



## Notice of the Passing of a zoning by-law by the City of Guelph

Guelph City Council passed by-law (2021)-20617, for property at 65 Delhi Street (OZS21-004) on July 12, 2021, under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

An explanation of the purpose and effect of the by-law as well as a key map of the lands are included. For more information regarding the zoning amendment, contact the Planning Services at 519-837-5616 extension 2356, email at [planning@guelph.ca](mailto:planning@guelph.ca) or in person at Guelph City Hall. (8:30 a.m. to 4:00 p.m., Monday to Friday)

Only Individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. An Appeal must be filed with the City Clerk no later than **August 11, 2021, at 4:00 p.m.** The appeal must set out the reasons for the appeal and be accompanied by the fee of **\$1,100.00, paid by certified cheque, money order or credit card** payable to the Minister of Finance. The forms are available from ServiceGuelph, Guelph City Hall or on OLT's website, [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

No person or public body will be added as a party to the hearing of the appeal of the decision unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

Any and all written submissions relating to this application that were made to City Council before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by City Council as part of its deliberations and final decision on this matter.

DATED at the City of Guelph July 22, 2021.

Stephen O'Brien  
City Clerk  
City of Guelph  
1 Carden St.  
Guelph, ON N1H 3A1

[clerks@guelph.ca](mailto:clerks@guelph.ca)  
519-837-5603

## **By-law (2021)-20617 Explanation of Purpose and Effect and Key Map**

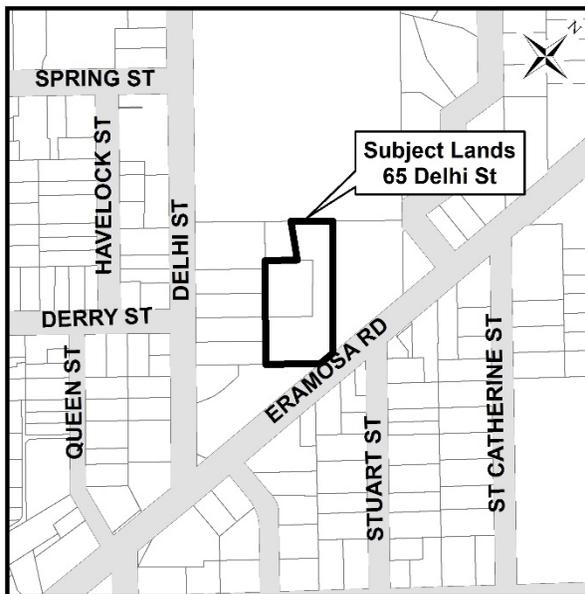
1. By-law Number (2021)-20617 has the following purpose and effect:

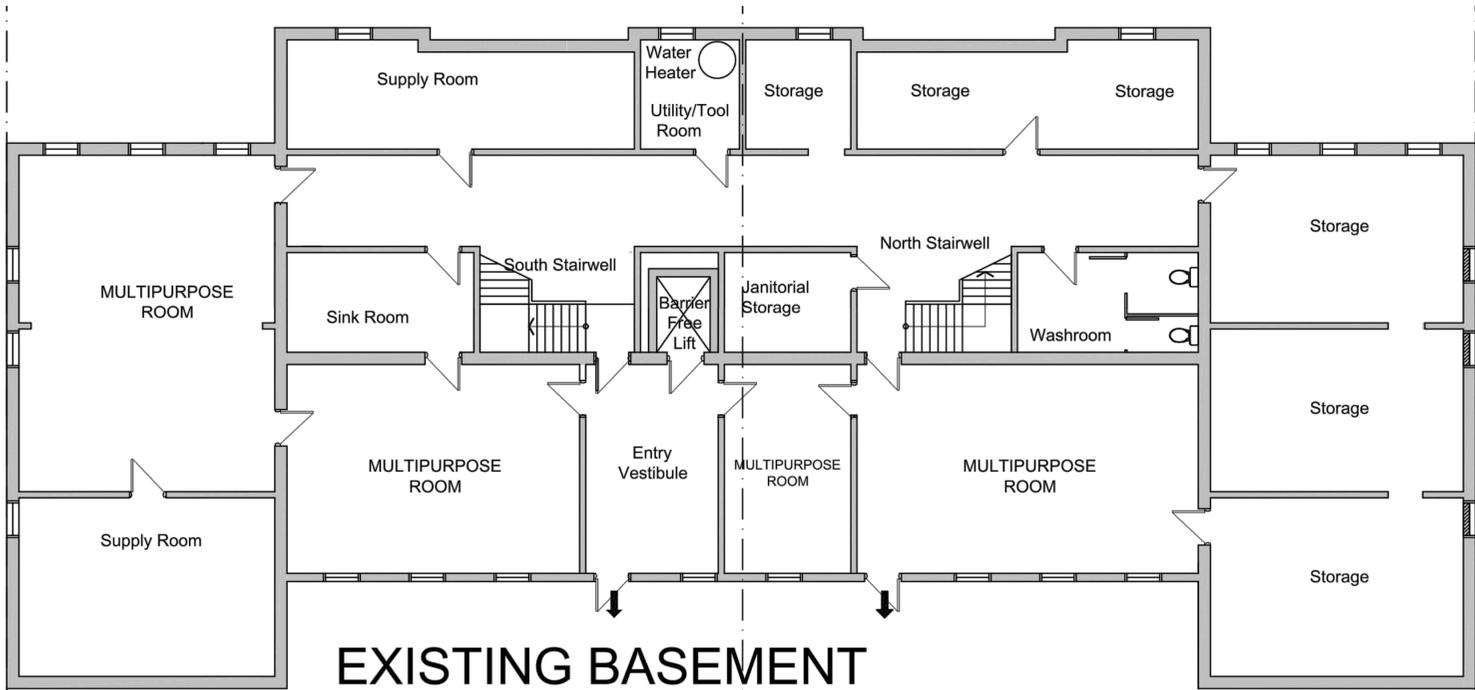
The purpose of By-law (2021)-20617 is to authorize an amendment to the Zoning By-law for the subject lands municipally known as 65 Delhi Street. The Zoning By-law Amendment will rezone the subject site from the P.3-1 (Specialized Community Park) Zone to the R.4D-11, (Specialized Infill Apartment) Zone, to permit the development of 28 bedrooms of supportive housing in an existing two storey building.

The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on May 10, 2021 and was approved by Guelph City Council on July 12, 2021.

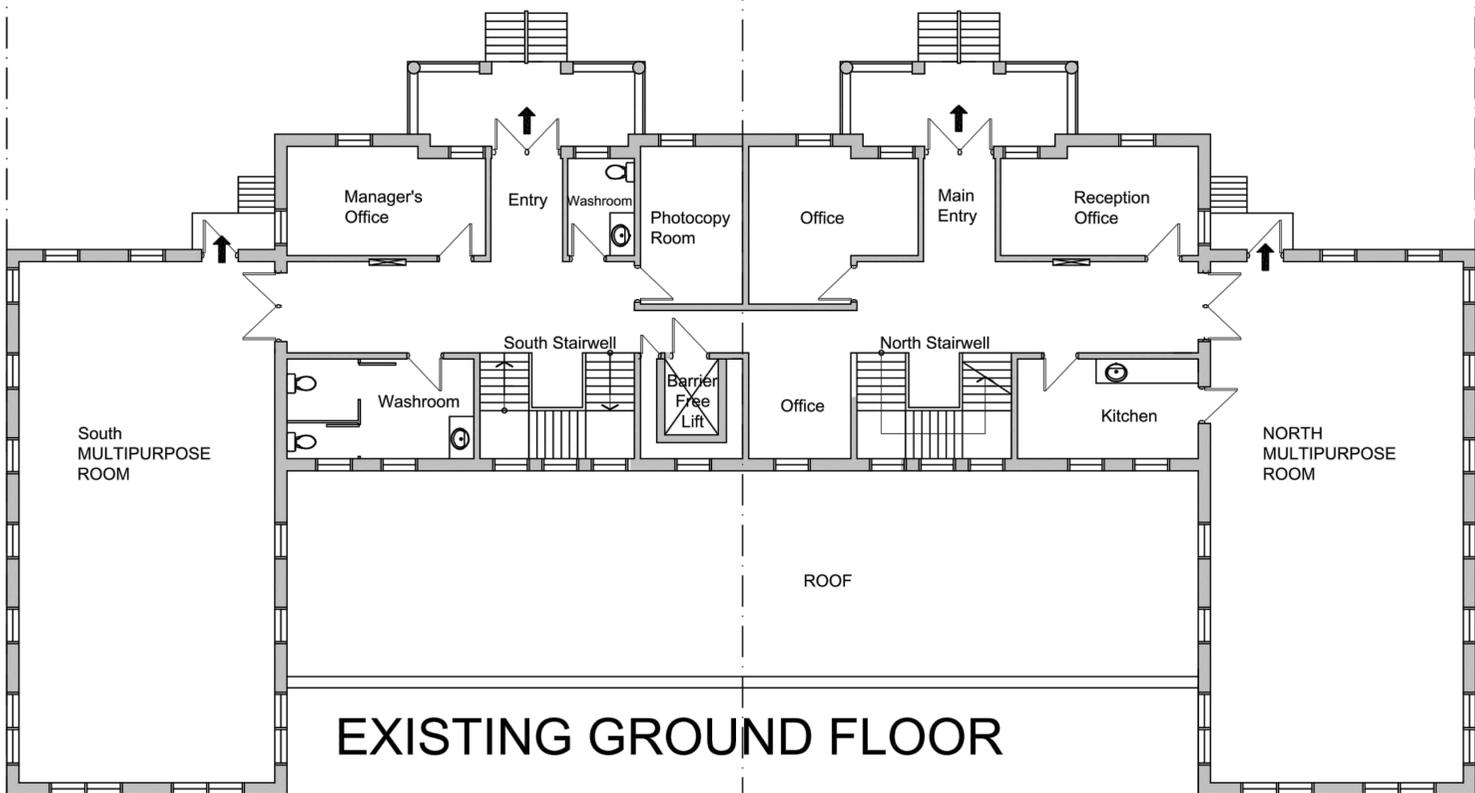
2. Key map showing the location of the lands to which By-law (2021)-20617 applies:

### **KEY MAP**





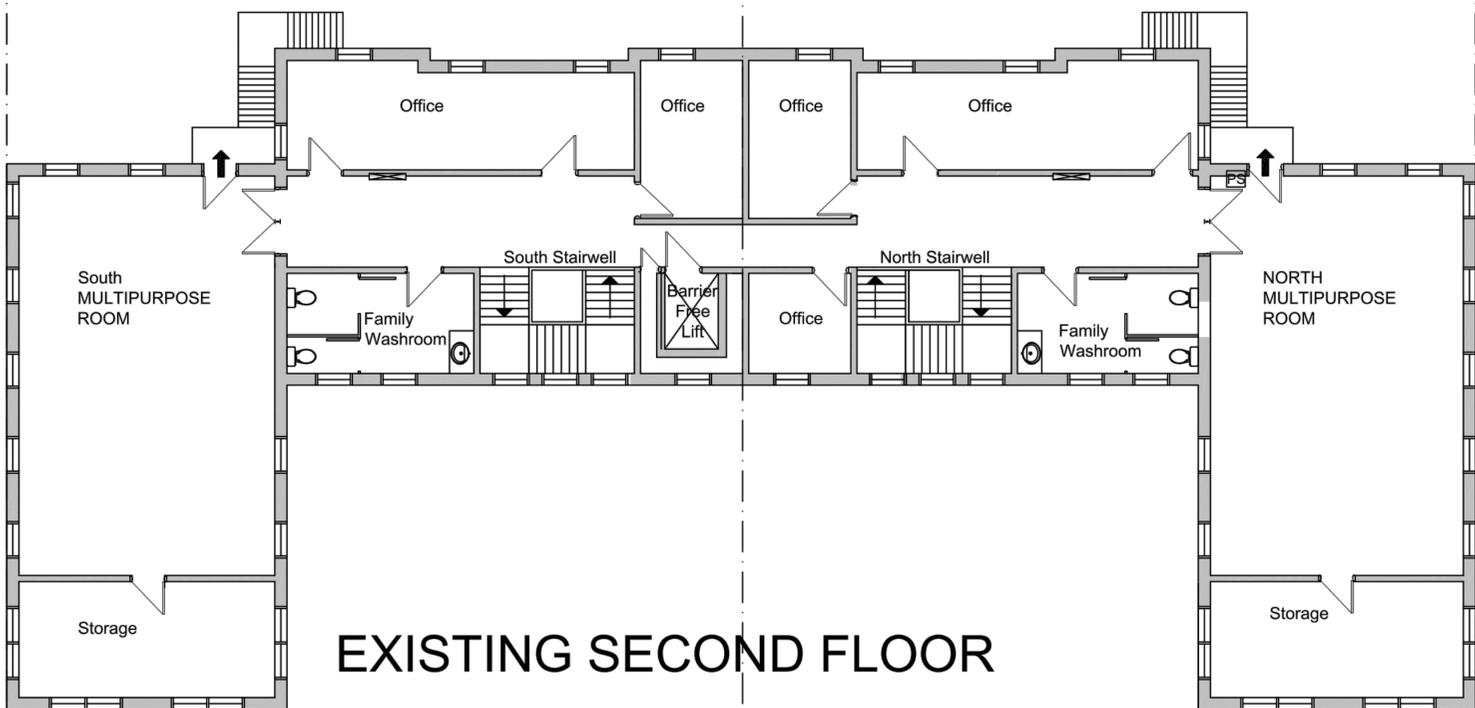
**EXISTING BASEMENT**



**EXISTING GROUND FLOOR**

SUITE "B"

SUITE "A"



**EXISTING SECOND FLOOR**

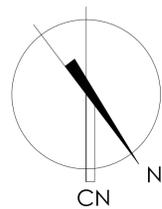
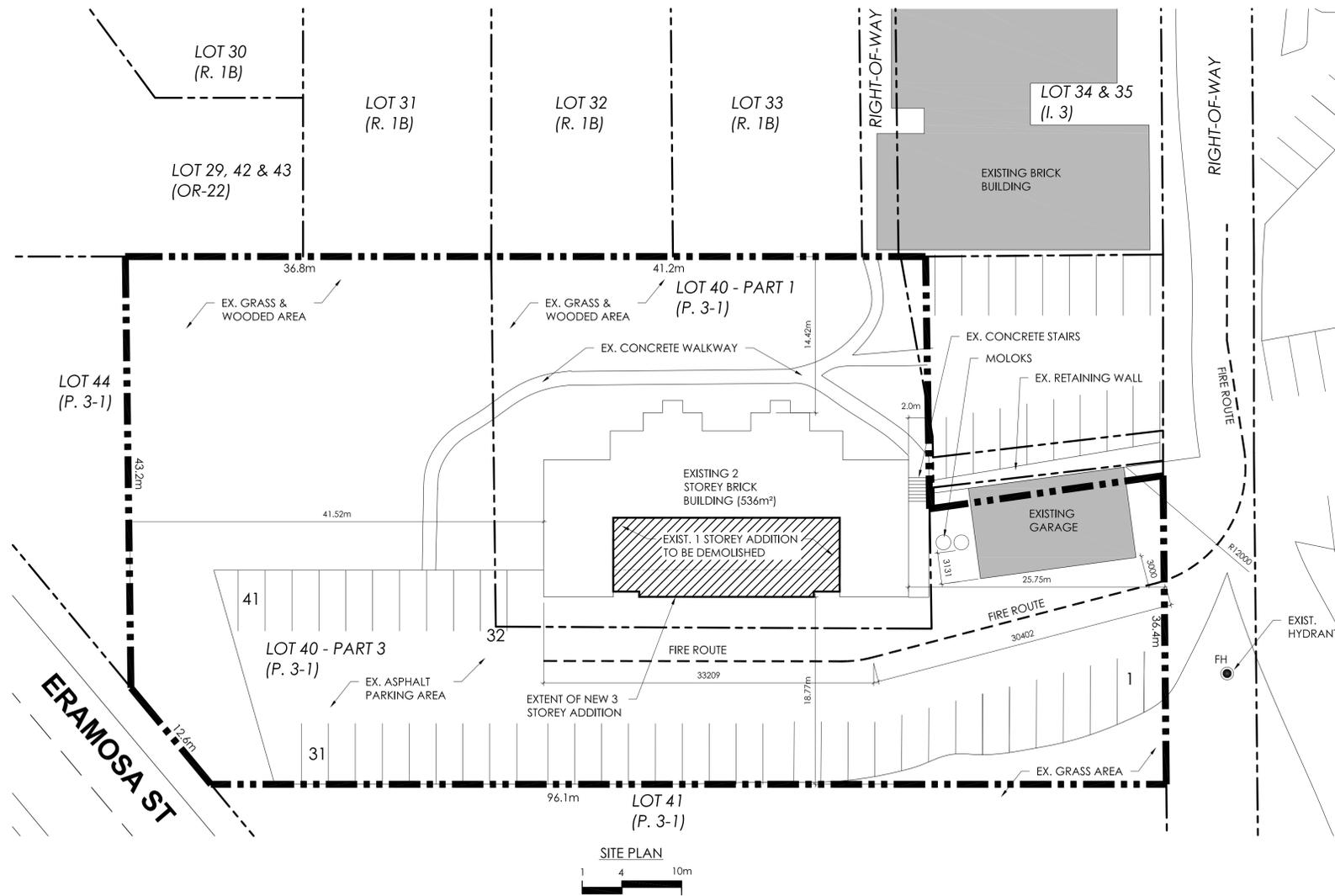
SUITE "B"

SUITE "A"

**REVISIONS**

NO.	DATE	PARTICULAR
1	2021.03.31	ISSUED FOR ZONING AMENDMENT
2	2021.04.09	ISSUED FOR ZONING AMENDMENT

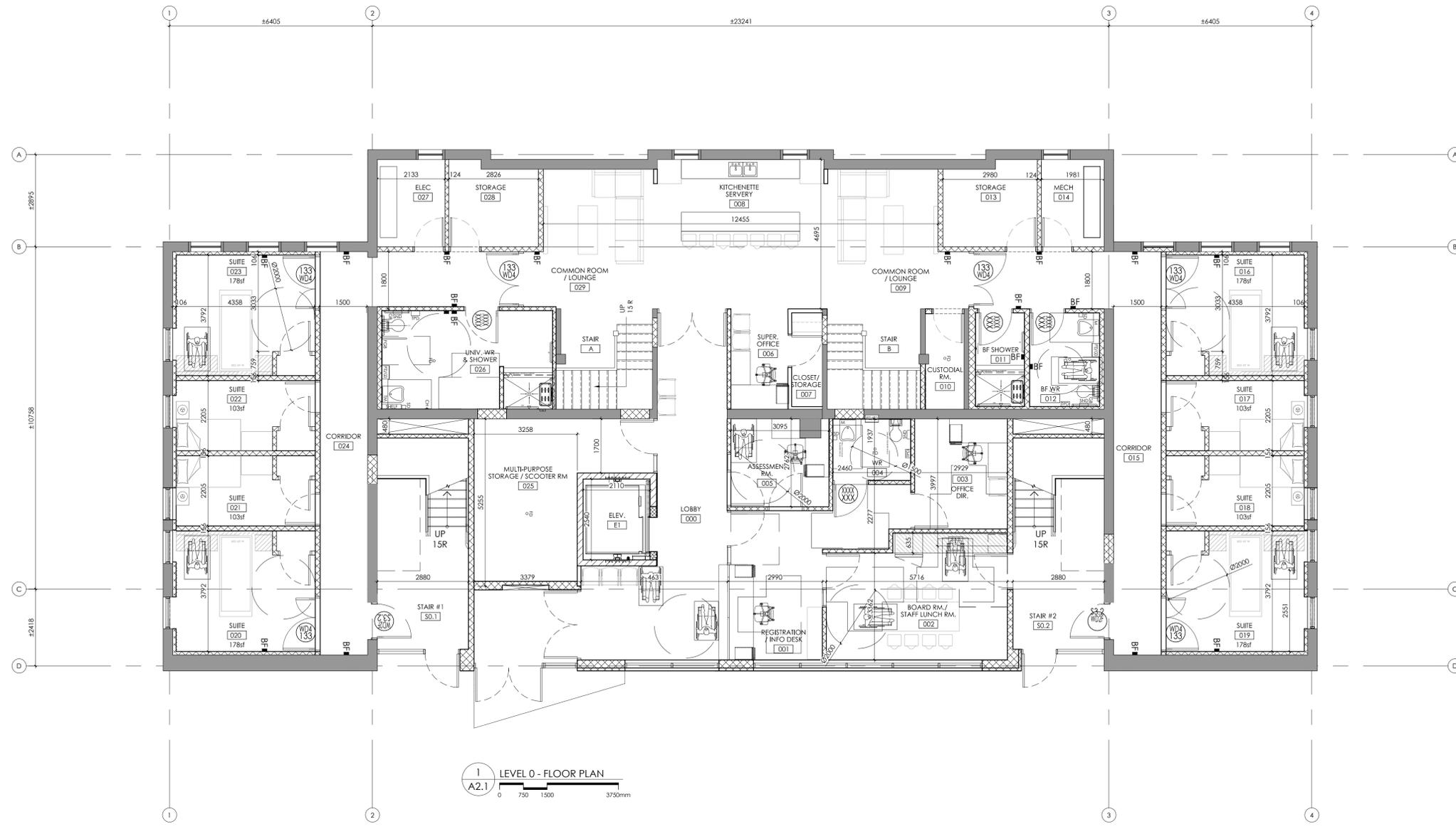
Requested Specialized Residential Infill Apartment Zone R.4D__			
Zoning Regulation R.4D	Required	Proposed	Compliance
Minimum Lot Area	650m <sup>2</sup>	5,193m <sup>2</sup>	Yes
Minimum Lot Frontage	15m	12.6m (existing)	No
Maximum Density (units/ha)	200	N/A	Yes
Minimum Front Yard	3m and in accordance with Section 4.24	41.25m (existing)	Yes
Maximum Front Yard	6m	41.25m (existing)	No
Minimum Side Yard	Equal to one half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone. In these circumstances, a minimum of 3 metres is required.	14.42m (existing)	Yes
Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height, whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones. In these circumstances, a minimum of 7.5 metres is required.	2.0m (existing)	No
Maximum Building Height	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and defined Area Map No. 68	2 Storeys	Yes
Minimum Distance Between Buildings	See Section 5.4.2.3	N/A	Yes
Minimum Common Amenity Area	None required	N/A	Yes
Minimum Landscaped Open Space	The Front Yard of any Lot, excepting the Driveway, shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space.	2,465m <sup>2</sup> (47.5%) (existing)	No
Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park or Urban Reserve Zone, a Buffer Strip shall be developed.	Proposed	
Floor Space Index (F.S.I)	2	0.2 (existing)	YES
Emergency Shelter Regulations (Section 4.29)			
Number of Beds	Transitional housings shall be limited to a maximum of 16 beds.	36	No
Parking	Every Transitional housing outside of the D.1 Zone shall have a minimum of 1 off-street Parking Space for every 4 beds.	41 (existing)	Yes
Minimum Separation Distance	Minimum separation distance between Buildings being used as Lodging House Type 1, Group Homes and/or Emergency Shelter shall be 100 metres. Such a distance is to be measured from the closest points of the two properties at the property line.	N/A	Yes



**WELLINGTON COUNTY TRANSITIONAL HOUSING**  
 DELHI STREET - GUELPH, ONTARIO  
 JANUARY 24, 2023



50 Dalhousie Street  
 Brantford, Ontario, Canada  
 N3T 2H8  
 T: 519.754.1652  
 www.plusvg.com



1 LEVEL 0 - FLOOR PLAN  
A2.1  
0 750 1500 3750mm

NO.	DATE	PARTICULAR
1	2021.04.23	ISSUED FOR APPRAISER
2	2022.10.18	ISSUED FOR CLIENT REVIEW
3	2022.10.21	MODIFIED PER CLIENTS COMMENTS
4	2022.11.17	MODIFIED PER CLIENTS COMMENTS

NOTES:

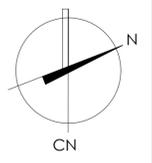
**PRELIMINARY**  
NOT TO BE USED FOR  
CONSTRUCTION

**CLIENT:**  
THE COUNTY OF WELLINGTON  
74 WOOLWICH ST.  
GUELPH, ONTARIO  
N1H 3T9

**PROJECT:**  
22104  
WELLINGTON COUNTY TRANSITIONAL HOUSING  
65 DELHI STREET,  
GUELPH, ON

ORIGINAL PAGE SIZE ARCH D - 24" x 36"  
KEY TO DETAIL LOCATION:  
A - DETAIL NO.  
B - DETAIL NO. ORIGIN

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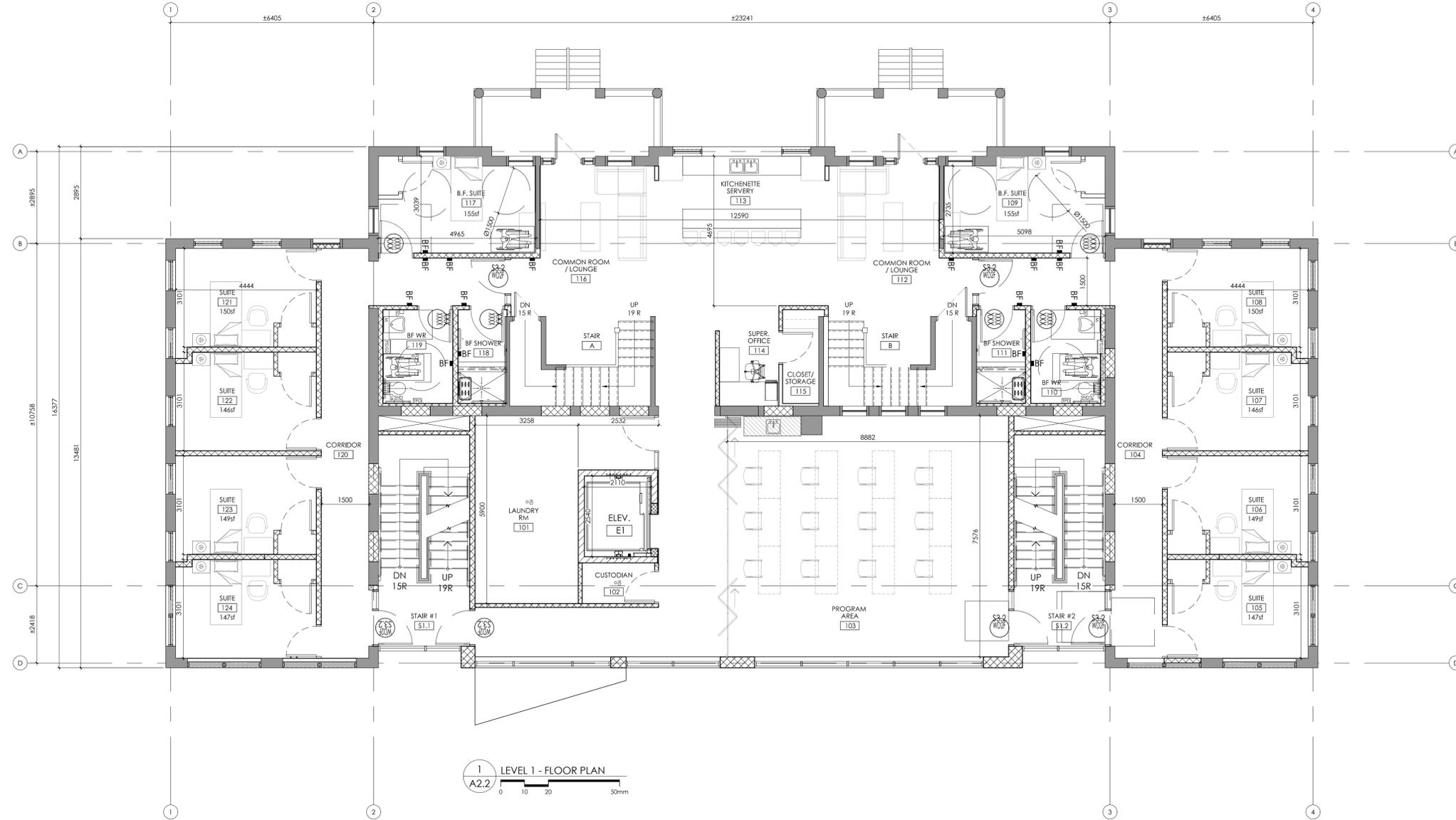
A2.1

Plot Date: Jan 04, 2023 - 9:05am By: TForest  
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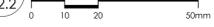
LEVEL 0 - FLOOR PLAN

All dimensions and measurements must be checked and verified by the General Contractor.

DRAWN BY: YR CHECKED BY: KK



1 LEVEL 1 - FLOOR PLAN  
A2.2



NO.	DATE	PARTICULAR
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**PRELIMINARY**  
NOT TO BE USED FOR  
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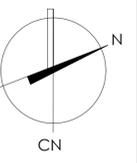
**CLIENT:**  
THE COUNTY OF WELLINGTON  
74 WOOLWICH ST.  
GUELPH, ONTARIO  
N1H 3T9

**PROJECT:**  
22104  
WELLINGTON COUNTY TRANSITIONAL HOUSING

65 DELHI STREET,  
GUELPH, ON

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A2.2

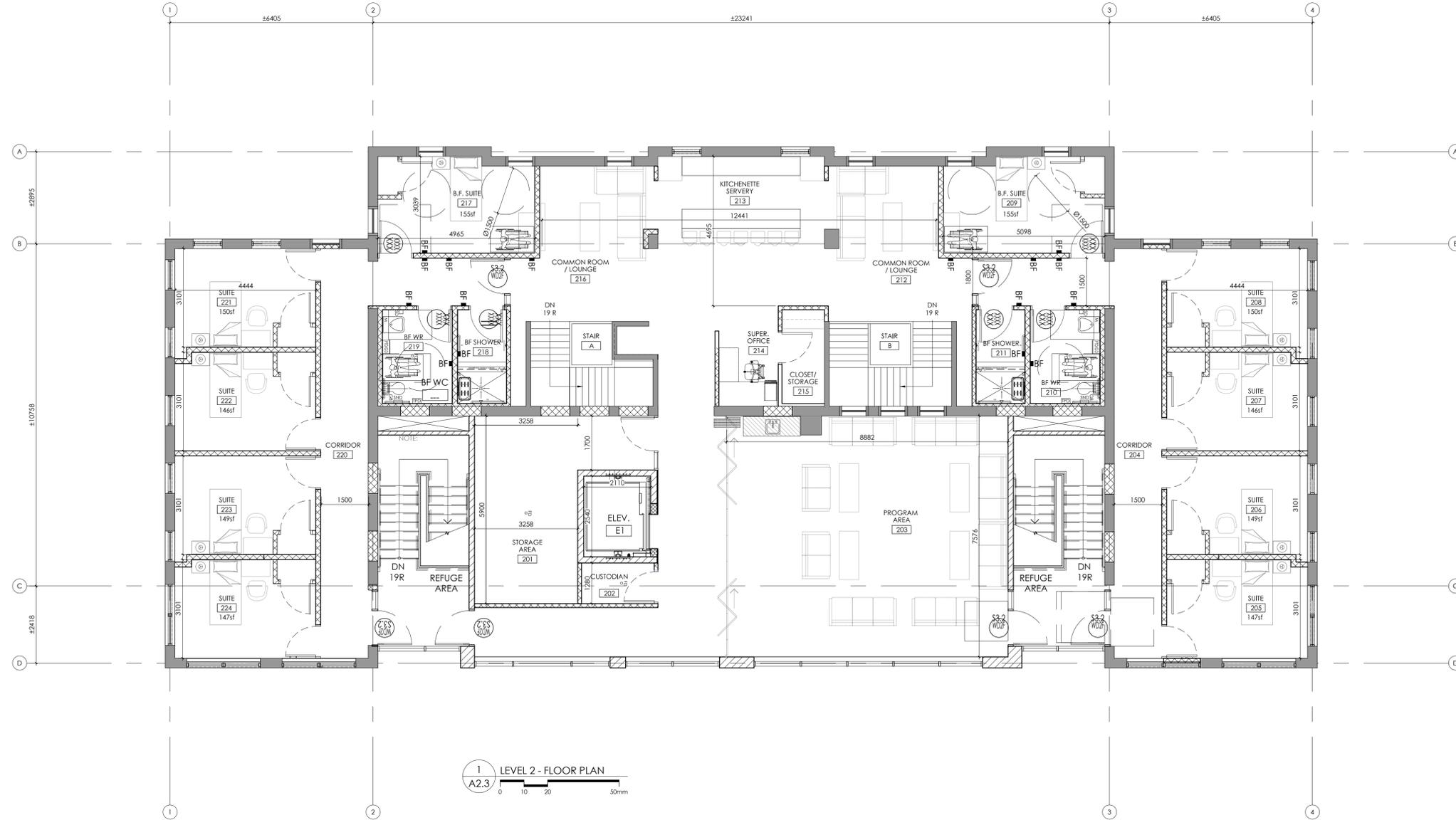
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Filename: K:\VVG-Bramford\Wellington County Transitional Housing\22104\Drawings\Wd-Curren\A2.1 All Floor Plans - 2022.11.17.dwg

LEVEL 1 - FLOOR PLAN

DRAWN BY: YR CHECKED BY: YR

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1 LEVEL 2 - FLOOR PLAN  
A2.3  
0 10 20 50mm

NO.	DATE	PARTICULAR
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2	2022.10.18	ISSUED FOR CLIENT REVIEW
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4	2022.11.17	MODIFIED PER CLIENTS COMMENTS

NOTES:

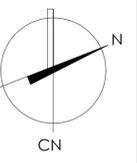
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74 WOOLWICH ST.  
GUELPH, ONTARIO  
N1H 3T9

**PROJECT:**  
22104  
WELLINGTON COUNTY TRANSITIONAL HOUSING  
65 DELHI STREET,  
GUELPH, ON

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A2.3

DRAWN BY: YR CHECKED BY: YR

Plot Date: Jan 04, 2023 - 9:06am By: TForrest  
 Filename: K:\VVG-Bramford\Wellington County Transitional Housing\22104\Drawings\Wd-Curren\A2.1 All Floor Plans - 2022.11.17.dwg

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LEVEL 2 - FLOOR PLAN





1 SOUTH ELEVATION - DEMO PLAN  
D3.1  
0 750 1500 3750mm



2 EAST ELEVATION - DEMO PLAN  
D3.1  
0 750 1500 3750mm

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3	2022.10.21	MODIFIED PER CLIENTS COMMENTS
4	2022.11.17	MODIFIED PER CLIENTS COMMENTS
5	2022.12.20	CLIENT MEETING
6	2023.02.16	SITE PLAN SUBMISSION
7	2023.03.10	REVISED FOR SITE PLAN SUBMISSION

NOTES:

**CLIENT:**  
THE COUNTY OF WELLINGTON  
74 WOOLWICH ST.  
GUELPH, ONTARIO  
N1H 3T9

**PROJECT:**  
22104  
WELLINGTON COUNTY TRANSITIONAL HOUSING

65 DELHI STREET,  
GUELPH, ON  
Lot 40, Part 1 & 3 in the City of Guelph in the  
County of Wellington

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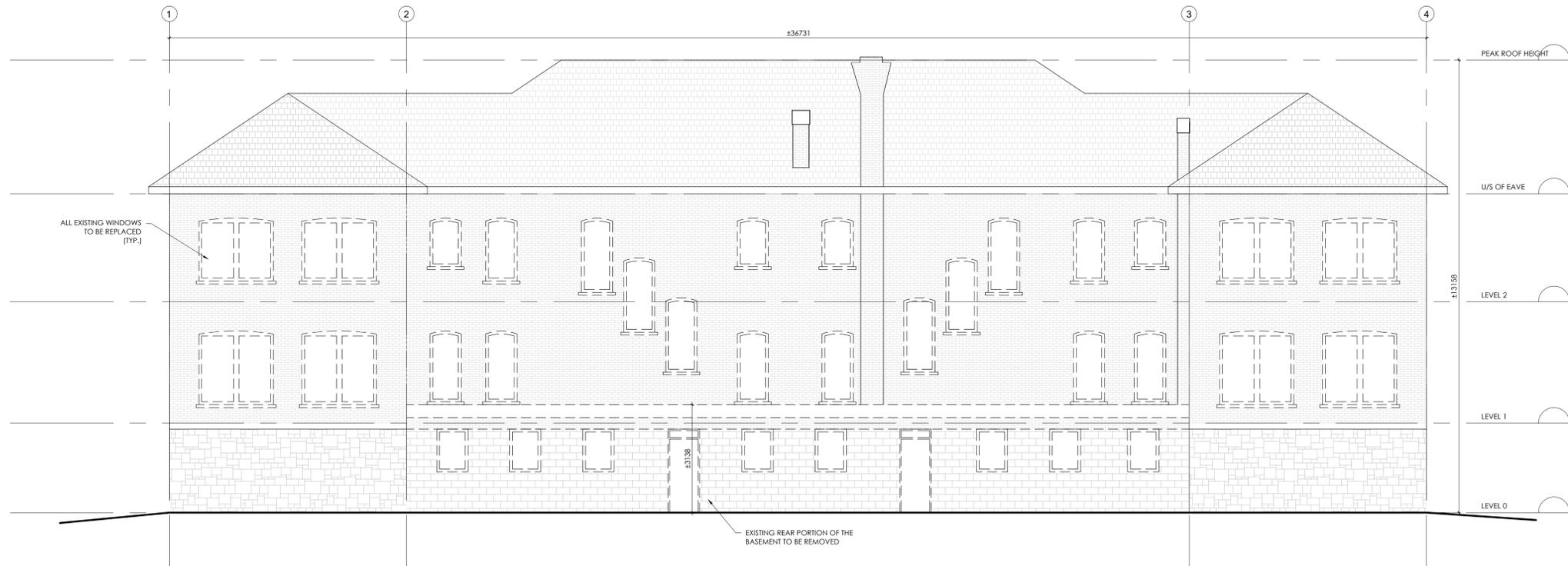
D3.1

File name: K:\VVG-Branford\Wellington County Transitional Housing\22104 Drawings\Wd-Current\New\Drawing - 2023.02.28\A2.1 All Floor Plans & Elev.dwg  
 Plot Date: Mar 14, 2023 - 1:59pm By: chossenkhani

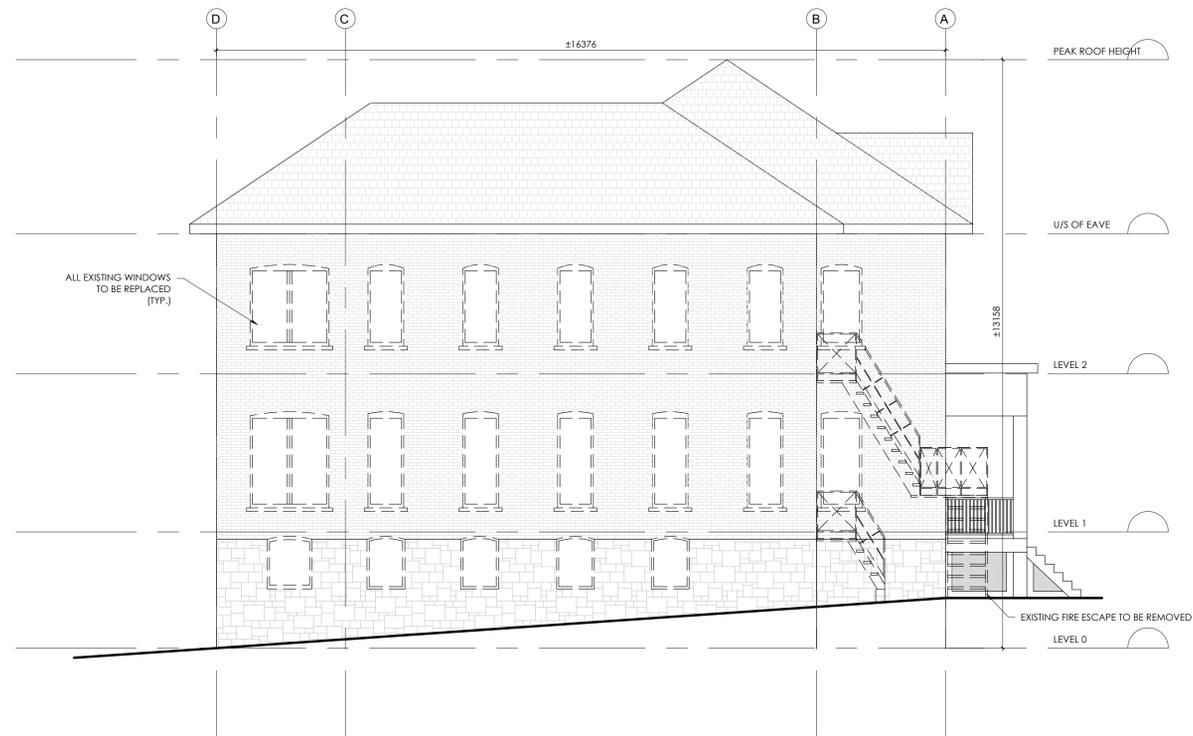
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ELEVATIONS - DEMO PLAN

DRAWN BY: YR CHECKED BY: JX



1 NORTH ELEVATION - DEMO PLAN  
D3.2  
0 750 1500 3750mm



2 WEST ELEVATION - DEMO PLAN  
D3.2  
0 750 1500 3750mm

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D3.2

Plot Date: Mar 14, 2023 - 1:59pm By: chossenkhani

Filename: K:\VVG-Bramford\Wellington County Transitional Housing\22104 Drawings\Wd-Current\New\Drawing - 2023.02.28\A2.1 All Floor plans & Ex elev.dwg

ELEVATIONS - DEMO PLAN

DRAWN BY: YR

CHECKED BY: JX

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**ONTARIO REGULATION 569/22**

made under the

**ONTARIO HERITAGE ACT**

Made: December 15, 2022

Filed: December 15, 2022

Published on e-Laws: December 16, 2022

Printed in The Ontario Gazette: December 31, 2022

**AMENDING O. REG. 9/06**

**(CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST)**

**1. Sections 1 and 2 of Ontario Regulation 9/06 are revoked and the following substituted:**

**Criteria, s. 27 (3) (b) of the Act**

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force.

**Criteria, s. 29 (1) (a) of the Act**

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) Section 1, as it read immediately before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2).

**Criteria, s. 41 (1) (b) of the Act**

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
  - i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
  - ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
  - iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
  - iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.

- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the Act was given before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the Act,

- (a) does not apply in respect of a by-law under subsection 41 (1) of the Act that is passed before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force; and
- (b) does not apply in respect of a by-law under subsection 41.1 (2) of the Act.

#### **Commencement**

**2. This Regulation comes into force on the later of the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force and the day this Regulation is filed.**

Français