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 L.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 L.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 L.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
8.3.1.6  
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  
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.

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.
8.3.1.12  
I.1-12  
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.

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.

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*.

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.
8.3.2.2.1 Permitted Uses

No person shall erect of Use any Building or 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 **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**.

8.3.2.2.3 **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”.

8.3.2.2.4 **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 m\(^2\) 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 m\(^2\) 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 m\(^2\) of *Gross Floor Area*.

8.3.2.2.5 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*.

8.3.2.2.6 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*.

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**.

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

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**:
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.

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 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**

8.3.3.2 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:

8.3.3.2.1 Underground Parking
0 metres

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

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

8.3.3.2.4 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

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

8.3.3.2.6 Minimum Number of Dwelling Units
300 units for all three Buildings

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

8.3.3.2.8 Off-Street Parking
1.25 spaces per Dwelling Unit