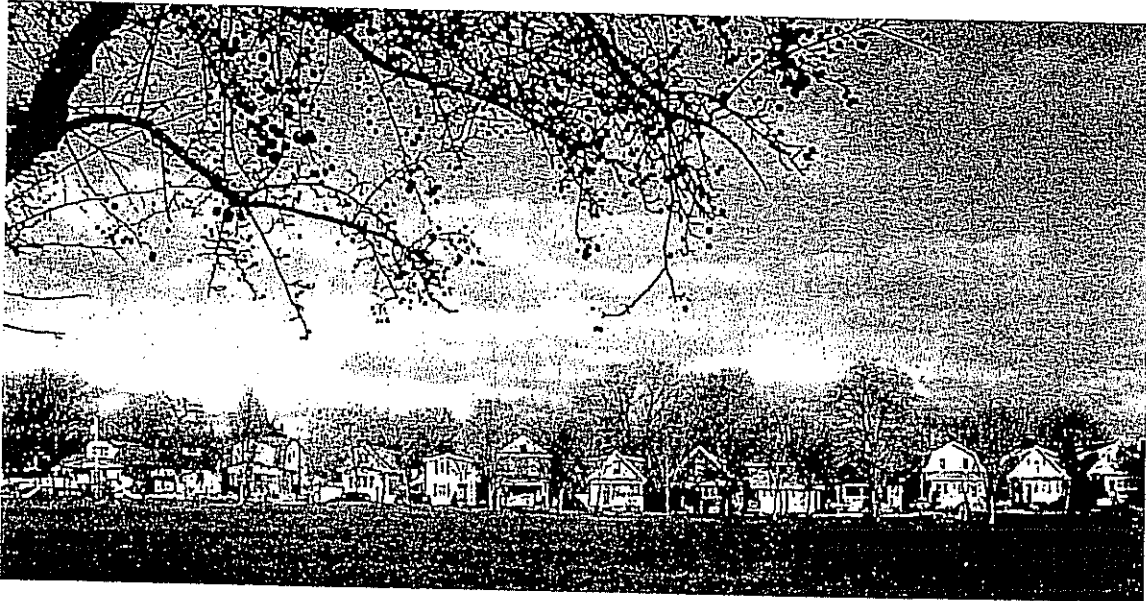


# St. Patrick's Ward



## Land Use Strategy

May 2003

City of Guelph  
Planning and Building Services

## 1.0 Introduction

This report outlines recommendations to improve the land use framework of the St. Patrick's Ward neighbourhood. This neighbourhood will continue to accommodate a mixture of business and residential uses over the long term. The recommended strategy will assist in reducing land use conflicts between residential and business uses. The strategy will also provide increased flexibility for existing business lands in order to encourage reinvestment and to facilitate the transition to compatible land uses. Staff also recommend that the effectiveness of the land use strategy be monitored and refinements made during future reviews of the Official Plan and Zoning By-law.

### 1.1 Background

In February 2001, a community reinvestment strategy was initiated for the St. Patrick's Ward neighbourhood. A *Community Improvement Plan* was adopted by City Council in May 2002 and approved by the Ministry of Municipal Affairs in January 2003 setting out a 10 year reinvestment program. Actions include infrastructure, park and community trail improvements. Other activities include the implementation of a neighbourhood traffic management plan, land use review, financial incentive review, heritage incentive review, accessibility audit, guidelines for development adjacent to the Guelph Junction Railway and a property standards audit. The accessibility audit was completed in September 2002.

This report proposes a new land use strategy for the St. Patrick's Ward neighbourhood and builds upon the following background studies:

- *Ward One Land Use Strategy* (1992) by Hemson Consulting

- *St. Patrick's Ward Community Improvement and Land Use Study Draft for Public Review* (January 2002)
- *St. Patrick's Ward Community Improvement Plan* (April 2002)
- *Review of Business Land Use Policies* (December 2002)
- *Review of Residential Land Use Policies* (March 2003)

Four informal public information meetings have been held with neighbourhood residents to refine the community reinvestment approach. 87 letters have been received by participants and have assisted in refining this land use strategy.

### 1.2 Land Use Study Area

A land use review was identified as a Year One priority in the *Community Improvement Plan*. The St. Patrick's Ward study area includes all lands bounded on the west by the Speed River, the north by the Canadian National Railway, the east by Victoria Road and the south by the Speed River (see Figure 1).

### 1.3 Community Reinvestment Goals

The overall goals of the community reinvestment strategy are to:

1. Enhance St. Patrick's Ward as an attractive place, with a high quality of life, for Guelph residents to live, learn, work, shop, play, recreate, gather and worship by investing in community improvements.
2. Encourage investment on industrial, commercial and residential lands.
3. Provide a clear and flexible land use framework to accommodate change and provide a degree of certainty for private and public investment.
4. Improve the visual quality and accessibility of the area's public lands by improving key pedestrian linkages,

parks, trails, streetscape and gateway entrance features.

5. Provide a prioritized 10-year program of community improvement initiatives for consideration in the City's Capital Budget process.
6. Consider future incentive programs to encourage desirable development and investment.
7. Improve land use compatibility between residential, industrial and railway uses.
8. Protect and conserve the heritage resources and the historic fabric and character of the neighbourhood.
9. Encourage community improvements that respect and strengthen the historic neighbourhood character.

The existing land use policy framework has been reviewed to determine if it is consistent with the stated goals of the community reinvestment strategy. This strategic planning approach recognizes that the St. Patrick's Ward neighbourhood contains a mixture of residential, commercial, institutional and industrial land uses. Any land use policy change recommended must be respectful of the specific historical, cultural, economic and physical context. Appendix A provides an overview of the St. Patrick's Ward neighbourhood.

#### **1.4 Implementation Process**

This land use strategy summarizes the overall study process and highlights specific Planning staff recommendations for consideration by City Council at a Public Meeting to be held on June 16, 2003.

Planning staff will also be requesting Council's permission to initiate the formal public process to consider the Official Plan Amendments outlined in Appendix B.

Planning staff are refining the preliminary Zoning By-law Amendments contained in the earlier draft reports and will bring forward a detailed report outlining the specific proposals later in 2003. A preliminary outline of the proposed Zoning By-law Amendments (subject to change following public consultation) is provided in Appendix C. All Official Plan and Zoning By-law Amendments will follow the procedures and public notification requirements of the *Ontario Planning Act*.

Planning staff recommend that the effectiveness of the proposed land use strategy be monitored. Refinements can be made in concert with any city-wide review of the Official Plan and Zoning By-law.

#### **1.5 Future City Actions**

Associated with the overall Community Reinvestment Strategy, a number of related City initiatives are proposed:

1. Neighbourhood traffic management.
2. Property standards audit.
3. Implementation of infrastructure, streetscape, park and other projects identified in the approved *Community Improvement Plan*.
4. New guidelines for the development adjacent to the Guelph Junction Railway.
5. After-use plan for the former IMICO property.
6. Review of brownfield, financial and heritage retention incentives.
7. A review of regulations for lodging houses, accessory apartments and associated parking requirements.

Initiatives 1 to 4 have been included in the *Community Improvement Plan*. Initiatives 5 to 7 are currently being addressed by staff.

## 2.0 Land Use Review

### 2.1 Need for a Land Use Review

The Guelph Official Plan recommends a periodic review of land use policies to remain current with respect to changes in legislation, societal trends and public expectations. Improving the quality of life for neighbourhood residents by reducing land use conflicts is a key goal of this review. A land use policy framework is needed that will facilitate the transition from industrial to other uses that are compatible with the surrounding residential areas. The current business land use policies need refinement to facilitate this desired transition.

### 2.2 Review of 1992 Hemson Study

The current land use policies are based primarily on the findings of the 1992 *Ward One Area Future Land Use Strategy* prepared by Hemson Consulting (see Figure 2). Several Official Plan policies and Zoning By-law regulations were amended following the recommendations of the Hemson study.

Several positive land use changes within the neighbourhood have resulted since the adoption of the Hemson study. New multiple residential units have been built adjacent to the Speed River and along York Road. Accessory apartments and intensification of under-utilized lots have provided new housing throughout the neighbourhood and have reversed a sharp population decline. The recent approval for the conversion of the former Len's Mill building into condominiums will provide a range of housing opportunities while reinforcing the historic mixed use character of the neighbourhood.

Compatible businesses have also opened along York Road, Wyndham Street South and Elizabeth Street. Many of these businesses have become established in older industrial buildings

which have been subdivided into affordable spaces.

Community trails and parks have been expanded along the river and a new pedestrian bridge constructed across the Speed River since 1992.

New infrastructure has been provided including bridges on Wyndham and Neeve, reconstruction of Elizabeth Street (west of Stevenson) and numerous sidewalk repairs.

The Hemson study, however, was based on several assumptions that may not be valid today. These key assumptions are described below:

- The Guelph Junction Railway would cease operation and the lands would be used for community trails or consolidated with abutting lands.
- Up to 1000 new residential units in multiple residential dwellings were expected by 2002. Comprehensive redevelopment including land assembly of smaller residential properties could provide a total of 3000 new residential units within the neighbourhood.
- York Road was to connect to Wellington Street via a new bridge across the Speed River.
- Industries would be phased out and these lands would be redeveloped into new residential neighbourhoods.
- A mixed use industrial-residential area was proposed east of Stevenson Street which would convert to predominantly residential uses over the long term.
- Fifty percent of the industries surveyed were expected to leave the St. Patrick's Ward for modern business parks. Several owners also indicated they were expecting declining workforces.

Since 1992, City Council has made a commitment to the continued operation

of the Guelph Junction Railway. The Railway is making 30-year commitments to customers, is profitable and is contemplating expansion.

Several of the new residential neighbourhoods envisioned in the Hemson report were based on the assumption that the railway operation would cease. This would allow former industrial lands to accommodate new residential districts.

Staff have revisited the Hemson study's residential projections. 419 new residential units have been constructed since 1992. An additional 624 units have received planning approval since 1992, primarily for the W.C. Wood redevelopment and the Mill Lofts conversion. Staff estimate that potential exists for an additional 545 residential units through the long term development of business lands. This is 1124 units lower than the Hemson study's estimate.

In 1998, City Council approved an amendment to remove the York Road extension to Wellington Street from the recommended road network in the Official Plan. Traffic analysis during the *Community Improvement Plan* review also indicated that two travel lanes would be sufficient if intersection improvements are made. These findings have assisted in stabilizing the residential land uses along York Road and question the viability of the Hemson recommendation to create mixed use commercial corridor along portions of York Road and Elizabeth Street.

The shortcomings of the current land use policies are most evident on the existing business lands. The pace and degree of land use change is slower than anticipated in 1992. The current policy framework has not assisted the conversion of many existing business properties to residential uses. A large number of vacant and under-used properties continue to be present.

Heavy industrial uses are also present and result in continuing land use conflicts.

A number of legislative, planning policy and real estate market changes have occurred since the completion of the Hemson study. These have a direct impact on the existing business land uses. A brief summary is provided below:

- In 1996, the Provincial Government released the *Guideline for Use at Contaminated Sites in Ontario*. New residential and institutional clean-up requirements were more rigorous and resulted in high investigation and clean-up expenditures. In addition, financial institutions have become more cautious in providing redevelopment loans due to shared liability concerns. This has led to property abandonment or the reluctance to request a land use change due to the high clean-up costs and lower property values.
- In 1994, the Provincial government prepared *Land Use Compatibility Guidelines* to address the interface between industrial and residential uses. The intent of the guideline is two-fold: protect existing sensitive uses (residential, institutional, parks) areas from the establishment of new industrial uses and protect existing industrial uses from encroachment of new sensitive uses. The proponent of a proposal to introduce a sensitive use would be required to prepare a compatibility analysis demonstrating that the existing industrial operations would not be adversely affected by complaints regarding normal operations.
- Serious inconsistencies exist between the Official Plan policies and Zoning By-law which makes the desired transition from industrial to more compatible land uses difficult.

- The Official Plan policies are unclear on the procedures for mixing residential and business uses together leading to land use conflicts and a lack of reinvestment.
- While some of the larger manufacturing operations continue, the small business sector has experienced increased stability and growth. Factories have been subdivided into affordable space geared toward new entrepreneurial firms creating a significant small business incubator. These small businesses have indicated that they wish to stay and expand their businesses in the neighbourhood

### 2.3 Main Focus on Business Lands

Staff primarily focused on business lands during the land use review since reducing land use conflicts was a major goal. The main land use changes to be experienced in the neighbourhood are expected to occur on the existing business lands.

Recent economic trends support the trend toward smaller, service-oriented businesses. A comparison of St. Patrick's Ward business survey results between 1990 and 2000 indicated the following trends:

- The number of traditional industrial enterprises is declining while the number of small-scale and service oriented businesses is growing.
- Between 1990 and 2000, the number of local businesses increased from 100 to 150.
- 75% of all businesses are in the non-manufacturing sector.
- Manufacturing businesses are primarily in metal fabrication, manufacturing and wood industries.
- Only four buildings are over 100,000 square feet in floor space.

- The average manufacturing building floor space is 21,000 square feet (excluding W.C. Wood and Owens Corning).
- The average non-manufacturing building is 8,000 square feet based on a partial inventory. Many of the personal service shops and convenience retail stores are much smaller in size.
- The majority of businesses are independently owned and operated.
- St. Patrick's Ward continues to be an important employment area in Guelph due to its affordable land and building costs, proximity to business and labour markets, the downtown and University of Guelph.
- Convenient access to major roads and the Guelph Junction Railway also benefit local businesses.
- Service oriented businesses are experiencing a greater level of stability compared to traditional manufacturers.
- Majority of business owners do not anticipate leaving the area or decreasing their workforce.

The trend towards smaller, service-oriented businesses creates an excellent opportunity to facilitate positive land use change in the neighbourhood. The traditional mix of business and residential land uses will likely continue in the neighbourhood. A refined business land use framework will help lessen land use conflicts while stimulating new business investment.

Given the mixed use nature of the neighbourhood, some businesses are located on smaller parcels and surrounded by stable residential areas. Other areas are predominantly business-oriented with larger parcels and less interface with residential uses. Some areas are in transition from industrial to more compatible business

uses. Some conversion of industrial buildings to residential uses has occurred. The land use approach needs to be tailored for each situation.

## 2.4 Residential Overview

Overall, Planning staff feel that the residential policy framework in the neighbourhood is performing well. Residential intensification has been well distributed in the neighbourhood and has positively contributed to an increase in population (see Figure 3).

Major changes are not expected to occur in the existing residential areas. Larger-scale residential intensification will occur on existing business lands. The recently approved Mill Lofts residential conversion provides a range of housing types to meet diverse housing demands. The most significant residential development anticipated is the redevelopment of the W.C. Wood property. The development timing is at the owner's discretion. The planning approvals are in place on this property to guide the transition from heavy industry to residential and park uses. Other industrial lands could also support residential uses subject to meeting land use compatibility and property clean-up requirements.

Planning staff are recommending that minor refinements to the Zoning By-law be made to recognize the mixed residential nature of the neighbourhood. Residential areas are zoned predominantly for single detached uses. Thirty percent of the residential structures within the neighbourhood are made up of semi-detached, duplex, townhouse or apartment units. These units are considered legal, non-conforming dwellings within the single detached residential zone. Staff are recommending flexibility in the zoning regulations to recognize these legally

established residential units as permitted uses subject to meeting zoning regulations (i.e. off-street parking requirements). Zoning regulations (minimum frontage, maximum height, density, floor space index (FSI) and angular planes) should also be reviewed to determine if they are meeting their intended objectives.

The proposed land use strategy will assist in stabilizing the residential areas of the neighbourhood by:

- Not permitting business expansion to displace homes in the stable residential area.
- Changing zoning on business lands to a range of land uses compatible within a residential neighbourhood.
- Permitting mixed uses (including residential development) on defined business properties.

Proposed Official Plan amendments would place 87 existing residential properties currently designated for commercial and industrial mixed use into the General Residential designation. This will provide a greater level of long term stability for these existing residential land uses.

The strategy also recommends that many of the business properties be rezoned by the City to permit residential uses subject to meeting property clean-up and land use compatibility requirements. Zoning permissions may assist in the conversion of the properties to residential uses over the long term. Any major residential intensification that occurs within this neighbourhood will be on the existing business lands.

The stable residential areas of the neighbourhood will continue to experience incremental and small-scale change over time as new housing is introduced. Major changes in the residential area are not anticipated.

### 3.0 Land Use Concept

Planning staff have prepared a land use concept for the St. Patrick's Ward neighbourhood (see Figure 4). This concept has been refined through the public consultation process and staff review of the neighbourhood. The land use concept forms the basis for the proposed land use strategy for St. Patrick's Ward.

The proposed land use concept identifies four broad categories that contain a range of land uses:

- Parks and Community Trails;
- Stable Residential Area;
- Stable Business Area;
- Mixed Use Area.

#### 3.1 Parks and Community Trails

Land use policy changes are not anticipated for the identified parks and community trails. New community trails are proposed along the easterly edge of the Speed River. A trail connection is also proposed to connect the Eramosa River trail to the river valley east of Victoria Road. These future community trail linkages are shown in the approved *Community Improvement Plan*.

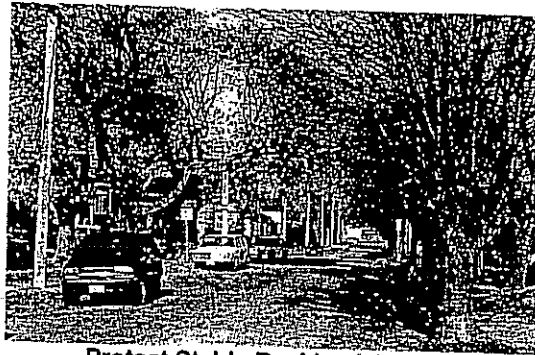
A new neighbourhood park is proposed beside Sacred Heart School when the W.C. Wood property is re-developed for residential purposes. If the lands bounded by Huron Street, Alice Street, Morris Street and York Road are developed for residential purposes, additional parkland will be required. Figure 5 shows a possible location for a new neighbourhood park along Huron Street.



New Park For Sacred Heart Church & School

#### 3.2 Stable Residential Area

Most of residential areas of the St. Patrick's Ward are very stable and consist of predominantly single detached homes. Housing forms are generally low-rise and under 3 storeys.



Protect Stable Residential Areas

Almost 200 neighbourhood properties are listed on the City's *Inventory of Heritage Structures*. More than 90% of the neighbourhood's housing stock was constructed prior to 1929. Most of the homes are in good condition and many have been renovated. Over time, new housing replaces some of the earlier homes. The City's Heritage Planner and Guelph Heritage Committee currently review and comment on demolition permit applications.



Residential Intensification is Encouraged





**Historic Streetscapes are Highly Valued**

Land use change and residential intensification in the Stable Residential Area will continue to happen incrementally over time and will be initiated by individual landowners. A public consultation process is required for most planning applications (i.e. severance, variance, Official Plan and Zoning By-law amendment) and can assist in refining the details of development proposals.



**Residential Intensification Along York Road**

The Official Plan sets out criteria to evaluate proposals for residential intensification. Zoning approval for townhouses is currently in place at the northeasterly corner of Wyndham Street South and Gordon Street.

Future consolidation of larger residential properties may occur in a few locations along arterial roads for multiple unit residential development. The majority of the Stable Residential Area consists of narrow and shallow lots that would be very expensive and difficult to consolidate. Major land use changes are expected to occur on the existing business lands and not in the Stable Residential Area.

The gradual intensification of a neighbourhood tends to reinforce the residential character of the area and support local schools, other community facilities, shops and services.



**Tytler Public School**

The Stable Residential Area currently has several religious establishments, clubs, personal service establishments, offices, and convenience shopping facilities. These small scale uses contribute positively to the neighbourhood's historic mixed use character.

A number of businesses also exist within the Stable Residential Area. It is expected that some of these properties will continue to support businesses over the long term. The land use strategy proposes site-specific Official Plan policies and Zoning regulations to guide the use of these existing business lands in the Stable Residential Areas. Depending on the location, a restricted range of uses will assist in improving land use compatibility.

The land use strategy will also permit these properties to be used for residential purposes where land use compatibility and clean-up requirements can be met. Staff only expect some of the existing business properties to be converted to residential uses given the high property clean-up costs. The City's Brownfield Strategy may assist in offsetting some of these costs.

### 3.3 Stable Business Area

There are areas of established business concentrations that are highly unlikely to change to residential uses over the long term. Business concentrations located along Victoria Road, Elizabeth Street, York Road and Stevenson Street are well-established. Over time, the types of operations may change but this concentration of business uses will remain (see Figure 4).

Staff believe that the reform of business land use policies will have the greatest potential to improve the quality of life in the neighbourhood while revitalizing and supporting the small business sector. The proposed land use strategy will also help improve land use compatibility between residential and business uses.

New business and other compatible uses could be accommodated in existing business buildings and on existing business lands. The challenge will be to attempt to reduce any compatibility conflicts between the Stable Residential Area and the Stable Business Area.



Industrial District North of York Road

Many of the existing business properties have industrial zoning. Staff believe that allowing greater flexibility in the range of permitted business uses will assist in the desired transition from heavy industry to smaller, service-oriented business and office uses. Allowing a limited range of commercial and other complementary business uses will give the landowners more options for leasing buildings and properties. The current industrial zoning limits these options and may lead to new compatibility concerns.



Service Commercial Along Elizabeth Street

Concentrations of service commercial uses are present along Elizabeth Street and Victoria Road. Many of these properties have similar characteristics but have different restrictions on land uses. Unifying these properties under a similar zone would provide additional business opportunities.

Within the Stable Business Area, the location of new mixed use residential development will be restricted to the Stevenson Street frontage. This will be subject to meeting clean-up and land use compatibility criteria. New residential development will not be permitted in other areas of the Stable Business Area.

The major land use changes will occur primarily on existing business lands. A wider range of land uses and more flexibility may be possible on the larger business land parcels. However, the flexibility and range of uses will be carefully controlled when adjacent to stable residential areas. Additional guidance on land use compatibility has also been proposed for the Official Plan.

### 3.4 Mixed Use Area

Providing a mix of land uses in the neighbourhood helps to meet the diverse needs of local residents and businesses. Mixed land uses have been demonstrated to support public transit and help to reduce automobile dependence for meeting basic needs and carrying out daily tasks. This mixed use strategy also builds upon the existing mixed character of this area.

Neighbourhood scale retail and personal service uses (convenience store, hair stylist, dry cleaner, doctor's office, video rental, etc.) help to support and strengthen the existing stable residential component. Offices and other small business areas contribute to the neighbourhood's mixed use character.



**Industrial Building Converted to Photo Studio**



**York Centre Allows a Mix of Business Uses**

Opportunities may also exist for shared parking facilities for businesses and residents in the Mixed Use Area. The Mixed Use Area will permit the mixing of business and residential uses within a single building as well as free-standing business and residential buildings. Only compatible and low intensity uses would be permitted. This land use approach will assist in improving land use compatibility in the neighbourhood over time.

New compatible business uses will be permitted within the Mixed Use Areas. New business uses, however, will not be permitted to displace existing residential uses in the Stable Residential Areas outlined on Figure 4.



**Former Royal Bank is a Neighbourhood Deli**

### **3.5 Conclusion**

The proposed land use concept forms the basis for the Official Plan amendments and future Zoning By-law amendments necessary to implement the land use strategy for the St. Patrick's Ward. The land use strategy will assist in improving land use compatibility between the residential areas and business uses over the long term.

The land use strategy will help minimize the amount of change in the Stable Residential Areas. Residential areas adjacent to business uses will be given a greater level of long term protection under the proposed Official Plan policy changes.

## 4.0 New Land Use Strategy

### 4.1 Community Reinvestment

The St. Patrick's Ward Study was initiated to address known infrastructure deficiencies and land use conflicts between businesses and residences. City Council has shown its commitment to the neighbourhood by adopting a *Community Improvement Plan* in May 2002 which will guide the significant municipal investment required to upgrade neighbourhood infrastructure and amenities.

This neighbourhood has been shaped by almost 150 years of land use change and redevelopment. A comprehensive approach is required to address land use concerns. New development activity and reinvestment will build upon this historic urban pattern.

It is hoped that the City's improvement initiative will act as a catalyst for re-investment. Improving the climate for business investment is crucial since private initiative and capital will physically implement the proposed land use strategy.

The proposed land use strategy will not result in immediate or dramatic change but will help encourage new investment, lessen land use conflict, stabilize residential areas and improve the quality of life for residents.

### 4.2 Improving Quality of Life

Improving the quality of life in the St. Patrick's Ward neighbourhood is a key goal of this land use review. With respect to land use policy, quality of life has an important spatial component. What happens "on the ground" affects both individuals and, in a broader sense, the citizens of Guelph. A few positive quality of life considerations include:

- Accessing the natural environment offered by the Speed and Eramosa

Rivers and the community trails, parkland and sports facilities;

- Availability of neighbourhood oriented facilities such as schools, churches, clubs, personal services and convenience shopping;
- Striving for a livable community with safe, accessible streets and public spaces, supportive health and social services;
- Encouraging citizens to enhance their personal and neighbourhood well-being by actively participating in civic affairs;
- Providing a high quality built environment, which includes safe, affordable housing, well maintained properties, attractive streetscapes and parks;
- Improving quality and accessibility of the outdoor environment to encourage alternative modes of transportation (pedestrian, cyclist and transit);
- Ensuring economic prosperity by promoting employment growth and opportunities for Guelph residents;
- Helping local businesses succeed in the light of increasing competition and global economic trends.

Considerations that may negatively impact quality of life include:

- Noise, dust and pollution from businesses and road and rail transportation corridors;
- Poorly maintained properties that unfairly portray a negative image of an area;
- Abandoned and under-utilized business properties that reflect a lack of confidence in business investment;
- Concerns with potential impacts of soil contamination on industrial properties;

- Traffic issues related to speeding, lack of parking and disruptions caused by truck loading and rail operations;
- Poor state of infrastructure that could act as a disincentive for investment by the private sector.

Refining key business land use policies may lead to reduced land use conflicts with adjacent residences. This reform may also help energize the emerging service-oriented small business sector.

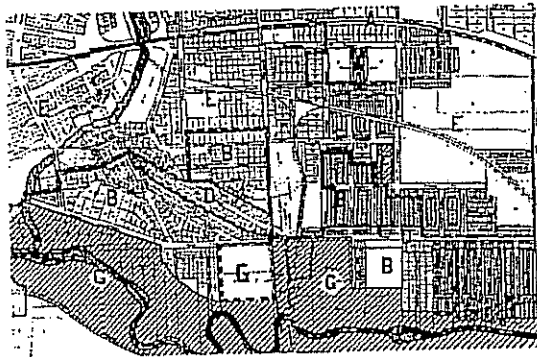
Improving the quality of life of the St. Patrick's Ward neighbourhood involves more than the land use reforms proposed in this report. The *Community Improvement Plan* recently adopted by City Council will help improve the physical aspects of the neighbourhood including infrastructure, streetscaping, park and community trail improvements.

Other City initiatives include improving community services and facilities, preparation of a brownfield strategy to stimulate soil clean-up and reinvestment and the investigation of incentive programs to retain heritage structures and assist in upgrading properties to meet current Building Code standards are also helpful. A new guideline for development adjacent to the Guelph Junction Railway will also help improve land use compatibility. Together, staff believe that these City initiatives will improve the quality of life and would give individual landowners the confidence to invest in their properties and the neighbourhood.

#### 4.2 Enhancing Residential Stability

Historically, expansion of businesses has taken precedence over maintaining the stability of residential areas in the St. Patrick's Ward. The 1946 Zoning By-law schedule is shown below. Areas within "A" and "B" categories were in the Residential Zone. Ontario Street and easterly segment of York Road were in the General Business "D" Zone. The

remainder of the properties in the neighbourhood were in the Industrial "E" Zone.



Industrial "E" Zones in 1946 Zoning By-law

The early Zoning By-laws blanketed residential areas close to the Guelph Junction Railway and major roads with industrial and commercial zoning. Many homes were removed during this time to accommodate business expansion. Long-time residents recall the negative impact of business expansion on residential stability. Some are concerned that any expansion of business uses today will have a similar negative impact.

Prior to the 1971 Zoning By-law, several industrial and automotive related businesses became established immediately adjacent to residential homes. While many of these businesses have left the neighbourhood or have been converted to new uses, several remain today. Some of these uses are recognized as permitted uses in the Zoning By-law, while others are considered legal, non-conforming uses.

Given this history, the pattern of mixing residential and business use will likely remain in the neighbourhood over the long term. The challenge will be to strategically guide the transition of the business uses away from the intensive industrial activities and toward those uses that are more compatible with the established residential environment. The mixed use character of the neighbourhood will be maintained.

Considerable private investment in home renovations has occurred over the last decades on residential lands. Many residents in the neighbourhood want to see City actions that would strengthen and enhance stable residential areas. In particular, residents do not want business expansion to displace family homes. Increasing residential stability will help maintain the local elementary school population and the many community facilities, churches and shops in the neighbourhood.

#### **4.3 City-Initiated Actions**

Staff feel that the land use framework for the neighbourhood can be significantly improved by the following City-initiated actions:

1. Promote conservation and adaptive re-use of heritage structures and properties.
2. Protect the stable residential area by not permitting business expansion to displace homes.
3. Target specific business lands in the stable residential area for City-initiated Official Plan and Zoning By-law amendments to facilitate a transition from industrial to new uses that are compatible with a residential neighbourhood.
4. Propose City-initiated Official Plan and Zoning By-law amendments for certain business lands to permit mixed use and free-standing residential development subject to meeting the required site clean-up and land use compatibility requirements.
5. Propose City-initiated Official Plan and Zoning By-law amendments Zone stable business lands to permit an expanded range of land uses and refine the manufacturing definition in the Zoning By-law.

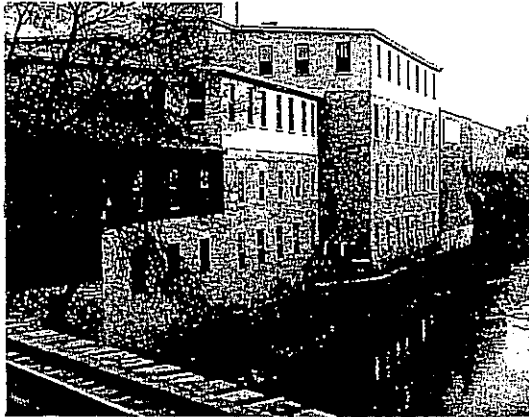
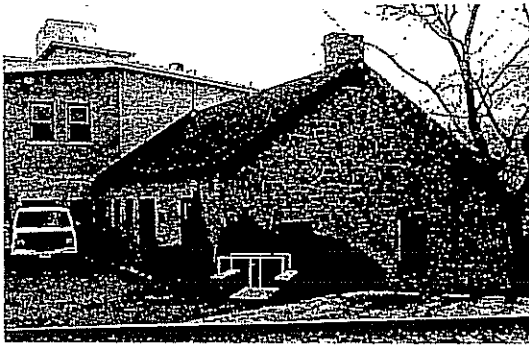
6. Require land use compatibility criteria to be satisfied for all new development proposals.
7. Clarify City policies related to legal, nonconforming business land uses in order to prevent disruptive uses from re-establishing once the use formally ceases.
8. Review Zoning By-law regulations regarding minimum lot frontage, maximum height, density, floor space index (FSI) and angular planes to determine if the regulations are meeting their intended objectives.
9. Initiate Zoning By-law Amendments to recognize legal non-conforming semi-detached, townhouse and apartment uses as permitted uses.

#### ***Strategy 1 - Respect Heritage***

Planning intervention in an established, inner-city neighbourhood requires a more sensitive and place-specific approach that respects its character and history.

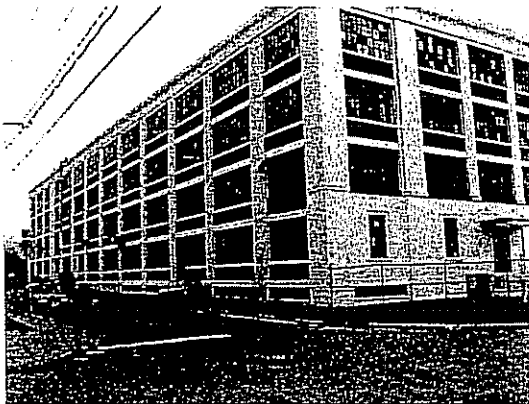
The historic mixed use character of St. Patrick's Ward should be enhanced by conserving and adapting our built heritage resources. The industrial character of prominent buildings, such as the W.C. Wood buildings on Arthur Street and the former Uniroyal building on Huron Street, should be respected and celebrated if these lands are developed for new uses.

New parkland and community trails on former industrial lands should incorporate available heritage structures or artifacts. The park and community trail design should use appropriate industrial materials and techniques which make a direct connection to the site's industrial heritage.



**Encourage Adaptive Re-use of W. C. Wood Buildings in Any Redevelopment Proposal**

These two properties are listed in the inventory of heritage resources. A Holding provision will be applied to the zoning to ensure that any development incorporates the significant heritage attributes of the structures.



**Uniroyal Building Could Support New Uses**

The proposed land use strategy for the neighbourhood supports incremental, long-term change that would facilitate adaptive re-use of existing residential, industrial and commercial buildings. Heritage incentives may also assist to

offset additional costs anticipated with the retention of the heritage buildings.



**Council Approved Adaptive Re-use of Industrial Building for Condominiums**

Planning staff will consult with the Guelph Heritage Committee to develop strategies to encourage the retention of heritage resources and the area's mixed use industrial character. Incentive programs may assist in the conservation and adaptive re-use of heritage structures within the neighbourhood.

Sensitive and appropriately-scaled infill residential and business development is encouraged by several sections of the Official Plan. The current Official Plan policies provide appropriate guidance and do not require revision.

### ***Strategy 2: Protect Residential Areas***

Following public input, staff revisited the preliminary land use concept prepared in early 2002. There was a strong public consensus that efforts should be placed on stabilizing and enhancing residential land use. The following actions should help stabilize residential land uses in the neighbourhood over the long term.

#### ***2a – Refine Limits of the Commercial Mixed Use Designation***

The Official Plan was amended to implement the land use strategy outlined in the 1992 Hemson Study. The "Commercial Mixed Use" land use designation was placed along portions of Elizabeth Street, York Road and Wyndham Street South.

While some new compatible businesses have become established, limited

conversion to commercial uses has occurred over the last 10 years. There have also been compatibility problems related to the lack of off-street parking for some of the successful businesses.

Existing lands designated Mixed Use Commercial were reviewed to determine the feasibility of implementing this commercial policy. Business uses are fairly well established on the north side of Elizabeth Street between Duke Street and Huron Street. The north side of York Road has established business uses between Brockville Avenue and Victoria Road. The west side of Wyndham Street South also has several businesses. These established areas should remain in the Commercial Mixed Use designation.

Very few of the other properties within the Commercial Mixed Use designation were wide enough or had sufficient lot area to accommodate the required off-street parking for commercial uses. Staff feel that the current commercial designation could lead to property consolidation and demolition of homes to accommodate business expansion. This would be contrary to the desired strategy of stabilizing the residential area.

Staff are proposing that certain lands currently designated Commercial Mixed Use on York Road and Elizabeth Street be placed in the General Residential designation in the Official Plan (see Appendix B). Individual properties currently zoned for commercial purposes will be recognized in the Official Plan as permitted uses within the General Residential designation. This policy change will help stabilize 53 residential properties over the long term.

#### *2b – Refine Limits of the Mixed Industrial-Residential Designation*

In 1994, the Official Plan was also amended to introduce a new Mixed Industrial Residential designation. This

designation was created to facilitate the transition from heavy industry to more compatible uses east of Stevenson Street.

In addition to the existing business lands, this designation was applied to several residential properties on Simcoe Street, on the east side of Stevenson Street and along Victoria Road South.

The intent of the policy was to allow live-work units for artisans and small businesses. Unfortunately the existing policy could also be broadly interpreted to permit industrial expansion into stable residential areas. The mixing of industrial and residential uses together is also difficult and undesirable from a land use compatibility perspective.

Staff are proposing that defined lands currently designated Mixed Industrial Residential on Simcoe Street and Stevenson Street South be placed in the General Residential designation in the Official Plan (see Appendix B).

This policy change will help stabilize 33 residential properties over the long term. The General Residential designation permits non-residential uses that serve the neighbourhood. Any additional non-residential uses would require an Official Plan amendment to be established. Official Plan policy also requires that land use compatibility, parking and site plan considerations be satisfied. Under this policy, a new incompatible land use would not be permitted since it would not conform to the Official Plan.

#### ***Strategy 3 – Strategic Policy Changes***

The primary purpose of the proposed policy changes within the Stable Residential Area (see Appendices B and C) is to improve land use compatibility by restricting the range of permitted land uses for existing business properties within the Stable Residential Area.



City-initiated Official Plan and Zoning By-law amendments on defined properties can be an effective strategy to facilitate positive land use change. In many cases, the existing industrial zoning permits only incompatible land uses and would not permit new lower impact businesses or residential uses to become established.

This proposed land use strategy will result in some of the existing business operations becoming legal, non-conforming uses. This allows a non-conforming land use to be permitted indefinitely as long as it is in continuous operation. However, once a non-conforming use ceases operation, that use would not be allowed to re-establish on the property.

Specific business lands would be re-zoned to permit the broad range of land uses in the Office Residential OR Zone, including residential. The zoning for some properties will also include additional site-specific land uses appropriate for the particular context.

Given the mixed use nature of the neighbourhood, staff have provided the flexibility to support trade-oriented businesses to continue on specific properties. The specific Zoning permitted uses and regulations for the individual properties will be detailed in a report prepared later in 2003. A brief outline of the preliminary proposed Zoning By-law amendments is provided in Appendix C. These preliminary proposals are subject to change following public consultation.

#### ***Strategy 4 – Promote Mixed Uses***

St. Patrick's Ward is a diverse neighbourhood that contains a wide range of land uses. Given the stability of the business sector, it is unlikely that all of these operations will relocate. The intensity of business uses may be lessened by restricting the range of

permitted uses. New residential development opportunities also exist within the identified mixed use areas. Existing residential uses are also permitted to continue within the mixed use area.

The Mixed Use Area identified on the land use concept (Figure 4) illustrates where mixed land uses could occur. Encouraging a mix of compatible business and residential land uses may help stimulate investment on existing business lands while contributing to the neighbourhood's residential population.

Land uses can be mixed vertically in the same building or in free-standing buildings. Grouping complementary land uses together may help to reduce travel demand by satisfying a number of individual needs at one location. Mixed land uses and higher density residential buildings help support alternative transportation modes such as public transit, cycling and walking. Mixing land uses is also a more land efficient approach compared to land use segregation.

City-initiated Official Plan and Zoning By-law amendments for defined properties in the Mixed Use Area will facilitate desirable land use change. While a range of commercial, business and institutional uses can be mixed together with little concern, particular attention must be placed on addressing the interface between residential and business uses. The existing Official Plan policies provide some useful guidance on land use compatibility, transition in scale and intensity of business uses, and urban design considerations. Additional policy direction in the Official Plan and Zoning will ensure land use compatibility.

The intensity of the mixed use areas would be limited by the size of the property and by adjacent land uses. Intensification of properties should not be permitted if the site is too small to

accommodate building expansion or the required off-street parking spaces. Any impact on adjacent residential properties will be minimized by restricting the range of permitted land uses, outdoor operations and storage areas. Stormwater management may also be required depending on the scale of development proposal.

Staff are proposing that the Mixed Office Residential land use designation be applied to three defined areas within the neighbourhood. Two blocks are proposed to be re-designated from General Residential to the Mixed Office Residential land use designation (see Appendix B). The central block is bounded by Alice Street, Morris Street, York Road and Huron Street. The second, smaller block is bounded by Alice Street, Stevenson Street South, Beverley Street and Johnston Street. A third area is defined by Victoria Road, the Guelph Junction Railway and the current industrial lands at 141 Victoria Road South. Staff are recommending that this area be re-designated from Mixed Industrial Residential to Mixed Office Residential land use designation. These identified areas are the most likely candidates for new development and adaptive re-use of existing buildings.

Generally, the range of land uses in the Office Residential OR Zone will be permitted on these properties (see Appendix C). Some properties will also include additional site-specific land uses appropriate for the particular context. Freestanding multiple residential apartments and townhouses will also be permitted on the larger land parcels. Any new housing will require that site clean-up and land use compatibility criteria are met.

New development will also be required to accommodate off-street parking and loading facilities. Site Plan Approval will also be required to upgrade the existing

properties and meet the urban design criteria of the Official Plan.

If significant residential development occurs within the block bounded by Alice Street, Morris Street, York Road and Huron Street, additional neighbourhood parkland will be required. A potential neighbourhood park location has been illustrated on Figure 5. This park will not be required if the business land use continues.

Office and related uses are compatible with surrounding homes, support small business growth and assist in adaptive re-use of heritage buildings. There is a strong demand for the historic, high ceiling, multi-storey industrial buildings of the early 20<sup>th</sup> century period. Portions of the W.C. Wood buildings on Arthur Street and the former Uniroyal building on Huron Street are likely candidates for adaptive re-use.

The Downtown Board has expressed concern related to the expansion of offices in the St. Patrick's Ward. As noted previously, staff are proposing a dramatic reduction in the number of properties where the Official Plan designation would permit offices along York Road and Elizabeth Street.

Staff feel that the existing business lands are the most appropriate place to encourage office development due to the larger property size and the ability to accommodate off-street parking. Staff do not feel that the gradual, long term conversion of industrial lands to office uses will negatively impact the viability of existing offices in the downtown.

### ***Strategy 5 – New Business Policies***

Planning staff feel that permitting a wider range of compatible office and commercial uses on the Stable Business Area lands would help to revitalize the small business sector and lessen land use conflicts with adjacent homes.

St. Patrick Ward's business sector is very important to Guelph's economy. In addition to providing employment opportunities, business investment increases the City's non-residential assessment base and helps to lessen the financial burden on homeowners.

The proposed approach is consistent with economic trends away from larger traditional manufacturers and toward smaller, entrepreneurial firms. Evidence of this trend is apparent in the neighbourhood with the conversion of larger factory buildings into smaller, affordable units. These conversions support the emerging small business sector and help to retain historic industrial buildings. Mixing a range of business land uses together has proven very successful. The current range of permitted land uses in the Zoning By-law, however, is too restrictive with respect to mixing commercial and industrial uses.

New Official Plan and Zoning policies are proposed (see Appendices B and C). Staff hope that the additional flexibility and clearer policy framework will improve confidence and lead to additional private investment.

Increased flexibility in the land use policies would also help to reduce staff time in processing applications for minor changes to permitted uses. Expanding the range of permitted uses also assists businesses and landowners respond to changing market conditions, product lines, customer needs and tenants.

Changes to the existing business land use policies have the potential for the greatest positive neighbourhood impact. There are serious deficiencies in the existing land use policy framework that need immediate attention including:

- A mismatch between the intent of Official Plan policy to transition to compatible land uses and the

existing zoning which allows heavy industrial uses to be established.

- The current zoning on business lands is often very restrictive and limits the range of permitted uses to those industrial and commercial uses that existed in 1995. This acts as a significant disincentive to investment and makes it difficult to attract new compatible land uses.
- The Official Plan policies are unclear on mixing residential and industrial uses which could lead to misinterpretation and increased land use conflicts.

Many business owners have also expressed concerns related to parking, truck loading problems, lack of space for building expansion and conflicts with abutting property owners.

It is hoped that changing the land use framework will reduce the intensity of industrial operations within the neighbourhood. Allowing compatible businesses to become established will, over time, lessen land use conflicts and truck traffic within the area. Staff will require all new development to meet off-street parking and loading requirements.

#### 5a – New Mixed Business Designation

Significant revisions are required for the existing Mixed Industrial Residential land use designation. The current Official Plan policies have created interpretation difficulties for staff over the years. Policy ambiguity has resulted in mixing incompatible uses and the re-introduction of heavy industry to the area. The chief problem is the inconsistency between the heavy industrial zoning and the Official Plan's intent to transition to more compatible range of land uses.

A new definition of manufacturing may be useful in improving the interpretation of the Zoning By-law. Defining the intensity of manufacturing uses using

the Ministry of Environment's industrial compatibility classes is recommended.

A new Mixed Business land use designation is proposed (see Appendix B). This designation would allow a wider range of land uses for existing industrial lands east of Stevenson Street South. While residential development would not be permitted on defined business lands, mixed use residential and business buildings would be permitted along Stevenson Street South to act as a buffer to the established neighbourhood. All residential development will be required to meet land use compatibility and clean-up criteria.

This approach would assist in the clean-up and upgrading of existing industrial buildings and properties. Financial institutions usually require property clean-up prior to committing to any financial arrangements with land owners. Site Plan Approval would also be required where re-development occurs. Overall, staff feel that the proposed strategy will assist in stimulating new investment on existing business lands and facilitate the upgrading of existing properties and buildings.

#### 5b - New Business Zoning

Several properties are currently within the Industrial B.4 zone. This zoning category was created to apply primarily to suburban business parks and is not suitable for a central city location. The range of permitted uses is also very narrow and oriented toward traditional manufacturing. Minimum building size and setback regulations are difficult to achieve and would not be desirable in the central city context. A new zoning approach is needed to recognize the older, urban built form of this area. This new zoning approach would allow the conversion of industrial uses to a range of compatible business uses. This approach would help maintain the historic industrial character of the

buildings and area. A new Mixed Business B.2 Zone is proposed (see Appendix C).

The zoning on the service commercial lands also needs to be updated due to the limited permitted uses that vary from property to property. The current concentration primarily supports a variety of automotive-related uses and one furniture store. Providing additional flexibility in the range of permitted uses may result in increased property investments and a wider range of businesses to serve the employment lands in the area and other consumers. Staff are recommending that minor changes be made in the extent of the Service Commercial designation and that the standard Service Commercial SC.2 Zone be applied to these properties (see Appendix C).

Overall, zoning business properties for a wider range of land uses will give landowners increased certainty that investing capital on the property and buildings would result in positive financial returns. Uncertainty regarding future land use, on the other hand, often results in a lack of investment.

#### **Strategy 6 -New Compatibility Criteria**

This land use discussion paper suggests restricting the range of permitted business uses adjacent to stable residential areas. Specialized zoning regulations and other site planning techniques could also assist in reducing land use conflicts. These measures include:

- Restricting truck loading areas for existing businesses and requiring all new development to provide off-street truck loading facilities.
- Restricting or preventing outdoor storage and operations.
- Requiring sufficient off-street parking for employees and visitors.

- Require landscaping, fencing and other site improvements as a condition of development approval.

Many industries in the St. Patrick's Ward are in close proximity to residential buildings. Compatibility problems will continue within the neighbourhood to some degree because it is not possible to fully eliminate them given the established mix of land uses. Legal use of industrial properties may also continue for many years or decades until the owner decides to cease operations.

The Ministry of the Environment has prepared land use compatibility guidelines to assist municipalities in evaluating new land use proposals. These criteria do not apply to existing zoned lands. New zoning will require land use compatibility to be met where the proposed use is likely to impact the Stable Residential Area.

The Ministry of the Environment's determination of land use compatibility is directly related to the industry's emissions, size, scale, production volumes and overall intensity of operation. Three types of industries are identified in the guidelines:

- Class I industries are considered small scale, self contained buildings which have a low probability of fugitive emissions such as odour, noise, vibration and dust.
- Class II industries are considered medium scale processing and manufacturing uses with outdoor storage. These industries may have shift operations, and involve frequent movement of produces or trucks.
- Class III industries are large scale manufacturing or process uses which have outside storage, large production volumes and continuous movement of goods and products.

These industries have a high probability of fugitive emission.

The compatibility guidelines recommend several implementation techniques to minimize impacts. The following minimum separation distances are suggested by industrial class:

Class I Industrial Facility - 20 metres

Class II Industrial Facility - 70 metres

Class III Industrial Facility - 300 metres

In a mixed-use urban situation, achieving these separation distances is extremely difficult. The compatibility guidelines require a development proponent to prepare a compatibility analysis for Class II and III industrial proposals where the minimum separation distances cannot be achieved. Class I operation will not require a land use compatibility analysis.

Similarly, a development proponent placing a sensitive use (housing, park and institutional uses) adjacent to an industry would be required to demonstrate that the sensitive use would not impact the industry's normal operations. Warning clauses may be required informing future purchasers and lessors that the industry may cause some nuisances to abutting owners. The warning clause helps to reduce the volume of complaints regarding normal industrial operations.

To improve compatibility, the zoning could be amended to restrict most businesses to the Class I industrial category. To implement this approach, new definitions will need to be developed in the Zoning By-law to differentiate the Class I industry from the broader definition of manufacturing use.

Traditional manufacturing (Class II and III industries) should only be permitted on properties that can accommodate off-street parking, on-site truck movements and loading facilities. Few properties in the neighbourhood can accommodate

these requirements. New Class II and III industries would require a land use compatibility analysis to address how any impacts on the neighbourhood would be satisfactorily addressed by the proposal.

Businesses that have expanded beyond a property's ability to accommodate the operation should be encouraged to relocate to a business park designed for intensive operations. Neighbouring property owners should not be burdened by unchecked business expansion.

### ***Strategy 7 – Clarify Status of Legal, Non-conforming Business Properties***

As part of the business lands review process, the status of legal, non-conforming business properties will be reviewed. This is an important aspect of the land use study. Land uses that were legally established under the zoning of that time and have been in continuous operation are allowed to continue indefinitely.

Providing an updated list of the status of these properties will assist staff in investigating zoning complaints and in evaluating requests for expansion of non-conforming uses or in considering land use change proposals. Any land use change should move toward more compatible uses where adjacent to the Stable Residential Area. Increased flexibility for business expansion would be available in the Stable Business Area.

### ***Strategy 8 – Intensification to Respect Neighbourhood Character***

A number of comments have been received regarding the compatibility of new apartment and townhouse projects within a predominantly low rise neighbourhood. Concerns have been expressed with respect to density, height, setbacks, scale, massing and shadow impacts of new development.

Recent Official Plan policy changes have provided City staff clearer direction in negotiating measures to promote a sensitive and contextual approach to infill development. However, the Planning Act and Building Code limit staff's authority on architectural details.

For new high and medium density development applications, Planning staff can require the applicant to provide detailed information of the density, height, setbacks, scale, massing and shadow impacts of the development. Additional presentation materials can also be requested to show how the proposal will fit within the neighbourhood.

Planning staff recommend that at least one public information meeting be held with the neighbourhood to discuss significant development proposals. Following this meeting, Planning staff often request the applicant make changes to development proposal in response to public input. Infill residential development often requires specialized site-specific zoning regulations to fit on the specific site.

Official Plan policies and Zoning By-law regulations for smaller-scale residential lot infill developments have been successful in ensuring that the new infill development fits within the neighbourhood context. The Official Plan policies require consideration of the form and scale of the buildings, design features, height, setbacks, landscaping, heritage considerations and parking. The Zoning By-law allows setbacks in the older, established areas to be determined based on the average of similar properties on a particular block in order to fit within the neighbourhood's pattern.

The St. Patrick's Ward area generally contains two single detached residential zones. The R.1C-3 Zone is based on a minimum lot frontage of 12 metres (39.3 feet). The R.1B-10 Zone is based on a

minimum lot frontage of 15 metres (49.2 feet). Most of the properties within the R.1B-10 Zone would not meet the required minimum frontage. Staff are recommending that the minimum frontage should be tailored to the established lot pattern within the neighbourhood. This will help reduce the number of variance requests for building additions and new development related to the minimum frontage requirements.

Staff recommend that the zoning policies affecting minimum lot frontage, maximum height, density, floor space index (FSI) and angular planes be reviewed as part of a future city-wide Zoning By-law review to ensure that they are meeting their intended objectives. A mismatch between the broad Official Plan policies and the specific Zoning By-law regulations may lead to incompatibility issues. Additional guidance in the regulations of the Zoning By-law may assist in ensuring that infill development respects the established neighbourhood context.

Concern has been raised that the unique character of the neighbourhood may be negatively impacted by new development. Staff feel that the existing cultural heritage and urban design policies of the Official Plan are adequate and encourage a sensitive approach to new development in older established neighbourhoods. The overall land use approach encourages adaptive re-use of heritage buildings and small scale infill residential development that fits within the neighbourhood.

Concern has also been expressed about the lack of control the City has in negotiating building materials and architectural details for infill residential proposals. Single detached and semi-detached residential dwellings are exempt from Site Plan Approval. Staff will continue to encourage changes but cannot withhold a building permit if a proposal meets the minimum

requirements of the Building Code. For development proposals that require Site Plan Approval, the *Ontario Planning Act* places limitations on the authority of municipalities to review type of materials, architectural details and style of buildings.

### ***Strategy 9 – Recognize Legally Established Multiple Residential Uses***

The current Zoning By-law places most of the residential areas into specialized single detached residential zones. This zoning approach has resulted in many legal, nonconforming land uses. Legally established dwellings pre-dating the adoption of the Zoning By-law may continue as permitted uses indefinitely. Once the non-conforming use ceases or the building is destroyed, the use must conform to the single detached zoning.

There are numerous semi-detached dwellings, on-street townhouses, apartment buildings and converted homes that were legally created but do not meet the current single detached residential zoning standards. This approach complicates zoning enforcement since many perceived illegal uses actually have legal non-conforming status.

The City's *Municipal Building Profile* indicates the types of residential units within the St. Patrick's Ward in 1988 based on detailed assessment data. Approximately 30% of these unit types would be considered as legal nonconforming land uses within the Single Detached Zone.

Planning staff recommend that legal nonconforming residential uses be recognized as permitted uses within the Zoning By-law. The table below shows the breakdown of residential structure by type in 1988 based on assessment data.

**Residential Structures by Type, 1988**

Residential Structure Type	Total	Percentage
Single Detached	1120	70%
Semi-Detached	159	10%
Duplex	81	5%
Triplex/Fourplex	90	5%
Fiveplex/Sixplex	48	3%
Apartment	47	3%
Mixed Use Residential	63	4%
Total	1608	100%

There are a number of advantages in recognizing legally established semi-detached, duplex, townhouse, apartment building and conversions as permitted uses in single detached residential zones:

- Allows legally established uses that help meet the diverse needs of residents to continue and if necessary, to be re-built in accordance with the Zoning By-law.
- Informs potential purchasers that the neighbourhood has a variety of housing types and is not exclusively single detached residential;
- Assists staff in responding to zoning compliance issues and complaints;
- Assists staff in preparing accurate zoning and pre-sale confirmation letters;
- Assists staff in providing accurate information for zoning and development inquiries;
- Reduces the number of Minor Variance and Zoning By-law applications required which saves staff time and reduces potential costs to affected landowners;

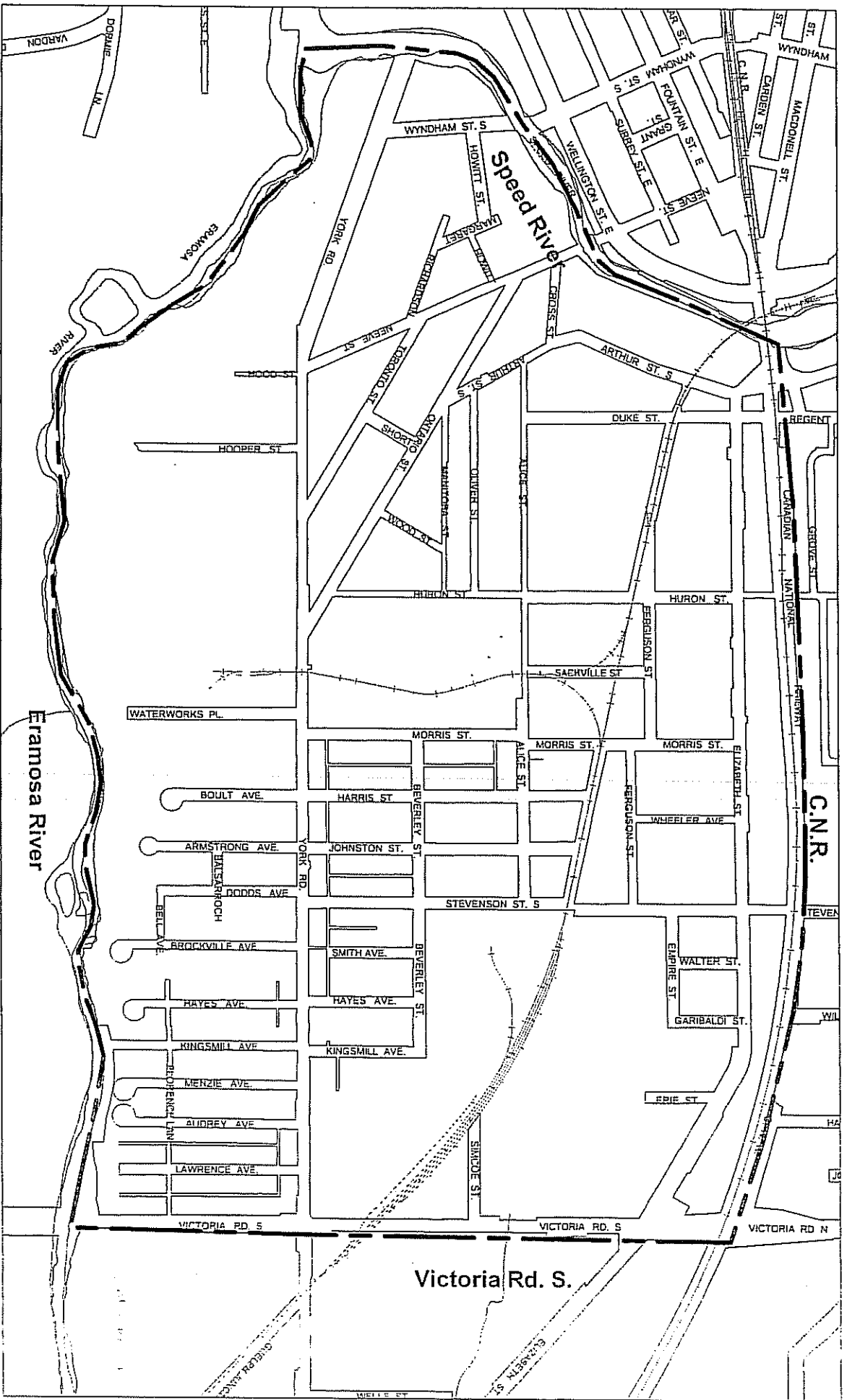
- Assists in the review of Building Permit applications and Building Code requirements.

This approach does not give status to any uses that were illegally created. The use must have been legally established under the zoning regulations in effect at that time.

Staff feel that this strategy would be beneficial for all of the older, established neighbourhoods in Guelph (defined by Map No. 66 in the Zoning By-law). A city-wide review of the Zoning By-law is to be initiated in 2004. Staff propose that this strategy to recognize legally established semi-detached, townhouse, apartment and conversions in single detached zones as permitted uses be included in the city-wide Zoning By-law review.



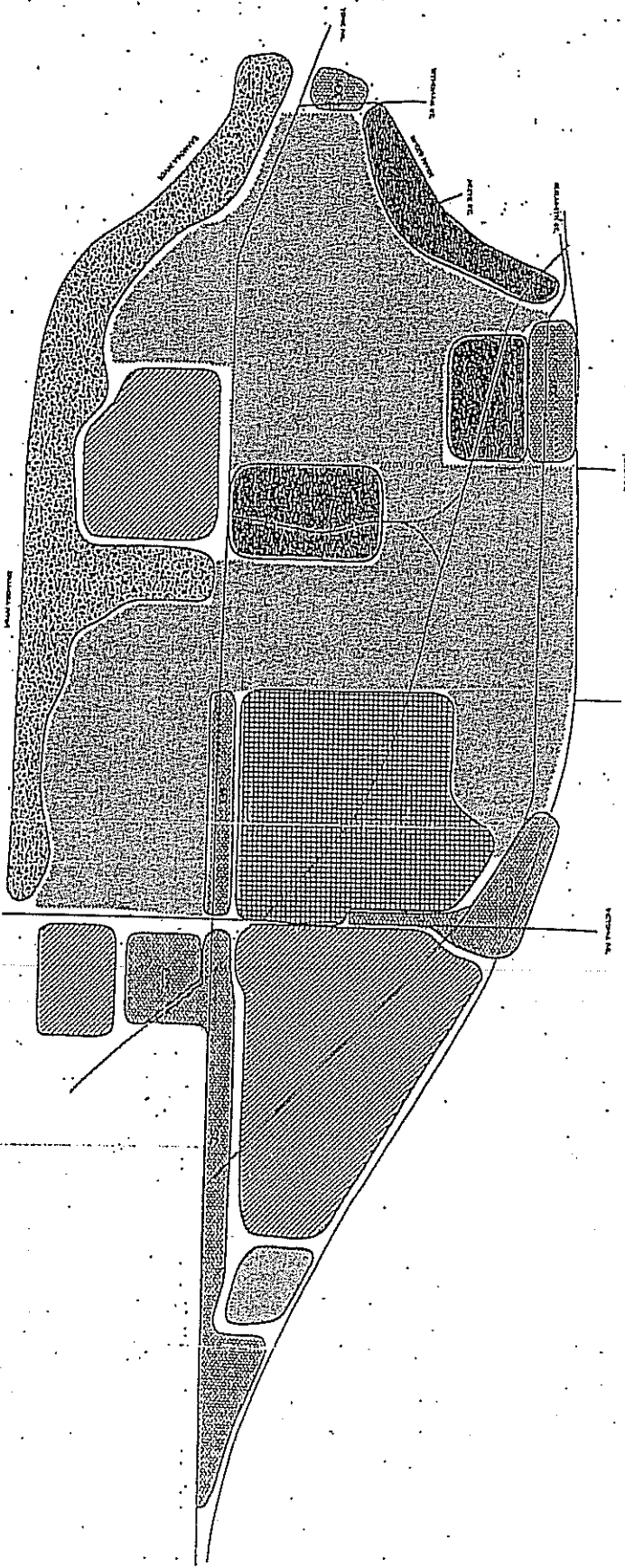
FIGURE 1 St. Patrick's Ward



Produced by the City of Guelph  
 Planning and Building Services  
 May 2003


Extent of Community  
 Improvement Project Area

FIGURE 2 Hemson Land Use Concept (1992)



**LEGEND**

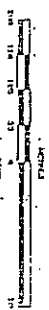
- Stable Residential
- New Residential Neighborhood
- Industrial
- Mixed Industrial/Residential
- Commercial Area
- Main Street Mixed Use - MAX
- Service Commercial - SC
- Community Commercial Centre - CCC
- Open Space



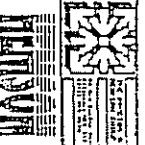
CITY OF GUELPH  
WARD 1  
AREA

CONCEPT PLAN

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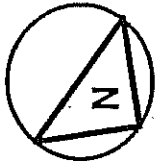
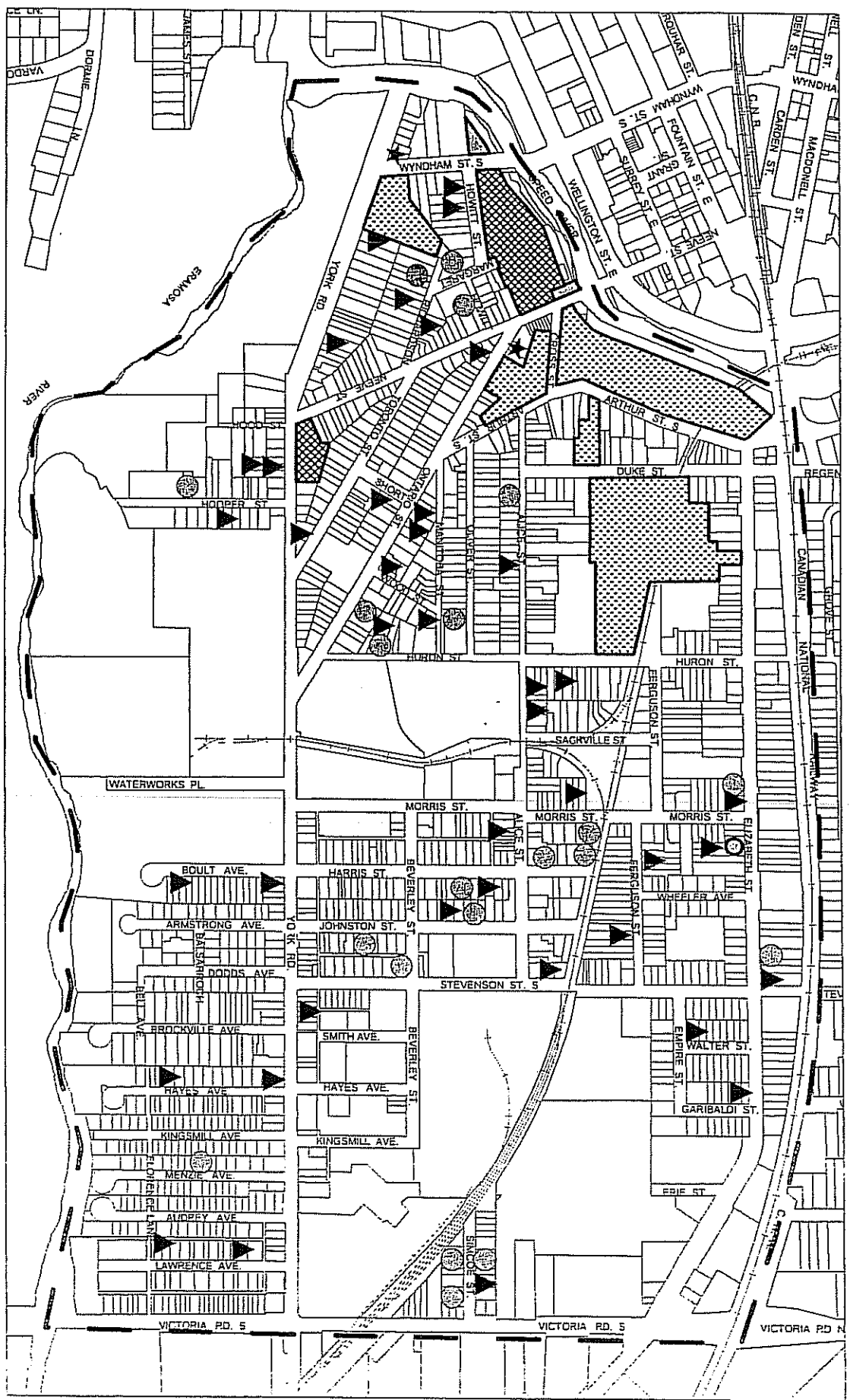
BAIRD / SAMPSON  
ENGINEERS ARCHITECTS









Hemson  
1992

JANUARY  
1992

**FIGURE 3 Residential Development Since 1992**

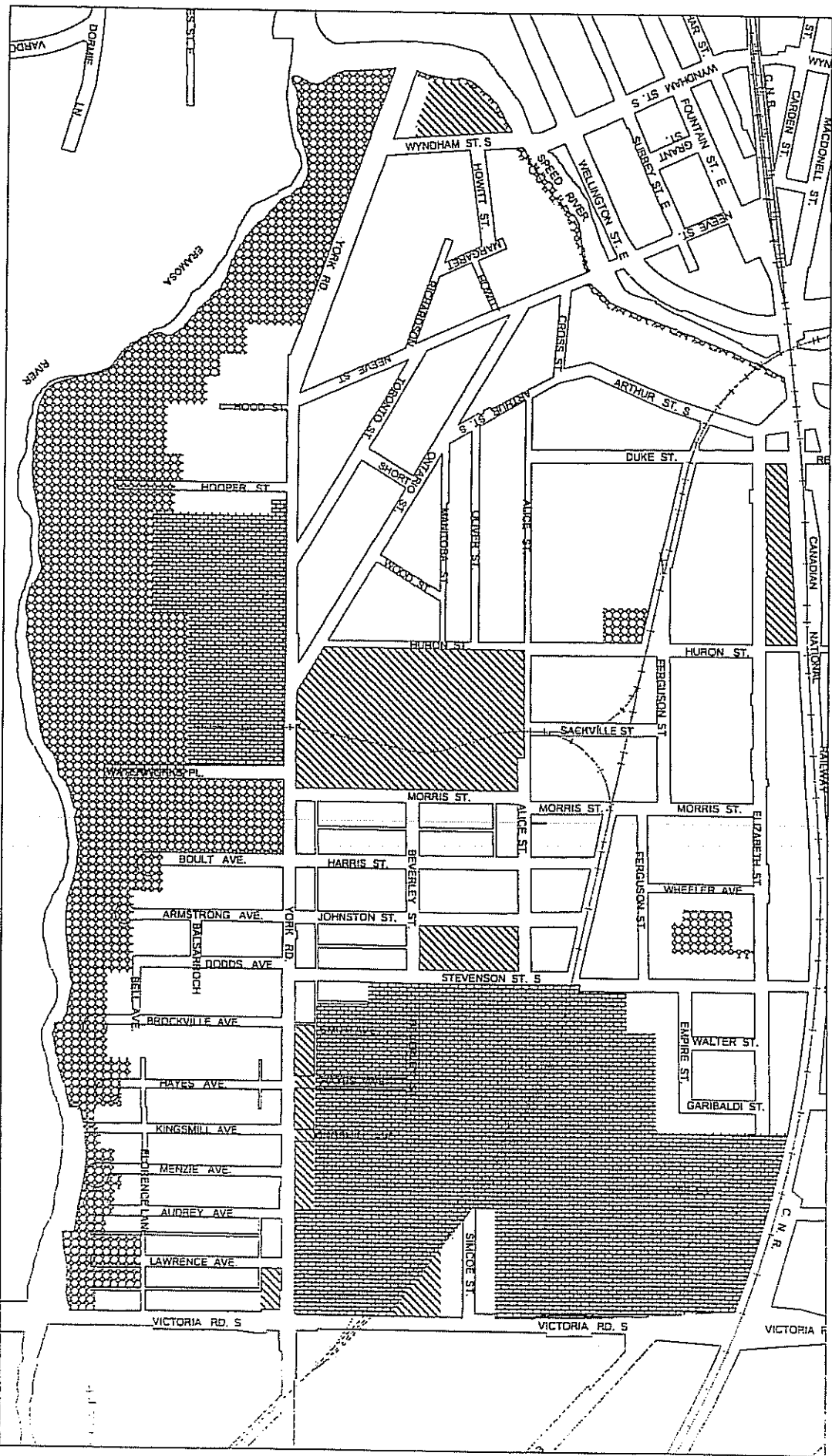


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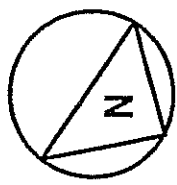
-  Redevelopment
-  Conversions to Residential
-  Development Approval for Residential
-  Accessory Apartments
-  Residential Lot Infill (ie: Severances)
-  Lodging House

Prepared by the City of Guelph  
 Planning and Building Services  
 May 2003





**FIGURE 4 Land Use Concept**



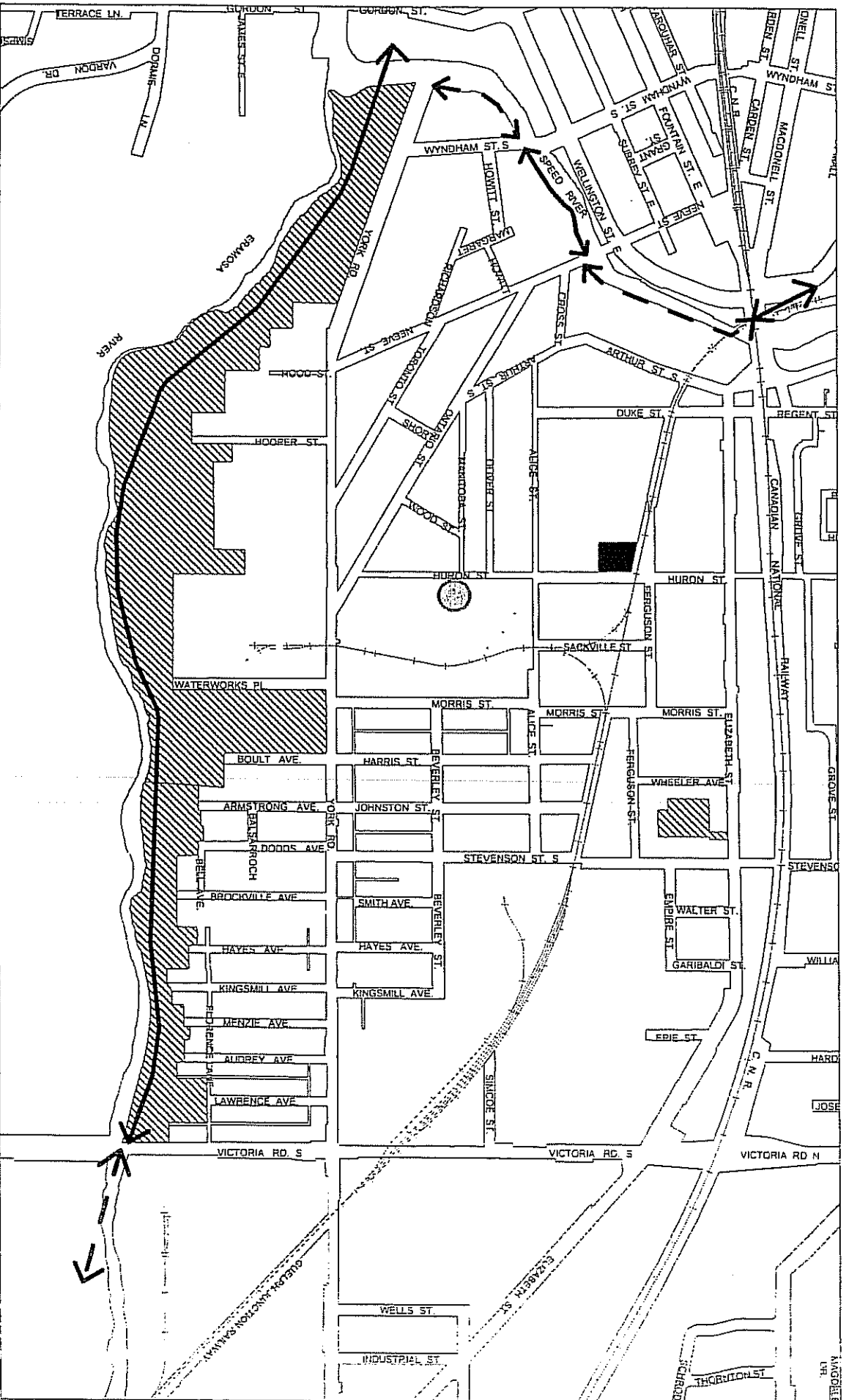
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 Planning and Building Services  
 May 2003



**Legend**

-  Stable Residential Area
-  Mixed Use Area
-  Stable Business Area
-  Parks and Community Trails

**FIGURE 5 Parkland and Community Trails**



**Legend**



Existing Parkland



Future Zoned Parkland



Potential Neighbourhood Park



Existing Community Trails



Future Community Trails



## APPENDICES

The following appendices are provided as background information only and do not form part of the St. Patrick's Ward Land Use Strategy document that City Council is being asked to adopt.

- Appendix A: Overview of the St. Patrick's Ward Neighbourhood
- Appendix B: Proposed Official Plan Amendments
- Appendix C: Proposed Zoning By-law Amendments

All preliminary Official Plan Amendment proposals outlined in Appendix B are subject to further public review. City staff will ask Council for permission to initiate the formal public process for these Official Plan amendments at the June 16, 2003 Public Meeting. If Council directs staff to initiate the Official Plan Amendments, details of the Official Plan Amendments will be outlined in a formal Public Notice. Public and agency comments will be invited and a formal Public Meeting held for City Council to consider the proposed Official Plan Amendments.

All preliminary Zoning By-law Amendment proposals outlined in Appendix C are subject to further public review. City staff will bring forward a detailed report to City Council describing the proposed permitted uses and regulations for individual properties. Staff will also be proposing that the Zoning By-law Amendments be initiated on a priority basis during 2004. If Council directs staff to initiate the Zoning By-law Amendments, details of the Zoning By-law Amendments will be outlined in a formal Public Notice. Public and agency comments will be invited and a formal Public Meeting held for City Council to consider the proposed Official Plan Amendments.

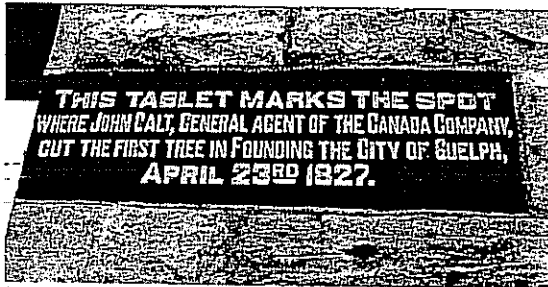
All Official Plan and Zoning By-law Amendments will follow the procedures and public notification requirements of the *Ontario Planning Act*.

## Neighbourhood Context

The St. Patrick's Ward area continues to contain a mixture of residential, institutional, commercial and industrial land uses in several identifiable districts as a result of its historical development pattern.

## Historical Overview

Guelph is unique due in large part to its settlement history as a for-profit land development venture. A Scottish poet, John Galt, galvanized investor support to raise funds to form the Canada Company in order to purchase development land in Upper Canada. John Galt's first settlement, Guelph, was named after George I, King of England. Originally, a German prince, George I's Guelph family had ruled several German and Italian states since mediaeval times.

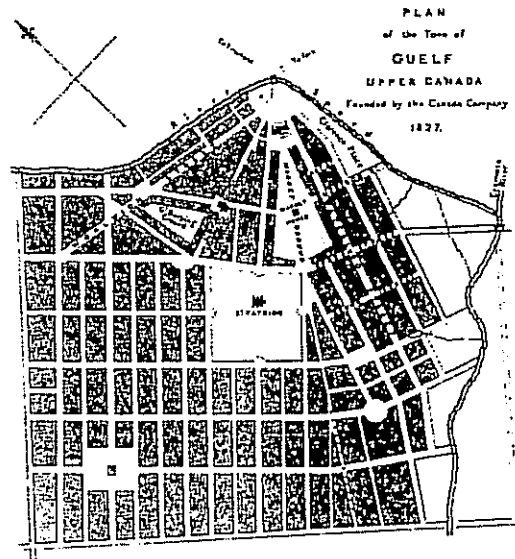


Historic Marker at Macdonell/Wellington

Galt chose April 23, 1827, St. George's Day, a celebrated British holiday, to found the settlement. Galt desired to create a "ready-made settlement with a town, good roads and such social necessities as a school, market and shops already in place. Not only would such an approach speed the rate of settlement, but it would greatly increase the value of the farm lands to potential settlers" (Johnson, 1977, 11).

Galt's town plan defined a very urban pattern of streets, blocks, public buildings and public squares focusing on a point where a considerable drop at the

Speed River provided ample water power for future industry.



Galt's 1827 Plan of Guelph  
(Source: Johnson, 1977, 15)

Physical features of Guelph proved difficult for land development. Swamps and steep drumlin hills affected the rate, direction and character of growth. As a result, Guelph grew slowly, only reaching village status by 1851.

## Railway Development

Guelph's business community was growing in prosperity and influence during the 1850s. The Board of Trade successfully lobbied Town Council for a railroad connection to Toronto. This commitment spurred land speculation along the proposed route. To control the expected suburban growth, the Town of Guelph annexed the St. Patrick's Ward area in 1855.

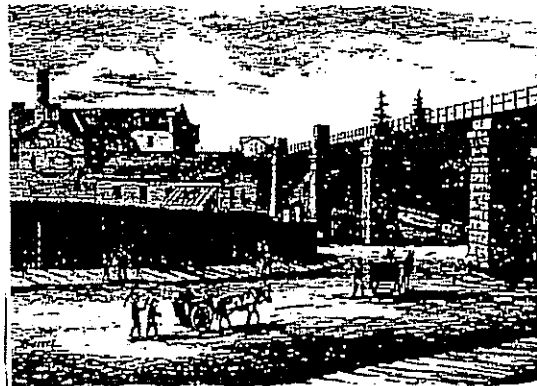
Sir John A. MacDonald's 1855 subdivision on lands, which he had acquired while on the Grand Trunk Railway Board, provided many new residential building lots. The irregular triangular block pattern remains and contributes to St. Patrick's Ward historic character.



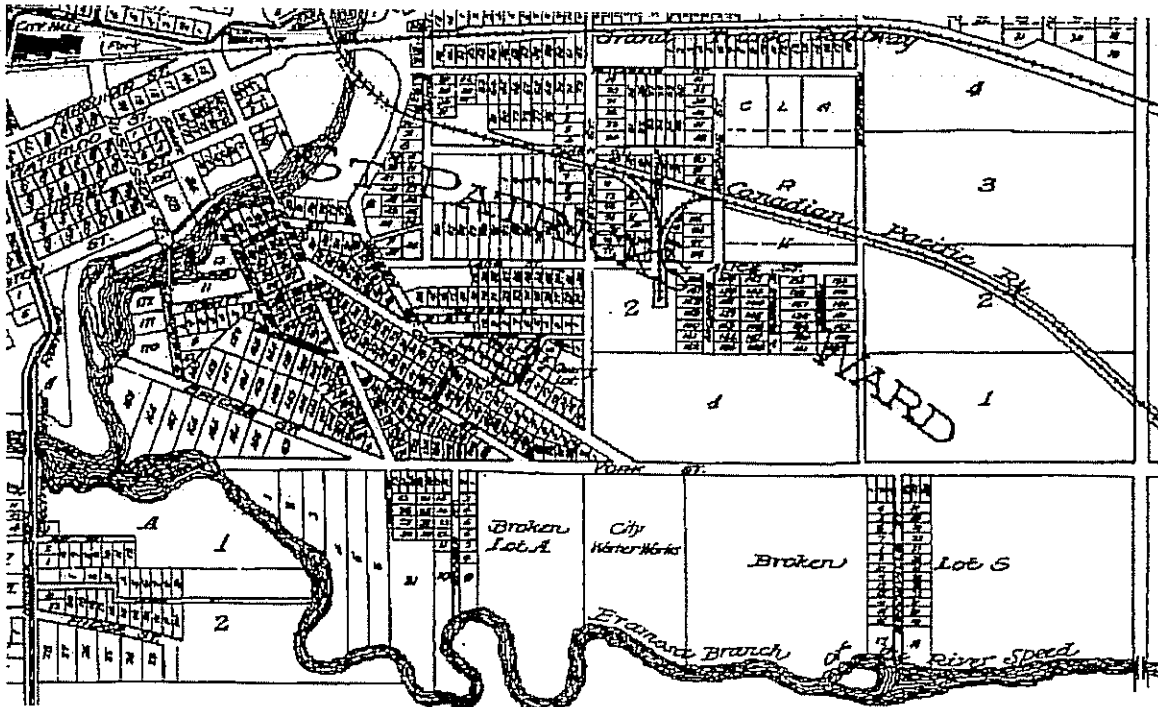
The Grand Trunk Railway's right-of-way cut through the centre of Guelph's downtown Market Square. Prior to the railway's introduction, the St. Patrick's Ward area was seamlessly connected with the neighbourhoods to the north. The new railway created a barrier to integration that continues today. A pedestrian bridge and sidewalk known as "The 100 Steps" is the sole connection between the St. George and St. Patrick neighbourhoods.



John A. MacDonald's 1855 Subdivision  
(Source: Johnson, 1977, 159)



Guelph Railway Viaduct, 1861  
(Source: Johnson, 1977, 146)



St. Patrick's Ward Street Map (1906)  
(Source: County of Wellington, 1972)



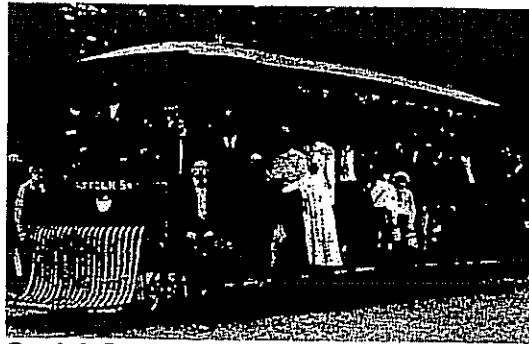
The railway attracted industries along its route and made the residential areas to the south and east less desirable. Large homes were converted to rooming houses for the workers in the expanding factories and rail yards. Lots originally created for residential development were also consolidated to accommodate industrial expansion.

Guelph's industrial development slowed by the mid-1870s and was falling behind neighbouring Berlin and Galt. Alarmed at the Grand Trunk Railway's monopoly, the Board of Trade urged the City of Guelph to construct a railway to introduce competition and fairer pricing. The Guelph Junction Railway was constructed in 1888 and leased to the Canadian Pacific Railway for 99 years. The 1906 street plan shows the railway lands and block pattern that persists to the present day.

The City acquired Sleeman Brewery's bankrupt Guelph Radial Railway in 1903. This electric railway was used to move passengers and freight throughout Guelph and St. Patrick's Ward until 1939. Rail traffic declined sharply in the 1950s as road networks improved and shipment by trucks became more common.

The Canadian Pacific Railway ended its passenger service in 1960 and closed its Guelph freight and express sheds in 1969. The rail operations located in St. Patrick's Ward in the vicinity of Alice Street and Morris Street had provided employment for many local residents and their closing contributed to a decline in local work opportunities.

The City of Guelph now operates the Guelph Junction Railway serving industrial customers throughout Guelph.



**Guelph Radial Railway, 1910**

(Source: Guelph Historical Society, 2000, 4)

### *Industrial Development*

Industrial development in St. Patrick's Ward dates back to the mid 1800s with the erection of Allan's Distillery, an expansion of the Allan's Mill operations which occupied both sides of the Speed River. Allan offered many services such as milling grain, custom wood milling, a distillery, cooperage shops, textile production and livestock feeding on the by-products of the distillery.

The distillery was destroyed by fire in 1883 with the exception of a two-storey building which remains today as the offices of the W.C. Wood Company. Subsequent additions to the distillery lands were made in the early 1900s to accommodate new metal fabricating industries. The Taylor Forbes Company was a prominent hardware manufacturer on the Allan Distillery site until the mid 1950s. The W.C. Wood Company is the present owner of the property.

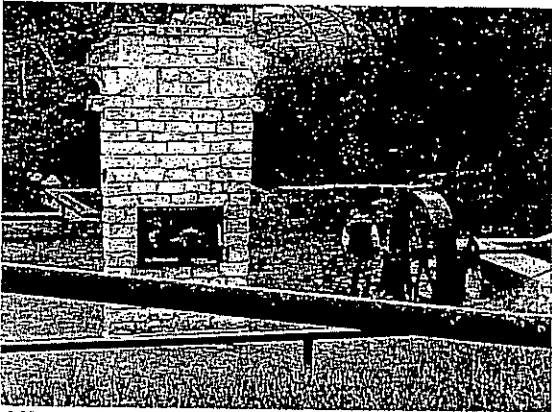


**Allan's Distillery View from Elizabeth St.**

(Source: Johnson, 1977, 208)



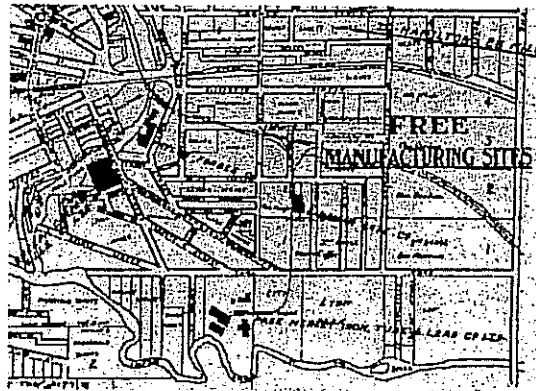
**Original Allan's Distillery Building**



**Allan's Mill Ruins in Heritage Park**

In 1900, the Guelph Board of Trade convinced Council to provide subsidies to attract industries from the rival towns of Brantford, Galt and Berlin. Subsidies included tax exemptions, free land and utilities. In 1906, J. W. Lyon, President of the Board of Trade, purchased 400 acres of land to accommodate future industrial growth in St. Patrick's Ward.

Lyon would give free land to industries and profit from subdividing the remaining lands for working class housing. This approach provided affordable housing and created a compact, vital community at a relatively high population density. It was common for several generations of families living in one home and to have single workers living as boarders. Higher population density and the pedestrian traffic generated by workers helped support many small neighbourhood businesses.



**Offers of Free Manufacturing Land 1915**  
(Source: Thomson, 2001, 6)



**J. W. Lyon, Prominent Industrialist**  
(Source: Thomson, 2001, 22)



**Workers at IMICO Steel Plant**  
(Source: Guelph Historical Society, 2000, viii)

Lyon wished to establish a large industrial working class available to sustain the industrial growth of Guelph. Lyon hoped this labour pool would attract new industries for decades.

Textile and metal production firms established in St. Patrick's Ward and attracted similar industries that shared the same pool of semi-skilled labour.

Alongside the industrial lands, Lyon created residential lots with 25 foot frontages and narrow rights of way. Sewers were first provided to the industries but not to the homes. As the population increased, severe water quality problems became evident. Leaking privies had heavily contaminated the City's drinking water supply and major improvements were required by 1919. Action was swift since industries were assured of an unlimited supply of free, clean water as an inducement. The Board of Trade worried that gaining a reputation for poor water quality would discourage future industrial growth (Johnson, 1977).



Typical 25 Foot Frontage Worker Homes

Little, if any, technical review of Lyon's working-class subdivisions occurred. In 1916, *The Guelph Mercury* criticizes City Council's approval of a Lyon subdivision in the St. Patrick's Ward:

*If Guelph is not going in for town planning, it would be advisable, as an alternative, to have a certificate from the engineering department that plans of subdivision are O.K. from the standpoint of the City Engineer, and that they present no new difficulties that cannot be readily overcome. Following the craze for 25 foot lots in the St. Patrick's Ward boom of a few years*

*ago there was a motion made in council that no lots under a certain size, something in the neighbourhood of 35 feet, be permitted, but that never got to the stage where it was recognized as a by-law. There is, apparently, very little to guide those who wish to deal in subdivisions, as to what they shall do and what they shall not do*  
(Source: *Guelph Mercury*, 1916).

Early industries created significant employment opportunities for Guelph citizens. By 1941, the industries of St. Patrick's Ward employed over 2000 and the neighbourhood had the highest population density in Guelph. Many small businesses catered to these local residents and workers creating a lively and thriving neighbourhood.

In 1952, the City's Industrial Commissioner concluded that the supply of vacant land suitable for modern industry had become exhausted within the city limits. New industrial parks would replace the historic mixing of residential, commercial and industrial uses.

*The Guelph Mercury*

Guelph . . . A Progressive City . . .

Our City...

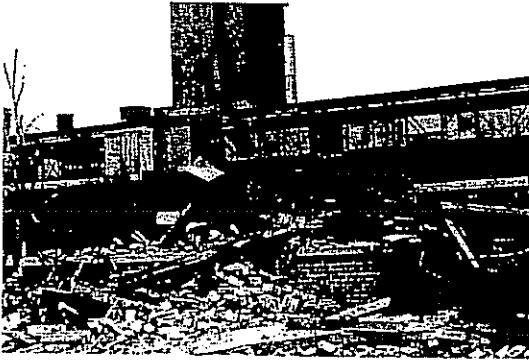
GUELPH

A GOOD PLACE TO LIVE... A GOOD PLACE TO WORK...  
A GOOD PLACE TO SHOP...

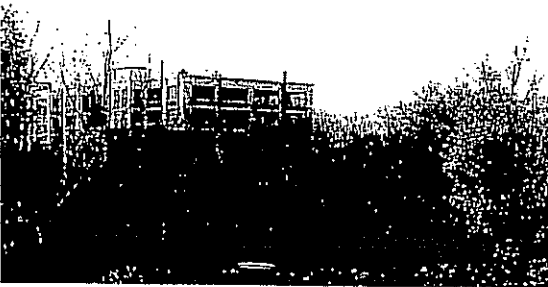
**Guelph is Proud of its Industry, 1952**  
(Source: Thomson, 2001, 48)

Land use segregation would become the City's planning policy to minimize conflicts between industry and adjacent residential uses. Economic cycles and the modernization of industry have resulted in several major plant closures within the neighbourhood beginning in the 1950s. This has left behind a legacy

of vacant sites, underutilized buildings and soil contamination.



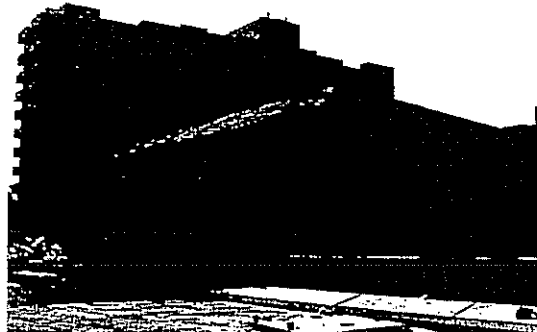
**Abandoned IMICO Foundry Demolished by City After Several Fires**



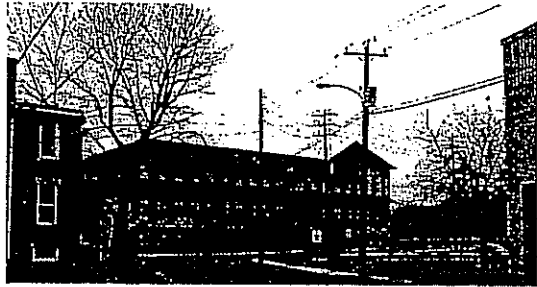
#### **Underutilized Lands and Buildings**

A few large manufacturing activities continue to exist in this area and may result in land use conflicts with adjacent residential areas. Current business trends indicate a transition to smaller, mixed business land uses. This provides an opportunity to more efficiently use land and buildings over the long term.

The factories of St. Patrick's Ward and the labour of countless workers helped to fuel the economic engine that is responsible for Guelph's prosperity. Retaining linkages to this industrial heritage is possible through the sensitive adaptive re-use of existing industrial buildings. New residential or business uses can be accommodated and will help bring new life to the neighbourhood.

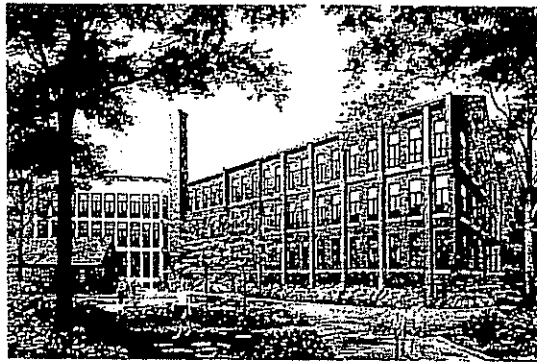


**Guelph Carpet Factory After a Major Fire**



**Guelph Carpet Factory as Condominium**

Council recently approved the adaptive re-use of a former textile mill for new condominium residences. The Mill Lofts will provide a range of bachelor, one and two bedroom residential units to the neighbourhood. Consultation with the Guelph Heritage Committee and the use of heritage conservation incentives was critical in making this adaptive re-use viable while retaining the heritage features of the building and the mixed use neighbourhood character.



**New Factory Conversion to Residential**

## Cultural Context

Early residents were of British and Irish origin followed largely by working class Italian and Polish families as well as other European immigrants attracted by industrial employment. The predominantly Catholic population was served by the Sacred Heart Parish. Memoirs indicate that immigrant families may have felt economic, social and religious exclusion from Guelph's conservative British majority. Memoirs indicate that Guelph's conservative British majority often complained about unfamiliar customs, such as large extended families, vegetable gardens in the front yard, keeping livestock and sales of home-made liquor. This class prejudice may have helped form strong community bonds in this neighbourhood.



**Sacred Heart Church and School**

Religious processions were a prominent feature of neighbourhood life. Italian residents celebrated the feast day of St. George, patron saint of the town of San Giorgio de Morgetto in Calabria, Italy. Coincidentally, the feast is celebrated on April 23<sup>rd</sup>, the same day as the founding of the City of Guelph by John Galt.

Local shops and the post office were important gathering places. A vibrant public life included evening strolls and socializing at the many churches, clubs and schools.

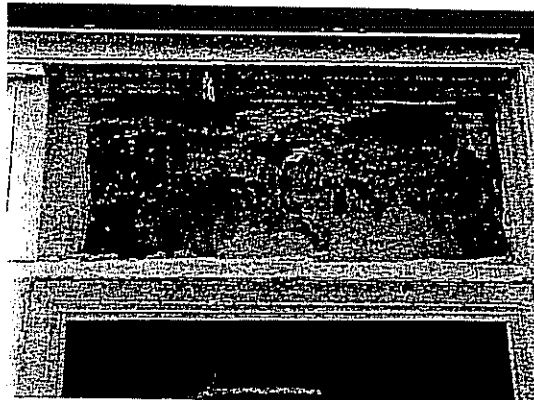


**Tytler Public School**

The buildings in this neighbourhood today tell the stories of its past. The historic fine grain of mixed uses is still evident in the architecture even though many buildings have been converted to new uses. The retention of heritage structures and adaptive re-use provides a connection to past generations.



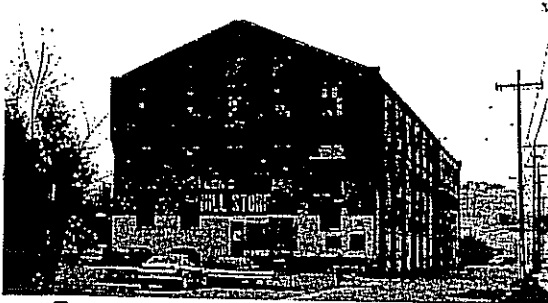
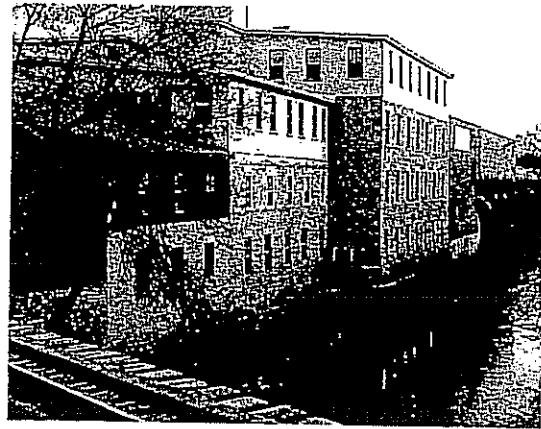
**Church to be Converted into a Residence**



**Apartment Restoration Reveals Former Alice Street Restaurant**



**Former Shops Converted to Residential**



**Factory Conversion to Residential**



**Buildings on the W.C. Wood Company Offer Key Adaptive Re-Use Possibilities**

Opportunities still exist for the adaptive re-use of industrial and institutional buildings. Intervening in an established neighbourhood requires a sensitive place-specific approach. The historic, mixed use neighbourhood character can be enhanced by conserving and adapting our built heritage resources. Heritage incentives may also assist to offset additional costs anticipated with the retention and re-use of heritage buildings.

Several sections of the Official Plan encourage sensitive and appropriately-scaled infill residential and business development. Zoning regulations and conditions can also be tailored to the unique circumstances of individual heritage buildings and properties.



**Former Northern Rubber Factory Could be Used for Offices or Residential Uses**

The current zoning for the W.C. Wood Company lands at 5 Arthur Street requires the owner, Heritage Guelph Committee, the City of Guelph and the Grand River Conservation Authority to investigate adaptive re-use of the heritage limestone buildings. A similar consultative approach to heritage retention would be required for the Northern Rubber Factory upon receipt of a development application.

St. Patrick's Ward remembers its past, through its residents, institutions and its architecture.

## 2.4 Mixed Use Context

The existing land use pattern features areas of mixed land uses as well as areas of predominantly residential or business uses.



Ontario Street Looking Toward the Downtown

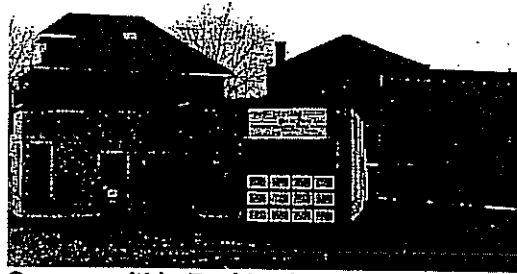
Several convenience stores, churches, schools, clubs and small businesses serve the stable residential areas. The number of convenience and personal service uses has declined with many former shops being converted into housing.

Rental apartments in homes are common as well as entire houses being rented to lodgers. Relatively few residential dwellings are located within the mixed-use commercial buildings along the major roads.



Former Shops Converted To Housing Units

Some commercial uses, such as used car lots and repair garages, persist in these residential areas and may cause compatibility concerns for residents.



Garages within Residential Neighbourhood

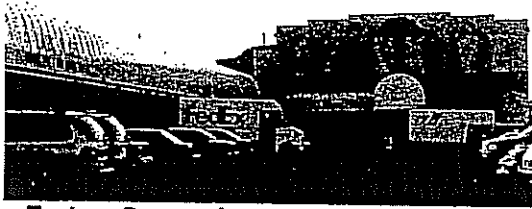
Warehouses and industrial uses may also cause impacts, especially if insufficient land is available for off-street parking, truck loading and maneuvering.



Owens Corning Factory on York Road

The Guelph Junction Railway and local industries continue to operate in this neighbourhood. Larger industries, such as W.C. Wood and Owens-Corning, are employers of several hundred Guelph residents and are important to Guelph's economy. The number of larger industries in this area has declined over the last decade as new modern business parks have been developed.

Replacing many of the earlier heavy manufacturers are numerous smaller industrial operations, tradesperson shops and service-oriented businesses. There has been dramatic growth in the number and range of small businesses in the neighbourhood, especially in the non-manufacturing sectors.



**Factory Conversion Allows Range of Uses**

Businesses continue to dominate the land uses east of Stevenson Street and Garibaldi Street. This historic pattern is expected to continue. This stable business node features larger factory buildings subdivided into affordable spaces for a wide range of enterprises. A range of service commercial uses are well established along Elizabeth Street and Victoria Road.



**York Centre Supports Many Small Firms**

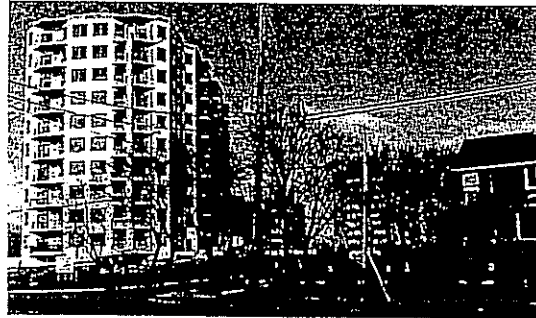
In the central and western portion of the neighbourhood, opportunities exist to convert under-utilized commercial and industrial buildings and their lands to new uses such as offices, residential apartments, shops and live-work units.

Smaller-scale commercial and office uses have also become established along arterial roads in mixed use areas.



**Robinson's Flowers on York Road**

New mid-rise residential apartments have been built on former industrial lands adjacent to the Speed River.



**Apartment Buildings Beside The Speed River**

Given the stable residential context west of Stevenson, the viability of introducing new land-intensive heavy industry in this area is unlikely. However, this area will likely continue to accommodate several mixed land uses and businesses over the long term. Land use change within the neighbourhood is expected to occur in an incremental manner over a long period of time.

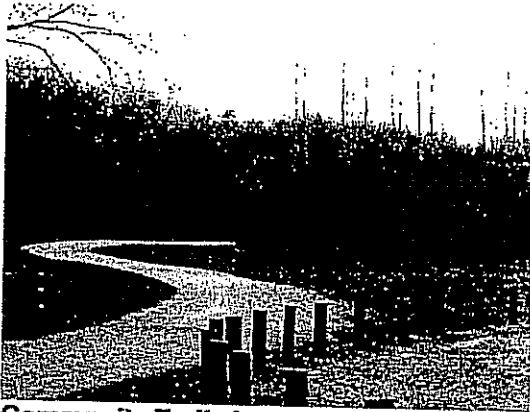
New business and other compatible uses could be accommodated in existing buildings and on existing business lands. The challenge will be to attempt to reduce any compatibility conflicts between stable residential areas and the remaining business uses.

### **Parks, Trails and Open Space**

Following the recommendations of the 1945 Official Plan, a system of riverside

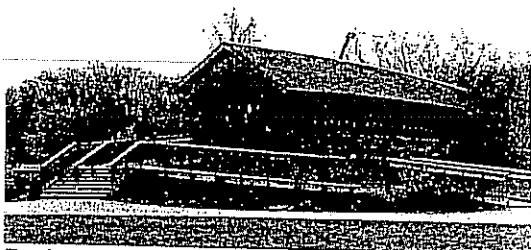


parks has been established. St. Patrick's Ward has excellent open space opportunities along the Speed and Eramosa Rivers, serving local and city-wide recreation needs. York Road Park, Lyon Park and Eramosa River Park provide both active and passive recreation opportunities.



**Community Trail along Eramosa River**

The pedestrian bridge over the Speed River provides a vital connection to Royal City Park and neighbourhoods to the west.



**Pedestrian Bridge Across Speed River**

Much of the parkland along the river is not readily visible from the adjacent streets. Abutting industrial commercial, industrial and residential uses limit visual and physical access to the parkland. Additional landscape buffering may assist in diminishing the stark "back door" appearance of businesses that interface with parkland and trails.



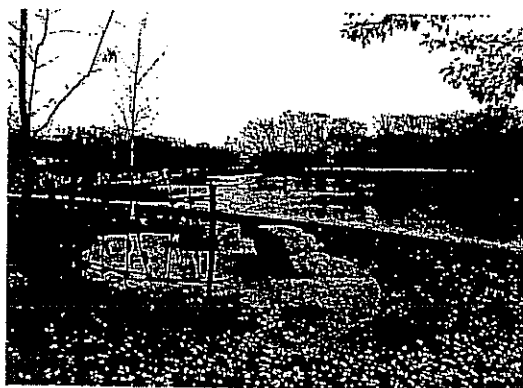
**Industries Back onto the Rivers, Parks & Trails**

Several key trail linkage opportunities are still in private ownership along the Speed River. Through redevelopment or other arrangements, these linkages will be brought into the community trail system. The *Community Improvement Plan* identifies a continuous trail system linkage along the easterly side of the Speed River.

*The River Systems Management Study* (1993) created a vision statement reflecting Guelph's attachment to its river systems:

*Rivers and river corridors in Guelph will be treasured and protected in recognition of their vital role in the life of the city. Land uses and buildings will be chosen to feature the rivers and provide a wide variety of beneficial uses of the riverlands. The ecological diversity of our rivers will be reinstated, enhanced and preserved.*

The river corridors are also complex greenway systems that serve ecological functions as well as outdoor recreation needs. Park maintenance practices have been changed to provide for river side naturalization areas. Opportunity also exist to create attractive parkettes and landscape features that celebrate the river setting and the confluence of the Speed and Eramosa Rivers.



**Confluence of Speed & Eramosa Rivers**

The *Community Improvement Plan* provides for a community trails, a new neighbourhood park and parkettes. Improved trail connections to the Alf Hales Memorial Trail, John Galt Park and the Downtown will be provided as part of the W.C. Wood redevelopment proposal. The community trail system is also proposed to be extended east of Victoria Road to follow the Eramosa River valley. A city-wide trail masterplan will also consider means to link to other trail systems outside the city limits.



**Improved Access to Downtown Proposed**

Several arterial roads act as significant pedestrian barriers to the existing park and trail systems, especially for younger children, seniors and mobility impaired persons. Facilitating improved access will be a major goal of all municipal road improvement projects adjacent to parks and community trails.

The St. Patrick's Ward area is deficient in neighbourhood-scale parkland. The existing elementary schools offer little additional open space to make up for these neighbourhood park deficiencies.

Only one neighbourhood park exists north of York Road to serve the residential community. Mico Valeriot Park is accessed from Elizabeth Street and contains a wading pool and play equipment. It provides park space mainly for residents in the easterly part of the neighbourhood.

A new neighbourhood park is proposed adjacent to Sacred Heart School as part of the W.C. Wood redevelopment proposal. The timing of this park's development is entirely at W.C. Wood's discretion. This park has been identified in the *Community Improvement Plan*.



**Park Proposed Next to Sacred Heart School**

Additional neighbourhood parkland may also be possible if significant residential development occurs on existing business lands along Huron Street. The land use strategy identifies a potential neighbourhood park location (see Figure 5 in the Land Use Strategy report). This park would not be required if business uses remained on the property.

The *Community Improvement Plan* also identifies several areas for parkettes and landscaped gateways which would help beautify the neighbourhood and provide small outdoor public spaces. Streetscape improvements are also proposed on several streets.

City staff are also initiating a Master Plan for Lyon Park in 2003. Public consultation will be a major component of this study. Accessibility improvements to the park are also proposed.

## City's Heritage Inventory

The following three properties in the St. Patrick's Ward neighbourhood have been designated under the *Ontario Heritage Act* as significant.



1860 Italianate home at 157 Ontario Street



City of Guelph's 1879 Waterworks Building



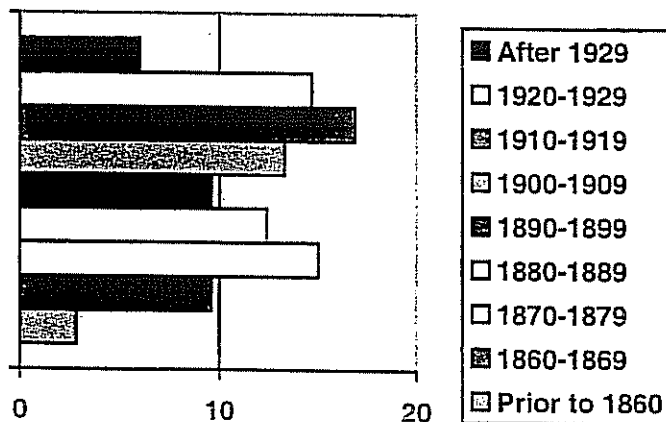
1902-1920 Worsted & Spinning Co. 26 Ontario

1. 1860 Italianate Home 157 Ontario St.
2. 1879 Waterworks Building
3. 1902-1920 Spinning Mill, 26 Ontario St.

The City of Guelph's *Inventory of Heritage Structures* identifies approximately 200 buildings in this area as being potentially significant. The properties within the City's inventory are provided in Table 1 and are illustrated on Map 1.

Many of the buildings, built between 1910 and 1929, have been identified as contributing to a unified and consistent streetscape. The date of construction for all of the properties is listed in the inventory. The following chart illustrates the percentage of buildings by period of construction. Incentive programs to encourage the retention of heritage structures, sensitive adaptive re-use and upgrades to the Building Code should be explored.

### Percentage of Buildings on Heritage Inventory by Period of Construction



## Table 1: Heritage Resources within St. Patrick's Ward

### Designated Heritage Resources

Address	Architectural Style	Date of Construction
157 Ontario St.	Italianate	1860
125 Waterworks Place	Italianate	1879
26 Ontario Street	Functional	1902, 1907, 1920

### Properties Listed in the Inventory of Heritage Structures

Address	Architectural Style	Date of Construction
20 Alice St.	Ontario Cottage	1875
45 Alice St.	Neo-Classic Vernacular	1870
47/49 Alice St.	Ontario Cottage	1924
52 Alice St.	Ontario Cottage	1875
60 Alice St.	Ontario Cottage	1875
66 Alice St.	Neo-Classic Vernacular	1875
76 Alice St.	Neo-Classic Vernacular	1875
86/88 and 92/94 Alice St. (group)	Late Ontario Cottage	1910
95 to 109 Alice St. (group)	Edwardian	1910
98 Alice St.	Neo-Gothic	1922
177 to 187 Alice St.(group)	Edwardian	1910
206/208A, 210,212 Alice St. (group)	Canadian Domestic	1923-1926
5 Arthur St. S	Italianate, Functional Neo-Classic and Functional	1835, 1847, 1900, 1955
16 Arthur St. S	Neo-Classic Vernacular	1860
24 Arthur St. S	Late Italianate	1880
26/30 Arthur St. S	Neo-Classic Vernacular	1870
62 Arthur St. S	Ontario Cottage	1880
72 Arthur St. S	Neo-Classic Vernacular	1870
74 Arthur St S	Late Ontario Cottage	1895
124-126 Arthur St. S	Edwardian	1897
128 Arthur St. S	Ontario Cottage	1855
138 Arthur St. S	Ontario Cottage	1875
144 Arthur St. S	Ontario Cottage	1865
148 Arthur St. S	Ontario Cottage	1865
172 Arthur St. S.	Neo-Classic Vernacular	1860
27 Audrey Ave.	Greek Revival	1855
7 Balsarroch Place	Neo-Classic Vernacular	1850
15 to 25 Brockville Ave. (group)	Edwardian	1922
39 to 47 Brockville Ave. (group)	Late Ontario Cottage	1922
6 to 30 Dodds Ave. (group)	Canadian Domestic	1950
16 Elizabeth St.	Ontario Cottage	1865
170 Elizabeth St.	Neo-Classic Vernacular	1875
178 Elizabeth St.	Neo-Classic Vernacular	1875
34 Hooper St	Neo-Classic Vernacular	1845
45 Hooper St.	Neo-Classic Vernacular	1865
49 Hooper St.	Canadian Domestic	1920
11 Howitt St.	Edwardian	1895
23 Howitt St	Late Italianate	1885

### Properties Listed in the Inventory of Heritage Structures

Address	Architectural Style	Date of Construction
33 Howitt St.	Edwardian	1910
37 Howitt St.	Edwardian	1910
57 Howitt St.	Edwardian	1913
120 Huron St.	Modern Functional	1920
125 Huron St.	Collegiate Neo-Classical	1932
95 to 117 Johnston St.(group)	Late Edwardian	1910-1916
101/103 Johnston St	Late Edwardian	1916
19 Manitoba St.	Neo-Classic Vernacular	1865
20 Manitoba St.	Neo-Classic Vernacular	1860
29 Manitoba St.	Ontario Cottage	1870
48 Manitoba St.	Ontario Cottage	1895
60 Manitoba St.	Neo-Classic Vernacular	1870
66 Manitoba St.	Neo-Classic Vernacular	1875
74 Manitoba St.	Neo-Classic Vernacular	1880
75 Manitoba St.	Neo-Georgian	1925
6 Margaret St.	Queen Anne Revival	1900
31 Margaret St.	Late Neo-Classic Vernacular	1880
37 Margaret St.	Canadian Domestic	1919
40 Margaret St.	Romanesque Revival	1907
112 Morris St.	Late Edwardian	1910
83 Neeve St.	Neo-Classic Vernacular	1860
90 to 100 Neeve St.	Late Second Empire	1910
101/103 Neeve St.	Italianate	1865
109 Neeve St.	Queen Anne Revival	1895
115 Neeve St.	Late Italianate	1890
123 to 141 Neeve St.	Late Edwardian	1890
129 Neeve St.	Edwardian	1910
132 Neeve St.	Late Italianate	1880
156/158 Neeve St.	Late Neo-Classic Vernacular	1880
159/161 Neeve St.	Edwardian	1908
167/169 Neeve St.	Neo-Classic Vernacular	1875
172 Neeve St.	Neo-Classic Vernacular	1880
174 Neeve St.	Neo-Classic Vernacular	1875
195 Neeve St.	Neo-Classic Vernacular	1875
202 Neeve St.	Neo-Classic Vernacular	1895
8 Oliver St.	Italianate	1870
10 Oliver St.	Neo-Classic Vernacular	1875
14 Oliver St.	Italianate	1870
15/17 Oliver St.	Late Neo-Classic Vernacular	1895
21/23 Oliver St.	Late Gothic Revival	1890
33/35 Oliver St.	Late Italianate	1885
10 Ontario St.	Neo-Classic Vernacular	1870
7/9 Ontario St.	Late Neo-Classic Vernacular	1910
15 Ontario St.	Romanesque Revival	1895
19 Ontario St.	Neo-Classic Vernacular	1860
20 Ontario St.	Ontario Cottage	1875
23/25 Ontario St.	Neo-Classic Vernacular	1865
28 Ontario St.	Neo-Classic Vernacular	1875

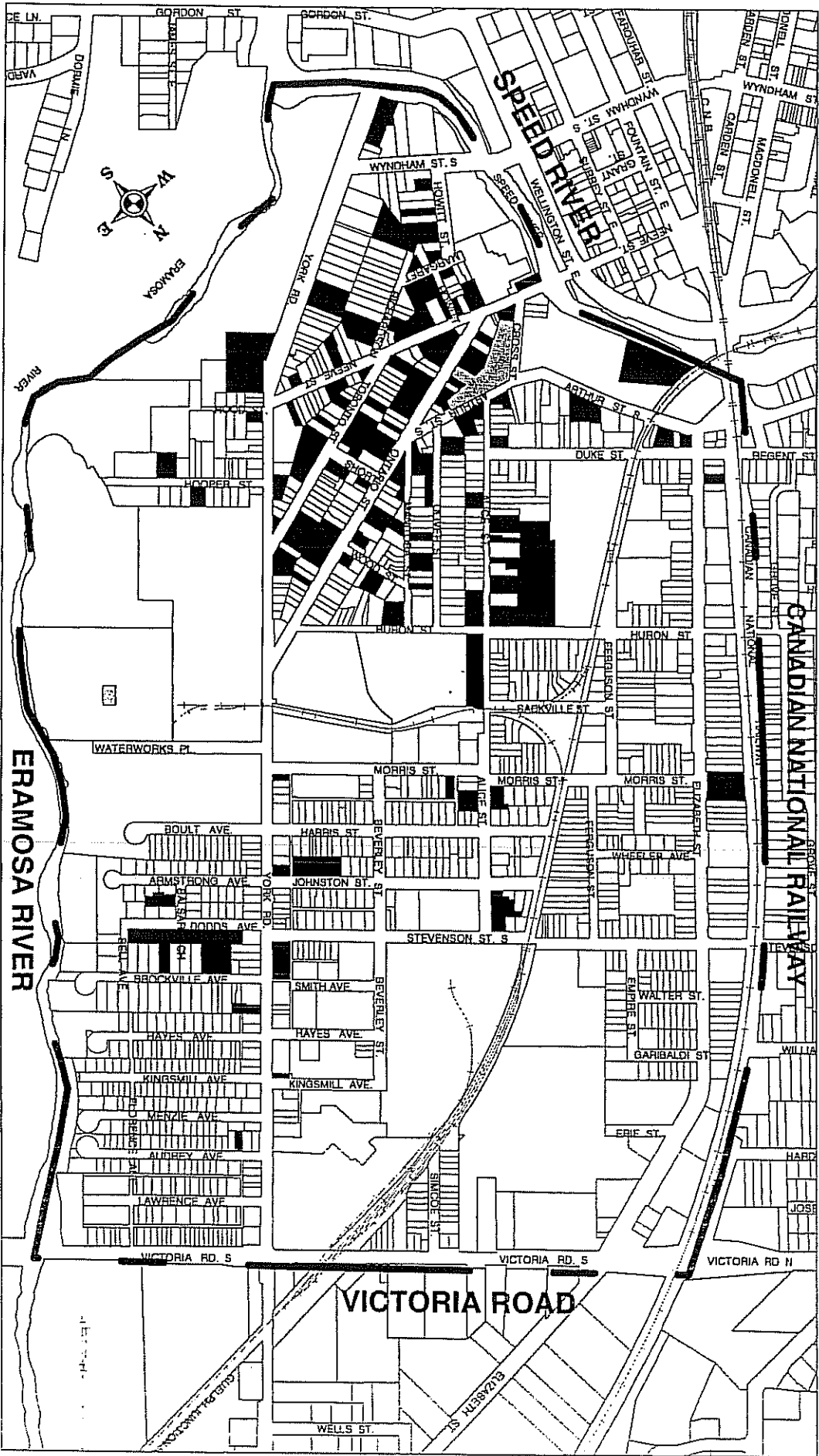
**Properties Listed in the Inventory of Heritage Structures**

<b>Address</b>	<b>Architectural Style</b>	<b>Date of Construction</b>
35 Ontario St.	Neo-Classic Vernacular	1870
38 Ontario St.	Ontario Cottage	1880
43 Ontario St.	Queen Anne Revival	1895
44 Ontario St.	Ontario Cottage	1865
49 Ontario St.	Late Italianate	1890
50 Ontario St.	Neo-Classic Vernacular	1875
55 Ontario St.	Ontario Cottage	1875
65 Ontario St.	Edwardian	1918
68 Ontario St.	Neo-Classic Vernacular	1920
73 Ontario St.	Late Neo-Classic Vernacular	1890
79 Ontario St.	Edwardian	1905
88 Ontario St.	Ontario Cottage	1880
93 Ontario St.	Neo-Classic Vernacular	1870
104 to 110 Ontario St.	Late Ontario Cottage	1900
120 Ontario St.	Neo-Classic Vernacular	1870
131 Ontario St.	Romanesque Revival	1908
132 Ontario St.	Ontario Cottage	1880
155 Ontario St.	Late Italianate	1890
157 Ontario St.	Italianate	1860
1 Richardson St.	Edwardian	1905
41/43 Richardson St.	Late Italianate	1880
43 Short St.	Neo-Classic Vernacular	1880
44 Short St.	Edwardian Gothic	1909
2/4 Toronto St.	Edwardian	1910
23 Toronto St.	Ontario Cottage	1860
26 Toronto St.	Late Italianate	1880
32 to 50 Toronto St. (group)	Edwardian	1910
39 Toronto St.	Edwardian	1905
48 Toronto St.	Edwardian	1910
45 to 59 Toronto St. (group)	Edwardian	1905
57 Toronto St.	Edwardian	1910
63 Toronto St.	Ontario Cottage	1885
69 Toronto St.	Ontario Cottage	1880
95 Toronto St.	Edwardian	1910
106 Toronto St.	Late Italianate	1880
110 Toronto St.	Edwardian	1910
16 Wood St.	Edwardian	1910
20 Wood St.	Neo-Classic Vernacular	1875
50 to 58 York Rd. (group)	Canadian Domestic	1925
90 York Rd.	Ontario Cottage	1875
92 York Rd.	Neo-Classic Vernacular	1875
94/96 York Rd.	Neo-Classic Vernacular	1880
115 York Rd.	Byzantine Revival	1962
121 York Rd.	Ontario Cottage	1865
125 York Rd.	Ontario Cottage	1860
137 York Rd.	Ontario Cottage	1880
156 to 160 York Rd. (group)	Late Italianate	1880
168 to 172 York Rd. (group)	Edwardian	1910
272 York Rd.	Late Queen Anne Revival	1922
346 York Rd.	Canadian Domestic	1926

### Properties Listed in the Inventory of Heritage Structures

Address	Architectural Style	Date of Construction
348/350 York Rd.	Canadian Domestic	1918
364 York Rd.	Canadian Domestic	1920
372 to 382 York Rd. (group)	Late Edwardian	1920
401 York Rd.	Edwardian	1900
440 York Rd.	Edwardian	1910

**Map 1 : Heritage Resources in the St. Patrick's Ward**



Scale 1:9,700 metres

Legend:



Designated Heritage Resources



Properties Listed in the Inventory of Heritage Structures



## APPENDIX B

### PROPOSED AMENDMENTS TO THE CITY OF GUELPH OFFICIAL PLAN (2001)

- **Bold text** illustrates an addition to the policy.
- ~~Strikethrough~~ illustrates a deletion of the policy text.

#### 4.7 Community Improvement and Renewal

4.7.1. In order to maintain or upgrade the quality of existing buildings, facilities or areas within the Municipality, the City may prepare a comprehensive program of preservation, rehabilitation and redevelopment. To implement this policy, the City may from time to time pass by-laws to designate "Community Improvement Areas" as provided for by the Planning Act. Upon the designation of a "Community Improvement Area", the City will prepare and implement community improvement plans, which outline the specific projects and programs that are designed to bring about the improvements.

4.7.2 Council will consider the following criteria in the designation of "Community Improvement Areas":

- a) A significant portion of the housing stock and other buildings are in need of maintenance, rehabilitation or redevelopment;
- b) The sanitary sewer, storm sewer and/or water supply systems are inadequate and in need of repair;
- c) ~~Roads, sidewalks, curbs, gutters, street lighting, parking facilities, streetscape landscaping or furniture are inadequate and in need of repair;~~
- d) The area is deficient in the supply of public open space or recreation facilities;
- e) There may be conflicting or non-compatible land uses in the area;
- f) Within commercial areas, there is deterioration in the appearance of building facades, inappropriate signs, inadequate parking facilities or inadequate pedestrian accessibility;
- g) Within industrial areas, the inefficiency of industrial sites, access to and within the industrial areas, inadequacies in parking, loading and outside storage areas, conflicts with neighbouring uses or the presence of obsolete buildings.

4.7.2.1 **The City has completed the following Community Improvement Plans to guide and facilitate identified improvements:**

- a) **St. Patrick's Ward Community Reinvestment Strategy (Area 2 on Schedule 5).**

4.7.3 The City will consider the designation of community improvement areas within the older, established areas of Guelph as outlined on Schedule 5. At this time, priority areas for community improvement include:

- a) The Central Business District (Downtown) – Area 1;
- b) ~~St. Patrick's Ward (Ward One Area) – Areas 2 and 3;~~ **York Road Area (east of Victoria Road) (Area 3 on Schedule 5);** and
- c) The Junction Lands Area – Area 4.

#### Planning Initiatives

4.7.4 The City has completed a "charrette plan" for community improvement area 1, the Central Business District (Downtown). This plan will serve as a conceptual vision for future planning and development activity to assist in the rejuvenation of this area. Future work for the downtown will include:

- a) The preparation of a new downtown concept plan to be included in Section 7 of this Plan;
- b) The implementation of a "public realm" streetscape plan and "private realm" property improvement guidelines;
- c) The development of government incentive programs that will assist in rejuvenation and community improvement.

4.7.5 The City has completed a land use study to serve as a basis for a community improvement plan for community improvement areas ~~2 and 3~~ **on Schedule 5**. This land use study is entitled the "Ward One Area Future Land Use Strategy" (January 1992).

- a) To assist in identifying the extent and necessity for upgrading municipal services in community improvement areas ~~2 and 3~~, the City will prepare an infrastructure capacity and deficiencies study. This study will address the adequacy of existing sanitary and storm sewers, the water distribution network and the road network in relation to potential new *development* opportunities.
- b) Following completion of the infrastructure study, refinements to the land use designations and policies of the area may be made with a recommended community improvement plan.

## 7.2 Residential

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 property.

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.

3. **Despite the criteria identified in policy 7.2.27.1 (a), several properties located on local roads within the St. Patrick's Ward neighbourhood (Area 2 on Schedule 5) may continue to support a variety of business land uses in addition to the permitted residential land uses. This policy applies to the following properties known municipally as 199 Alice Street, 59 Duke Street, 66 Duke Street, 91 Duke Street, 37 Empire Street, 92 Ferguson Street, 23 Garibaldi Street and 60 Ontario Street.**

7.2.30 A number of site specific amendments to this Plan have been made permitting certain types of non-residential uses in residential areas. These amendments have been made in conjunction with specific *development applications or City-initiated amendments*.

10. **In addition to the provisions of policy 7.2.26, several properties within the St. Patrick's Ward neighbourhood (Area 2 on Schedule 5) may continue to support a variety of business land uses in addition to the permitted residential land uses. The specific range of land uses that will be defined in the implementing Zoning By-law for the following properties known municipally as 199 Alice Street, 59 Duke Street, 66 Duke Street, 91 Duke Street, 9-19 Elizabeth Street, 37 Empire Street, 92 Ferguson Street, 23 Garibaldi Street, 60 Ontario Street, 320 York Road, 383 York Road, 405 York Road and 471 York Road. New sensitive land uses (residential, institutional or park) may also be permitted on these properties subject to meeting the following land use compatibility and property decommissioning criteria:**

a) **Noise, vibration and safety requirements of the Canadian National Railway and Guelph Junction Railway, as outlined in Subsection 8.2.31 of this Plan, can be satisfied by the proposal, where applicable.**

- b) A land use compatibility analysis, in accordance with the Ministry of Environment guidelines, may be required where a new sensitive use (residential, institutional or park) is proposed adjacent to or within the influence area of an industrial facility.
  - c) The property has been cleaned-up or decommissioned to the Provincial standard appropriate for the land use proposed and in accordance with Subsection 5.6 of this Plan.
11. In addition to the provisions of policy 7.2.26, a club and complementary uses normally associated with the main use shall be permitted on property municipally known as 127 and 135 Ferguson Street. The off-street parking requirements may be satisfied by an adjacent parking lot located between Ferguson Street and Elizabeth Street.
  12. In addition to the provisions of policy 7.2.26, a religious use and complementary uses normally associated with the main use shall be permitted on property municipally known as 122 Harris Street.

## 7.5 Commercial Mixed Use

### Objectives

- a) To recognize areas of the City where a variety of freestanding commercial uses or mixed commercial-residential uses have been concentrated.
- b) To promote the continued use and intensification of these well-defined areas.

### General Policies

7.5.1 The 'Commercial Mixed Use' designation as outlined on Schedule 1 defines areas, peripheral to the downtown, where historically a variety of small-scale commercial operations or mixed commercial-residential uses have located. This Plan promotes the continued use and revitalization of these distinctive areas through the following policies:

1. ~~York Road, both sides between north side between Smith Avenue and Victoria Road and the south side of York Road between Lawrence Avenue and Victoria Road and Stevenson Street;~~ Elizabeth Street, ~~both north sides between Huron and Arthur Streets -~~ these 'Mixed Use' areas are to function as local neighbourhood "focal points", physically and functionally integrating a mixture of commercial and residential uses in a compatible manner. The following sub-policies are applicable to these specific areas:

- a) While a variety of commercial uses may be permitted by this 'Mixed Use' designation, convenience, retail and personal service uses that serve the needs of the surrounding neighbourhoods are specifically promoted; and
- b) **Commercial buildings incorporating residential units, either above or behind ground floor commercial space or free-standing residential buildings are encouraged provided that the following land use compatibility criteria can be satisfied:**

7.5.1.1 i) **Noise, vibration and safety requirements of the Canadian National Railway and Guelph Junction Railway as outlined in subsection 8.2.31 of this Plan can be satisfied by the proposal, where applicable.**

ii) **A land use compatibility analysis, in accordance with the Ministry of Environment guidelines, may be required where a new residential use is proposed adjacent to or within the influence area of an industrial facility.**

iii) **The property has been cleaned up or decommissioned to the Provincial standard for residential land use and in accordance with Subsection 5.6 of this Plan, where applicable.**

- 2. Wyndham Street South, west side between the Speed River and York Road - this 'Mixed Use' area is to be used for a variety of retail, personal service and office commercial uses in conjunction with, or without residential units.

If residential units are contemplated, these units should be located above ground floor commercial space and meet the *floodproofing* requirements of subsection 7.14 of this Plan. **Free-standing residential buildings shall also be permitted provided that the floodproofing requirements of subsection 7.14 of this Plan can be met.**

- 7.5.2 The existing uses located within the 'Commercial Mixed Use' designations on Schedule 1 will be recognized in the implementing *Zoning By-law*.

- 7.5.3 *New development* proposals within the 'Commercial Mixed Use' designation of this Plan may be permitted in consideration of the following general criteria:

- a) The building design should have a street orientation, promote continuity in the streetscape and adhere to the urban design policies of subsection 3.6 of this Plan;
- b) In instances where residential units are proposed, the maximum net density shall not exceed 100 units per hectare and the

development criteria of policy 7.2.7 will be used to assess compatibility;

- c) Adequate parking, loading and access are required;
- d) Adequate municipal services are required; and
- e) Lot development and building design should be consistent with the existing built-form conditions.

7.5.4 Complementary uses, as specified in policy 7.2.26 of this Plan, may be permitted within the 'Commercial Mixed Use' designation. These complementary uses may be permitted in instances where;

- a) Their presence will not interfere with the overall form, function and development of the specific 'Mixed Use' area where they are to be located; and
- b) New *development* proposals may be permitted where the development criteria of policy 7.2.27 are satisfied.

## 7.6 Mixed Office-Residential

### Objectives

- a) To outline areas where concentrations of office uses may locate in the low-density residential areas of the City.
- b) To encourage intensification of these well-defined areas, primarily for small scale office and residential activities.
- c) **To promote the continued use and intensification of defined business areas within the St. Patrick's Ward (Area 2 on Schedule 5).**

### General Policies

- 7.6.1 This Plan promotes the concentration of small scale office uses, personal service uses and residential activities within the 'Mixed Office-Residential' designation of Schedule 1. These uses may be found in the same building or be free standing.
- 7.6.2 The retention and *intensification* of existing residential buildings within this designation will be encouraged in a manner that is compatible with the existing character of the streetscape.
- 7.6.3 The maximum *net density* for residential development within this designation shall be 100 units per hectare. *Multiple unit residential developments* will be required to meet the criteria of policy 7.2.7 to promote compatibility and design sensitivity to the existing built character of the mixed use area.

- 7.6.4 The implementing *Zoning By-law* will recognize existing uses. New mixed use or single use office/personal service activities may be permitted, subject to an amendment to the *Zoning By-law*. The following criteria will be used to assess the merits of a *development* proposal:
- a) Building, property and ancillary structure design to be compatible with surrounding properties in terms of form, massing, appearance and orientation;
  - b) Adequate parking, loading and access are provided, and
  - c) Adequate municipal services are available.
- 7.6.5 Complementary uses, as outlined in policy 7.2.26 of this Plan, may be permitted to locate within a 'Mixed Office-Residential' designation provided that:
- a) The proposed complementary use does not interfere with the overall form, function and development of the specific 'Mixed Use' area; and
  - b) The criteria for the complementary use as specified in policy 7.2.27 can be met.
- 7.6.6 Lands designated Mixed-Office Residential within the St. Patrick's Ward Community Improvement Plan (Area 2 on Schedule 5) may permit an expanded range of business land uses that are defined in the implementing Zoning By-law. New industrial uses may be permitted subject to the following criteria:**
- a) A land use compatibility analysis report, prepared in accordance with the Ministry of Environment guidelines, will be required by the proponent demonstrating that anticipated impacts can be satisfactorily mitigated.
  - b) Vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections. The property shall be able to accommodate the required vehicular access, circulation, off-street parking and off-street loading facilities without impacting adjacent sensitive (residential, institutional and park) land uses.
- 7.6.7 Lands designated Mixed-Office Residential within the St. Patrick's Ward Community Improvement Plan (Area 2 on Schedule 5) may permit an expanded range of business land uses that are defined in the implementing Zoning By-law. New sensitive land uses (residential, institutional or park) may be permitted subject to meeting the following land use compatibility and property decommissioning criteria:**

- a) Noise, vibration and safety requirements of the Canadian National Railway and Guelph Junction Railway, as outlined in Subsection 8.2.31 of this Plan, can be satisfied by the proposal, where applicable.
- b) A land use compatibility analysis, in accordance with the Ministry of Environment guidelines, may be required where a new sensitive use (residential, institutional or park) is proposed adjacent to or within the influence area of an industrial facility.
- c) The property has been cleaned-up or decommissioned to the Provincial standard appropriate for the land use proposed and in accordance with Subsection 5.6 of this Plan.

## 7.8 Mixed Industrial – Residential Business

### Objectives

- a) To recognize a portion of the **St. Patrick's Ward One** area (Schedule 5 - Community Improvement Plan Area 2) where a mix of **industrial and residential land business** uses have developed over time.
- b) To manage the land use transition of this area from an industrially-oriented base to one comprising of a **mix of smaller scale businesses and complementary land uses** ~~more residential activities~~.
- c) **To permit new sensitive land uses (residential, institutional or park) to become established along Stevenson Street South provided that the specified land use compatibility and property decommissioning criteria can be satisfactorily met.**

### General Policies

- 7.8.1 This Plan recognizes the co-existence of a **range of industrial and residential commercial** activities in the '**Mixed Industrial-Residential Business**' designation of Schedule 1.
  - 1. Within the '**Mixed Industrial-Residential Business**' designation of this Plan, a **compatible range mixture of land uses** will be permitted, ranging from ~~residential (single detached and multiple unit housing)~~ through to ~~light industrial activities~~, and specifically defined in the implementing Zoning By-law.
  - 2. Where this designation abuts ~~Victoria Road-Elizabeth Street~~, *service commercial* uses may also be permitted along the frontage of the road, either in conjunction with, or separate from industrial activities.
  - 3. Where this designation abuts **Stevenson Street and Victoria Road**, a **restricted range of commercial uses** may also be permitted, either in



conjunction with or separate from industrial activities. The range of commercial uses will be defined in the implementing Zoning By-law.

4. Complementary uses as outlined in policy 7.2.26 of this Plan may be permitted to locate within the 'Mixed Industrial-Residential' **Business** designation. A complementary use *development* proposal will be considered in relation to the following criteria:
- a) The use is compatible with existing activities within the specific area of the 'Mixed Industrial-Residential' **Business** designation and the proposal can be designed to fit with existing built form;
  - b) The use is of a size, form and function that will not interfere with the gradual transition of the area from industrial activities to predominantly residential **mixed business land** uses;
  - c) Adequate parking, loading, access and circulation can be provided; and
  - d) Adequate municipal services are available.

7.8.2 ~~The variety of housing forms that are outlined in the 'General Residential' designation of this Plan may be permitted within the 'Mixed Industrial-Residential' use designation. The maximum *net density* for residential *development* will be 100 units per hectare.~~

**New sensitive land uses (residential, institutional or park) may be permitted along the frontage of Stevenson Street South subject to meeting the following land use compatibility and property decommissioning criteria:**

- a) **Noise, vibration and safety requirements of the Canadian National Railway and Guelph Junction Railway as outlined in subsection 8.2.31 of this Plan can be satisfied by the proposal.**
- b) **A land use compatibility analysis, in accordance with the Ministry of Environment guidelines, may be required where a new residential use is proposed adjacent to or within the influence area of an industrial facility.**
- c) **The property has been cleaned up or decommissioned to the Provincial standard for residential use, if applicable, and in accordance with Subsection 5.6 of this Plan.**
- d) **The proposal will not negatively impact the normal operations of the surrounding businesses.**

**New sensitive land uses (residential, institutional or park) are not permitted on other lands designated Mixed Business.**

**7.8.3** In addition to meeting the criteria of Subsection 7.8.2, the merits of a *multiple unit residential building* will be evaluated using the criteria of policy 7.2.7. In relation to the particular circumstances of this 'Mixed Use' designation, Special attention will be given to the adequacy and design of residential amenity areas, pedestrian access, parking, buffering and screening in relation to existing adjacent industrial and business activities. **The maximum *net density* for residential *development* will be 100 units per hectare.**

~~7.8.4~~ ~~Mixed industrial-residential buildings — for example ground floor industrial operations with residential above or "live-work" lofts — may be considered within this 'Mixed Use' designation where the criteria of policy 7.2.7 can be satisfactorily met. In addition, and in relation to the particular circumstances of a mixed use building, the following criteria must be satisfactorily met:~~

- ~~a) — Only *light industrial* activities will be permitted on-site;~~
- ~~b) — A residential environment can be created that separates pedestrian/residential amenity areas from car and truck activities; and~~
- ~~c) — Adequate parking can be provided for each activity;~~

~~7.8.5~~ ~~As residential and industrial activities are located within close proximity to one another within this 'Mixed Use' designation, the land use compatibility guidelines of the Ministry of the Environment will be consulted for guidance in promoting compatible land uses.~~













**7.8.4** New development within the 'Mixed Business' designation shall meet the applicable urban design policies of subsection 3.6 of this Plan.

**7.8.5** To effectively manage future land use change in the 'Mixed Industrial-Residential' **Business** designation, it is the intent of this Plan that the implementing *Zoning By-law* recognizes existing uses of land **will restrict the range of permitted uses on each property.**

# APPENDIX B MAP 1 Proposed Changes to Official Plan Schedule 1

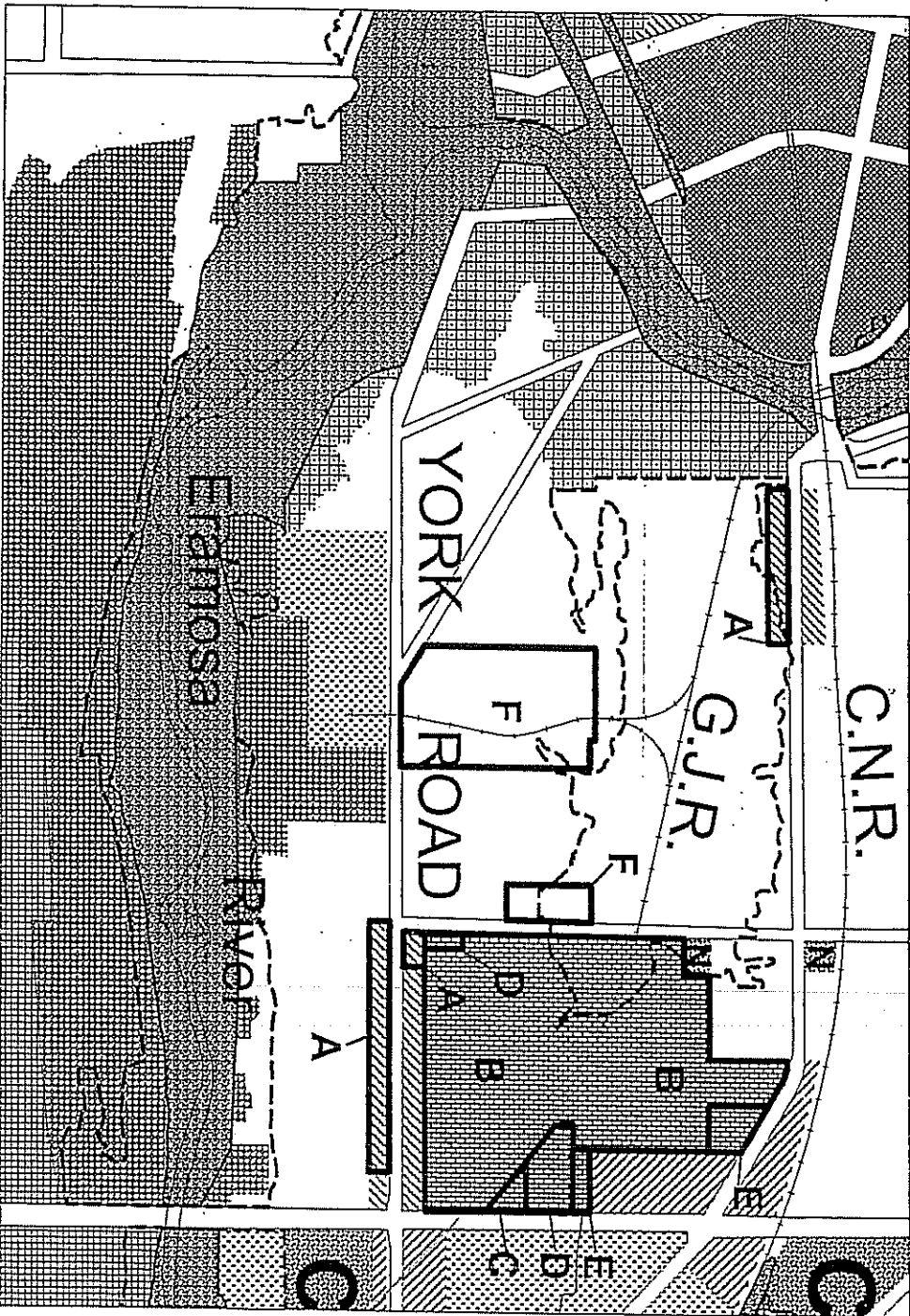
## Legend

### Land Use Designations

	General Residential		Industrial
	Mixed Industrial - Residential		Major Institutional
	Central Business District		Open Space
	Community Commercial Centre		Core Greenlands
	Neighbourhood Commercial Centre		Non-Core Greenlands Overlay
	Service Commercial		Special Policy Area / Floorplain









### Proposed Changes to Official Plan Schedule 1



- A - Amend Schedule 1 from the "Commercial Mixed-Use" designation to the "General Residential" designation
- B - Amend Schedule 1 from the "Mixed Industrial - Residential" designation to the new "Mixed Business" designation
- C - Amend Schedule 1 from the "Mixed Industrial - Residential" designation to the "Mixed Office-Residential" designation
- D - Amend Schedule 1 from the "Mixed Industrial - Residential" designation to the "General Residential" designation
- E - Amend Schedule 1 from the "Mixed Industrial - Residential" designation to the "Service Commercial" designation
- F - Amend Schedule 1 from the "General Residential" designation to the "Mixed Office-Residential" designation



# APPENDIX B MAP 2 Proposed Changes to Official Plan Schedule 8

## Legend SPECIAL POLICY AREA/ FLOOD PLAIN LAND USE PLAN

-  GENERAL RESIDENTIAL
-  RESIDENTIAL EMPHASIS
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  COMMERCIAL BASE  
(OFFICE AND/OR RESIDENTIAL ABOVE)
-  COMMERCIAL MIXED USE
-  OFFICE EMPHASIS
-  OPEN SPACE

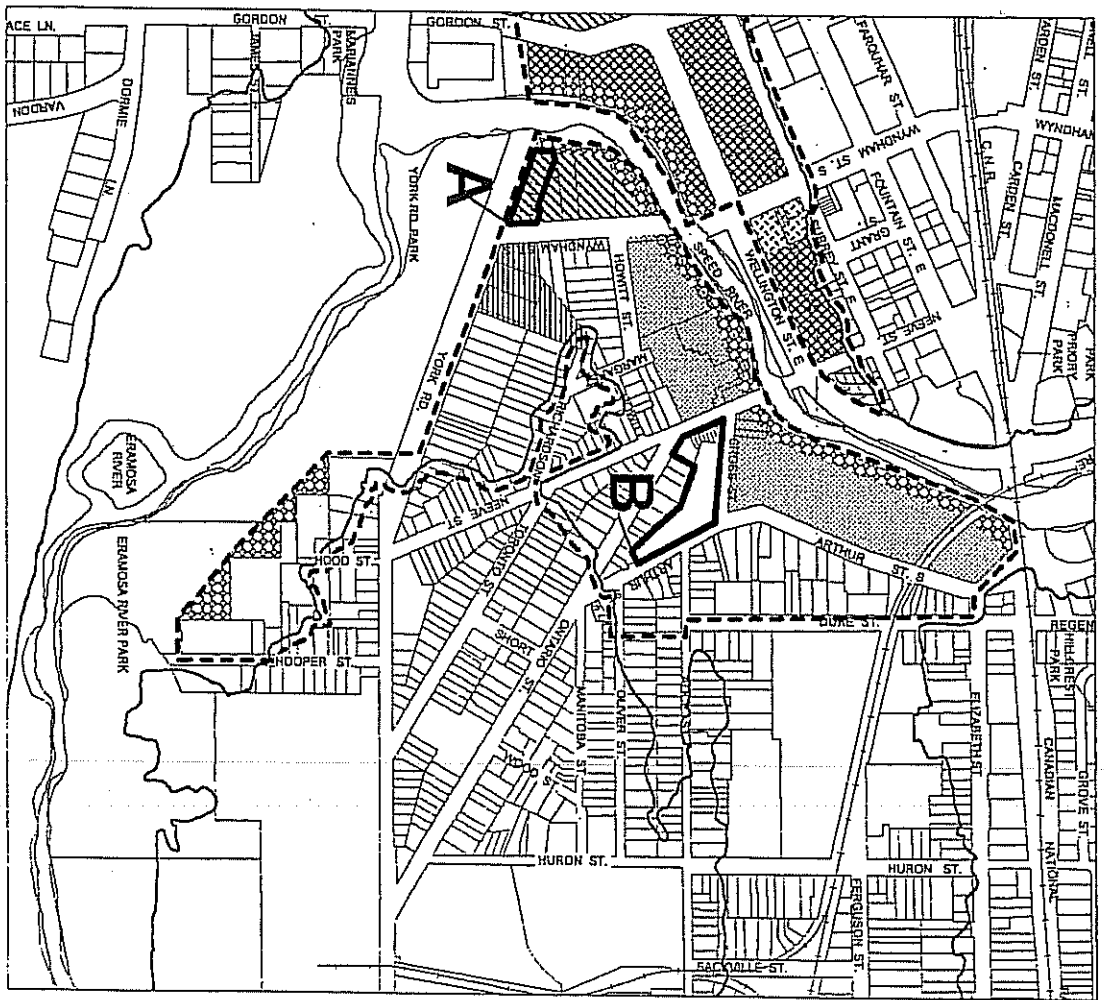
-  REGULATORY FLOODLINE
  -  SPECIAL POLICY AREA BOUNDARIES
- CITY OF GUELPH OFFICIAL PLAN 2001  
June 2002 Consolidation

### Proposed Changes to Official Plan Schedule 8

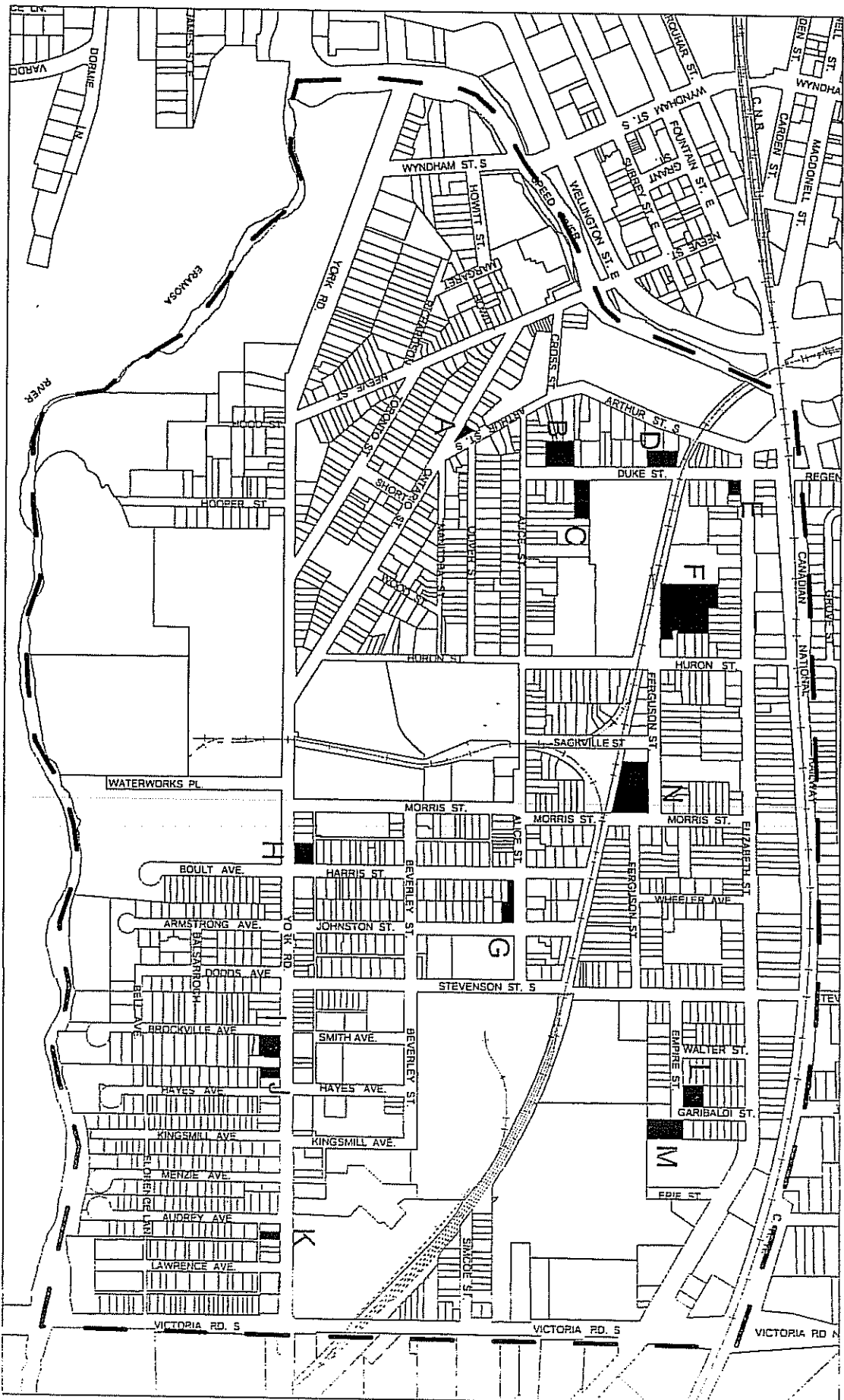


Areas of Proposed Changes

- A - Amend Schedule 8 from the "Commercial Mixed Use" designation to the "General Residential" designation
- B - Amend Schedule 8 from the "General Residential" designation to the "Medium Density Residential" designation

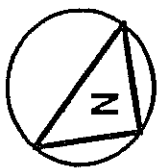


# APPENDIX B MAP 3 Site Specific Official Plan Policies Within the General Residential Designation



## Legend / Sites

- |                         |                      |                              |
|-------------------------|----------------------|------------------------------|
| A 60 Ontario Street     | F 92 Ferguson Street | K 471 York Road              |
| B 91 Duke Street        | G 199 Alice Street   | L 23 Garibaldi Street        |
| C 66 Duke Street        | H 320 York Road      | M 37 Empire Street           |
| D 59 Duke Street        | I 383 York Road      | N 127and 135 Ferguson Street |
| E 9-19 Elizabeth Street | J 405 York Road      |                              |



## APPENDIX C

### PROPOSED AMENDMENTS TO THE CITY OF GUELPH ZONING BY-LAW

The following proposed zoning amendments provide a range of possible permitted uses and is subject to further public review. Details regarding the refined list of permitted uses, setbacks and other regulations will follow in 2004 as part of the formal Zoning By-law Amendment process. A Holding (H) Symbol may be used on some properties to ensure that City infrastructure, land use compatibility and property clean-up requirements are satisfactorily met.

**Table One: Current and Proposed Zoning**

Address	Current Policy	Proposed Zoning
163 Alice Street	<p><i>Industrial B.4-1</i> Site work contracting industry</p> <p>(Note: Also recommended for Official Plan Amendment from General Residential to Mixed Office Residential)</p>	<p><i>New Specialized Office Residential Zone</i> All Office Residential OR Zone uses plus the following additional uses: catering service; contractor's yard; office supply; print shop; rental outlet; repair service; research establishment; residential apartment; townhouse and tradesperson's shop.</p>
167 Alice Street	<p><i>Industrial B.4-1</i> Site work contracting industry</p> <p>(Note: Also recommended for Official Plan Amendment from General Residential to Mixed Office Residential)</p>	<p><i>New Specialized Office Residential Zone</i> All Office Residential OR Zone uses plus the following additional uses: residential apartment and townhouse</p>
199 Alice Street	<p><i>Industrial B.4-1</i> Automobile general repair establishment</p> <p>(Note: Also recommended for Site-Specific Official Plan Amendment to recognize business use)</p>	<p><i>New Specialized Office Residential Zone</i> All Office Residential OR Zone uses plus the following additional uses: catering service; office supply; print shop; rental outlet; repair service; research establishment; residential apartment; townhouse and tradesperson's shop.</p> <p><i>Specialized Residential R.1D Zone</i> for lands fronting on Harris Street</p>
201 Alice Street	<p><i>Industrial B.4-1</i> Chemical products industry</p> <p>(Note: Also recommended for Official Plan Amendment from General Residential to Mixed Office Residential)</p>	<p><i>New Specialized Office Residential Zone</i> Agricultural research institution, artisan studio, catering service; cleaning establishment, commercial school, computer establishment, machine shop; manufacturing, office, office supply; personal service establishment, photofinishing place, print shop; rental outlet; repair service; research establishment; tradesperson's shop and warehouse.</p>

<b>Address</b>	<b>Current Policy</b>	<b>Proposed Zoning</b>
<p>101, 201, 203, 205 Beverley Street; 309, 349, 351 Elizabeth Street; 24, 30, 31-33 Hayes Avenue; 10 Kingsmill Avenue, 490 York Road</p>	<p><i>Industrial B.4</i> Catering service; cleaning establishment; contractor's yard; manufacturing; repair service; tradesperson's shop; trucking operation; veterinary service; warehouse; office, factory sales outlet, fleet servicing area and other accessory uses are permitted provided that such use is subordinate, incidental and exclusively devoted to a permitted use; temporary uses including agriculture, outdoor sportsfield facilities and driving ranges.</p> <p>The following additional uses are also permitted within a mall:</p> <p>Commercial school; computer establishment; retail sales of appliances, furniture and other household furnishings, hardware, and home improvement materials; financial establishment; industrial or construction equipment rental or sales firm; office; office supply; personal service establishment; photofinishing place; print shop; research establishment; restaurant; vehicle specialty repair</p> <p>(Note: Also recommended for Official Plan Amendment from Mixed Industrial Residential to Mixed Business)</p>	<p><i>New Mixed Business B.2 Zone</i> Agricultural research institution; artisan studio, auction centre; bakery; building supply; catalogue sales outlet; catering service; cleaning establishment; club; commercial school; commercial entertainment; computer establishment; contractor's yard; courier service; dry cleaning outlet; factory sales outlet; financial establishment; funeral home; industrial or construction equipment rental or sales firm; laundry; manufacturing; monument sales; office; office supply; parking facility; personal service establishment; photofinishing place; postal service; print shop; public hall; recreation centre; religious establishment; rental outlet; repair service; research establishment; restaurant (including take-out); retail sales of appliances, furniture and other household furnishings, hardware, home improvement, electrical, lighting and plumbing materials; showroom; small motor equipment sales and service; storage facility; taxi establishment; tradesperson's shop; U-brew facility; vehicle specialty repair; veterinary service and warehouse.</p>
<p>59 Duke Street</p>	<p><i>Industrial B.4-1</i> Fabricating structural metal products; hardware tool and cutlery industry; machine shop</p> <p>(Note: Also recommended for Site-Specific Official Plan Amendment to recognize business use)</p>	<p><i>New Specialized Office Residential Zone</i> All Office Residential OR Zone uses plus the following additional uses: office supply; repair service; research establishment; residential apartment; townhouse and tradesperson's shop.</p>
<p>66 Duke Street</p>	<p><i>Industrial B.4-1</i> Storage and warehouse</p> <p>(Note: Also recommended for Site-Specific Official Plan Amendment to recognize business use)</p>	<p><i>New Specialized Office Residential Zone</i> All Office Residential OR Zone uses plus the following additional uses: office supply; repair service; research establishment; storage facility; residential apartment; townhouse and tradesperson's shop (all uses subject to meeting off-street parking requirements).</p>

Address	Current Policy	Proposed Zoning
91 Duke Street	<p><i>Industrial B.4-1</i> Metal and wood fabricating industry</p> <p>(Note: Also recommended for Site-Specific Official Plan Amendment to recognize business use)</p>	<p><i>New Specialized Office Residential Zone</i> All Office Residential OR Zone uses plus the following additional uses: office supply; repair service; research establishment; residential apartment; townhouse; tradesperson's shop and wood fabricating industry.</p>
304 Elizabeth Street	<p><i>Service Commercial SC.1-31</i> Vehicle sales establishment; vehicle service station; vehicle specialty repair shop; accessory uses (Service Commercial designation)</p>	<p><i>New Specialized Service Commercial SC.2 Zone</i> All Service Commercial SC.2 Zone uses and specialized regulations that permits all mall uses in free-standing forms.</p>
349 Elizabeth Street	<p><i>Industrial B.4</i> (see 101 Beverley for permitted uses)</p> <p>(Note: Also recommended for Official Plan Amendment from Mixed Industrial Residential to Service Commercial)</p>	<p><i>New Specialized Service Commercial SC.2 Zone</i> All Service Commercial SC.2 Zone uses and specialized regulations that permits all mall uses in free-standing forms.</p>
351 Elizabeth Street	<p><i>Industrial B.4</i> (see 101 Beverley for permitted uses)</p> <p>(Note: Also recommended for Official Plan Amendment from Mixed Industrial Residential to Service Commercial)</p>	<p><i>New Service Commercial SC.2 Zone</i> (For the portion of the property fronting onto Victoria Road South only) All Service Commercial SC.2 Zone uses and specialized regulations that permits all mall uses in free-standing forms.</p>
352 Elizabeth Street	<p><i>Service Commercial SC.1-25</i> Car wash - automatic/manual; vehicle gas bar; vehicle service station; accessory uses (Service Commercial designation)</p>	<p><i>New Service Commercial SC.2 Zone</i> All Service Commercial SC.2 Zone uses and specialized regulations that permits all mall uses in free-standing forms.</p>
353 Elizabeth Street	<p><i>Industrial B.4</i> (see 101 Beverley for permitted uses)</p> <p>(Note: Also recommended for Official Plan Amendment from Mixed Industrial Residential to Service Commercial)</p>	<p><i>New Service Commercial SC.2 Zone</i> All Service Commercial SC.2 Zone uses and specialized regulations that permits all mall uses in free-standing forms.</p>



Address	Current Policy	Proposed Zoning
354, 362, 370 Elizabeth Street & 3 Victoria Road S.	<p>Service Commercial SC.1-22  Car wash - automatic/manual;  catering service; commercial school; commercial entertainment; financial establishment; garden centre; hardware store; medical clinic; office; office supply; print shop; public hall; recreation centre; rental outlet; repair service; restaurant; tradesperson's shop; vehicle service station; vehicle specialty repair shop; vehicle sales establishment; vehicle parts establishment; vehicle gas bar; veterinary service; accessory uses</p> <p>(Service Commercial designation)</p>	<p><i>New Service Commercial SC.2 Zone</i>  All Service Commercial SC.2 Zone uses and specialized regulations that permits all mall uses in free-standing forms.</p>
37 Empire Street	<p><i>Industrial B.4</i>  (see 101 Beverley for permitted uses)</p> <p>(Note: Also recommended for Site-Specific Official Plan Amendment to recognize business use)</p>	<p><i>New Specialized Office Residential Zone</i>  All Office Residential OR Zone uses plus the following additional uses:  catering service; food processing facility, office supply; print shop; repair service; research establishment; residential apartment; townhouse and tradesperson's shop.</p>
92 Ferguson Street	<p><i>Industrial B.4-1</i>  Machine shop</p> <p>(Note: Also recommended for Official Plan Amendment from General Residential to Mixed Office Residential)</p>	<p><i>New Specialized Office Residential Zone</i>  All Office Residential OR Zone uses plus the following additional uses:  catering service; office supply; print shop; repair service; research establishment; residential apartment; townhouse and tradesperson's shop.</p>
127 Ferguson Street	<p><i>Residential R.1B-10</i></p> <p>(Note: Also recommended for Site-Specific Official Plan Amendment to recognize use)</p>	<p><i>Specialized Commercial Recreation P.5-1</i> to add Italian Consulate property to the same zoning as it applies to the Italian Canadian Club at 135 Ferguson Street.</p>
23 Garibaldi Street	<p><i>Industrial B.4-5</i>  Catering service  Cleaning establishment  Commercial school  Computer establishment  Manufacturing  Print shop  Repair service  Research establishment  Tradesperson's shop  Warehouse</p> <p>(Note: Also recommended for Site-Specific Official Plan Amendment to recognize business use)</p>	<p><i>New Specialized Office Residential Zone</i>  All Office Residential OR Zone uses plus the following additional uses:  catering service; convenience store; food processing facility; and townhouse.</p>

Address	Current Policy	Proposed Zoning
122 Harris Street	<i>Residential R.1B-10</i> Single detached residential (General Residential designation)	<i>Office Residential OR Zone</i> uses plus the following additional use: religious establishment
120 Huron Street	<i>Industrial B.4-1</i> Laboratory and research establishment  (Note: Also recommended for Official Plan Amendment from General Residential to Mixed Office Residential)	<i>New Specialized Office Residential Zone</i> All Office Residential OR Zone uses plus the following additional uses: catering service; contractor's yard; laboratory; office supply; print shop; rental outlet; repair service; research establishment; residential apartment; townhouse and tradesperson's shop.
56 Johnston Street	<i>Industrial B.4-1</i> Communication and other electronic equipment; chemical products industry  (Note: Also recommended for Official Plan Amendment from General Residential to Mixed Office Residential)	<i>New Specialized Office Residential Zone</i> Agricultural research institution, artisan studio, catering service; cleaning establishment, commercial school, computer establishment, machine shop; manufacturing, office, office supply; personal service establishment, photofinishing place, print shop; rental outlet; repair service; research establishment; tradesperson's shop and warehouse.
10 Kingsmill Avenue	<i>Industrial B.4</i> (see 101 Beverley for permitted uses) (Commercial Mixed use designation)	<i>Commercial Residential CR Zone</i> plus all uses in the <i>New Mixed Business B.2 Zone</i> (for the lands fronting onto York Road only)
121 Morris Street	<i>Industrial B.4-1</i> Petroleum product wholesaling  (Note: Also recommended for Official Plan Amendment from General Residential to Mixed Office Residential)	<i>New Specialized Office Residential Zone</i> All Office Residential OR Zone uses plus the following additional uses: catering service; contractor's yard; office supply; print shop; rental outlet; repair service; research establishment; residential apartment; townhouse and tradesperson's shop.
127 Morris Street	<i>Industrial B.4-1</i> Sash door & other millwork industry; household furniture manufacturing  (Note: Also recommended for Official Plan Amendment from General Residential to Mixed Office Residential)	<i>New Specialized Office Residential Zone</i> All Office Residential OR Zone uses plus the following additional uses: catering service; contractor's yard; office supply; print shop; rental outlet; repair service; research establishment; residential apartment; townhouse and tradesperson's shop; wood fabricating and furniture industry.
139 Morris Street	<i>Industrial B.4-21</i> Manufacturing  (Note: Also recommended for Official Plan Amendment from General Residential to Mixed Office Residential)	<i>New Specialized Office Residential Zone</i> All Office Residential OR Zone uses plus the following additional uses: catering service; contractor's yard; manufacturing; office supply; print shop; rental outlet; repair service; research establishment; residential apartment; townhouse and tradesperson's shop.

<b>Address</b>	<b>Current Policy</b>	<b>Proposed Zoning</b>
60 Ontario Street	<p><i>Convenience Commercial C.1-15</i> Vehicle body shop; vehicle service station</p> <p>(Note: Also recommended for Site-Specific Official Plan Amendment to recognize business use)</p>	<p><i>New Convenience Commercial Zone</i> Artisan studio, catering service; commercial school; dwelling units with permitted commercial uses; office; office supply; personal service establishment; rental outlet; repair service; research establishment; tradesperson's shop.</p>
9 Smith Avenue	<p><i>Industrial B.4 Zone</i> (see 101 Beverley for permitted uses)</p> <p>(Note: Also recommended for Official Plan Amendment from Mixed Industrial Residential to Mixed Business)</p>	<p><i>New Mixed Business B.2 Zone</i> Agricultural research institution; artisan studio, building supply; catalogue sales outlet; catering service; cleaning establishment; computer establishment; industrial or construction equipment rental or sales firm; laundry; office; office supply; parking facility; personal service establishment; photofinishing place; postal service; print shop; religious establishment; rental outlet; repair service; research establishment; retail sales of appliances, furniture and other household furnishings, hardware, home improvement, electrical, lighting and plumbing materials; showroom; small motor equipment sales and service; storage facility, tradesperson's shop; veterinary service and warehouse plus the following site-specific use – vehicle service station</p>
15 Smith Avenue	<p><i>Industrial B.4-6</i> Vehicle Service Station Vehicle Sales Establishment</p> <p>(Note: Also recommended for Official Plan Amendment from Mixed Industrial Residential to Mixed Business)</p>	<p><i>New Mixed Business B.2 Zone</i> See 9 Smith Avenue for proposed permitted uses plus the following site-specific uses – vehicle service station and vehicle sales establishment</p>
110 Stevenson Street South	<p><i>Industrial B.4 Zone</i> (see 101 Beverley for permitted uses)</p> <p>(Note: Also recommended for Official Plan Amendment from Mixed Industrial Residential to Mixed Business)</p>	<p><i>New Mixed Business B.2 Zone</i> Artisan studio; catering service; commercial school; computer establishment; convenience store; day care centre; dry cleaning outlet, dwelling units with permitted commercial uses; financial establishment; funeral home; laundry, medical office, medical clinic; office; office supply; parking facility, personal service establishment; print shop; religious establishment; restaurant, take-out restaurant, rental outlet; repair service; research establishment; residential apartment; townhouse.</p>

Address	Current Policy	Proposed Zoning
150 Stevenson South	<p><i>Industrial B.4 Zone</i> (see 101 Beverley for permitted uses)</p> <p>(Note: Also recommended for Official Plan Amendment from Mixed Industrial Residential to Mixed Business)</p>	<p><i>New Mixed Business B.2 Zone</i> Agricultural research institution; artisan studio, building supply; catalogue sales outlet; catering service; cleaning establishment; computer establishment; industrial or construction equipment rental or sales firm; laundry; office; office supply; parking facility; personal service establishment; photofinishing place; postal service; print shop; religious establishment; rental outlet; repair service; research establishment; retail sales of appliances, furniture and other household furnishings, hardware, home improvement, electrical, lighting and plumbing materials; showroom; small motor equipment sales and service; storage facility, tradesperson's shop; veterinary service and warehouse.</p>
53-61, 65 Victoria Road South, 383 Elizabeth Street	<p><i>Service Commercial SC.1-5</i> Catering service; cleaning establishment; club; commercial school; contractor's yard; day care centre; financial establishment; industrial and construction equipment sales; liquor store; office; office supply; personal service establishment; photofinishing place; print shop; public hall; recreation centre; restaurant; restaurant (take-out); retail sales of furniture, hardware, home furnishings, home improvement materials and appliances; retail sales and rental of new and used motor vehicles, trailer and mobile homes and farm machinery; storage facility; tradesperson's shop; trucking operation; vehicle sales establishment; vehicle service station; vehicle specialty repair shop; veterinary service.</p> <p>(Service Commercial designation)</p>	<p><i>New Service Commercial SC.2 Zone</i> All Service Commercial SC.2 Zone uses and specialized regulations that permits all mall uses in free-standing forms.</p>
141 Victoria Road South	<p><i>Industrial B.4-18</i> Vehicle service station plus all Industrial B.4 uses (see 101 Beverley etc. for permitted uses)</p> <p>(Note: Also recommended for Official Plan Amendment from General Residential to Mixed Office Residential)</p>	<p><i>New Specialized Office Residential Zone</i> All Office Residential OR Zone uses plus the following additional uses: residential apartment and townhouse</p>

Address	Current Policy	Proposed Zoning
67 Wyndham Street South & 77 Wyndham Street South	<p><i>Commercial-Residential CR-5</i>            Artisan studio, medical office; office; personal service establishment; dwelling units with permitted commercial uses</p> <p>(Commercial Mixed Use designation)</p>	<p><i>New Commercial-Residential Zone</i>            All Commercial Residential uses plus the following additional uses:            catering service; commercial school; computer establishment; office supply; print shop; religious establishment; rental outlet; repair service; research establishment; residential apartment; townhouse.</p>
71 Wyndham Street South	<p><i>Commercial-Residential CR-7</i>            Artisan studio; medical office; office; dwelling units with permitted commercial uses; rental outlet; tradesperson's shop</p> <p>(Commercial Mixed Use designation)</p>	<p><i>New Commercial-Residential Zone</i>            All Commercial Residential uses plus the following additional uses:            catering service; commercial school; computer establishment; office supply; print shop; religious establishment; rental outlet; repair service; research establishment; residential apartment; townhouse.</p>
75 Wyndham Street South	<p><i>Commercial-Residential CR-4</i>            Artisan studio; medical office; office; personal service establishment; dwelling units with permitted commercial uses; rental outlet</p> <p>(Commercial Mixed Use designation)</p>	<p><i>New Commercial-Residential Zone</i>            All Commercial Residential uses plus the following additional uses:            catering service; commercial school; computer establishment; office supply; print shop; religious establishment; rental outlet; repair service; research establishment; residential apartment; townhouse.</p>
230-240 York Road	<p><i>Industrial B.4-1</i>            Plastic and synthetic resins manufacturing; beverage wholesaling</p> <p>(Note: Also recommended for Official Plan Amendment from General Residential to Mixed Office Residential)</p>	<p><i>New Specialized Office Residential Zone</i>            All Office Residential OR Zone uses plus the following additional uses:            catering service; contractor's yard; office supply; print shop; parking facility; rental outlet; repair service; research establishment; residential apartment; townhouse and tradesperson's shop.</p>
320 York Road	<p><i>Residential R.1B-10</i></p> <p>(General Residential designation)</p>	<p><i>New Specialized Office Residential Zone</i>            All Office Residential OR Zone uses plus the following additional uses:            Retail sales of home improvement supplies, tradesperson's shop.</p>
405 York Road	<p><i>Residential R.1B-10</i></p> <p>(Note: Also recommended for Official Plan Amendment from Commercial Mixed Use to General Residential)</p>	<p><i>New Specialized Office Residential Zone</i>            Artisan studio; bakery; catering service; cleaning establishment; computer establishment; florist; office; office supply; personal service establishment; print shop; repair service; research establishment; storage facility; tradesperson's shop.</p>

<b>Address</b>	<b>Current Policy</b>	<b>Proposed Zoning</b>
437 York Road	<i>Residential R.1B-10</i>  (Note: Also recommended for Official Plan Amendment from Commercial Mixed Use to General Residential)	<i>Convenience Commercial C.1</i>
497-505 York Road	<i>Convenience Commercial C.1-7</i> Photofinishing Place  (Commercial Mixed Use designation)	<i>Convenience Commercial C.1-7</i> All Convenience Commercial uses plus the following additional use – photofinishing place, restaurant and take-out restaurant

**Note:** *All changes described above should be considered preliminary in nature and will be the subject of additional landowner consultation and public review.*

## Standard List of Permitted Uses

### Convenience Commercial C.1 Zone

The following land uses are permitted within the C.1 zone:

- Artisan studio
- Convenience store
- Day care centre
- Dwelling units above permitted commercial uses in the same building
- Group home
- Lodging house
- Personal service establishment
- Restaurant (take-out)
- Accessory uses
- Occasional uses

### Office Residential OR Zone

The following land uses are permitted within the OR zone:

- Accessory apartment
- Artisan studio
- Bed and breakfast
- Day care centre
- Dwelling units in the same building as the other permitted uses
- Duplex dwelling
- Group home
- Home for the aged or rest home
- Home occupations
- Lodging house
- Medical office
- Office

- Personal service establishment
- School
- Semi-detached dwelling
- Single detached dwelling
- Tourist home
- Accessory uses
- Occasional uses

### Commercial Residential (CR) Zone

The following land uses are permitted within the CR zone:

- Artisan studio
- Club
- Convenience store
- Day care centre
- Dry cleaning outlet
- Financial establishment
- Florist
- Group homes
- Laundry
- Library
- Lodging house
- Medical clinic
- Medical office
- Office
- Personal service establishment
- Religious establishment
- Restaurant (take-out)
- Veterinary service
- Video rental outlet
- Dwelling units in the same building as the permitted commercial uses

- Accessory uses
- Occasional uses

### Service Commercial SC.2 Zone

The following land uses are permitted within the SC.2 zone:

- Amusement park
- Auction centre
- Auto-oriented department store
- Automatic car wash/manual car wash
- Building supply
- Catalogue sales outlet
- Catering service
- Club
- Commercial school
- Commercial entertainment
- Courier service
- Day care centre
- Dry cleaning outlet
- Financial establishment
- Funeral home
- Garden centre
- Group home
- Hardware store
- Hotel
- Laundry
- Liquor store
- Lodging house
- Medical clinic
- Monument sales
- Office supply
- Parking facility
- Print shop
- Public hall
- Recreation centre
- Religious establishment
- Research establishment
- Restaurant
- Restaurant (take-out)
- Retail sales, service and rental of: electrical/lighting supplies; electronic and audio-visual equipment; home furniture and appliances; recreational vehicles; construction and farm equipment; small motor equipment sales
- Tavern
- Taxi establishment
- Tourist home
- Tradesperson's shop
- Transportation Depot
- Trucking operation
- Vehicle establishment (includes vehicle body shop, vehicle gas bar, vehicle

parts establishment, vehicle sales establishment, vehicle service station and vehicle specialty repair shop)

- Veterinary service
- Accessory uses
- Occasional uses

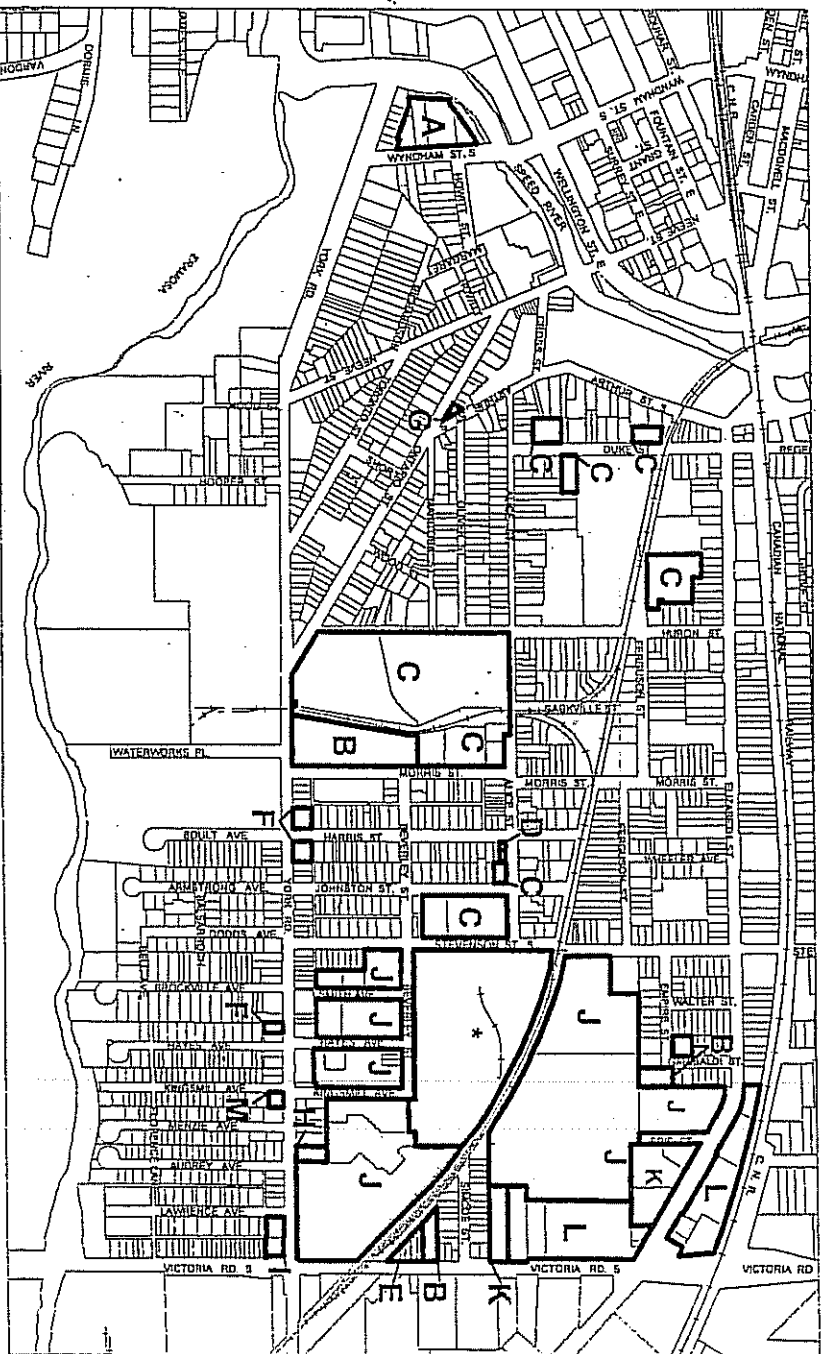
The following additional uses are also permitted within a mall in the SC.2 Zone:

- Artisan studio
- Bake shop
- Cleaning establishment
- Convenience store
- Florist
- Medical office
- Office
- Personal service establishment
- Pharmacy
- Photofinishing place
- Postal service
- Rental outlet
- Repair service
- Video Rental Outlet

# APPENDIX C MAP 1 Proposed Changes to Zoning By-law

## Proposed Changes to the Zoning By-law

### Legend



Existing Zones	Proposed Zone	
A	CR-4, CR-5, CR-7	New Specialized CR Zone
B	B.4, B.4-5, B.4-18, B.4-21	New Specialized OR Zone
C	B.4-1	New Specialized OR Zone
D	B.4-1	New Specialized R, ID Zone
E	R.1C-3	New Specialized OR Zone
F	R.1B-10	New Specialized OR Zone
G	C.1-15	Attd uses to existing zone & delete non-compatible uses
H	B.4	New Specialized CR Zone
I	C.1-7	Attd uses to existing C.1-7 Zone
J	B.4, B.4-6	New Specialized B.2 Zone
K	B.4	New Specialized Stc.2 Zone
L	SC.1-5, SC.1-22, SC.1-25, SC.1-31	New Specialized SC.2 Zone
M	R.1B-10	Standard C.1 Zone



Proposed changes to Zoning By-law

\* Intico Land Use and Zoning to be determined