710 Woolwich Street:

Statutory Public Meeting for a Proposed Zoning By-law Amendment

September 13, 2021
Site Context

- 1.4 hectares in size
- Contains one retail building, proposed to be demolished
Official Plan

OP Designation:

• Mixed Office Commercial
Zoning

Current Zoning:
• SC.1-28 (Specialized Service Commercial)

Proposed Zoning:
• Revisions to the uses and specialized regulations permitted in the SC.1-28 Zone
Requested Zoning Uses

- Stacked Townhouses, based on the standard R.3A and specialized regulations
- Apartments, in accordance with the standard R.4A regulations.
- Convenience Retail
- Drug Store / Pharmacy
- Medical Office
- Medical Clinic
- Optical Dispensary
- Laundry and Dry Cleaning Facilities
- Office
- Personal Service Establishment
- Retail Establishment
Requested Specialized Regulations

- A maximum stacked townhouse density of 86.5 units per hectare
- That stacked townhouses not be required to have private amenity area
- A reduced side yard setback of 5 metres
- A reduced parking setback of 1.5 metres
- A severability provision that would permit zoning regulations to apply to the site as a whole despite any severance of the lands
Proposed Site Plan
Proposed Stacked Townhouses