 m²

Office Uses

- *Medical Clinic*
- *Medical Office*
- *Office*

Community Uses

- *Art Gallery*
- *Government Office*
- *Library*
- *Museum*
- *Religious Establishment*
- *School*
- *School, Post Secondary*

Hospitality Uses

- *Bed and Breakfast* in accordance with Section 4.27 except 4.27.3
- *Tourist Home*

Other

- *Accessory Uses*
- *Occasional Uses* in accordance with Section 4.21
- *Public parking Facility*

6.3.3.3.1.1.2

The following definitions shall apply to the D.2-9 **Zone**:

“Automated Parking System” means a mechanical system, wholly contained within an enclosed **Building** or **Structure**, which moves motor **Vehicles** to a **Parking Space** in a parking garage without the **Vehicles** being occupied or operated by a human being.

“Bicycle Parking Space” means a **Bicycle Parking Space, long-term** and/or a **Bicycle Parking Space, short term**.

“Bicycle Parking Space, long-term” means an area that is equipped with a bicycle rack or locker that is accessible, secure, weather-protected and for use by occupants or tenants of a **Building** and is not provided within a **Dwelling Unit**, suite, or on a **Balcony**.

“Bicycle Parking Space, short-term” means an area for the purpose of parking and securing bicycles with a bicycle rack that is accessible for visitors to a **Building** and is located outdoors or indoors but not within a commercial suite, secured room, enclosure or bicycle locker.

“Government Office” means a **Building** or portion thereof **Used** by the public (Federal, Provincial, County or Municipal) sector Government(s) to conduct public administration.

“Live-Work Unit” shall mean a unit within a **Building**, in which a portion of the unit at grade level may be **Used** as a business

establishment and the remainder of the unit shall be a ***Dwelling Unit*** and whereby each “live” and “work” component within a portion of the unit has an independent entrance from the outside and an interior access between the “live” and “work” components.

“Mixed-Use Building” means a ***Building*** in a ***Downtown Zone*** containing ***Dwelling Units*** and at least one other non-residential ***Use*** permitted by this ***By-law***, where the residential portion of the building has an independent entrance from the outside.

“Public Parking Facility” means a ***Place*** other than a ***Street***, ***Used*** for the parking of ***Vehicles*** that is owned or operated by the public (Federal, Provincial, County, or Municipal) sector Government(s).

“Service Establishment” means a ***Place*** providing services related to the grooming of persons (such as a barber or salon), a ***Place*** providing the cleaning, maintenance or repair of personal articles and accessories (such as dry cleaning and laundering), small appliances or electronics, or a ***Place*** providing services related to the maintenance of a residence or business (such as private mail box, photocopying, courier or custodial services), but does not include a: ***Parlour, Adult Entertainment; Small Motor Equipment Sales; Storage Facility; Tradesperson’s Shop; Warehouse; and Wholesale.***

“Stepback” means a portion of a ***Building*** that is further set back from the ***Building*** face in accordance with the requirements of this ***By-law***.

6.3.3.3.1.2 Built Form Regulations

6.3.3.3.1.2.1 The minimum ***Stepback*** shall be 3 metres for the 4th ***Storey*** facing a ***Street***, as measured from the ***Building*** face of the 3rd ***Storey***.

6.3.3.3.1.2.2 The minimum ***Stepback*** shall be 4 metres for the 3rd ***Storey*** facing the ***Rear Yard***, as measured from the ***Building*** face of the 2nd ***Storey***.

The minimum ***Stepback*** shall be 7 metres for the 4th ***Storey*** facing the ***Rear Yard***, as measured from the ***Building*** face of the 2nd ***Storey***.

6.3.3.3.1.2.3 Terraces and balconies shall not be permitted on the north side of the ***Building*** facing the abutting school property. Terraces and balconies are permitted on all other sides of the ***Building*** provided that a translucent or opaque privacy screen is provided to screen views to the north toward 97 Dublin Street North.

6.3.3.3.1.3 Required ***Parking Spaces***

Notwithstanding Section 4.13.4, off-street ***Parking Spaces*** shall be provided in accordance with the following:

Table 6.3.3.3.1.3		
Row	Use	Minimum Number of Parking Spaces
1	<i>Apartment Building, Duplex, Multiple Attached, Single –Detached, Semi-Detached, Townhouse</i>	1 per residential <i>Dwelling Unit</i> (1)
2	<i>Live-Work Unit, Mixed-Use Building</i>	In addition to the non-residential parking requirement, 1 <i>Parking Space</i> per residential <i>Dwelling Unit</i> is required
3	<i>Home Occupation, Lodging House Type 1, Accessory Apartment, Group Home, Nursing Home</i>	In accordance with 4.13.4
4	Retail <i>Uses</i>	1 per 100 m ² <i>G.F.A.</i>
5	Service <i>Uses</i>	1 per 100 m ² <i>G.F.A.</i>
6	Office <i>Uses</i>	1 per 67 m ² <i>G.F.A.</i>
7	Community <i>Uses</i>	1 per 67 m ² <i>G.F.A.</i>
8	Hospitality <i>Uses</i>	0.75 per guest room (2)

Additional Regulations for Table 6.3.3.3.1.3:

- (1) ***Apartment Buildings, Cluster Townhouses*** or ***Mixed-Use Buildings*** in a D.2 ***Zone***, with more than 10 ***Dwelling Units***, require a minimum of 0.05 ***Parking Spaces*** per ***Dwelling Unit*** in addition to the requirements of Table 6.3.3.3.1.3, Rows 1 and 2, for the ***Use*** of visitors to the ***Building*** and such ***Parking Spaces*** shall be clearly identified as being reserved for the exclusive ***Use*** of residential visitors.
- (2) a) For a ***Hotel***, an additional 1 ***Parking Space*** is required per 10 m² ***G.F.A.*** that is open to the public, excluding corridors, lobbies or foyers.
- b) For a ***Tourist Home*** or ***Bed and Breakfast*** establishment in a D.1 or D.2 ***Zone***, 1 additional ***Parking Space*** shall be provided. Required ***Parking Spaces*** may be in a stacked arrangement.

6.3.3.3.1.3.1 If the calculation of the required ***Parking Spaces*** in accordance with Table 6.3.3.3.1.3 results in a fraction, the required ***Parking Spaces*** shall be the next higher whole number.

6.3.3.3.1.4 Parking Regulations

- 6.3.3.3.1.4.1 In addition to the parking provisions in Table 6.3.3.3.1.3 and sections 4.13.1, 4.13.3 and 4.13.5 the following parking regulations shall apply.
- 6.3.3.3.1.4.2 **Parking Areas** shall not be permitted in the **Front Yard** or **Exterior Side Yard**. Notwithstanding any **Yard** regulations, **Parking Areas** shall be permitted in the **Rear Yard** and **Side Yard**. No part of a **Parking Space** shall be located closer than 3 metres to a **Street Line**.
- 6.3.3.3.1.4.3 An underground **Parking Area** shall be permitted in any **Yard** and may be located within 3 metres of a **Lot Line**.
- 6.3.3.3.1.4.4 Where an unenclosed **Parking Area** is located within 1 metre of any **Lot Line** adjacent to a **Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling** or **On-Street Townhouse** it is to be screened along those **Lot Lines** with a minimum 1.5 metre high solid **Fence**.
- 6.3.3.3.1.4.5 A **Parking Area** is prohibited in the first **Storey** of a **Building** for the first 4.5 metres of the depth measured in from the **Street Line**.
- 6.3.3.3.1.4.6 Section 4.13.3.2 is not applicable for those **Parking Spaces** provided within an **Automated Parking System**.
- 6.3.3.3.1.4.7 The following provisions shall apply to a **Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling** and **On-Street Townhouses** for residential **Uses**:
- 6.3.3.3.1.4.7.1 1 **Driveway (Residential)** access only shall be permitted per **Lot**.
- 6.3.3.3.1.4.7.2 All off-street parking in the **Front Yard** and **Exterior Side Yard** shall be confined to the **Driveway (Residential)** area and any legal off-street **Parking Area**. The **Front Yard** of any **Lot** except the **Driveway (Residential)** shall be landscaped.
- 6.3.3.3.1.4.7.3 A **Driveway (Residential)** shall have a minimum driveway width of 3.0 metres and a maximum width of 3.5 metres. The minimum driveway width may be reduced to 2.5 metres at the point of entry of a **Garage** entrance or a **Fence** opening.
- 6.3.3.3.1.4.7.4 Notwithstanding Section 6.3.3.1.4.7.3 a surfaced walk within 1.5 metres of the nearest foundation wall is permitted provided that it is not **Used** for **Vehicle** parking.

- 6.3.3.3.1.4.7.5 Every required **Parking Space** shall be located a minimum distance of 6 metres from the **Street Line** and to the rear of the front wall of the main **Building**.
- 6.3.3.3.1.4.7.6 Attached **Garages** shall not project beyond the main front wall of the **Building**.
- 6.3.3.3.1.4.7.7 For **Single Detached Dwellings** section 4.13.7.4 shall be applicable.
- 6.3.3.3.1.5 **Bicycle Parking Spaces**

Table 6.3.3.3.1.5			
Row	Use	Minimum Number of Bicycle Parking Spaces, Long Term	Minimum Number of Bicycle Parking Spaces, Short Term
1	Apartment Building, Multiple Attached, Stacked Townhouse	0.68 per Dwelling Unit	0.07 per Dwelling Unit
2	Live-Work, Mixed-Use Building	In addition to the non-residential parking requirement, 0.68 per Dwelling Unit is required	In addition to the non-residential parking requirement, 0.07 per Dwelling Unit is required
3	Retail Uses	0.085 per 100 m ² G.F.A.	0.25 per 100 m ² G.F.A.
4	Office Uses	0.17 per 100 m ² G.F.A.	0.03 per 100 m ² G.F.A.
5	All other non-residential Uses	4% of the required parking under Table 6.3.3.3.1.4	4% of the required parking under Table 6.3.3.3.1.4

- 6.3.3.3.1.5.1 If the calculation of the required **Bicycle Parking Spaces** in accordance with Table 6.3.3.3.1.5 results in a fraction, the required **Bicycle Parking Spaces** shall be the next higher whole number.
- 6.3.3.3.1.5.2 Regulations governing **Bicycle Parking Spaces, long term**:
- 6.3.3.3.1.5.2.1 Where a **Bicycle Parking Space, long term** is in a horizontal position it shall have a dimension of at least 0.6 metres in width

by 1.8 metres in length and 1.2 metres in height.

6.3.3.3.1.5.2.2 Where a ***Bicycle Parking Space, long term*** is in a vertical position it shall have a dimension of at least 0.6 metres in width by 1.2 metres in length and 1.8 metres in height.

6.3.3.3.1.5.3 Regulations governing ***Bicycle Parking Space, short term***:

6.3.3.3.1.5.3.1 The ***Bicycle Parking Space, short term*** shall have a horizontal dimension of at least 0.6 metres in width by 1.8 metres in length and 1.2 metres in height.

6.3.3.3.1.6 Location of Mechanical Servicing

6.3.3.3.1.6.1 Notwithstanding Section 4.2 of this ***By-law***, transformer and telecommunications vaults shall not be located above-ground in the ***Front Yard*** or ***Exterior Side Yard***.

6.3.3.3.1.6.2 Air vents associated with a parking ***Structure*** are not permitted in a ***Front Yard*** or ***Exterior Side Yard*** unless it is at or within 0.2 metres above or entirely below ***Finished Grade*** or above the first ***Storey***.

6.3.3.3.1.6.3 An elevator or stairway penthouse shall have a minimum ***Stepback*** of 5 metres on all sides as measured from the ***Building*** face of the ***Storey*** below.

Table 6.3.3.3.1.7 Regulations Governing D.2-9 ***Zone***

Row		
1	Minimum <i>Front Yard</i> or <i>Exterior Side Yard</i>	3 metres In accordance with Section 4.6 In accordance with Section 4.24
2	Minimum <i>Side Yard</i>	4.5 metres
3	Minimum <i>Rear Yard</i>	10 metres The following exception applies: a) 3 metres to the first two <i>Storeys</i> where <i>Stepbacks</i> are provided in accordance with Section 6.3.3.3.1.2.2 and where all required <i>Parking Spaces</i> are provided in an underground <i>Parking Area</i> .

4	Minimum and Maximum Building Height	<p>The minimum Building Height is 2 Storeys.</p> <p>The maximum Building Height is 4 Storeys.</p> <p>Maximum average Storey height shall not exceed 3.2 metres.</p> <p>Notwithstanding Section 4.18.1, no Building or Structure, or part thereof, shall exceed an elevation of 361 metres above sea level.</p> <p>Section 4.16 is not applicable.</p>
5	Minimum Lot Area	370 m ²
6	Minimum Lot Frontage	12 metres
7	Access to Parking Area	Vehicle access to a Parking Area in a Rear Yard is by 1 Driveway (non-residential) only, such Driveway (non-residential) shall have a width of not less than 3 metres and an overhead clearance of not less than 4.5 metres.
8	Buffer Strips	<p>3 m required where the D.2 Zone abuts a Residential, Institutional, Park or Wetland Zone.</p> <p>The required Buffer Strip may be located within any required Yard.</p>
9	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
10	Outdoor Storage	In accordance with Section 4.12.
11	Enclosed Operations	In accordance with Section 4.22.
12	Fences	In accordance with Section 4.20.
13	Accessory Buildings or Structures	In accordance with Section 4.5.
14	Minimum Floor Space Index (F.S.I.)	0.6

ATT-5 (continued) **Council Approved Zoning**



ATT-6

Proposed Development Plan and Building

