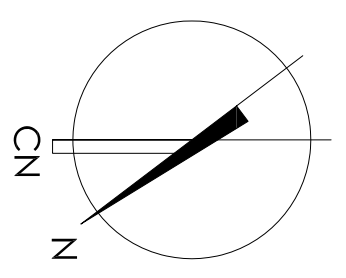
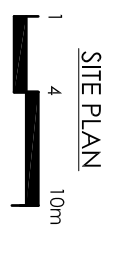
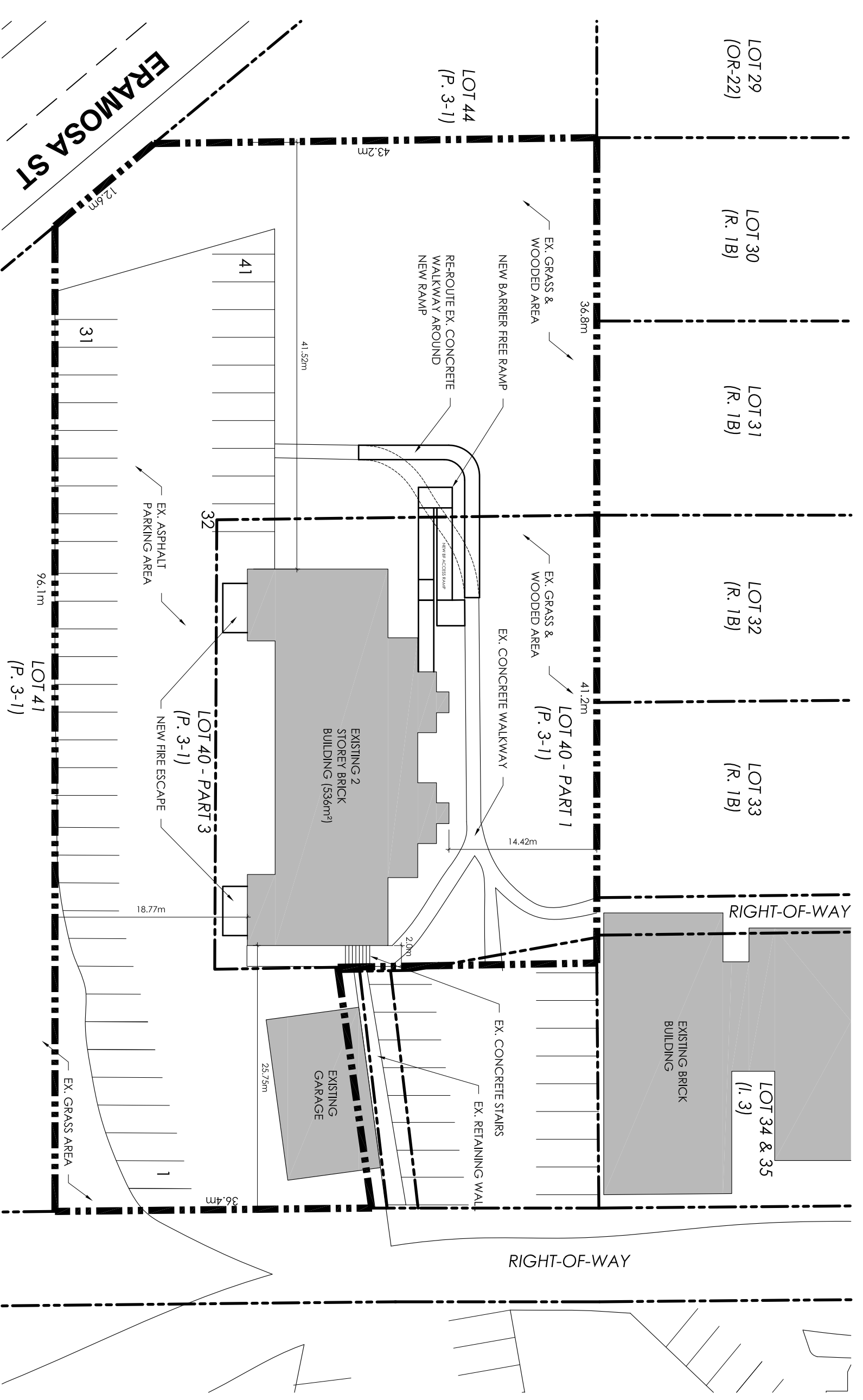


REVISIONS

NO.	DATE	PARTICULAR
1	2021.03.31	ISSUED FOR ZONING AMENDMENT
2	2021.04.09	ISSUED FOR ZONING AMENDMENT
3	2021.06.10	REVISED FOR ZONING AMENDMENT

Requested Specialized Residential Infill Apartment Zone R-4D			
Zoning Regulation R-4D	Required	Proposed	Compliance
Minimum Lot Area	650m ²	5,193m ²	Yes
Minimum Lot Frontage	15m	12.8m (existing)	No
Maximum Density (units/ha)	200	N/A	Yes
Minimum Front Yard	3m and in accordance with Section 4.24	41.25m (existing)	Yes
Maximum Front Yard	6m	41.25m (existing)	No
Minimum Side Yard	Equal to one half the Building Height but in no case less than 2 metres, except where adjacent to Commercial, Industrial or Institutional Zones. In these circumstances, a minimum of 3 metres is required.	14.42m (existing)	Yes
Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height, whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones. In these circumstances, a minimum of 7.5 metres is required.	2.0m (existing)	No
Maximum Building Height	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and defined Area Map No. 66	2 Storeys	Yes
Minimum Distance Between Buildings	See Section 5.4.2.3	N/A	Yes
Minimum Common Amenity Area	None required	N/A	Yes
Minimum Landscaped Open Space	The Front Yard of any Lot, excepting the Driveway, shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space.	2,465m ² (47.5%) (existing)	No
Buffer Strips	Where an R-4 Zone abuts any other Residential Zone or any Institutional, Park or Urban Reserve Zone, a Buffer Strip shall be developed.	Proposed	
Floor Space Index (F.S.I.)		0.2 (existing)	YES
Emergency Shelter Regulations (Section 4.29)			
Number of Beds	Transitional housings shall be limited to a maximum of 16 beds. Every Transitional housing outside of the D-1 Zone shall have a minimum of 1 off-street Parking Space for every 4 beds.	36	No
Parking	Minimum separation distance between Buildings being used as Lodging House Type 1, Group Homes and/or Emergency Shelter shall be 100 metres. Such a distance is to be measured from the closest points of the two properties at the property line.	41 (existing)	Yes
Minimum Separation Distance		N/A	Yes



WELLINGTON COUNTY TRANSITIONAL HOUSING
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