

# The Corporation of the City of Guelph

## By-law Number (2021) - 20596

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects the property municipally known as 721 Woolwich Street and legally described as Lots 1, 2, 3 & 4, Plan 485 and Lot 5, Plan 485, Except Part 1 On 61R-4968; Subject to Ro689274, City of Guelph; (File# OSZ20-015).

Whereas Section 34(1) of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

### The Council of the Corporation of the City of Guelph enacts as follows:

1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring lands legally described as Lots 1, 2, 3 & 4, Plan 485 and Lot 5, Plan 485, Except Part 1 On 61R-4968; Subject to Ro689274, City of Guelph, from the existing "Specialized Service Commercial" Zone known as the SC.1-11 Zone to the new "Specialized General Apartment" Zone, to be known as the R.4A-56 Zone.
2. Section 5.4.3.1, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.1.56:

5.4.3.1.56        R.4A-56  
721 Woolwich Street  
As shown on Defined Area Map Number 33 of Schedule "A" of this **By-law**.

- 5.4.3.1.56.1     Permitted Uses
- Supportive Housing
  - **Hotel** in accordance with the SC.1-11 Zone
  - **Accessory Uses** in accordance with Section 4.23

The following definition shall apply in the R.4A-56 Zone:

Supportive Housing shall mean the Use of a Building with Dwelling Units to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counselling, educational services and life skills training.

- 5.4.3.1.56.2     Regulations
- In accordance with Section 5.4.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

- 5.4.3.1.56.2.1   Minimum Front Yard
- Despite Table 5.4.2, Row 6, the minimum **Front Yard** shall be 1.5 metres.

- 5.4.3.1.56.2.2   Minimum Exterior Side Yard
- Despite Table 5.4.2, Row 6, the minimum **Exterior Side Yard** shall be 4.9 metres.

5.4.3.1.56.2.3 Minimum **Rear Yard**

Despite Table 5.4.2, Row 9, the minimum **Rear Yard** shall be 6.3 metres.

5.4.3.1.56.2.4 Maximum **Building** Height

Despite Table 5.4.2, Row 10, the maximum **Building** height shall be 1 **Storey**, and in accordance with Sections 4.16 and 4.18.

5.4.3.1.56.2.5 Off-Street Parking

Despite Table 5.4.2, Row 14 and Section 4.13, a minimum of 13 **Parking Spaces** shall be provided.

5.4.3.1.56.2.6 Maximum Number of **Dwelling Units**

A maximum of 32 **Dwelling Units** shall be permitted.

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 33 and substituting a new Defined Area Map 33 attached hereto as Schedule "A".
5. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this By-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this By-law shall come into effect until all of such appeals have been finally disposed of by the Local Planning Appeal Tribunal.

**Passed this twelfth day of April, 2021.**

**Schedules:**

Schedule A: Defined Area Map 33

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**Cam Guthrie, Mayor**

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**Trista Di Lullo, Acting Deputy City Clerk**

Schedule A

