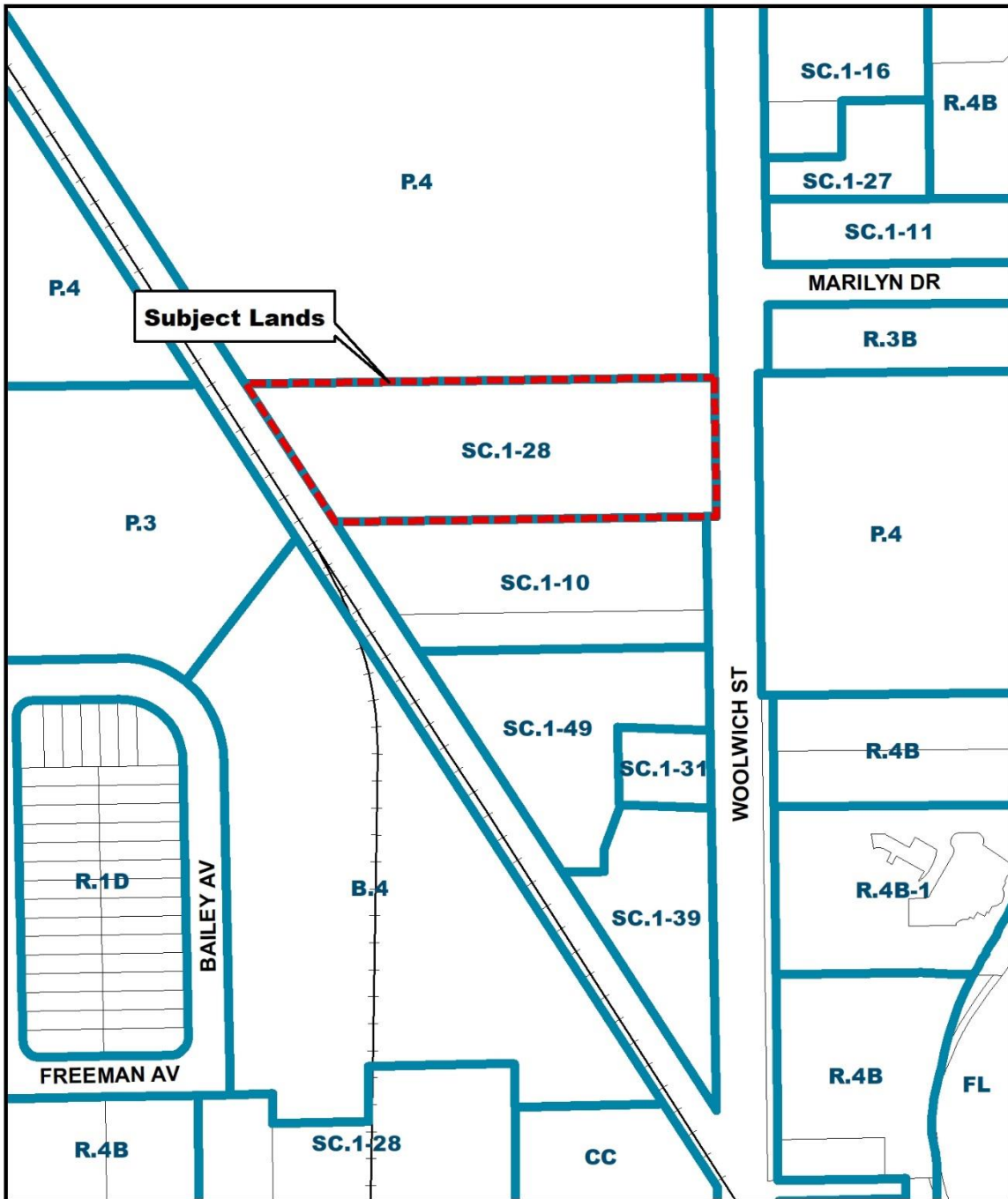


Attachment-5 Proposed Zoning



N.T.S.

PROPOSED ZONING
Specialized Service Commercial 1 (SC.1-28) Zone
710 Woolwich Street



Produced by the City of Guelph
 Planning and Building Services
 July 2021

Attachment-5 continued Proposed Zoning Regulations

The following specialized uses have been requested:

- Stacked Townhouses, in accordance with the standard R.3A regulations meant for Stacked Townhouses, together with the specialized regulations listed below.
- 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

The following specialized regulations are proposed:

- That stacked townhouses be permitted at a density of 86.5 units per hectare be permitted where the standard R.3A regulations permit a maximum density of 75 units per hectare.
- That private amenity area not be required for stacked townhouses, where the standard regulations require a minimum of 20 square metres of private amenity for ground floor units and 10 square metres of private amenity for above grade units.
- That stacked townhouses be permitted to have a side yard setback of 5 metres, where the standard R.3A regulations require half the building height or 3 metres, whichever is greater.
- That parking be permitted within 1.5 metres of the habitable portion of a dwelling, where the standard regulations require a minimum of 3 metres.
- That a severability provision be added that would permit these regulations to be applied to the site as a whole despite any future severance.