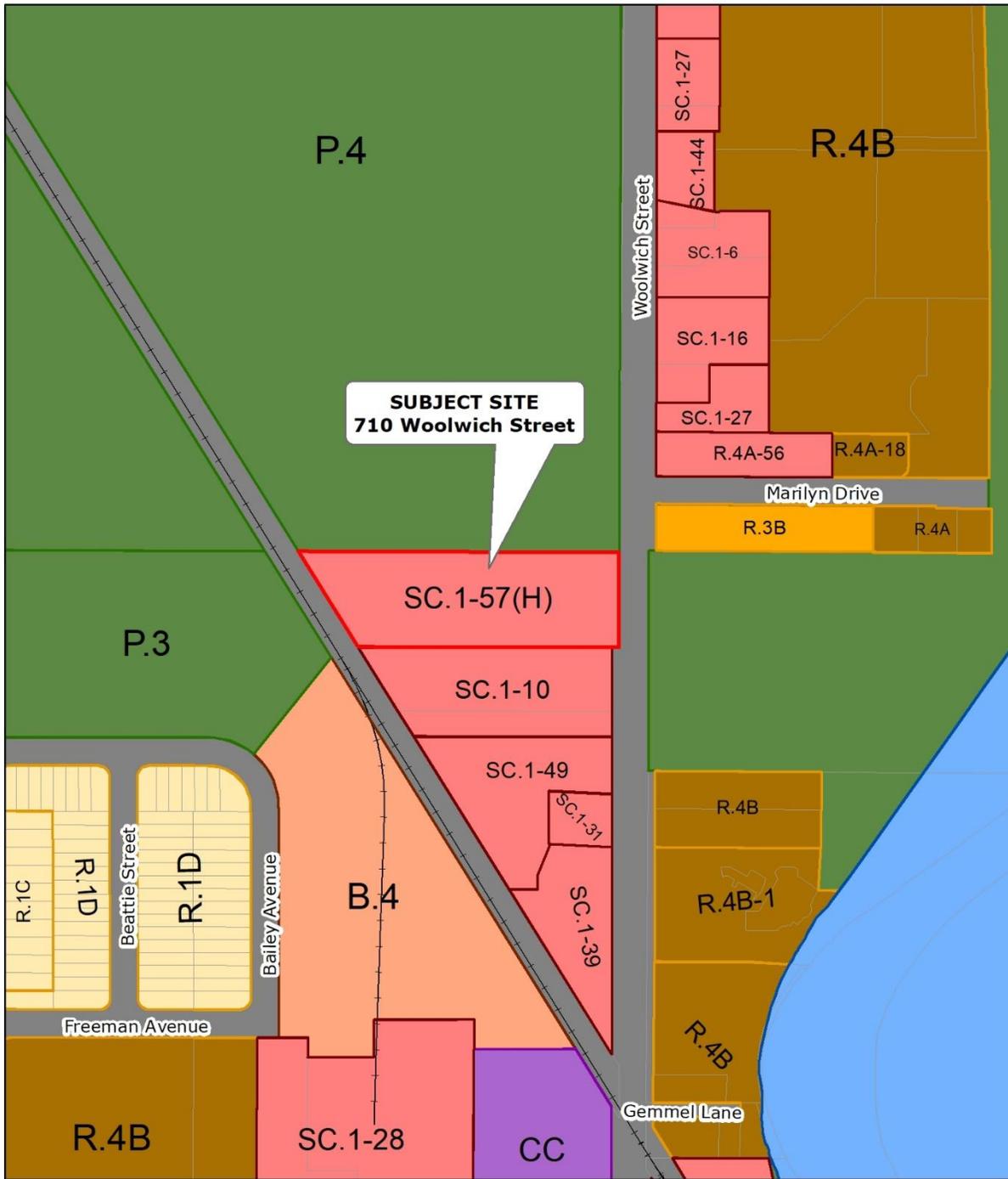


Attachment-6 Proposed Zoning



0 15 30 60 90 120 m

Produced by the City of Guelph
Planning and Building Services - Development Planning
April 2022

PROPOSED ZONING
Specialized Service Commercial 1 (SC.1-57(H)) Zone
710 Woolwich Street

CITY OF Guelph
Making a Difference

Attachment-6 continued Proposed Zoning Regulations

Specialized SC.1-57(H) Zone Additional Permitted Uses

- Apartment Building, in accordance with Section 5.4.1.1 of the By-law
- Townhouse, in accordance with Section 5.3.1.1 of the By-law
- Stacked Townhouse, in accordance with Section 5.3.1.1 of the By-law
- Convenience Store
- Medical Office
- Medical Clinic
- Office
- Personal Service Establishment
- Retail Establishment

Specialized Regulations

Off-Street Parking Location

Despite Section 4.13.2.2 and Table 5.3.2 Row 16, any surface Parking Area for Stacked Townhouses shall be set back a minimum of 1.5m of the property line.

Minimum Private Amenity Area

Despite Section 5.3.2.5 and Table 5.3.2 Row 12, for Stacked Townhouses, a minimum of 5.0 m² of Private Amenity Area shall be provided for each above grade unit and a minimum of 8 m² shall be provided for each below grade unit.

Minimum Side Yard Setback

Despite Section 5.3.2.2 and Table 5.3.2, Row 6, a Stacked Townhouse Building must be setback a minimum of 4.5 m from the southerly interior lot line and 6.0 m from the northerly interior lot line.

Maximum Density

Despite Section 5.3.2.6 and Table 5.3.2 Row 20, a maximum density of 100 Dwelling Units per hectare shall be permitted for Stacked Townhouses.

Maximum Building Height

Notwithstanding Table 5.3.2, Row 9 and Table 5.4.2 Row 10, a maximum building height of four (4) storeys shall be permitted for Stacked Townhouses or Apartment Buildings, and in accordance with Sections 4.16 and 4.18.

Severability Provision

The provisions of this By-law shall continue to apply collectively to the whole of the lands identified as SC.1-57, despite any future severance, partition, or division for any purpose.

Holding Provision

Purpose: To ensure that development of the subject lands does not proceed until the following condition has been met to the satisfaction of the City related to the subject development:

Condition:

1. All required municipal services are adequate and available to accommodate the specific development proposal to the satisfaction of the City Engineer