

PART 12

SPECIALIZED INSTITUTIONAL

(I) *ZONES*

Specialized Institutional (I) **Zones**

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

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

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

8.3.1 **Specialized Educational, Spiritual and Other Services (I.1) Zones**

8.3.1.1 **I.1-1**

271 Metcalfe St.

As shown on Defined Area Map Number 44 of Schedule “A” of this **By-law**.

8.3.1.1.1 **Permitted Uses**

- ***Nursing Home*** and staff residence

8.3.1.2 **I.1-2**

208-210 Silvercreek Pkwy. N.

As shown on Defined Area Map Number 9 of Schedule “A” of this **By-law**.

8.3.1.2.1 **Permitted Uses**

In addition to the permitted **Uses** listed in Section 8.1.1, the following shall also be permitted:

- Senior Citizens’ Residence

8.3.1.2.2 **Regulations**

8.3.1.2.2.1 **Off-Street Parking for the Senior Citizen’s Residence**

Off-street parking shall be provided at a ratio of 0.4 spaces per residential unit.

8.3.1.3 **I.1-3**

60 Westwood Rd.

As shown on Defined Area Map Number 9 of Schedule “A” of this **By-**

law.

- 8.3.1.3.1 **Permitted Uses**
In addition to those listed in Section 8.1.1, the following shall also be permitted:
- A facility to house short-term guests attending seminars
 - A seniors' Apartment
 - Administrative **Office Building** for various ministry organizations
 - Retreat-type centre providing training and/or enrichment seminars for various ministries

- 8.3.1.3.2 **Regulations**
All **Buildings** and **Structures** in the I.1-3 **Zone** shall be in accordance with Section 4 and Section 8.2, with the following additional regulations:

- 8.3.1.3.2.1 **Off-Street Parking for Senior's Apartment**
Parking shall be provided at a ratio of 0.4 spaces per residential unit.

- 8.3.1.3.2.2 **Off-Street Parking for Administrative **Office Building****
Parking shall be provided at a ratio of 1 space for every 28 m² of **Building** floor area.

- 8.3.1.4 **I.1-4**
485-487 Waterloo Ave.
As shown on Defined Area Map Number 15 of Schedule "A" of this **By-law**.

- 8.3.1.4.1 **Permitted Uses**
- A camp and conference ground/retreat centre
 - A **Religious Establishment** and **Uses** accessory thereto, including: a **Day Care Centre**
 - Staff dormitory or staff residences for the conference ground and camp
 - A **Building** or **Use** accessory to the foregoing permitted **Uses**

- 8.3.1.5 **I.1-5**
202 Silvercreek Pkwy. S., 491 Waterloo Ave.
As shown on Defined Area Map Number 15 of Schedule "A" of this **By-law**.

- 8.3.1.5.1 **Permitted Uses**
- A **Religious Establishment** and **Accessory Uses** including a

Day Care Centre

- One **Single Detached Dwelling** or any **Use** accessory to the **Religious Establishment**
- A **Building** accessory to the foregoing permitted **Uses**, including a **Parking Area**

8.3.1.6

I.1-6

168-170 Metcalfe St.

As shown on Defined Area Map Number 34 of Schedule “A” of this **By-law**.

8.3.1.6.1

Permitted Uses

In addition to those listed in Section 8.1.1, a seniors’ apartment, a seniors’ rest home and a seniors’ **Nursing Home** shall also be permitted.

8.3.1.6.2

Regulations

8.3.1.6.2.1

Minimum Side Yard (each side) for a Seniors’ Rest Home and Nursing Home

Equal to one-half the **Building**, but in no case less than 7.5 metres.

8.3.1.6.2.2

Regulations Specific to the Seniors’ Apartment

- a) Maximum **Building Height** of 5 **Storeys**.
- b) Maximum of 84 apartment **Dwelling Units**.
- c) Minimum north **Side Yard** of 30 metres.
- d) Minimum south **Side Yard** of 34 metres.
- e) Minimum **Rear Yard** of 19.5 metres.
- f) Minimum apartment **Dwelling Unit** floor area of 37 m².
- g) A hydro transformer shall be permitted within the northern **Side Yard** provided such transformer is screened with plantings and/or **Fencing**.

8.3.1.6.2.3

Minimum Off-Street Parking for Seniors’ Apartment, Seniors’ Rest Home and Seniors’ Nursing Home

- a) Minimum of 0.4 **Parking Spaces** per Seniors’ apartment **Dwelling Unit**.
- b) Minimum of 0.2 **Parking Spaces** per Seniors’ Rest Home or Seniors’ **Nursing Home** bed.

8.3.1.7

I.1-7

265 Edinburgh Rd. N.

As shown on Defined Area Map Number 23 of Schedule “A” of this **By-law**.

8.3.1.7.1 Regulations

8.3.1.7.1.1 **Buffer Strips**

Where the I.1-7 **Zone** abuts the SC.1-41 **Zone**, a 2.74 metre **Buffer Strip** shall be provided. The buffer shall consist of a 1.8 metre high **Fence** and landscaping.

8.3.1.8 **I.1-8**

As shown on Defined Area Map Number 29 of Schedule “A” of this **By-law**.

8.3.1.8.1 Permitted **Uses**

- a) A **School** supported in whole or in part by funds collected by the municipality.
- b) In accordance with the **Uses** permitted by Section 5.1.3.4.2.1 of this **By-law**.

8.3.1.8.2 Regulations

- a) Shall be in accordance with the provisions of Section 8.2 of **By-law** Number (1995)-14864, as amended.
- b) All **Uses** outlined in Section 5.1.3.4.2.1 of this **By-law** shall be in accordance with the provisions of Section 5.1.3.4.2.2 of **By-law** Number (1995)-14864, as amended.

15211 8.3.1.9

I.1-9

400 Speedvale Ave. E.

As shown on Defined Area Map Number 43 of Schedule “A” of this **By-law**.

8.3.1.9.1 Permitted **Uses**

Notwithstanding Section 8.1.1, within the Specialized I.1-9 **Zone**, no **Building** or **Structure** shall be erected or **Used** except for one or more of the following permitted **Uses**:

- **Art Gallery**
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Library**
- **Medical Clinic**
- **Museum**
- **Outdoor Sportsfield Facilities**
- **Personal Service Establishment**

- **Recreation Centre** (not to exceed 950 m² of **Gross Floor Area**)
- **Religious Establishment**
- **School**
- Seniors' Apartments in accordance with Section 5.4.2 and Table 5.4.2
- **Accessory Uses** in accordance with Section 8.1.1.1

8.3.1.9.2 Regulations

In accordance with all regulations of the I.1 **Zone** as specified in Sections 4 and 8.2 of Zoning **By-law** (1995)-14864.

15763 8.3.1.10

I.1-10

30 James St. W.

As shown on Defined Area Map Number 26 of Schedule "A" of this **By-law**.

8.3.1.10.1

Permitted Uses

In addition to the **Uses** permitted in Section 8.1.1, the following additional **Use** shall be permitted:

- **Single Detached Dwelling**

8.3.1.10.2

Regulations

All I.1 **Uses** shall be developed in accordance with all the regulations of the I.1 **Zone** as specified in Sections 4 and 8.2 of Zoning **By-law** (1995)-14864, as amended.

Any **Single Detached Dwelling** shall be developed in accordance with the regulations of the R.1B **Zone**, as specified in Section 4 and Section 5.1.2 of Zoning **By-law** (1995)-14864, as amended.

16947 8.3.1.11

I.1-11

As shown on Defined Area Map Number 75 of Schedule "A" of this **By-law**.

8.3.1.11.1

Regulations

In accordance with the provisions of Section 8.2 of **By-law** Number (1995)-14864, as amended with the following exceptions:

- a) Despite Row 4 of Table 8.2, the **Maximum Front Yard** shall be 30 metres.
- b) Despite Row 13 of Table 8.2, a **Buffer Strip** is not required adjacent to the Community Park.

- 17043 8.3.1.12 **I.1-12**
17351 1320 Gordon Street
As shown on Defined Area Map Number 41 of Schedule “A” of this **By-law**.
- 8.3.1.12.1 **Permitted Uses**
In accordance with Section 8.1.1 of Zoning **By-law** (1995) – 14864, as amended.
- 8.3.1.12.2 **Regulations**
All I.1 **Uses** shall be developed in accordance with all the regulations of the I.1 **Zone** as specified in Sections 4 and 8.2 of Zoning **By-law** (1995) – 14864, as amended with the following exceptions:
- 8.3.1.12.2.1 **Maximum Front Yard**
Despite Table 8.2, Row 4, the Maximum **Front Yard** shall be 40 metres.
- 8.3.1.12.2.2 **Northerly Buffer Strip**
Despite Table 8.2, Row 13, the minimum landscaped **Buffer Strip** width along the northerly property line shall be 10 metres.
- 17351 8.3.1.12.3.1 Deleted by **By-law** (2004)-17351
- 17871 8.3.1.13 **I.1-13**
50 Clair Road East
As shown on Defined Area Map Number 42 of Schedule “A” of this **Bylaw**.
- 8.3.1.13.1 **Permitted Uses**
In addition to the permitted uses listed in Section 8.1.1, the following shall also be permitted:
- **Artisan Studio**
 - **Convenience Store**
 - **Financial Establishment**
 - **Medical Clinic**
 - **Medical Office**
 - **Office**
 - **Personal Service Establishment**
 - **Recreation Centre**
- 8.3.1.13.1.1 **Prohibited Use**
A **Drive-Through Use** shall not be permitted.
- (For purposes of this **Zone**, a **Drive-Through Use** shall be defined

as: A **Use** which involves or is designed to encourage a customer to remain in a **Vehicle** while receiving a service, obtaining a product or completing a business transaction.

- 8.3.1.13.2 Regulations
In accordance with Section 8.2 of Zoning **By-law** (1995)-14864, as amended.
- 15949 8.3.1.14 I.1-14
25 Lee Street
As shown on Defined Area Map Number 57 of Schedule “A” of this **By-law**.
- 8.3.1.14.1 Permitted **Uses**
In accordance with the **Uses** permitted in Section 8.1.1 of Zoning By-law (1995)-14864, as amended.
- 8.3.1.14.2 Regulations
In accordance with the provisions of Section 8.2 of By-law Number (1995)-14864, as amended, with the following exceptions:
- 8.3.1.14.2.1 Maximum **Front Yard** and **Exterior Side Yard**
Despite Table 8.2, Row 4, the provision for maximum **Front Yard** and **Exterior Side Yard** shall not apply.
- 8.3.1.14.2.2 Accessory **Buildings** and Structures
Despite Table 8.2, Row 10, and Section 4.5.1, an accessory **Building** may occupy a **Front Yard** or **Exterior Side Yard**.
- 8.3.1.14.2.3 Off-Street Parking
Despite Table 8.2, Row 8, and Section 4.13.4.4, a minimum of 52 **Parking Spaces** are required for an elementary school **Use**.
- 19705 8.3.1.15 I.1-15
95 Willow Road
As shown on Defined Area Map Number 14 of Schedule “A” of this **By-law**.
- 8.3.1.15.1 Permitted **Uses**
Notwithstanding Section 8.1.1, within the Specialized I.1-15 **Zone**, no **Building** or **Structure** shall be erected or **Used** except for one or more of the following permitted **Uses**:
- **Day Care Centre** in accordance with Section 4.26
 - Government Office
 - **Occasional Uses** in accordance with Section 4.21
 - Administrative office, activity room, **Recreation Centre**, and other **Accessory Uses** are permitted provided that such use is subordinate, incidental and exclusively devoted to a permitted **Use** in this **Zone** and provided that such **Use** complies with

Section 4.23.

For the purposes of this **Zone**, Government Office shall mean a **Building** or a portion thereof **Used** by the public (federal, provincial, county or municipal) sector government(s) to conduct public administration.

8.3.1.15.2 Regulations

In accordance with the provisions of Section 4 (General Provisions) and Section 8.2 and Table 8.2 (Institutional Regulations) of Zoning By-law Number (1995)-14864, as amended, with the following exceptions:

8.3.1.15.2.1 Maximum **Front Yard Setback**

Despite Row 4, Table 8.2, there shall be no maximum **Front Yard Setback** requirement in this **Zone**.

20065 8.3.1.16

I.1-16

325 Gordon St

As shown on Defined Area Map Number 26 of Schedule "A" of this **By-law**.

8.3.1.16.1 Permitted **Use**

- **Religious Establishment**

8.3.1.16.1.1 The **Accessory Uses** in Section 8.1.1.1 shall also be permitted, provided that such **Accessory Use** is subordinate, incidental and exclusively devoted to a **Religious Establishment**, and provided that such **Use** complies with Section 4.23.

8.3.1.16.1.2 In addition to the **Accessory Uses** permitted in Section 8.1.1.1, a **School** shall also be permitted as an **Accessory Use**, provided that it is subordinate, incidental and exclusively devoted to a **Religious Establishment**, and provided that a **School** complies with Section 4.23.

8.3.1.16.2 Regulations

In accordance with the provisions of Section 4 (General Provisions), and Table 8.2 of Zoning **By-law** (1995)-14864, as amended with the following exception:

8.3.1.16.2.1 Off-street Parking

Notwithstanding Section 4.13.4.4 of the Zoning **By-law** (1995)-14864, as amended, for a **Religious Establishment** and permitted **Accessory Uses**, a minimum of 13 off-street **Parking Spaces** for every 329 square metres of **Gross Floor Area** shall be provided.

8.3.2 **University of Guelph and Guelph Correctional Centre (I.2) Zone**

8.3.2.1 **I.2-1**

University of Guelph

As shown on Defined Area Map Numbers 28 and 31 of Schedule “A” of this **By-law**.

8.3.2.1.1 **Permitted Uses**

No person shall erect or **Use** any **Building** or **Structure**, or **Use** any land in the I.2-1 **Zone** for a purpose other than one or more of the following **Uses**, or **Uses** directly accessory thereto:

- a) Any University of Guelph **Building** or **Use** and any operation directly related to the University
- b) Any **Use** or **Structure** operated by the **City** or by any Department or the Federal or Provincial Governments, in accordance with Section 4.2
- c) **Financial Establishment**
- d) Computer and electronic equipment distribution, service or assembly
- e) Data processing establishment
- f) Drug **Manufacturing**
- g) Firms involved in surveying, engineering and design
- h) **Offices**
- i) **Office** or laboratory supply or service establishment
- j) Photo lab
- k) Printing or publishing establishment
- l) Production and assembly of precision and scientific instruments and equipment
- m) Research and development establishment
- n) Laboratory
- o) **Restaurant** or cafeteria enclosed within a multi-tenant **Building**, with a maximum of one per **Building**. (A free-standing **Restaurant** or cafeteria is not permitted)
- p) Scientific and technological facilities
- q) A **Building** or **Use** accessory to the foregoing permitted **Uses**.

No **Use** shall be permitted which is obnoxious, offensive or dangerous by reason of the presence or emission or production in any manner of odour, fumes, smoke, dust, noise, vibration, radiation or refuse matter.

8.3.2.1.2 **Regulations**

8.3.2.1.2.1 **Minimum Setback From City Street or Service Road**

Despite Section 4.24, the minimum **Setback** shall be 7.5 metres from the Gordon Street or Stone Road **Street Line**, or from the edge of any service road constructed adjacent to and parallel to Stone Road or Gordon Street but extending beyond the Stone Road or Gordon Street road allowance.

The area between the **Street Line**, or the edge of an adjacent and parallel service road, and the required minimum **Setback** line shall be **Used** for landscaping only, except where crossed by **Driveways** approved under Section 41 of The Planning Act, R.S.O. 1990, or any successor thereof.

8.3.2.1.2.2

Minimum Yard Spaces

No **Structure** shall be built within 35 metres of any property in the R.1B **Zone** except that a University student residence of 3 **Storeys** or less may be located up to, but not within, the 20 metre wide **Buffer Strip** adjacent to the R.1B **Zone**, and part of the CC **Zone**.

No **Structure** shall be built within 15 metres of the I.2 **Zone** adjacent to the southwesterly boundary of the I.2-1 **Zone**.

No **Structure** shall be built within 7.5 metres of the CC **Zone**.

8.3.2.1.2.3

Maximum Building Height

- a) 5 **Storeys**, not including rooftop mechanical equipment or equipment rooms.
- b) Despite the above, **Buildings** or portions of **Buildings** located between 35 metres and 61 metres from the R.1B **Zone** are limited to a total height of 7.5 metres, not including roof-top mechanical equipment or equipment rooms.
- c) Despite Sections a) and b) above, student residences for the University of Guelph located between 20 metres and 61 metres from the R.1B **Zone** are limited in height to 3 **Storeys**, not including roof-top mechanical equipment or equipment rooms.

8.3.2.1.2.4

Minimum Off-Street Parking

Despite Section 4.13, **Uses**, **Buildings** and **Structures** in the I.2-1 **Zone** shall be provided with parking in accordance with the following ratios:

University Residences

- a) Rooms – 1 space for every 5 beds
- b) Apartment Units – 1 space per unit
- c) Family Units – 1 space per unit

Institutional **Uses** permitted within the I.2 **Zone**, except for University residences – 1 space for each 65 m² of **Gross Floor Area** (G.F.A).

Public Assembly Facility – 1 **Parking Space** for each five persons that can be accommodated.

Restaurant, Financial Establishment – 1 **Parking Space** for each 28 m² of **Gross Floor Area**.

All other **Uses** permitted in the I.2-1 **Zone** – Space must be available on each site to provide a minimum of 1 **Parking Space**, complying in all respects with the regulations of this **By-law**, for each 37 m² of **Gross Floor Area**.

8.3.2.1.2.5

Off-Street **Loading Spaces** and Garbage Storage

Off-street **Loading Spaces** and garbage storage areas shall be located a minimum of 61 metres from the R.1B **Zone**.

Off-street **Loading Spaces** and garbage storage areas shall be screened from public **Streets**, from the R.1B **Zone** and from the I.2 **Zone** adjacent to the southwesterly boundary.

8.3.2.1.2.6

Buffer Strips

Despite any other provisions of this **By-law**, the **Buffer Strips** required along the boundaries of the I.2-1 **Zone** adjacent to the R.1B **Zone**, CC **Zone** and I.2 **Zone**, shall be provided, constructed and installed in accordance with the following regulations:

8.3.2.1.2.6.1

The **Buffer Strip** adjacent to the R.1B **Zone** along the southeasterly boundary of the I.2-1 **Zone** and to a point 20 metres beyond **Lot 88**, Registered Plan 650, adjacent to the CC **Zone**, shall be subject to the following regulations:

- a) Minimum width shall be 20 metres.
- b) The **Buffer Strip** shall consist of a **Fence** on the boundary line, a sodded or seeded berm, an initial planting of deciduous and coniferous trees, including fast-growing species, and later, installation of landscaping materials and plantings which will ultimately be sufficient to screen the view of I.2-1 **Zone Structures** and activities from the property owners in the R.1B **Zone**.
- c) Despite Section b), the **Fence**, berm and planting may be

interrupted by a walkway-bikeway or Grierson Drive cul-de-sac and the berm is not required and must not be located in areas of the **Buffer Strip** which already contains mature trees.

- d) The design and staging of the master landscape plan for this **Buffer Strip** shall be subject to the approval of the **City** of Guelph and subject to the terms of the development agreement dated July 12, 1984 between the **City** of Guelph and the University of Guelph.
- e) The **Buffer Strip** may be located within the required minimum **Yard** space.

8.3.2.1.2.6.2

The **Buffer Strip** adjacent to the CC **Zone**, from a point 20 metres beyond **Lot** 88, Registered Plan 650, to a point 61 metres beyond **Lot** 88, Registered Plan 650, shall be subject to the following regulations:

- a) Minimum width shall be 2 metres.
- b) The **Buffer Strip** shall consist of one continuous row of coniferous trees.
- c) The **Buffer Strip** may be located within the required minimum **Yard** space.

8.3.2.1.2.6.3

Provided, if any of the permitted **Uses** listed in Section 8.3.2.1.1, from c) to o) inclusive, or a parking **Lot** accessory thereto, are located or constructed in the vicinity of any portion of the I.2 **Zone** at the southwesterly end of the I.2-1 **Zone**, a **Buffer Strip** shall be installed in the vicinity of the I.2 **Zone** in accordance with specific site plan approval by the **City** under Section 41 of the Planning Act, R.S.O. 1990.

8.3.2.1.2.7

Frontage on a Public **Street**

Despite Section 4.1, access from the site of a **Building, Structure** or **Use** in the I.2-1 **Zone** to a public **Street** may be provided by way of a privately-owned **Street**.

8.3.2.1.2.8

Enclosed Operations

All **Uses**, with the exception of parking, loading, garbage storage, **Outdoor Patio** cafes, **Outdoor Sportsfield Facilities**, operations or **Use** directly related to the University of Guelph, or government **Uses** in accordance with Section 4.2, shall be conducted within an enclosed **Building**.

8.3.2.2

I.2-2

University of Guelph

As shown on Defined Area Map Number 27 of Schedule "A" of this **By-law**.

8.3.2.2.1

Permitted Uses

No person shall erect of **Use** any **Building** of **Structure**, or **Use** any land in the I.2-2 Zone for a purpose other than one or more of the following **Uses** or **Uses** directly accessory thereto:

- a) Any University of Guelph **Building** or **Use** and any operation directly related to the university
- b) Any **Use** or **Structure** operated by the **City** or by any Department or the Federal or Provincial Governments, in accordance with Section 4.2
- c) **Financial Establishment**
- d) Computer and electronic equipment distribution, service or assembly
- e) Data processing establishment
- f) Drug **Manufacturing**
- g) Firms involved in surveying, engineering and design
- h) **Offices**
- i) **Office** or laboratory supply or service establishment
- j) Photo lab
- k) Printing or publishing establishment
- l) Production and assembly of precision and scientific instruments and equipment
- m) Research and development establishment
- n) **Laboratory**
- o) **Restaurant** or cafeteria enclosed within a multi-tenant **Building**, with a maximum of one per **Building**. (A free-standing **Restaurant** or cafeteria is not permitted)
- p) Scientific and technological facilities
- q) A **Building** or **Use** Accessory to the foregoing permitted **Uses**.

No **Use** shall be permitted which is obnoxious, offensive or dangerous by reason of the presence or emission or production in any manner of odor, fumes, smoke, dust, noise vibration, radiation or refuse matter.

8.3.2.2.2

Regulations

8.3.2.2.2.1

Minimum Setbacks From City Street or Service Road

Despite Section 4.24, the minimum **Setback** shall be 7.5 metres from the Edinburgh Road or Stone Road **Street Line**, or from the edge of any service road constructed adjacent to and parallel to Stone Road or Edinburgh Road but extending beyond the Stone

Road or Edinburgh Road road allowance

The area between the **Street Line**, or the edge of an adjacent and parallel service road, and the required minimum **Setback** line shall be **Used** for landscaping only, except where crossed by **Driveways** approved under Section 41 of The Planning Act, R.S.O. 1990, or any successor thereof.

8.3.2.2.2.2

Minimum Yard Spaces

No **Building** or **Structure** shall be built within 10 metres of the woodlot edge of the “Dairy Bush”. Within the 10 metre **Setback** a pedestrian/cycling trail will be maintained including a 5 m planting area of shade tolerant deciduous and coniferous trees on the south side of the trail.

No **Building** or **Structure** shall be located within 3m of the I.2, CC-12, R.4A-29 and SC.1-52 **Zone**.

8.3.2.2.2.3

Maximum Building Height

- a) 5 **Storeys**, not including rooftop mechanical equipment or equipment rooms.
- b) Despite Section a) above **Buildings** will be limited to a maximum of 3 **Storeys** not including rooftop mechanical equipment or equipment rooms within 15 metres from the woodlot edge of the “Dairy Bush”.

8.3.2.2.2.4

Minimum Off-Street Parking

Despite Section 4.13, **Uses, Buildings** and **Structures** in the I.2-2 **Zone** shall be provided with parking in accordance with the following ratios:

University Residences

- a) Rooms – 1 space for every 5 beds
- b) Apartment Units – 1 space per unit
- c) Family Units – 1 space per unit

Institutional **Uses** permitted within the I.2 **Zone**, except for University residences – 1 space for each 65 m² of **Gross Floor Area** (G.F.A.)

Public Assembly Facility – 1 **Parking Space** for each five persons that can be accommodated.

Restaurant, Financial Establishment - 1 **Parking Space** for each 28 m² of **Gross Floor Area**.

All other **Uses** permitted in the I.2-2 **Zone** – Space must be available on each site to provide a minimum of 1 **Parking Space**, complying in all respects with the regulations of this **By-law**, for each 37 m² of **Gross Floor Area**.

8.3.2.2.2.5 Off-Street **Loading Spaces** and Garbage Storage
Off-street **Loading Spaces** and garbage storage areas shall be screened from public **Streets**, from the R.4A-29 **Zone** and from the I.2 **Zone**.

8.3.2.2.2.6 Frontage on a Public **Street**
Despite Section 4.1, access from the site of a **Building, Structure** or **Use** in the I.2-2 **Zone** to a public **Street** may be provided by way of a privately-owned **Street**.

17016
17076

8.3.2.3 **I.2-3**
1, 93 and 95 Stone Road West and 2 South Ring Road
As shown on Defined Area Map Number 27 of Schedule “A” of this **By-law**.

8.3.2.3.1 Permitted **Uses**
No person shall erect or **Use** any **Building** or **Structure**, or **Use** any land in the I.2-3 **Zone** for a purpose other than one or more of the following **Uses** or **Uses** directly accessory thereto:

- a) **Agricultural Research Institution;**
- b) Any **Use** operated by any Department of the Federal, Provincial or Municipal Government and any operation directly related to any level of government in accordance with Section 4.2;
- c) Any University of Guelph **Use** and any operation directly related to the University in accordance with Section 4.2;
- d) **Club;**
- e) **Computer Establishment;**
- f) Computer and electronic equipment distribution, service or assembly;
- g) Data processing establishment;
- h) **Day Care Centre;**
- i) **Financial Establishment;**
- j) Firms involved in surveying, engineering and design;
- k) **Laboratory;**
- l) **Office;**
- m) **Office** or **Laboratory** supply or service establishment;
- n) **Personal Service Establishment;**
- o) Printing or publishing establishment including a **Print Shop;**

- p) Production and assembly of precision and scientific instruments and equipment;
- q) **Research Establishment;**
- r) **Restaurant** or cafeteria enclosed within a multi-tenant **Building**, (A free-standing **Restaurant** or cafeteria is not permitted);
- s) Scientific and technological facilities;
- t) **Storage Facility;**
- u) **Warehouse;**
- v) **An Accessory Use** to the foregoing permitted **Uses**.

No **Use** shall be permitted which is obnoxious, offensive or dangerous by reason of the presence or emission or production in any manner of odour, fumes, smoke, dust, noise vibration, radiation or refuse matter.

8.3.2.3.2 Regulations

The Specialized I.2-3 **Zone** shall be subject to the regulations of Section 4 (General Provisions), and Section 8.2 (Institutional Zoning Regulations) with the following exceptions:

8.3.2.3.2.1 Minimum Setbacks From Privately-Owned Street

Despite Table 8.2, the **Minimum Front and Exterior Yard Setbacks** shall also apply from the edge of any existing or future privately-owned **Street**.

The area between the **Street Line**, or the edge of any existing or future privately-owned **Street**, and the required minimum **Setback** line shall be **Used** for landscaping only, except where crossed by **Driveways** approved under Section 41 of The Planning Act, R.S.O. 1990, or any successor thereof.

8.3.2.3.2.2 Frontage on a Public Street

Despite Section 4.1, access from the site of a **Building, Structure** or **Use** in the I.2-3 **Zone** to a public **Street** may be provided by way of a privately-owned **Street**.

17076 8.3.2.3.3 Deleted by **By-law** Number (2003)-17076.

17768 8.3.2.4 **I.2-4**
80 Stone Road West
As shown on Defined Area Map Number 31 of Schedule "A" of this **By-law**.

8.3.2.4.1 Permitted Uses

In addition to the permitted **Uses** listed in Section 8.3.2.1.1, the following additional **Use** shall be permitted in the I.2-4 **Zone**:

- **Recreation Centre**

8.3.2.4.2 Regulations

In accordance with Section 8.3.2.1.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions.

8.3.2.4.2.1 Minimum **Setback** From City **Street** or Service Road

Despite Section 8.3.2.1.2.1, the Minimum **Setback** for the off-street **Parking Area** shall be 4.5 metres from the Stone Road **Street Line**.

8.3.2.4.2.2 Minimum Off-Street Parking

- **Recreation Centre** 1 per 22 m² G.F.A.

17769 8.3.2.5

I.2-5

As shown on Defined Area Map Number 31 of Schedule “A” of this **By-law**.

8.3.2.5.1 Permitted **Uses**

- In addition to the permitted **Uses** listed in Section 8.3.2.1.1, the following additional **Uses** shall be permitted in the I.2-5 **Zone**:
- **Hotel**
- Convention Centre

8.3.2.5.2 Regulations

In accordance with Section 8.3.2.1.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions:

8.3.2.5.2.1 Minimum **Setbacks** from **City Street** or Service Road

Despite Section 8.3.2.1.2.1, the Minimum **Setback** for the off-street **Parking Area** shall be 4.5 metres from the Stone Road **Street Line** and the Minimum **Setback** for the service lane shall be 3 metres from the Gordon Street **Street Line**.

8.3.2.5.2.2 Maximum **Building Height**

Despite Section 8.3.2.1.2.3, the Maximum **Building Height** shall be 6 **Storeys**, not including rooftop mechanical equipment or equipment rooms.

Minimum Off-Street Parking

- **Hotel**- 1 per guest room plus 1 per 10 m² G.F.A. open to the public excluding corridors, lobbies or foyers.
- **Restaurant**- 1 per 7.5 m² G.F.A.
- Convention Centre- 1 space per 10 m² G.F.A.

8.3.3 **Health and Social Services (I.3) Zone**

17420

8.3.3.1 **I.3-1**
80 Waterloo Avenue and 20-28 Birmingham Street
As shown on Defined Area Map 25 of Schedule “A” of this **By-law**.

8.3.3.1.1 **Permitted Uses**

- **Art Gallery**
- **Day Care Centre** in accordance with Section 4.26
- **Library**
- **Museum**
- **Religious Establishment**
- **School**
- **Social Services Establishment** including diagnostic and treatment services

8.3.3.1.1.1 Administrative **Office**, activity room. **Recreation Centre**, nursing station, **Research Establishment**, chapel, and other **Accessory Uses** are permitted provided that such **Use** is subordinate, incidental and exclusively devoted to a permitted **Use** listed in Section 8.3.3.1.1 and provided that such **Use** complies with Section 4.23.

8.3.3.1.2. **Regulations**

In accordance with the provisions of Section 8.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions:

8.3.3.1.2.1 **Minimum Front and Exterior Side Yard**

The minimum **Front Yard** on Glasgow Street South shall be 2.64m and the minimum **Exterior Side Yard** on Waterloo Avenue shall be 4.22m.

8.3.3.1.2.2 **Off-Street Parking**

1 **Parking Space** shall be required per 33m² G.F.A.

8.3.3.1.2.3 **Maximum Building Height**

Despite Row 12, Table 8.2, the maximum **Building Height** shall be 2 **Storeys**.

18525

8.3.3.3 **I.3-3**
As shown on Defined Area Map Number 23 of Schedule “A” of this **By-law**.

8.3.3.3.1 **Permitted Uses**

In addition to the permitted **Uses** listed in Section 8.3.1, the following shall also be permitted:

- **Apartment Building**
- Retirement Residential Facility
- **Home for the Aged**
- **Nursing Home**

8.3.3.3.2 Regulations

The Specialized I.3-3 **Zone** shall be subject to the regulations of Section 4 (General Provisions) and in accordance with Section 5.4.2 and Table 5.4.2 (General Apartment) R.4A **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:

8.3.3.3.2.1 Underground Parking 0 metres

8.3.3.3.2.2 Minimum Distance Between **Buildings** Where two or more **Buildings** are located on any one **Lot**, the minimum distance shall be 3 metres.

8.3.3.3.2.3 Maximum **Building** Height

- 7 **Storeys** for Phase 1 and Phase 2 **Buildings**
- 8 **Storeys** for Phase 3 **Building**

8.3.3.3.2.4 Minimum **Side Yards**

- 43 metres on the north side (Phase 1 **Building**)
- 46 metres on the north side (Phase 2 **Building**)
- 32 metres on the north side (Phase 3 **Building**)
- 3 metres on the south side

8.3.3.3.2.5 Minimum Distance Between **Buildings** with Windows to **Habitable Rooms** 15 metres (between Phase 2 **Building** and Phase 3 **Building** only)

8.3.3.3.2.6 Minimum Number of **Dwelling Units** 300 units for all three **Buildings**

8.3.3.3.2.7 **Floor Space Index** The maximum **Floor Space Index** for all 3 **Building** sites shall be 1.5

8.3.3.3.2.8 Off-Street Parking 1.25 spaces per **Dwelling Unit**