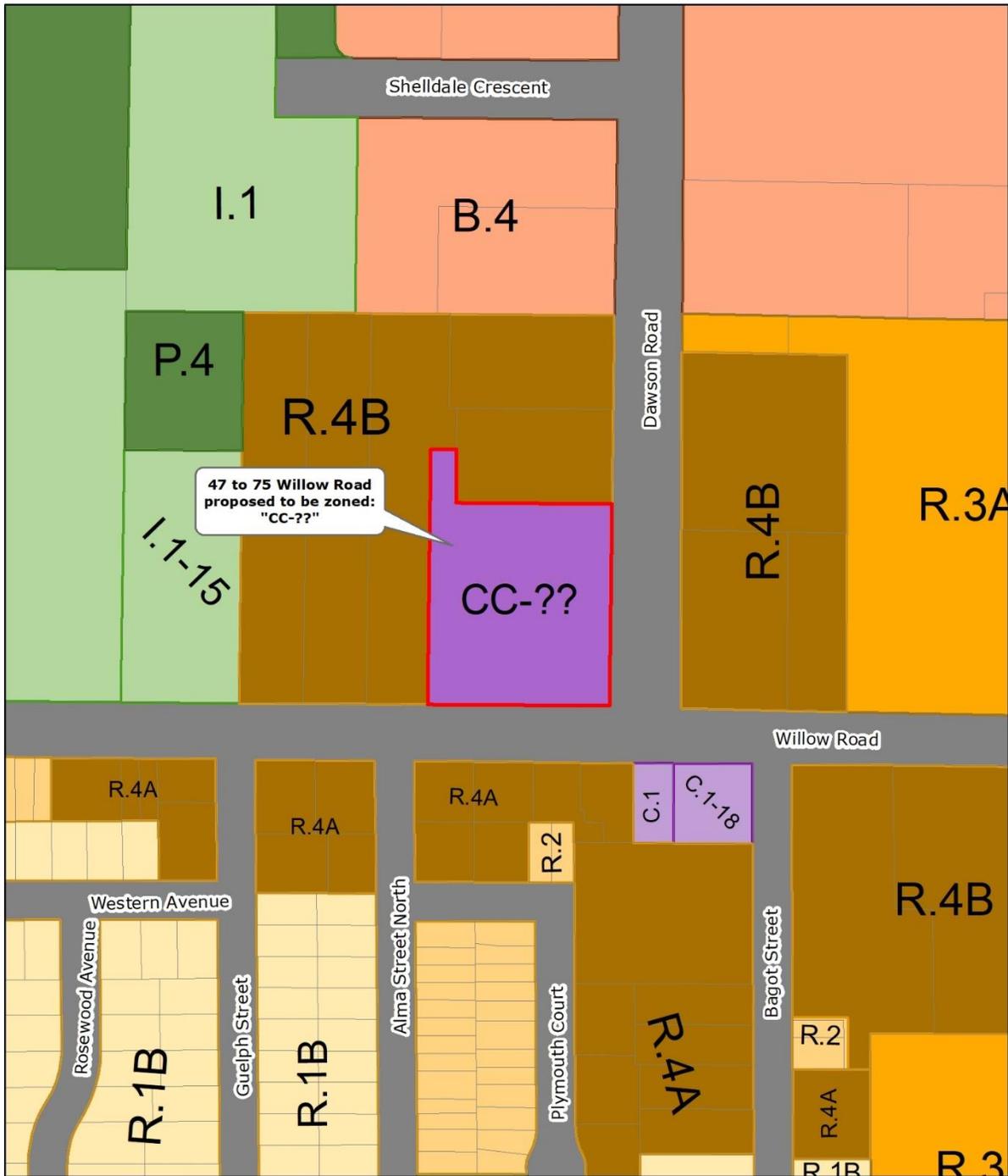


Attachment-6 Proposed Zoning



0 12.5 25 50 75 100 m

PROPOSED ZONING
47 to 75 Willow Road

Produced by the City of Guelph
Planning and Building Services - Development Planning
December 2019

Attachment-6 continued Proposed Zoning Regulations

Specialized CC-31 (Community Shopping Centre) Zone

Proposed Specialized Regulations

Maximum Building Height

A maximum building height of 6 storeys where the standard zone would permit 3 storeys.

Minimum Commercial Gross Floor Area

A minimum Commercial Gross Floor Area shall be 1700 square metres where the standard CC requires a minimum Gross Floor Area of 1875 square metres.

Minimum Common Amenity Area

A minimum Common Amenity Area of 18 square metres per dwelling unit; the standard zone does not require any common amenity area for dwelling units.