

## Specialized Downtown (D) **Zones**

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the D **Zones**. In these cases, specific D Restricted Defined Areas (Specialized D **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g. D.1-1, D.2-2, D.2-3, etc.).

The D **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any D Restricted Defined Area.

The following D Restricted Defined Areas (Specialized D **Zones**) are herein set out:

- 20187 6.3.3.1 **Special Downtown (D.1) Zones**
- 6.3.3.1.1 **D.1-1**  
As shown on Defined Area Map Number 24, 34 and 36 of Schedule “A” of this **By-law**.
- 6.3.3.1.1.1 **Regulations**
- 6.3.3.1.1.1.1 **Built Form Regulations**  
Notwithstanding Section 6.3.2.1.3, the minimum **Stepback** shall be 6 metres and shall be required for all portions of the **Building** above the 4<sup>th</sup> **Storey**. **Stepbacks** shall be measured from the **Building** face of the 3<sup>rd</sup> **Storey** facing a **Street**.
- 6.3.3.1.1.1.2 **Off-Street Parking**  
Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential **Uses** in Row 2, no off-street parking shall be required in the D.1-1 **Zone**.
- Notwithstanding Table 6.3.2.5.1, Rows 1, 2 and 3, no off-street parking shall be required for **Dwelling Units** constructed within **Buildings** which existed prior to June 7, 1971. Any addition to the existing **Building** erected after the effective date of By-law (2017)-20187 shall require **Parking Spaces** in accordance with Table 6.3.2.5.1.
- 6.3.3.1.2 **D.1-1 (H30)**  
As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.
- 6.3.3.1.2.1 **Regulations**
- 6.3.3.1.2.1.1 In accordance with Section 6.3.3.1.1.1.
- See Section 2.9 for Holding **Zone** provisions.

6.3.3.1.3 **D.1-2 (H30)**  
65 Gordon St., 20, 28, 36, 50 Wellington St. E.

As shown on Defined Area Map Number 25 and 37 of Schedule “A” of this **By-law**.

6.3.3.1.3.1 **Permitted Uses**  
All **Uses** permitted by Table 6.3.1.1 D.1 **Zone** are permitted and the following:

- **Drive-through Facility**

6.3.3.1.3.2 See Section 2.9 for Holding Zone provisions.

6.3.3.1.4 **D.1-3**  
Elizabeth St. between Arthur St. and Huron St.

As shown on Defined Area Map Number 38 of Schedule “A” of this **By-Law**.

6.3.3.1.4.1 **Permitted Uses**  
All **Uses** permitted by Table 6.3.1.1 D.1 **Zone** are permitted and the following:

- **Single Detached Dwellings** and **Semi-Detached Dwellings** legally existing on the date of the passing of By-law (2017)-20187.
- **Accessory Apartment** in accordance with Section 4.15.1

6.3.3.1.4.2 **Regulations**  
**Vehicle** access to a **Parking Area** in a **Rear Yard** is by 1 **Driveway (non-residential)** only, such **Driveway (non-residential)** shall have a width of not less than 3 metres and an overhead clearance of not less than 4.5 metres.

6.3.3.1.5 **D.1-4**  
2 Quebec St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.5.1 **Regulations**

6.3.3.1.5.1.1 **Off-Street Parking for Residential Units**  
Notwithstanding Table 6.3.2.5.1, Row 2, the minimum number of off-**street Parking Spaces** required for the residential units existing

as of January 1, 1974 shall be 88. Any additional **Dwelling Units** created after January 1, 1974 shall require **Parking Spaces** at the rate of 1 space per **Dwelling Unit**.

6.3.3.1.5.1.2 Off-Street Parking for Non-residential Uses  
Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential **Uses** in Row 2, no off-street parking shall be required.

6.3.3.1.5.1.3 Maximum Building Height  
Notwithstanding Section 4.18, no part of any **Building** or **Structure** shall exceed the total height of the **Building** existing as of January 1, 1974, which reaches a height of 369.7 metres above sea level.

6.3.3.1.6 D.1-5  
51-59 Yarmouth St., 58-64 Baker St.

As shown on Defined Area Map Number 36 of Schedule "A" of this **By-law**.

6.3.3.1.6.1 Permitted Uses  
• **Mixed-Use Building** containing a maximum of 72 **Dwelling Units**

6.3.3.1.6.2 Off-Street Parking  
Notwithstanding Table 6.3.2.5.1, the minimum number of **Parking Spaces** to be provided is 54 **Parking Spaces**.

6.3.3.1.6.3 Location of Parking Spaces  
All **Parking Spaces** required by Section 6.3.3.1.6.2 shall be located within the existing **Building** or within 23 metres of the **Building** on private property which permits a **Parking Area**.

6.3.3.1.7 D.1-6  
43-45 Macdonell St.

As shown on Defined Area Map Number 36 of Schedule "A" of this **By-law**.

6.3.3.1.7.1 Off-Street Parking  
Notwithstanding Table 6.3.2.5.1, Row 2, **Parking Spaces** shall not be required for a maximum of 4 **Dwelling Units**. Any additional **Dwelling Units** shall provide **Parking Spaces** in accordance with Table 6.3.2.5.1.

6.3.3.1.8 **D.1-7**  
55 Wyndham Street North

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.8.1 Regulations

6.3.3.1.8.1.1 In addition to the provisions of Section 6.3.2.6, a maximum of four **Licensed Establishments** shall be permitted on property municipally known as 55 Wyndham Street North.

6.3.3.1.8.1.2 One **Licensed Establishment** only is permitted a maximum **Floor Area** of 510 square metres provided the total capacity of such **Licensed Establishment** shall not exceed 190 persons.

6.3.3.1.8.2 Off-Street Parking

Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential **Uses** in Row 2, no off-street parking shall be required.

6.3.3.1.9 **D.1-8**  
27-33 Cardigan St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.9.1 Permitted Uses

- **Apartment Buildings**
- **Art Gallery**
- **Artisan Studio**
- **Commercial School** to a maximum **G.F.A.** of 500 m<sup>2</sup>
- **Day Care Centre**
- **Home Occupation** in accordance with Section 4.19
- **Live-Work Units**
- **Medical Clinic** to a maximum **G.F.A.** of 500 m<sup>2</sup>
- **Medical Office** to a maximum **G.F.A.** of 500 m<sup>2</sup>
- **Mixed-Use Building**
- **Multiple Attached Dwelling**
- **Municipal Parkland**
- **Office** to a maximum **G.F.A.** of 500 m<sup>2</sup>
- **Personal Service Establishment** to a maximum **G.F.A.** of 500 m<sup>2</sup>
- **Restaurant** to a maximum **G.F.A.** of 500 m<sup>2</sup>
- **Retail Establishment** to a maximum **G.F.A.** of 500 m<sup>2</sup>
- **Townhouse**

6.3.3.1.9.2 Regulations

6.3.3.1.9.2.1 Notwithstanding Table 6.3.2.7, Row 14, the minimum **F.S.I.** is 1.0.

6.3.3.1.9.2.2 Off-Street Parking

Notwithstanding Table 6.3.2.5.1, Row 1, a minimum of 0.95 of a **Parking Space** is required for each **Dwelling Unit**.

6.3.3.1.9.2.3 Size of Off-Street Parking Spaces

Notwithstanding Section 4.13.3.2, as amended, 10 percent of the required **Parking Spaces** may have a minimum size of 2.6 metres by 4.1 metres.

6.3.3.1.9.2.4 Minimum Landscaped Open Space

10 m<sup>2</sup> per **Dwelling Unit**

6.3.3.1.10 D.1-9

35, 87 Gordon St., 33 Elizabeth St.

As shown on Defined Area Map Number 25, 37 and 38 of Schedule “A” of this **By-law**.

6.3.3.1.10.1 Permitted Uses

All **Uses** permitted by Table 6.3.1.1 D.1 **Zone** are permitted and the following:

- **Vehicle Service Station**
- **Vehicle Specialty Repair Shop**

6.3.3.1.11 D.1-9 (H30)

67 Surrey St. E., 46, 48 Wyndham St. S.

As shown on Defined Area Map Number 25 and 38 of Schedule “A” of this **By-law**.

6.3.3.1.11.1 Regulations

6.3.3.1.11.1.1 In accordance with Section 6.3.3.1.10.1.

6.3.3.1.11.1.2 See Section 2.9 for Holding **Zone** provisions.

6.3.3.1.12 **D.1-11**  
10 Wilson St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.12.1 **Permitted Uses**  
All **Uses** permitted by Table 6.3.1.1 D.1 **Zone** are permitted and the following:

- **Parking Facility**

6.3.3.1.12.2 For the purposes of the D.1-11 **Zone**, the first **Storey** shall be measured from the intersection of Wilson Street and Northumberland Street.

The geodetic elevation of the floor of the first **Storey** shall be located at or within 0.75 metres of the geodetic elevation of the intersection of Wilson Street and Northumberland Street.

6.3.3.1.12.3 **Built Form Regulations**

6.3.3.1.12.3.1 Notwithstanding Section 6.3.2.1.3, the minimum **Stepback** from Wilson Street and Northumberland Street **Street Line** shall be 3 metres and shall be required for all portions of the **Building** above 14.1 metres in height as measured from the geodetic elevation of the intersection of Wilson Street and Northumberland Street.

A **Stepback** is not required for 30% of the **Building** length along Wilson Street and Northumberland Street.

6.3.3.1.12.4 **Building Height Regulations**

6.3.3.1.12.4.1 Notwithstanding Section 6.3.2.3, the maximum **Building Height** shall be 20.5 metres as measured from the geodetic elevation of the intersection of Wilson Street and Northumberland Street.

6.3.3.1.12.5 **Active Frontage Regulations**

Notwithstanding Section 6.3.2.4, the following active frontage regulations apply to the portion of the property identified as **Active Frontage Area** on Defined Area Map 65:

6.3.3.1.12.5.1 The minimum **Front Yard Setback** shall be 0 metres.

6.3.3.1.12.5.2 The height of the first **Storey** shall be a minimum of 4.5 metres.

- 6.3.3.1.12.5.3 A minimum of one **Active Entrance** to the first **Storey** shall be required along the Wilson Street façade.
- 6.3.3.1.12.5.4 A minimum of 60% of the surface area of the Wilson Street first **Storey** façade, measured from the **Finished Grade** up to a height of 4.5 metres, must be comprised of a **Transparent Window** and/or **Active Entrances**.
- 6.3.3.1.12.5.5 Notwithstanding Table 6.3.1.1, the **Uses** identified in the Active **Uses** column in Table 6.3.1.1 with a “J” shall occupy a minimum of 60% of the **Street Line**.
- 6.3.3.1.12.6 Maximum **Front Yard Setback**  
Notwithstanding Table 6.3.1.1, Row 2, a maximum **Front Yard Setback** is not required for a **Parking Facility Building**.
- 6.3.3.1.12.7 Minimum **F.S.I.**  
Notwithstanding Table 6.3.2.7, Row 14, a minimum **F.S.I.** shall not be required for a **Parking Facility Building**.
- 6.3.3.1.13 **D.1-12**  
16-22 Essex St.
- As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.
- 6.3.3.1.13.1 Permitted **Uses**  
All **Uses** permitted by Table 6.3.1.1 D.1 **Zone** are permitted and the following:
- **Car wash, Manual**
- 6.3.3.1.14 **D.1-13 (H30)**  
75 Wyndham St. S.
- As shown on Defined Area Map Number 38 of Schedule “A” of this **By-law**.
- 6.3.3.1.14.1 Notwithstanding Section 6.3.2.5.2.1.1 of this **By-law**, a maximum of 2 **Parking Spaces** shall be permitted within the **Front Yard**.
- 6.3.3.1.14.2 **Buffer Strips**  
None required.
- 6.3.3.1.14.3 See Section 2.9 for Holding **Zone** provisions.

6.3.3.1.15 **D.1-14**  
5 Gordon St.

As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.

6.3.3.1.15.1 **Permitted Uses**

- ***Mixed-Use Building*** containing a maximum of 55 ***Dwelling Units***.

6.3.3.1.15.2 **Regulations for a *Mixed-Use Building***

6.3.3.1.15.2.1 **Off-street Parking**

Notwithstanding Table 6.3.2.5.1, minimum off-**street** parking shall be:

6.3.3.1.15.2.2 Apartments – 1 ***Parking Space*** per ***Dwelling Unit***.

6.3.3.1.15.2.3 Retail, Service, Office, Community ***Uses*** – 0 ***Parking Spaces***.

6.3.3.1.16 **D.1-16**  
21 Surrey St. W.

As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.

6.3.3.1.16.1 **Buffer Strips**

No ***Buffer Strip*** is required along the ***Lot Line*** abutting any Residential ***Zone***.

Notwithstanding the above, a boundary fence of solid construction shall be provided along the ***Lot Line*** abutting any Residential ***Zone***.

6.3.3.1.17 **D.1-18**  
42 and 56 Gordon St.

As shown on Defined Area Map Number 37 of Schedule “A” of this **By-law**.

6.3.3.1.17.1 **Permitted Uses**

All ***Uses*** permitted by Table 6.3.1.1 D.1 ***Zone*** are permitted and the following:

- ***Vehicle Rental Establishment***

6.3.3.1.17.2

Off-street Parking

In accordance with Table 6.3.2.5.1 and the following:

**Vehicle Rental Establishment**- 1 per 25m<sup>2</sup> **G.F.A.** or a minimum of 2, whichever is greater (parking is exclusive of display and storage areas).

6.3.3.1.18

D.1-19

49 Gordon St.

As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.

6.3.3.1.18.1

Permitted Uses

All **Uses** permitted by Table 6.3.1.1 D.1 **Zone** are permitted and the following:

- **Drive-through Facility** as existing on the date of the passing of By-law (2017)-20187.
- **Veterinary Service**

6.3.3.1.19

D.1-20

23-25, 31 Gordon St.

As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.

6.3.3.1.19.1

Off-Street Parking

An off-site parking agreement is required which shall be entered into by the owner with the **City** of Guelph and shall be registered against title of the property known as 25 Gordon Street.

6.3.3.1.19.2

Off-Site Parking

The maximum parking distance from the subject property for off-site parking shall be permitted to be 152 metres.

6.3.3.1.20

D.1-21

160 Macdonell St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.20.1

Built Form Regulations

6.3.3.1.20.1.1

Notwithstanding Section 6.3.2.1.1 and 6.3.2.1.2, the maximum **Floorplate** shall be 1,276 square metres from the 3<sup>rd</sup> **Storey** to the 16<sup>th</sup> **Storey** of the **Building**.

6.3.3.1.20.1.2 The 17<sup>th</sup> **Storey** shall have a maximum **Floorplate** of 1,045 square metres.

6.3.3.1.20.1.3 Notwithstanding Section 6.3.2.1.3, the minimum **Stepback** shall be 2 metres and shall be required for all portions of a **Building** above the 2nd **Storey**. **Stepbacks** shall be measured from the **Building** face of the 2nd **Storey** facing a **Street**.

6.3.3.1.20.1.4 A Stepback of 0 metres shall be permitted for a maximum of 3 metres of the length of the **Building**.

6.3.3.1.20.2 Off-Street Parking

6.3.3.1.20.2.1 Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential **Uses** in Row 2, no off-street parking shall be required in the D.1-21 **Zone**.

6.3.3.1.20.2.2 Notwithstanding Table 6.3.2.5.3, Rows 1 and 2, the minimum number of **Bicycle Parking Spaces** shall be 18.

6.3.3.1.21 D.1-22  
150 Wellington St. E.

As shown on Defined Area Map Number 37 of Schedule "A" of this **By-law**.

6.3.3.1.21.1 Built Form Regulations

6.3.3.1.21.1.1 Notwithstanding Section 6.3.2.1.1 and 6.3.2.1.2, the maximum **Floorplate** shall be 1,089 square metres from the 7<sup>th</sup> **Storey** to the 15<sup>th</sup> **Storey** of the **Building**.

6.3.3.1.21.2 Off-Street Parking

6.3.3.1.21.2.1 Notwithstanding Table 6.3.2.5.1, Row 6, the minimum number of **Parking Spaces** for Office **Uses** shall be 1 per 100 m<sup>2</sup> **G.F.A.**

6.3.3.1.21.2.2 Notwithstanding Table 6.3.2.5.3, Rows 1 and 2, the minimum number of **Bicycle Parking Spaces** shall be 30.

6.3.3.1.22 D.1-23  
45 Yarmouth St.

As shown on Defined Area Map Number 36 of Schedule "A" of this **By-law**.

6.3.3.1.22.1 Built Form Regulations

6.3.3.1.22.1.1 Notwithstanding Section 6.3.2.1.3, the minimum **Stepback** shall be 2 metres along Yarmouth Street and 1 metres along Baker Street and shall be required above the 3rd **Storey**. **Stepbacks** shall be measured from the **Building** face of the 3rd **Storey** facing a **Street**.

6.3.3.1.22.1.2 Section 6.3.2.2.3.1 is not applicable.

6.3.3.1.22.2 Off-Street Parking

6.3.3.1.22.2.1 Notwithstanding Section 6.3.2.5.2.1.4, a **Parking Area** is permitted within the first 4.5 metres of the depth measured from the **Street Line** of Yarmouth Street.

6.3.3.1.22.2.2 Notwithstanding Table 6.3.2.5.1, Rows 1 and 2, the minimum number of **Parking Spaces** per residential **Dwelling Unit** shall be 0.80.

6.3.3.1.22.2.3 Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential **Uses** in Row 2, no off-street parking shall be required.

6.3.3.1.23 D.1-29 (H32)

152, 160 Wyndham St. N., 55 Baker St.

As shown on Defined Area Map Number 36 of Schedule "A" of this **By-law**.

6.3.3.1.23.1 Permitted Uses

All **Uses** permitted by Table 6.3.1.1 D.1 **Zone** are permitted and the following:

- **Parking Facility**

6.3.3.1.23.2 Regulations

6.3.3.1.23.2.1 Built Form Regulations

Notwithstanding Section 6.3.2.1.3, the minimum **Stepback** shall be 6 metres and shall be required for all portions of the **Building** above the 4<sup>th</sup> Storey. **Stepbacks** shall be measured from the **Building** face of the 3<sup>rd</sup> **Storey** facing a **Street**.

6.3.3.1.23.2.2 Off-Street Parking

Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential **Uses** in Row 2, no off-street parking shall be required in the D.1-29 **Zone**.

6.3.3.1.24 **D.1-30 (H30)**

As shown on Defined Area Map Number 37 of Schedule “A” of this **By-law**.

6.3.3.1.24.1 **Permitted Uses**

All **Uses** permitted by Table 6.3.1.1 D.1 **Zone** are permitted and the following:

- ***Parking Facility***

6.3.3.1.24.2 See Section 2.9 for Holding **Zone** provisions.

6.3.3.1.25 **D.1-31**

110 Macdonell St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.25.1 **Permitted Uses**

All **Uses** permitted by Table 6.3.1.1 D.1 **Zone** are permitted and the following:

- ***Parking Facility***

6.3.3.2 **Special Downtown 2 (D.2) Zones**

6.3.3.2.1 **D.2-1**

7-27 Suffolk St. E., 82-88 Yarmouth St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.2.1.1 **Regulations**

Notwithstanding Table 6.3.2.5.1, Row 1, any new construction carried out after the passing of **By-law (2017)-20187** shall be in accordance with the following regulations:

6.3.3.2.1.1.1 **Off-Street Parking**

One **Parking Space** per **Dwelling Unit**.

6.3.3.2.1.1.2

Notwithstanding Table 6.3.2.5.1, **Use** of the **Buildings** and **Structures** located in the D.2-1 **Zone** on the date of the passing of **By-law (2017)-20187** must be in conformity with the following regulation:

6.3.3.2.1.1.2.1

**Minimum Off-Street Parking**

A minimum of 11 **Parking Spaces**.

6.3.3.2.2 **D.2-2**

206-212 Norfolk St.

As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

6.3.3.2.2.1 **Permitted Uses**

All **Uses** permitted by Table 6.3.1.1 D.2 **Zone** and the following:

- **Funeral Home**

6.3.3.2.3 **D.2-3**

228 Woolwich St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.2.3.1 **Permitted Uses**

All **Uses** permitted by Table 6.3.1.1 D.2 **Zone** and the following:

- **Vehicle Specialty Repair Shop**

6.3.3.2.4 **D.2-4**  
239 Woolwich St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.2.4.1 **Minimum Rear Yard**  
5.3 metres

6.3.3.2.5 **D.2-5**  
200 Woolwich St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.2.5.1 **Minimum Yards**  
The minimum **Front, Side** and **Rear Yards** shall be identical to those existing on the date of the passing of **By-law** (2017)-20187.

6.3.3.2.5.2 **Off-Street Parking**  
Notwithstanding Section 4.13.3.2.3 and Section 6.3.2.5.2.1.1, off-**street** parking shall be in accordance with the following regulations:

- **Parking Spaces** shall be permitted within the required **Front Yard**.
- The minimum exterior **Parking Space** dimensions shall be 2.74 metres by 5.5 metres for a right angle **Parking Space** and 2.59 metres by 5.49 metres for a parallel **Parking Space**.

6.3.3.2.6 **D.2-6**  
9 Paisley St.

As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

6.3.3.2.6.1 **Permitted Uses**  
All **Uses** permitted by Table 6.3.1.1 D.2 **Zone** and the following:

- Retail and wholesale fur sales

6.3.3.2.7 **D.2-7 (H)**  
290 Woolwich Street

As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

6.3.3.2.7.1 **Permitted Uses**  
Only the following **Uses** shall be permitted:

A maximum of 10 **Townhouse Dwellings**, specifically excluding a **Home Occupation** or **Accessory Use**, and allowing a stand-alone residential **Use** without a commercial component.

6.3.3.2.7.2 **Regulations**  
In accordance with Section 6.3.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions:

6.3.3.2.7.2.1 **Minimum Front and Exterior Side Yard**  
Notwithstanding Table 6.3.2.8, Row 1, minimum **Front Yard** on Edwin **Street** shall be 1.15 metres and the minimum **Exterior Side Yard** on Woolwich **Street** shall be 1.5 metres.

6.3.3.2.7.2.2 **Minimum Rear Yard**  
Notwithstanding Table 6.3.2.8, Row 3, the minimum **Rear Yard** on London Road shall be 1.15 metres.

6.3.3.2.7.2.3 **Location of Parking Spaces**  
Notwithstanding Section 6.3.2.5.2.1.1, a maximum of 2 **Parking Spaces** shall be allowed to locate a minimum of 0.3 metres from the **Street Line**.

6.3.3.2.7.3 **Holding (H) Provision**  
**Purpose:**

To ensure that development of the lands at 290 Woolwich Street does not proceed until the owner has completed certain conditions and paid associated costs to the satisfaction of the City of Guelph.

**Conditions:**

- a. Prior to the removal of the holding symbol “H”, the owner shall demonstrate to the **City** that the subject lands known municipally as 290 Woolwich Street have been decommissioned for residential **Use**, in accordance with the current edition of the Ministry of the Environment document entitled “Guideline For Use At Contaminated Sites In Ontario” and that the owner has filed a Record of Site Conditions (RSC).

- b. Prior to the removal of the holding symbol “H”, the owner and any mortgagees shall enter into a site plan control agreement with the **City**, registered on the title of the subject lands known municipally as 290 Woolwich Street, and satisfactory to the **City** Solicitor, including all conditions of approval endorsed by Guelph City Council.

6.3.3.2.8 **D.2-8**  
18 Norwich Street East

As shown on Defined Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.2.8.1 **Permitted Uses**  
All **Uses** permitted by Table 6.3.1.1 D.2 **Zone** and the following:

- **Emergency Shelter**, in accordance with Section 4.29.1 and 4.29.3.

6.3.3.2.8.2 **Regulations**  
In accordance with the provisions of Section 6.3.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

6.3.3.2.8.2.1 **Off-Street Parking**  
Notwithstanding the provisions of Table 6.3.2.5.1, no off-street parking shall be required for an **Emergency Shelter**.

6.3.3.2.9 **D.2-10**  
18 Norwich Street East

As shown on Defined Map Number 37 of Schedule “A” of this **By-law**.

6.3.3.2.9.1 **Permitted Uses**  
All **Uses** permitted by Table 6.3.1.1 D.2 **Zone** and the following:

- **Vehicle Body Shop**

6.3.3.2.10 **D.2-11**  
128 Norfolk St.

As shown on Defined Map Number 24 of Schedule “A” of this **By-law**.

6.3.3.2.9.10.1 **Regulations**

6.3.3.2.9.10.1.1 **Minimum Front Yard**  
0.9 metres

6.3.3.2.9.10.1.2      Minimum **Exterior Side Yard**  
2.74 metres

6.3.3.2.9.10.1.3      Off-Street Parking  
Notwithstanding Table 6.3.2.5.1, a minimum of 12 **Parking Spaces** shall be provided for a 90 resident **Nursing Home** or **Home for the Aged**.

6.3.3.2.9.11      **D.2-12**  
40-42 Cardigan St.

As shown on Defined Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.2.9.11.1      Regulations

6.3.3.2.9.11.1.1      Off-Street Parking  
Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 and non-residential **Uses** in Row 2, no off-street parking shall be required in the D.2-12 **Zone**.

Notwithstanding Table 6.3.2.5.1, Rows 1, 2 and 3, no off-street parking shall be required for **Dwelling Units** constructed within **Buildings** which existed prior to June 7, 1971. Any addition to the existing **Building** erected after the effective date of this **By-law** shall require **Parking Spaces** in accordance with Table 6.3.2.5.1.





6.3.3.3 **Special Downtown (D.3) Zones**

6.3.3.3.1 **D.3-1**  
111 Farquhar St.

As shown on Defined Area Map Number 37 of Schedule “A” of this **By-law**.

6.3.3.3.1.1 **Built Form Regulations**  
Any new **Building** or addition to an existing **Building** erected after the effective date of By-law (2017)-20187 shall be in accordance with built form regulations in Section 6.3.2.1.

6.3.3.3.2 **D.3-2**  
35, 60, 74 Woolwich St., 128, 140, 146 MacDonell St., 1, 59 Carden St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.3.2.1 **Off-Street Parking**  
Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8, properties within the D.3-2 **Zone** shall not require **Parking Spaces**.

6.3.3.3.2.2 Section 6.3.2.1 Built Form Regulations does not apply.

6.3.3.3.3 **D.3-3**  
81, 91, 95, 97 Farquhar St., 90, 94 Fountain St. E.

As shown on Defined Area Map Number 37 of Schedule “A” of this **By-law**.

6.3.3.3.3.1 **Permitted Uses**  
All **Uses** permitted by Table 6.3.1.1 D.3 **Zone** and the following:

- **Dwelling Units** legally existing on the date of the passing of By-law (2017)-20187.

6.3.3.3.3.2 **Built Form Regulations**  
Any new **Buildings** or addition to an existing Building erected after the effective date of By-law (2017)-20187 shall be in accordance with built form regulations in Section 6.3.2.1.

6.3.3.3.4 **D.3-4**

15 Wyndham St. S.

As shown on Defined Area Map Number 37 of Schedule “A” of this **By-law**.

- 6.3.3.3.4.1 Off-Street Parking  
Notwithstanding Table 6.3.2.5.1, the Guelph Police Services Headquarters requires a minimum of 60 parking spaces for a **Building** with a maximum **G.F.A.** of 12,000 m<sup>2</sup>.
- 6.3.3.3.4.2 Built Form Regulations  
Any new **Building** or addition to an existing **Building** erected after the effective date of By-law (2017)-20187 shall be in accordance with built form regulations in Section 6.3.2.1.
- 6.3.3.3.5 **D.3-5**  
146 Macdonell St.
- As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.
- 6.3.3.3.5.1 Permitted **Uses**  
All **Uses** permitted by Table 6.3.1.1 D.3a **Zone** and the following:
- **Parking Facility**
- 6.3.3.3.5.2 Off-Street Parking  
Notwithstanding Table 6.3.2.5.1, Rows 4, 5, 6, 7, 8 properties within the D.3-5 **Zone** shall not require **Parking Spaces**.
- 6.3.3.3.5.3 Section 6.3.2.1 Built Form Regulations does not apply.

6.3.3.4 **Special Downtown (D.3a) Zones**

6.3.3.4.1 **D.3a-1 (H30)**

As shown on Defined Area Map 37 of Schedule "A" of this **By-law**.

6.3.3.4.1.1 **Permitted Uses**

All **Uses** permitted by Table 6.3.1.1 D.3a **Zone** and the following:

- ***Parking Facility***

6.3.3.4.1.2 See Section 2.9 for Holding **Zone** provisions.