THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015) - 19897

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 60 Woodlawn Road East and legally described as Part of Lots 1 and 2, Concession 2, Division D, City of Guelph (ZC1310).

WHEREAS Section 34(1) of the *Planning Act*, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

By-law Number (1995)-14864, as amended, is hereby further amended by transferring property legally described as Part of Lots 1 and 2, Concession 2, Division D, City of Guelph and municipally known as 60 Woodlawn Road East from the R.4B-3 (High Density Apartment) Zone to the R.4B-18 (High Density Apartment) Zone to permit a medical office use and a living classroom use in addition to the uses already permitted for this site.

1. Section 5.4.3.2 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.2.18 as follows:

5.4.3.2.18 R.4B-18
60 Woodlawn Road East
As shown on Defined Area Map Number 33 of Schedule "A" of this By-law.

5.4.3.2.18.1 Permitted ***Uses***

Senior citizen ***Apartments*** or senior citizen ***Townhouses***
Seniors' rest home
Seniors' ***Nursing Home***
Apartment Building
Townhouses
Religious Establishment
Medical Office
Living Classroom
Accessory ***Uses*** in accordance with Section 4.23

5.4.3.2.18.1.1 Definition
For the purpose of the R.4B-18 ***Zone***:

"***Medical Office***" shall mean a ***Place*** not to be located within the ***Long Term Care Facility*** in which two or fewer medical health physicians, licensed by the Province of Ontario, provide consultative, diagnostic and treatment services for humans and may include ancillary support professionals. Ancillary support professionals may include but are not

limited to: nurse practitioners; registered nurses; chiropodists; administrative support and the like.

"***Living Classroom***" shall mean a ***Place*** that provides an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field.

5.4.3.2.18.2 Regulations

5.4.3.2.18.2.1 Senior Citizen Apartments, Apartments, Nursing Home, Seniors' Rest Home
All regulations of the R.4B ***Zone*** as specified in Section 5.4.2 shall apply with the following exceptions:

5.4.3.2.18.2.1.1 Minimum ***Front Yard***
15 metres

5.4.3.2.18.2.1.2 Minimum ***Side Yard***
In addition to the provisions of Row 8 of Table 5.4.2, any ***Building*** or ***Structure*** built adjacent to the Speed River shall have a minimum easterly side yard of 1.5 times the total ***Building Height***.

5.4.3.2.18.2.1.3 Maximum ***Gross Floor Area***
Living Classroom – 406 m^2
Medical Office – 140 m^2

5.4.3.2.18.2.1.4 **Off-*Street Parking***
Despite Section 4.13.4, the minimum number of ***parking spaces*** shall be in accordance with the following requirements for the ***uses*** specified below:

Senior Citizen Apartments – 0.4 ***Parking Spaces*** per ***unit***
Nursing Home or Rest ***Home*** – 0.2 ***Parking Spaces*** per ***unit***
Living Classroom – Ratio of 1 space per 2 staff members plus 1 per 28 m^2 classroom ***Floor Space***
Medical Office – 14 spaces

Despite Section 4.13.2, ***Parking*** may be provided within the required S***ide Yards*** but not within 3 metres of any ***Lot Line***.

5.4.3.2.18.2.1.5 ***Buffer Strips***
The ***Buffer Strip*** in the R.4B-18 ***Zone*** shall be subject to site plan approval by the City of Guelph

5.4.3.2.18.2.2 Senior Citizen Townhouses and Townhouses
All regulations of the R.3A ***Zone*** as specified in Section 5.3.2 shall apply with the following exceptions:

5.4.3.2.18.2.2.1 **Off-*Street Parking***
Despite Section 4.13.4, the minimum number of ***Parking Spaces*** for one-bedroom S***enior Citizen Townhouses*** shall be 0.4 ***Parking Spaces*** per townhouse unit

5.4.3.2.18.2.2.2 ***Buffer Strips***
The ***Buffer Strip*** in the R.4B-18 ***Zone*** shall be subject to site plan

approval by the City of Guelph

5.4.3.2.18.3 Religious Establishments
All regulations of the I.1 ***Zone*** as specified in Section 8.1.2 shall apply with the following exceptions:

5.4.3.2.18.3.1 ***Buffer Strips***
The ***Buffer Strip*** in the R.4B-18 Zone shall be subject to site plan approval by the City of Guelph

5.4.3.2.18.3.2 Minimum ***Rear Yard***
14 metres

5.4.3.2.18.4 Living Classroom
The ***Living Classroom*** is to be located in the existing ***Basement Area*** of the ***Long Term Care Facility*** with a separate dedicated external entrance (or ***Seniors' Nursing Home*** which is a defined ***Use***) as regulated by the Long Term Care Homes Act, 2007, as amended from time to time or any successor thereof.

5.4.3.2.18.5 Medical Office
The ***Medical Office use*** must be located outside of the existing ***Long Term Care Facility*** (or ***Seniors' Nursing Home*** which is a defined use) as regulated by the Long Term Care Homes Act, 2007, as amended from time to time or any successor thereof.

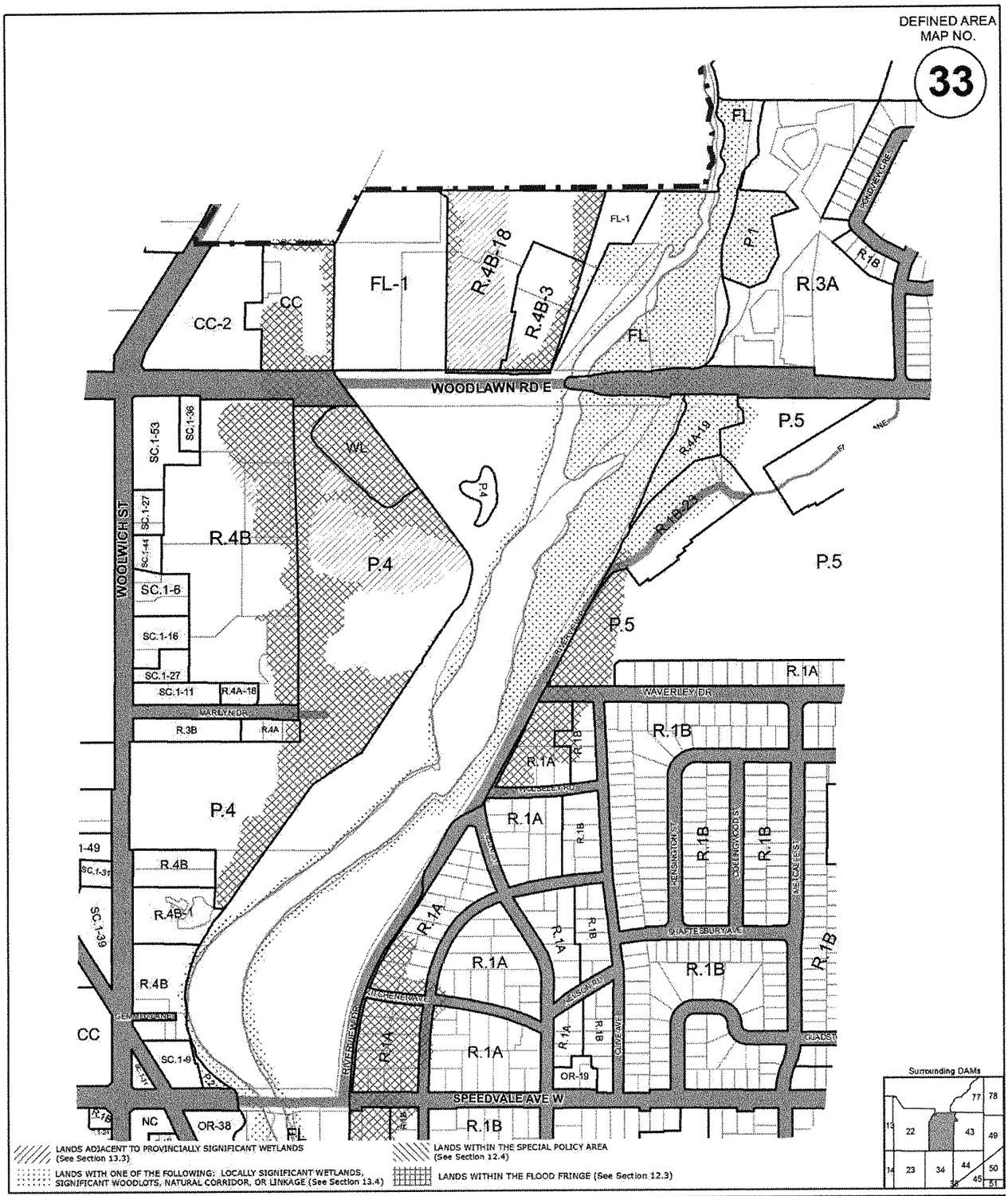
2. Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 33 and substituting therefore a new Defined Area Map 33 attached hereto as Schedule "A".

3. Where notice of this by-law is given in accordance with the *Planning Act*, and where no notice of objection has been filed within the time prescribed by the Act, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the Act, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this TWENTY-SEVENTH day of APRIL, 2015.

CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN - CITY CLERK


DEFINED AREA MAP NO.
33
WOODLAWN RD E
WOOLWICH ST
WAVERLEY DR
SPEEDVALE AVE W
MARLYN DR
RIVERVIEW DR
CC-2
CC
FL-1
R.4B-18
R.4B-3
FL
P.1
R.3A
R.1B
P.5
R.4A-19
R.1B-28
WL
P.4
R.4B
SC.1-53
SC.1-36
SC.1-27
SC.1-44
SC.1-6
SC.1-16
SC.1-11
R.4A-18
R.3B
R.4A
R.1A
R.1B
OR-19
OR-38
NC
SC.1-49
SC.1-31
SC.1-39
R.4B-1
SC.1-9
R.1B-21
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)
LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)
LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)
Surrounding DAMs
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2015) - 19896
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2015) - 19897

1. By-law Number (2015) - 19897 has the following purpose and effect:

   This By-law authorizes a zoning by-law amendment affecting lands municipally known as 60 Woodlawn Road East. The purpose of the proposed zoning by-law amendment is to rezone 60 Woodlawn Road East from the current R.4B-3 (Specialized High Density Apartment) Zone to the R.4B-18 (Specialized High Density Apartment) Zone to permit a medical office use and a living classroom use in addition to the uses already permitted for this site.

   The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on October 7, 2013 and was approved by Guelph City Council on April 13, 2015.

   Further information may be obtained by contacting or visiting Planning, Urban Design and Building Services, (519) 837-5616, extension 2359, City Hall, Guelph, Ontario.

   Persons desiring to officially support or object to this zoning amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2015) - 19897 applies:

KEY MAP

