

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 24 Hayes Avenue

PROPOSAL: The applicant is proposing to construct a 559.5 square metre addition to the existing 3,600.82 square metre manufacturing building for the storage of automotive parts.

BY-LAW

REQUIREMENTS: The property is located in the Industrial (B.4) Zone. A variance from Table 7.3 Row 3 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a front yard setback of 6 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a front yard setback of 1.14 metres along Hayes Avenue for the proposed addition to the existing industrial building.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, September 13, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-65/18

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **September 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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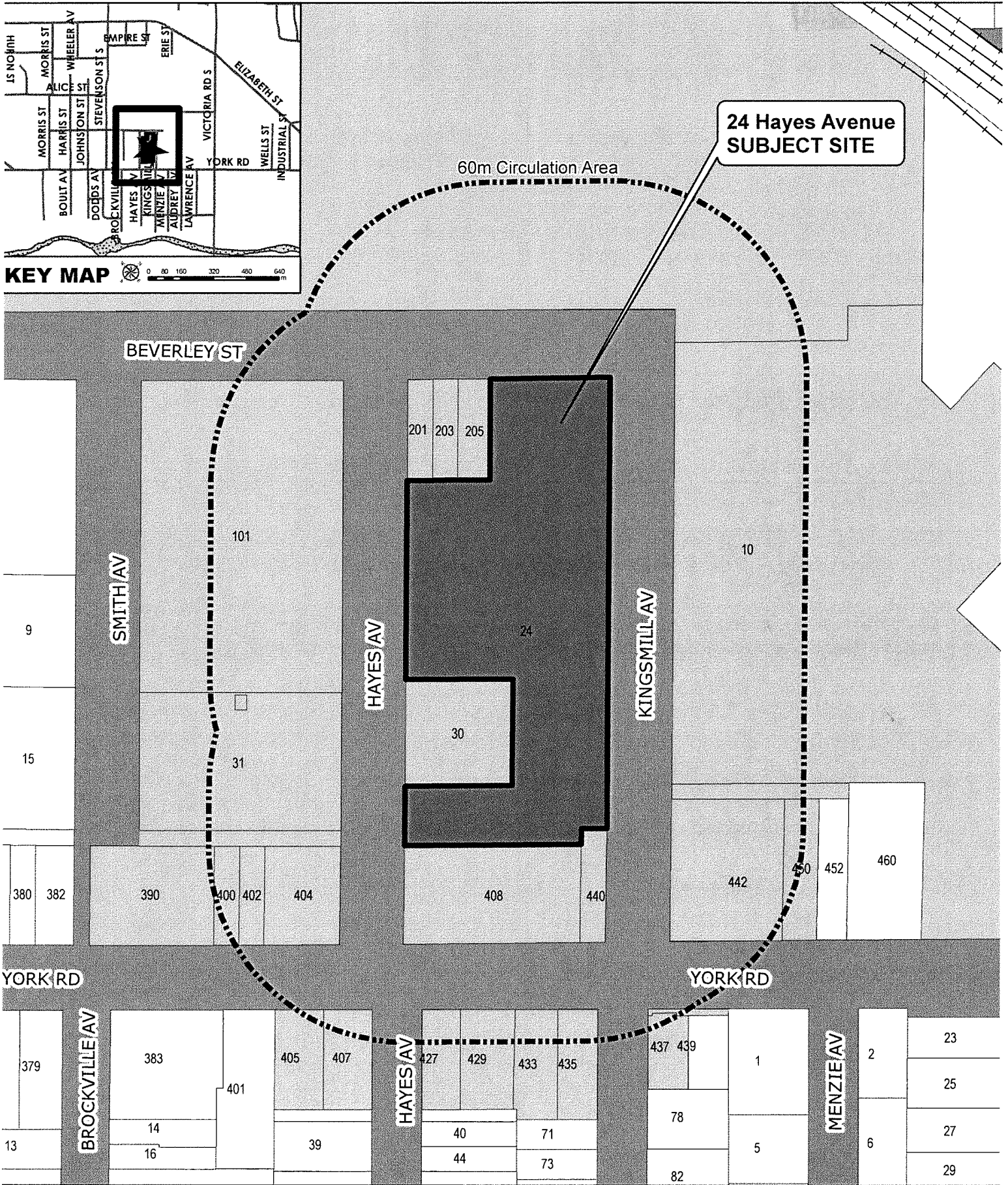
ADDITIONAL INFORMATION

Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

NOTICE OF THE DECISION

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Dated this 24th day of August, 2018.

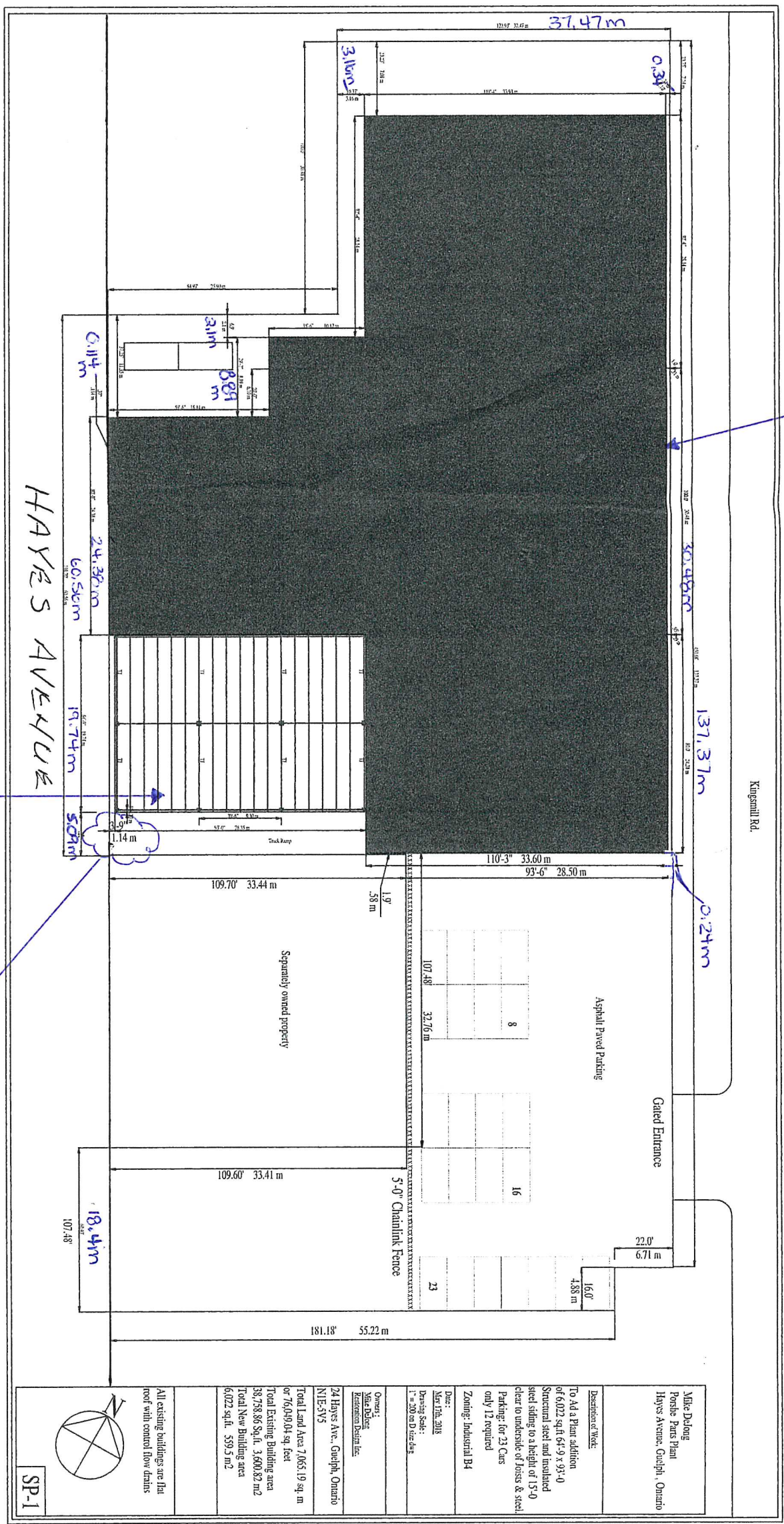


60m CIRCULATION AREA
24 Hayes Avenue
File No.: A-65/18



BEVERLEY STREET

existing building 3,600,82 m²



Kingsmill Rd

Proposed addition
559.5 m²

requested variance

<p>Mike DeLong Porite Plans Plan Hayes Avenue, Guelph, Ontario</p>
<p>Disturbance Work: To Add a Plan addition of 6022 sqft 64'-9" x 93'-0" Structural steel and insulated steel siding to a height of 15'-0" clear to underside of joists & steel parking for 23 Cars only 12 required</p>
<p>Zoning: Industrial B4</p>
<p>Date: Mar 17th, 2018</p>
<p>Drawing Scale: 1" = 30' 0" 0" Vertical</p>
<p>Owner: Mike DeLong Restoration Design Inc.</p>
<p>24 Hayes Ave., Guelph, Ontario N1E-5V5</p>
<p>Total Land Area 7,065.19 sq. m or 76,949.04 sq. feet</p>
<p>Total Existing Building area 38,758.86 Sq.ft. 3,600.82 m²</p>
<p>Total New Building area 6,022 sq.ft. 559.5 m²</p>
<p>All existing buildings are flat roof with central flow drains</p>

SP-1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 8-14 Macdonell Street
PROPOSAL: The applicant is proposing to create a dwelling unit on the ground floor of the existing commercial building.

BY-LAW REQUIREMENTS: The property is located in the Central Business District (CB.1) and Special Downtown 1 (D.1-1) Zones. A variance from Section 6.3.2.1.3 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that dwelling units are not permitted in the cellar, basement or on the main floor level (i.e. in the first storey).

REQUEST: The applicant is seeking relief from the By-law requirements to permit a dwelling unit to be located on the ground floor of the existing commercial building.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

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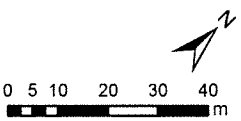
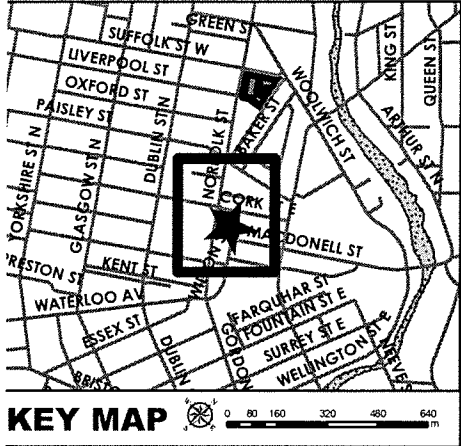
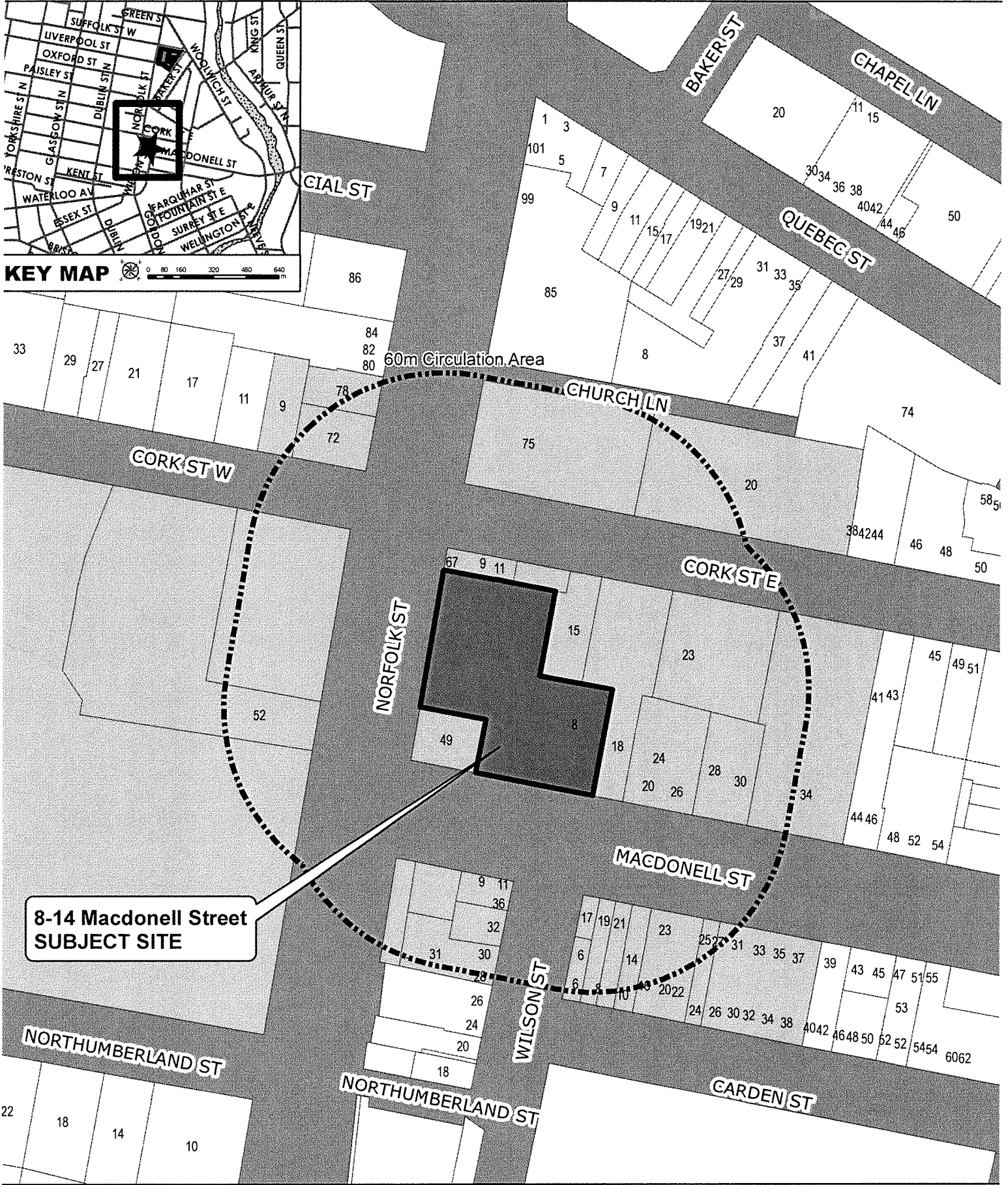
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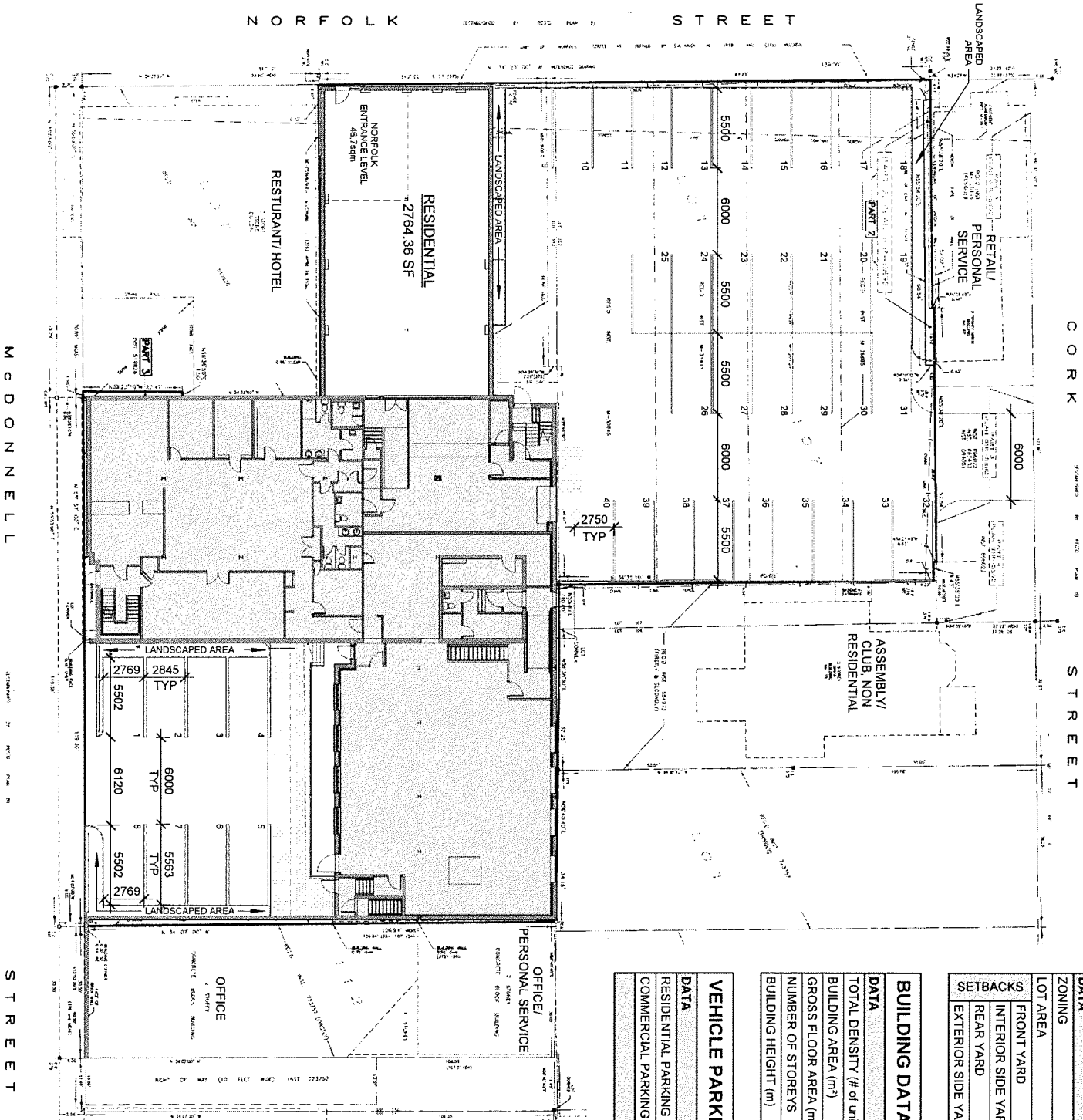
Dated this 24th day of August, 2018.



60m CIRCULATION AREA
8-14 Macdonell Street
File No.: A-66/18



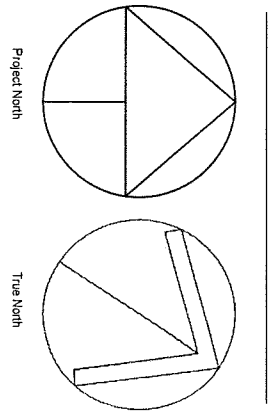
Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, caused by the use of these documents.
 C:\Users\mista\Documents\18020_14_Macdonell St_Mistabacher.rvt



SITE DATA		
Project Address, City, Province		
DATA	REQUIRED	PROVIDED
ZONING	ZONING - CBD, 1	
LOT AREA		2453m ²
FRONT YARD	THE STREET LINE	0 m (EXISTING)
INTERIOR SIDE YARD		0 m (EXISTING)
REAR YARD		0 m (EXISTING)
EXTERIOR SIDE YARD		0 m (EXISTING)

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)		7 units
BUILDING AREA (m ²)		1098m ²
GROSS FLOOR AREA (m ²)		2159m ²
NUMBER OF STOREYS		2
BUILDING HEIGHT (m)		5 m

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1 / units	1
COMMERCIAL PARKING		39
TOTAL		40



No.	Date	Revision
1	2018-07-27	ISSUED FOR COMMITTEE OF ADJUSTMENT APPLICATION



Project No 18020
 Issue Date 2018-07-27 9:08:45 AM
 Drawn By JKM
 Checked by TLS
 Pld Date / Time 2018-07-27 9:08:45 AM

8-14 MACDONELL ST. GUELPH, ONT.

EXISTING SITE PLAN

Drawing Scale AS indicated
 Status

ONTARIO ASSOCIATION OF ARCHITECTS
 EDWARD THOMAS LICENCE 5572
 COMMITTEE OF ADJUSTMENT
 Drawing No. D1.1 - r1
 Revision No.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 43 Richardson Street

PROPOSAL: The property contains a semi-detached dwelling unit and the applicant is proposing to create an off-street parking space.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1B-10) Zone within the Special Policy Area. Variances from Sections 4.13.2.1, 4.13.3.2.2, 4.13.3.2.4, 4.13.7.2.7, and 4.6.2.2 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that in a R.1 Zone, every required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building;
- b) that the minimum exterior parking space dimensions are 2.5 metres by 5.5 metres;
- c) that every driveway associated with a parking space shall have a minimum width for access to a street of 3 metres;
- d) that every residential driveway associated with a parking space shall have a minimum width of 3 metres (this driveway width may be reduced to 2.5 metres at the point of entry of a garage entrance or fence opening); and
- e) that within any part of a sight line triangle at vehicular access area no building, structure, play equipment, statue, swimming pool/hot tub or parked motor vehicle shall be located.

REQUEST:

The applicant is seeking relief from the By-law requirements:

- a) to permit the required parking space to be within 0.4 metres of a lot line and partially in front of the front wall of the dwelling;
- b) to permit an exterior parking space dimension of 2.4 metres by 5.5 metres;
- c) to permit a 2.7 metre wide access to a street;
- d) to permit a residential driveway width of 2.7 metres; and
- e) to permit a fence/guard/structure within a sight line triangle.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, September 13, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-67/18

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ADDITIONAL INFORMATION

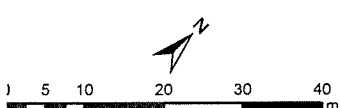
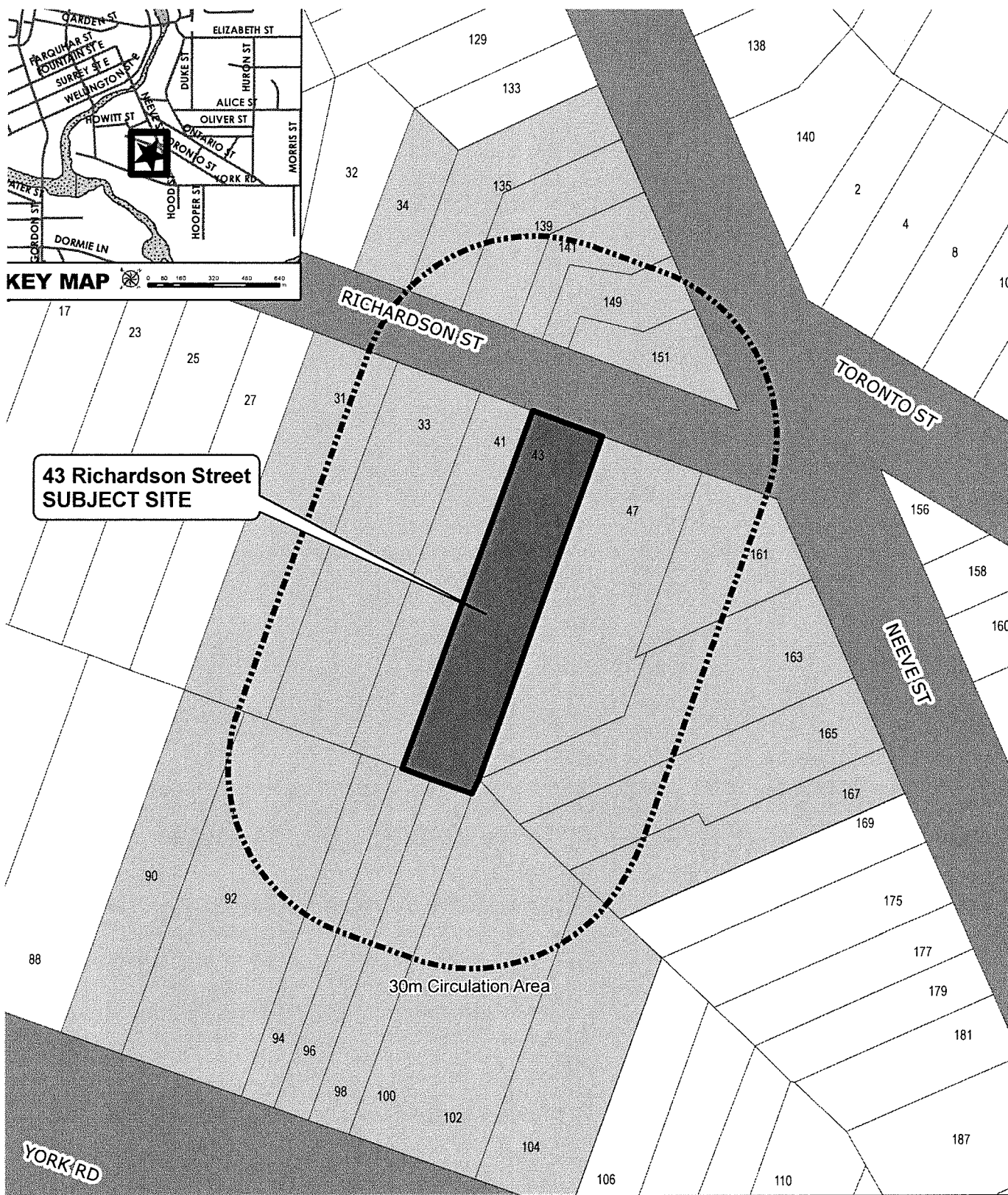
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Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 24th day of August, 2018.



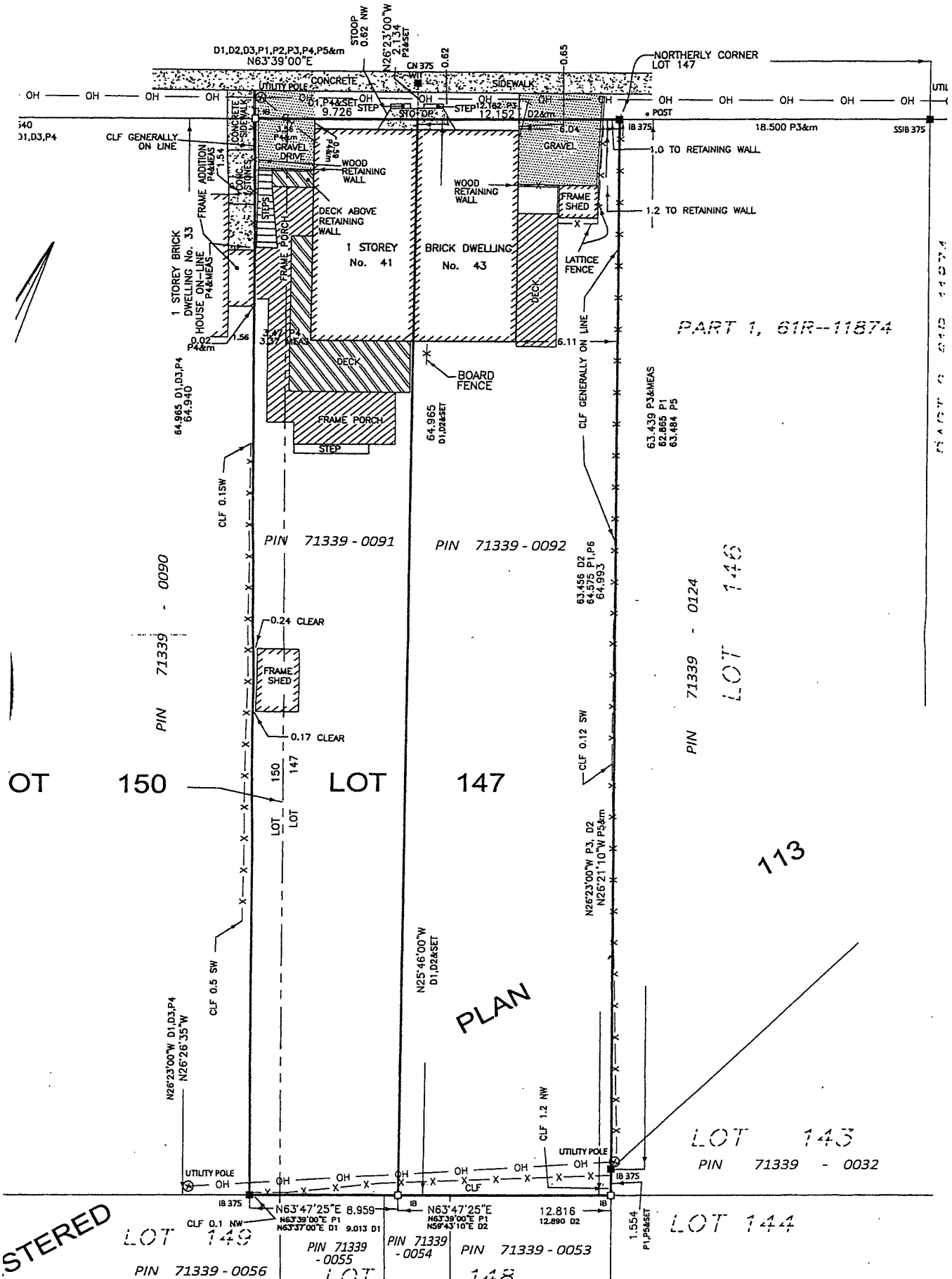
30m CIRCULATION AREA
43 Richardson Street
File No.: A-67/18



RICHARDSON

STREET

(BY REG'D PLAN 113)
PIN 71339 - 0094



PART 1, 61R-11874

PLAN

STERED

LOT 149
PIN 71339 - 0056

LOT 147
PIN 71339 - 0055

LOT 147
PIN 71339 - 0054

LOT 147
PIN 71339 - 0053

LOT 144

LOT 143
PIN 71339 - 0032

PIN 71339 - 0124

LOT 146

113

PLAT 6 DTD 11074

OT

150

LOT

147

PIN 71339 - 0090

PIN 71339 - 0091

PIN 71339 - 0092

63.456 D2
64.375 P1, P6
64.993

63.439 P3&MEAS
62.865 P1
63.484 P5

N26°23'00"W D1, D3, P4
N26°26'35"W

N26°23'00"W D1, D3, P4
N26°26'35"W

N25°46'00"W
D1, D2&SET

N26°23'00"W R3, D2
N26°21'10"W P3&M

N63°47'25"E 8.959
N63°39'00"E P1
N63°37'00"E D1 9.013 D1

N63°47'25"E 8.959
N63°39'00"E P1
N59°43'10"E D2

12.816
12.890 D2

1.554
P1, P6&SET

D1, D2, D3, P1, P2, P3, P4, P5&M
N63°39'00"E

STOOP
0.82 NW
N26°23'00"W
0.71 D1
P1&SET

CH 375
0.62

0.65

NORTHERLY CORNER
LOT 147

18.500 P3&M

SSIB 375

1.0 TO RETAINING WALL

1.2 TO RETAINING WALL

1 STOREY BRICK
DWELLING No. 33
HOUSE ON-LINE
P&MEAS

1 STOREY
BRICK DWELLING
No. 41

BRICK DWELLING
No. 43

63.439 P3&MEAS
62.865 P1
63.484 P5

64.965 D1, D3, P4
64.940

64.965
D1, D2&SET

PIN 71339 - 0090

PIN 71339 - 0091

PIN 71339 - 0092

63.456 D2
64.375 P1, P6
64.993

63.439 P3&MEAS
62.865 P1
63.484 P5

N26°23'00"W D1, D3, P4
N26°26'35"W

N26°23'00"W D1, D3, P4
N26°26'35"W

N25°46'00"W
D1, D2&SET

N26°23'00"W R3, D2
N26°21'10"W P3&M

N63°47'25"E 8.959
N63°39'00"E P1
N63°37'00"E D1 9.013 D1

N63°47'25"E 8.959
N63°39'00"E P1
N59°43'10"E D2

12.816
12.890 D2

1.554
P1, P6&SET

D1, D2, D3, P1, P2, P3, P4, P5&M
N63°39'00"E

STOOP
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0.71 D1
P1&SET

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NORTHERLY CORNER
LOT 147

18.500 P3&M

SSIB 375

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63.456 D2
64.375 P1, P6
64.993

63.439 P3&MEAS
62.865 P1
63.484 P5

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 30 Powell Street West

PROPOSAL: The applicant is proposing to expand the current half storey second level of the existing dwelling into a full second storey.

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Row 7 and Table 4.7 Row 10 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum side yard setback of 1.5 metres; and
- b) a maximum projection of eaves into the required yard of 0.8 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements:

- a) to permit a 0.2 metre right side yard setback for the proposed second storey addition; and
- b) to permit the eaves of the proposed second storey addition to project 1.5 metres into the right side yard.

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DATE: Thursday, September 13, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-68/18

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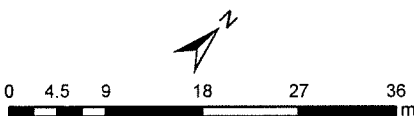
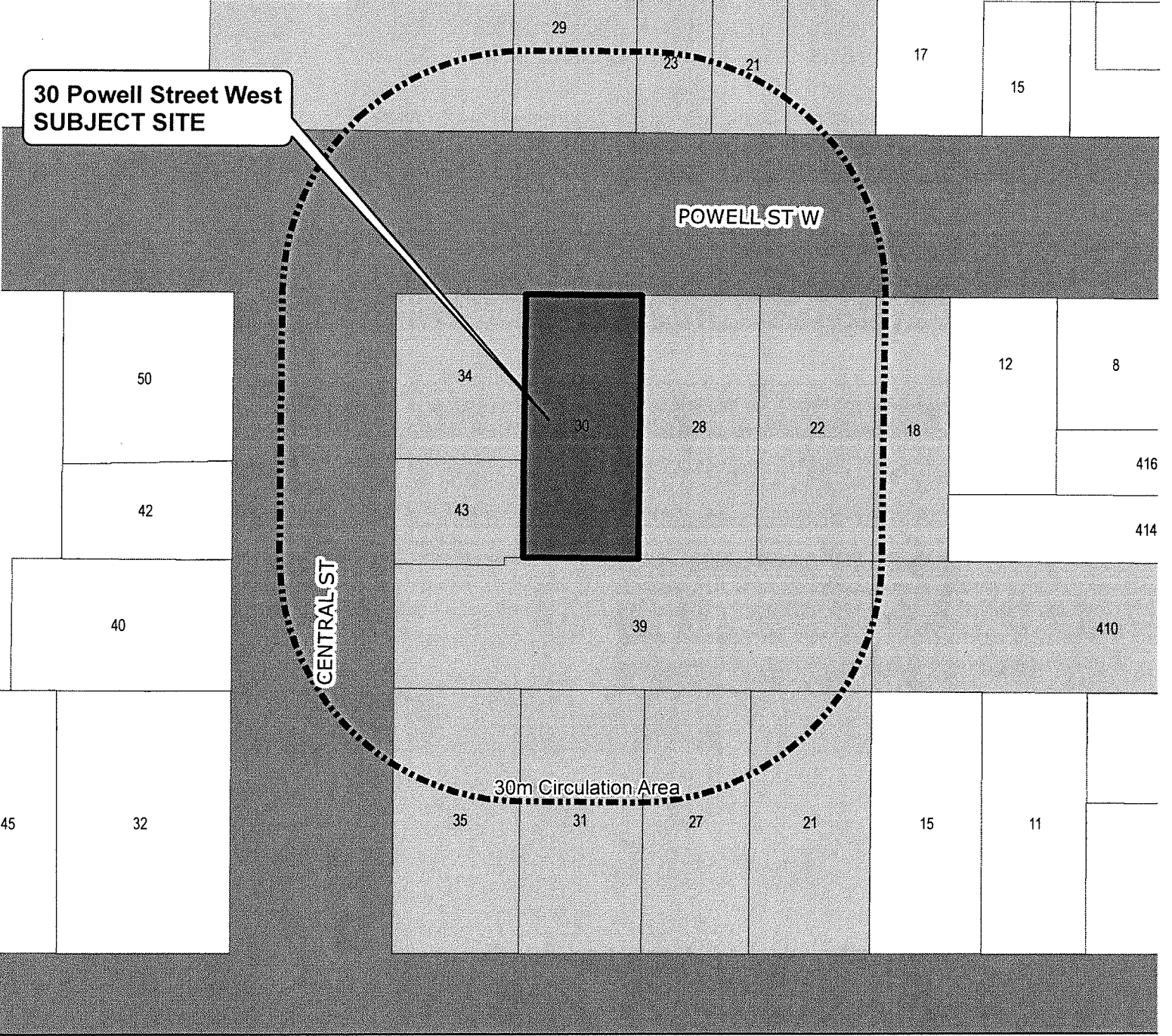
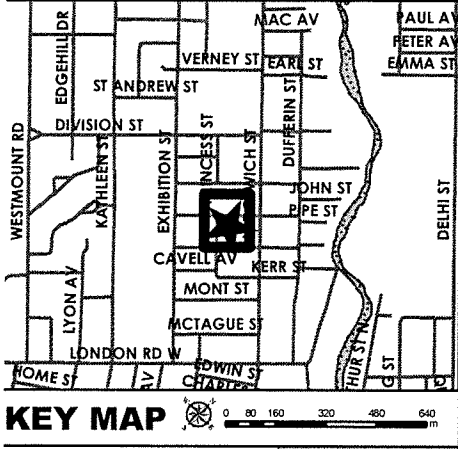
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Secretary-Treasurer, Committee of Adjustment

Dated this 24th day of August, 2018.



30m CIRCULATION AREA
30 Powell Street West
File No.: A-68/18





REV No:	PROJECT No:	18TCH14
3		
No.	DATE	REVISION
1	07/06/18	ISSUED FOR CLIENT REVIEW
2	07/23/18	ISSUED FOR BUILDING PERMIT
3	08/08/18	REISSUED FOR BUILDING PERMIT

TACOMA ENGINEERS
Firm BCIN: 29614

The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div. C 3.2.4, the designer is qualified and the firm is registered in the categories checked below:

- Building Structural
- Complex Building
- Large Building
- Small Building

Signature: *[Signature]*
Designer: JOHN HILL
Designer BCIN: 39864
Date: AUGUST 09, 2018

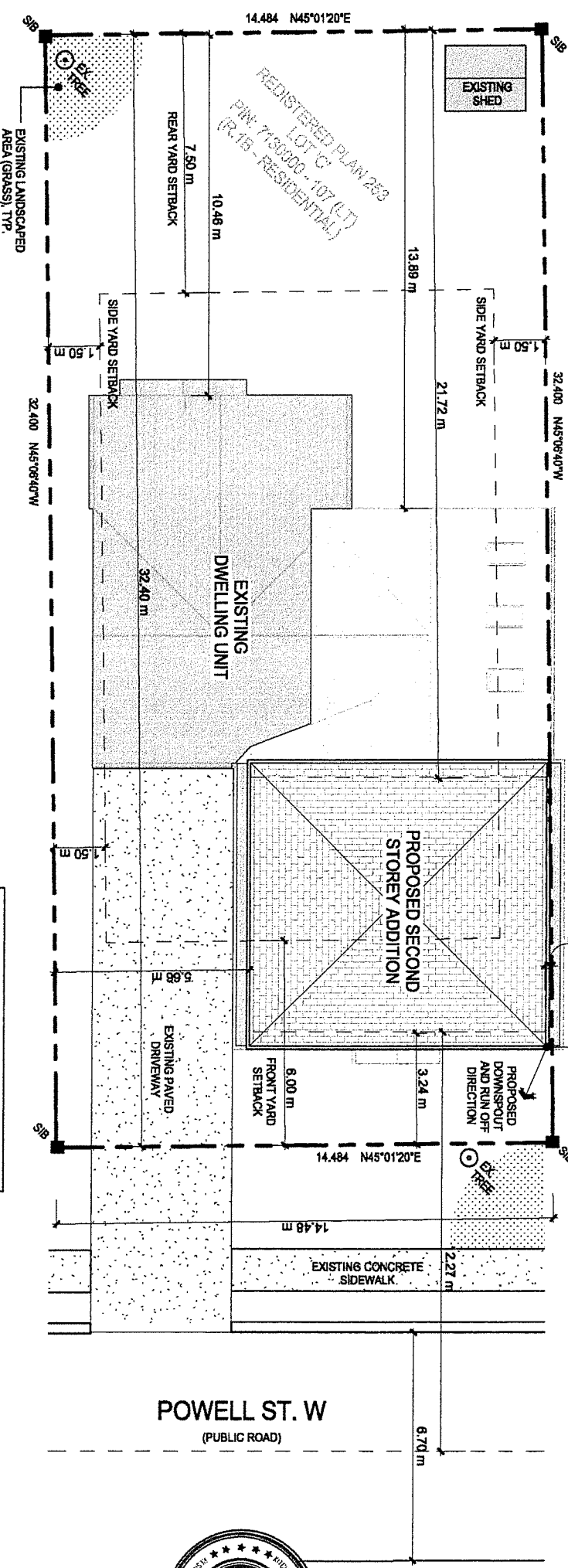
TRI-CITY ENGINEERING CONSULTANTS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ARCHITECTS

TRI-CITY DRAFTING AND DESIGN SERVICES
SINCEWA ST. QUINCY ON N. 25th St.
SHELTERWOOD DR. 222-40-0000

MICHELLE PEEK
NEW RENOVATION AND ADDITION
30 POWELL ST. W.
QUEBEC, ON. H1H 1T9

SITE PLAN

CHECKED BY:	DATE:
JANELLY	07/06/18
DRAWN BY:	SCALE:
JANELLY	3/32" = 1'-0"

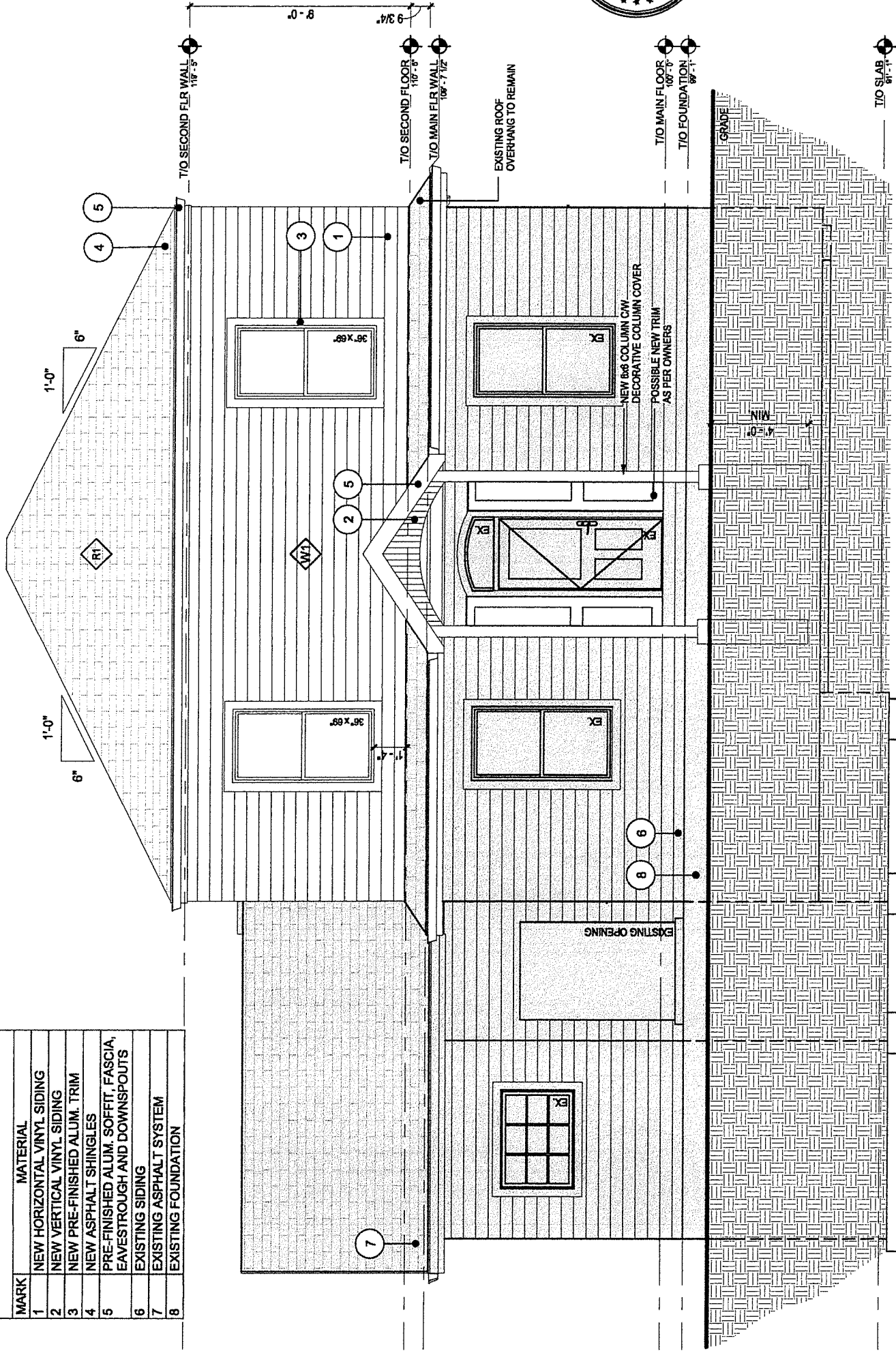


NOTES:
INFORMATION TAKEN FROM LEGAL SITE PLAN BY VAN HARTEN SURVEYING INC. PROJECT NUMBER 18743-10 FOR ADDRESS: 30 POWELL ST. QUELPH, ON.



SP1.0

EXTERIOR MATERIAL	
MARK	MATERIAL
1	NEW HORIZONTAL VINYL SIDING
2	NEW VERTICAL VINYL SIDING
3	NEW PRE-FINISHED ALUM. TRIM
4	NEW ASPHALT SHINGLES
5	PRE-FINISHED ALUM. SOFFIT, FASCIA, EAVESTROUGH AND DOWNSPOUTS
6	EXISTING SIDING
7	EXISTING ASPHALT SYSTEM
8	EXISTING FOUNDATION



REV No.:	3	PROJECT No.:	18TC014
No.	DATE	REVISION	
1	07.08.18	ISSUED FOR CLIENT REVIEW	
2	07.23.18	ISSUED FOR BUILDING PERMIT	
3	08.08.18	REISSUED FOR BUILDING PERMIT	

TACOMA ENGINEERS
 Firm BCIN: 29804
 The undersigned hereby certifies that the design and construction of the building is in accordance with the applicable codes and regulations. As required by OSC Div. C 3.2.4, the designer is qualified and the firm is registered in the categories checked below.

Building Structural
 Complex Building
 Large Building
 Small Building

Signature: *John Hill*
 Designer: JOHN HILL
 Designer BCIN: 39864
 Date: AUGUST 09, 2018

TRI-CITY DRAFTING AND DESIGN SERVICES
 50 DORRUM ST. ANDOVER, NH 03824
 SPACE: 110.00000000000000
 725-946-0000

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW HAMPSHIRE
 PROFESSIONAL ENGINEERING LICENSE NO. 10000

MICHELLE PECK
 NEW RENOVATION AND ADDITION
 30 POWELL ST. W.
 GUELPH, ON, N1H1T8

PROPOSED BUILDING ELEVATION

CHECKED BY:	Checker	DATE:	07.08.18
DRAWN BY:	Author	SCALE:	1/4" = 1'-0"

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 360, 364, 372, & 384 College Avenue East (University of Guelph)

PROPOSAL: The existing Guelph Turfgrass Institute located on Victoria Road is relocating to the subject property. The applicant is proposing to construct a new G.M. Frost Turfgrass Institute building and Maintenance Building (364 College Avenue East), as well as renovate and construct additions to the existing Harrison House (372 College Avenue East) and Hilton Centre (384 College Avenue East). No changes are proposed to the existing Bedrock Aquifer Field Facility (360 College Avenue East). Municipal services of sanitary sewer and water do not currently exist to the subject property, but once construction is completed, it is proposed that all new and existing buildings will be connected to newly constructed municipal sanitary sewer and water supply systems.

BY-LAW

REQUIREMENTS: The property is located in the Institutional (I.2) Zone. A variance from Section 4.10 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that no land shall be used or built upon and no building or structure shall be erected, used or expanded for any purpose unless all municipal services including sanitary sewers, storm sewers and drains, water mains, electric power lines and roads are available and adequate.

For the purposes of this Section, "adequate" means the necessary capacity is available for municipal services. "Available" means the necessary provision of municipal services to the level of construction, state of completion or period of commissioning as the City deems to be appropriate.

REQUEST:

The applicant is seeking relief from the By-law requirements for permission to apply for and obtain building permits to commence construction of the new G.M. Frost Turfgrass Institute building and new Maintenance Building, as well as renovations and additions to the Harrison House and Hilton Centre, prior to the availability of municipal services (sanitary sewer and water).

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, September 13, 2018
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-69/18

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **September 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to

Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact Jennifer Slater, Program Manager Information, Privacy and Elections at privacy@guelph.ca or at 519-822-1260 ext. 2605.

ADDITIONAL INFORMATION

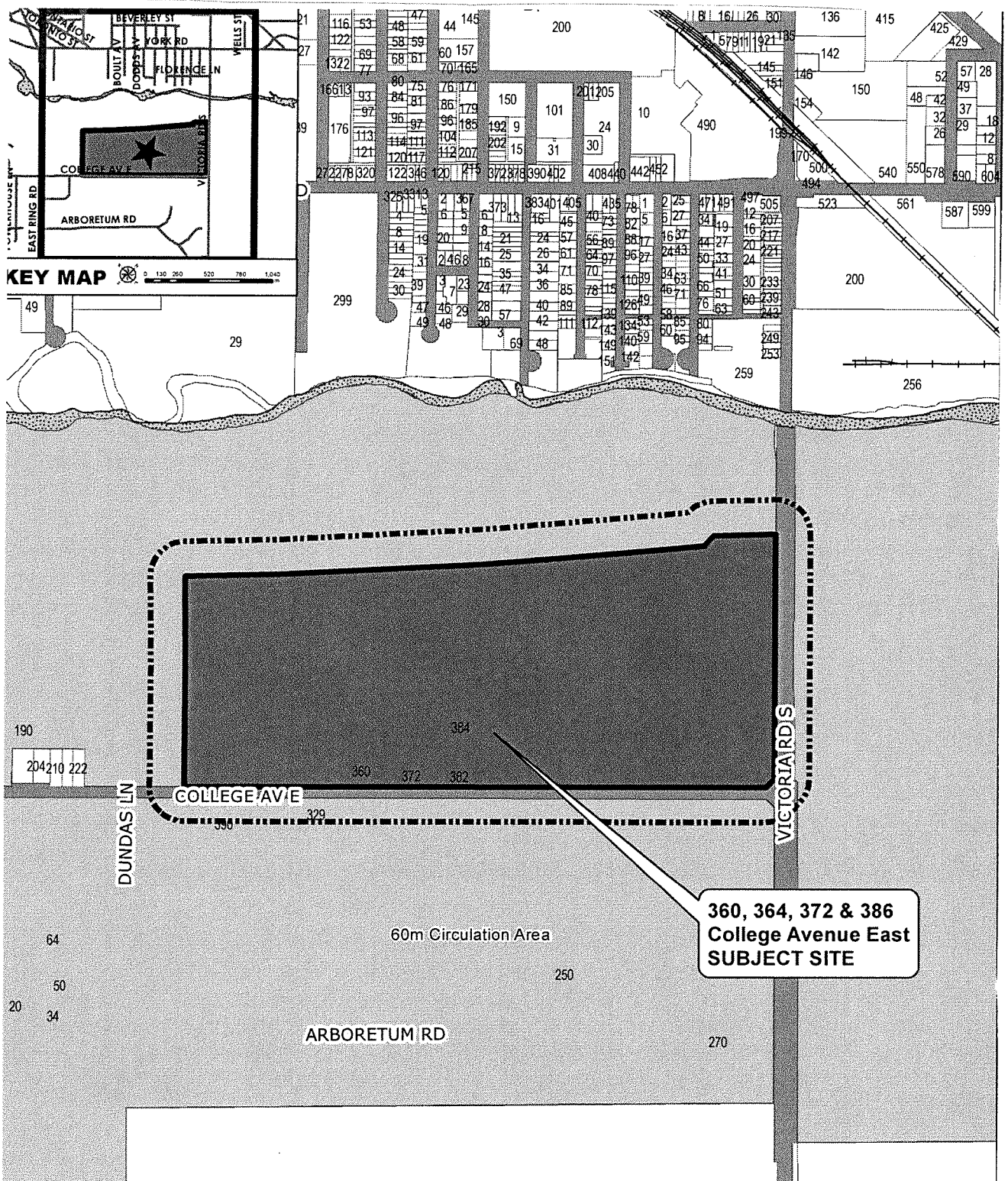
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

NOTICE OF THE DECISION

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

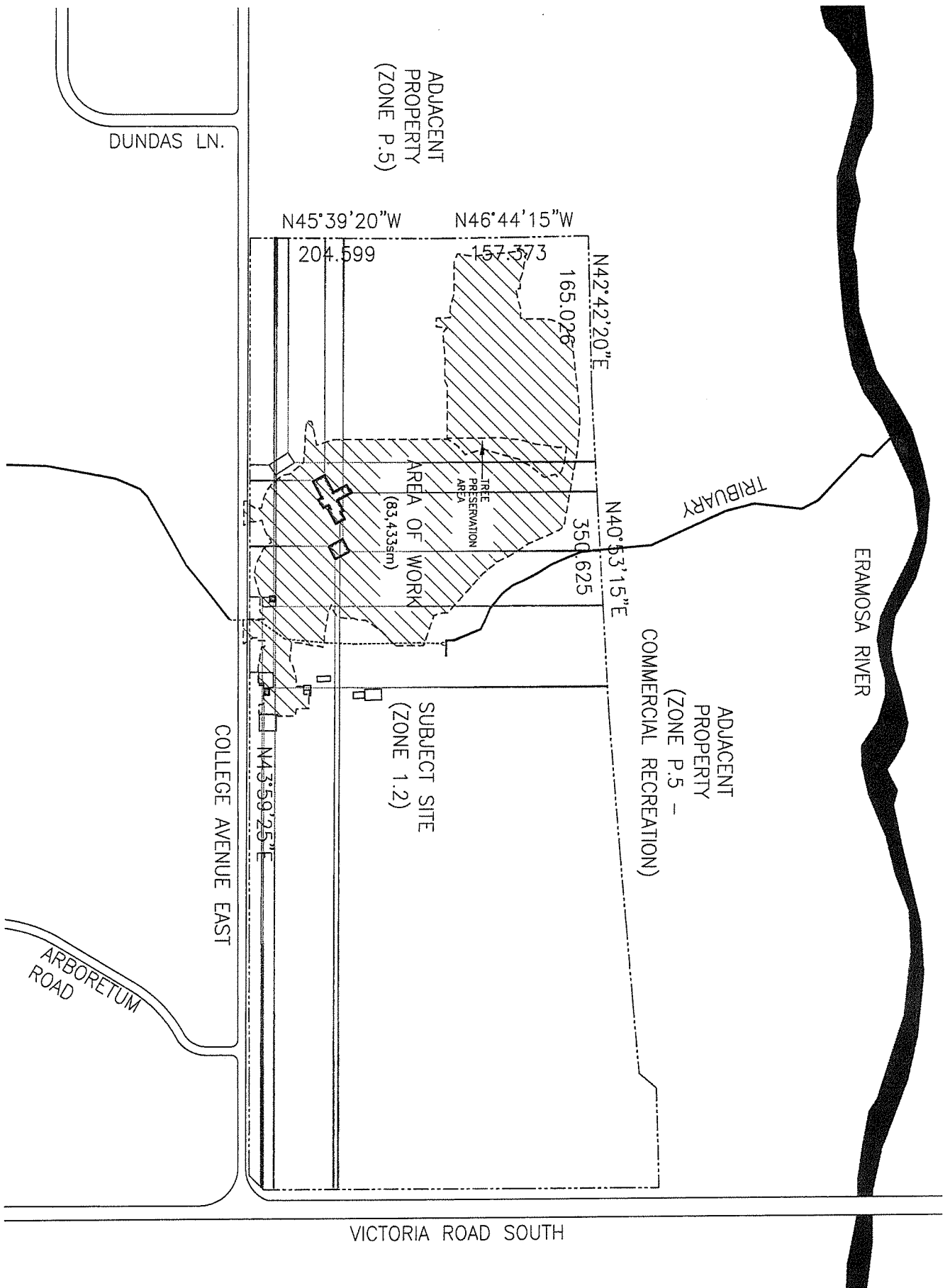
Dated this 24th day of August, 2018.

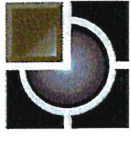


**360, 364, 372 & 386
College Avenue East
SUBJECT SITE**

**60m CIRCULATION AREA
360, 364, 372 & 386
College Avenue East
File No.: A-69/18**







GRINHAM ARCHITECTS
 15 YARMOUTH STREET
 GUELPH, ONTARIO, N1H 4G2
 TEL: 519.768.1377
 FAX: 519.768.1377
 Email: info@grinham.ca
 Web: www.grinham.ca



PROJECT NORTH
 ACTUAL NORTH

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. DIMENSIONS AND LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR AND MUST BE APPROVED BY THE ENGINEER AND MUST BE SHOWN ON THE SITE PLAN AND MUST BE SHOWN ON THE CONSTRUCTION PERMITS. DO NOT SCALE DIMENSIONS.

NO.	DATE	REVISIONS
1	02-10-2018	ISSUED FOR PERMITS
2	02-10-2018	ISSUED FOR PERMITS
3	02-10-2018	ISSUED FOR PERMITS
4	02-10-2018	ISSUED FOR PERMITS
5	02-10-2018	ISSUED FOR PERMITS
6	02-10-2018	ISSUED FOR PERMITS
7	02-10-2018	ISSUED FOR PERMITS
8	02-10-2018	ISSUED FOR PERMITS
9	02-10-2018	ISSUED FOR PERMITS
10	02-10-2018	ISSUED FOR PERMITS
11	02-10-2018	ISSUED FOR PERMITS
12	02-10-2018	ISSUED FOR PERMITS
13	02-10-2018	ISSUED FOR PERMITS
14	02-10-2018	ISSUED FOR PERMITS
15	02-10-2018	ISSUED FOR PERMITS
16	02-10-2018	ISSUED FOR PERMITS
17	02-10-2018	ISSUED FOR PERMITS
18	02-10-2018	ISSUED FOR PERMITS
19	02-10-2018	ISSUED FOR PERMITS
20	02-10-2018	ISSUED FOR PERMITS

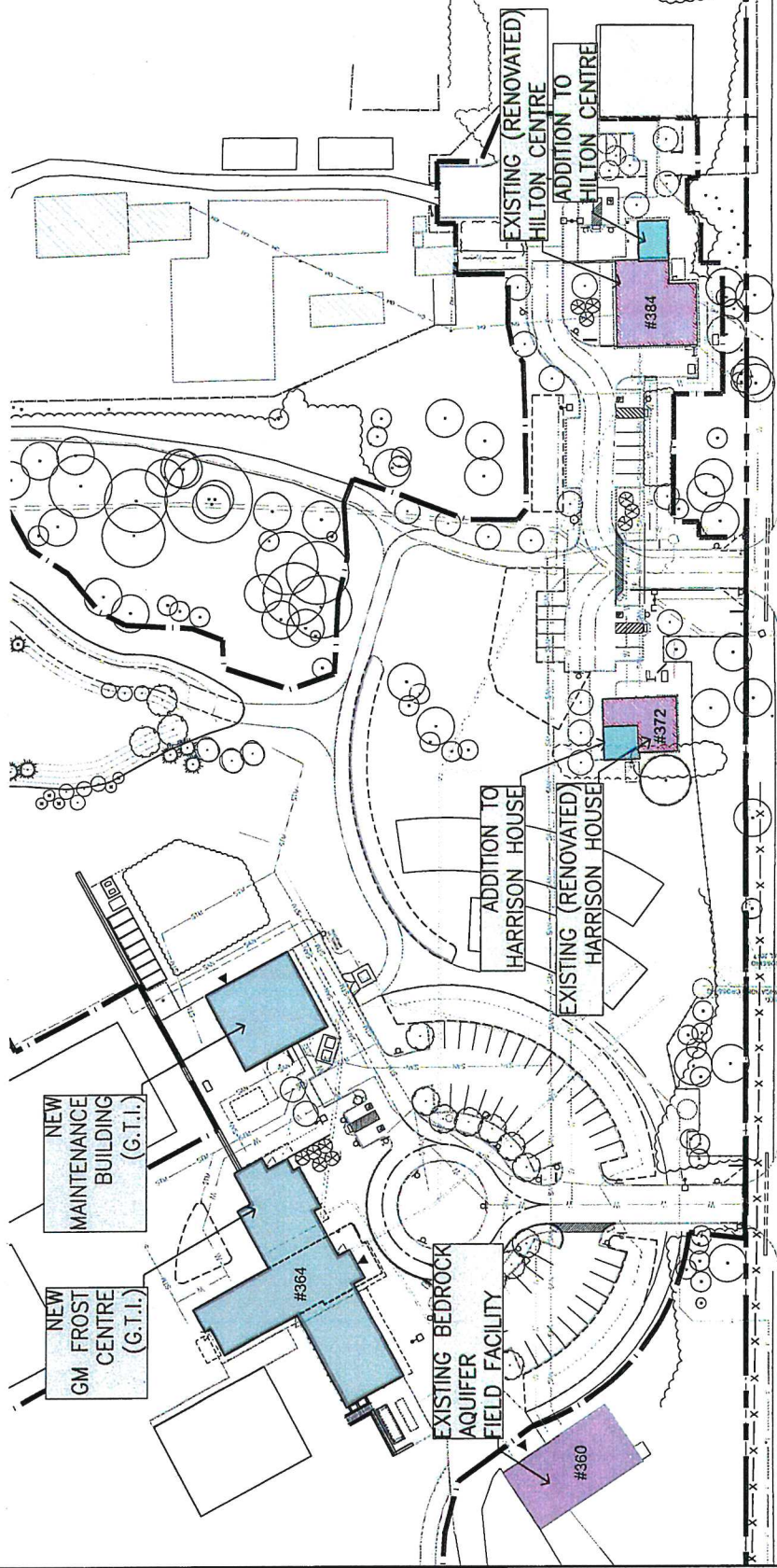
GUELPH TUBE GRASS INSTITUTE
 SITE PLANS
 364 COLLEGE AVENUE EAST
 GUELPH, ONTARIO

KEY MAP & PARTIAL SITE PLAN

DATE: 8-Nov-2018 SCALE: AS NOTED
 DRAWN BY: CP, WMA
 CHECKED BY: WMA
 STATUS: PERMITS
 JOB NO.: 1533
 FILE: /PROJECT ME
 SHEET: /00000
 AV 0.1



KEY MAP
 02 N.T.S. W.D.



COLLEGE AVENUE EAST

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 716 Gordon Street

PROPOSAL: The applicant is proposing to construct a 263 unit residential apartment complex consisting of an 11 storey tower at the corner of Gordon Street and Stone Road (Tower 1); a 4 storey tower along Stone Road (Tower 4); a 9 storey tower (Tower 2) and 6 storey tower (Tower 3) along the Gordon Street frontage all linked on a common 3 storey podium slab. One level of underground parking and at-grade surface parking is proposed. The lands are currently subject to an application for site plan approval (File SP18-016), and were previously subject to Ontario Municipal Board (OMB) appeals of Official Plan Amendment File OP1001 and Zoning By-law Amendment File ZC1010 (OMB Files PL111340 and PL111341).

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Apartment (R.4B-14) Zone. Variances from Sections 4.13.3.2.2, 4.13.3.4.2, 5.4.2.4.1, 5.4.2.4.3, 5.4.3.2.14.8.2(a), and 5.4.3.2.14.2.12 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that the minimum parking space dimensions for R.4 Zones are 3 metres by 6 metres within a garage or carport;
- b) that nothing shall prevent the location of an underground parking area in any part of a required side yard or rear yard on a lot provided such underground parking area is not within 3 metres of a lot line;
- c) that an amount not less than 30 square metres per dwelling unit for each unit up to 20, and for each additional dwelling unit, not less than 20 square metres of common amenity area shall be provided and aggregated into areas of not less than 50 square metres [minimum of 5,460 square metres of common amenity area required];
- d) that a common amenity area shall be located in any yard other than the required front yard or required exterior side yard;
- e) that the minimum separation distance between the face of any tower and any other tower, regardless of whether they are part of the same building or not, shall be a minimum of 25 metres where at least one of the towers is greater than nine (9) storeys in height; and
- f) that off-street parking shall be provided at a rate of 1 parking space per dwelling unit, and in addition, a minimum of 15 visitor parking spaces shall be required [total of 278 off-street parking spaces required].

REQUEST:

The applicant is seeking relief from the By-law requirements:

- a) to permit 2.75 metre by 5.5 metre parking stalls in the proposed underground parking garage;
- b) to permit an underground parking area to be located within 0.57 metres of the Stone Road lot line;
- c) to permit 4,246 square metres of common amenity area;
- d) to permit 941 square metres of outdoor common amenity area to be located within a portion of the required front and exterior side yard;
- e) to permit a minimum distance of 18.51 metres between the faces of Towers 1 and 4; and
- f) to permit a minimum of 276 off-street parking spaces.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, September 13, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER:

A-70/18

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

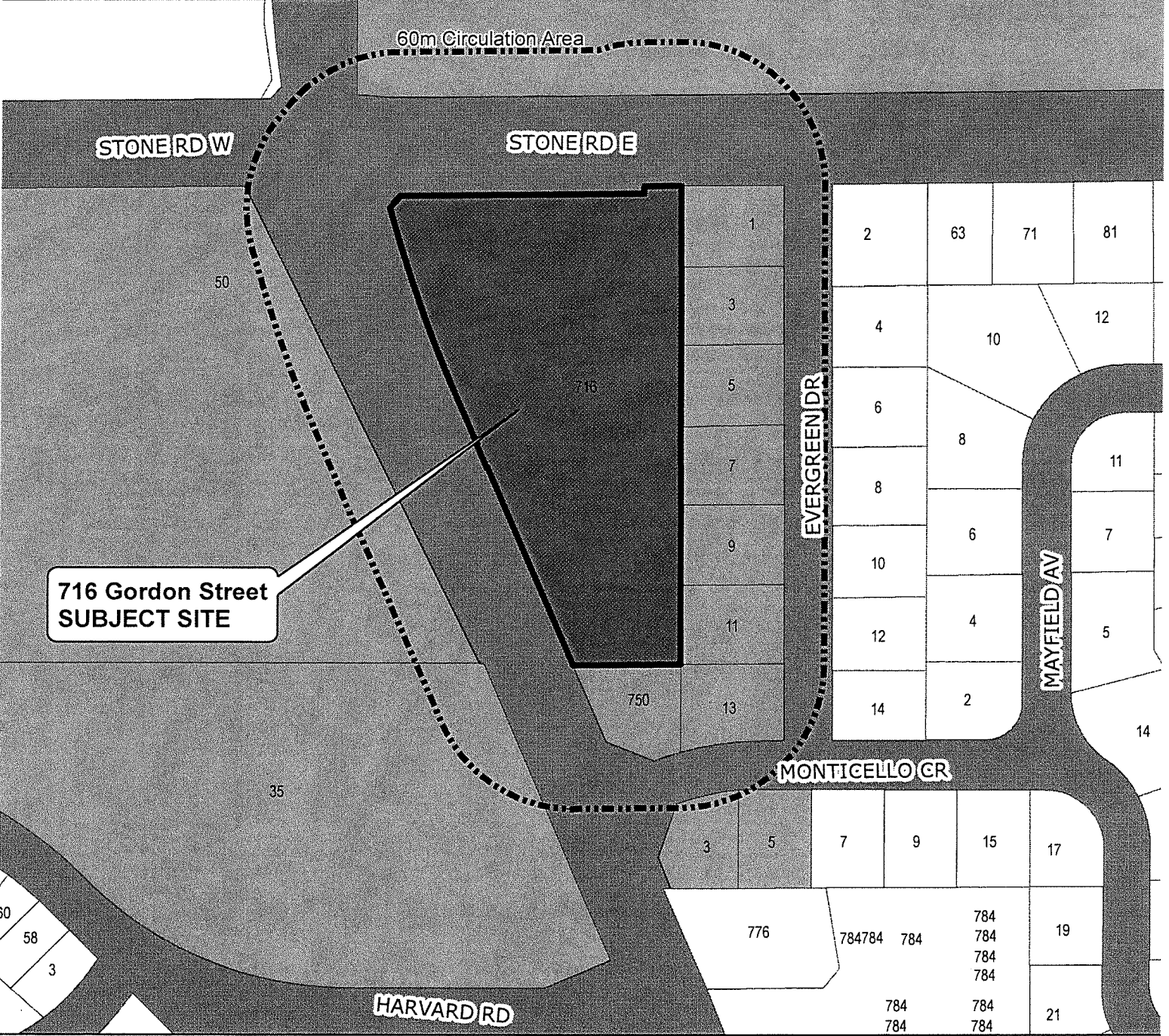
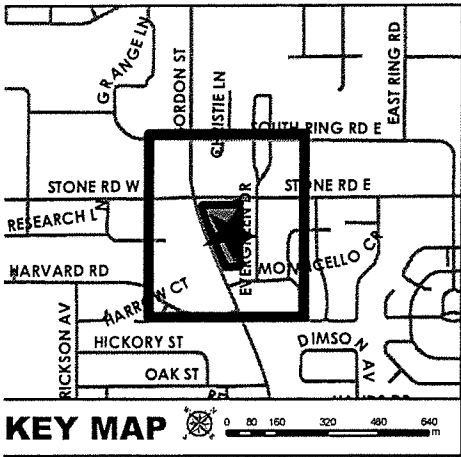
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NOTICE OF THE DECISION

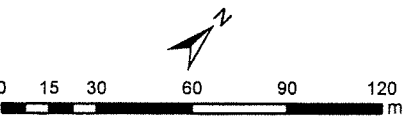
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Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 24th day of August, 2018.



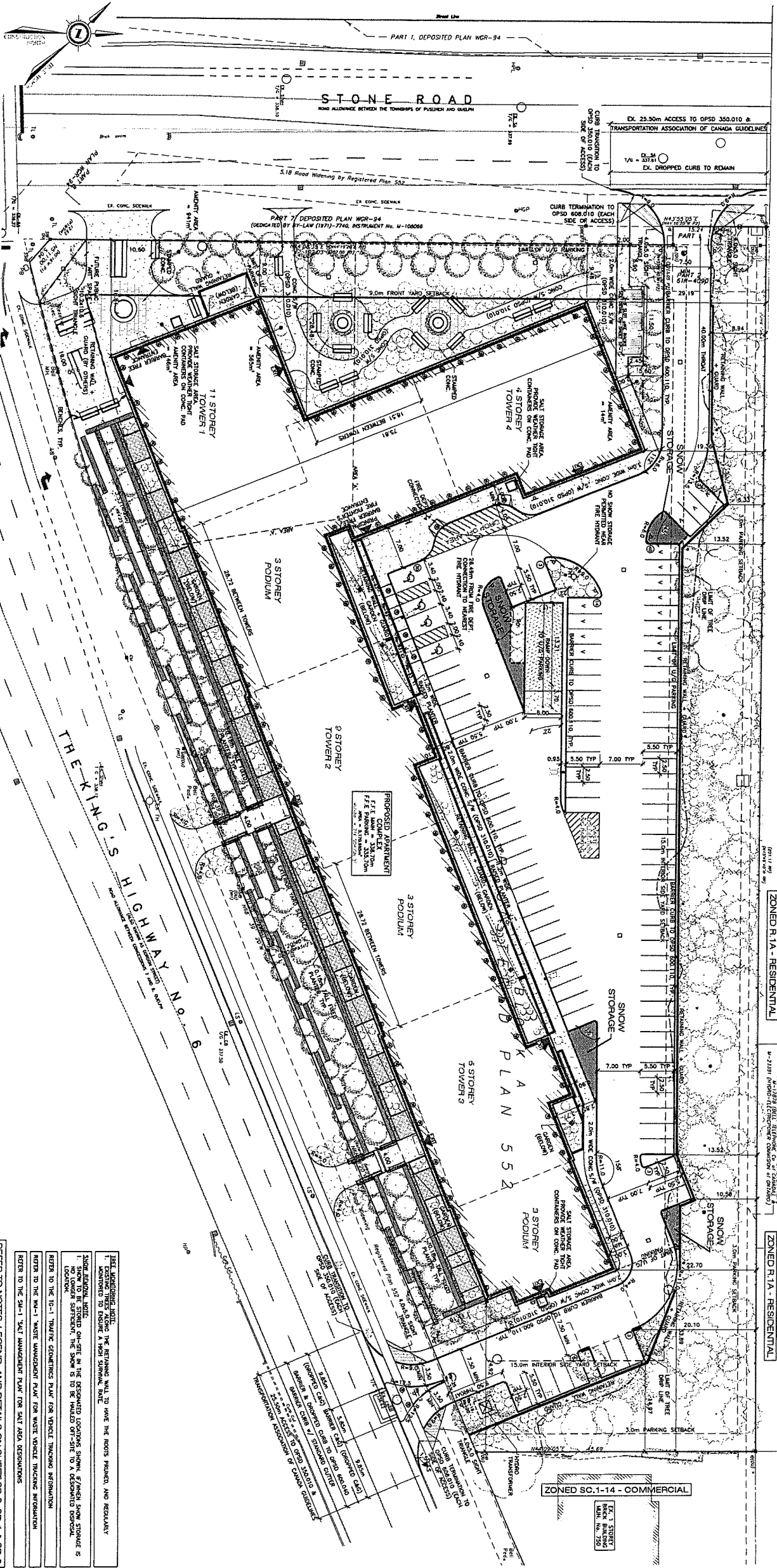
716 Gordon Street
SUBJECT SITE



60m CIRCULATION AREA
716 Gordon Street
File No.: A-70/18



Produced by the City of Guelph
 Committee of Adjustment



STONE ROAD
ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF PUSKIN AND GULPIN

EX. 25.50m ACCESS TO OPSD 350.010 &
TRANSPORTATION ASSOCIATION OF CANADA GUIDELINES
D.M. 157.81
EX. DROPPED CURB TO ROAD

PART 7 DEPOSITED PLAN WGR-94
(ENFORCED BY ST-LAW (1977)-744, INSTRUMENT No. M-100886

CURB TERMINATION TO
OPSD 608.010 (EACH
SIDE OF ACCESS)

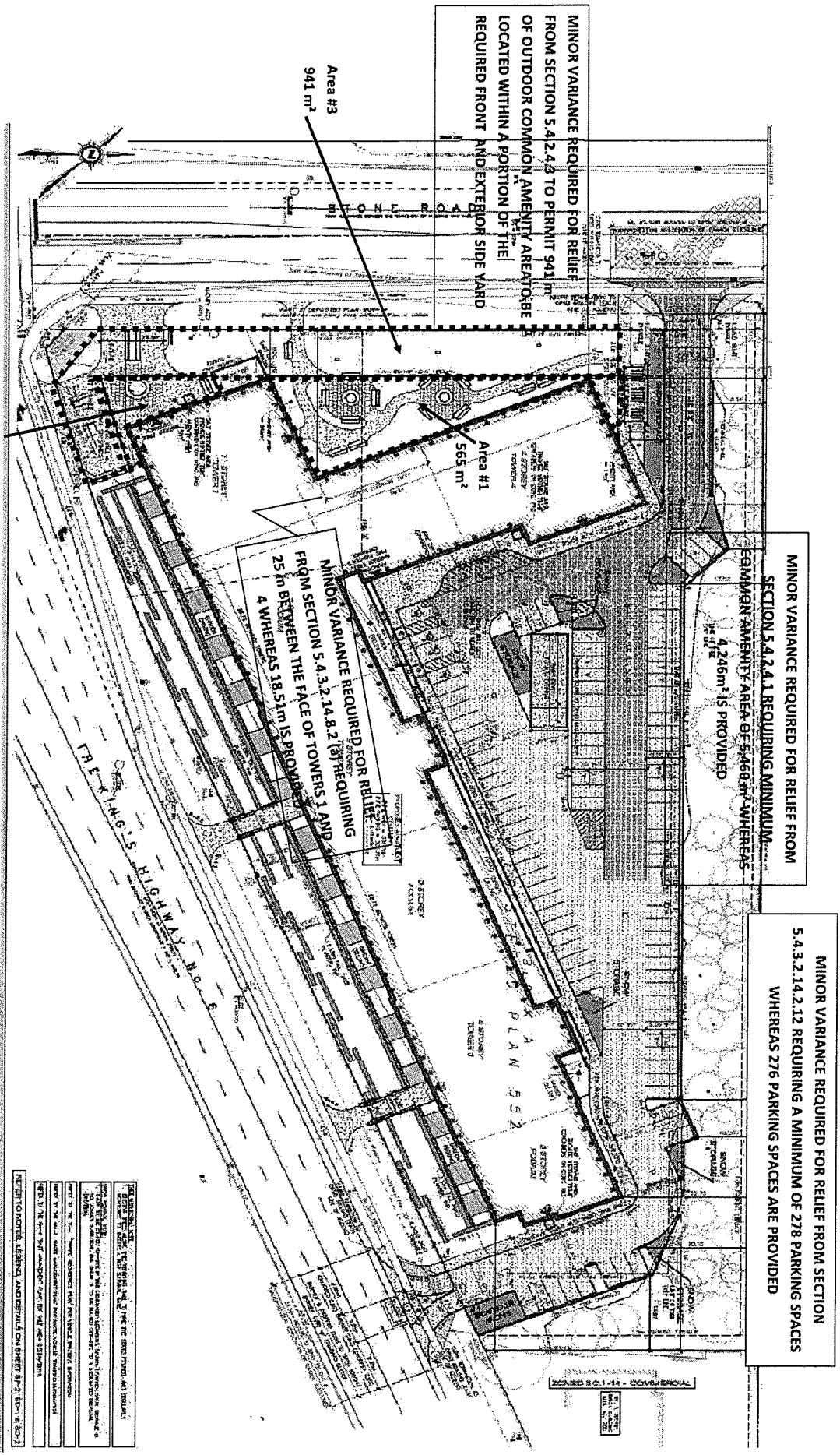
- USE MONITORING NOTE:**
- 1. EXISTING TREES ALONG THE RETAINING WALL TO HAVE THE ROOTS PRUNED AND REGULARLY MONITORED TO ENSURE A SAFE STORMWATER FLOW.
- SHOW REMOVAL NOTE:**
- 1. NO LARGE STUMPED TREES SHALL BE TO THE WALL OR SIDE OF THE WALL OR SIDE OF THE WALL.
- REFS TO THE 10-1 TRAFFIC GEOMETRICS PLAN FOR VEHICLE TRAVEL INFORMATION**
- REFS TO THE 10-1 WASTE MANAGEMENT PLAN FOR WASTE VEHICLE TRAVEL INFORMATION**
- REFS TO THE 10-1 TRAFFIC MANAGEMENT PLAN FOR SAT AREA RESERVATIONS**
- REFER TO NOTES, LEGEND AND DETAILS ON SHEET SP-2, SD-1 & SD-2**

ZONED R1.A - RESIDENTIAL

ZONED R1.A - RESIDENTIAL

ZONED SC.1-14 - COMMERCIAL

EX. 1 STOREY
BRICK BUILDING
MIN. 150.253



<p>THE ABOVE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.</p>
<p>FOR MORE INFORMATION, PLEASE CONTACT THE PROJECT MANAGER AT THE ADDRESS LISTED BELOW.</p>
<p>PROJECT MANAGER: [Name]</p>
<p>ADDRESS: [Address]</p>
<p>PHONE: [Phone Number]</p>
<p>EMAIL: [Email Address]</p>
<p>DATE: [Date]</p>

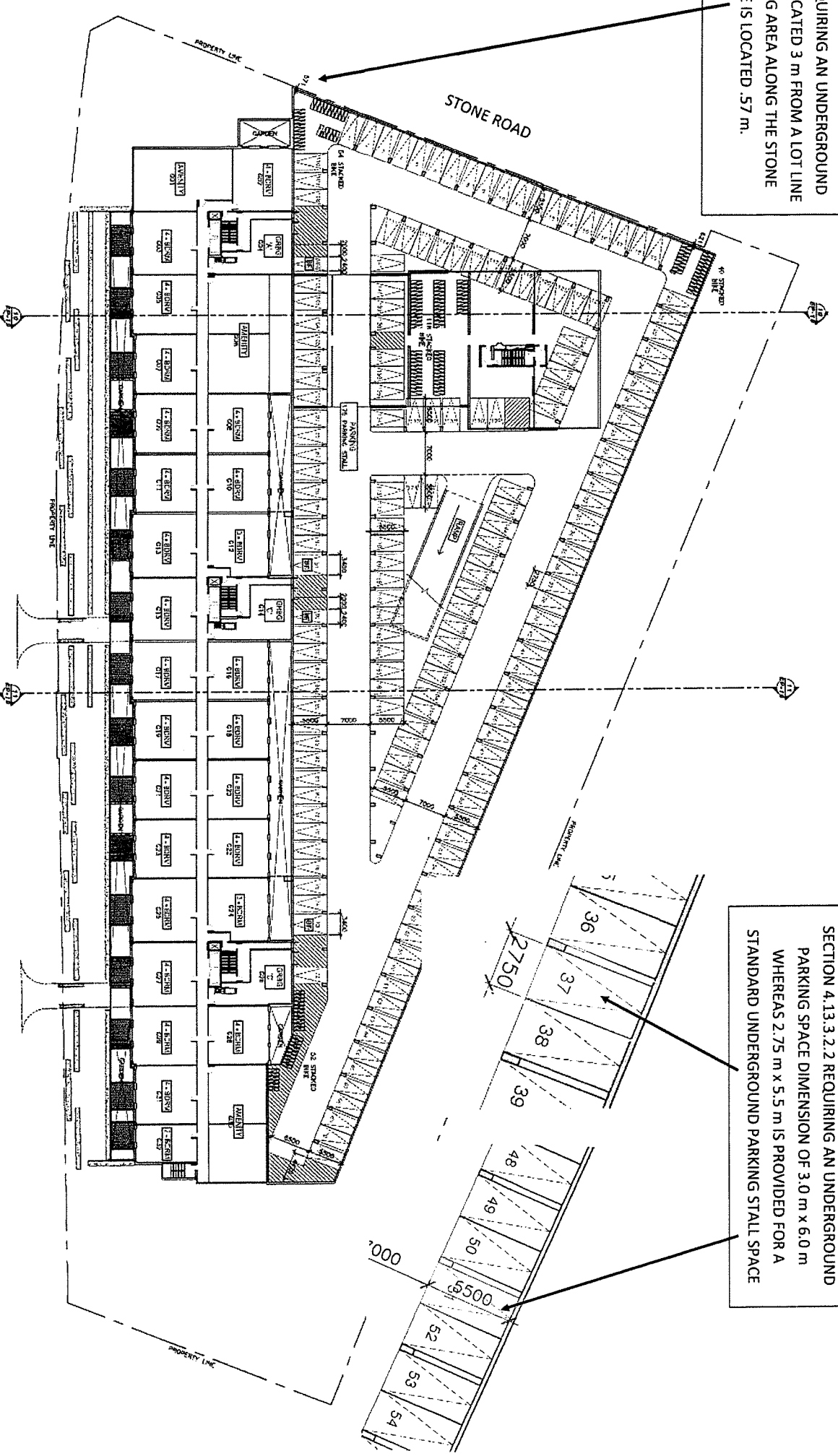
Minor Variance Sketch
716 Gordon Street
August 14, 2018

Refer to Garden + Parking Level Plan for Minor Variances Required
for Underground Parking
Refer to Floor Plans for Proposed Indoor Common Amenity Areas



MINOR VARIANCE REQUIRED FOR RELIEF FROM SECTION 4.13.3.4.2 REQUIRING AN UNDERGROUND PARKING AREA TO BE LOCATED 3 m FROM A LOT LINE WHEREAS THE PARKING AREA ALONG THE STONE ROAD LOT LINE IS LOCATED .57 m.

MINOR VARIANCE REQUIRED FOR RELIEF FROM SECTION 4.13.3.2.2 REQUIRING AN UNDERGROUND PARKING SPACE DIMENSION OF 3.0 m x 6.0 m WHEREAS 2.75 m x 5.5 m IS PROVIDED FOR A STANDARD UNDERGROUND PARKING STALL SPACE



GARDEN + PARKING LEVEL PLAN

Minor Variance Sketch

716 Gordon Street
August 14, 2018