

# COUNCIL PLANNING AGENDA



**DATE FEBRUARY 1, 2010**

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

**O Canada  
Silent Prayer  
Disclosure of Pecuniary Interest**

## **PUBLIC MEETING TO HEAR APPLICATIONS UNDER SECTIONS 17, 34 AND 51 OF THE PLANNING ACT**

<b>Application</b>	<b>Staff Presentation</b>	<b>Applicant or Designate</b>	<b>Delegations (maximum of 10 minutes)</b>	<b>Staff Summary</b>
a) 26 WILLOW ROAD – Proposed Official Plan Amendment and Zoning By-law Amendment (File OP0901/ZC0913 – Ward 3)	Chris DeVriendt	Astrid Clos, Astrid J. Clos Planning Consultants Diane Nelson, Habitat for Humanity Jason Ashdown, Skyline Equities		√
b) 28 HURON STREET – Proposed Zoning By-law Amendment (File ZC0910 – Ward 1)	Katie Nasswetter			√
c) 18 NORWICH STREET EAST – Proposed Zoning By-law Amendment (File ZC1001 – Ward 2)	Katie Nasswetter		<u>Correspondence:</u> • Wellington & Guelph Housing Committee	√

## **CONSENT AGENDA**

"The attached resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda can be approved in one resolution."

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<b>COUNCIL CONSENT AGENDA</b>			
<b>ITEM</b>	<b>CITY PRESENTATION</b>	<b>DELEGATIONS</b>	<b>TO BE EXTRACTED</b>
A-1) <b>Appointments to Social Services Committee</b>			√

**ADJOURNMENT**



Wellington & Guelph Housing Committee  
85 Westmount Road  
Guelph, Ontario N1H 5J2  
Telephone: 519-821-0571 Fax: 519-821-7847  
<mailto:jlonderv@uoguelph.ca>

January 21, 2010

Katie Nasswetter  
Communiy Design and Development Services  
City of Guelph

**RE: 18 Norwich East (File ZC1001)**

Dear Ms Nasswetter:

I am writing to you as chair of the Wellington & Guelph Housing Committee. We wish to strongly support the application to rezone 18 Norwich Street to allow for an emergency shelter. Since Change Now closed in 2007 there has been a concerted effort to replace the greatly needed services it provided. This location is ideal as an emergency shelter since it is located downtown close to other services the residents of the shelter will need to access. It also has great access to public transit.

The operation of the emergency shelter at its temporary Delhi Street location and subsequently at this location indicates a great need among youth for a safe secure place to stay at night. These youth have a multitude of problems and issues and the cost of not providing a secure place for them to get the help they need could be very high for the youth themselves and for the city.

If you wish to discuss this further I can be reached at 519-824-4120 ext 53091 from Feb 1 on.

Sincerely,

Jane Londerville, Chair  
Wellington and Guelph Housing Committee  
cc. Gord Tosh

Heather Burke

TO **Guelph City Council**

SERVICE AREA Community Design and Development Services  
DATE February 1, 2010

**SUBJECT 26 Willow Road: Proposed Official Plan Amendment  
and Zoning By-law Amendment  
(File: OP0901/ZC0913) – Ward 3**

REPORT NUMBER 10-05

## RECOMMENDATION

“THAT Report 10-05 regarding a proposed Official Plan Amendment and Zoning By-law Amendment for the property municipally known as 26 Willow Road to permit the development of a semi-detached dwelling from Community Design and Development Services dated February 1, 2010, BE RECEIVED”.

## SUMMARY

This report provides information on an application requesting approval of an Official Plan and Zoning By-law Amendment application (OP0901/ZC0913) from Astrid J. Clos Planning Consultants.

## BACKGROUND

An application for an Official Plan and Zoning By-law Amendment has been received for the property municipally known as 26 Willow Road. The purpose of the application is to allow the development of a semi-detached dwelling on a new parcel that would be created through a separate consent for severance application at the Committee of Adjustment. A 6 storey apartment building is located on the northerly portion of the subject property with an associated parking area to the south. The lands subject to this application consist of 660 square metres at the southern end of the property, which includes vacant land and a small portion of the parking lot for the existing apartment building.

## Location

The subject property consists of 0.88 hectares of land at the southeast corner of Willow Road and Bagot Street (see Location Map on **Schedule 1**).

### Adjacent land uses:

- North - residential apartment and townhouse development
- South - residential apartment and townhouse development
- East - residential apartment development
- West - residential apartment development and vacant commercial

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## **Official Plan Designation**

The existing Official Plan land use designation that applies to the subject site is "High Density Residential" (see **Schedule 2**). The predominant use of land within the "High Density Residential" designation is for multiple unit residential buildings, generally in the form of apartments. The relevant policies of the "High Density Residential" land use designation are also included in **Schedule 2**.

## **Existing Zoning**

The subject site is currently zoned Residential High Density Apartment (R.4B) Zone. Permitted uses within this zone include an apartment building to a maximum residential density of 150 units per hectare.

## **REPORT**

### **Description of Proposed Official Plan Amendment**

The applicant is requesting a site specific Official Plan Amendment that would permit Habitat for Humanity to construct a semi-detached dwelling within the subject site's current "High Density Residential" Official Plan designation, which is intended for multiple unit residential buildings (see **Schedule 2**).

### **Description of Proposed Zoning By-law Amendment**

The applicant proposes to rezone the southerly 660 square metre portion of the subject property from the current Residential High Density Apartment (R.4B) Zone to the Residential Semi-Detached/Duplex (R.2) Zone to permit the development of a semi-detached dwelling on a new lot. A separate consent for severance application has been submitted for consideration at an upcoming Committee of Adjustment meeting to create this new parcel with street frontage and access provided along Bagot Street. The proposed zoning concept is provided in **Schedule 3**.

The proposed development concept is shown on **Schedule 4**. A detailed concept plan that applies to the lands proposed to be rezoned as a future separate parcel is provided in **Schedule 5**.

The new semi-detached lot proposed would have 25.25 metres of street frontage along Bagot Street and a lot depth of 38.7 metres. The building envelope for the proposed semi-detached building is located north of an existing storm sewer easement that would bisect the new lot to be created.

## **Staff Review**

The review of this application will address the following issues:

- Evaluation of the proposal against the relevant policies of the Official Plan and consideration of the site specific policy exemption;
- Site design and compatibility with adjoining land uses, including the evaluation of the loss of parking and land area on the existing apartment building site;
- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow legislation;

- 
- Review of the proposed zoning;
  - Review of alternative development forms and intensification opportunities for the subject property; and
  - Community Energy Plan conformity.

Once the application is reviewed and all issues are addressed, a report from Community Design and Development Services with a recommendation will be considered at a future meeting of Council.

### **FINANCIAL IMPLICATIONS**

Financial implications will be reported on in the future Community Design and Development Services recommendation report to Council.

### **COMMUNICATIONS**

The Notice of Application and Notice of Public Meeting was circulated on January 8, 2010.

### **ATTACHMENTS**

- Schedule 1 – Location Map
- Schedule 2 – Official Plan Designations and relevant Official Plan Policies
- Schedule 3 – Proposed Zoning
- Schedule 4 – Proposed Development Concept
- Schedule 5 – Proposed Development Concept (Detail of Parcel to be Severed)

Original Signed by:

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**Prepared By:**

Chris DeVriendt  
Senior Development Planner

Original Signed by:

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**Recommended By:**

R. Scott Hannah  
Manager of Parks and Development  
Planning

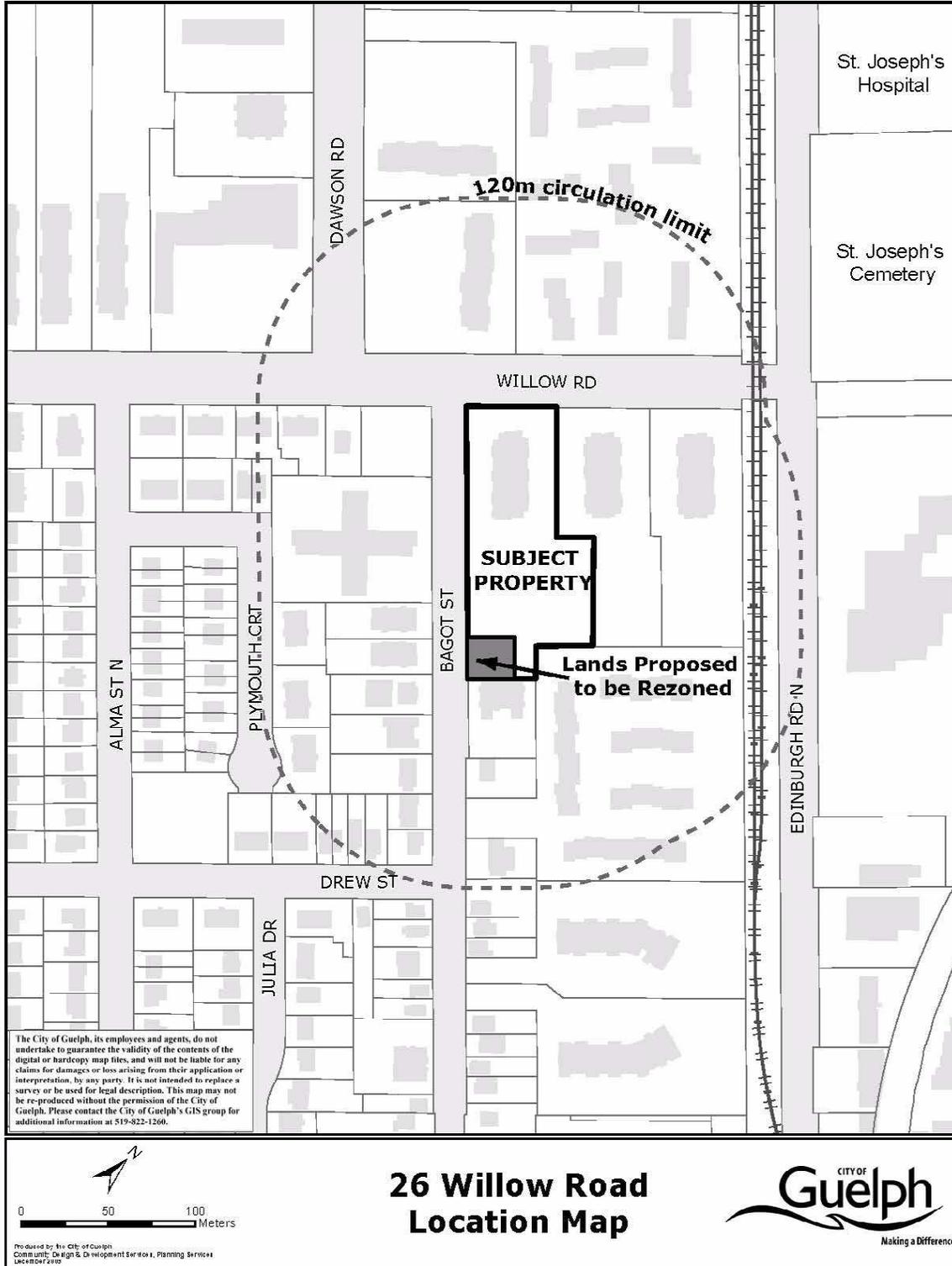
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**Recommended By:**

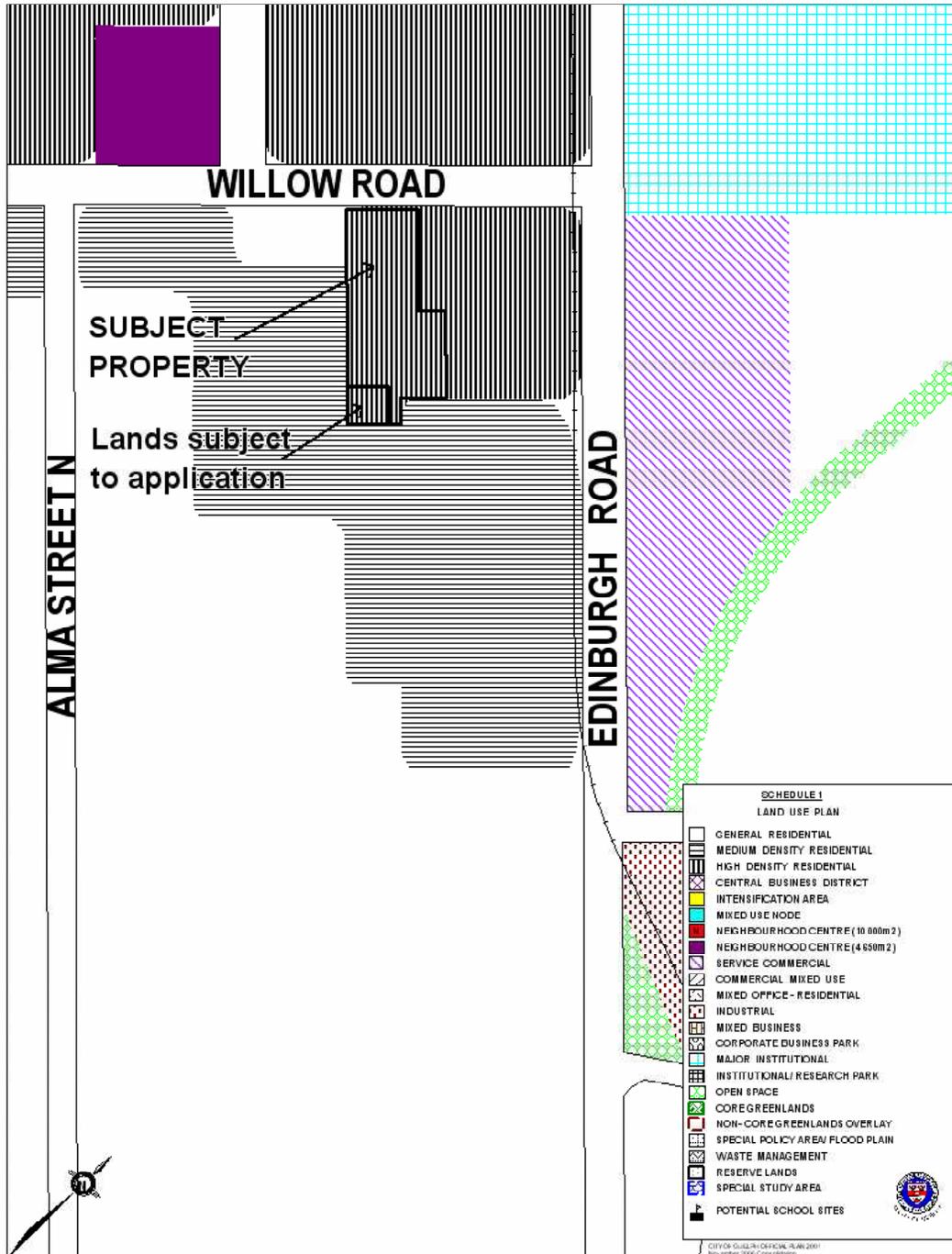
Jim Riddell  
Director of Community Design and  
Development Services

# SCHEDULE 1 Location Map



# SCHEDULE 2

## Official Plan Designations



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## SCHEDULE 2

### “High Density Residential” Official Plan Policies

#### 'High Density Residential' Land Use Designation

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

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

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

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

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

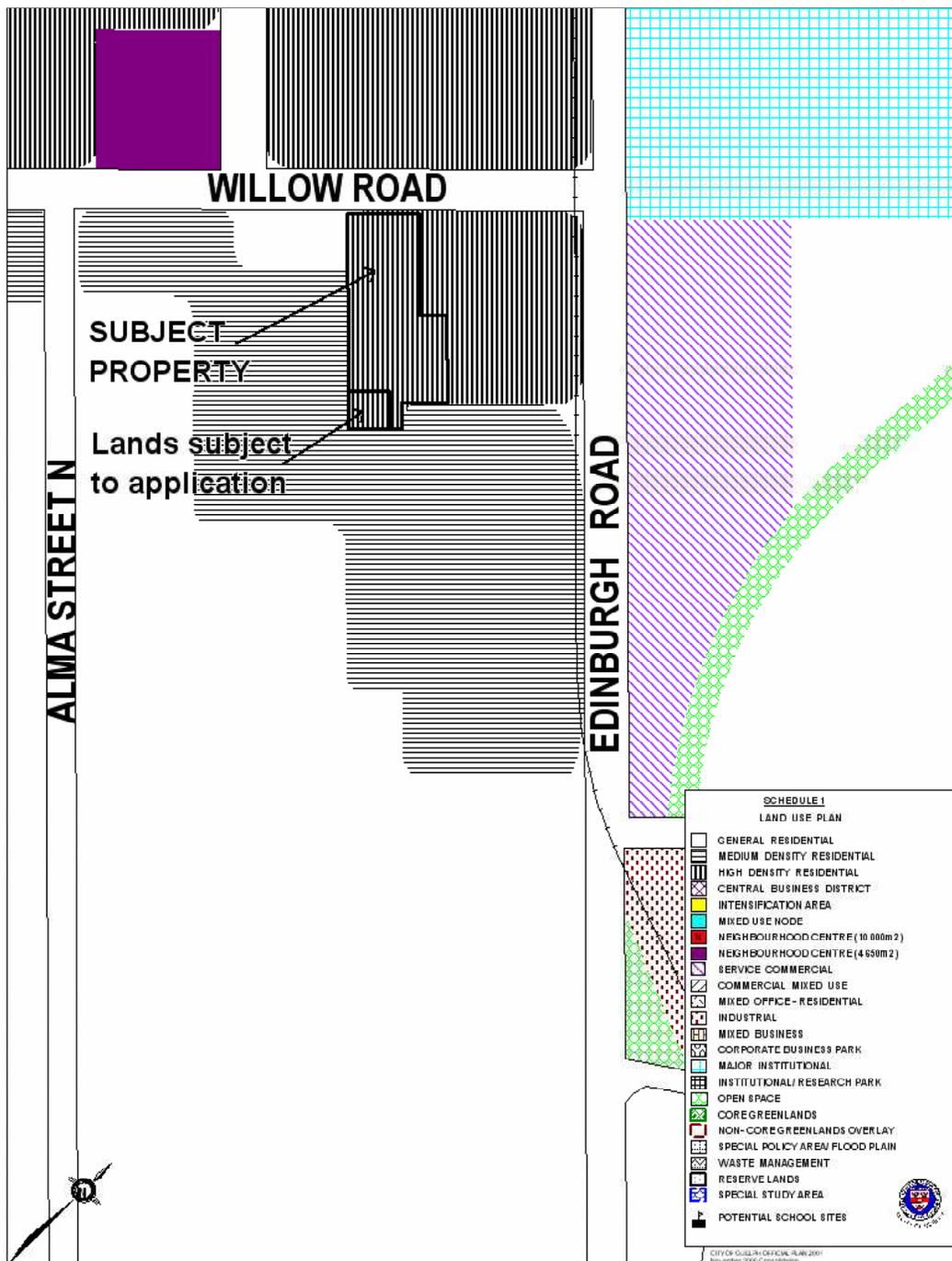
7.2.45 The establishment of a new high density residential use, not within a 'High Density Residential' designation on Schedule 1, will require an amendment to this Plan. When considering such amendments to this Plan, the criteria of policy 7.2.7 will be considered, as well as the following:

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

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

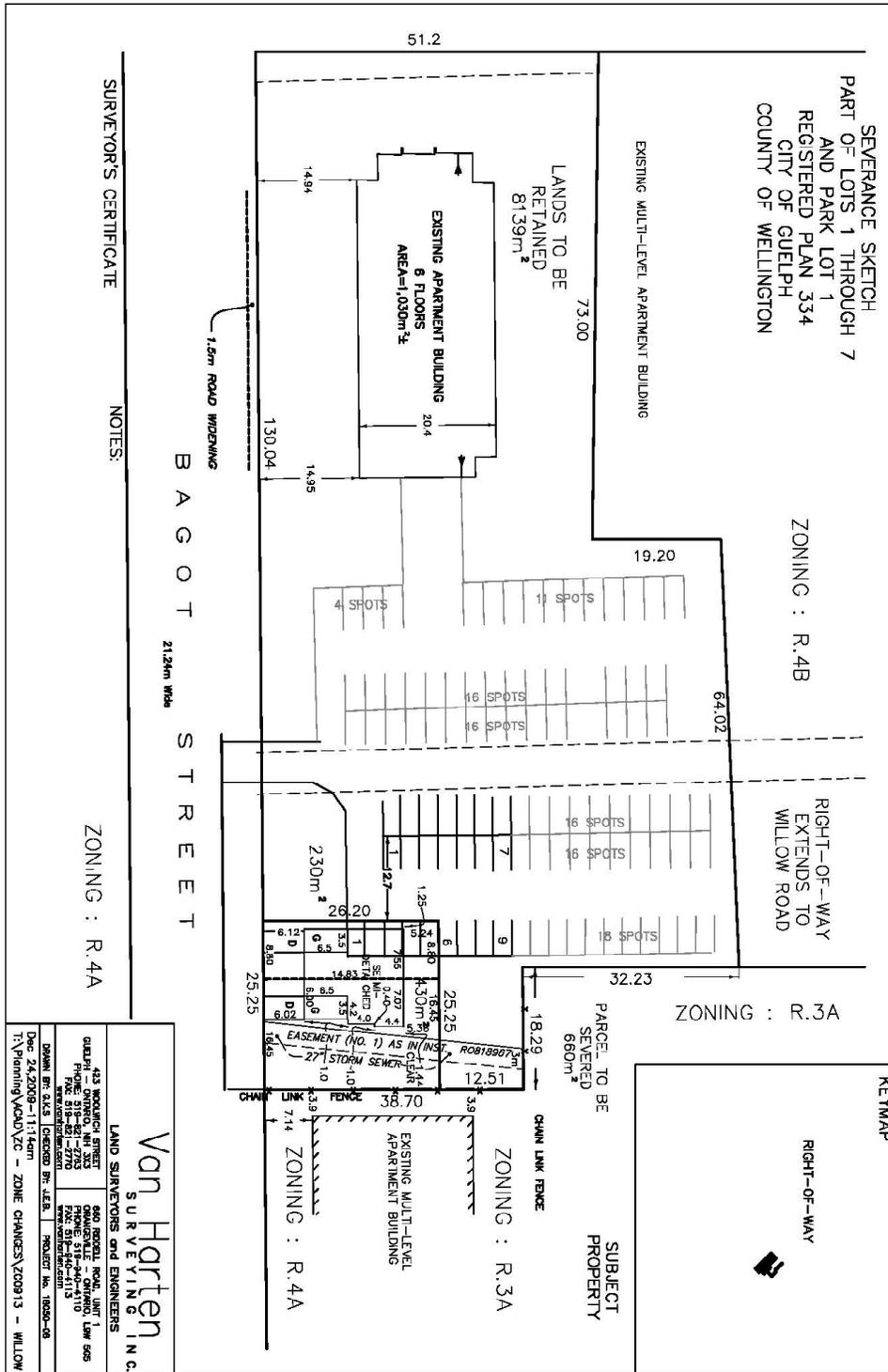
- a) In spite of the maximum density provisions of Policy 7.2.43, net density of residential development on the lands known municipally as 400, 420 and 430 Edinburgh Road South shall not occur at a density of less than 73 units per hectare and shall not exceed 150 units per hectare.

# SCHEDULE 3 Proposed Zoning



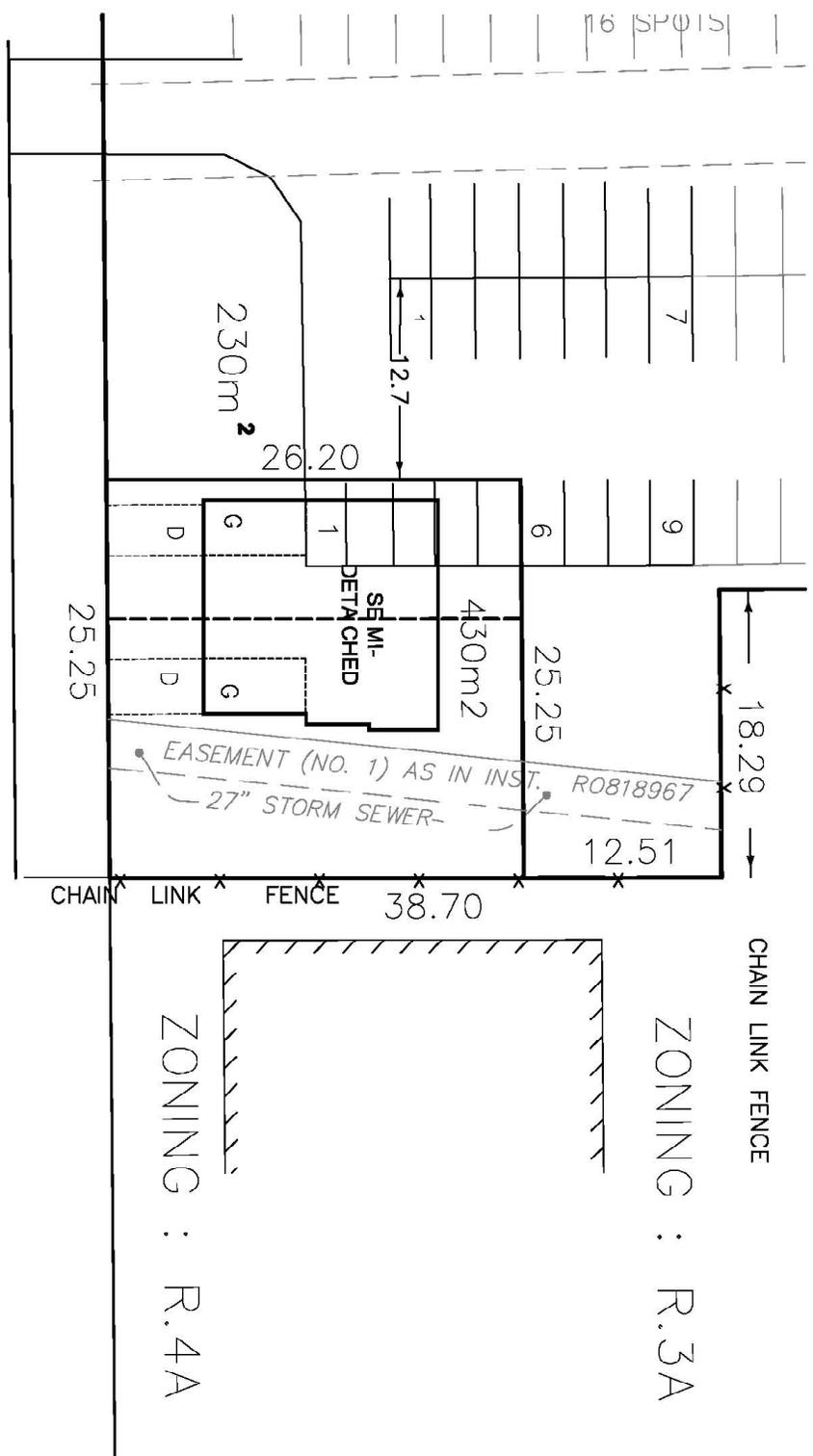
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**SCHEDULE 4**  
**Proposed Development Concept**



## SCHEDULE 5

### Proposed Development Concept (Detail of Parcel to be Severed)



TO **Guelph City Council**

SERVICE AREA Community Design and Development Services  
DATE February 1, 2010

**SUBJECT 28 Huron Street: Proposed Zoning By-law Amendment  
(File ZC0910) - Ward 1**

REPORT NUMBER 10-02

## RECOMMENDATION

That report 10-02 regarding a proposed Zoning By-law Amendment for the property municipally known as 28 Huron Street, City of Guelph, to permit the development of a semi-detached dwelling, from Community Design and Development Services, dated February 1, 2010, BE RECEIVED.

## BACKGROUND

This report provides information on an application requesting approval of a Zoning By-law amendment application (ZC0910) from Everest Homes. This application was deemed to be a complete application on November 4, 2009.

### Location

The subject site consists of a 0.8 hectare parcel of land located on the east side of Huron Street between Elizabeth Street and Ferguson Street (see **Schedule 1**). The site is surrounded by a variety of single-detached housing. The subject site is currently vacant and was recently created through a consent for severance application in 2009.

### Official Plan Designation

The existing Official Plan land use designation that applies to the subject lands is "General Residential". See **Schedule 2** for mapping and related policies.

### Existing Zoning

The subject site is currently zoned R.1B-10 as shown in **Schedule 3**. The specialized regulations for this site stipulate that the average setback of front yards in the area should be six metres or the average setback of adjacent properties. This special regulation applies to many of the residential properties in this area.

## REPORT

### Description of Proposed Zoning Bylaw Amendment

The applicant wishes to rezone the property from the specialized R.1B-10 zone to a specialized R.2-?? (Semi-detached/Duplex) zone to permit a semi-detached

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dwelling. The specialized zoning is only required because the proposed semi-detached lots do not meet the regulated requirement for lot frontage, which in this case is the average of the block face. This regulation requires a 12.6 metre lot frontage but each semi-detached lot is proposed to have a 7.5 metre lot frontage. The proposed lot layout and proposed front building elevation are shown in **Schedule 4**.

The review of this application will address the following issues:

- Evaluation of the proposal against the General Residential policies of the Official Plan.
- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow legislation.
- Review of the proposed zoning and need for specialized regulations.
- Review of proposed development in relation to the Community Energy Plan.

Once the application is reviewed and all issues are addressed, a report from Community Design and Development Services with a recommendation will be considered at a future meeting of Council.

### **CORPORATE STRATEGIC PLAN**

Urban Design and Sustainable Growth Goal #1: An attractive, well-functioning and sustainable City.

### **FINANCIAL IMPLICATIONS**

Financial implications will be reported on in the future Community Design and Development Services recommendation report to Council.

### **COMMUNICATIONS**

The Notice of Application and Notice of Public Meeting was circulated on January 12, 2010.

### **ATTACHMENTS**

SCHEDULE 1 – Location Map

SCHEDULE 2 – Official Plan Map and Related Policies

SCHEDULE 3 – Existing and Proposed Zoning

SCHEDULE 4 – Proposed Site Layout and Building Front Elevation

Original Signed by:

Original Signed by:

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**Prepared By:**

Katie Nasswetter  
Senior Development Planner  
519-837-5616, ext 2283  
katie.nasswetter@guelph.ca

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**Recommended By:**

R. Scott Hannah  
Manager of Development and  
Parks Planning  
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Original Signed by:

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**Recommended By:**

James N. Riddell

Director of Community Design and Development Services

519-837-5616, ext 2361

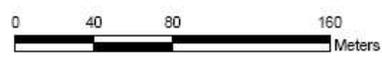
jim.riddell@guelph.ca

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# SCHEDULE 1 Location Map

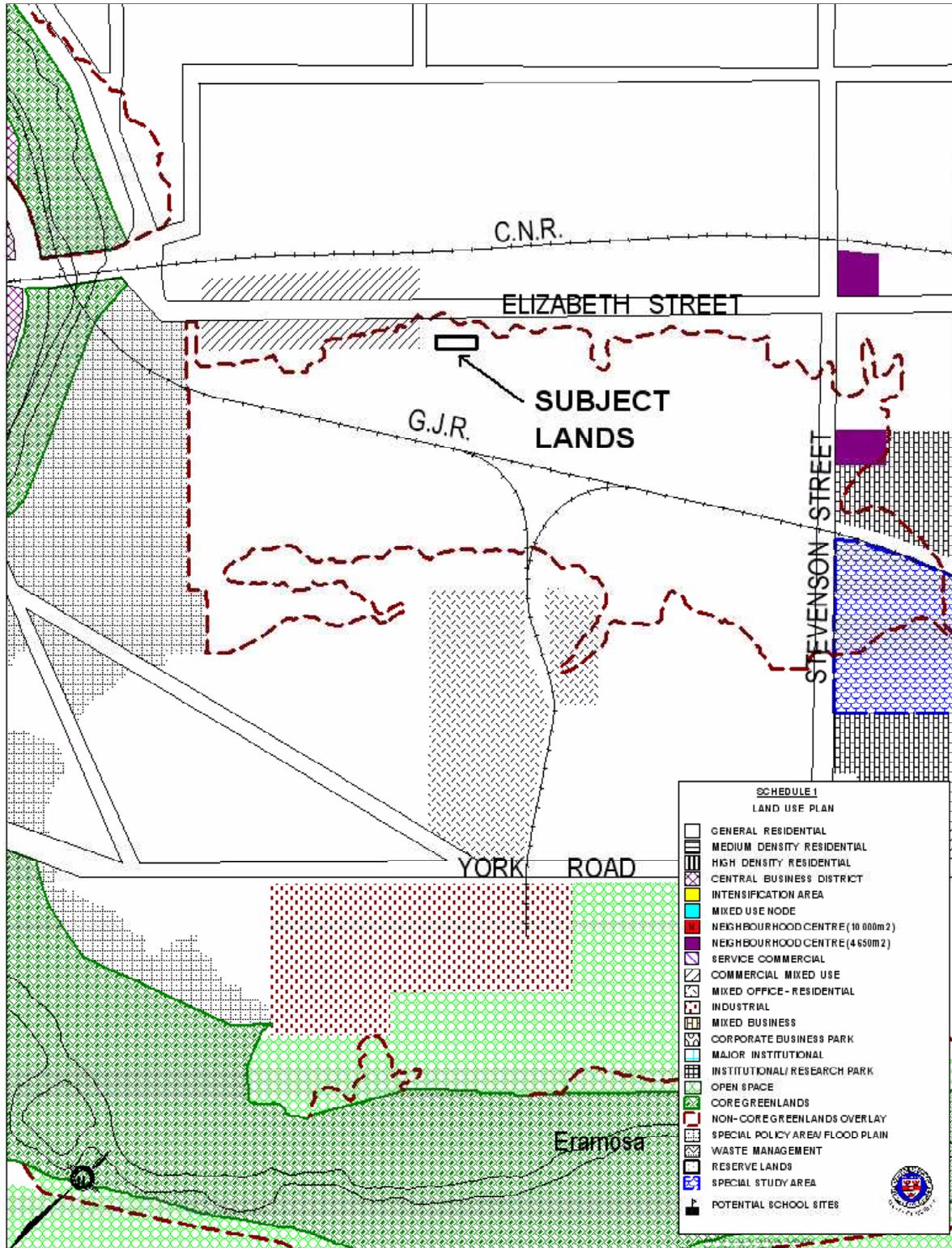


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# Schedule 2

## Official Plan Land Use Designation Map



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## Related Official Plan Policies

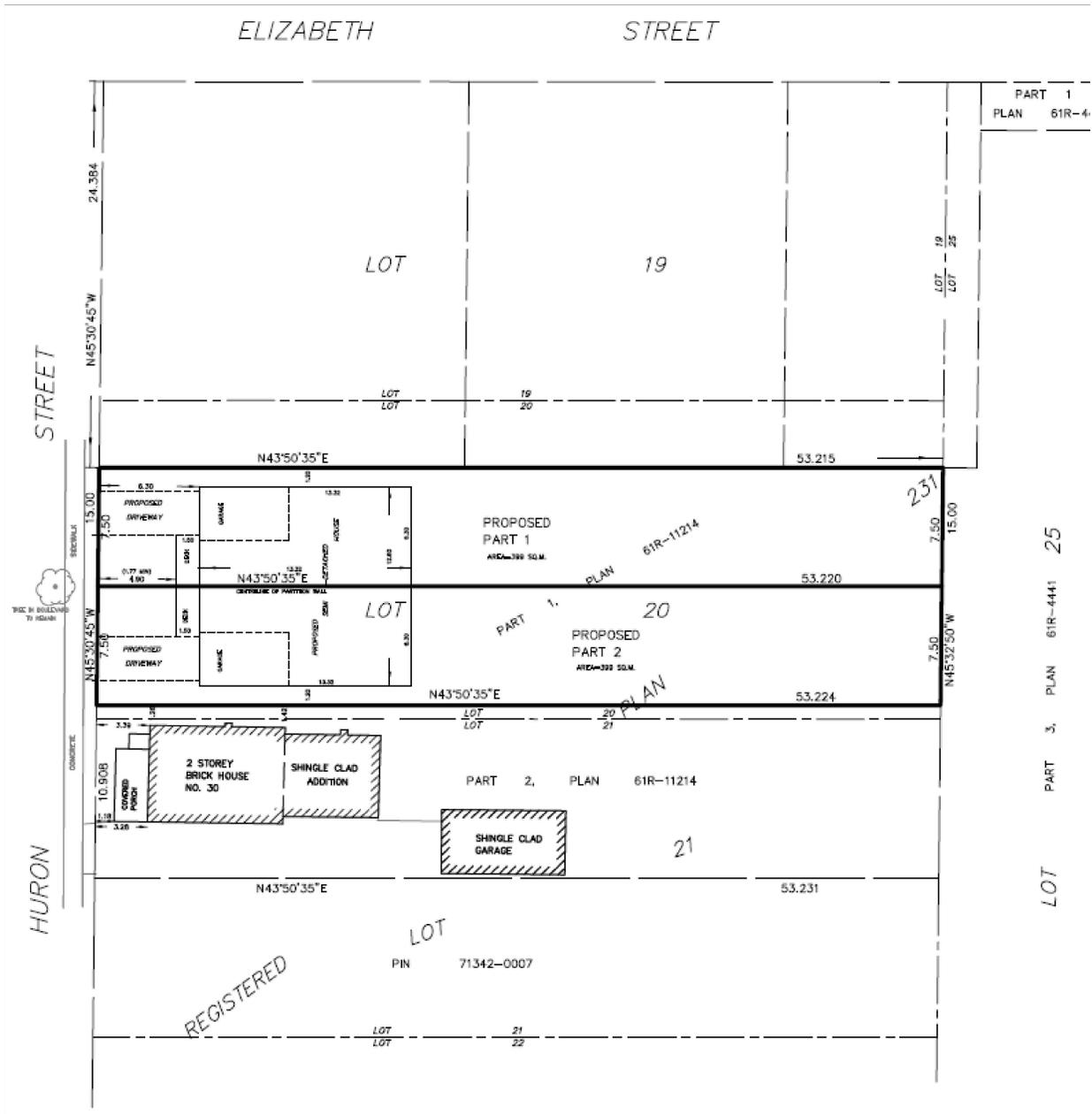
### 'General Residential' Land Use Designation

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy
- 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).
1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
  - b) Existing building design and height;
  - c) Setbacks;
  - d) Landscaping and amenity areas;
  - e) Vehicular access, circulation and parking; and
  - f) Heritage considerations.
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.



# Schedule 4

## Proposed Site Layout



# Proposed Front Elevation



TO **Guelph City Council**

SERVICE AREA Community Design and Development Services  
DATE February 1, 2010

**SUBJECT 18 Norwich Street East: Proposed Zoning By-law  
Amendment (File ZC1001) - Ward 2**

REPORT NUMBER 10-03

## RECOMMENDATION

That report 10-03 regarding a Zoning By-law Amendment specific to the property municipally known as 18 Norwich Street East, City of Guelph to create a specialized Office-Residential Zone to permit an emergency shelter, and a general Zoning By-law Amendment to add a definition and regulations for Emergency Shelters, from Community Design and Development Services, dated February 1, 2010, BE RECEIVED.

## BACKGROUND

This report provides information on a City-initiated Zoning By-law Amendment application requesting an amendment to the zoning of 18 Norwich Street East to permit an emergency shelter and to add the definition of emergency shelter to Section 3 of the Zoning By-law, and associated regulations to Section 4 of the Zoning By-law.

## Location

The subject site consists of a 0.36 hectare parcel of land located on the north side of Norwich Street East between Woolwich Street and Cardigan Street (see **Schedule 1**). Surrounding land uses are as follows:

- A religious establishment to the North
- Single detached residential to the East
- Commercial retail establishment to the West
- Single-detached residential and apartment to the South

## Official Plan Designation

The existing Official Plan land use designation that applies to the subject lands is "Central Business District". Schedule 6 of the Official Plan shows the Concept Plan for the CBD and the area where this site is located is classified as "Sensitive Commercial", which encourages the retention of heritage houses for conversion into boutiques, offices and agencies on the main floor and residential above. See **Schedule 2** for Official Plan mapping and related policies.

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## **Existing Zoning**

The subject site is currently zoned OR-1 (Office-Residential) as shown in **Schedule 3**. The specialized regulations for this site have added four uses to the standard OR uses including Boutique, Commercial School, Medical Clinic and Religious Establishment.

## **REPORT**

### **Description of Proposed Zoning Bylaw Amendment**

This application is to rezone the property from the specialized OR-1 zone to a new specialized OR-?? zone to permit an emergency shelter as an additional use. This application also includes administrative amendments to the zoning by-law to add the definition of "emergency shelter" and regulations for emergency shelters. **Schedule 4** outlines the amendments needed to the Zoning By-law to create a new specialized OR zone and regulate the emergency shelter use.

At this time, the Wyndham House is operating a youth emergency shelter with eight beds and wishes to expand to provide 16 beds. The current facility is operating under the Group Home regulations in the Zoning By-law. The Zoning By-law limits group homes to eight residents. Upon review, staff have found that the group home definition does not fit the activities of the emergency shelter and have proposed adding a new definition to the Zoning By-law to account for this use. A main difference is that the emergency shelter only operates in the evening and overnight to provide temporary short term accommodation whereas group homes offer 24 hour supervised care that is often for a longer timeframe. The emergency shelter receives government funding based on the number of beds being used and is required to meet specific provincial requirements including supervision, building maintenance and room sizes in order to receive this funding.

The review of this application will address the following issues:

- Evaluation of the proposal against applicable housing policies and Central Business District policies of the Official Plan.
- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow legislation.
- Review of the proposed zoning for 18 Norwich Street East.
- Basis for the proposed definition and regulations for Emergency Shelters

Once the application is reviewed and all issues are addressed, a report from Community Design and Development Services with a recommendation will be considered at a future meeting of Council.

## **CORPORATE STRATEGIC PLAN**

Urban Design and Sustainable Growth Goal #1: An attractive, well-functioning and sustainable City.

Personal and Community Well-Being Goal #2: A healthy and safe community where life can be lived to the fullest.

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## **FINANCIAL IMPLICATIONS**

Financial implications will be reported on in the future Community Design and Development Services recommendation report to Council.

## **COMMUNICATIONS**

The Notice of Application and Notice of Public Meeting was circulated on January 12, 2010.

## **ATTACHMENTS**

SCHEDULE 1 – Location Map

SCHEDULE 2 – Official Plan Map and Policies

SCHEDULE 3 – Existing and Proposed Zoning

SCHEDULE 4 – Proposed Zoning By-law Amendments

Original Signed by:

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**Prepared By:**

Katie Nasswetter  
Senior Development Planner  
519-837-5616, ext 2283  
katie.nasswetter@guelph.ca

Original Signed by:

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**Recommended By:**

R. Scott Hannah  
Manager of Development and  
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Original Signed by:

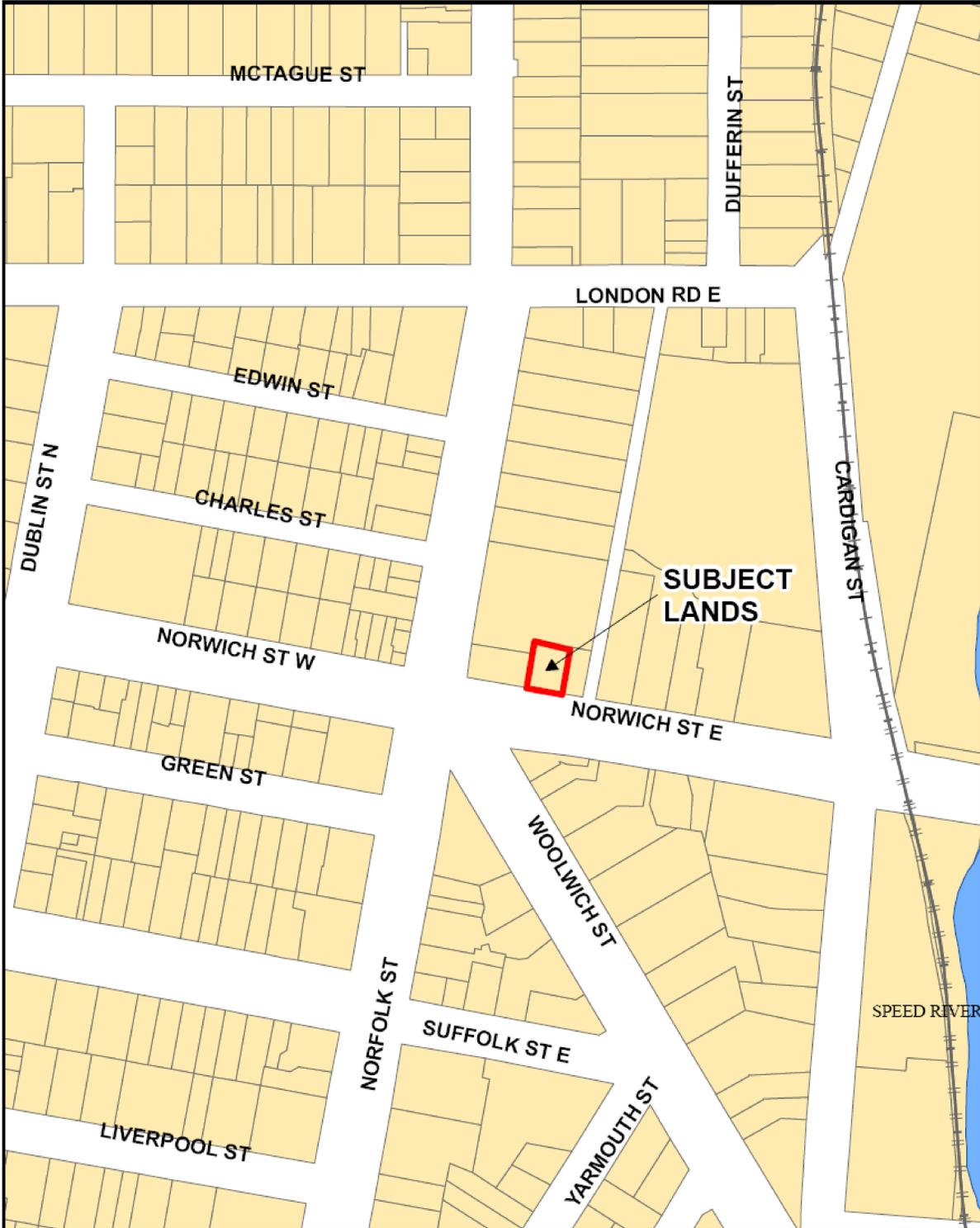
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**Recommended By:**

James N. Riddell  
Director of Community Design and Development Services  
519-837-5616, ext 2361  
jim.riddell@guelph.ca

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# SCHEDULE 1 Location Map



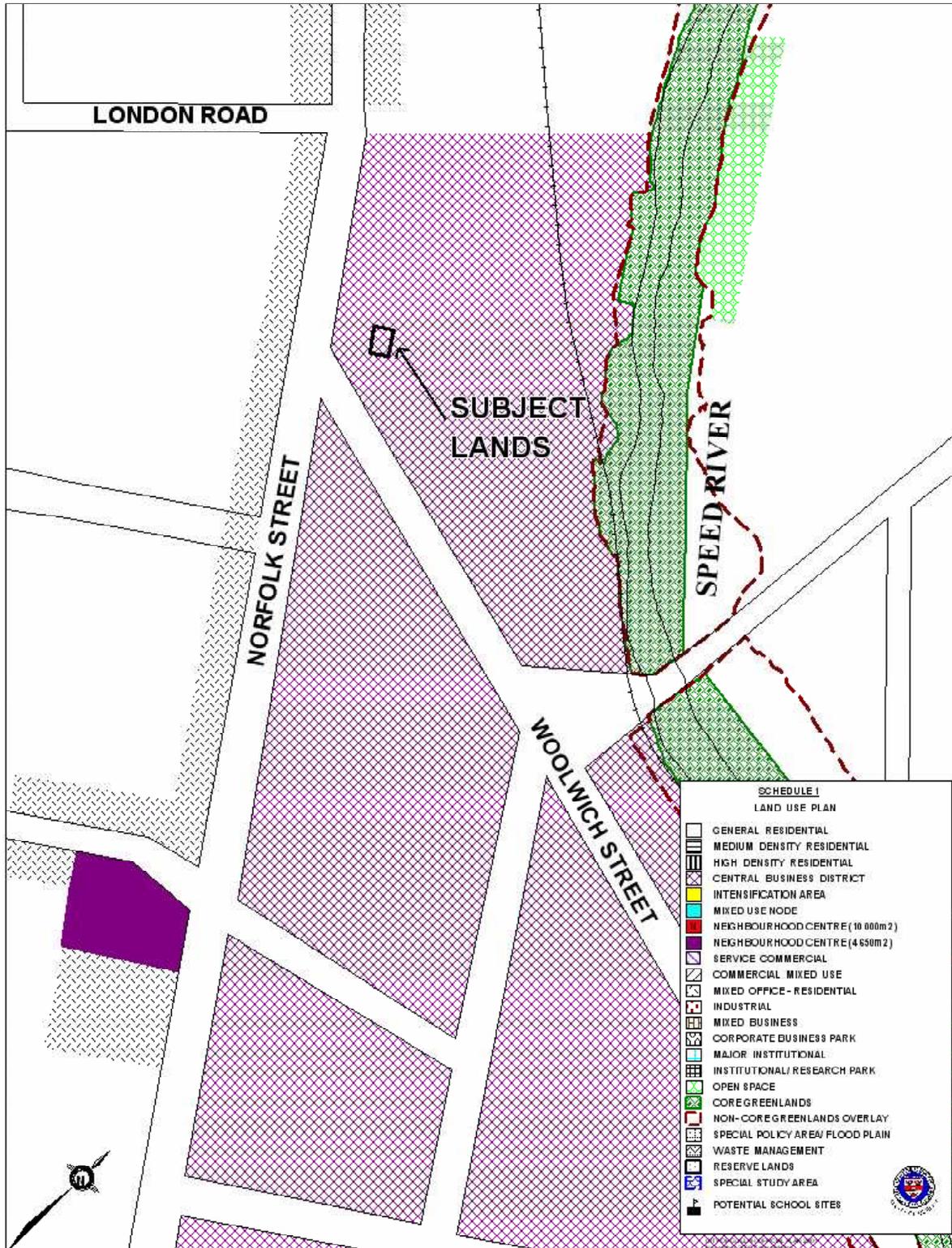
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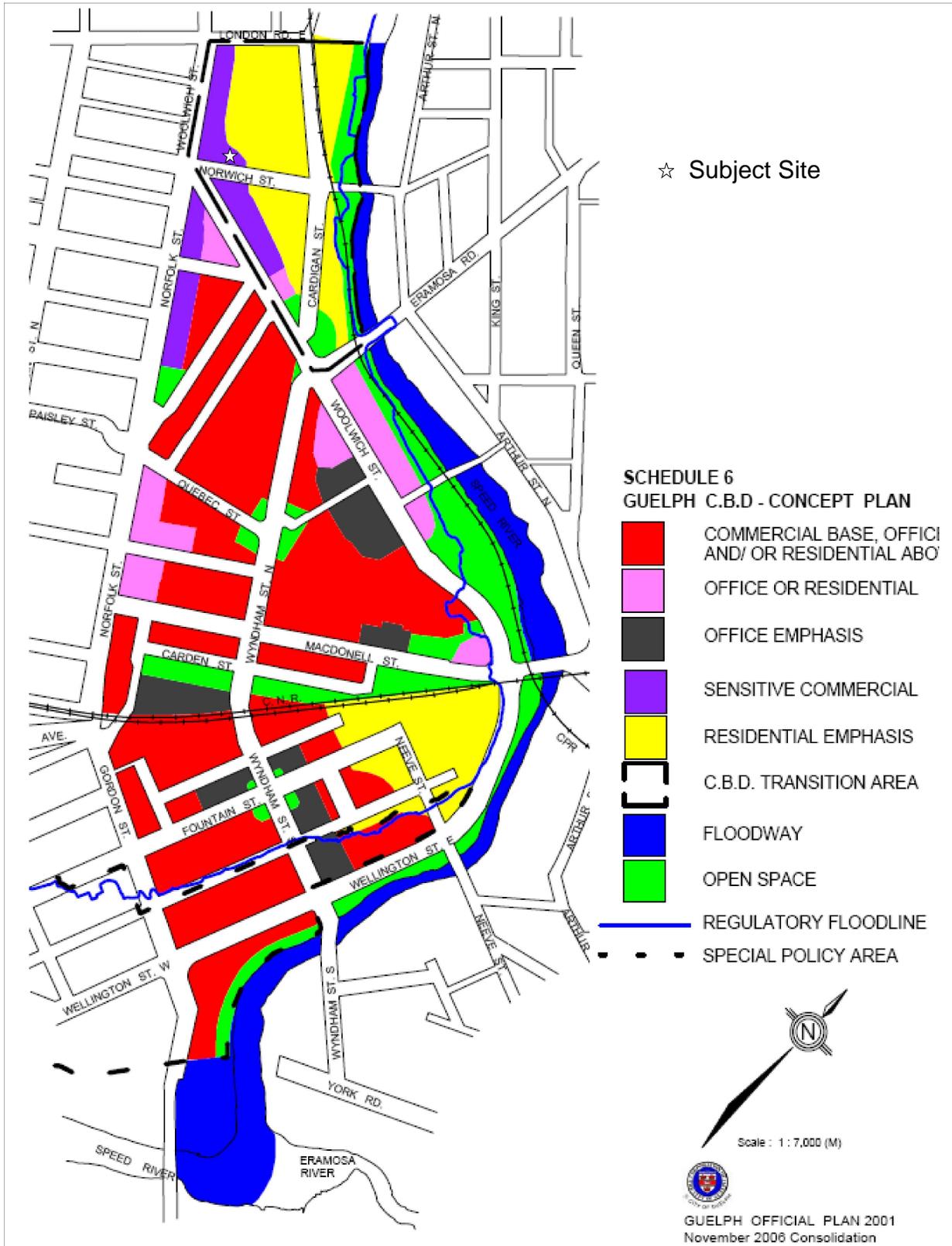
Community Design & Development Services

# Schedule 2

## Official Plan Land Use Designation Map



# Official Plan CBD Concept Plan



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## Related Official Plan Policies

### 7.2.16 Residential Care Facilities

7.2.16 *Group homes* shall be permitted in all areas of the City where residential uses are allowed in accordance with the policies of this Plan, and provided that:

- a) Adequate residential amenities and services are available nearby; and
- b) In instances where a *group home* is located within a residential designation, it is of a size and land use character, which is similar to, or compatible with the existing area.

7.2.17 *Rest homes, nursing homes* and other types of group accommodation, shall be permitted

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

7.2.18 The *Zoning By-law* implementing this Plan will specifically define the various types of residential care facilities and will establish regulations regarding such matters as minimum distance separation between facilities, minimum standards for occupancy and site development.

7.2.19 Where suitable locations for residential care facilities not permitted by the implementing *Zoning By-law* may exist, amendments to the *Zoning By-law* shall be considered subject to individual review, having regard to the following:

- a) The nature of the proposed use and its compatibility with the immediate neighbourhood;
- b) The objective of community integration;
- c) The existing *Zoning By-law* regulations;
- d) Specific performance standards such as dwelling type, buffering, minimum amenity area and minimum floor space; and
- e) Access to community facilities such as education, public transit and recreation.

### 7.3 Central Business District

#### General Policies

7.3.1 The area designated on Schedule 1 as the 'Central Business District' (C.B.D.) is generally defined by London Road, Gordon/Norfolk Streets and the Speed River.

7.3.2 The City will work in co-operation with the "Downtown Board of Management" which has been established under the provisions of the Ontario Municipal Act as the administrative body for the downtown Business Improvement Area (BIA). The primary intent of this organization is to assist in improving business within the BIA of the downtown. The BIA is defined by by-law for the purposes of levying a special charge on rateable property within a defined area of the C.B.D. This area is defined by boundaries including the following lands: property to the north of the CNR tracks; property to the east of Norfolk Street; property to the east of Yarmouth Street; and property to the west of Wellington Street.

7.3.3 The land use distribution in the C.B.D. consists of a variety of sub-areas and it shall be the policy of this Plan to encourage the preservation, rehabilitation and implementation of the desirable elements of identified sub-areas of the C.B.D.

1. The "Guelph C.B.D.-Concept Plan", as shown on Schedule 6, indicates land use areas and the transportation facilities necessary to realize the objectives for the C.B.D.
2. The concept plan provides flexibility to recognize the coexistence of a wide range of activities and to allow innovative *development* proposals.

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3. Without limiting the generality of this Plan, the location, nature and scale of development shall be determined by individual proposals and shall be specified in the *Zoning By-law*.
  4. The categories of land-use shown on the "Guelph C.B.D. - Concept Plan" are as follows:
    - a) "Commercial Base, Office and/or Residential Emphasis Above"

This category includes multiple use of buildings. The "base" referred to is the bottom layer (i.e. street-level) usually in the form of a store. Where development is to take place above that base, office and/or apartment uses would be favoured.
    - b) "Office or Residential"

This category emphasizes a mixture of office buildings and residential buildings as well as multiple-use of buildings for both these uses.
    - c) "Office Emphasis' and `Residential Emphasis"

These two categories describe areas where it is desirable to encourage pure office use or pure residential uses, respectively. It does not mean that other uses cannot be considered but that one use should be favoured, and other land uses introduced into these areas should at least be compatible with the dominant use.
    - d) "Sensitive Commercial"

This category encourages the retention of existing old mansions and houses. It provides for their *conversion* to boutiques, offices or agencies especially at the ground floor, with residential units in the upper floors of the existing buildings, and for infilling of new small scale commercial *developments*.
    - e) "Open Space"

This category includes parks and pedestrian-oriented open space, walkways and squares. A civic centre or other recreational facilities may be located within an "Open Space" area.

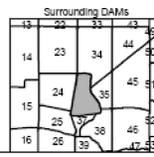
# Schedule 3

## Existing and Proposed Zoning



Lands to be re-zoned from Office Residential OR-1 to site specific Office Residential OR-??

DEFINED AREA  
MAP NO.  
**36**



Produced by the City of Guelph  
Community Design and Development Services, Planning Services

**CITY OF GUELPH BY-LAW (1995) - 14864**  
As last amended by By-law (2005) - 17682  
SCHEDULE 'A'



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## SCHEDULE 4

### Proposed Zoning By-law Amendments

#### A. New Specialized Office-Residential Zone (OR-??)

##### Permitted Uses

In addition to the **Uses** in Section 6.5.1, the following are also permitted:

- **Boutique**
- **Commercial School**
- **Medical Clinic**
- **Religious Establishment**
- **Emergency Shelter** in accordance with Section 4.28

#### B. Definition (to be added to Section 3 of the Zoning By-law)

3.1

(?) “**Emergency Shelter**” means a government subsidized facility which provides lodging and services to meet the personal needs of people experiencing homelessness on a short-term, infrequent basis.

#### C. Regulations to be added to Section 4 of the Zoning By-law

##### 4.28 REGULATIONS FOR **EMERGENCY SHELTERS**

Every **Emergency Shelter** shall be developed in accordance with the regulations for the **Zone** in which the **Emergency Shelter** is located and the following:

##### 4.28.1 Maximum Occupancy for **Emergency Shelters**

**Emergency Shelters** shall be limited to a maximum of 16 beds.

##### 4.28.2 Off-Street Parking for **Emergency Shelters**

Every **Emergency Shelter** outside of the CBD.1 **Zone** shall have a minimum of 1 off-street parking space for every 4 beds.

##### 4.28.3 Minimum Separation Distance

Minimum Separation Distance between **Buildings** being used as **Lodging House Type 1, Group Homes** and/or **Emergency Shelters** shall be 100 metres. Such a distance is to be measured from the closest points of the two properties at the property lines.

#### D. Regulations to be altered in Section 4.25 (Lodging Houses and Group Homes):

Table 4.25 Row 3: Minimum Separation Distance

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Minimum Separation Distance between **Buildings** being used as **Lodging House Type 1, Group Homes** and/or **Emergency Shelters** shall be 100 metres. Such a distance is to be measured from the closest points of the two properties at the property lines.

**CONSENT AGENDA**

**February 1, 2010**

Her Worship the Mayor  
and  
Members of Guelph City Council.

**SUMMARY OF REPORTS:**

The following resolutions have been prepared to facilitate Council’s consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda will be approved in one resolution.

**A Reports from Administrative Staff**

<b>REPORT</b>	<b>DIRECTION</b>
<p><b>B ITEMS FOR DIRECTION OF COUNCIL</b></p> <p><b>B-1) APPOINTMENTS TO SOCIAL SERVICES AND HOUSING COMMITTEE</b></p> <p>THAT Mayor Farbridge and Councillors _____, _____, _____, and _____ be appointed to the Social Services Committee;</p> <p>AND THAT _____ be appointed the Chair of the Social Services and Housing Committee for a term ending November, 2010.</p>	Approve
<p><b>C ITEMS FOR INFORMATION OF COUNCIL</b></p>	

attach.