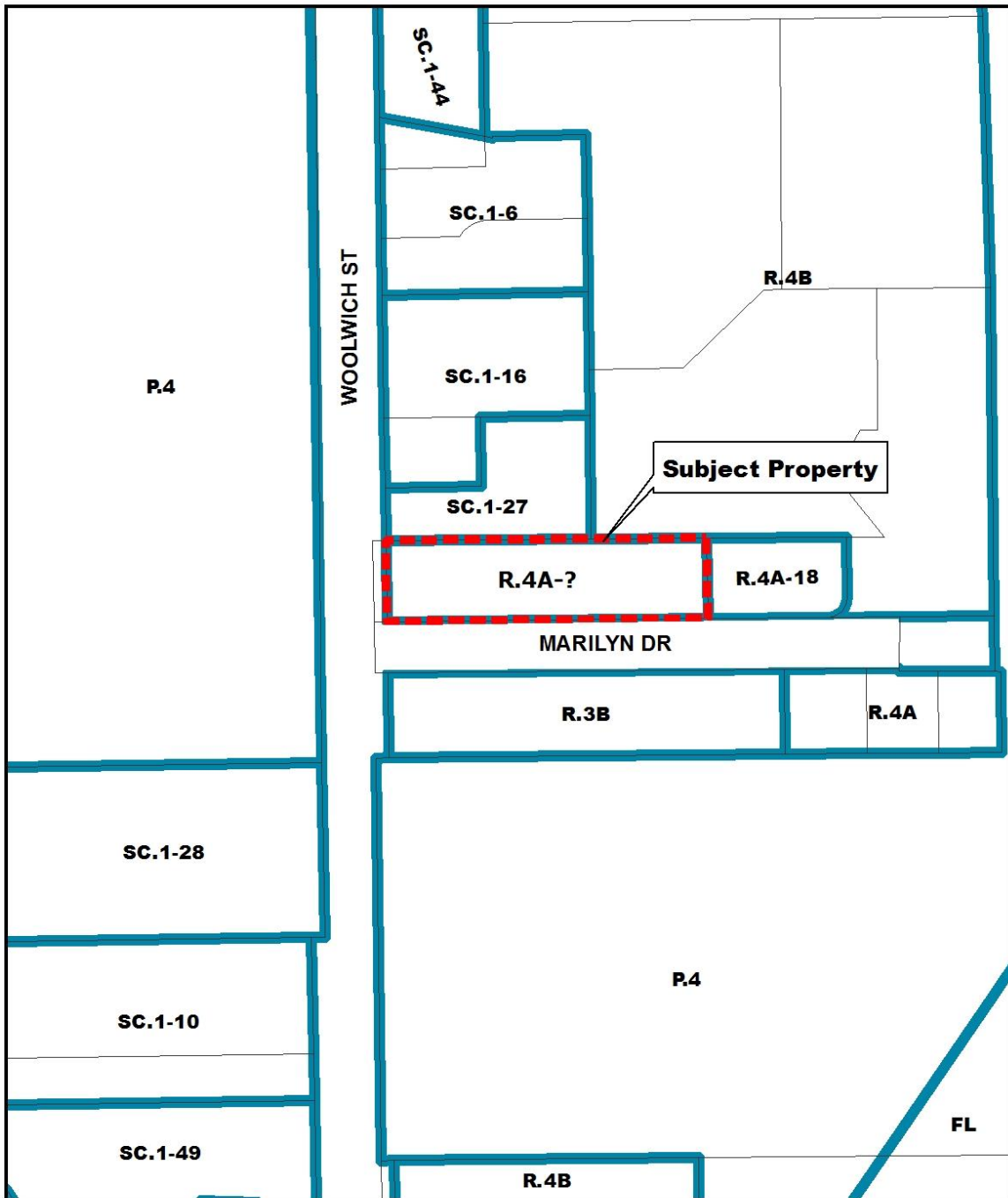




# Attachment-5 Proposed Zoning



  
N.T.S.

**PROPOSED ZONING**  
**Specialized Residential General Apartment (R.4A-?)**  
**721 Woolwich Street**

  
Produced by the City of Guëlph  
Planning and Building Services  
December 2020

Parcel fabric source: City of Guëph.  
This is not a survey

## **Attachment-5 continued**

### **Proposed Zoning Regulations Summary**

#### **Permitted Uses for the R.4A-56 Zone:**

- Supportive Housing
- Hotel in keeping with the SC.1-11 Zone

For the purposes of this Zone, Supportive Housing shall mean the Use of a Building with Dwelling Units to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training.

#### **Recommended Specialized Regulations for the R.4A-56 Zone:**

- A maximum number of dwelling units of 32.
- A minimum front yard of 1.5 metres where 6 metres is required in the standard R.4A Zone.
- A minimum exterior side yard of 4.9 metres where 6 metres is required in the standard R.4A Zone.
- A minimum rear yard of 6.3 metres where 7.5 metres is required in the standard R.4A Zone.
- A minimum of 13 parking spaces where standard apartment units would require 45 parking spaces.
- A maximum building height of 1 storey, where the standard R.4A zone would permit up to 8 storeys.