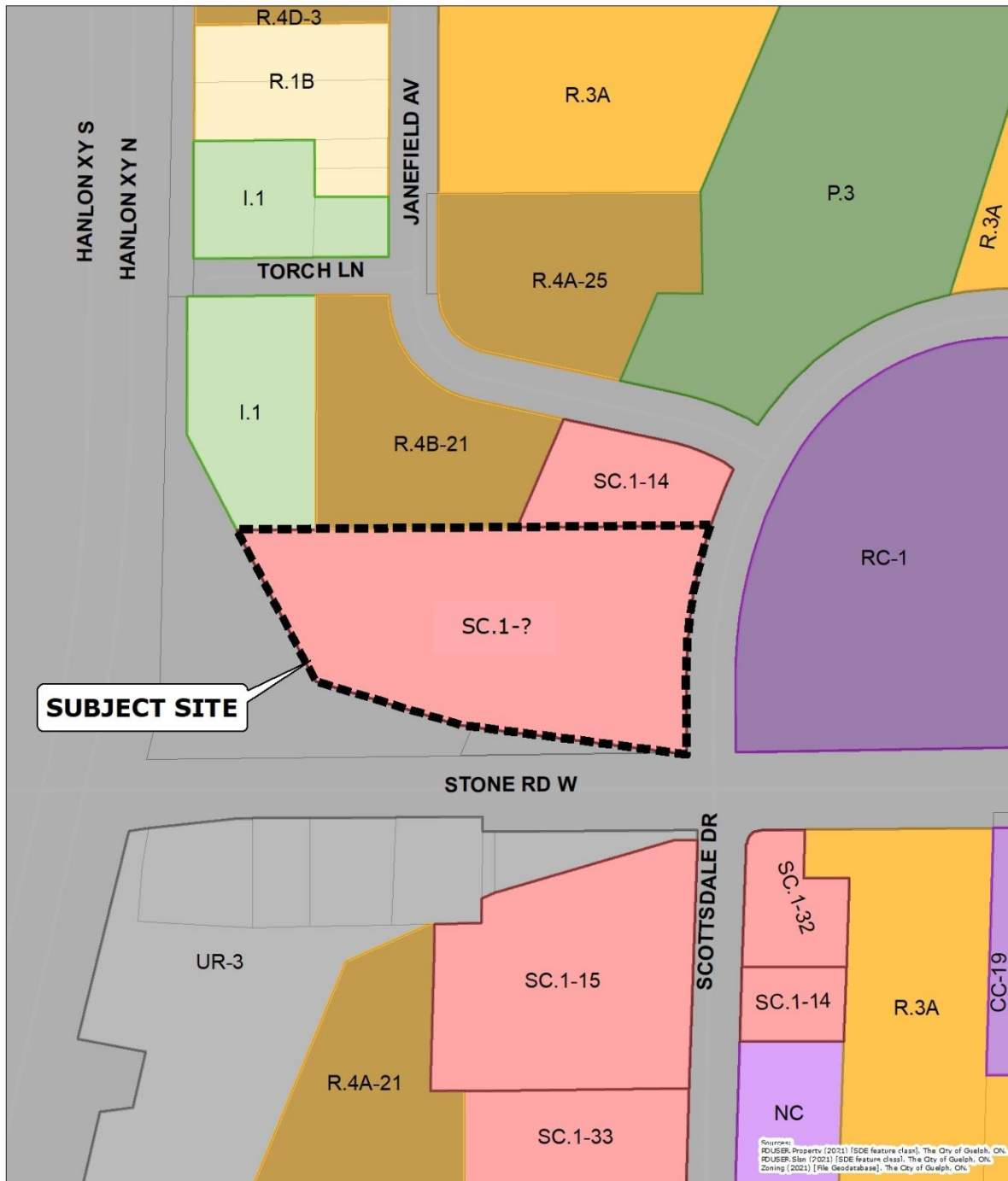


## Attachment-5 Proposed Zoning



Produced by the City of Guelph  
Planning and Building Services - Development Planning  
November 2021

### PROPOSED ZONING Specialized Service Commercial One (SC.1-?) Zone 601 Scottsdale Drive



## **Attachment-5 continued**

### **Proposed Zoning Regulations**

The following specialized uses have been requested in addition to the existing Hotel permission:

- Student Residence
- Apartments

The following additional specialized regulations are proposed:

- That a maximum density of 150 units per hectare shall apply for a Student Residence or Apartment Building, and that suites shall be considered dwelling units for the purpose of this calculation.
- That the minimum required parking for a Student Residence shall be 1 parking space for every 2 bedrooms.