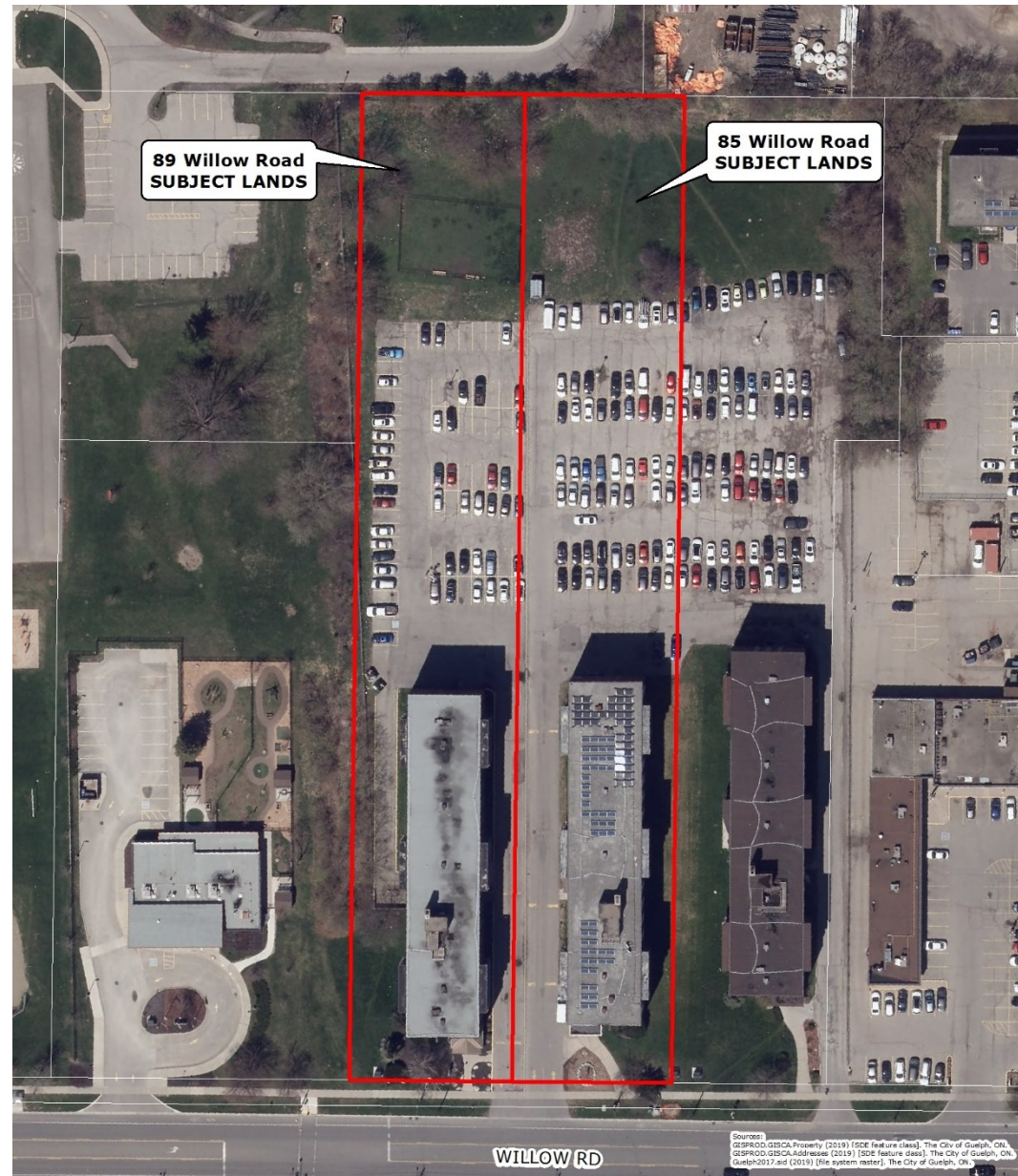


85 & 89 Willow Road:

Statutory Public Meeting for a Proposed Zoning By-law Amendment

March 8, 2021

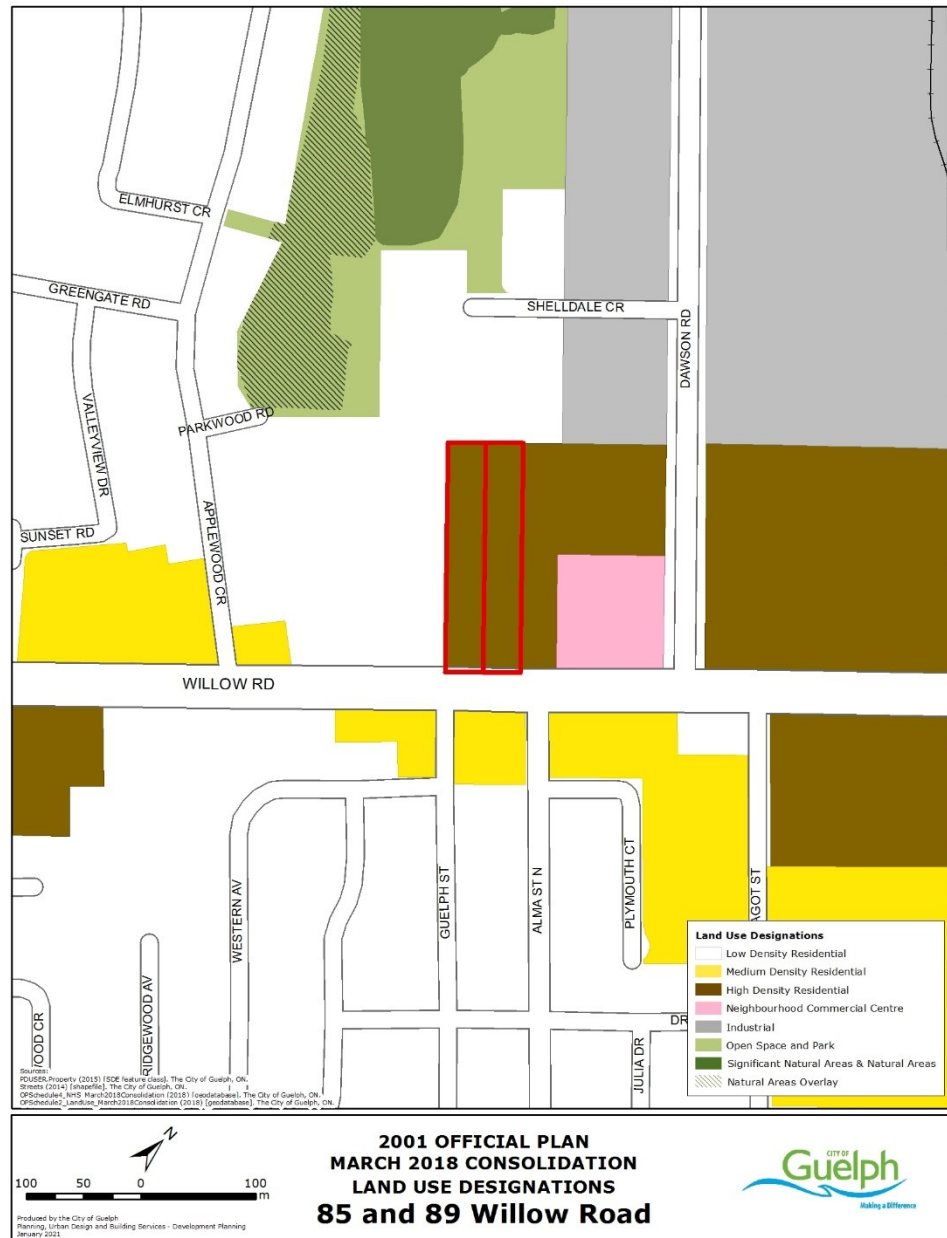
Site Context



Official Plan

OP Designation:

- High Density Residential



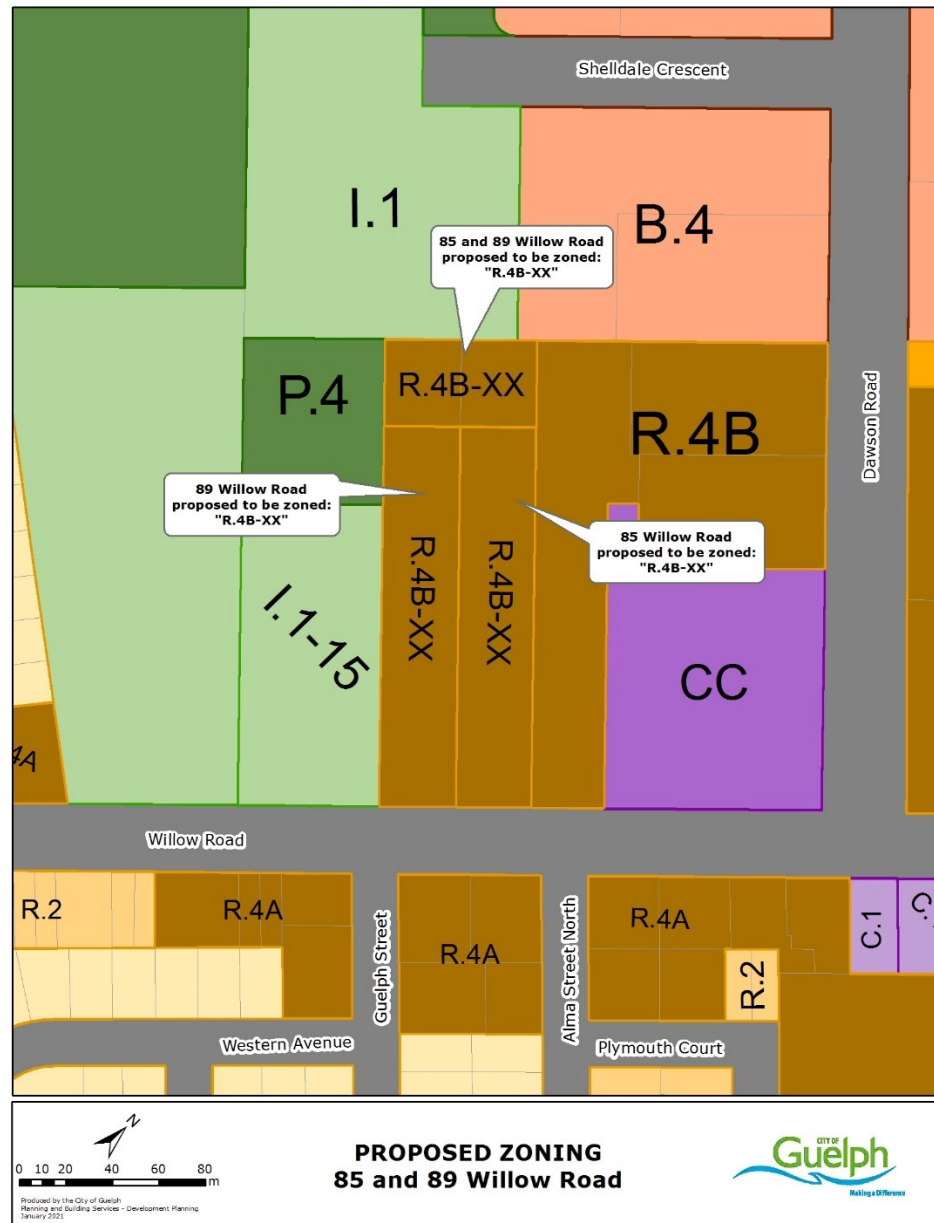
Zoning

Current Zoning:

- R.4B (High Density Apartment)

Proposed Zoning:

- R.4B-?? (3 Specialized High Density Apartment Zones)



Requested Specialized Zoning Regulations

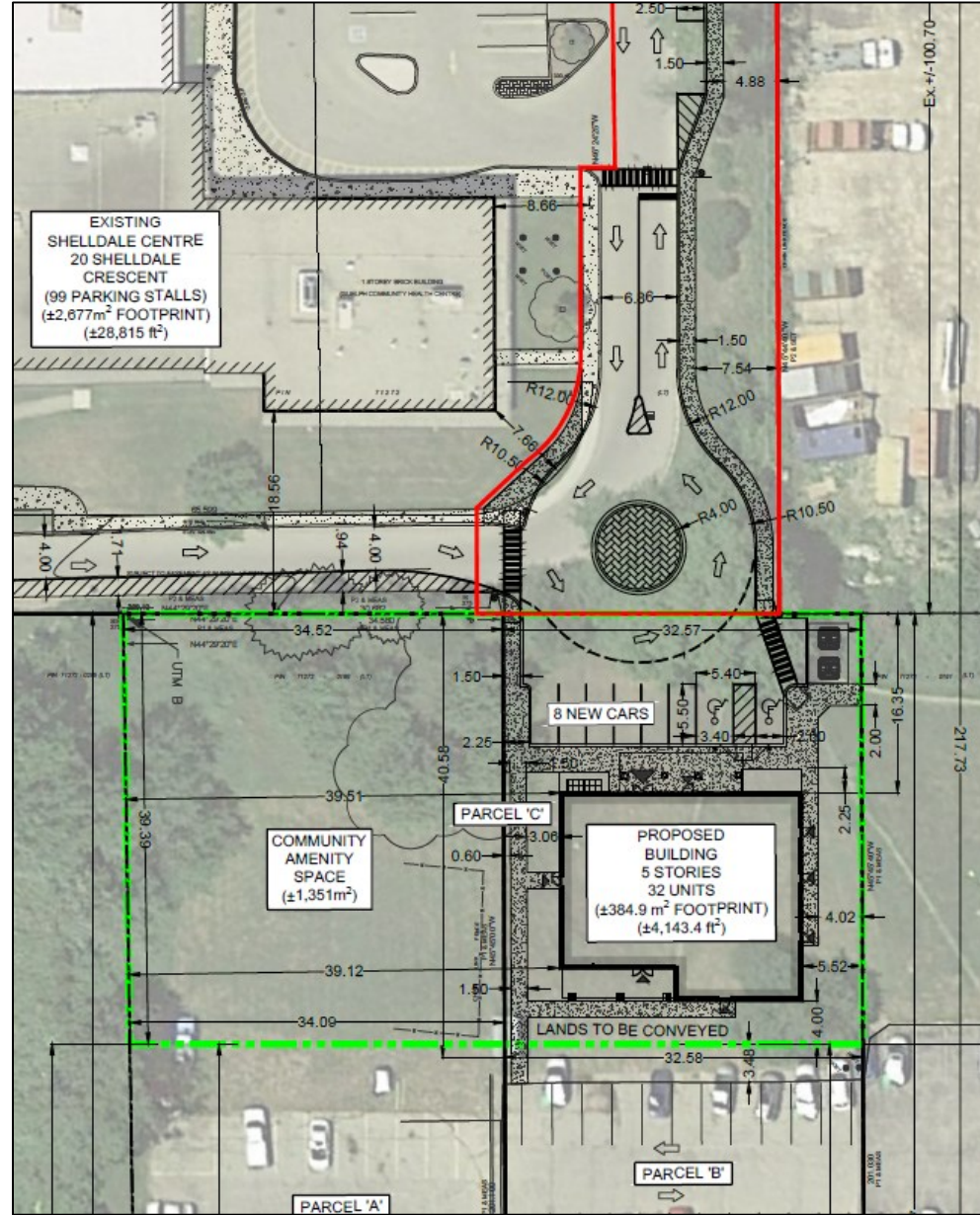
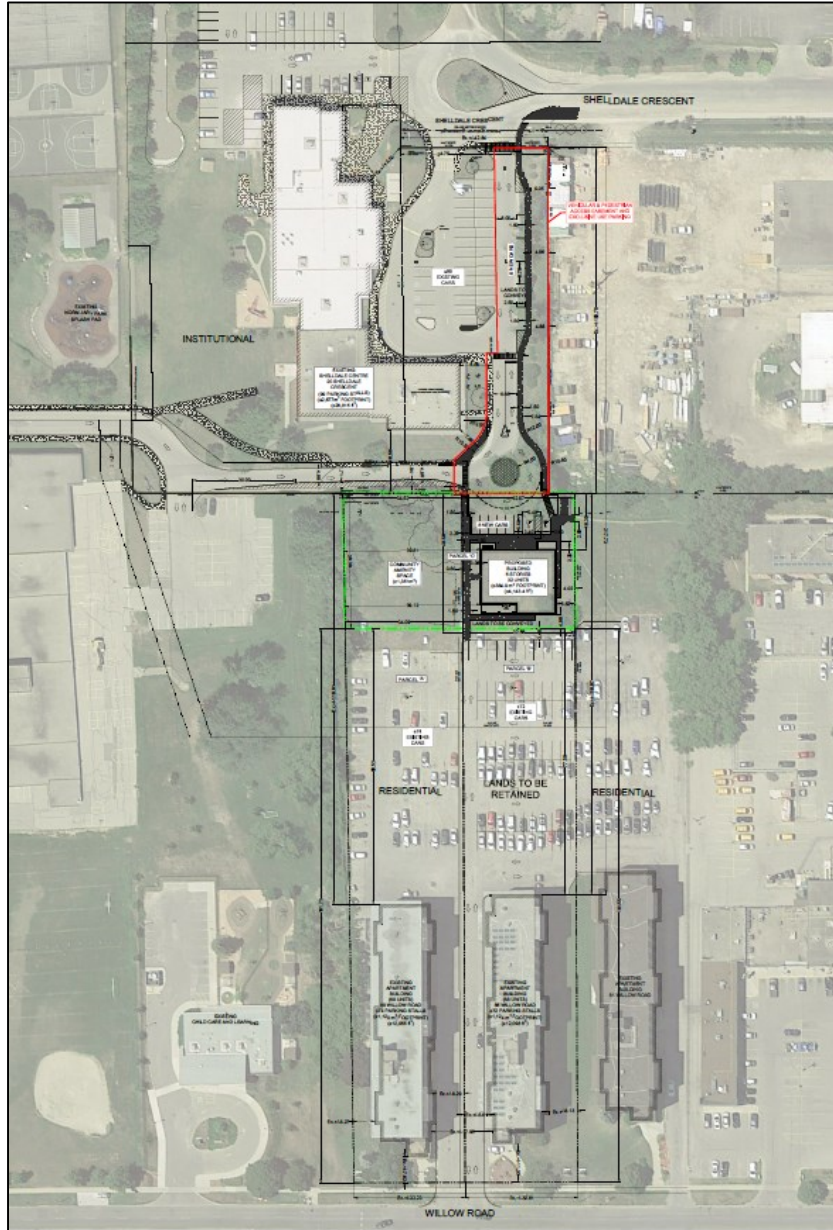
Proposed new lot developed in the rear/northerly parts of 85 and 89 Willow Road:

- Proposed Use: Supportive Housing
- Specialized Regulations:
 - Permitting frontage and front yard from a private lane rather than a public street
 - A minimum number of 8 off-street parking spaces, where 45 parking spaces would be required
 - A minimum side yard (east) of 5.0 metres where 7.5 is required.
 - A minimum rear yard of 3.5 metres, where 20% of the lot depth, or 28.26m is required.

Requested Specialized Zoning Regulations continued

- Specialized Regulations Required for 85 and 89 Willow Road
 - Parking Reduction (70 & 74 spaces where 90 required)
 - Side Yard Reduction (6m where 7.5m required)
 - Common Amenity Area Reduction (290m² and 37m² where 1560m² required)
 - Landscape Amenity Area Reduction (20% and 15% where 40% of lot area is required)
 - That a buffer not be required where the standard zoning would require one.

Proposed Site Plan



Proposed Building Elevation



CONCEPT ELEVATION - NORTH
85 WILLOW RD, GUELPH

P20118
03/20/17

