

# **120 Huron Street:**

## **Statutory Public Meeting for Proposed Official Plan and Zoning By-law Amendments**

**September 14, 2020**

# Site Context



**Subject Property  
120 Huron Street**



**2019 AERIAL PHOTOGRAPH  
120 Huron Street**



Produced by the City of Guelph  
Planning and Building Services  
July 2020

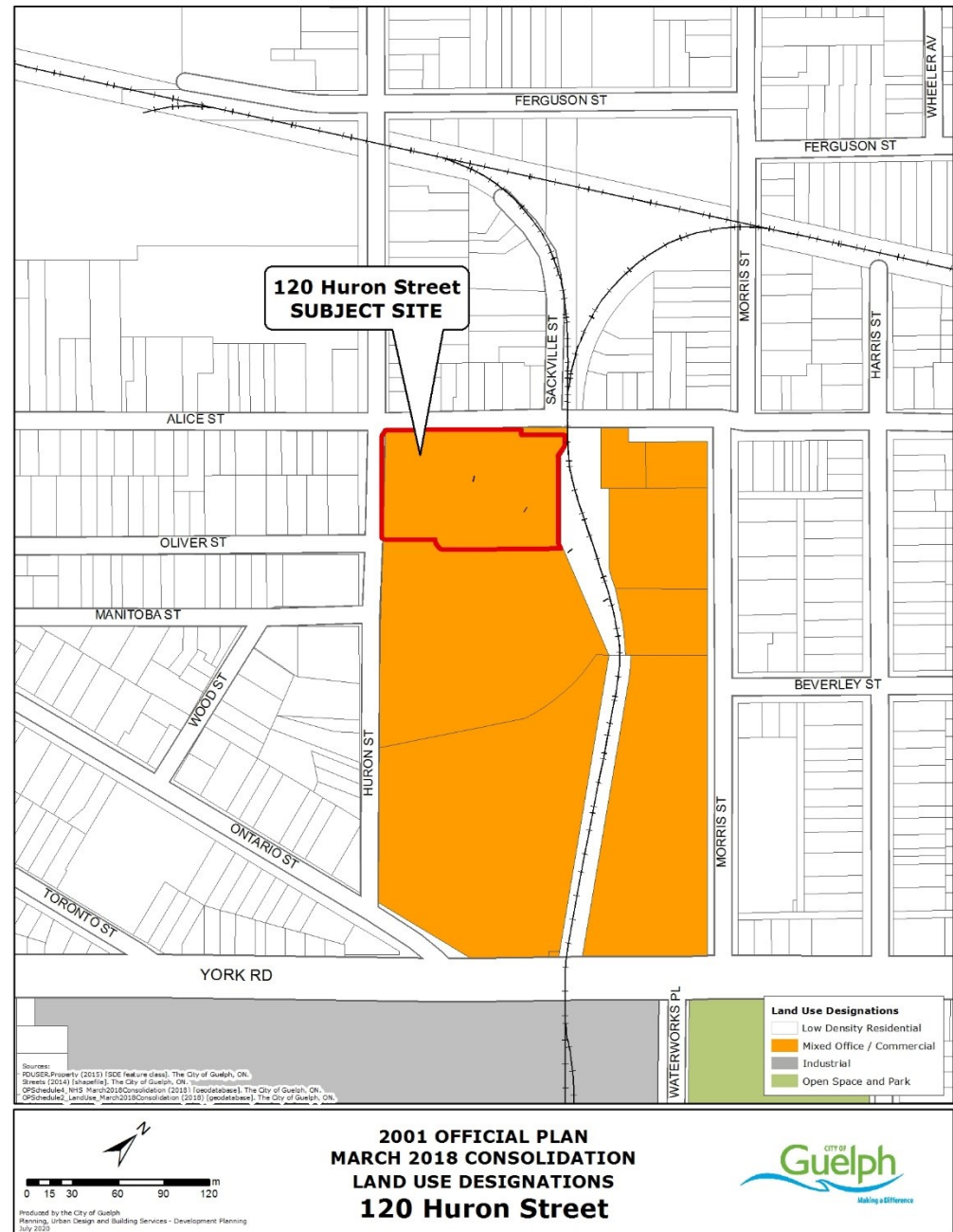
# Official Plan

Current OP  
Designation:

- Mixed  
Office/Commercial

Proposed OP  
Amendment:

- A site specific  
policy to permit 5  
storeys and a  
density of 133  
units per hectare



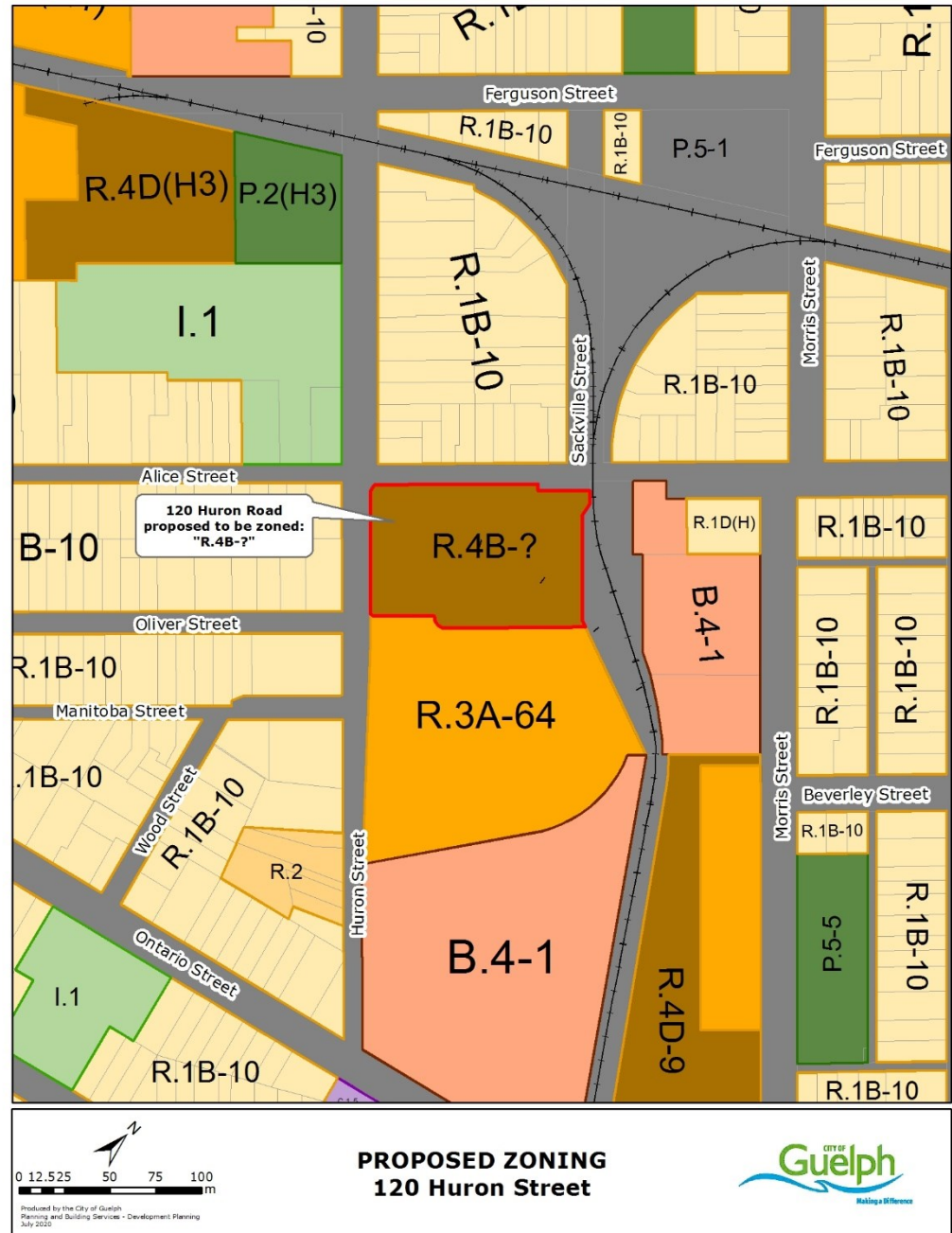
# Zoning

Current Zoning:

- R.4A-53  
(Specialized  
General  
Apartment)

Proposed Zoning:

- R.4B-??  
(Specialized High  
Density  
Apartment)



# Requested Specialized Zoning Regulations

- Request to carry over existing specialized regulations in the R.4A-53 Zone
  - Exterior side yard, parking location, common amenity location, buffer strip and angular plane (see Att 5 of report)
- New specialized regulations request for
  - A minimum of 1600 square metres of Common Amenity Area, permitted to have a length more than 4 times the width
  - A minimum of 39% of the site be Landscaped Open Space
  - That parking be permitted at 0.97 spaces per unit (114 spaces total) with 4% visitor parking (5 spaces).



# Proposed Development

