

# **710 Woolwich Street:**

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

September 13, 2021

# Site Context

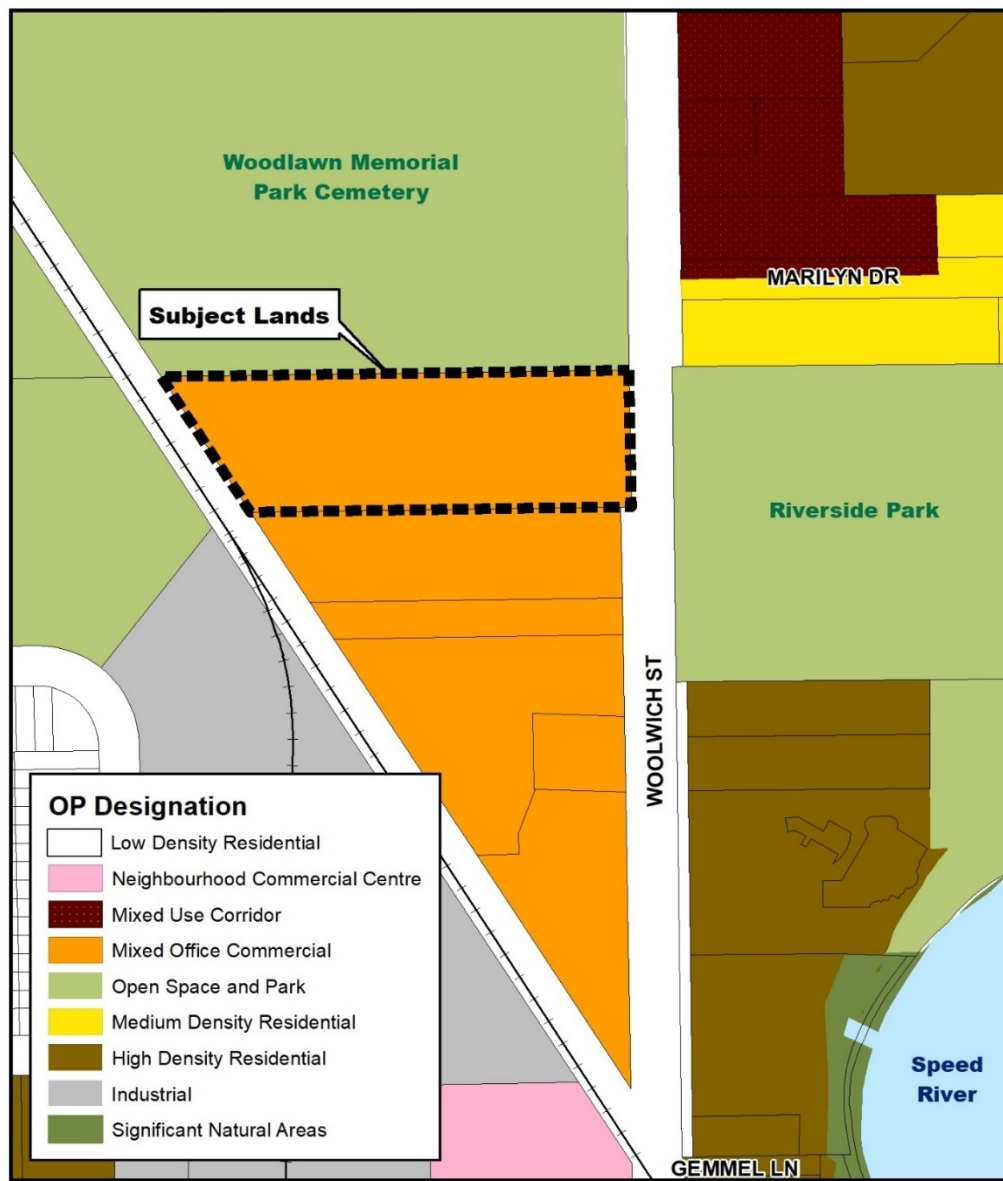
- 1.4 hectares in size
- Contains one retail building, proposed to be demolished



# Official Plan

OP Designation:

- Mixed Office Commercial



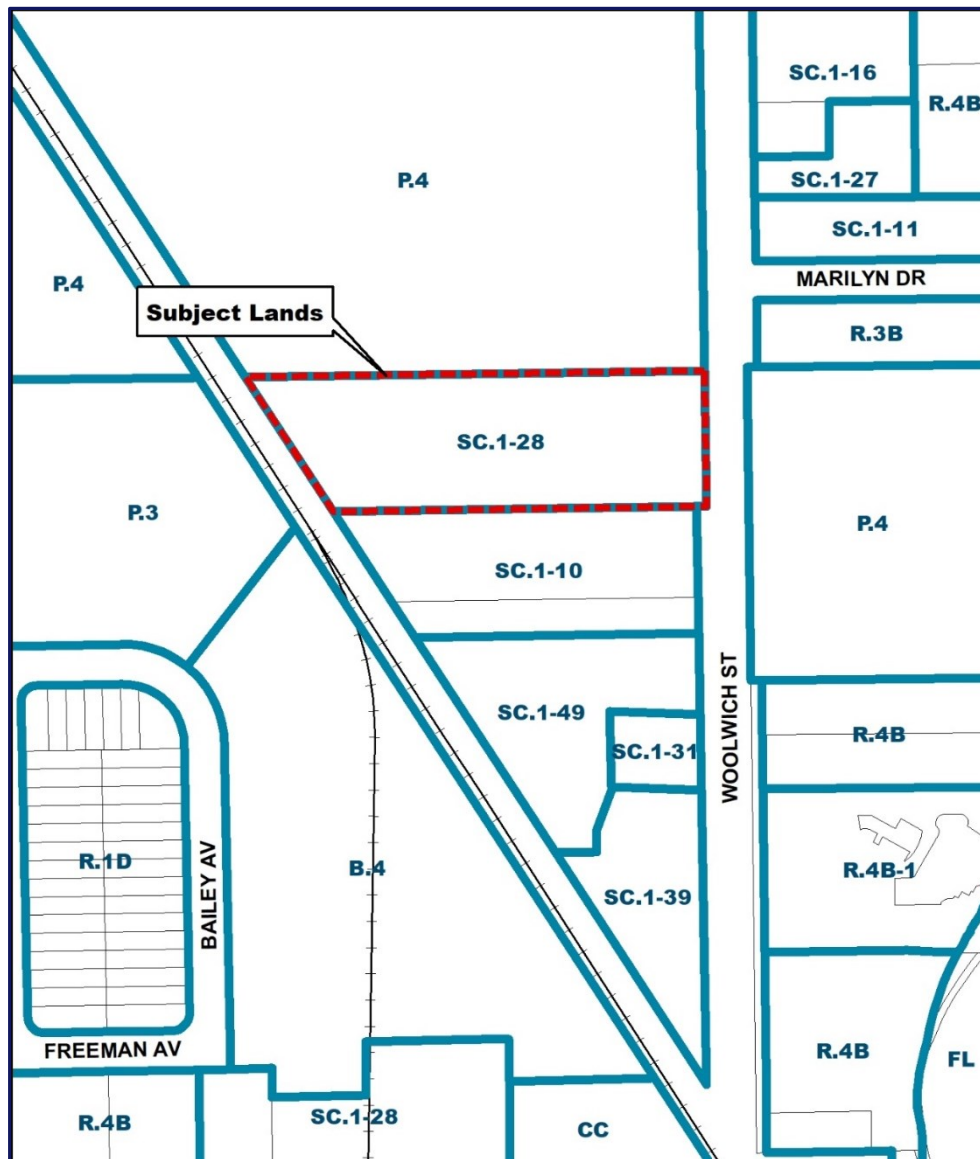
# Zoning

Current Zoning:

- SC.1-28 (Specialized Service Commercial)

Proposed Zoning:

- Revisions to the uses and specialized regulations permitted in the SC.1-28 Zone



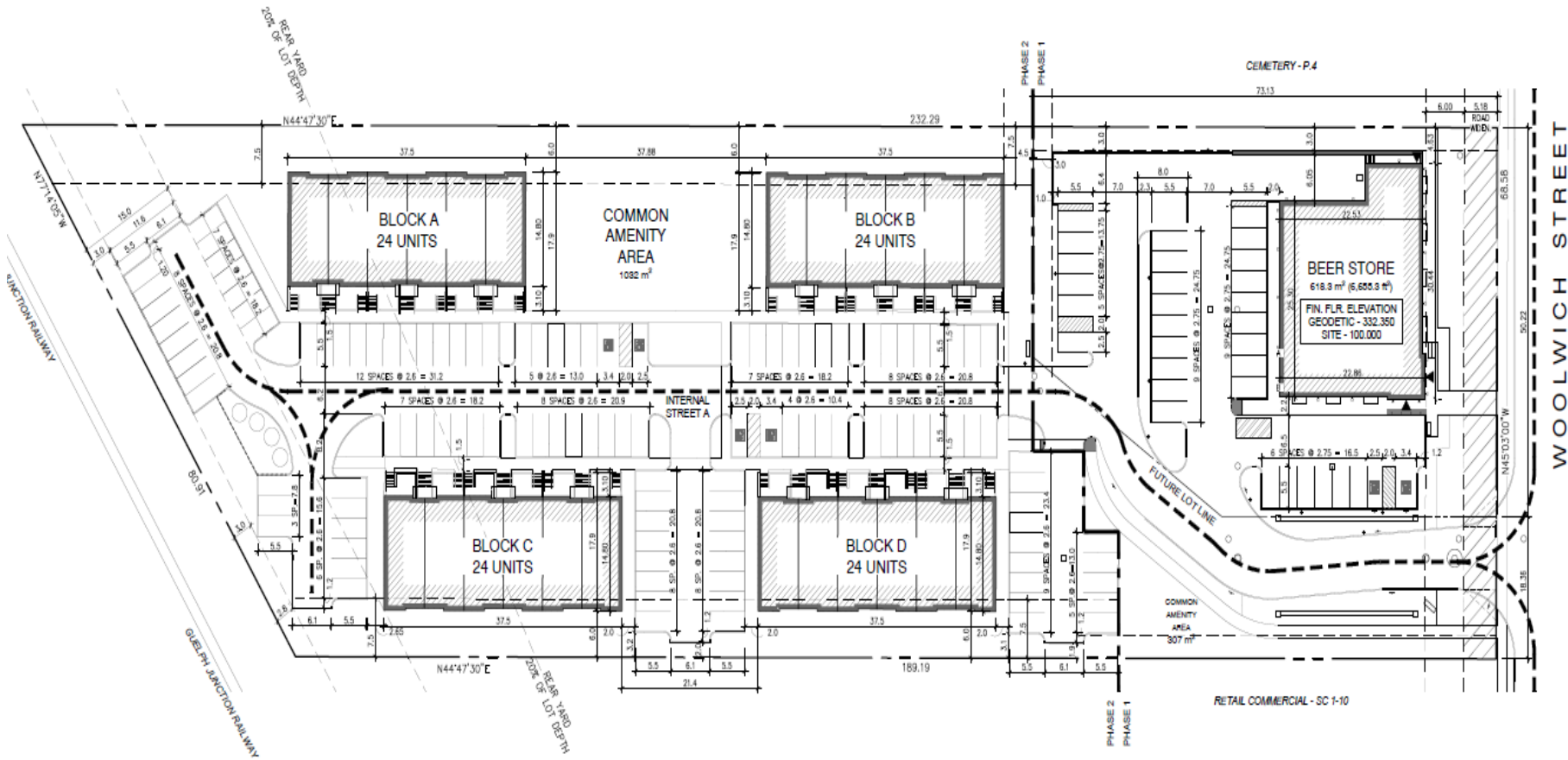
## Requested Zoning Uses

- 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

