

**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
Monday April 13, 2015 at 7:00 p.m.**

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**Attendance**

Council: Mayor Guthrie  
Councillor P. Allt  
Councillor B. Bell  
Councillor C. Billings  
Councillor C. Downer  
Councillor D. Gibson  
Councillor J. Gordon  
Councillor M. MacKinnon  
Councillor L. Piper  
Councillor A. Van Hellemond  
Councillor K. Wettstein

Absent: Councillor J. Hofland  
Councillor M. Salisbury

Staff: Mr. A. Horsman, Deputy CAO, Infrastructure, Development & Enterprise  
Mr. T. Salter, General Manager, Planning Services  
Ms. S. Kirkwood, Manager of Development Planning  
Mr. M. Witmer, Development and Urban Design Planner  
Ms. L. Sulatycki, Senior Development Planner  
Ms. T. Agnello, Deputy City Clerk  
Ms. D. Black, Council Committee Coordinator

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**Call to Order (7:00 p.m.)**

Mayor Guthrie called the meeting to order.

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

**Presentation**

Mr. David Godwalt, General Manager of Human Resources advised that a submission to the City's "Dragon's Den" initiative by Mohsin Talpur, Junior Development-Environmental Engineer initiated the City's involvement with Conestoga College's International Internship Program and staff are pleased with the results to date.

Ms. Tina Allishaw, Manager of Immigrant Pathways Program, Conestoga College presented the Mayor with the Outstanding Employer Award for the City's involvement with the Conestoga College International Internship Program.

**Planning Public Meeting**

Mayor Guthrie announced that in accordance with The Planning Act, Council is now in a public meeting for the purpose of informing the public of various planning matters. The Mayor asked if there were any delegations in attendance with respect to the planning matters listed on the agenda.

**209-211 Liverpool Street – Proposed Zoning By-law Amendment (File: ZC1504) – Ward 3**

Ms. Lyndsay Sulatycki, Development Planner advised the applicant is requesting to change the zoning from “Residential Single Detached” to a “Specialized Residential Semi-Detached/Duplex” to recognize the existing semi-detached dwelling and existing detached garage. They are requesting a reduction in the front yard setback, landscaped open space, and accessory building or structure distance from the lot line. She noted the owner has also submitted a severance application to permit the semi-detached dwellings to be sold as two individual units.

Ms. Catherine Lough, the applicant, showed a picture of the renovations being undertaken and advised their intention is to sever the lot and sell the two units separately.

1. Moved by Councillor Billings  
Seconded by Councillor Bell

That Report 15-27 regarding a proposed Zoning By-law Amendment application (File: ZC1504) by Mark Lough on behalf of The Chandler Holding Company Limited to recognize the existing semi-detached dwelling on the property municipally known as 209 to 211 Liverpool Street, and legally described as Part of Lot 7, Registered Plan 29, Northwest Side of Liverpool Street, City of Guelph, from Infrastructure, Development and Enterprise dated April 13, 2015, be received.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, MacKinnon, Piper, Van Hellemond and Wettstein (11)*

*VOTING AGAINST: (0)*

CARRIED

**171 Kortright Road West – Proposed Zoning By-law Amendment (File: ZC1413) - Ward 5**

Mr. Michael Witmer, Development and Urban Design Planner, advised the applicant wishes to rezone the property from Institutional to Specialized General Apartment Zone to permit the development of a six (6) storey, 81-unit apartment building. He noted the applicant is requesting special regulation provisions to increase the Floor Space Index, decrease the Common Amenity Space, limit the building height at a maximum of six (6) storeys and add incorporate a maximum angular plane of 30 degrees from any property line adjacent to the lands zoned Residential Zone 1 and Residential Zone 2. He explained that the existing church building will need to be demolished. The proposed building is L-shaped, with the longer wing parallel to Edinburgh Road South and the eastern and northern limits of the building are proposed to be terraced down to five (5) storeys.

Council raised the following issues for staff to examine and address when they report back:

- density numbers
- explanation in regard to OPA48
- storm water storage and management

- relationship of the Floor Space Index to amenity area size and parking requirements
- transit demands
- a formula for amenity area calculation, and
- traffic issues.

Mr. Hugh Handy, on behalf of the applicant explained the concept plan including the design of the building, common amenity areas, the landscaping, retaining wall, interior bicycle stalls, parking accommodations and vehicular access. He advised that the proposed development aimed at a student market, will have collaboration rooms, a high definition media room, a yoga room and rooftop terraces. He noted that the building being near the street is to minimize the impacts of the parking lot traffic, minimize shadowing and save as many trees as possible height limit and angular plane are to allow the building to be near the street and parking at the rear, to save trees and reduce shadowing of adjacent homes. He advised that there will be no detrimental effects regarding shadowing He explained that the zoning regulations and site plan process will address the issues being raised.

Mr. Handy advised that they anticipate a large number of their residents to use transit which affects their need for bike stalls and parking spots; the details regarding waste management will be addressed during the site plan approval process and they are examining a stacked townhouse concept and they will continue to meet with the neighbourhood to try to resolve issues.

Mr. Graham Singh was not present.

Mr. John Lawson, a United Church minister representing various churches within the City, advised they believe a loss of the Institutional zoning would be detrimental to the needs of the City and a valuable part of heritage would be lost if the church is demolished. They would like to see the property used for another church. He advised that the Institutional zoning on this property is one of only a few within the south end of the City and is critical to provide a complete neighbourhood. He advised there is currently not a faith leadership group planning for institutional and faith-based needs but he will investigate the feasibility of instituting one.

Ms. Michele Richardson, a member of the McElderry Community raised six physical and environmental concerns the neighbourhood would like addressed:

- 1) compatibility of the height of the proposed building
- 2) the level of compliance with the transition of built form to adjacent areas standards within the Official Plan
- 3) traffic issues for both vehicles and pedestrians at the access point on Edinburgh Road, in the elementary school area and the effects of the lighting, noise and volume of vehicular traffic from the parking lot
- 4) the grading, the large retaining wall and gradual sloping of the property creating the appearance of a bunker
- 5) effects on peace and privacy resulting from the proposed outdoor recreation areas of terraces and space beside the parking lot was also raised
- 6) the proposed destruction of the thirty year old trees.

She raised the question whether multi-storey buildings were intended to be along Kortright Road and Edinburgh Road.

Mr. Greg Ross, a neighbourhood resident, raised the concern of destabilization of the area. He advised that there are approximately 500 people in the neighbourhood and this site will add 324. He believes it would alter the composition of the community, decrease the walkability of the area and increase the probability of long-term residents and families moving resulting in decreased enrollment at the elementary schools. The church building is in excellent condition and should be repurposed to help meet the growth strategy of enhancing community programs for seniors in the south end rather than being demolished. He noted that churches provide cheaper location costs for community groups which enhance the community's wellbeing. He raised the question of the City's plan for providing community space in the south end.

Ms. Lyanne Oliver, a neighbourhood resident advised they submitted a petition signed by 1199 people; hundreds of neighbourhood residents have attended public meetings, rallies and the Council meeting to voice their opposition. They believe this development does not meet the goals of the Official Plan to maintain the quality of life; safety and stability of the community and to ensure that development or intensification in established areas of the city are sympathetic and compatible with the built form of existing land uses.

Mr. Stephen Runge, a neighbourhood resident, noted this property is not within an intensification corridor so new development should complement existing architecture. He encouraged Council to give consideration to the effects this development and other current student-focused developments will have on transportation, the environment, emergency services and the quality of life of the citizens of Guelph. He raised the concern that there is no official framework in place for off-campus student housing. He stated there are limited institutional zones in the south end and if this proposal is refused, the Anglican diocese would be encouraged to reconsider the purpose of the property.

Ms. Linda Davis, a neighbourhood resident, raised concerns regarding the planning process and stated there is a power imbalance between individuals and developers and institutions due to individuals having limited financial capacity and lack of knowledge of process. She noted that approximately 40 per cent of off-campus housing is in their area and this development would adversely affect the demographics and balance of the neighbourhood. She raised concerns regarding the student target marketing message of the property which includes distributing sunglasses, and beer cozies. She encouraged Council to take a long term look at the off-campus housing needs and consider the aesthetic and historic value of the church, the full accessibility of the property and the environmental benefit of the property in its current state.

Mr. Duane Westrik, a City resident, and member of the Reformed Church, advised they are looking for a new facility and placed a bid on the property. He believes the building should not be demolished because several community groups need the institutional zoning and the property should be given cultural heritage consideration. He encouraged Council to consider the best use of the property and not just the monetary benefit.

Mr. Michael Soligo an area resident and president of RDWI Inc, environmental consulting provided a presentation regarding potential impacts on traffic, noise, air quality, shadowing, and pedestrian wind comfort.

Ms. Cyndy Forsyth, a neighbourhood resident raised concerns regarding inadequate parking; left-hand turn issues, lack of visibility of pedestrians and the additional pressure on transit at that location.

Ms. Cynthia Bragg, a City resident that frequents the area addressed the aesthetics of the property and encouraged Council to remember the air quality and health benefits of the trees and green space. She also noted that this property is not within an intensification corridor and if there is going to be intensification it should meet a need such as senior housing.

Mr. Larry Conrad, a neighbourhood resident, raised the concern about the development creating destabilization and encouraged Council to keep the zoning institutional because an influx of short term residents could result in the inability to sustain the diversity of neighbourhood. The neighbourhood has been dependent on the church for community activities and they could continue to meet if another church was on the site. He also raised the issue of traffic impacts. He does not believe the proposed density is in conformity with OPA48.

Ms. Tanya Boards, a neighbourhood resident raised the issue of parking. She believes there would be a demand on parking on Crowe Street since there is no parking on Edinburgh or Kortright and there is not enough parking proposed on the site to accommodate the possible 300 cars for the tenants and no spots left for visitors.

Ms. Filippa Mirotta, a neighbourhood resident, advised that the church purchased the property as institutional and should sell it for the worth of an institutional property, not residential.

Ms. Nancy McCart, a neighbourhood resident believes the large numbers of students in the area will have negative effects on the neighbourhood.

Discussion ensued regarding the following:

- limiting left-hand turns at the access of the property
- the impact of institutional zoning in a neighbourhood and the impact of losing the zoning on this particular site
- compatibility of the proposal with the residential and commercial sites across the street
- the need to review the place of worship policy and student housing policy of other municipalities to help determine a course of action
- the need to analyze by-law enforcement statistics at other student housing properties
- a need to see a map of available community space and institution zoned properties
- the impact of the new Harts subdivision on future needs
- the role of institutions and the impact of their tax free status
- the cost to the City either qualitatively or quantitatively if this institutional zone is gone
- lighting issues
- elevation drawings needed
- the City's role in achieving a compromise

Staff advised they will continue to meet with the developer and residents and an alternate proposal has been brought forward that will be reviewed.

2. Moved by Councillor Allt  
Seconded by Councillor Bell

That Report 15-26 regarding a proposed Zoning By-law Amendment application (File: ZC1413) submitted by GSP Group Inc. on behalf of HIP Developments Inc. to permit the development of a six (6) storey, 81-unit apartment building on the property municipally known as 171 Kortright Road West, and legally described as Part Lot 3, Concession 7, Part Lot 1 61R-2475 Geographic Township of Puslinch, City of Guelph, from Infrastructure, Development and Enterprise dated April 13, 2015, be received.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, MacKinnon, Piper, Van Hellemond and Wettstein (11)*

*VOTING AGAINST: (0)*

CARRIED

*The meeting recessed at 9:53 p.m. and reconvened at 10:05 p.m.*

#### **60 Woodlawn – Proposed Zoning By-law Amendment (File: ZC1502) – Ward 4**

Ms. Sylvia Kirkwood, General Manager of Development Planning advised the applicant is requesting to amend the “High Density Residential” zone to add a land use designation to allow a medical clinic use and a post-secondary school use in addition to the existing permitted uses. Staff are proposing modifications to the proposal to include “medical office” to permit two medical physicians and associated support professionals with a maximum gross floor area of 140m<sup>2</sup> to be located outside of the Long Term Care Facility and “living classroom” that integrates theoretical and practical education and training for health care workers in the gerontological field limited to a maximum gross floor area of 406m<sup>2</sup> to be located in the existing basement area of the Long Term Care facility with an external access at the rear. She advised there is no parking rate currently within the Zoning by-law so staff is proposing the parking rate as 1 space for 2 teachers which is the equivalent of commercial schools. Staff will require a site plan that details all existing structures and existing parking and opportunities to increase parking and a traffic impact report. They noted some traffic calming measures will be addressed in the site plan approval process. She advised staff intend to bring forward the Zoning by-law and Official Plan Amendment for this file to the next available Council meeting for approval.

Council raised issues regarding the following:

- notification of the retirement home residents regarding the medical office location
- traffic calming issues and limitations due to the easement owned by abutting property
- inability to control the curriculum of the “living classroom”
- parking requirements
- the need for ease of movement for residents between the Long Term Care facility and the Retirement Home divisions
- the tax ratio for the medical office
- the implementation of another access road

- the Medical Officer of Health's position

Mr. Jamie Schlegel, CEO of Schlegel Villages advised they believe the medical practice will result in faster access and better medical care for the residents and more integrated services with daily care. He explained the living classroom involves practical nurses and personal service workers learning hands-on. He stated they believed they were complying with all City regulations when they began operations and provided a history of approvals given for various aspects of the development. He noted that they have an agreement for unrestricted access for the roadway.

Mr. Schlegel provided the rationale for the continuance of the living classroom and advised they are not making a profit from this endeavor. He acknowledged the gravel parking was provided to accommodate the increased parking needs and will investigate underground parking for future growth needs.

Mr. Glenn Wellings, on behalf of the applicant stated that although the City does not have jurisdiction over operational issues they wish to work with the City to resolve concerns. He noted the uses proposed would have no negative impact on adjacent properties and does not believe there is an issue of conflict or compatibility on the site. He advised they have an unrestricted easement agreement for access to the back of the property and they examined the feasibility of a west side access but it would not work. He believes the proposed uses support integrated care, are compatible with the Provincial Policy Statement and the Provincial Seniors Strategy.

Mr. Stewart Elkins, on behalf of the applicant provided details of the traffic studies conducted and driveway use. He noted that their studies showed 80% utilization rate of the parking spaces and the speed of vehicles was 29 kph. He recommended some traffic calming measures and they will be addressed during the site plan approval process.

Mr. George Heckman was not present.

Mr. Paul Taylor was not present.

Mr. Joe Lee, a physician and board member of a facility in Waterloo advised they use a similar concept and it is well received and has been successful in training over 100 physicians. He sees direct benefits with embedding a living classroom and medical offices within this type of facility and supports the proposed amendments. He advised that approximately two-thirds of those trained in Waterloo stay within the vicinity so the program benefits the whole area.

Mr. Lloyd Thompson, a resident within a similar facility in Burlington advised he has been able to retain more independence and he appreciates the services made available to him on-site and recommends Council approve the proposal.

Mr. Timothy Hutton, a graduate of the program at Riverside Glen explained the benefits he received from the training. He believes the proposal should be approved because it will benefit seniors within the community because it teaches students aspects of care that cannot be learned in a textbook.

Ms. Kim Jackson, a relative of a resident, and a regional director of nurses, supports the application because the living classroom provides an opportunity to train the

students to be more caring and professional individuals. She stated the benefits of having medical care on site has made it possible for many couples to remain close in separate areas of the complex that would not be possible otherwise.

Mr. Trevor Thomas, a relative of a resident on the site supports the application and is confident in the care for the residents' wellbeing. He believes the living classroom is an innovative teaching tool and engages students and provides a well-rounded opportunity for all involved.

Ms. Ruth Auber, a registered nurse and the Director of Nursing supports the rezoning and stated that experiential and hands-on training is the best way for people to learn and the living classroom provides a unique opportunity to develop positive work habits and attitudes. She believes the residents want top quality care and the on-site medical office and living classroom provide that now and for future years because the program attracts quality students.

Ms. Marlene Raasok, Executive Dean for the School of Health Sciences and Community Services at Conestoga College and Ms. Amy Stiles, Professor teaching in the living classroom support the application. They advised there are not enough personal service workers and the living classrooms are attractive to students. They believe they provide better prepared individuals for the workforce upon graduation. They also noted that all regulations of health care workers must be met, police checks are done every three months and meetings held with staff monthly to ensure any concerns are addressed.

Ms. Karen McLarney and Ms. Susanne Schmidt-McQuillan, graduates of the Riverside Glen program believe the living classroom is a positive addition to Riverside Glen. They advised they benefitted from the opportunity to interact with the residents and the residents enjoyed the socializing also. They believe the mentoring they received enabled them to be more prepared for their jobs and hope the program can continue and do the same for others.

Ms. Josie d'Avernas did not speak.

Ms. Josie Bertelink, representing the residents of the adjacent property advised that the driveway is now overburdened and is in an unsafe condition. She also raised concerns regarding the speed limit being exceeded and the difficulty the traffic volume is creating for walking residents. She believes the traffic study is inadequate and does not agree with the parking conclusions. She noted the peace of the adjacent property owners is being eroded and a new access route to Riverside Glen needs to be created.

Mr. Dick Bertelink, resident of the adjacent property concurred with his wife's statements and encouraged Council to give serious consideration to the safety of the seniors.

Ms. Catherine Nelson, relative of a resident of Riverside Glen provided information regarding the negative impact of the medical clinic and living classroom on the premises. She advised that she has encountered parking issues, accessibility issues for her relatives to get between the Long Term Care Facility and Retirement Home Facility, disruption of her family member visits in lounge areas and increased health risks they face during flu outbreaks. She believes that allowing the medical office to



bring in people from outside of the premises increases health risks to the residents, safety risks due to increase of traffic flow and that it provides no benefit to the current residents.

Ms. Siobhan Bulmer, relative of residents and representative of the Long Term Care Residents, raised concerns about the City's inability to limit the uses because they are not in the zoning requirements and there is no requirement to provide services to the residents. She questioned why the concept plan was not communicated to the Retirement Home residents and inquired why a medical office could be at a site where there are numerous vulnerable individuals who could be exposed to public illnesses. She reiterated the issues raised regarding the parking, traffic volume and traffic speed. She urged Council to refuse the application to protect the health and safety of the residents.

Mr. Wayne Matthews, family member of a resident, stated that a medical clinic was approved a few years ago with no restrictions and it was closed by the family council in 2013. He referred to correspondence from the Medical Officer of Health regarding her position at that time and stated he received an email the date of the Council meeting from her in which she addresses the need for renovations, a separate entrance and separate HVAC system for a medical office. He stated that her position has not changed on the issue.

Mr. Harold Postma, a resident on the adjacent property, suggested moving access to the southwest corner of the Riverside Glen property to reduce the noise and traffic impact on the adjacent property. He believes the driveway is not designed for commercial use and the upgrade and maintenance is expensive and should be paid for by Schlegel Villages Inc. because their use has greatly contributed to the condition. He suggested a site plan be submitted and negotiations take place for the costs of repair and maintenance of the driveway or the City purchase it and make it a City street.

Mr. John Wilkie, treasurer of the resident group for the adjacent property, advised that the floodplain restricts moving or expanding the driveway. He noted their residents enjoy walking the wetlands and it is becoming unsafe for them to be walking along the driveway due to the increased traffic resulting from the medical office and living classroom. He advised there is an easement that allows the right for access but there is not an obligation for Riverside Glen to use that access but they do have an obligation to maintain the roadway since they are using it.

Council discussion ensued regarding the following issues:

- how the health issues will be addressed
- why a commercial office needs to be located on this property when there is plenty of available space throughout the City
- communication with the Medical Officer of Health needing to take place
- how the easement will be handled
- the management of communication to the residents at Riverside Glen
- the compatibility of the medical office and living classroom within the facility
- the long-term vision of the concept.

3. Moved by Councillor Piper  
Seconded by Councillor Gordon

That the meeting time be extended to allow the Council meeting to continue until 11:59 p.m.

CARRIED

4. Moved by Councillor Bell  
Seconded by Councillor Piper

That the procedural by-law be suspended to allow the Council meeting to extend beyond 12:00 a.m.

CARRIED

5. Moved by Councillor Bell  
Seconded by Councillor Wettstein

1. That Report 15-28 regarding Official Plan and Zoning By-law Amendment applications by Wellings Planning Consultants Inc., on behalf of Schlegel Villages Inc., to permit a "medical clinic" and "post-secondary school" in addition to the uses currently permitted for the property municipally known as 60 Woodlawn Road East, and legally described as Part of Lots 1 and 2, Concession 2, Division D, City of Guelph, from Infrastructure, Development and Enterprise dated April 13, 2015, be received.
2. That a modified Official Plan Amendment to amend the High Density Residential land use designation to add a site specific policy to permit a "medical office" for two (2) medical physicians and associated support professionals with a maximum gross floor area of 140m<sup>2</sup> not to be located in the Long Term Care Facility and a "living classroom" with a maximum gross floor area of 406 m<sup>2</sup>, in addition to the uses already permitted for this site, be approved.
3. That an application, for approval of a Zoning By-law Amendment from R.4B-3 (Specialized High Density Residential) Zone to R.4B-xx to permit a "medical office" use, with additional regulations proposed to limit the size of the medical office to a maximum gross floor area of 140m<sup>2</sup> and for two (2) medical physicians and associated support professionals not to be located within a Long Term Care Facility, and a "living classroom" with a maximum gross floor area of 406 m<sup>2</sup>, in addition to the uses already permitted for this site, for lands municipally known as 60 Woodlawn Road East, and legally described as Part of Lot 1 and Lot 2, Concession 2, Division D, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 1 attached hereto, be approved.
4. That in accordance with Section 34 (17) of the Planning Act, City Council has determined that no further public notice is required related to the modifications to the proposed Zoning By-law Amendment affecting 60 Woodlawn Road East.

*It was requested that the Clauses be voted on separately.*

*It was requested that Clauses 2 and 3 of the motion be further divided to separate the "medical office" and "living classroom" uses.*

6. Moved by Councillor Bell  
Seconded by Councillor Wettstein

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

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, MacKinnon, Piper, Van Hellemond and Wettstein (10)*

*VOTING AGAINST: Councillor Gordon (1)*

CARRIED

7. Moved by Councillor Bell  
Seconded by Councillor Wettstein

That a modified Official Plan Amendment to amend the High Density Residential land use designation to add a site specific policy to permit a "medical office" for two (2) medical physicians and associated support professionals with a maximum gross floor area of 140m<sup>2</sup> not to be located in the Long Term Care Facility be approved.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson, MacKinnon, Van Hellemond and Wettstein (6)*

*VOTING AGAINST: Councillors Allt, Billings, Downer, Gordon and Piper (5)*

CARRIED

8. Moved by Councillor Bell  
Seconded by Councillor Wettstein

That a "living classroom" with a maximum gross floor area of 406 m<sup>2</sup>, in addition to the uses already permitted for this site, be approved.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Downer, Gibson, MacKinnon, Van Hellemond and Wettstein (7)*

*VOTING AGAINST: Councillors Allt, Billings, Gordon and Piper (4)*

CARRIED

9. Moved by Councillor Bell  
Seconded by Councillor Wettstein

That an application, for approval of a Zoning By-law Amendment from R.4B-3 (Specialized High Density Residential) Zone to R.4B-xx to permit a "medical office" use, with additional regulations proposed to limit the size of the medical office to a maximum gross floor area of 140m<sup>2</sup> and for two (2) medical physicians and associated support professionals not to be located within a Long Term Care Facility, for lands

municipally known as 60 Woodlawn Road East, and legally described as Part of Lot 1 and Lot 2, Concession 2, Division D, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 1 attached hereto, be approved.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson, MacKinnon, Van Hellemond and Wettstein (6)

VOTING AGAINST: Councillors Allt, Billings, Downer, Gordon and Piper (5)

CARRIED

10. Moved by Councillor Bell  
Seconded by Councillor Wettstein

That a "living classroom" with a maximum gross floor area of 406 m<sup>2</sup>, in addition to the uses already permitted for this site, for lands municipally known as 60 Woodlawn Road East, and legally described as Part of Lot 1 and Lot 2, Concession 2, Division D, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 1 attached hereto, be approved.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Downer, Gibson, MacKinnon, Van Hellemond and Wettstein (7)

VOTING AGAINST: Councillors Allt, Billings, Gordon and Piper (4)

CARRIED

11. Moved by Councillor Bell  
Seconded by Councillor Wettstein

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

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson, MacKinnon, Piper, Van Hellemond and Wettstein (7)

VOTING AGAINST: Councillors Allt, Billings, Downer and Gordon (4)

CARRIED

### **Notice of Motion**

Councillor Bell gave notice that he will be bringing forward a motion to a subsequent meeting of Council relating to a footbridge near Crane Park.

### **By-laws**

12. Moved by Councillor Piper  
Seconded by Councillor Wettstein

That By-laws Numbered (2015)-19884 to (2015)-19886, inclusive, are hereby passed.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, MacKinnon, Piper, Van Hellemond and Wettstein (11)

VOTING AGAINST: (0)

CARRIED

**Adjournment** (1:05 a.m.)

13. Moved by Councillor MacKinnon  
Seconded by Councillor Gibson

That the meeting be adjourned.

CARRIED

*Minutes to be confirmed on May 25, 2015.*

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Mayor Guthrie

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Tina Agnello, Deputy City Clerk

**Recommended Official Plan and Zoning Bylaw Amendments  
including associated Conditions and Regulations**

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

**OFFICIAL PLAN AMENDMENT**

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

Non-Residential Uses in Residential Areas

7.2.30

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

**ZONING BY-LAW AMENDMENT**

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

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

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

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

**Medical Office:** "Medical Office" shall mean a Place in which two or fewer medical health physicians, licensed by the Province of Ontario, provide consultative, diagnostic and treatment services for humans and may include ancillary support professionals. Ancillary support professionals may include but are not limited to: nurse practitioners; registered nurses; chiropractors; administrative support; and the like.

**Living Classroom:** a "Living Classroom" means a Place that provides an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field.

Specific Regulations are to include:

- The Living Classroom shall be limited to 406 square metres and be permitted within the existing long term care facility (or Seniors' Nursing Home which is a defined use);
- Parking for the Living Classroom shall be at a ratio of 1 space per 2 staff members plus 1 per 28 m<sup>2</sup> classroom floor space;
- The location of the Living Classroom shall be limited to the existing basement area of the long term care facility with a separate dedicated external entrance;
- The Medical Office shall have a maximum gross floor area of 140m<sup>2</sup>;
- Parking for the Medical Office shall be 14 spaces, that being 7 per medical practitioner; and
- The Medical Office use must be located outside of the existing long term care facility (or Seniors' Nursing Home which is a defined use) as regulated by the Long Term Care Homes Act, 2007, as amended from time to time or any successor thereof.

### **PROPOSED CONDITIONS**

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

1. The Owner shall submit to the City, in accordance with Section 41 of the *Planning Act*, a fully detailed site plan, indicating the location of existing buildings, landscaping, parking, circulation, access, lighting, tree preservation, grading and drainage and servicing on the said lands to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the General Manager/City Engineer, prior to the issuance of a building permit, and furthermore the Owner agrees to develop the said lands in accordance with the approved plan.
2. The Applicant shall consider traffic calming measures as identified in the Traffic Impact and Parking Assessment dated January 22, 2014 from Paradigm Transportation Solutions Limited as part of the Site Plan Application as identified under condition No. 1.
3. That prior to site plan approval, the Owner shall enter into a Site Plan Control Agreement with the City, registered on title, satisfactory to the City Solicitor, the General Manager of Planning, Urban Design and Building Services and the General Manager/City Engineer, covering the conditions noted above.