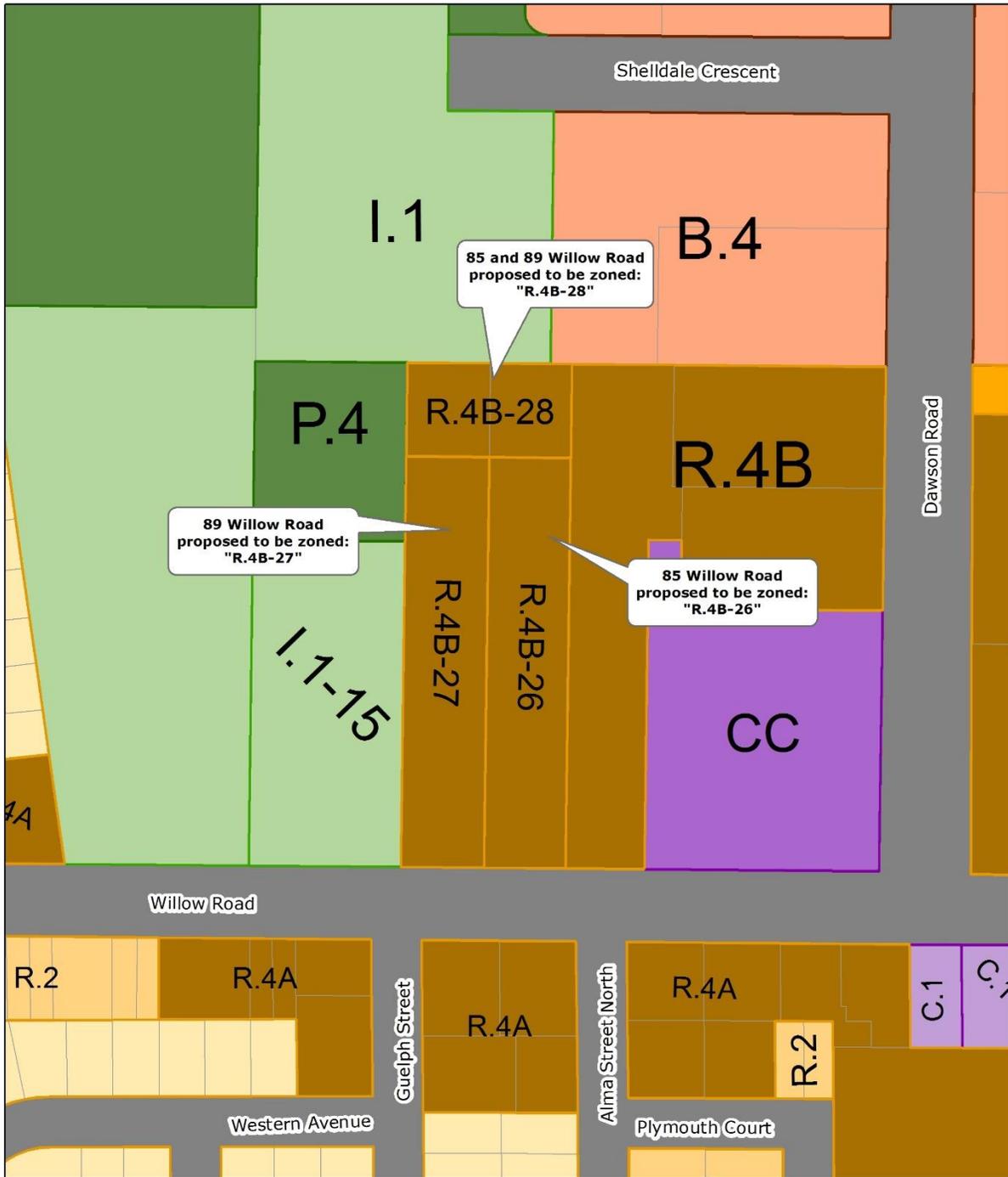


# Attachment-5 Proposed Zoning



0 10 20 40 60 80 m

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

## PROPOSED ZONING

### 85 and 89 Willow Road

**CITY OF Guelph**  
Making a Difference

## **Attachment-5 continued Proposed Zoning Regulations**

1. The following site-specific regulations are proposed for 85 Willow Road (R.4B-26):
  - A minimum of 70 off-street parking spaces where 90 is required in the standard R.4B zoning.
  - A minimum side yard (west) of 6.0 metres where 7.5 is required.
  - A minimum common amenity area of 290 m<sup>2</sup> where 1560 m<sup>2</sup> is required.
  - A minimum landscaped open space area of 20% where 40% is required.
  - That no buffer strip be required where one is required in the standard zoning.
2. The following site-specific regulations are proposed for 89 Willow Road (R.4B-27):
  - A minimum number of 74 off-street parking spaces where 90 is required in the standard R.4B zoning.
  - A minimum side yard (west) of 6.0 metres where 7.5 metres is required.
  - A minimum common amenity area of 37 m<sup>2</sup> where 1560 m<sup>2</sup> is required.
  - A minimum landscaped open space area of 15% where 40% is required.
  - That no buffer strip be required where one is required in the standard zoning.
3. Proposed zoning for the new lot to be created in the rear/northerly parts of 85 and 89 Willow Road (R.4B-28(H)):

### (H) Holding Provision

Holding Provision Purpose: To ensure that development of the subject lands does not proceed until the following conditions have been met to the satisfaction of the City related to the subject development.

### Conditions:

1. That the owner acquire an easement, registered on title, over 20 Shelldale Crescent for the purpose of access to the site, as well as for the provision of 6 off-site parking spaces.
2. That the development site be severed from each of 85 and 89 Willow Road and merged into one property.
3. That stormwater management is completed to the satisfaction of the City Engineer/General Manager.
4. That the City has confirmed servicing capacity for water and wastewater.
5. That sanitary service to the site is designed to the satisfaction of the City Engineer/General Manager.
6. That any easements needed over adjacent properties for servicing or access are established and registered on title.

## Proposed Use: Supportive Housing

For the purposes of this **Zone, Supportive Housing** shall mean the **Use** of a **Building** with **Dwelling Units** to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training.

### Specialized Regulations required for this Zone:

- That frontage be provided on a private laneway where it is required to be on a public street.
- That the front yard be measured from the lot line which abuts the property municipally known as 20 Shelldale Crescent.
- A minimum number of 8 off-street parking spaces, where 45 parking spaces would be required for 32 standard apartment units.
- A minimum side yard (east) of 5.0 metres where 7.5 is required.
- A minimum rear yard of 3.5 metres, where 20% of the lot depth, or 28.26m is required.
- A maximum building height of 5 storeys, where 10 storeys is permitted.