

# 710 WOOLWICH ST. GUELPH

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**IBI GROUP**  
RHH Rental Properties  
Statutory Public Meeting  
2021-09-13

## Overview:

Site Location & Context

Existing Conditions

Neighbourhood Context

Existing Planning Controls

Proposed Development

Required Planning Approvals

Technical Studies

Issues

Conclusions

## Site Location and Context





## Existing Conditions





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# Neighbourhood Context

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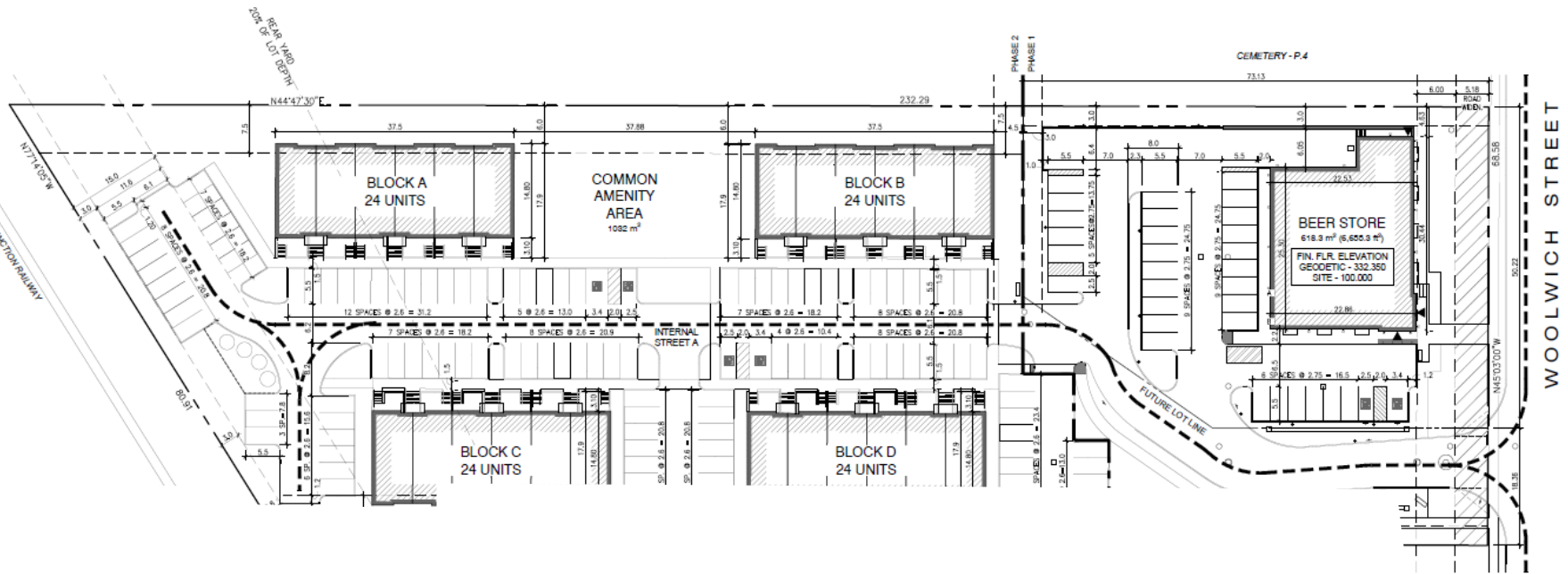








# Proposed Development



- New Beer Store fronting onto Woolwich Street (SP application ongoing)
- 96 Stacked Townhouse Units (4 Blocks of 24 units)
- Large common amenity area
- 117 parking spaces for residential component (including 21 visitor spaces)



# 710 WOOLWICH STREET, GUELPH - STATUTORY PUBLIC MEETING



# Required Planning Applications

## Zoning By-law Amendment

- Permit residential uses on the subject property in accordance with Section 5.3 (Stacked Townhouse / R3.A) of the Zoning By-Law
- Permit a density of 86.5 units per hectare
- Relief from private amenity space requirements (to permit common amenity)
- Permit a 5.0 m side yard setback
- Permit parking within 1.5 m of parking area
- Permit additional uses to provide flexibility in use of property in conformity with Official Plan

## Technical Studies

- Planning Justification and Urban Design Report
- Transportation Impact and Parking Justification
- Stormwater Management and Civil Engineering Design
- Preliminary Landscape and Vegetation Management
- Acoustic Study
- Vibration Study
- Record of Site Condition



## Conclusion

- Development represents context-sensitive infill that introduces residential uses along Woolwich Street corridor
- Compatible development in terms of height and density
- Consistent with direction of Provincial Policies and Plans
- Implements mixed use vision for the site / area as set out in City's Official Plan
- Adequate parking provided for residential, commercial and visitor needs (conforms to Zoning standards)
- Well-served by community infrastructure, commercial services and amenities