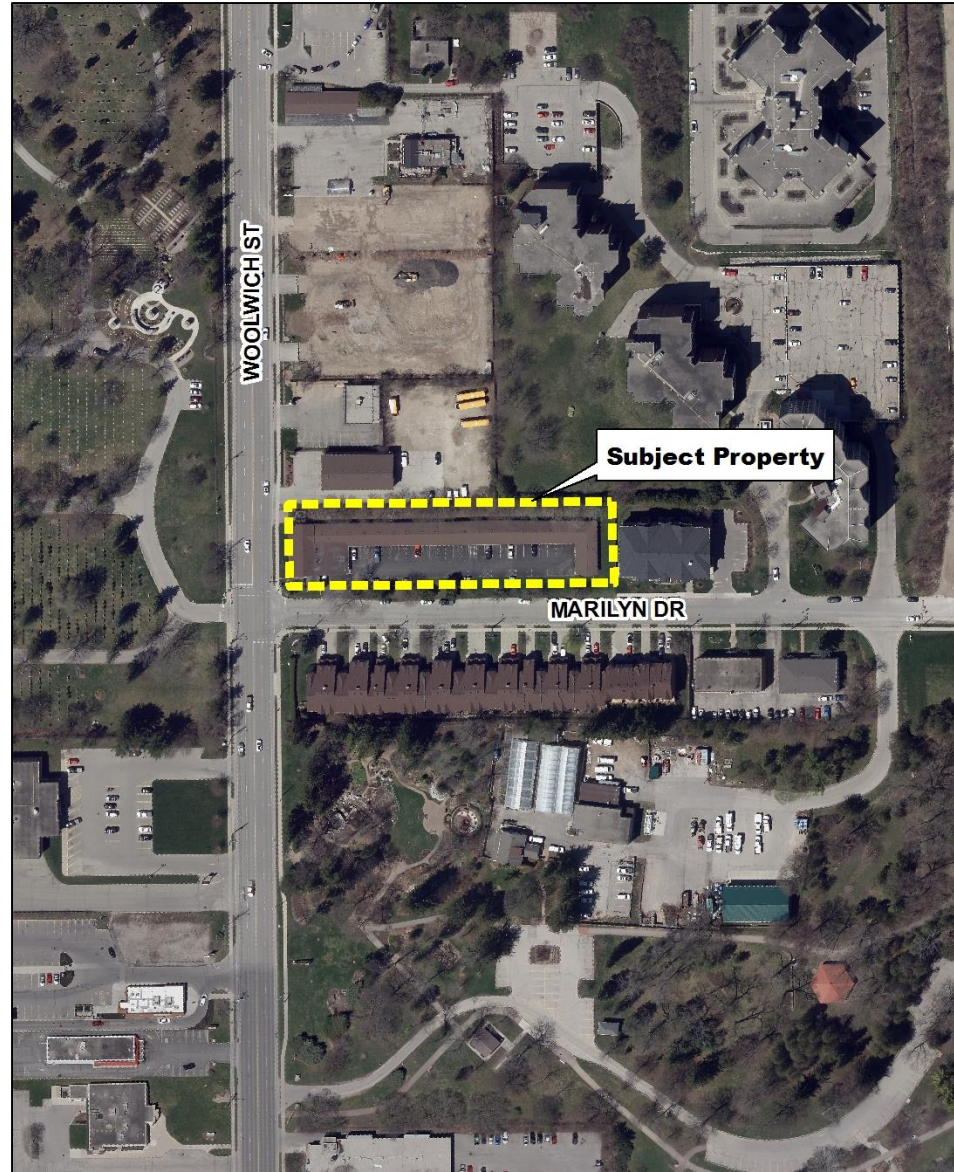


# **721 Woolwich Street:**

## **Statutory Public Meeting for a Proposed Zoning By-law Amendment**

**February 8, 2020**

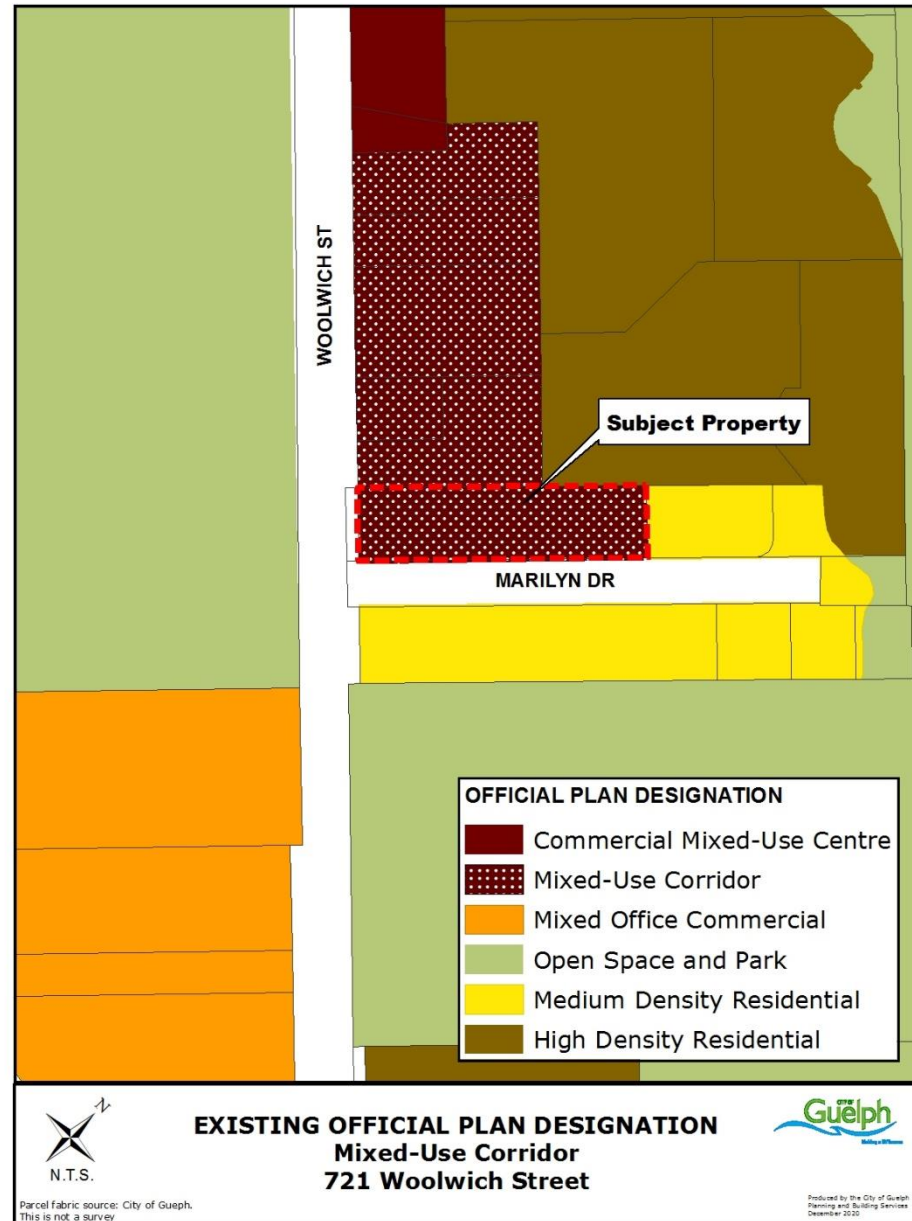
# Site Context



# Official Plan

OP Designation:

- Mixed Use Corridor



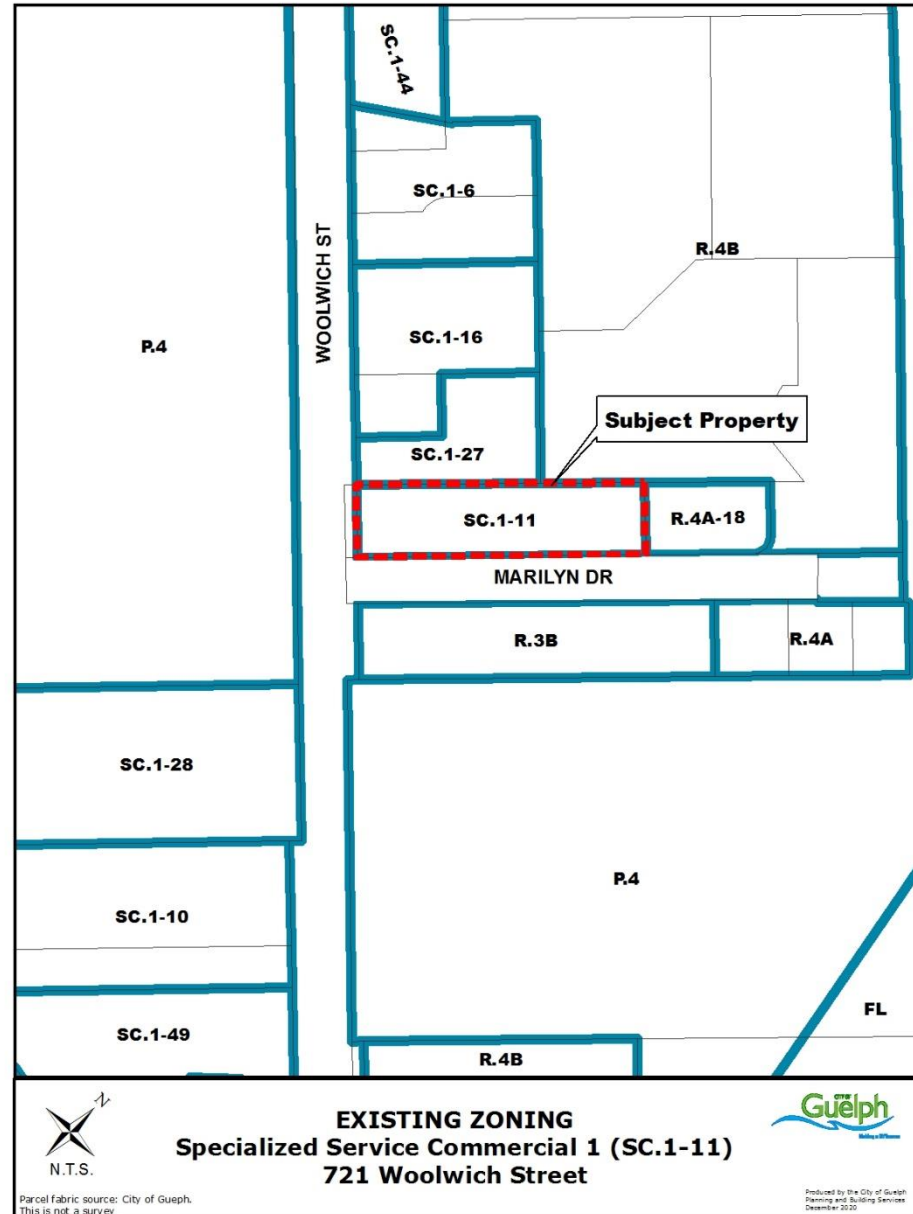
# Zoning

Current Zoning:

- SC.1-11  
(Specialized  
Service  
Commercial)

Proposed Zoning:

- R.4A-??  
(Specialized  
General  
Apartment)



## Requested Specialized Zoning Regulations

- Specialized Regulations that would apply to Supportive, Social or Special Needs Housing:
  - A maximum number of dwelling units of 32.
  - A minimum front yard of 1.57 metres where 6 metres is required.
  - A minimum exterior side yard of 4.94 metres where 6 metres is required.
  - A minimum rear yard of 6.35 metres where 7.5 metres is required.
  - A minimum of 13 parking spaces where standard apartment units would require 45 parking spaces.

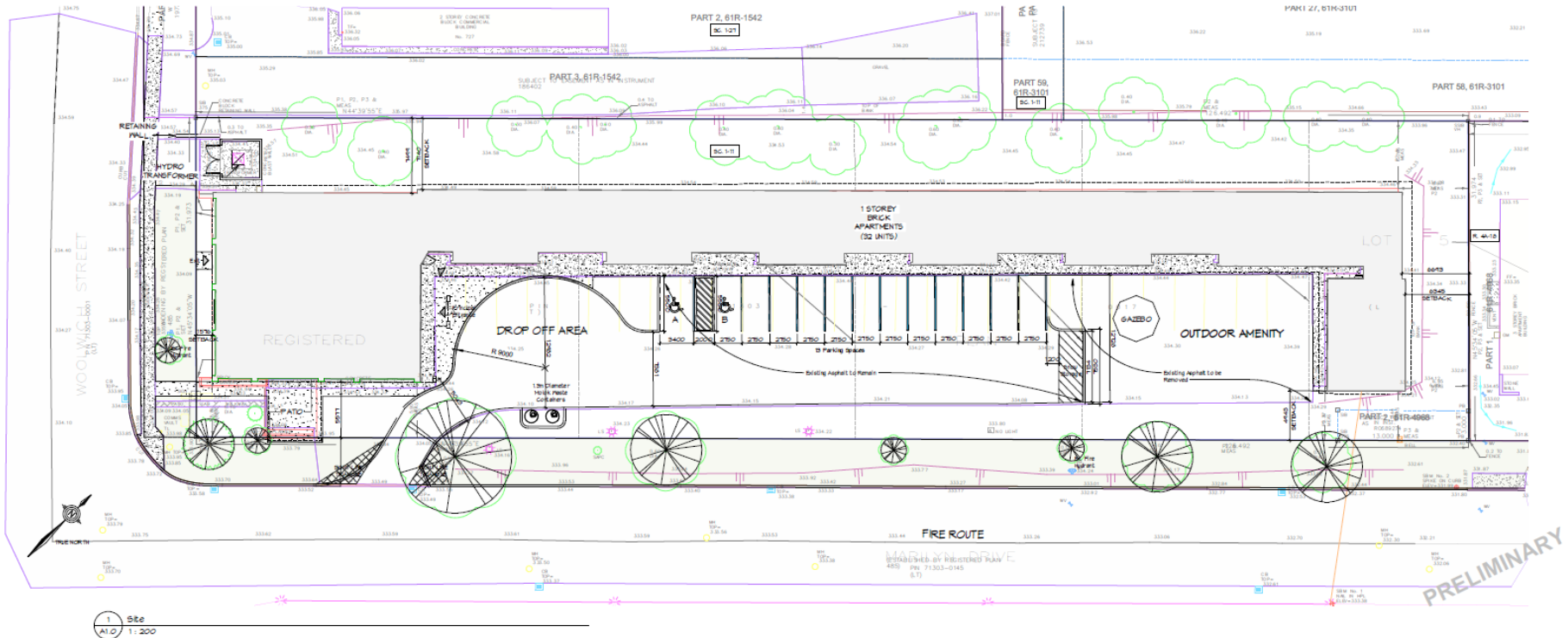
## **Requested Specialized Zoning Regulations continued**

Specialized Regulations that would apply to Multiple Attached Dwelling or Apartment Building:

- A maximum building height of 6 storeys, where 8 storeys is the standard permitted in the R.4A zone.
- A maximum building density of 150 units per hectare where 100 units per hectare is the standard permitted in the R.4A zone.



# Proposed Site Plan



# Proposed Development

