

65 Delhi Street:

Statutory Public Meeting for a Proposed Zoning By-law Amendment

May 10, 2021

Site Context

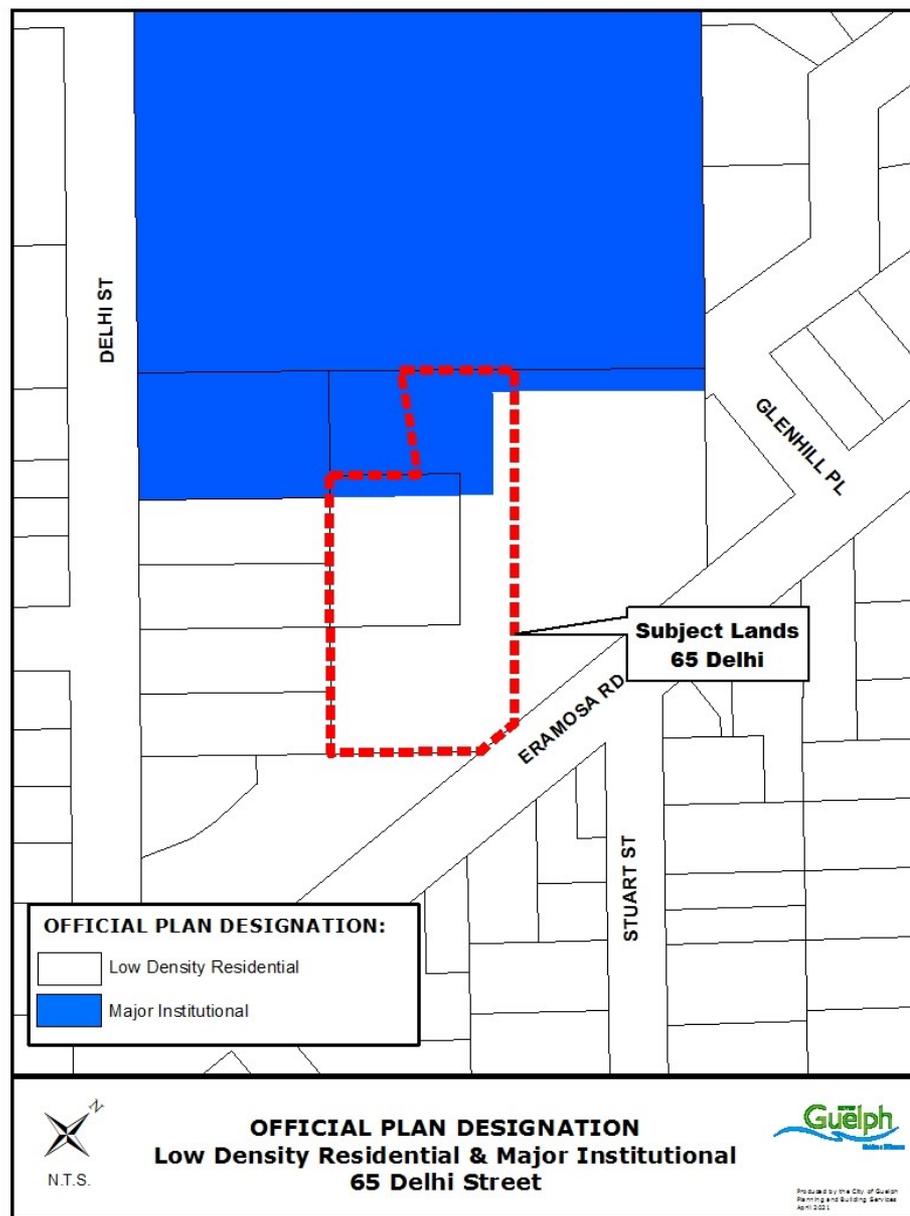
- 0.53 hectares
- Existing two storey building
- Frontage on Eramosa Rd with access via Delhi Street



Official Plan

OP Designation:

- Low Density Residential
- Major Institutional



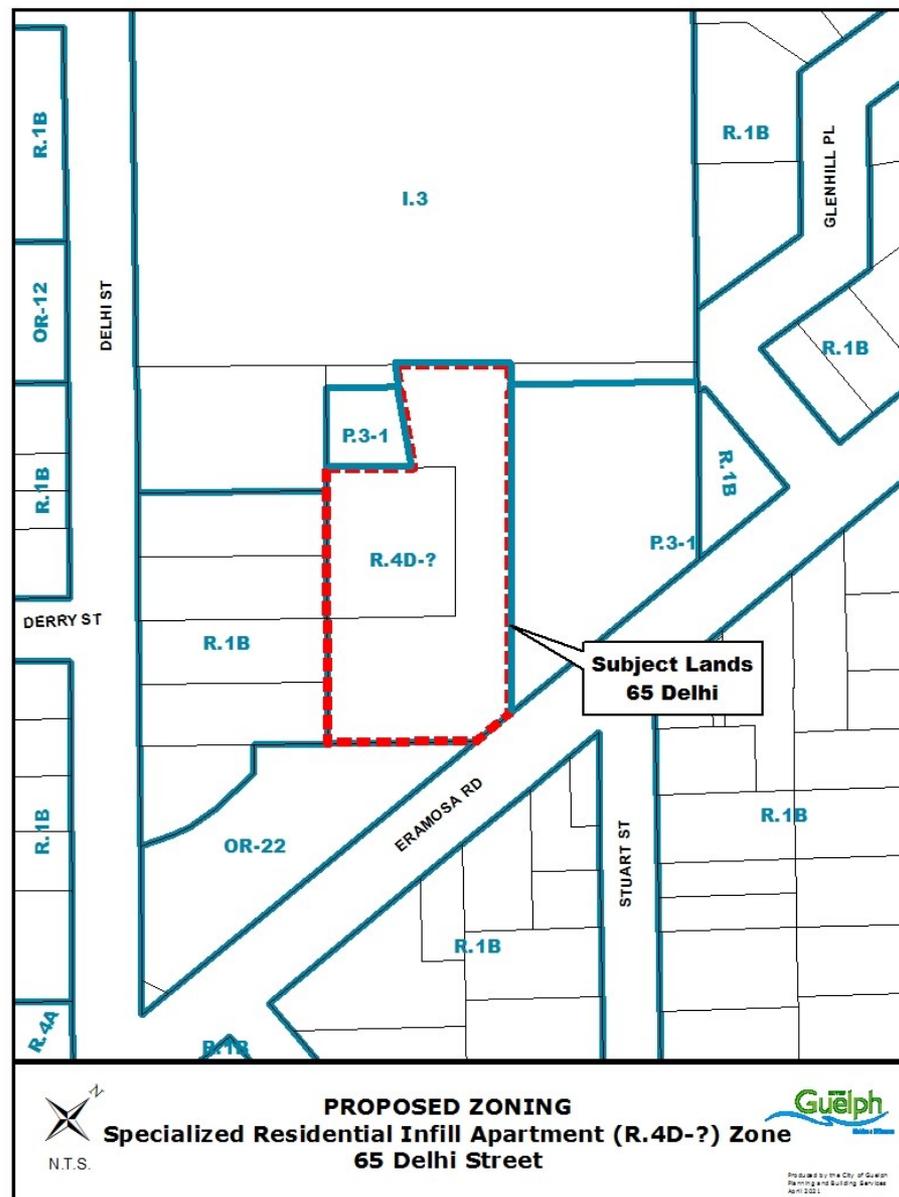
Zoning

Current Zoning:

- P.3-1 (Specialized Park Zone)

Proposed Zoning:

- R.4D-?? (Specialized Infill Apartment Zone)



Requested Specialized Zoning Regulations

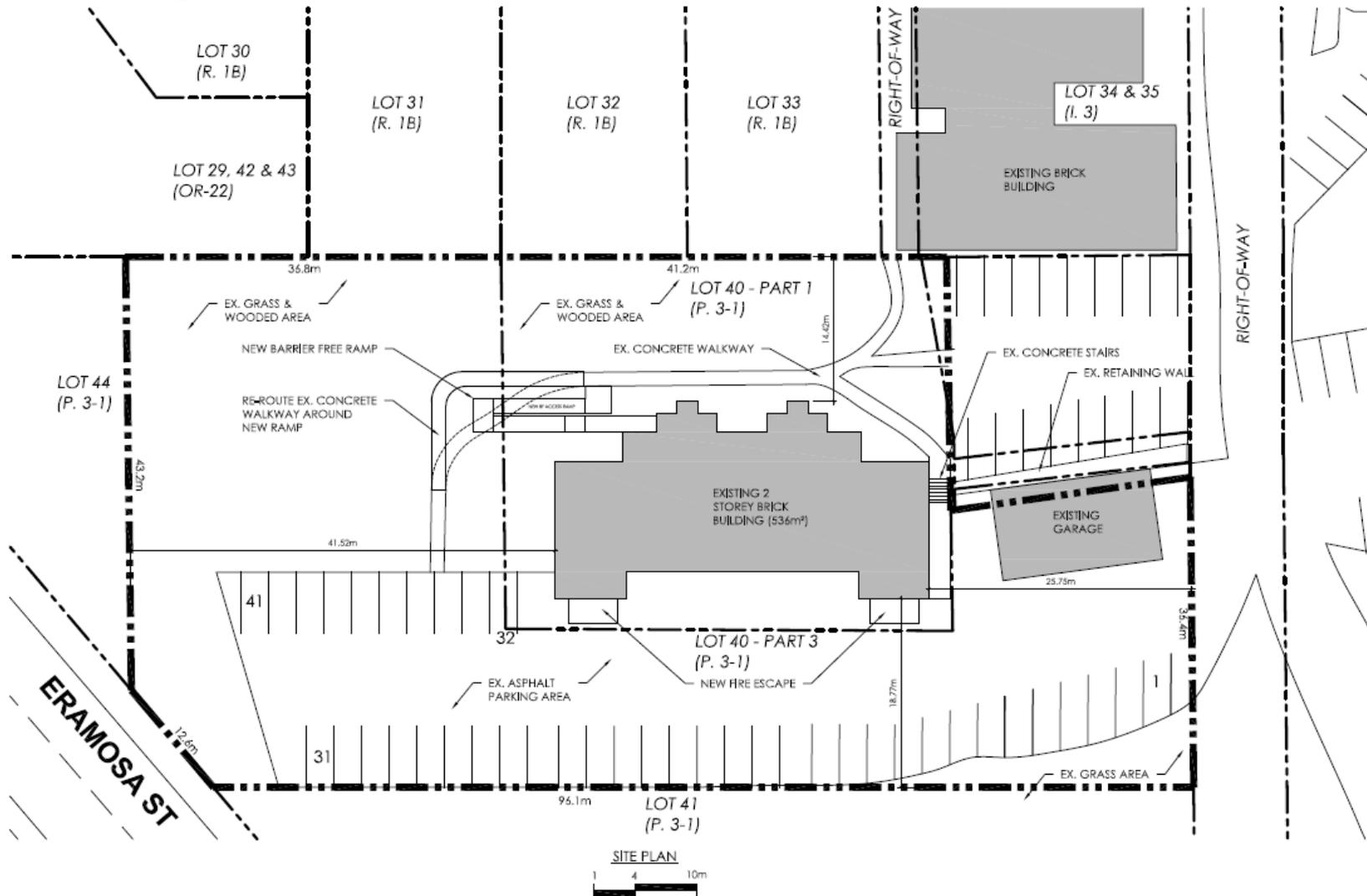
Proposed Uses:

- Transitional Housing
- Emergency Shelter
- Daycare

Specialized Regulations:

- A minimum lot frontage of 12.6 metres, where 15 metres is required
- A maximum front yard setback of 42.0 metres where 6 metres is required
- A minimum rear yard of 2 metres where a minimum of half the building height or 7.5 metres is required
- To permit parking in the front yard, where no parking is permitted in the front yard in the standard R.4D zone
- To permit 36 beds for Transitional Housing or an Emergency Shelter, where the by-law permits Emergency shelters to have up to 16 beds

Proposed Site Plan



Proposed Building Elevations

