THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015)-19896

A by-law to amend the Official Plan 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 (OP1303).

WHEREAS Section 17 of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to adopt Official Plan Amendments;

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

1. Amendment Number 58 to the Official Plan for the City of Guelph, as amended, consisting of the attached text is hereby adopted.

2. 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 regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, 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

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2015)-19896

1. By-law Number (2015)-19896 has the following purpose and effect:

To amend the Official Plan text by the addition of a new site specific sub-policy to amend the "High Density Residential" land use designation to add a site specific policy to permit a medical office use and a living classroom use in addition to the uses already permitted for this site. Amend Section 7 of the Official Plan (Land Use), by adding the following clause:

7.19 "In addition to the provisions of policy 7.2.26, a medical office with two (2) or fewer physicians and associated support professionals in a maximum gross floor area of 140 m^2 to be located outside of the long term care facility in conjunction with the uses permitted on the subject property and a living classroom with a maximum gross floor area of 406 m^2 to be located in the existing basement area of the Long Term Care Facility for in-situ learning that integrates theoretical and practical education and training for health care workers in the gerontological field, shall be permitted on property known municipally as 60 Woodlawn Road East."

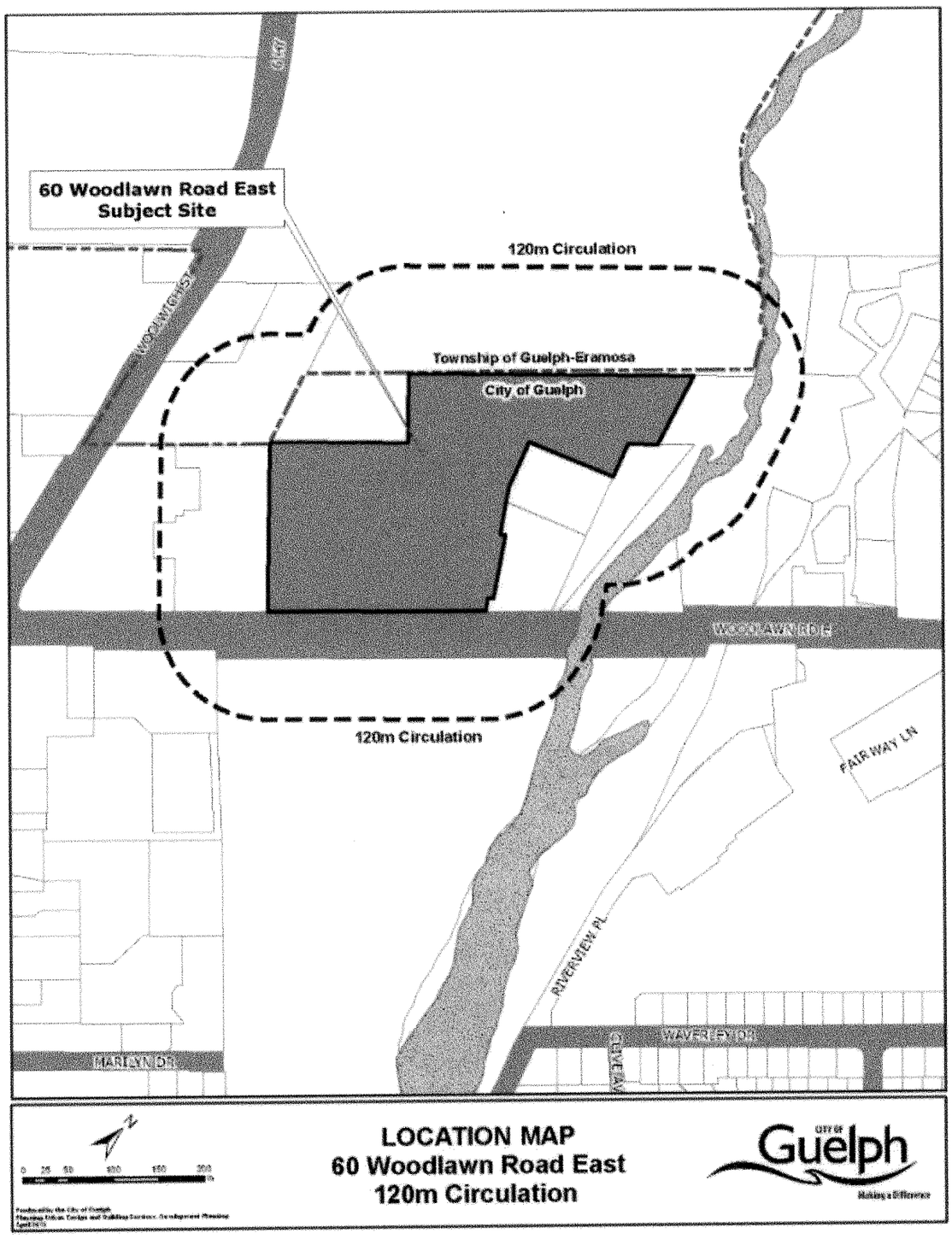
The proposed Official Plan Amendment was considered by Guelph City Council at a Public Meeting held on October 7, 2013 and was approved by Guelph City Council on April 13, 2015.

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 Official Plan 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)-19896 applies:

KEY MAP



AMENDMENT NO. 58

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

AMENDMENT NO. 58
TO THE
OFFICIAL PLAN FOR THE CITY OF GUELPH

PART A - **THE PREAMBLE** The Preamble contains the rationale and certain background information in support of the amendment. The Preamble does not form part of this amendment.

PART B - **THE AMENDMENT** consists of the specific text changes introduced to the Official Plan for the City of Guelph through the Amendment.

PART C - **THE APPENDICES**, contains background data and public involvement associated with this amendment, do not constitute part of Amendment No. 58 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

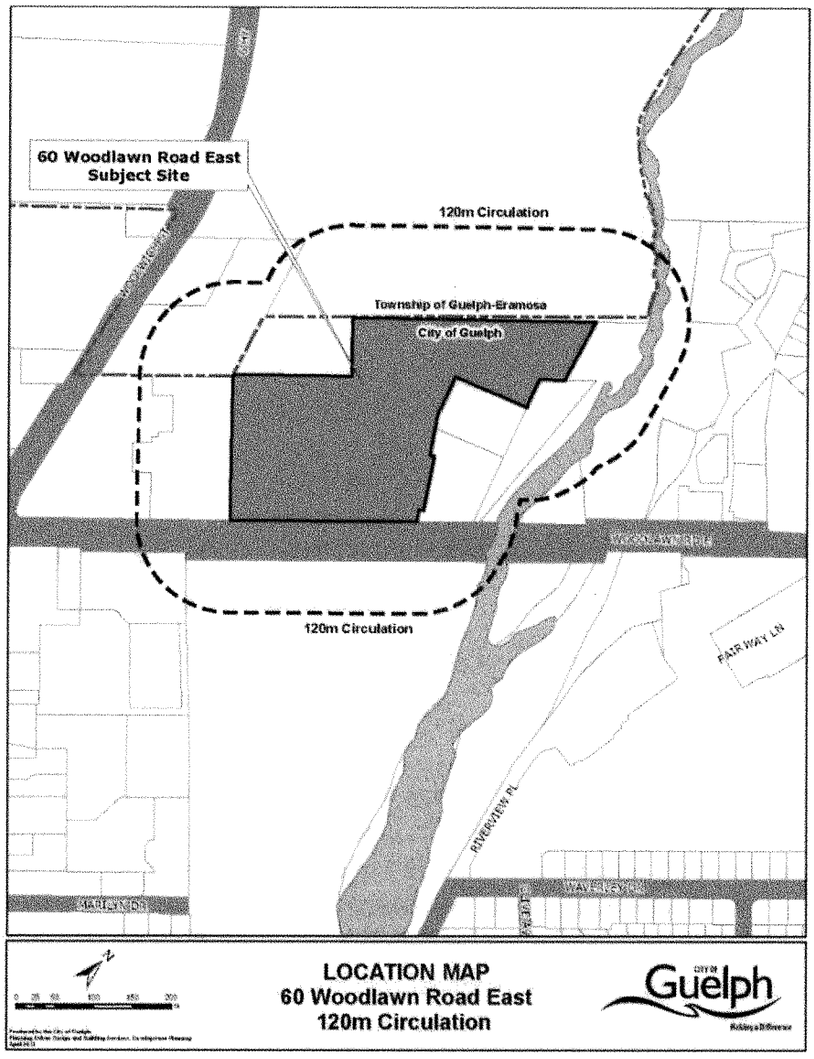
PURPOSE

The purpose of Official Plan No. 58 is to amend the Official Plan text by the addition of a new site specific sub-policy affecting lands municipally known as 60 Woodlawn Road East. Specifically, the amendment is to Section 7 of the Official Plan (Land Use), by adding the following clause:

7.19 "In addition to the provisions of policy 7.2.26, a medical office with two (2) or fewer physicians and associated support professionals in a maximum gross floor area of 140 m^2 to be located outside of the long term care facility in conjunction with the uses permitted on the subject property and a living classroom with a maximum gross floor area of 406 m^2 to be located in the existing basement area of the Long Term Care Facility for in-situ learning that integrates theoretical and practical education and training for health care workers in the gerontological field, shall be permitted on property known municipally as 60 Woodlawn Road East."

LOCATION

The subject property affected by this proposed amendment is known municipally as 60 Woodlawn Road East and is located on the north side of Woodlawn Road East, east of Woolwich Street (see Location Map below).



BASIS

The subject property has a site area of approximately 7.47 hectares and is accessed from Woodlawn Road East by way of an easement over the adjacent properties known as 70 and 72 Woodlawn Road East. Although these properties appear to function as one 'village', the adjacent seniors residential properties that contain approximately 89 seniors related residential units are separately owned and operated by the Parkside Christian Seniors Residences (72 Woodlawn Road East) and Guelph & District Christian Homes Inc.,(70 Woodlawn Road East). All three properties share the same access from Woodlawn Road East.

Adjacent land uses consist of a commercial plaza to the west, agricultural lands to the north (in the Township of Guelph-Eramosa), the Speed River to the east, and Riverside Park to the south (across Woodlawn Road East).

On April 13, 2015, City Council directed staff to prepare the Official Plan Amendment for the subject lands to permit a medical office use and a living classroom use at 60 Woodlawn Road East in addition to the uses already permitted allow for this site. Specifically, the site specific exemption is to Official Plan Policy 7.2.26 'Non-Residential Uses in Residential Area' to include a "medical office" for two (2) medical physicians and associated support professionals with a maximum gross floor area of 140m2 to be located outside of the Long Term Care Facility and a "living classroom" defined as an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field limited to a maximum gross floor area of 406m2 to be located in the existing basement area of the Long Term Care Facility.

The subject property is designated 'High Density Residential' in the Official Plan which permit multi-unit residential buildings generally in the form of apartments. The Residential Care Facilities policies under Section 7.2.17 of the Official Plan permit rest homes and nursing homes in all areas of the City where residential uses are allowed. The Official Plan also allows for small scale non-residential uses (Section 7.2.26) within residential designations such as small scale institutional uses subject to certain criteria being met to ensure that they are developed in a manner that is compatible with adjoining residential properties which preserves the amenities of the residential neighbourhood. The general criteria outlined in the Official Plan indicate that non-residential uses shall:

- Be located on an arterial or collector road;
- Be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
- Have adequate landscaping and screening to promote compatibility with adjacent activities;
- Have sufficient off-street parking, circulation and access points; and

- Have adequate municipal services.

Planning staff are of the opinion that the proposed uses meet these criteria and that the intent of the "High Density Residential" designation is maintained. The subject site is located on an arterial road, and adequate municipal services exist. The preliminary concept plan for the proposed medical office demonstrates that other criteria relating to impacts and site design and layout will be met. Through the site plan approval process, staff can ensure that these criteria are met through the final site layout and design. It is also noted that the medical office is to be located outside the Long Term Care Facility to maximize compatibility with the existing uses on the property and living classroom is required to have dedicated external entrance and size limitations which will ensure the use remains small scale in relation to existing residential development on the site.

Staff are satisfied that the proposed site specific amendment is consistent with the goals and objectives of the Official Plan.

PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 58 to the Official Plan for the City of Guelph.

Details of the Amendment

The Official Plan for the City of Guelph is amendment as follows:

Add the following policy to the Official Plan for the City of Guelph:

7.19 **"In addition to the provisions of policy 7.2.26 a medical office with two (2) or fewer physicians and associated support professionals in a maximum gross floor area of 140 m^2 to be located outside of the long term care facility in conjunction with the uses permitted on the subject property and a living classroom with a maximum gross floor area of 406 m^2 to be located in the existing basement area of the Long Term Care Facility for in-situ learning that integrates theoretical and practical education and training for health care workers in the gerontological field, shall be permitted on property known municipally as 60 Woodlawn Road East."**

PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 58, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: April 13, 2015 Planning Staff Decision Report

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. 58

PUBLIC PARTICIPATION

On August 1, 2013 the application was received by the City of Guelph and was deemed complete on August 16, 2013. On August 23, 2013 the Notice of Complete Application and Public Meeting, advising that the application would be presented to City Council on October 7, 2013, was mailed to prescribed agencies and surrounding property owners within 120 metres. This Notice was also advertised in the Guelph Tribune on September 13, 2013. On March 20, 2015, the Notice of Decision Meeting was sent to all parties that commented on the application or requested notice, advising that City Council would consider the application at the Council Meeting to be held on April 13, 2015.

APPENDIX 2

TO OFFICIAL PLAN AMENDMENT NO. 58

PLANNING STAFF DECISION REPORT 15-28 DATED APRIL 13, 2015

Attached

STAFF REPORT

TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE April 13, 2015

SUBJECT **Decision Report**
60 Woodlawn Road East – The Village of Riverside Glen (Schlegel Villages Inc.)
Proposed Official Plan and Zoning By-law Amendment (Files: OP1303 & ZC1310)
Ward 2

REPORT NUMBER 15-28

EXECUTIVE SUMMARY

PURPOSE OF REPORT
To provide a staff recommendation to approve a modified Official Plan and Zoning By-law Amendment to re-designate and rezone the subject site to permit a "medical office" and "living classroom" in addition to the existing uses on the site.

KEY FINDINGS
Planning staff support a modified Official Plan Amendment and Rezoning Application to permit a "medical office" and a "living classroom" associated with the primary retirement and long term care uses on site subject to the regulations and conditions in Attachment 2.

Specifically, the "medical office" will be limited to two (2) or fewer medical physicians and associated support professionals in a maximum gross floor area of 140m2 (1,507 sqft) to be located outside of the Long Term Care Facility (LTCF), providing medical services to the residents of the subject property and surrounding community.

The "living classroom" will only permit in situ training and education for health care professionals in the gerontological field and be limited to a maximum gross floor area of 406m2 (4,370 sqft) located in the existing basement area of the Riverside Glen Long Term Care Facility.

The location of the "living classroom" within the LTCF provides for positive intentional interaction between the residents and students giving both the opportunity to experience Village Life together while providing the necessary hands on skills training required by the future health care workers.

FINANCIAL IMPLICATIONS
None

ACTION REQUIRED
Council is being asked to approve a modified Official Plan and Zoning By-law Amendment to permit a "medical office" and a "living classroom" in addition to the existing permitted uses on the property.

RECOMMENDATIONS

1. That Report 15-28 regarding Official Plan and Zoning By-law Amendment applications by Wellings Planning Consultants Inc., on behalf of Schlegel Villages Inc., to permit a "medical clinic" and "post-secondary school" in addition to the uses currently permitted for the property municipally known as 60 Woodlawn Road East, and legally described as Part of Lots 1 and 2, Concession 2, Division D, City of Guelph, from Infrastructure, Development and Enterprise dated April 13, 2015, be received.

2. That a modified Official Plan Amendment to amend the High Density Residential land use designation to add a site specific policy to permit a "medical office" for two (2) medical physicians and associated support professionals with a maximum gross floor area of 140m2 not to be located in the Long Term Care Facility and a "living classroom" with a maximum gross floor area of 406 m2, in addition to the uses already permitted for this site, be approved.

3. That an application, for approval of a Zoning By-law Amendment from R.4B-3 (Specialized High Density Residential) Zone to R.4B-xx to permit a "medical office" use, with additional regulations proposed to limit the size of the medical office to a maximum gross floor area of 140m^2 and for two (2) medical physicians and associated support professionals not to be located within a Long Term Care Facility, and a "living classroom" with a maximum gross floor area of 406 m2, in addition to the uses already permitted for this site, for lands municipally known as 60 Woodlawn Road East, and legally described as Part of Lot 1 and Lot 2, Concession 2, Division D, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Infrastructure, Development and Enterprise Report 15-28, dated April 13, 2015, be approved.

4. That in accordance with Section 34 (17) of the Planning Act, City Council has determined that no further public notice is required related to the modifications to the proposed Zoning By-law Amendment affecting 60 Woodlawn Road East.

BACKGROUND

Applications to amend the Official Plan and Zoning By-law were received for the property municipally known as 60 Woodlawn Road East from Wellings Planning Consultants Inc., on behalf of Schlegel Villages Inc. The applications would permit a medical clinic and a post-secondary school use to be established in addition to the Retirement and Long Term care uses already established on the site. The applications were deemed complete on August 16, 2013. The statutory public meeting was held on October 7, 2013. At this meeting, Council received staff report #13-58 that provided a factual background of the property and information related to the proposed Official Plan and Zoning By-law Amendments.

Location

The subject property has a site area of approximately 7.47 hectares and is located on the north side of Woodlawn Road East, east of Woolwich Street (see Location Map in Attachment 1). A senior's related residential development known as "The Village of Riverside Glen" currently exists on the subject property and consists of a 195 bed retirement home and a 192 bed long term care facility owned by Schlegel Villages Inc. The medical clinic and post-secondary school uses for which approval is currently being sought, were being operated on the subject property at the time the applications were submitted. The medical clinic use at the time of writing of this report had ceased to operate.

The subject property is accessed from Woodlawn Road East by way of an easement over the adjacent properties known as 70 and 72 Woodlawn Road East. (See Aerial Map in Attachment 1a) Although these properties appear to function as one 'village' the adjacent seniors residential properties which contain approximately 89 seniors related residential units are separately owned and operated by the Parkside

Christian Seniors Residences (72 Woodlawn Road East) and Guelph & District Christian Homes Inc.,(70 Woodlawn Road East). All three properties share the same access from Woodlawn Road East.

Adjacent land uses consist of a commercial plaza to the west, agricultural lands to the north (in the Township of Guelph-Eramosa), the Speed River to the east, and Riverside Park to the south (across Woodlawn Road East).

Existing Official Plan Land Use Designation and Policies
The Official Plan land use designations that apply to the subject property include "High Density Residential" and "Core Greenlands". The property is also subject to the "Non-Core Greenlands" overlay.

The "High Density Residential" designation (7.2.41) permits multiple unit residential buildings, generally in the form of apartments. The net density of development is to occur between 100 units per hectare and 150 units per hectare with the exception that development projects designed exclusively for occupancy by senior citizens may be permitted to exceed the maximum unit density allowed provided that the overall size, height and impact on the adjacent areas is consistent with that which would be associated with a standard multiple residential building that would be permitted (7.2.10). Policies regarding 'Non-Residential Uses in Residential Areas' under 7.2.26 permit a variety of small-scale institutional uses that are complementary and serve the needs of residential neighbourhoods. Section 7.2.27 outline criteria regarding non-residential uses such as; the uses be located on an arterial or collector road, minimize the impact of traffic, noise, lighting, etc., on neighbouring properties, have sufficient off-street parking, circulation and access points as well as adequate municipal services. It should be noted that a medical clinic or medical office would not be permitted as a non-residential use in residential area.

The "Core Greenland's" designation recognizes areas of the Greenlands System which have greater sensitivity or significance and development is generally prohibited. The westerly portion of this site is a Provincially Significant Wetland (PSW) and both the easterly and westerly areas of the site are identified as floodplain.

The "Non-Core Greenlands" overlay identifies areas that may contain natural heritage features, natural feature adjacent lands and natural hazard lands. These lands should be afforded protection from development. Development may occur on lands associated with the "Non-Core Greenlands" overlay in instances where an environmental impact study has been completed and it can be demonstrated that no negative impacts will occur on the natural features or the ecological functions which may be associated with the area. The physical limits of the "Core Greenlands" designation and the "Non-Core Greenlands" overlay may be refined by more detailed mapping on individual properties or through the completion of an environmental impact study. In this instance, the areas of this site that are subject to the "Non-Core Greenlands" overlay identified on Attachment 2 have previously been evaluated and development has been permitted in these areas.

The relevant policies for the "High Density Residential" land use designation, the "Core Greenlands" land use designation, and the "Non-Core Greenlands" overlay are included in Attachment 3.

Official Plan Amendment 42 (OPA 42), the City's new Natural Heritage System, identifies both the easterly and westerly portions of the site as Significant Natural Areas. The "Significant Natural Areas" include significant woodlands, wetlands and floodplain. OPA 42 came into effect on June 4, 2014, after these applications commenced.

Official Plan Amendment 48 (OPA 48) (under appeal), a comprehensive update to the City's Official Plan, proposes to maintain the developed portion of the subject site as "High Density Residential". This designation permits multiple unit residential

development generally in the form of apartments at a density between 100 to 150 units per hectare. Section 9.3.1.2 of the Official Plan also maintains provisions to permit a variety of small scale non-residential uses in residential designations such as schools, etc.
However, a medical clinic would not be considered a small scale non-residential use and an official plan amendment would be required under this proposed Official Plan.

Although the application is being processed under the 2001 Official Plan, staff must have regard to the Council adopted policies and designations of OPA 42 and OPA 48. The land use designations contained in Official Plan Amendment 42 and 48 are included in Attachment 4.

Existing Zoning
The subject property is zoned R.4B-3 (Specialized High Density Apartment) Zone and FL-1 (Specialized Floodway) Zone. The existing buildings are situated within R.4B-3 Zone which permits Senior Citizen Apartments, Seniors' Rest Homes and Seniors' Nursing Home as well as Apartments. Accessory Uses are also permitted on the subject property. Section 4.23 states that every accessory use shall not occupy more than 25% of the Gross Floor Area of the Building or Structure. An Accessory Use is a defined term under Section 3.1 of the By-law which states that it 'means a Use that is subordinate, incidental and exclusively devoted to a Use permitted under the ***Bylaw*** for any specific ***Place*** and ***Zone***'. Attachment 5 illustrates the existing zoning of the site and surrounding area.

REPORT

Description of Proposed Official Plan Amendment
The applicant's proposed Official Plan Amendment is to amend the "High Density Residential" land use designation to add a site specific policy to permit a medical clinic use and a post-secondary school use in addition to the uses already permitted for this site. No amendment to the "Core Greenlands" land use designation or the "Non-Core Greenlands Overlay" is proposed.

Based on the staff review/planning analysis of these applications, including consideration of all stakeholder and public input, Staff are proposing modifications to the proposed Official Plan Amendment application to permit a site specific exemption to the Official Plan Policy 7.2.26 'Non Residential Uses in Residential Areas' to include a "medical office" for two (2) medical physicians and associated support professionals with a maximum gross floor area of 140m2 to be located outside of the Long Term Care Facility and a "living classroom" defined as an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field limited to a maximum gross floor area of 406m2 to be located in the existing basement area of the Long Term Care Facility.

Further details of the recommended modified Official Plan Amendment are contained in Attachment 2.

Description of Proposed Zoning Bylaw Amendment
The applicant is requesting to amend the R.4B-3 (Specialized High Density Residential) Zone to permit a medical clinic use and a post-secondary school use in addition to the uses already permitted for this site. Additional regulations are proposed to limit the size of the medical clinic to a maximum gross floor area of $140m^2$ and the post-secondary school use to a maximum gross floor area of $406m^2$. It should be noted that the applicant had originally applied for 190 m2 for the medical clinic and 464m2 for the post-secondary school use. However, as a result of further discussions with staff and consideration of public input the applicant has agreed to reduce the size of both uses to improve compatibility with the existing uses on site.

Based on the staff review/planning analysis of these applications, including consideration of all stakeholder and public input, staff are proposing modifications

to the proposed Zoning Bylaw Amendment application to include the following new definitions to the R.4B-3 zone:

Medical Office: "Medical Office" means a Place 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: a "Living Classroom" means 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.
Specific Regulations are to include:

- The Living Classroom shall be limited to 406 square metres and be permitted within the existing long term care facility (or Seniors' Nursing Home which is a defined use);
- Parking for the Living Classroom shall be at a ratio of 1 space per 2 staff members plus 1 per 28 m2 classroom floor space;
- The location of the Living Classroom shall be limited to the existing basement area of the long term care facility with a separate dedicated external entrance;
- The Medical Office shall have a maximum gross floor area of 140m2;
- Parking for the Medical Office shall be 14 spaces, that being 7 per medical practitioner; and
- 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.

Further details of the recommended modified Zoning By-law Amendment are contained in Attachment 2.

Proposed Development
The applicant is not proposing to construct new buildings to accommodate the medical clinic or post-secondary school uses. However, a building addition which would include an elevator is proposed near the main entrance to the existing Long Term Care Facility to accommodate a separate and exclusive entrance for the medical clinic. The medical clinic would be located on the second floor with access by the private elevator. The post-secondary use would be located on the lower level or basement area of the Long Term Care Facility with access from a door at the rear of the Long Term Care Building. The medical clinic use has currently ceased to operate, however the post-secondary school uses continue to be held in the existing basement area of the long term care facility.

The effect of the current applications is to allow the medical clinic to operate to serve both the residents of Riverside Glen and the broader community and further, and to permit the existing classroom facilities associated with post-secondary schools, known as 'living classrooms', to be located within the facility.

The applicant's overall site concept plan is shown in Attachment 6.

Based on Staff's revised recommendations as noted above, the applicant will be required to relocate the medical office to another location on the property outside of the Long Term Care Facility. This may require new construction which would be subject to site plan control & appropriate building permit applications. The proposed living classroom shall be located within the existing basement area of the Long Term Care Facility, where it currently operates today.

An Overall Site Plan that was provided with the applications note that there are approximately 146 existing parking spaces located on the property which are owned by the applicants. However, there does appear to be additional parking

constructed that is not in accordance with the most recent approved Site Plan (SPA 09A34). Staff note that the applicant has constructed parking areas that were not subject to previous site plan approval. Therefore, staff recommend that the applicant submit a site plan which illustrates the existing buildings, landscaping, driveways and existing and proposed parking areas, etc. The Site Plan shall also demonstrate how the specific regulations associated with the "medical office" and "living classroom" are being met and shall identify opportunities to incorporate the recommendations of the Traffic Analysis to assist in traffic calming.

Staff Review/Planning Analysis
Planning staff have reviewed the proposed amendment and are recommending approval of a modified Official Plan Amendment to amend the High Density Residential land use designation to add a site specific policy to permit a "living classroom" with a maximum gross floor area of 406 m2 and a "medical office" for two (2) medical physicians and associated support professionals with a maximum gross floor area of 140m2 to be located outside the Long Term Care Facility and to approve a change in the zoning from R.4B-3 (Specialized High Density Residential) Zone to a R.4B-xx zone to permit a "living classroom" to a maximum gross floor area of 406 m2 and a newly defined "medical office" use, with additional regulations proposed to limit the size of the "medical office" to a maximum gross floor area of $140m^2$ and for two (2) medical physicians and associated support professionals, to be located outside the Long Term Care Facility, in addition to the uses already permitted for this site.

The "medical office" may serve the residents of the Village of Riverside Glen but does not have to be exclusively devoted to the Village. The location of the "Living Classroom" within the LTCF provides unique, synergistic opportunities for the training of health care workers in the gerontological field. For the practical training component, student placements are expected to occur within the Riverside Glen LTCF, but do not have to exclusively devoted to the on-site facility and may be placed in other similar facilities.

The full staff review and planning analysis of this application is provided in Attachment 7. The analysis addresses all of the relevant technical and planning considerations including the issues and questions raised by Council & the public at the Statutory Public Meeting held on October 7, 2013 and by the public throughout the review period.

The issues addressed relate to:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan land use designations and policies including any related amendments;
- Consideration of the merits of the Official Plan Amendment;
- Review of the proposed zoning and need for specialized regulations;
- Consideration of the Planning Justification Report;
- Evaluation of the Traffic Impact Study;
- Consideration of cross jurisdictional matters and authority of the municipality under the Planning Act; and
- Consideration of comments and issues raised during the review of this application.

There were public concerns expressed through the circulation of the application and at the Public Meeting Held on October 7, 2013.
Key issues raised by the public are summarized in Attachment 7 and staff responses are provided.

These applications are recommended for approval subject to the modifications described in this report and the regulations and conditions outlined in Attachment 2 of this report.

Planning Staff Recommendations
Planning Staff are satisfied that the modified Official Plan and Zoning Bylaw Amendment is consistent with the Provincial Policy Statement, 2014 and the Growth Plan for the Greater Golden Horseshoe.

In addition, the applications conform to the goals and objectives of the Official Plan. The revisions made to the Zoning By-law Amendment application are considered minor and therefore staff recommend that no further public notice is required in accordance with Section 34 (17) of the Planning Act. Planning staff are recommending that Council approve the modified Official Plan and Zoning Bylaw Amendment applications subject to the conditions and regulations outlined in Attachment 2.

CORPORATE STRATEGIC PLAN
Strategic Direction 3.1: Ensure a well-designed, safe, inclusive, appealing and sustainable City.

FINANCIAL IMPLICATIONS
None

DEPARTMENTAL CONSULTATION
The public agency and comments received from City departments during the review of the application are summarized on Attachment 8.

COMMUNICATIONS
Key dates for the public process regarding this planning application are included in Attachment 9. City led facilitation sessions were held with key stakeholders from November, 2014 to January 2015 with the assistance of Glenn Pothier of GLPi a professional external facilitator.

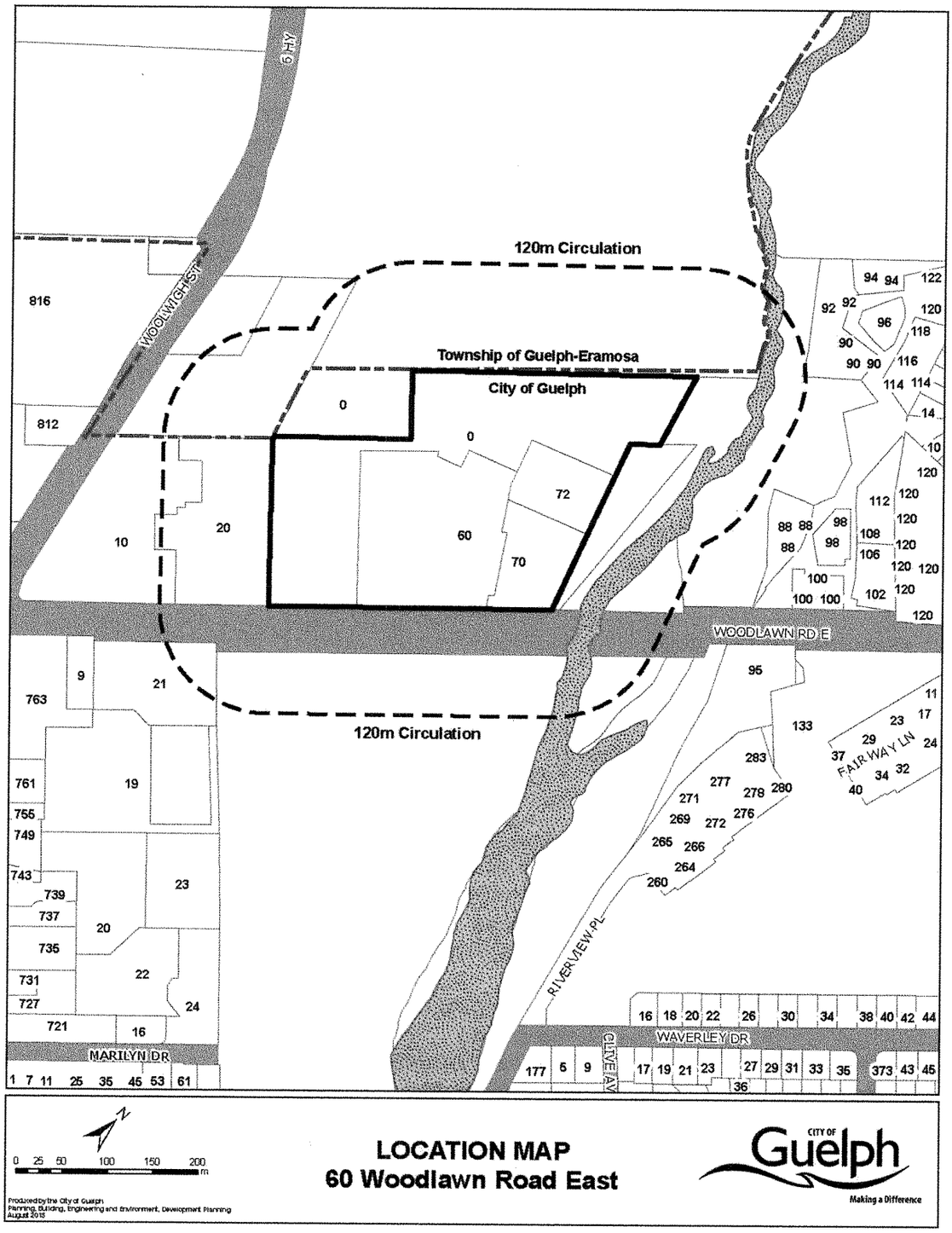
ATTACHMENTS
Attachment 1 and 1a –	Location Map and Aerial Photo
Attachment 2 –	Recommended Official Plan and Zoning Bylaw Amendments including associated Conditions and Regulations
Attachment 3 -	Existing Official Plan Land Use Designations and Related Policies
Attachment 4 –	Official Plan Amendment 42 and 48 Land Use Designations
Attachment 5 –	Existing Zoning and Regulations
Attachment 6 –	Proposed Original Development Concept
Attachment 7 –	Staff Review/Planning Analysis
Attachment 8 –	Agency and Departmental Comments Summary
Attachment 9 -	Public Notification Summary

Report Author
Sylvia Kirkwood
Manager of Development Planning

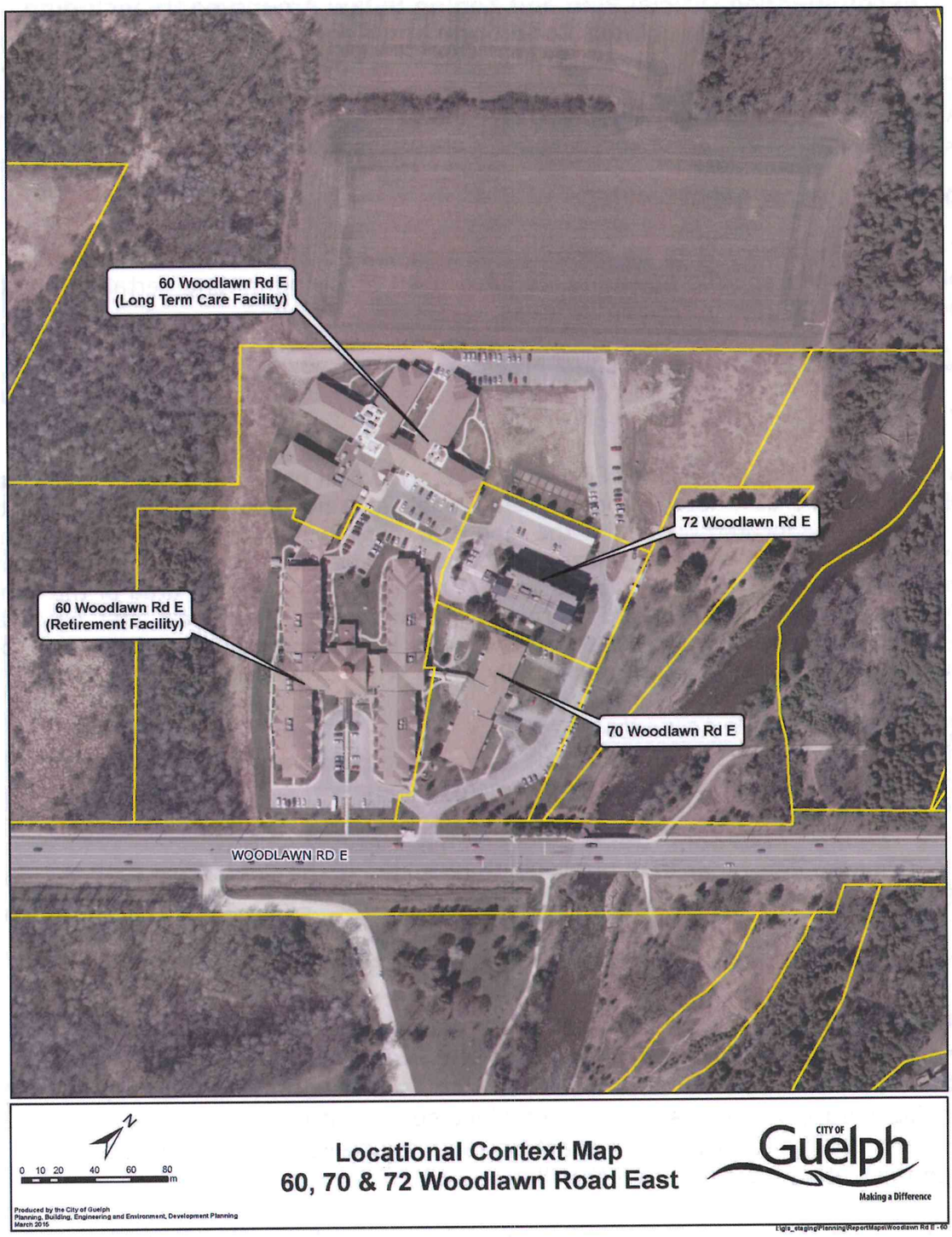
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Attachment 1
Location Map



Attachment 1 (cont'd) – Aerial Photo



Attachment 2
Recommended Official Plan and Zoning Bylaw Amendments including associated Conditions and Regulations

The property affected by the Official Plan Amendment and Zoning By-law Amendment applications is municipally known as 60 Woodlawn Road East and legally described as Part of Lots 1 and 2, Concession 2, Division D, City of Guelph.

OFFICIAL PLAN AMENDMENT

The following policy is to be added to Section 7.2.30 of the Official Plan where a number of site specific amendments have been made permitting certain types of non-residential uses in residential areas.

Non-Residential Uses in Residential Areas

7.2.30

In addition to the provisions of policy 7.2.26 a medical office with two (2) or fewer physicians and associated support professionals in a maximum gross floor area of 140 m2 to be located outside of the long term care facility in conjunction with the uses permitted on the subject property and a living classroom with a maximum gross floor area of 406 m2 to be located in the existing basement area of the Long Term Care Facility for in-situ learning that integrates theoretical and practical education and training for health care workers in the gerontological field, shall be permitted on property known municipally as 60 Woodlawn Road East.

ZONING BY-LAW AMENDMENT

The following two new permitted uses are proposed to be added to the Specialized R.4B-3 (Specialized High Density Apartment) Zone:

- ***Medical Office***
- ***Living Classroom***

The following Regulations are proposed to be added to the Specialized R.4B-3 (Specialized High Density Apartment) Zone:

The following definitions shall apply in the R.4B-3 Zone:

Medical Office: "Medical Office" shall mean a Place 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: a "Living Classroom" means 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.

Specific Regulations are to include:

- The Living Classroom shall be limited to 406 square metres and be permitted within the existing long term care facility (or Seniors' Nursing Home which is a defined use);
- Parking for the Living Classroom shall be at a ratio of 1 space per 2 staff members plus 1 per 28 m2 classroom floor space;
- The location of the Living Classroom shall be limited to the existing basement area of the long term care facility with a separate dedicated external entrance;
- The Medical Office shall have a maximum gross floor area of 140m2;
- Parking for the Medical Office shall be 14 spaces, that being 7 per medical practitioner; and
- 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.

PROPOSED CONDITIONS

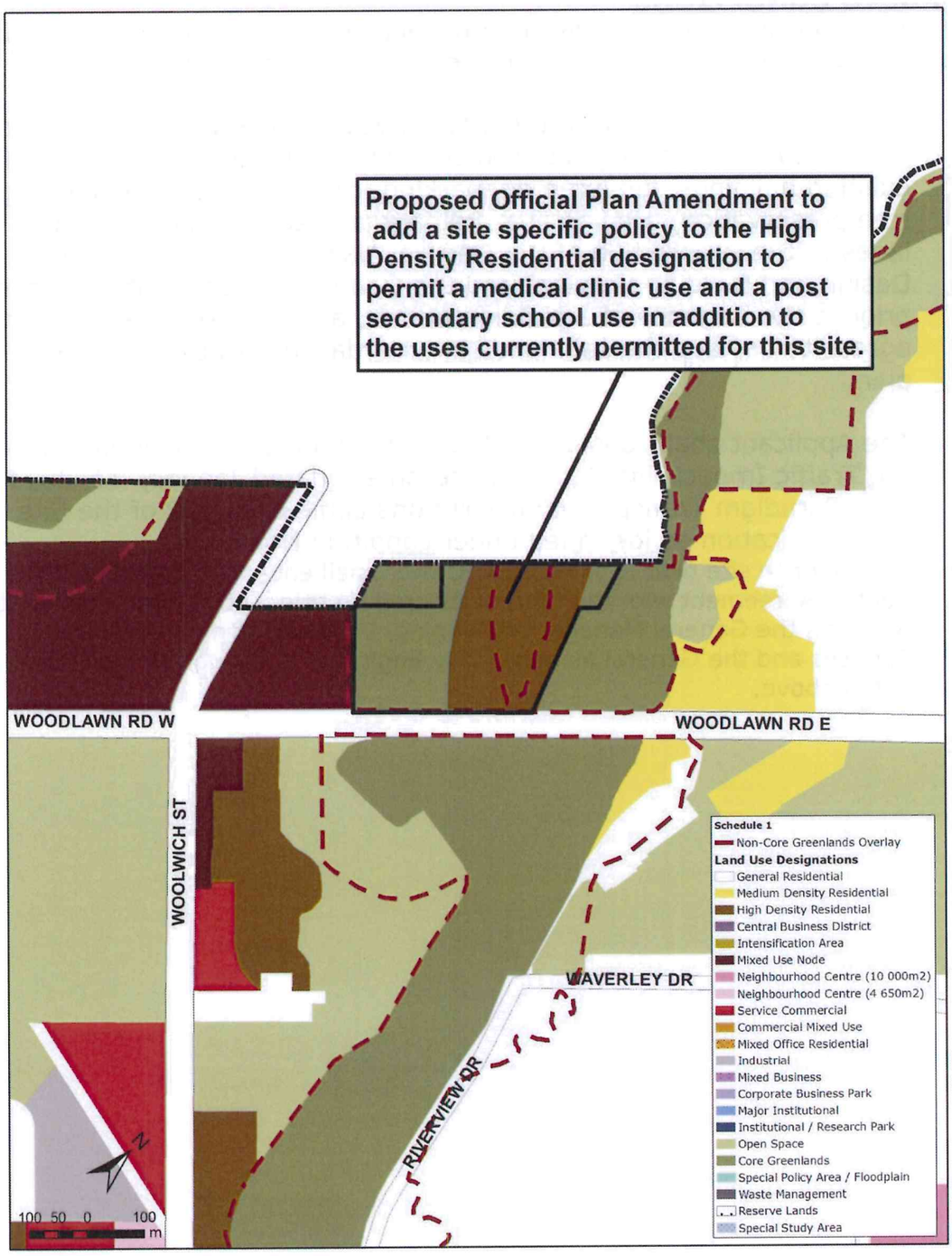
The following conditions are provided as information to Council and will be imposed through an agreement with the City registered on title for the subject site:

1. The Owner shall submit to the City, in accordance with Section 41 of the *Planning Act*, a fully detailed site plan, indicating the location of existing buildings, landscaping, parking, circulation, access, lighting, tree preservation, grading and drainage and servicing on the said lands to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the General Manager/City Engineer, prior to the issuance of a building permit, and furthermore the Owner agrees to develop the said lands in accordance with the approved plan.

2. The Applicant shall consider traffic calming measures as identified in the Traffic Impact and Parking Assessment dated January 22, 2014 from Paradigm Transportation Solutions Limited as part of the Site Plan Application as identified under condition No. 1.

3. That prior to site plan approval, the Owner shall enter into a Site Plan Control Agreement with the City, registered on title, satisfactory to the City Solicitor, the General Manager of Planning, Urban Design and Building Services and the General Manager/City Engineer, covering the conditions noted above.

Attachment 3
Existing Official Plan Designations and Policies



Attachment 3 (continued)
Existing Official Plan Designations and Policies

'High Density Residential' Land Use Designation

7.2.41 The predominant use of land within areas designated as 'High Density Residential' on Schedule 1 shall be for *multiple unit residential buildings,* generally in the form of apartments.

7.2.42 The 'High Density Residential designation has been outlined on Schedule 1 in instances where there is a clear planning intent to provide for the following:

a) High density housing forms in new growth areas to assist in providing opportunities for *affordable housing;*
b) Greater housing densities that are supportive of transit usage adjacent to major roads forming the existing and future transit network;
c) A variety of housing types and forms to be situated throughout all areas of the community; and
d) Supportive of urban form objectives and policies to establishing or maintaining mixed-use nodes.

7.2.43 The *net density* of *development* shall not occur at less than 100 units per hectare (40 units/acre) and shall not exceed 150 units per hectare (61 units/acre), except as provided for in policy 7.2.10.

7.2.44 High density residential *development* proposals shall comply with the development criteria established for *multiple unit residential buildings* as outlined in policies 7.2.7 and 7.2.45 and shall be regulated by the *Zoning By-law.*

7.2.45 The establishment of a new high density residential use, not within a 'High Density Residential' designation on Schedule 1, will require an amendment to this Plan. When considering such amendments to this Plan, the criteria of policy 7.2.7 will be considered, as well as the following:

a) That the proposal is located in proximity to major employment, commercial and institutional activities; and
b) That the proposal is located on an arterial or collector road.

7.2.46 Within the "High Density Residential" designation on the University of Guelph lands on the east side of Edinburgh Road South, development will comply to special standards established in the Zoning Bylaw to recognize this area as an integrated housing complex comprised of individual apartment buildings on separate parcels.

a) In spite of the maximum density provisions of Policy 7.2.43, net density of residential development on the lands known municipally as 400, 420 and 430 Edinburgh Road South shall not occur at a density of less than 73 units per hectare and shall not exceed 150 units per hectare.

7.2.47 In spite of the maximum density provisions of Policy 7.2.43., the density of residential development on the lands known municipally as 1440-1448 Gordon Street shall not occur at a density of less than 120 units per hectare and shall not exceed a density of 130 units per hectare.

7.2.47 In spite of the provisions of Policy 7.2.41 and 7.2.43, the development of a semidetached dwelling shall be permitted at 133/135 Bagot Street at a density of 30 units per hectare.

Residential Care Facilities

7.2.17 *Rest homes, nursing homes* and other types of group accommodation, shall be permitted in all areas of the City where residential uses are allowed. Because of their land use intensity and potentially incompatible nature, these uses may be permitted in special residential locations as specified in the implementing *Zoning By-law.*

Non-Residential Uses in Residential Areas

7.2.26 Within designations of this Plan permitting residential uses, a variety of small scale institutional uses may be permitted that are complementary to, and serve the needs of residential neighbourhoods. Such non-residential

uses include: schools, churches, *day care centres*, municipal parklands and recreational facilities. In addition, *convenience commercial* uses that provide goods and services primarily to the residents in the surrounding neighbourhood may also be permitted. These convenience uses will be limited by the Plan to a maximum *gross leasable floor area* of 300 square metres (3,200 square feet) on a property.

1. A number of potential school sites have been identified by the Upper Grand District School Board and the Wellington Catholic District School Board and are outlined by symbols on Schedule 1. These symbols shall be considered in accordance with the following:

   a) The symbols used to identify potential school sites do not represent a specific land use designation or location;
   b) Minor shifts in location may occur without amendment to this Plan in accordance with policy 9.2.3;
   c) The symbols do not represent a commitment by a local School Board to construct a school facility. The actual construction of a school is subject to capital funding approvals by the School Boards.
   d) The determination of whether a school site is required, its exact location and land area shall be determined as part of the City's draft plan of subdivision approval process; and
   e) Where it is determined that a school is not required, the underlying land use designation will apply, without amendment to this Plan.

7.2.27 Non-residential uses shall be developed in a manner that is compatible with adjoining residential properties and which preserves the amenities of the residential neighbourhood.

1. In addition to implementing the objectives and policies of subsection 3.6, Urban Design, non-residential uses shall:

   a) Be located on an arterial or collector road;
   b) Be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
   c) Have adequate landscaping and screening to promote compatibility with adjacent activities;
   d) Have sufficient off-street parking, circulation and access points; and
   e) Have adequate municipal services.

2. Non-residential uses will be encouraged to concentrate at neighbourhood "nodes".

7.2.28 The development criteria of policy 7.2.27 will be used to assess the merits of a rezoning application for new non-residential uses on properties presently not zoned to permit these activities

'Core Greenlands' Land Use Designation & 'Non-Core Greenlands' Overlay
7.13 Greenlands System

The Greenlands System represents a planning framework which recognizes that *natural heritage features* and their associated landscapes need to be considered in a holistic manner in order to provide a comprehensive and integrated approach for conservation and enhancement.

The Greenlands System is intended to include those *features* and areas which, are part of the City's *natural heritage* as well as areas in which *natural hazards* may pose a threat to public safety. These often inter-related areas include:

- wetlands;
- forestry resources;

- streams and valleys;
- ponds;
- areas of natural and scientific interest;
- fish, wildlife and plant habitats;
- flood plains and hazard lands;
- habitat areas for endangered and threatened species.

Objectives

a) To outline a comprehensive natural heritage system – Greenlands – containing landscapes, resources and *ecological functions* that are essential to environmental and public health in the City.

b) To recognize the many important and inter-related *functions* of our natural environmental system, and to encourage its protection and enhancement.

c) To provide for the careful conservation of our land, animal, plant, water and air resources to provide a healthy, prosperous and enjoyable community.

d) To include within the system those certain parts of the City including *flood plains* and areas of steep slopes, erosion hazards and unstable soils that may pose safety and property damage constraints to people and their activities.

e) To acknowledge that the system also has a spiritual value providing visual pleasure, tranquility, recreation and renewal, essential to human health and wellbeing.

f) To acknowledge that the system has an economic value related to tourism, recreation and community vision, which is sustainable if properly managed.

Core Greenlands

7.13.1 The 'Core Greenlands' land use designation recognizes areas of the Greenlands System which have greater sensitivity or *significance*. The following *natural heritage feature* areas have been included in the 'Core Greenlands' designation of Schedule 1: *provincially significant wetlands*, the *significant* portion of habitat of *threatened and endangered species*, and the *significant areas of natural and scientific interest (ANSI). Natural hazard lands* including steep slopes, erosion hazard lands and unstable soils may also be associated with the 'Core Greenlands' areas. In addition, the *floodways* of rivers, streams and creeks are found within the 'Core Greenlands' designation.

1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.
2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.

7.13.2 The *natural heritage features* contained within the 'Core Greenlands' designation are to be protected for the *ecological* value and *function. Development* is not permitted within this designation. Uses that are permitted include conservation activities, open space and passive recreational pursuits that do not *negatively impact* on the *natural heritage features* or their associated *ecological functions.*

7.13.3 The *natural heritage features* contained within the 'Core Greenlands' designation are outlined on Schedule 2 of this Plan. Where a *development* proposal is made on *adjacent lands* to these *natural heritage features,* the proponent is responsible for completing an environmental impact study in accordance with the provisions of subsection 6.3 of this Plan. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement *of natural heritage features* within the 'Core Greenlands' designation as part of such an environmental impact study.

7.13.4 In implementing the Greenlands System provisions of this Plan, 'Core Greenland' areas shall be placed in a restrictive land use category of the implementing *Zoning By-law*, which prohibits *development* except as may be necessary for the on-going management or maintenance of the natural environment.

Non-Core Greenlands Overlay

7.13.5 The lands associated with the Non-Core Greenlands overlay on Schedule 1 may contain *natural heritage features, natural feature adjacent lands* and natural *hazard lands* that should be afforded protection from *development.* The following *natural features* and their associated *adjacent lands* are found within the Non-Core Greenlands area: *fish habitat, locally significant wetlands, significant woodlands, significant environmental corridors and ecological linkages, significant wildlife habitat.* In many instances these *natural features* also have *hazards* associated with them which serve as development constraints.

1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.
2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.

7.13.6 *Development* may occur on lands associated with the Non-Core Greenlands overlay consistent with the underlying land use designation in instances where an environmental impact study has been completed as required by subsection 6.3 of this Plan, and it can be demonstrated that no *negative impacts* will occur on the *natural features* or the *ecological functions* which may be associated with the area. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of any identified *natural heritage feature* as part of such environmental impact study.

7.13.7 It is intended that the *natural heritage features* associated with the Non-Core Greenlands overlay are to be protected for their *ecological value* and *function.* The implementing *Zoning By-law* will be used to achieve this objective by placing such delineated features from an approved environmental impact study in a restrictive land use zoning category.

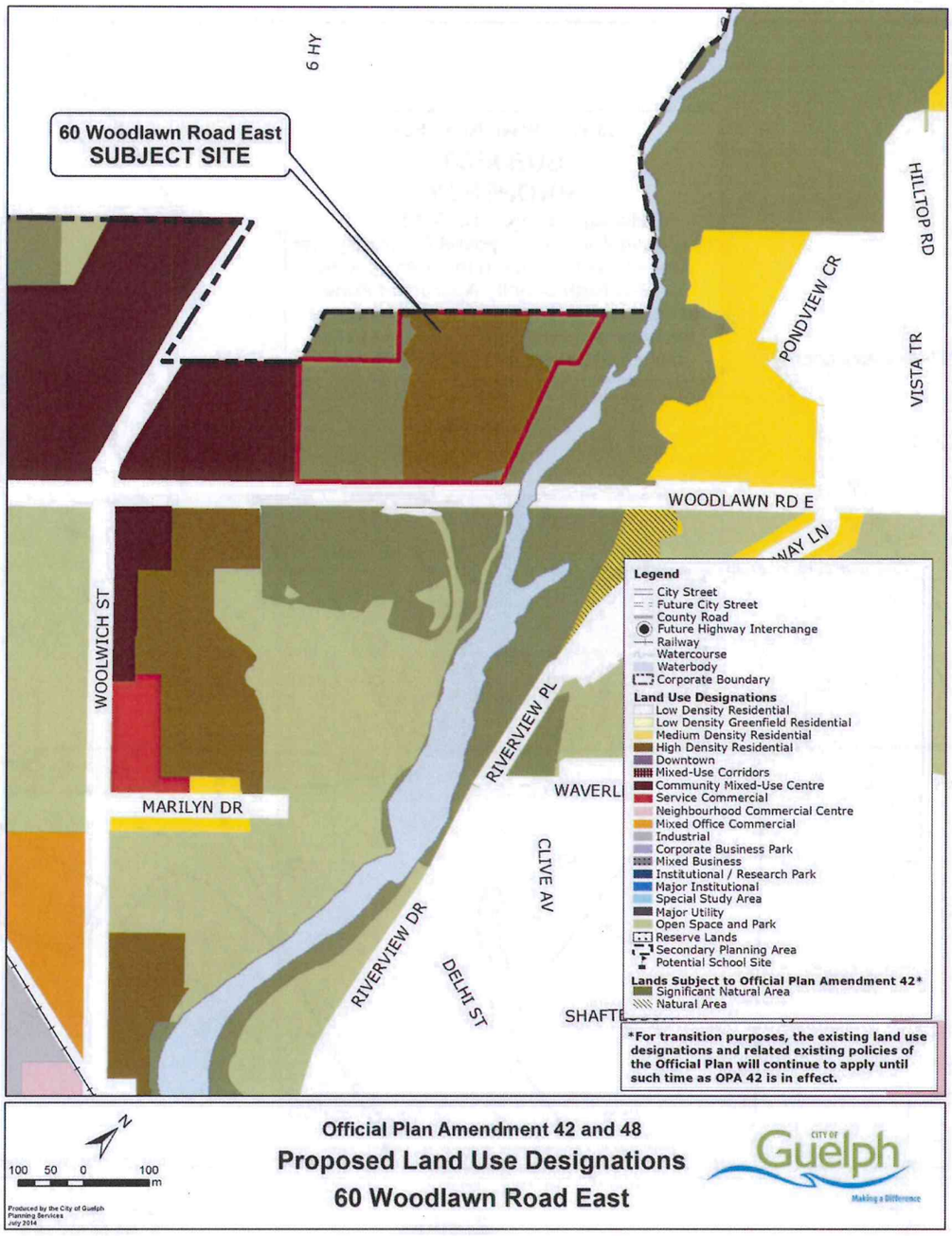
7.13.8 *Development* may occur on lands associated with the Non-Core Greenlands overlay where the matters associated with *hazard lands* as noted in Section 5 can be safely addressed. In addition, *development* within the *flood fringe* areas of the Two Zone Flood Plain will be guided by the policies of subsection 7.14.

Interpretation Considerations

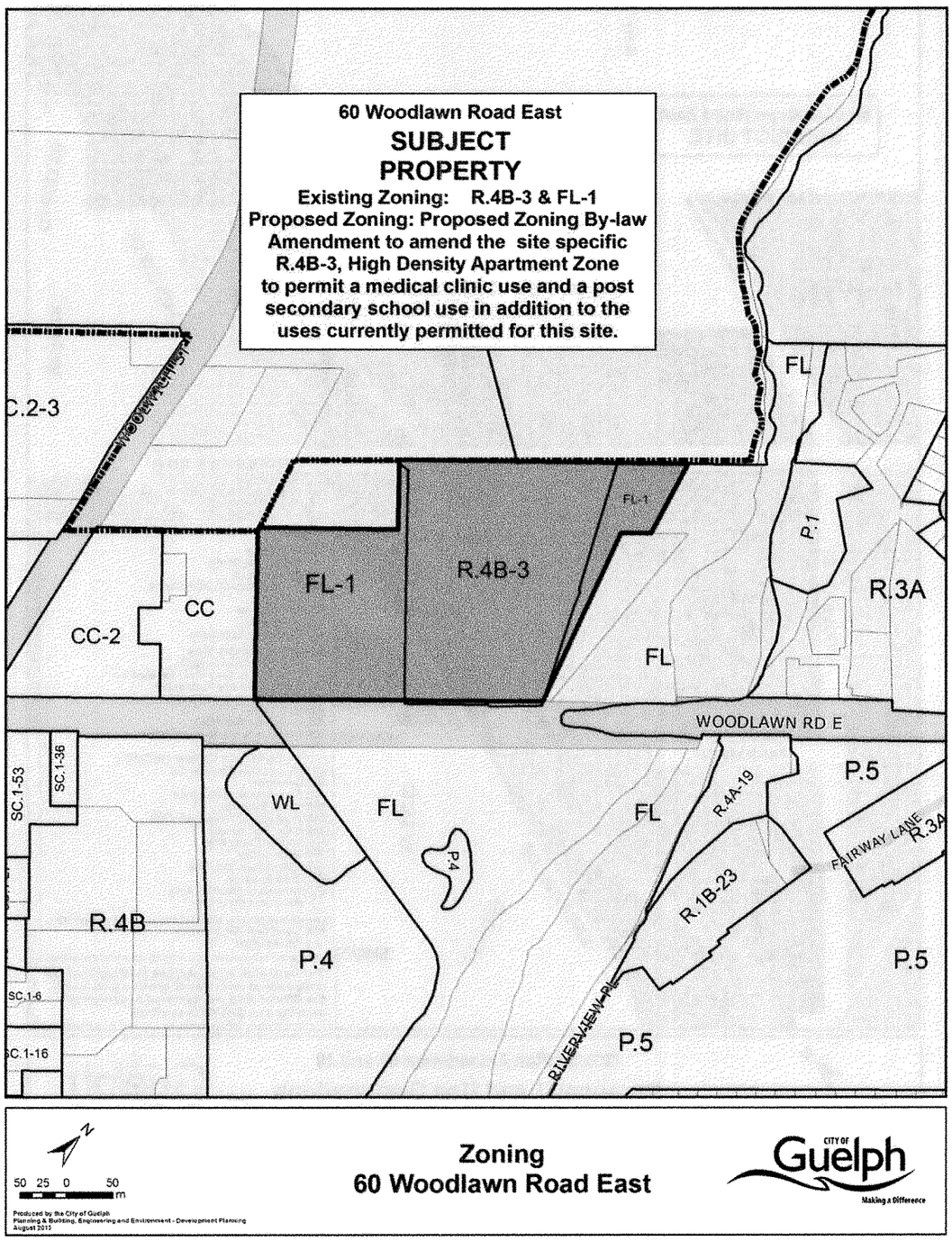
7.13.9 The physical limits of the 'Core Greenlands' designation and Non-Core Greenlands overlay on the various Schedules to this Plan may be subsequently refined by more detailed mapping on individual properties or through the completion of *scoped* and *comprehensive environmental impact studies.* It is intended that, in circumstances where more detailed mapping is available, this Plan will be interpreted as applying to the most recent information available.

7.13.10 The boundaries of the Greenlands System are approximate. The completion of environmental impact studies will be used to determine the exact limits of *development* and areas to be afforded protection. In instances where an approved environmental impact study adjusts the boundaries of the 'Core Greenlands' designation or the Non-Core Greenlands overlay, the land use policies of the adjacent or underlying designation will apply.

Attachment 4
Official Plan OPA 42 and 48



Attachment 5
Existing Zoning



Attachment 5
Existing Zoning

R.4B-3 (Specialized High Density Apartment) Zone

Permitted Uses
Senior citizen Apartments or senior citizen Townhouses
Seniors' rest home
Seniors' Nursing Home
Apartment Building
Townhouses
Religious Establishment
Accessory Uses in accordance with Section 4.23

Regulations

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:

Minimum Front Yard
15 metres

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.

Off-Street Parking

a) 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

b) Despite Section 4.13.2, parking may be provided within the required side yards but not within 3 metres of any lot line.

Buffer Strips
The Buffer Strip in the R.4B-3 Zone shall be subject to site plan approval by the City of Guelph

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:

Off-Street Parking
Despite Section 4.13.4, the minimum number of parking spaces for one-bedroom senior citizen townhouses shall be 0.4 parking spaces per townhouse unit

Buffer Strips
The buffer strip in the R.4B-3 Zone shall be subject to site plan approval by the City of Guelph

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

Buffer Strips
The buffer strip in the R.4B-3 Zone shall be subject to site plan approval by the City of Guelph

Minimum Rear Yard
14 metres

FL-1 (Specialized Floodway) Zone

FL Permitted Uses
Conservation Area
Flood Control Facility
Municipal Services and public utilities, excluding essential emergency services such as: police department, fire department and ambulance service
Outdoor Sportsfield Facilities (approved by the Grand River Conservation Authority)
Picnic Area (no limit on number of tables)
Recreation Trail
Wildlife Management Area

FL-1 Permitted Uses
In addition to the Uses listed in Section 12.2.1, the following shall also be permitted in the FL-1 Zone:
A private road
Day use parking at the existing grade
Dry land access road bed for emergency evacuation purposes to service the R.4B-3 Zone

Regulations
No buildings or structures or placement of fill is permitted within the Floodway Zone except when associated with flood or erosion control measures approved by the Grand River Conservation Authority. Notwithstanding the above, buildings or structures associated with a municipal sewage treatment facility shall be permitted within the Floodway Zone subject to the approval of the Grand River Conservation Authority.
Any expansion, reconstruction, or extension of any existing use shall be subject to the 'Fill, Construction

and Alteration to Waterways' regulation of the Grand River Conservation Authority, and in consultation with the Ministry of Natural Resources.
Buildings and Structures within the Floodway Zone which existed legally prior to the passage of this By-law shall be deemed legal non-conforming.

Attachment 5 (continued): Proposed Zoning Details

Amended R.4B-3 (Specialized High Density Apartment) Zone

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

Regulations
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:

Definitions
Definition
The following definitions shall apply in the R.4B-3 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.
Minimum Front Yard
15 metres

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.

Maximum Gross Floor Area

Living Classroom – 406 m2

Medical Office – 140 m2

Off-Street Parking

a) 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 m2 classroom floor space
   Medical Office – 14 spaces
b) Despite Section 4.13.2, parking may be provided within the required side yards but not within 3 metres of any lot line.

Buffer Strips
The Buffer Strip in the R.4B-3 Zone shall be subject to site plan approval by the City of Guelph

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:

Off-Street Parking
Despite Section 4.13.4, the minimum number of parking spaces for one-bedroom senior citizen townhouses shall be 0.4 parking spaces per townhouse unit

Buffer Strips
The buffer strip in the R.4B-3 Zone shall be subject to site plan approval by the City of Guelph

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

Buffer Strips
The buffer strip in the R.4B-3 Zone shall be subject to site plan approval by the City of Guelph

Minimum Rear Yard
14 metres

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.

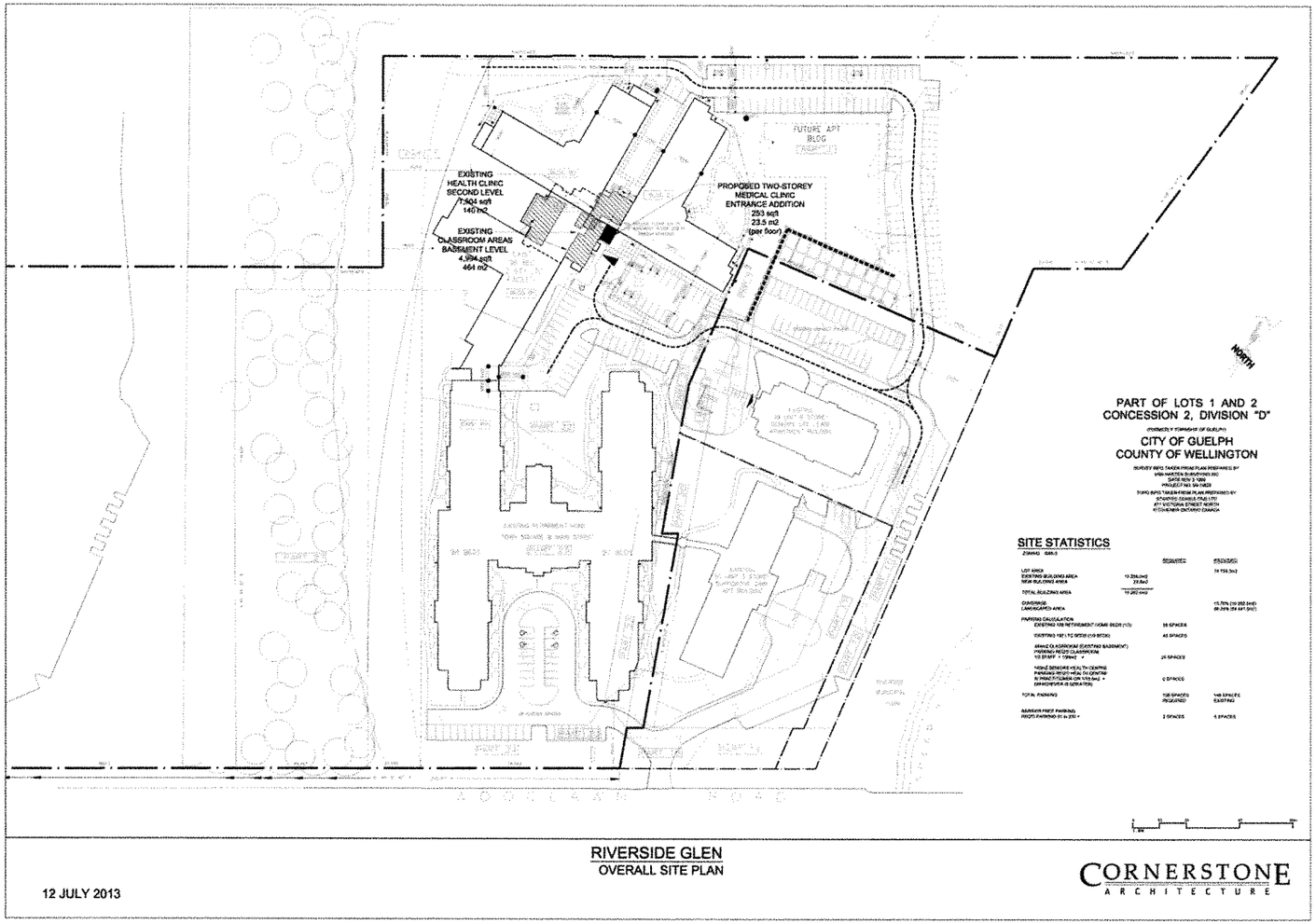
Medical Office

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.

Attachment 5 (continued): Proposed Zoning Details

	Existing Zoning	Proposed Zoning
Regulation	**Required in the Current R.4B-3 Zone**	**Requested in the Specialized CBD.2 Zone**
Minimum Lot Area	650 m^2	No change proposed
Minimum Lot Frontage	15 metres	No change proposed
Minimum Front Yard	15 metres for Seniors Apartment, Apartment, Nursing Home or Rest Home 6 metres for other permitted uses	No change proposed
Minimum Exterior Side Yard	6 metres	No change proposed
Minimum Side Yard	For Seniors Apartment, Apartment, Nursing Home or Rest Home the minimum easterly side yard shall be 1.5 times the total building height for any building or structure built adjacent to the Speed River. For other permitted and side yards not adjacent to the Speed River, the minimum side yard requirement is ½ the building height, but not less than 3 metres	No change proposed
Minimum Rear Yard	20% of the Lot Depth or ½ the building height, whichever is greater, but in no case less than 7.5 metres	No change proposed
Off-Street Parking	Various requirements based on use In accordance with Section 4.13 and the Specialized Regulations for the R.4B-3 Zone	No change proposed
Maximum Building Height	10 storeys	No change proposed
Maximum Density	150 units per hectare	No change proposed
Minimum Distance between Buildings	In accordance with Section 5.4.2.2	No change proposed
Minimum Common Amenity Area	In accordance with Section 5.4.2.4	No change proposed
Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1-4 Storeys and 40% of the Lot Area for Building Heights from 5-10 Storeys	No change proposed
Floor Space Index (FSI)	1.5	No change proposed
Buffer Strips	Subject to Site Plan Approval	No change proposed
Accessory Buildings or Structures	In accordance with Section 4.5	No change proposed
Garbage, Refuse Storage and Composters	In accordance with Section 4.9	No change proposed
Fences	In accordance with Section 4.20	No change proposed

Attachment 6: Proposed Original Development Concept



RIVERSIDE GLEN
OVERALL SITE PLAN

12 JULY 2013

CORNERSTONE
ARCHITECTURE

ATTACHMENT 7
Staff Review/Planning Analysis

Planning staff are satisfied that the proposed modified Official Plan and Zoning By-law amendments are consistent with the Provincial Policy Statement, conforms to the Places to Grow Plan and conforms to the intent of the City's Official Plan. Further, the proposed zone category and specialized regulations are appropriate for the proposed uses. Adequate municipal services are also available for the proposed uses.

Provincial Policy Statement, 2014

The Provincial Policy Statement indicates that healthy, liveable and safe communities are sustained by: accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs; and by ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs. The proposed Official Plan and Zoning By-law amendment to accommodate the additional uses of a medical office and living classroom in conjunction with the existing seniors related residential development at this site is consistent with the direction provided by the Provincial Policy Statement. The integration of these two additional uses are compatible and supportive of the primary use of the property and help to build the community and ensure a mix of healthy and viable uses occur on the lands.

Places to Grow, 2006

The Growth Plan for the Greater Golden Horseshoe guides municipalities to build compact, vibrant and complete communities. It encourages cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services. The subject property is located within the 'Built Up' Area. The proposed Official Plan and Zoning By-law Amendment provides both employment opportunities and services that are needed, within an existing residential development that is transit supported. The application supports the principles of compact development connected to existing services in an area that that includes a range of amenities. The proposed two additional uses in conjunction with the existing seniors related residential housing contribute to a complete community. The proposal conforms to the vision of the Growth Plan for the Greater Golden Horseshoe to build stronger and more prosperous communities.

Official Plan Conformity

The subject property is designated 'High Density Residential' which permit multi-unit residential buildings generally in the form of apartments. The Residential Care Facilities policies under Section 7.2.17 permit rest homes and nursing homes in all areas of the City where residential uses are allowed. The City's Official Plan also allows for small scale non-residential uses (Section 7.2.26) within residential designations such as small scale institutional uses subject to certain criteria being met to ensure that they are developed in a manner that is compatible with adjoining residential properties which preserves the amenities of the residential neighbourhood. The general criteria outlined in the Official Plan indicate that non-residential uses shall:

- Be located on an arterial or collector road;
- Be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
- Have adequate landscaping and screening to promote compatibility with adjacent activities;
- Have sufficient off-street parking, circulation and access points; and
- Have adequate municipal services.

In this instance, the subject site is located on an arterial road, and adequate municipal services exist. The preliminary concept plan for the proposed medical office demonstrates that other criteria relating to impacts and site design and

layout will be met. Through the site plan approval process, staff can ensure that these criteria are met through the final site layout and design.

It should also be noted that the medical office is to be located outside the LTCF to maximize compatibility with the existing uses on the property and living classroom is required to have dedicated external entrance and size limitations which will ensure the use remains small scale in relation to existing residential development on the site.

Section 7.2.26 does not explicitly list a medical office as a small scale non-residential use. Section 7.2.27 outlines the criteria to assess an amendment to this section. Section 7.2.30 includes a list of the official plan amendments that were adopted that permitted office and medical offices and free standing offices throughout a number of sites in the City of Guelph. Regard for Section 9.4.2 which outlines the matters that need to be considered when reviewing an official plan amendment, was reviewed by staff and supported by the Applicant's Planning Justification report.

Official Plan Amendment 42

Official Plan Amendment 42 (OPA 42) the City's Natural Heritage Policies (NHS) which came into effect on June 4, 2014, after these applications commenced. The development is not impacted by the proposed uses as both of which would be contained within existing buildings with no anticipated further exterior construction required therefore there is no proposed or perceived impacts to the Natural Heritage System.

Official Plan Amendment 48

On June 5, 2012 the City adopted OPA 48, a comprehensive update to its Official Plan. OPA 48 is currently under appeal and is not yet in effect.
Further, since the applications for the subject property were submitted prior to adoption of OPA 48 they are not required to confirm to this plan. However, consideration is given to the policies of the OPA 48 since these policies provide current guidance for development within the City and within the context of the Growth Plan.

OPA 48 proposes to maintain the developed portion of the subject site as "High Density Residential". This designation permits multiple unit residential development generally in the form of apartments at a density between 100 to 150 units per hectare. Section 9.3.1.2 of the Official Plan also maintains provisions to permit a variety of small scale non-residential uses in residential designations such as schools, etc. Overall the existing Official Plan designations and policies were largely carried forward into this Plan as they relate to the subject property.

Summary of Issues Raised by Public and Staff Response

Building and Use Related Issues

Medical Clinic
The City received numerous letters of concern from Family and Residents Council members regarding the existing medical clinic that was operating in the 2nd floor of the Long Term Care Facility.

There were many specific issues that were raised regarding the medical clinic the following list summarizes the key points raised:

- too many patients and not enough parking (18-20 patients per hour)
- the clinic was intended to exclusively serve the residents
- need to physically separate the LTFC and medical clinic
- public access into private home space of the residents
- increase infectious disease when you mix medical clinic patients and residents

- providing Services to the General Public and not the primary uses on the property
- increase and exposure to infectious disease has increased
- Riverside Glen Patients not able to access doctor in the Medical Clinic
- residents not comfortable with clinic patients socializing in the common area
- if there was a breakdown with the proposed elevator - patients and residents will be forced to mix and infectious disease issues increase, etc.
- uses should be physically separate
- many do not oppose the vision of the clinic but access to the facility should be separate from the LTFC

It should also be noted that the City did receive comments in support of the use from Guelph General Hospital.
The Medical Officer of Health also supported the medical health centre subject to doors being constructed and secured between the clinic and the LTFC and barrier free washrooms to be constructed within the clinic.
Many health care professionals noted that the applicants were trying to create a community care hub which would assist in providing innovation, social engagement and quality care to the Village residents.

Staff Response:

While Staff acknowledge operational concerns that have been raised these are not within the land use planning jurisdiction of the City. Staff's assessment has focused on the planning merits of the proposed uses. From a land use compatibility perspective, the scale & location of the proposed uses are key considerations. To address these matters staff recommends capping the size of the medical office to 140m2 with a maximum of two medical physicians and their support professionals to be located outside of the LTFC. This would thereby eliminate concerns raised regarding incompatibility of uses on site. Parking requirements would be to provide a maximum of 14 spaces all of which do not need to be located directly in front of the medical office location some of the space could be accommodated at the rear of the property. Staff are recommending that the applicant submit a site plan application so that these issues can be reviewed and appropriate site plan agreements be developed to secure these provisions.

Living Classroom
In collaboration with Schlegel- University of Waterloo Research Institute for Aging and Conestoga College, a living classroom has been operating in the basement area of the LTCF providing students with hands on experience in seniors care since 2009. Over time, the health care workers that are being trained in the facility are placed in permanent positions within the home or elsewhere in the community. The applicant has indicated that the number of teachers range from 2 to 6 throughout the year with an average of 80 students in a semester.

Issues that were raised regarding the living classroom included the following;

- students encroaching into resident space areas that do not belong to the students.
- too many students are being trained within the facility
- too many students drive and use the existing parking facilities on site thereby reducing available parking for visitors to the Retirement Home and LTFC
- residents of the LTCF have reduced common area space as a result of students using the Café and other areas

Staff Response: The principle of providing onsite training and education to future health care workers in the gerontological field is a vision supported by the applicant, the college and other medical/educational professionals that have commented on this application. The City received a letter from the University of Guelph in support of the Living Classroom indicating that these on-site learning experiences have proven to be superior to traditional classroom education. The Medical Officer of Health also indicated support for this use subject to developing a

mutually agreed upon approach with Conestoga College for infection control, vaccination and use of the classroom for healthcare workers. The educational provider will need to govern students appropriately in these areas.

The issues arise from the amount of students being trained in the facility which have direct impacts on loss of privacy and common area space and parking. It was noted by the College that over 80% of students are driving and parking at the facility, even though the site is directly served by municipal transit. Staff heard these concerns during the processing of the application and are recommending that the use be capped in size to 406 m2 within the existing basement area of the LTFC with a direct external access.

The City cannot "people-zone" or control curriculum through a zoning regulation, therefore permitting a post-secondary school use is not considered appropriate. However, staff support the living classroom concept and is recommending defining and permitting a new land use category called "Living Classroom". Staff have created a specific definition of a living classroom as being for education and training of health care workers in the gerontological field of study. Although University and Colleges do not have a required parking requirement within the City's Zoning Bylaw, staff are recommending a rate used for commercial schools of 1 per 28m2. These spaces should be located at the rear of the property. Staff are recommending Site Plan Control and will review the location and configuration of parking for this use. These limitations shall ensure compatibility with the primary residential use of the property.

Traffic and Parking Issues

As part of the complete application requirements the applicant submitted a traffic impact statement dated July 30, 2013 which was subsequently updated on January 22, 2014. The update was undertaken to address specific items that were raised at the October 7, 2013 Public Meeting. The traffic consultant noted that are approximately 108 spaces located in a rear gravel area that were not previously approved in a site plan by the City. During peak weekends this lot was seen to hold over 117 cars due to parking configurations. The consultant concluded that the observed peak demand could be accommodated by the existing parking supply.

The consultant also noted that the average vehicle speed observed was 24 kilometers per hour. The Main Drive Aisle is signed at 15 kilometer per hour. It was noted that should speed continue to be perceived as an issue for residents, consideration can be given to implementing traffic calming measures that are designed to impact vehicle travel speed. Speed bumps could effectively reduce vehicle speed by 12 kilometers an hour. Spacing and placement of speed bumps is critical to maintaining lower operating speeds. Defining crosswalk areas and controlling traffic flows could be implemented in accordance to the measures noted in the report.

Conclusions of the report noted a surplus of parking available during observed peak times, staff and students should be using the rear parking area away from the other uses on site, better layout and design of the gravel lot would ensure efficiency of the parking area. The report also noted that the site driveway connection to Woodlawn is currently operating with satisfactory levels of service during the AM and PM peak hours. The need for improvements to the existing land geometry and or traffic control is not required. However an additional point of access to the site would be result in improved operations at the existing driveway connection and would assist in increasing on-site circulation.

Issues that were raised regarding traffic and parking included the following;

- patients of the medical clinic displacing visitors to the long term care home
- inadequate driveway for emergency access
- the ability of the driveway to accommodate the traffic from the clinic and classrooms and feel it may not be safe to evacuate everyone from the facility in case of an emergency

- what is the appropriate parking requirement for a post-secondary school use?
- village residents and visitors are using the Foxwood/Parkside parking
- how many parking spaces are devoted to a medical clinic?
- overburdening the existing main drive aisle with large trucks and traffic are now dominating and making it difficult for 70 and 72 Woodlawn Road East residents to access their vehicles on the easterly side of the driveway safely.

The City received many submissions from Foxwood and Parkside residents related to issues regarding the main driveway, access and parking. Issues were mainly related to overburdening the driveway.

Staff Response:

Firstly, in regards to parking, the long term care facility has 192 beds and the retirement home has 195 beds within Riverside Glen for a total of 387 beds the City's Zoning Bylaw requires 0.2 parking spaces per bed therefore 77 parking spaces are required. The proposed medical office would require 14 parking spaces and the living classroom of 406m2 would require parking at 1 per 28 m2 approximately 15 spaces and with 1 space per 2 staff assuming another 3 spaces for a total of 18 spaces for the living classroom. In total approximately 109 spaces would be required for parking for the uses related to Riverside Glen. The Concept Site Plan dated July 12, 2013 proposes that there are 146 existing spaces on site. Staff received comments from external parties that raised concerns that there were 135 to 167 spaces being occupied in the parking areas during the week day. In 2009 the City approved a Site Plan for the subject site that provided xx number of parking spaces on site. In 2011 the applicant submitted a site plan application to add additional parking at the rear of the site – the application was never completed but it appears the additional parking spaces were constructed. Staff are recommending as part of this application that the applicant submit a new Site Plan application that illustrates the as-built condition of the site so staff can determine exactly the number of parking spaces available on site and where appropriate parking for the living classroom and medical office can be located. Staff are comfortable that the subject site does have available parking for the existing and proposed two new uses (living classroom and medical office) on the property.

The Traffic Analysis that was completed for the subject application suggests certain options to assist with traffic calming, during the site plan application review process staff will work with the applicant and the representatives of Foxwood and Parkside to review these opportunities to mitigate traffic speed and ensure resident safety on site.

Any future development at the rear of the property would require at a minimum site plan and building permit approval. The location and configuration of parking would be considered again at that time.

The applicant has cleared the area at the rear of the property that provides for an emergency alternative access from the property. Through the site plan process staff will ensure that provisions are contained in the site plan control agreement registered on title that this access be maintained on an appropriate schedule.

Staff are satisfied that traffic safety and parking concerns can be adequately addressed through the recommended zoning regulations and site plan approval.

<u>Alternative Driveway – West Side of Property</u>
As part of the exploration of options to address traffic and parking concerns, during the summer of 2014, Schlegel Villages retained engineering consultants to undertake a review of possibly creating another access around the west side of the property to connect with the driveway at the rear of the site and to provide for some additional parking on the west side of the property. This would provide for another access point that would provide access to the rear portion of the site for deliveries, students, patients and visitors.

Working with the applicant and their consultants, staff from the Conservation Authority (GRCA) and the City's Environmental Planner undertook a staking of the adjacent wetlands and features to determine if there was adequate land outside of a buffer of the adjacent PSW (Marden South PSW Complex) floodplain associated with the Speed River that would support a driveway and parking area. It was determined upon reviewing the limits of the wetland and buffers that an Environmental Impact Study would have been needed to support a 6m road in the buffer; to determine ecological sensitively of the feature and the ability to withstand any reduced buffers, wetland hydrology and floodplain and the proposed road design.

Staff determined from the initial review that it would be difficult to support such a driveway within the buffer area to the PSW. Therefore, Schlegel Villages Inc., concluded that it would not be undertaking an EIS and the proposed driveway access alternative was abandoned.

Planning Consultant – Mark Dorfman (Representatives for Family and Residents Council)

As part of the application review process, staff received a Planning Opinion/Report from Mark Dorfman, a Planning Consultant working on behalf of the Family and Residents Council. Mr. Dorfman's professional planning opinion was that the proposed new uses are not supportable based on a number of key findings, including:

- The proposed non-residential uses are not to be characterized as accessory uses in residential areas.
- The Medical Clinic is not intended to be located within any multiple use residential building. Medical offices and clinics are primarily to be directed to mixed use commercial nodes.
- The Living Classroom focus on gerontological education facility is to provide direct interaction between the faculty, students and the residents of the long term care home.
- The proposed post-secondary school is not intended to be located within any multiple unit residential building. Considered as a land use that must be located outside of a residential designation and must be compatible with residential land uses.
- In accordance with the current zoning the medical clinic is an existing illegal use. It is not a medical use exclusive to the patients in the long term care home.

Staff Response:
As part of the review process staff reviewed the material submitted and took it into consideration Mr. Dorfman's submission and key findings. Staff's recommendations to create a definition for "living classroom" and to regulate the size and scale and location of the two new proposed uses are responsive to the concerns raised by the Planning Consultant and issues raised by residents and other stakeholders.

Facilitated Meetings

Applicant Led Facilitation – Dr. Karima Velji

Following the Public Meeting in October of 2013, Schlegel Villages Inc., requested a third party review of village community relations be undertaken and Dr. Karima Velji was retained. Her review was undertaken in March of 2014. The purpose was to understand if the village community and relations/quality assurance processes or communication mechanisms, related to the health centre and/or college programmatic development, could be improved into the future. They also wanted to understand if its approach to addressing resident/family relations was optimal and to identify and address any shortcomings through the development of an action plan. The process involved conducting interviews with resident and family representatives, review of current processes, formulate recommendations and identify elements of an action plan and present findings to the stakeholders.

Over 22 individual interviews were conducted where key findings related to an assessment of Quality and Safety, Resident and Family experiences, issue management, front line care and leadership. Participants expressed concerns that the current function of the health centre is inconsistent with the promises made about the value and benefits of the service provisions to the residents at Riverside Glen. The location of the Health Centre was deemed the biggest issue that had to be addressed. Concerns were related to infection control risk, privacy infringement, zoning rules and infringement of resident spaces such as common areas and parking. Participants also expressed concerns that the centre was not benefitting any resident of long term care as envisioned, but rather the public at large. Many expressed concern for the violation of rights of residents in long term care. Increased student volumes were of also a concern with regards to the Living Classroom.

Dr. Velji's final report outlined 9 separate recommendations to move forward, which assisted Schlegel Villages in preparing an Action Plan to ensure recommendations were addressed.

City Led Facilitation - Glenn Pothier

Although Dr. Velji's facilitation represented a significant amount of time and effort to undertake a third party review, it primarily dealt with internal operational issues related to the functioning of the Village. It did not, in staff's opinion, satisfactorily address the land use planning merits of the proposed new uses. Therefore, Planning Staff sought assistance to advance the issues raised during the processing of the applications to seek direction on resolving or seeking solutions to the planning matters on the future of the medical clinic/health centre and the living classroom. The City retained the services of an external facilitator (Glenn Pothier, GLPi) between the fall of 2014 and January 2015. This facilitation consisted of a number of sessions with key stakeholders, the purpose of which was to better understand the concerns and objectives of the different stakeholders and to explore potential solutions and mitigation opportunities for both the medical clinic and post-secondary school.

Although consensus on solutions was not achieved directly between the stakeholders, staff found the sessions successful in that they were able to review the planning land use related concerns that were raised and options that might address and mitigate these concerns.

Review of Proposed Zoning and Specialized Regulations

Based on the staff review/planning analysis of these applications, including consideration of all stakeholder and public input, Staff are proposing modifications to the proposed Zoning Bylaw Amendment application to include new definitions to be added to the R.4B-3 zone:

Medical Office: "Medical Office" means a Place 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: a "Living Classroom" means 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.

Specific Regulations are to include:

- the Living Classroom shall be limited to 406 square metres and be permitted within the existing long term care facility (or Seniors' Nursing Home which is a defined use);
- parking for the Living Classroom shall be at a ratio of 1 space per 2 staff members plus 1 per 28 m2 classroom floor space;

- The location of the Living Classroom shall be limited to the existing basement area of the long term care facility with a separate dedicated external entrance;
- the Medical Office shall have a maximum gross floor area of 140m2;
- parking for the Medical Office shall be 14 spaces, that being 7 per medical practitioner; and
- 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.

With the inclusion of the above two new definitions which will assist ensuring the uses are small scale in nature and function with appropriate regulations that will ensure the size of the uses are capped and that they maintain limited parking associated with the uses. The medical office parking is the same ratio that currently is used for medical offices and the living classroom parking ratio is the same used for a commercial school.

Site Plan Control

Through the site plan approval process, staff will ensure that the final site design and building elevations meet the policies of the Official Plan and represent good urban design and conforms with the specific zoning regulations outlined in the report.

Staff will be working with the Applicant and Foxwood and Parkside residents of 70 and 72 Woodlawn Road East to explore opportunities to implement traffic calming measures as noted in the Traffic and Parking Analysis report to be incorporated into the site. Staff will also ensure that any site plan agreement associated with this development contain provisions to protect the emergency access at the rear of the property and that it is kept clear and accessible.

Minor Application Revisions

The proposed staff modifications to the Zoning Bylaw Amendment are minor in nature. Section 34 (17) of the *Planning Act* allows Council to determine the need for further Notice where a change is made in a proposed bylaw after the public meeting. As these changes are considered minor, staff is also recommending to Council that no further public notice is required in accordance with Section 34 (17) of the *Planning Act.*

ATTACHMENT 8
Agency and Departmental Comments Summary

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Planning		√	Subject to conditions in Attachment 2
Engineering	√		See Attached for comments dated April 24, 2014
Building Services - Zoning	√		
CSS – Park Planning & Development	√		
Guelph Transit	√		
Union Gas	√		
Guelph Hydro	√		
Guelph Police	√		
GRCA	√		
GWDA	√		
County of Wellington	√		

MEMO

CITY OF Guelph
Making a Difference

FILE: 16.131.001

TO:	Sylvia Kirkwood/Stacey Laughlin, Senior Policy Planner
FROM:	Development Engineering
DEPARTMENT:	Engineering Services
DATE:	April 24, 2014
SUBJECT:	60 Woodlawn Road East – Official Plan and Zoning By-law Amendment – OP1303/ZC1310

The application is for an Official Plan Amendment to add a site specific policy to the High Density Residential designation and a Zoning By-law Amendment to amend the site specific R.4B-3 (Specialized High Density Apartment) Zone as described in the City of Guelph Zoning Bylaw. The subject property has a site area of 7.47 hectares and the purpose of the proposal is to permit a medical clinic use and a post secondary school use in addition to the uses currently permitted on the site.

Engineering Services provides the following comments:

1. Road Infrastructure/Transportation:

The subject property is situated on the north side of Woodlawn Road East, east of Woolwich Street and just west of the Speed River. The existing Woodlawn Road frontage includes a four (4) lane arterial roadway with asphalt pavement, concrete sidewalk and curb and gutter on both sides of the street with guardrails and a drainage ditch on the south side of the street. The existing right-of-way width fronting this site is 50.597 m (166.0 feet.) and a road width of 14.94 m (49.0 feet). No road widening is required from the subject property.

We have reviewed the updated Traffic Impact Study "Re: Village of Riverside Glen – Traffic Impact and Parking Assessment" prepared by Paradigm Transportation Solutions Limited in January 22, 2014.

The updated TIS was undertaken to supplement the previous Scoped Traffic Impact Study with additional traffic and parking counts. Based on the existing traffic condition during road peak and site peak, the study concluded that the need for improvements to the existing lane geometry and/or traffic control was not required at the Woodlawn Road and driveway intersection.

We concur with this conclusion because currently this intersection is operating with a satisfactory level of services. It is expected that this intersection will continue to operate with an acceptable level of service under future traffic condition because the additional traffic from the new developments will have minimum impact on the intersection of Woodlawn Road and the existing driveway.

It is our understanding that Planning staff will review the portions related to parking demand and supply.

Engineering Services
Planning, Building, Engineering and Environment

T 519-837-5604
F 519-822-6194
engineering@guelph.ca

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CITY OF Guelph
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Engineering Services has no objection to the proposed Official Plan Amendment and the Zoning By-law Amendment since the additional uses will not have any adverse effect on the existing infrastructure or any impact on traffic in the area.

Mary Angelo, P. Eng.
Development Engineering Supervisor

Julius J. Bodai, C.E.T.
Engineering Technologist III

Engineering Services
Planning, Building, Engineering and Environment

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ATTACHMENT 9
Public Notification Summary

August 1, 2013	Applications received by the City of Guelph
August 16, 2013	Applications deemed complete
August 23, 2013	Notice of Complete Application and Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres
September 13, 2013	Notice of Public Meeting advertised in the Guelph Tribune
October 7, 2013	Statutory Public Meeting of City Council
March, 2014	Dr. Velji Facilitated Meetings
Nov 2014/Jan 2015	Glenn Pothier Facilitated Meetings
March 20, 2015	Notice of Decision Meeting sent to parties that commented or requested notice
April 13, 2015	City Council Meeting to consider staff recommendation