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 4th Storey. Stepbacks shall be measured from the Building face of the 3rd Storey facing a Street.

6.3.3.1.1.2 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 m²
- *Day Care Centre*
- *Home Occupation* in accordance with Section 4.19
- *Live-Work Units*
- *Medical Clinic* to a maximum *G.F.A.* of 500 m²
- *Medical Office* to a maximum *G.F.A.* of 500 m²
- *Mixed-Use Building*
- *Multiple Attached Dwelling*
- *Municipal Parkland*
- *Office* to a maximum *G.F.A.* of 500 m²
- *Personal Service Establishment* to a maximum *G.F.A.* of 500 m²
- *Restaurant* to a maximum *G.F.A.* of 500 m²
- *Retail Establishment* to a maximum *G.F.A.* of 500 m²
- *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 m² 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 an “√” shall occupy a minimum of 60% of the **Street Line**.

6.3.3.1.12.6 **Maximum Front Yard Setback**
Notwithstanding Table 6.3.2.7, 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 25m² **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 3rd **Storey** to the 16th **Storey** of the **Building**.
6.3.3.1.20.1.2 The 17th 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 7th Storey to the 15th 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 m² 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 metre 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 4th Storey. Stepbacks shall be measured from the Building face of the 3rd 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 m².

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.