

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: A-65/18
LOCATION: 24 Hayes Avenue
HEARING DATE: September 13, 2018
OWNER: Champion Storage Ltd.
AGENT: John Lambe
OFFICIAL PLAN DESIGNATION: Mixed Business
ZONING: Industrial (B.4)

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.
BY-LAW REQUIREMENTS:	The By-law requires a front yard setback of 6 metres.
STAFF RECOMMENDATION:	Deferral
CONDITIONS RECOMMENDED:	N/A

COMMENTS

PLANNING SERVICES:

The application submitted does not accurately identify the required variances for the proposed addition. The front yard is located along Beverley Street and the exterior side yard is located along Hayes Avenue. It also appears that a side yard setback variance has not been included in the application. Staff therefore recommend deferral of the application to allow the applicant time to revise their application and apply for the correct variance.

ENGINEERING SERVICES:

Engineering has no concerns with the request of 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. We agree with recommendations made by Planning and Building staff.

BUILDING SERVICES:

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

Building Services agrees with the recommendation for deferral made by Planning Staff. A deferral will allow for the applicant to correct their application and ensure that the appropriate variances have been applied for.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

REPORT COMPILED BY: T. Di Lullo, Secretary-Treasurer

COMMENTS FROM THE PUBLIC RECEIVED: None

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: A-66/18
LOCATION: 8-14 Macdonell Street
HEARING DATE: September 13, 2018
OWNER: Downtown Mercury Development Corp.
AGENT: N/A
OFFICIAL PLAN DESIGNATION: Mixed Use 1
ZONING: Central Business District (CBD.1) & Special Downtown (D.1-1)

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.
BY-LAW REQUIREMENTS:	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).
STAFF RECOMMENDATION:	Approval with condition
CONDITIONS RECOMMENDED:	
<u>PLANNING SERVICES</u>	
	1. That the residential dwelling unit shall only be located along the Norfolk Street right-of-way as shown and generally in accordance with the Public Notice sketch.

COMMENTS

PLANNING SERVICES:

The subject property is designated "Mixed Use 1" in the Downtown Secondary Plan. Lands designated "Mixed Use 1" are intended to accommodate a broad range of uses in a mix of highly compact development forms. Mixed-use buildings are permitted in the "Mixed Use 1" land use designation. The applicant is proposing to establish a residential dwelling unit in an existing commercial building, the requested variance is therefore considered to meet the general intent and purpose of the Downtown Secondary Plan.

The property is subject to both the (1995)-14864 Zoning By-law and also the (2017)-20187 Downtown Zoning By-law. The Downtown Zoning By-law was approved by Council on July 24, 2017 and is currently under appeal in its entirety at the Local Planning Appeal Tribunal (LPAT). Until the appeal to the Downtown Zoning By-law is resolved, the property is subject to both Zoning By-laws.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

The subject property is zoned "Central Business District 1" (CBD.1) according to Zoning By-law (1995)-14864, as amended. The CBD.1 Zone permits a wide range of uses including dwelling units with permitted commercial uses in the same building developed in accordance with Section 4.15.2. However, Section 6.3.2.1.3 does not permit dwelling units on the main floor (i.e. the first storey). The applicant is requesting a variance to Section 6.3.2.1.3 of Zoning By-law (1995)-14864, as amended to permit a dwelling unit to be located on the main floor of the building.

The subject property is zoned "Specialized Downtown 1-1" (D.1-1) according to the Downtown Zoning By-law (2017)-20187. The D.1 zone permits dwelling units within a mixed-use building. A portion of this property abutting Macdonell Street is within the active frontage area as shown on defined area map 65. Dwelling units are not permitted on the main floor (i.e. the first storey) in active frontage areas. As the dwelling unit is shown abutting the Norfolk Street right-of-way, a variance to the Downtown Zoning By-law is **not** required as the D.1-1 zone would permit a dwelling unit within the existing commercial building.

The intent of the 1995 Zoning By-law in limiting residential uses on the main floor of buildings in the central business district is to ensure commercial uses occupy the first storey of a building. The Downtown Secondary Plan further defined active frontage areas on key downtown streets to reinforce commercial, pedestrian-oriented, urban streetscapes. Defined active frontage areas directs active/commercial uses to an area to encourage commercial viability and pedestrian activity and therefore allows for flexibility of main floor uses on other streets.

Staff are satisfied that the requested variance meets the general intent and purpose of the Zoning By-law. The variance is considered to be desirable and appropriate for the development of the lands and is considered to be minor in nature.

Staff recommend approval of the application, subject to the above noted condition.

ENGINEERING SERVICES:

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a dwelling unit to be located on the ground floor of the existing commercial building. We agree with recommendations made by Planning and Building staff.

BUILDING SERVICES:

This property is located in the Central Business District (CBD.1) and Special Downtown 1 (D.1-1) Zones. The applicant is proposing to create a dwelling unit on the ground floor of the existing commercial building. A variance from Section 6.3.2.1.3 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services has no objections to this application to permit a dwelling unit to be located on the ground floor of the existing commercial building.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

REPORT COMPILED BY: T. Di Lullo, Secretary-Treasurer

COMMENTS FROM THE PUBLIC RECEIVED: Yes (see attached)

August 31, 2018

City of Guelph
Committee of Adjustments
1 Carden Street
Guelph, ON N1H 3A1

RECEIVED
SEP 04 2018
CITY CLERK'S OFFICE

Dear Sir / Madam:

**Re: Application A-66/18
Committee of Adjustment Notice of Public Hearing**

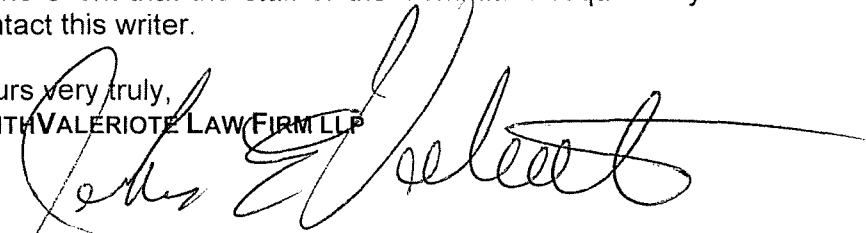
We have been retained by the principal of 464454 Ontario Inc., the current owner of 11 Cork Street East, Guelph, which abuts the rear of the Applicant's lands. Our client is in receipt of the Notice of Public Hearing for September 13, 2018.

Our client makes no comment on the proposed use with respect to the Application but does wish to alert the staff and Committee to a significant issue with respect to the said Application.

The staff and Committee are advised there is no right of access to the rear of the Applicant's building or property from Cork Street East. Thus it would appear any proposed use would only have access to a public road from the front of the said existing building on Macdonell Street or possibly Norfolk Street. The attached schedules to the Application do not clearly set out the lack of direct access to Cork Street East. There is no formal arrangement between our client and the Applicant with respect to such access.

In the event that the staff or the Committee require any further information, do not hesitate to contact this writer.

Yours very truly,
SMITH VALERIOTE LAW FIRM LLP


John E. Valeriote, B.B.A., J.D.
JEV/jg

c. 464454 Ontario Inc., William Adams

Reply to Guelph Office:

MAILING ADDRESS

P.O. Box 1240, Guelph, ON N1H 6N6

ADDRESS

105 Silvercreek Pkwy. N., Suite 100, Guelph, ON N1H 6S4
T 519 837 2100 TF 800 746 0685 F 519 837 1617

SV:00190512-1

Reply to Fergus/Elora Office:

MAILING ADDRESS

P.O. Box 128, Fergus, ON N1M 2W7

ADDRESS

294 East Mill Street, Unit 108, Centre Wellington, ON N0B 1S0
T 519 843 1960 F 519 843 6888

Trista Di Lullo

From: Melissa McCowan
Sent: Tuesday, September 4, 2018 12:55 PM
To: Committee of Adjustment
Cc: info; Michael Witmer; tswift@srmarchitects.ca
Subject: RE: File A-66/18 - Correspondence

Good afternoon Trista,

On behalf of the Downtown Mercury Development Corporation, thank you for the attached information and query. Yes, the location will be accessed only from Macdonell and Norfolk Streets.

Thank you

Melissa McCowan
Macdonell
Building-Properties-Services

www.macdonellproperties.ca



MACDONELL

From: coa@guelph.ca [mailto:coa@guelph.ca]
Sent: September 4, 2018 12:26 PM
To: tswift@srmarchitects.ca
Cc: info <info@mbid.ca>; Michael.Witmer@guelph.ca
Subject: File A-66/18 - Correspondence

Good afternoon Tracey:

Please see the attached correspondence we received regarding your minor variance application for 8-14 Macdonell Street. Can you please confirm how the subject property will be accessed. Will it be accessed from Macdonell and Norfolk Streets only?

Regards,

Trista Di Lullo, Secretary-Treasurer, Committee of Adjustment
City Clerk's Department, Corporate Services
City of Guelph
519-822-1260 extension 2524
cofa@guelph.ca

guelph.ca
facebook.com/cityofguelph

Trista Di Lullo

From: Tracey Swift
Sent: Tuesday, September 4, 2018 12:56 PM
To: Committee of Adjustment
Subject: RE: File A-66/18 - 8-14 Macdonell Street

Good Afternoon Trista,

We do not have any floor plans of the proposed space yet. The space is quite large and the square footage below sounds accurate. There will be one dwelling unit consisting of two bedrooms and 2.5 baths, along with the usual living room, dining room and kitchen. There will also be a large games / bar area complete with a golf simulator.

Feel free to contact Serge Moraca directly if you have any more questions.

Regards,

TRACEY SWIFT
Project Manager

SRM Architects Inc.
279 King Street West, Suite 200
Kitchener, Ontario N2G 1B1

From: coa@guelph.ca <coa@guelph.ca>
Sent: Wednesday, August 22, 2018 12:37 PM
To: Tracey Swift <tswift@srmarchitects.ca>
Subject: RE: File A-66/18 - 8-14 Macdonell Street

Hi Tracey:

Do you happen to have any floor plans for the proposed dwelling unit that you can send me? I see that the residential unit is proposed to be 2,764.36 square feet, so it appears quite large. Can you share any more details about the dwelling unit, ie. is this just one unit or multiple, number of bedrooms, etc.?

Thanks,

Trista Di Lullo, Secretary-Treasurer, Committee of Adjustment
City Clerk's Department, Corporate Services
City of Guelph
519-822-1260 extension 2524
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[@cityofguelph](https://twitter.com/cityofguelph)
[Committee of Adjustment Application Mapping Tool](#)

COMMITTEE OF ADJUSTMENT

COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: A-67/18

LOCATION: 43 Richardson Street

HEARING DATE: September 13, 2018

OWNER: Kris Inwood

AGENT: N/A

OFFICIAL PLAN DESIGNATION: Low Density Residential & Special Policy Area Floodplain

ZONING: Specialized Residential Single Detached (R.1B-10)

REQUEST:	<p>The applicant is seeking relief from the By-law requirements:</p> <ul style="list-style-type: none"> 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.
BY-LAW REQUIREMENTS:	<p>The By-law requires:</p> <ul style="list-style-type: none"> 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.
STAFF RECOMMENDATION:	Deferral
CONDITIONS RECOMMENDED:	N/A

COMMENTS

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

PLANNING SERVICES:

The subject property is designated "Low Density Residential" and "Special Policy Area Floodplain" in the Official Plan. The "Low Density Residential" land use designation applies to residential areas within the built-up area of the City that are predominantly residential in character. The "Low Density Residential" land use designation permits a range of housing types including: single, semi-detached, duplex and townhouse residential dwellings and multiple unit residential buildings. The requested variance is for the size and location of an off-street parking space.

The subject property is zoned "Specialized Residential Single Detached" (R.1B-10) according to Zoning By-law (1995)-14864, as amended. The applicant is proposing to create an off-street parking space for the existing residential dwelling. The parking space is proposed within 0.4 metres of a lot line and partially in front of the front wall of the dwelling; the proposed exterior parking space is 2.4 metres by 5.5 metres; the proposed width of the residential driveway is 2.7 metres; and a fence/guard/structure is proposed within the site line triangle. Variances are being requested 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 the Zoning By-law to accommodate the parking space.

It has come to staff's attention that there may be a historical access easement on adjacent lands to the south and this easement may relate or extend to the subject lands. Staff recommend deferral *sine die* of the application to allow the applicant additional time to provide additional information on any applicable easements to the subject lands.

ENGINEERING SERVICES:

The applicant has the request of seeking relief from the By-law requirement 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; to permit an exterior parking space dimension of 2.4 metres by 5.5 metres; to permit a 2.7 metre wide access to a street; to permit a residential driveway width of 2.7 metres; and to permit a fence/guard/structure within a sight line triangle.

Staff have recently been advised by the adjacent land owner to the south that there may be an access easement relating to the subject lands. Therefore, engineering services agrees with the recommendation made by Planning Staff.

BUILDING SERVICES:

This property is located in the Specialized Residential Single Detached (R.1B-10) Zone within the Special Policy Area. The property contains a semi-detached dwelling unit. The applicant is proposing to create an off-street parking space. 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.

Although there has been extensive consultation relating to this application, staff have recently been advised that there may be an access easement relating to the subject land. Therefore, Building Services agrees with the recommendation made by Planning Staff.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

GRAND RIVER CONSERVATION AUTHORITY (GRCA):

The Grand River Conservation Authority (GRCA) does not object to the requested variance. See attached report.

REPORT COMPILED BY: T. Di Lullo, Secretary-Treasurer

COMMENTS FROM THE PUBLIC RECEIVED: Yes (see attached)



PLAN REVIEW REPORT TO: City of Guelph, Committee of Adjustment
Trista Di Lullo, Secretary- Treasurer

DATE: August 29th, 2018

YOUR FILE: A-67/18

RE: **Minor Variance Application** 43 Richardson Street, City of Guelph

GRCA COMMENT:

The Grand River Conservation Authority (GRCA) does not object to the requested variance.

BACKGROUND:

1. Resource Issues:

The lot contains a portion of floodplain on the property.


2. Legislative/Policy Requirements and Implications:

The proposed off street parking is not within the GRCA regulated area and therefore a permit will not be required from the GRCA under the Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06) for the construction.

3. Additional Information/Suggestions provided in an advisory capacity:

A plan review fee of \$260.00 is required for the processing of this minor variance application. The applicant will be invoiced in the amount of \$260.00.

Yours truly,


Fred Natolochny MCIP RPP
Supervisor of Resource Planning

* *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

Encl. (1)



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to <https://maps.grandriver.ca/Sources-and-Citations.pdf>



Trista Di Lullo

From: Scott McWhinnie
Sent: Tuesday, September 4, 2018 8:57 PM
To: Committee of Adjustment
Subject: File# A-67/18 Minor Variance Request to 43 Richardson Street

Committee of Adjustment - File# A-67/18

Minor Variance Request to 43 Richardson Street

From: Scott McWhinnie, 165 Neeve St,

As a homeowner and resident within the circulation area of this proposal, I would be 100% in support of the minor variances the applicant is requesting for this project, without question, for the following reasons:

1. The number of students/tenants in our neighbourhood with their own vehicles far outnumber the places available to park them. There are currently 4 cars that park adjacent to the property in question on the severed/empty lot that is now 47 Richardson. If 43 Richardson wants to be above board and request a variance for what will probably only hold a single car, there should be no reason to deny this to them.
2. Many people are parking in this area daily to go downtown or take the GO Train, mostly on Howitt but some drivers will park as far down as Richardson/Neeve and walk up the road, in the direction of Central Station and Cooperators. No doubt this is due to the construction of the Wilson Street lot and the closure of the West Parkade. Until those situations change, which will not be any time soon, we fully expect to be inundated with cars every weekday. An actual homeowner/resident should be able to have convenient access to their vehicle (if they have one) in my view.
3. If any one house has visitors, a party or if there is an event or service at River of Life Church, parking on Richardson/Neeve can be next to impossible to find. When the winter restrictions are in place, finding street parking is literally impossible around here. A driveway at 43 Richardson will open up one more space on the road, which will likely be immediately filled.
4. Our area has had quite a bit of theft recently - much of it from cars but also from mailboxes and sheds. A vehicle kept closer to the house is easier to keep an eye on than one parked on the road in my opinion. This arrest took place in our yard:

Male arrested after stealing from car

On June 8th, 2017 at 10:45pm, a Richardson Street resident caught a male stealing items from his motor vehicle. When confronted, the male suspect fled on foot and the Guelph Police Canine Unit was called to track the suspect.

Canine General tracked the suspect through several yards and located the male hiding where he was arrested. The stolen property was recovered and returned to the owner.

A 34 year old Guelph resident was charged with theft under \$5000, trespass by night and breach probation. The accused was held in custody pending a bail hearing on June 9th, 2017

I have submitted these comments as I cannot attend a 4pm meeting due to work commitments. I believe this project to be completely reasonable and should be approved as per the request.

Respectfully,
Scott McWhinnie

Trista Di Lullo

From: Brad Moore
Sent: Wednesday, September 5, 2018 12:29 AM
To: Committee of Adjustment
Subject: Application number: A-67/18 43 Richardson Street

Dear COFA,

We are writing in regards to the application, Application # A-67/18, for a driveway at 43 Richardson Street.

We feel that the addition of a driveway at 43 Richardson Street would be beneficial for the neighbourhood as it would remove a vehicle(s) off the streets and the new driveway would not look out of place but enhance the property.

Having lived in this area my entire life I really appreciate how much effort Mr. Inwood put's into his property to make it look good which isn't the case with some of the other properties in the neighbourhood.

Thank you for your time,

Brad & Andrea Moore
163 Neeve Street

Trista Di Lullo

From: Tim Allman
Sent: Wednesday, September 5, 2018 10:03 AM
To: Committee of Adjustment
Cc: Kris E Inwood
Subject: Application for variance at 43 Richardson Street (A-76/18)

I am writing to support Mr. Inwood's application for a variance to create off street parking.

I am currently a neighbour but in the 1990s I lived at 43 Richardson. Parking was always difficult because many houses in the area were built without any thought of parking leaving the street as the only possibility. It was not unusual for me to have to park on another street. As well, as is true with older areas, some houses have been divided into rental units so the demands on street parking are greater than they would be otherwise.

The situation is now much worse than it was in the 90s because available space is often taken by people who work downtown or who are visiting people in the nearby apartment buildings. Allowing an off street parking space would be of great convenience to Mr. Inwood and his tenants but would also lessen the demand for street parking, an increasingly scarce resource.

I encourage you to grant the variance as it would benefit not just the owner of the property but all of us in the neighbourhood.

Sincerely,

Tim Allman

--

Tim Allman
35 Margaret Street,
Guelph Ontario

September 6, 2018

Re: Minor Variance Application A67-18

RECEIVED

SEP 07 2018

CITY CLERK'S OFFICE

Dear Committee Members:

As long-time homeowners on Richardson Street (since 2000), we are writing to express our support for the requested five variances at 43 Richardson Street.

As the Committee is no doubt aware, Richardson Street has a narrow right-of-way with narrow, deep, ravine lots on the south side, where the subject property is located.

The topography of these lots makes it difficult and impractical to comply with the provisions of the Zoning By-law regarding parking space location, minimum size and minimum driveway size. With an average lot width of approximately 10-11 metres, complying with these same requirements is similarly challenging. Many of the historical lots which have not been re-developed (the subject property is one of these) contain existing non-complying buildings and structures which do not allow sufficient room for amenities such as driveways and parking spaces to meet all of the applicable provisions of the By-law.

Compounding this existing situation is the considerable intensification that this neighbourhood has experienced and continues to experience. Developments such as the Mill Lofts, the Metal Works, the two proposed developments on Wyndham Street and insufficient parking at the transportation hubs have resulted and will result in a significant increase in traffic congestion and demand for on-street parking, particularly since Richardson Street is one of the few streets in the area that allows overnight parking. Residents with more than one vehicle often find it difficult to find a legal on-street parking space near their house.

Therefore, we would support any proposal that would provide an additional off-street parking space. It is unclear from the proposal what type of structure proposed variance #5 refers to. Is it a fence, a guard or a parked vehicle? Notwithstanding this, the subject property is located far enough away from the Richardson Street/Neeve Street intersection that we believe any such structure or vehicle would not interfere with traffic safety, particularly given the irregular configuration of the intersection.

In summary, it is our opinion that the proposed five variances represent an improvement to the area, meet the four tests under the *Planning Act* and therefore should be approved.

Yours truly,



Sharyn Seibert and Brian Lauder

23 Richardson Street

Margaret McGuire
98 York Road
Guelph N1E 3E6

RECEIVED
SEP 07 2018

CITY CLERK'S OFFICE

TO: Committee of Adjustment re: File No.: A-67/18 (43 Richardson Street)

Dear Sirs/Madams,

Today, I have had a discussion about this file with Krista. As I am unable to attend the meeting on September 13 due to a conflict in my schedule, she suggested that I send my concerns to you in writing. There is a red flag in this application for me regarding a right of way.

My deed was considered a legal document at point of sale. The real estate agents needed it to protect their offer to a prospective buyer. All the lawyers accepted the deed. There is nothing to suggest that buyers should seek out the deeds to all properties around their property before purchase. Therefore, all the possibilities for the property are made clear by the deed.

The differences in the deeds for 43 Richardson and 98 York Road are puzzling since they are both equally legal at this point. It appears that there was an arbitrary removal of a right without the knowledge of all affected. This is not right. There is an obvious reason for the need for this right of way. The only access for large machines to enter 98 York Road is from 43 Richardson. Knowing that is in place allowed me to believe that I could add an extension on my house or put in a pool at a later date, as our lots are very large. It removed a few minutes walking time to school for my children. If I had wanted to build a garage I would have needed a place to drive my car to it as others did. For example, there was a similar right of way being used as a driveway to a house on Richardson from York Road before Terraview Developers bought the property at York and Wyndham and built Riverview on York Road. My expectation was not unusual. This was common.

My dilemma will be that now, how will a large vehicle enter my property? In making any variance, the city did not look at adjacent property deeds. All things being equal, the decision for variance needs to suit all neighbours. But it appears that the registry office has made some bloop and more than once.

For example, there is a further complication. I see by the deed for 43 Richardson that a shed already stood in the right of way and is recorded on the deed. Was the variance for that approved without consideration of a right of way for 98 York or was this just grandfathered? There were many places to put that shed elsewhere on the property. There is some negligence somewhere in the past. These issues may have been more easily sloughed off. I have no problem with another person's vision, but the city had already permitted an infringement without regard for 98 York Road in the past. It is not any trickery on the part of the present owner of 43 Richardson. If the legal right was on

my deed it should have been left on the deed for 43 Richardson. If not, then it should have been removed from mine. Lawyers, not owners, would have been involved.

I believe in good neighbour attitudes. When we moved here, we immediately started to use the right of way to walk to Richardson St. but this was upsetting to the owner of 43 Richardson, so we stopped using it when he wrote us a letter about it. But the intention originally was to use it. I just did not want to start an argument. Plus, at the time, I found that my home required expensive restoration thus delaying implementation of my vision. But if I pursue my vision of making an addition, tell me how I will get machinery in to do the work? I have a removeable fence and a removeable shed, all for that purpose, to support a vision. This was and should be a selling point for my property. The intention has not changed. With a desire to increase person to property usage in Guelph, a Granny unit added on would enable me to stay here and my family to continue to live here as well. My pier and brick home is 130 years old and has been restored. Bulldozing would not be appreciated by the heritage community. If there is a way to satisfy both the needs of 43 Richardson St and 98 York Road, then that would be fair. However, I believe that this would include the owner of the property at lot 47.

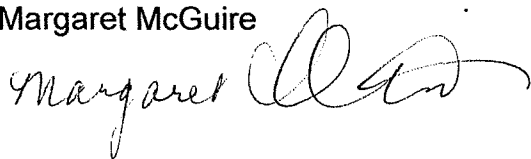
This is a dilemma resulting from lax registration in the past and current registrars are aware of it and the problems it causes. An arbitrary decision does not solve the problem it has caused. Why should I have to pay the price?

Finally, since it was suggested that a legal opinion be sought, I would hope that the city would employ a third *impartial* party. The city is responsible for its errors and should not expect the owner of 43 Richardson to pay for it.

Thankyou for your consideration. Awaiting reply, I remain,

Sincerely,

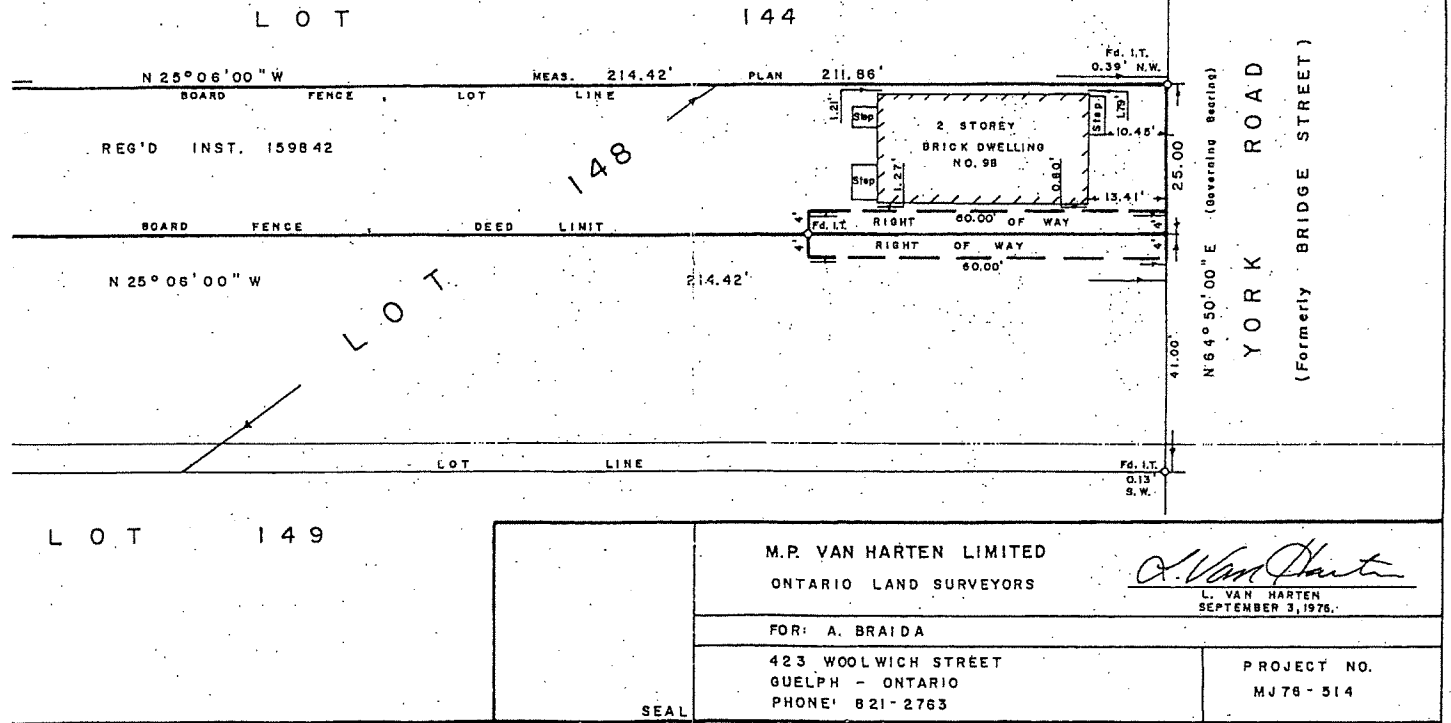
Margaret McGuire

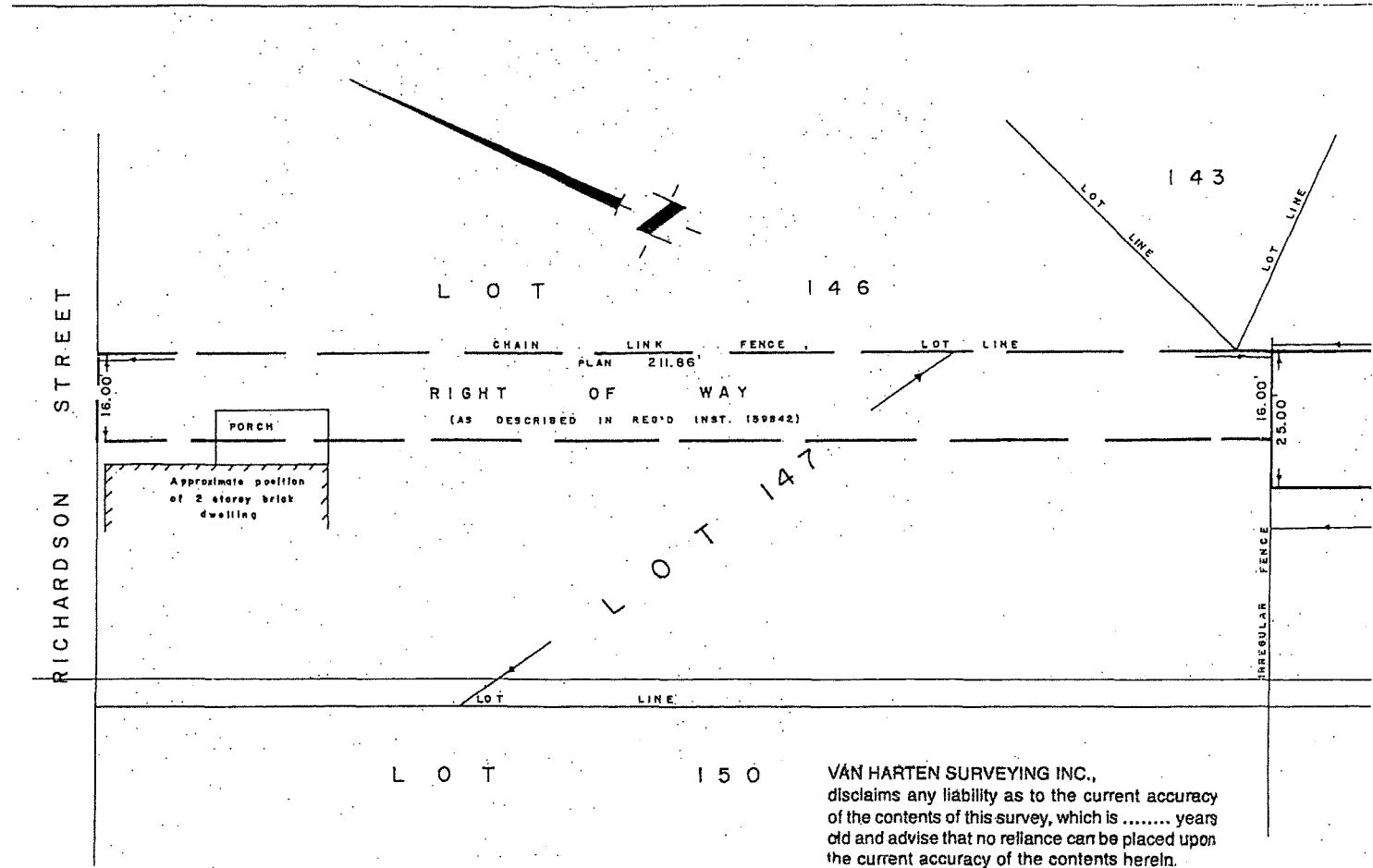
A handwritten signature in cursive script, appearing to read "Margaret McGuire", written in black ink.

See deed attached.

PLAN OF SURVEY
ON PART OF
LOTS 147 AND 148, REG'D PLAN 113
CITY OF GUELPH

SCALE: 1 Inch = 20 Feet





Trista Di Lullo

From: Tom Bartlett
Sent: Friday, September 7, 2018 12:44 AM
To: Committee of Adjustment
Subject: A-67/18 - Comments for application for minor variance - 43 Richardson Street.

Thomas Bartlett
141 Neeve St.
43 Richardson
A-67/18

I am writing this letter in opposition of the application.

- This application is very similar to other applications made on the same street which were either denied or were allowed with condition that the sightline triangle by-law be upheld.
- Richardson Street is typically a very difficult street to find winter parking on. This space will remove a valuable on street parking space from Richardson.
- This driveway cannot meet most of the requirements to exist as a driveway. These rules exist for good reasons and if the property cannot support a legal driveway, particularly with concern to rules applied for safety concerns, one should not be permitted.
- This application cannot meet the tests of a minor variance. The intent of the sightline triangle is to allow vehicle operators to see if pedestrians are in danger of being struck by a vehicle exiting the parking space. There is no way this can be insured, and allowing this driveway will create a safety concern that currently does not exist.
- Asking for a variance to the bylaw concerning setback to be changed from 6 meters to 0.4 meters is not minor in nature.
- The amount of the sightline triangle that will be encroached upon by the dwelling is approximately 90 percent. There is effectively no way to safely exit this parking space. This is most certainly not minor in nature, and certainly does not uphold the general intent of the bylaw.
- the 5 closest properties to the applicant property are home to young families with young children. This is our neighbourhood, where children play and use these sidewalks constantly. Creating an unsafe situation for a single properties gain is not in the best interest of the neighbourhood.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: A-68/18
LOCATION: 30 Powell Street West
HEARING DATE: September 13, 2018
OWNER: Michelle Peek and Stuart Evans
AGENT: N/A
OFFICIAL PLAN DESIGNATION: Low Density Residential
ZONING: Residential Single Detached (R.1B)

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.
BY-LAW REQUIREMENTS:	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.
STAFF RECOMMENDATION:	Approval with condition
CONDITIONS RECOMMENDED:	
<u>PLANNING SERVICES</u>	
1. That prior to the issuance of building permits for a second storey addition, there be an easement established in perpetuity in favor of the subject property over the adjacent property at 34 Powell Street West or legally described as PLAN 253 PT LOT D satisfactory to the City Solicitor in consultation with the Chief Building Official to permit access for maintenance of the subject property and permit any encroachments on adjacent lands.	

COMMENTS

PLANNING SERVICES:

The subject property is designated "Low Density Residential" in the Official Plan. The "Low Density Residential" land use designation applies to residential areas within the built-up area of the City that are predominantly residential in character. The "Low Density Residential" land use designation permits a range of housing types including: single, semi-detached, duplex and townhouse residential dwellings and multiple unit residential buildings. The purpose of the requested variance is to expand the current half storey on the second level of the existing dwelling into a full second storey. The requested variance is considered to meet the general intent and purpose of the Official Plan.

The subject property is zoned "Residential Single Detached" (R.1B) according to Zoning By-law (1995)-14864, as amended. The applicant is proposing to expand the second storey and is

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

seeking variances to permit a 0.2 metre right side yard setback and an eaves projection of 1.5 metres in the right side yard. Variances from Table 5.1.2 Row 7 and Table 4.7 Row 10 are being requested to permit the expansion of the second storey. The general intent of requiring setbacks is to provide adequate separation from buildings on adjacent properties in proportion to the building's height, maintain access, ensure safety, property maintenance and where necessary, to accommodate services, and to allow for proper lot grading and drainage.

The existing house has a legal non-complying right side yard setback. The proposed second storey addition will match the side yard setback of the existing house and is proposed to be setback at 0.2 metres from the property line. The proposed second storey eaves would be in line with the existing first storey roof overhang. The requested variances are considered to meet the general intent and purpose of the Zoning By-law, be desirable for the appropriate development of the land and are considered to be minor in nature.

Staff recommend approval of the application, subject to the above noted condition.

ENGINEERING SERVICES:

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a 0.2 metre right side yard setback for the proposed second storey addition; and to permit the eaves of the proposed second storey addition to project 1.5 metres into the right side yard. We agree with recommendations made by Planning and Building staff.

BUILDING SERVICES:

This property is located in the Residential Single Detached (R.1B) Zone. The applicant is proposing to expand the current half storey second level of the existing dwelling into a full second storey. The applicant is seeking relief from Table 5.1.2, Row 7 and Table 4.7, Row 10 of Zoning By-law (1995)-14864, as amended, are being requested.

Providing that the conditions recommended by Planning Staff are imposed, Building Services does not object to this application.

A building permit will be required, at which time requirements under the Ontario Building Code will be reviewed.

REPORT COMPILED BY: T. Di Lullo, Secretary-Treasurer

COMMENTS FROM THE PUBLIC RECEIVED: Yes (see attached)

July 30th, 2018
City of Guelph
City Hall, 1 Carden Street
Guelph, Ontario
N1H 3A1
Attn: Committee of Adjustment
Application for Minor Variance

Received August 13, 2018
Submitted with application

To Whom It May Concern:

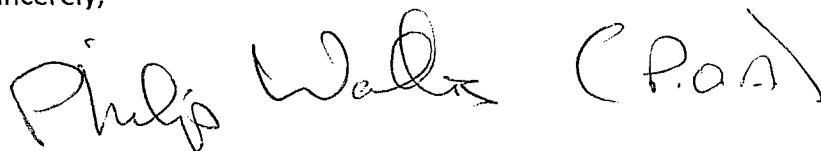
We live at 34 Powell Street West. We are writing in regard to the second storey renovation planned by our neighbours, Michelle Peek and Stuart Evans, at 30 Powell Street West.

We are fully in support of their renovation and further support their application for minor variance. By converting their existing half-storey to a full second-storey, they are adding value to their house and the neighbourhood, while maintaining the current footprint of their home.

Both of our homes were built over a century ago, and do not conform to current by-law side yard setbacks (much like many of the homes in our neighbourhood). Being a fellow owner of a century old home, we can appreciate the effort it takes to tastefully renovate an old home, while making it more functional for 21st century living. Michelle and Stuart have added immense value to a home that needed much care over the years, and the final phase of their work will increase the bedroom count of the home to make it more functional for their family and many families to come.

We understand that their proposed roofline will come close to, or possibly overhang our mutual property line; we are aware of this and do not see this as an issue, as it extends no further than the current roofline on the main floor of the dwelling. Further, the current main floor overhang has never been an issue from a maintenance or drainage perspective. We are prepared to enter into a legal agreement if necessary, registered on title, to allow for the encroachment of their overhang onto our land.

Sincerely,



Philip and Anthony Wallis
Cc: Michelle Peek & Stuart Evans

July 30th, 2018
City of Guelph
City Hall, 1 Carden Street
Guelph, Ontario
N1H 3A1
Attn: Committee of Adjustment
Application for Minor Variance

Received August 13, 2018
Submitted with application

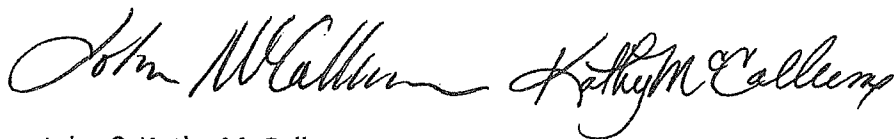
To Whom It May Concern:

We are writing this letter of support on behalf of the renovation planned by our next door neighbours, Michelle Peek and Stuart Evans. We moved to our house (28 Powell) in 1992 and chose the area as a great place to raise our 3 children, with a school and a park just down the street. Over the years we have seen a number of owners come and go at 30 Powell and we have enjoyed Michelle and Stuart's commitment to the neighbourhood for 9 years. They are great people to live beside.

The 2nd floor renovation they have planned is very appropriate for the house style and the neighbourhood. It keeps to the original footprint of the house and simply makes a full story out of the existing story. We have often seen renovations that are very ill-fitting for the neighbourhood (witness some of the work being done on Tiffany St right now) and these houses seem to tower over the adjacent homes. Since we are a bungalow right beside Michelle and Stuart, we are sensitive to this type of poorly designed work. This is definitely not the case with their renovation. The gable roof of the old 2nd floor will be replaced by a pyramid or cottage roof style (that's what we call it). This makes the overall look of the house more streamlined and the roofline looks less obtrusive because it is a gentler slope. At a very practical level, we still have the sun shining through our kitchen window, which faces the new 2nd story!

We also feel that the project benefits the neighbourhood, because the house now will offer lots of room for a family with several children. The house had several significant issues that are being fully addressed, so that it will now contribute to a sense of a neighbourhood that is well cared for. It is a challenge to do this in an older area, where work that has been done in the past now necessitates a variance from current standards. And from our perspective, the variance requested is minor indeed and the benefit to the home and neighbourhood are well worth it.

Sincerely,



John & Kathy McCallum
Cc: Michelle Peek & Stuart Evans

Trista Di Lullo

From: info
Sent: Monday, August 20, 2018 11:00 AM
To: 'Glen Roebuck'
Cc: Committee of Adjustment; info
Subject: RE: Renovations at 30 Powell Street West

Thank you for contacting the City of Guelph.

The City services that can best respond to your inquiry is:

Name of City service or staff
Committee of Adjustment

Phone
519-822-1260 ext 2524

E-mail
cofa@guelph.ca

I have forwarded your email on to the correct department. Please contact this City service or staff directly using the contact information provided to receive an accurate and timely response to your inquiry.

Sincerely,
ServiceGuelph

From: Glen Roebuck
Sent: August 18, 2018 1:36 AM
To: info <info@guelph.ca>
Subject: Renovations at 30 Powell Street West

August 18, 2018
City of Guelph
City Hall, 1 Carden Street
Guelph, Ontario
N1H 3A1
Attention: Committee of Adjustment
Application for Minor Variance

To whom it may concern:

We are writing in support of the renovations being undertaken at 30 Powell Street West by Michelle Peek and Stuart Evans. We have lived on the street since 1994 and are delighted that major upgrades are being made. Renovations are in keeping with the historic nature of the neighbourhood. Structural woes are being addressed at significant expense to the owners. Their planned construction will enhance the streetscape.

Our residence at 19 Powell Street West demonstrates the necessity for some leniency in zoning rules. Both of our neighbours have part of their eaves extending over the property line. Historic houses were erected with less severe restrictions. In part it is the reason that Exhibition Park houses are desirable.

It is our hope that the planned renovations are accepted and that the minor variance will be approved.

Janet Parr
Glen Roebuck

19 Powell Street West
Guelph, Ontario

Trista Di Lullo

From: Thomas Boldt
Sent: Monday, August 27, 2018 3:55 PM
To: Committee of Adjustment; Stuart Evans
Subject: Application Number: A68/18

To Whom It May Concern,

This is in response to Committee of Adjustment Notice regarding an application for minor variances for 30 Powell St W. We live directly across the street from said property and have absolutely no objection to the request. We are totally in support of the application because in our view it will greatly enhance the look of the street and add value to the neighbourhood. We encourage the city to be flexible on this since the property is in the old part of the city and we doubt that any properties in this area meet current bylaws.

Thomas and Karen Boldt

29 Powell St W.

August 25th, 2018

City of Guelph
City Hall, 1 Carden Street
Guelph, Ontario
N1H 3A1

Received August 28, 2018

Attn: Committee of Adjustment
Application for Minor Variance

To Whom It May Concern:

We own and live at 39 Central Street, Guelph, an Ontario cottage-style century home and also own a second century home at 27 Tiffany Street West (which is just around the corner). We are writing in support of the application for minor variance for the second storey renovation planned by our neighbours, Michelle Peek and Stuart Evans, at 30 Powell Street West. We are their backyard neighbours.

We love the charm and character of century homes and feel that their 2nd story renovation is in keeping with this character and would be a great fit for the neighbourhood as its roofline is not overly elevated.

We realize that the City of Guelph is required to enforce its most current by-laws, however, we feel that the side yard setback by-law is more in line with newer south end subdivisions and not relevant to the Exhibition Park neighbourhood, where most homes were built before these current by-laws came into place and many are, as a result, non-conforming under these same by-laws. As Michelle and Stuart are not changing the footprint of their home, rather adding a second story to a property that is already non-conforming we hope that the City of Guelph will grant them minor variance for their renovation.

We have seen the plans for their renovation and are in full support as we feel they will increase the property value, make the home more functional and maintain the essence of our neighbourhood.

Warm regards,

Marissa and Robert Millman

Cc: Michelle Peek & Stuart Evans

To: The Committee of Adjustment

We have already sent a letter in support of the renovations occurring at 30 Powell Street West. We are providing two submissions of interest.

1) The 1974 photograph from the Couling Files shows the house's state of disrepair. Stucco was later added although the general structure remained the same. The proposed renovations would be an enhancement to the street.

2) This is the survey of our house at 19 Powell Street West. Encroachments occur on both sides of our house. Older neighbourhoods often demonstrate encroachments.

Thank you for your consideration.

Janet Parr
Glen Roebuck

RECEIVED
SEP 04 2018
CITY CLERK'S OFFICE

ARCHITECTURAL INVENTORY

BLOCK No.
ITEM.

PAGE

LOCATION 30 POWELL W.

ARCHITECT

CONTRACTOR

ORIGINAL OWNER

ORIGINAL USE single family dwelling

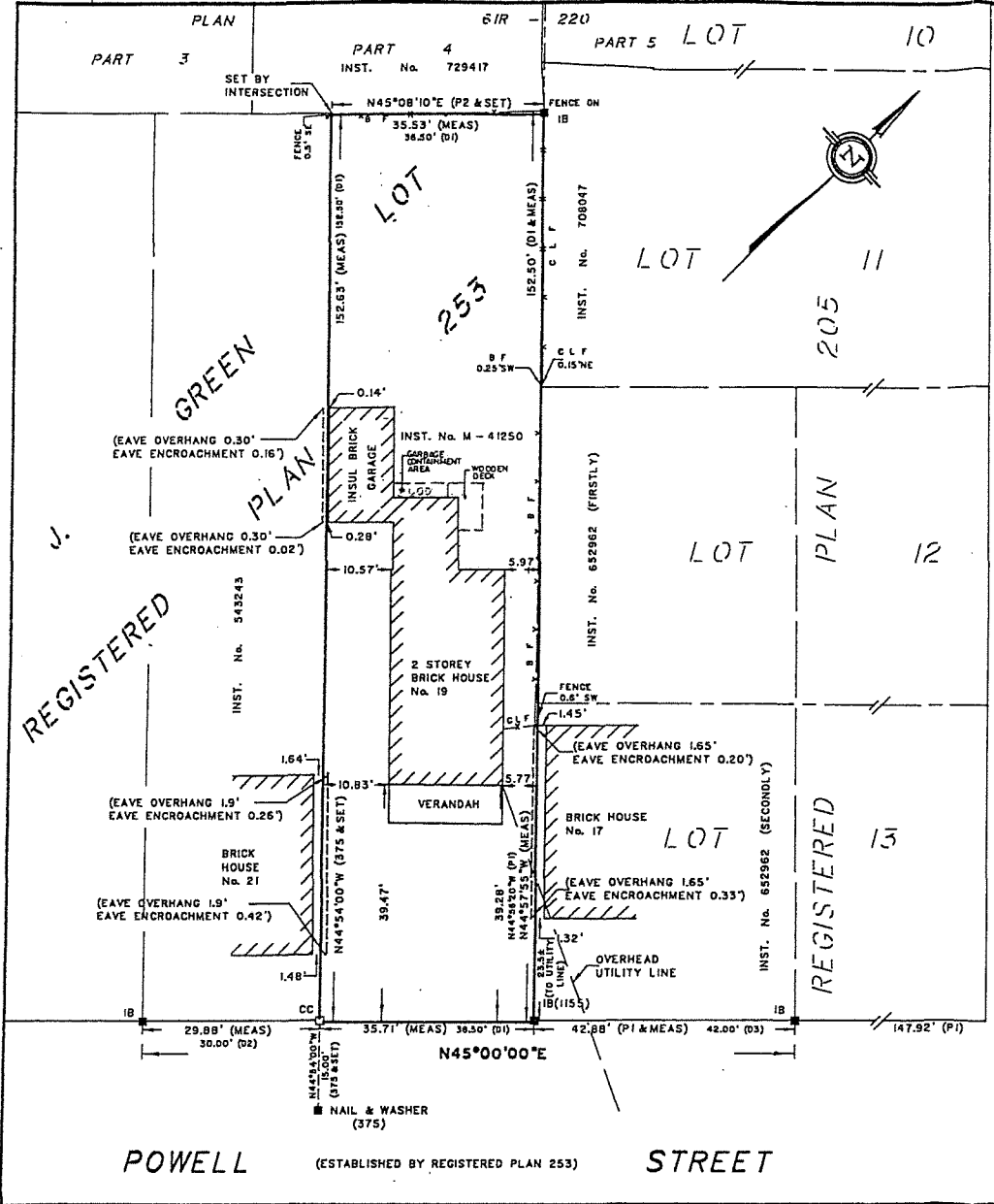
DATE OF CONSTRUCTION about 1876-1880

BUILDING MATERIAL stucco

SIGNIFICANCE Limited to age grouping along street



PHOTO DATE: 22-7-74
~~28-A-55-74~~



SURVEYOR'S REAL PROPERTY REPORT, PART I
PLAN OF PART OF
J. GREEN LOT,
REGISTERED PLAN 253
CITY OF GUELPH
COUNTY OF WELLINGTON
 A. B. DONALDSON - ONTARIO LAND SURVEYOR
 1995
 SCALE 1 Inch = 20 Feet

NOTES:

1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF POWELL STREET AS BEING N45°00'00"E IN ACCORDANCE WITH REGISTERED PLAN 205.
2. UNLESS OTHERWISE NOTED ALL BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES.
3. PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- - - DENOTES FENCE
- C L F DENOTES CHAIN LINK FENCE
- B F DENOTES BOARD FENCE
- 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD., O.L.S.
- P1 DENOTES VAN HARTEN SURVEYING LTD. PROJECT No. 91-10422
- P2 DENOTES PLAN 61R-220
- D1 DENOTES INST. No. M-41250
- D2 DENOTES INST. No. 543243
- D3 DENOTES INST. No. 652962

ASSOCIATION OF ONTARIO
LAND SURVEYORS
 PLAN SUBMISSION FORM
1003292

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR

In accordance with Regulation 1629, Section 29(3).

PART 2
 THIS PLAN MUST BE READ IN
 CONJUNCTION WITH SURVEY
 REPORT DATED JULY 12, 1995

THIS REPORT WAS PREPARED FOR
 FLESHER and MANN
 AND THE UNDERSIGNED ACCEPTS
 NO RESPONSIBILITY FOR USE
 BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED IN THIS REPORT WAS
 COMPLETED ON THE 7th DAY OF JULY, 1995.

JULY 12, 1995

A. B. Donaldson
 A. B. DONALDSON
 ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
 LIMITED

BSR & D Ontario Land Surveyors
 Urban and Rural Planners

351 Speedvale Avenue West Guelph, Ontario N1H 1C6
 FAX: (519) 822-1220
 TEL: (519) 822-4031

DATE: JULY 12, 1995 BW PROJECT 95-9959

From: Nancy Giovanelli

23 Powell St W

Application No; A-68/18

30 Powell ST W

Received September 5, 2018

To whom it may concern:

I live at 23 Powell St W, directly across from the property in question. From my perspective, as someone who sits on her front porch often during the day and the evening, the planned amendments to the house in question are of considerable interest. Our street is composed of older houses, all constructed before the current building bylaws, and all of them require a slightly unconventional consideration from time to time.

In this case, the proposed changes are aesthetically sensitive and in character with the rest of the neighbourhood -- nothing jarring or violent here. The alteration from one-and-a-half stories to two will be accomplished without altering EITHER the current side yard setback OR the current eaves projection. It will appear as if nothing substantive has been changed but will make the house work in a more efficient way.

The improvements to the property are welcomed by all of the neighbours, and we look forward to the completion of the project so that Stuart and Michelle and their two little girls can come home.

Yours,

Nancy Giovanelli

Trista Di Lullo

From: Mary Ann Evans
Sent: Wednesday, September 5, 2018 8:38 PM
To: Committee of Adjustment
Subject: Application for a Minor Variance A-68/18

To: The Committee of Adjustment regarding application A-68/18
From: John Ayre and Mary Ann Evans, 35 Tiffany St. W., Guelph, N1H 1X9

I have just returned from holidays to find the Notice of Public Hearing regarding an application (A-68/18) from 30 Powell Street for relief from the By-law requirements specifying that the second storey addition must entail a minimum side yard setback of 1.5 metres and maximum projection of eaves of .8 metres. It is my understanding that the original lower story of the building is such that there is only a .2 metre side yard setback and that the second storey addition maintains a single horizontal side wall (as did the former half storey), thus violating the by-law.

I will be out of town tomorrow and am unable to attend the meeting to express our views and support for relief of the requirements as specified in the By-law. Thus we are sending this e-mail in the hopes that its content will be considered by the Committee of Adjustment.

We appreciate that the current By-law may have been framed to allow for ample space should work or repairs need to be done on the side of the building. Indeed, for new buildings, the amount of space should perhaps be even greater. However given that the existing structure built before this By-law came into effect does not allow for this space, application of this requirement to the new second storey addition seems to be of no practical value to the owners or their near neighbors. Moreover, setting back the upper story would likely be a bit of an eye sore in building design, rather than the integrated structure that would grace Powell Street.

I applaud the owners for renovating this house in a sensitive fashion rather than tearing it down and building a new (and somewhat out of place) mega structure with seemingly endless noise and disruption as was recently done on the north side of Tiffany Street West. That demolition and construction left considerable bad feeling in the neighborhood that will be difficult to heal.

In short, we have no objection to the second storey addition as originally specified and support the application for a Minor Variance from the owners of 30 Powell Street.

Mary Ann Evans and John Ayre

"He who kisses the joy as it flies, lives in eternity's sun rise." (William Blake)
"The real voyage of discovery consists not in seeking new landscapes but in having new eyes". (Marcel Proust)
"Our imagination is stretched to the utmost, not as in fiction, but just to comprehend those things which are there." (Richard Feynman)

Trista Di Lullo

From: Joy Wilson
Sent: Wednesday, September 5, 2018 10:47 PM
To: Committee of Adjustment
Subject: Re: Application for Minor Variance A-68/18 30 Powell Street West

To whom it may concern:

Re: Application for Minor Variance A-68/18 30 Powell Street West

We are home owners and residents at 21 Powell Street West, Guelph. Our home is across the street from the property at 30 Powell St W.

We would like to voice our support for a positive outcome for this application, i.e. that the relief from the by-law requirements be permitted and the home renovation go ahead.

As neighbours, we completely support this renovation project. This project in no way diminishes our outlook or enjoyment of our street, in fact, we believe that the resulting house will be in keeping with the style of the homes on our street and will add to the overall beauty of our neighbourhood.

Sincerely,
Joy Wilson and Hersh Stemeroff
21 Powell St W
Guelph ON

City of Guelph
City Hall, 1 Carden Street
Guelph, Ontario, N1H 3A1
Attn: Committee of Adjustment
Application for Minor Variance

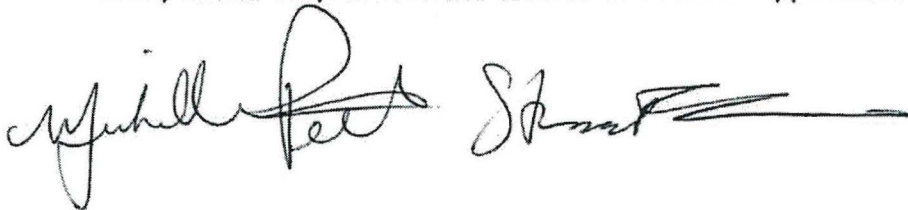
September 6, 2018

To: Committee of Adjustment
Re: Application A68-18

RECEIVED
SEP 06 2018
CITY CLERK'S OFFICE

This is a note to inform the committee of adjustment that we now have both a legal encroachment agreement and an easement agreement signed between us, Michelle Peek and Stuart Evans, property owners of 30 Powell St West, and our neighbours, Philip and Anthony Wallis, property owners of 34 Powell St West. Our lawyer will draft a letter this evening verifying the same to submit to the committee of adjustment for public record. The agreement references and lays out the terms for accessing the land between our homes needed to maintain our second storey addition and any overhang of eaves that extends over the property line. Full copies of the agreement are available upon request.

Many thanks for your time and consideration of our application.

Handwritten signatures of Michelle Peek and Stuart Evans in black ink.

Michelle Peek & Stuart Evans, Homeowners
30 Powell St W
Guelph, ON

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: A-69/18
LOCATION: 360, 364, 372 and 384 College Avenue East
HEARING DATE: September 13, 2018
OWNER: University of Guelph
AGENT: Lloyd Grinham, L. Alan Grinham Architect Inc.
OFFICIAL PLAN DESIGNATION: Major Institutional
ZONING: Institutional (I.2)

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).
BY-LAW REQUIREMENTS:	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.
STAFF RECOMMENDATION:	Approval with condition
CONDITIONS RECOMMENDED:	
<u>PLANNING SERVICES</u>	
1.	That prior to occupancy of any new buildings or new additions or expansions to existing buildings on the subject lot, the property owner shall confirm to the satisfaction of the City Engineer and Chief Building Official that municipal services are adequate and available.

COMMENTS

PLANNING SERVICES:

The subject lands are designated "Major Institutional" in the City's Official Plan. The Major Institutional land use designation is intended to recognize large-scale institutional uses such as the University of Guelph. Universities and colleges are permitted land uses in the Major Institutional designation, among other institutional based land uses. It is an objective of the Major Institutional land use designation to ensure that educational uses are provided at suitable locations to meet the needs of residents in the City and surrounding area.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

The subject lands are zoned "Institutional – University of Guelph and Guelph Correctional Centre" (I.2) according to Zoning By-law (1995)-14864, as amended. The University of Guelph and its directly related operations are permitted in the I.2 zone.

The University of Guelph is proposing to relocate the Guelph Turfgrass Institute (GTI) from its existing location on 328 Victoria Road South to the subject lands on the University campus. The GTI facility is currently leased on lands owned by the Province. GTI's lease with the Province is set to expire in spring of 2020, and as such, the University is proposing to relocate GTI to the subject lands which are under their ownership. Full municipal services are not currently available to the subject lands and this portion of the University of Guelph campus in particular, including water and sanitary sewer servicing. The new GTI main building, to be known as the GM Frost Centre is proposed to commence construction in fall 2018, with completion targeted in spring of 2020 – coincident with the expiration of the lease on the current GTI location. While full municipal services are not currently available, through the construction of the new GTI site, full municipal services are proposed to be available and built in conjunction by spring 2020, alongside the construction of the new GM Frost building.

As part of the proposed relocation of the GTI to the University of Guelph campus on the subject lands, the applicant is also proposing to renovate and expand two (2) existing smaller buildings. These two (2) buildings are known as the Harrison House and the Hilton Centre. Both buildings are not currently on full municipal services, but the relocation of the GTI has presented the opportunity to connect these renovated and expanded buildings to full municipal services when they become available. Both the Harrison House and Hilton Centre buildings will be used for research and administrative purposes for the GTI as well as the University's Arboretum facility.

Section 4.10 of the Zoning By-law requires 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. To allow for a building permit to be issued for the new GTI facility and for construction to conclude in time to meet the lease expiration deadline on the current location in spring 2020, the applicant is requesting relief to Section 4.10.

Section 6.1 of the Official Plan contains policies regarding servicing municipal services and infrastructure for development. It is an objective and policy of the Official Plan to ensure full municipal services are provided for all forms of development. Further, it is a policy in Section 6.1 to ensure the provision of infrastructure and utilities in a fiscally sustainable manner and in accordance with recognized standards for urban development. Specifically, Policy 6.1.6 requires that prior to permitting any development proposal, the City shall ensure there is adequate provision for overall municipal water, wastewater treatment, and stormwater management facilities to accommodate the development.

When considering the majority of the developed portions of the University of Guelph campus, full municipal services are generally available. However, for the subject lands on the University campus, which are north of College Avenue East, full municipal services are currently unavailable. Full services are available less than 1 kilometre to the west on College Avenue and to the east on Victoria Road. The applicant is committed to extending these full municipal services to the subject lands by the time the new GTI facility is set to be completed and

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

occupied. In Planning staff's opinion, this is desirable for the appropriate development and use of the lands and will meet the general intent and purpose of the Official Plan and Zoning By-law in ensuring the adequate provision for municipal water and wastewater services. Further, as the relocated GTI facility and the Harrison House and Hilton Centre buildings represents only a small portion of the overall University of Guelph campus, the request is minor in nature.

It is recommended the Committee approve the minor variance, subject the above noted condition.

ENGINEERING SERVICES:

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).

Engineering review is advancing and ongoing under the site plan application (SP18-021); services are available less than 1 kilometre to the west on College Avenue and to the east on Victoria Road. The applicant is committed to extending the municipal services to the subject lands by the time the new facility is set to be completed and occupied. This will be a condition which will be imposed under the site plan agreement by engineering and all cost of works associated with the extension of the services will be paid prior to site plan approval. Therefore, engineering has no concern with applicants' request and can support the variance application.

We agree with recommendations made by Planning and Building staff.

BUILDING SERVICES:

Providing that the conditions recommended by Planning are imposed, Building Services does not object to this application to permit relief from Section 4.10 of the Zoning Bylaw. Building Services understands that this variance will help facilitate the construction of the new G.M. Frost Turfgrass Institute building, a new Maintenance Building, as well as additions to the Harrison House and Hilton Centre while adequate servicing is being constructed. The condition recommended will ensure that the intent of Section 4.10 is maintained.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

GRAND RIVER CONSERVATION AUTHORITY (GRCA):

The Grand River Conservation Authority (GRCA) does not object to the requested variance. See attached report.

REPORT COMPILED BY: T. Di Lullo, Secretary-Treasurer

COMMENTS FROM THE PUBLIC RECEIVED: None



PLAN REVIEW REPORT TO: City of Guelph, Committee of Adjustment
Trista Di Lullo, Secretary- Treasurer

DATE: August 29th, 2018 **YOUR FILE:** A-69/18

RE: Minor Variance Application 360, 364, 372, 384 College Avenue East , City of Guelph

GRCA COMMENT:

The Grand River Conservation Authority (GRCA) does not object to the requested variance.

BACKGROUND:

1. Resource Issues:

The lot contains a tributary to the Speed River.

2. Legislative/Policy Requirements and Implications:

The tributary and associated adjacent area is identified as regulated by the GRCA and therefore a permit will be required from the GRCA under the Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06) if the construction would encroach into this area. At the scale the supporting information was provided at, we cannot determine if the construction would extend into the regulated area.

The works proposed would have sufficient area to accommodate the regulatory requirements.

3. Additional Information/Suggestions provided in an advisory capacity:

A plan review fee of \$260.00 is required for the processing of this minor variance application. The applicant will be invoiced in the amount of \$260.00.

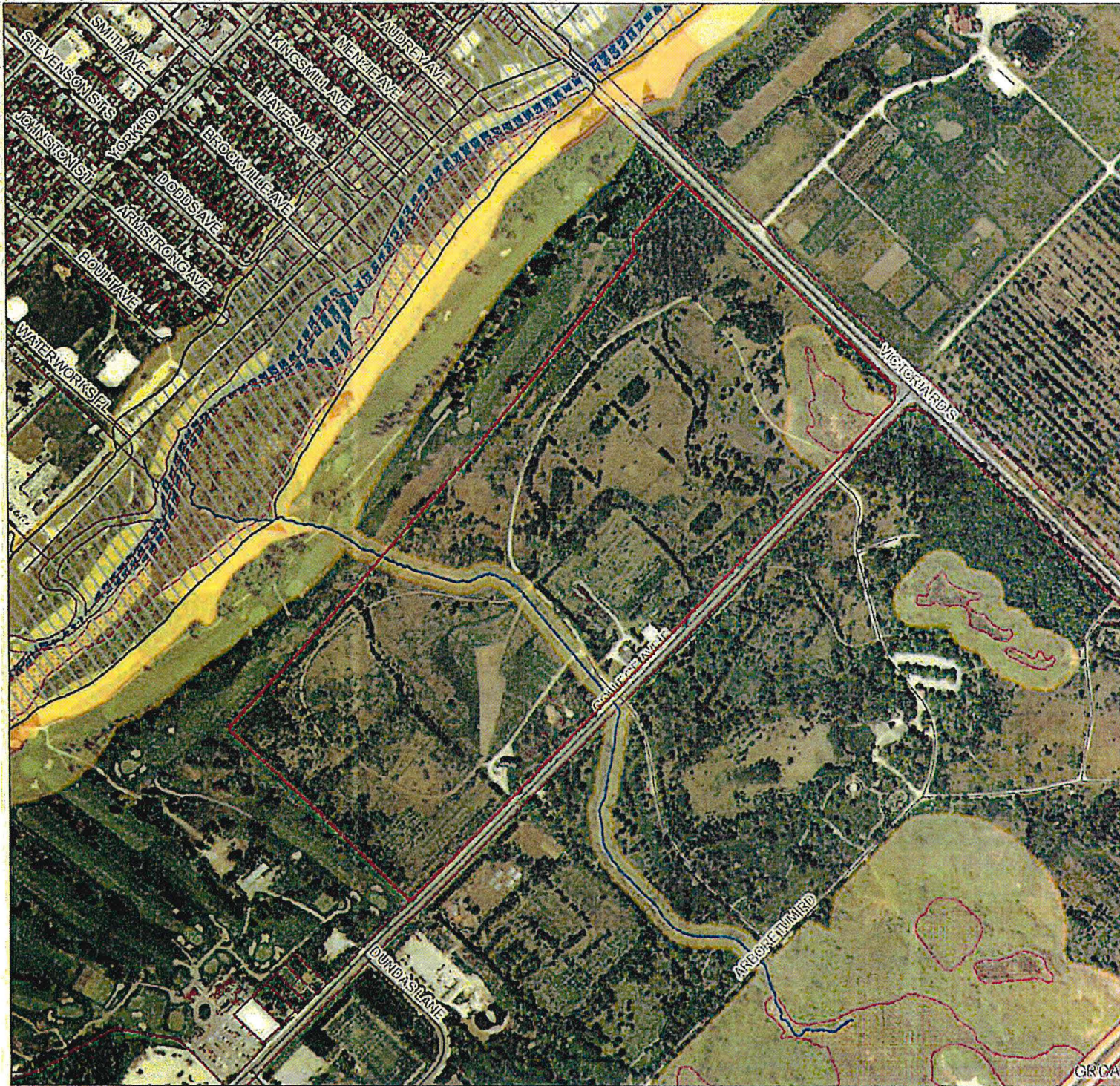
Yours truly,

A handwritten signature in black ink, appearing to read "Fred Natolochny".

Fred Natolochny MCIP RPP
Supervisor of Resource Planning

* *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

Encl. (1)



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Welland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



COMMITTEE OF ADJUSTMENT

COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: A-70/18
LOCATION: 716 Gordon Street
HEARING DATE: September 13, 2018
OWNER: 2319426 Ontario Ltd.
AGENT: N/A
OFFICIAL PLAN DESIGNATION: High Density Residential
ZONING: Specialized High Density Apartment (R.4B-14)

- | | |
|-----------------------------|---|
| REQUEST: | <p>The applicant is seeking relief from the By-law requirements:</p> <ul style="list-style-type: none"> 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. |
| BY-LAW REQUIREMENTS: | <p>The By-law requires:</p> <ul style="list-style-type: none"> 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 |

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

- f) is greater than nine (9) storeys in height; and 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].

STAFF RECOMMENDATION: Approval of variances a), b), and e) (with condition); and refusal of variances c), d), and f)

CONDITIONS RECOMMENDED:

PLANNING SERVICES

1. That the reduced separation distance of 18.51 metres between towers of nine (9) stories or more only apply to the distance between the four (4) and eleven (11) storey towers along the Stone Road East frontage, as shown and generally in accordance with the Public Notice sketch.

COMMENTS

PLANNING SERVICES:

The subject lands are designated "High Density Residential" in the City's Official Plan. The predominant use of land in the High Density Residential land use designation is intended to be high density, multiple unit residential building forms. Multiple unit residential buildings, generally in the form of apartment buildings are permitted in the High Density Residential land use designation. An Official Plan Amendment was approved by the OMB in 2012 for the subject lands to include a site-specific policy for height and density. A per Policy 9.13.3.4, development at 716 Gordon Street is to have a minimum height of three (3) stories and a maximum height of eleven (11) stories, and a minimum net density of 100 units per hectare and a maximum net density of 156 units per hectare.

The subject lands are zoned "Specialized High Density Apartment" (R.4B-14) according to Zoning By-law (1995)-14864, as amended. A Post Secondary Student Residence along with several smaller accessory uses such as a restaurant, convenience store are the permitted land uses in the R.4B-14 zone. The R.4B-14 zone was approved by the OMB in 2012, and contains several specialized provisions to which a multiple unit student residence development shall follow.

The applicant is proposing to develop a 263 unit, purpose built post secondary student residence on the subject property. The development will have a total of 953 bedrooms. The proposed student residence development will consist of a single building, with four (4) towers affixed atop a three (3) storey podium. Tower 1, situated at the southeast corner of Gordon Street and Stone Road East will be eleven (11) stories, Towers 2 and 3 are situated further south along Gordon Street and will be nine (9) and six (6) stories respectively, and Tower 4 is situated east and offset along Stone Road East and will be four (4) stories in height. The development is proposed to consist of 276 off-street parking spaces – 175 parking spaces underground and 101 parking spaces at grade. Planning staff are currently working with the applicant on a related site plan application for the proposed development (Site Plan File No. SP18-016).

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

The applicant is requesting a total of six (6) variances from the Zoning By-law to facilitate their development proposal. Two of the variances are in relation to parking, and the remaining four are in relation to the building's built form and amenities.

Variance A – Minimum Parking Space Size (Section 4.13.3.2.2)

The first variance being requested by the applicant is to reduce the minimum dimensions of off-street parking spaces in the underground garage from 3 metres by 6 metres to 2.75 metres by 5.5 metres.

The Official Plan encourages underground parking to reduce or eliminate the need for surface parking, while still providing sufficient parking on-site to meet the needs of residents and visitors. The variance to reduce width and length of the underground parking spaces will allow the majority of the required parking spaces to be provided underground. Planning staff are of the opinion that the requested variance to reduce the length and width of underground parking spaces meets the general intent and purpose of the Official Plan.

The Zoning By-law has provided minimum dimensions for enclosed parking spaces in residential zones to ensure that most passenger sized vehicles can adequately fit in such spaces, and occupants can manoeuvre around the vehicles. To support the reduction from the minimum enclosed parking space dimensions, the applicant has provided a vehicle turning analysis (Traffic Geometrics Plan) to demonstrate that vehicles will still be able to move about the underground garage. Engineering staff have also confirmed to Planning staff that they have no concerns with the reduction in underground parking space dimensions. Considering this, Planning staff are of the opinion that this variance meets the general intent and purpose of the Zoning By-law, and is minor and desirable in nature.

It is recommended that Variance A be approved.

Variance B – Setback of Underground Parking to Lot Line (Section 4.13.3.4.2)

The second variance being requested is to permit underground parking spaces to be located a minimum 0.57 metres of the Stone Road lot line, whereas a minimum underground parking setback of 3 metres is required.

The general intent of requiring a minimum 3 metre setback of underground parking from lot lines is to ensure that the underground parking structure does not adversely impact adjacent properties and maintains an adequate separation from infrastructure on municipal right of ways.

Engineering staff have indicated that the proposed reduced setback of the underground parking structure will not adversely impact the Stone Road right of way and any associated infrastructure. There will be no negative visual impact of the underground parking structure at a reduced setback from the Stone Road right of way. Planning staff are of the opinion that this variance meets the general intent and purpose of the Official Plan and Zoning By-law, and that this variance is desirable for the appropriate development of the lands and is minor in nature.

It is recommended that Variance B be approved.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

Variations C and D – Reduction of Common Amenity Area and Permitting Common Amenity Area in Front Yard (Sections 5.4.2.4.1 and 5.4.2.4.3)

The third and fourth variations being requested are in relation to the required common amenity space for the proposed development. The applicant is proposing that the student residence building have less than the minimum required common amenity area (Variance C), and to also include open space in the front yard towards the overall common amenity area for the development (Variance D). The Zoning By-law requires that multiple residential buildings and apartments have a minimum of 30 m² per dwelling unit for each unit up to the first 20, and for each additional dwelling unit thereafter, a minimum 20 m² of common amenity area. The common amenity areas are to be aggregated into areas of not less than 50 square metres. For a multiple residential building with a total of 263 units, 5,460 m² of total common amenity area is required. Further, the Zoning By-law does not permit this common amenity area to be located in the required front yard or exterior side yard. The applicant is proposing to provide 4,246 m² of common amenity area, 941 m² of which is proposed to be located within the front yard, adjacent to the intersection of Gordon Street and Stone Road.

The general intent and purpose of the common amenity area requirements are to ensure that an adequate proportion of functional shared amenity space is provided for residents of multiple residential developments, outside of their dwelling units. The common amenity space for such developments can be both active and passive, including indoor and outdoor amenity areas. Amenity spaces are to be designed to be practical and usable by the residents, and be identified as within the private realm of the associated residential development. It should be noted that both Variance C and D do not come from the site specific R.4B-14 zoning provisions approved by the OMB, but rather the standard provisions that apply to all multiple residential zones in the City.

Planning staff have concerns with Variations C and D. To begin, Planning staff are of the opinion that it is appropriate to have the front yard of the subject site, especially the lands immediately adjacent to the intersection of Gordon Street and Stone Road count towards the development's common amenity area requirement. This proposed 941 m² amenity space in the front yard does not contribute to a desirable or appropriate development of the site. Further, it does not meet the general intent and purpose of the Official Plan and Zoning By-law in having common amenity areas be identified within the private realm of the development. The specified area in the front yard is beyond what could reasonably be expected of residents to use and enjoy as part of their common amenity area. In Planning staff's opinion, this area functions more as a part of the main building entrance, more specifically as a pedestrian connection to and from the public realm. From a design perspective, it is expected that this area in the front yard will help mark what is the most prominent area of the site, containing enhanced landscaping and design features.

When considering the applicants proposal to provide 4,246 m² of common amenity area (Variance D), the proposed 941 m² of amenity area in the front yard needs to be excluded from this overall number as it cannot be considered functional or practical amenity space. This results in a total of 3,305 m² of functional common amenity space on the site. When compared to the minimum requirement of 5,460 m² of common amenity space required in the Zoning By-law for the site, this represents an approximate 40% shortfall in overall shared amenity space. Planning staff are of the opinion that this reduction is minor in nature, and it does not represent an appropriate or sufficient amount of amenity space to be provided for residents of the 263 unit

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

development with 953 bedrooms. The request to reduce the amenity space below the required 5,460 m² is not minor in nature or desirable when considered in the overall context of the site and what can be reasonably be claimed to count towards the development's total common amenity areas.

Planning staff feel that additional common amenity area can be provided on other areas of the site at a proportion that is more appropriate for the location and scale of the proposed private student residence development. The proposed variance to reduce the common amenity area to 4,246 m², when a total of 5,460 m² of common amenity space is required, as well as the variance to have 941 m² of this common amenity area in the front yard is not desirable for the appropriate development of the lands, is not minor in nature, and does not meet the general intent and purpose of the Official Plan and Zoning By-law.

It is recommended that Variances C and D be refused as they do not meet the four tests in Section 45(1) of the *Planning Act* for a minor variance.

Variance E – Separation Distance between Towers 1 and 4 (Section 5.4.3.2.14.8.2 (a))

The fifth variance being requested is to permit a reduced minimum separation of 18.51 metres between the faces of Towers 1 and 4. The Zoning By-law requires a minimum separation of 25 metres where at least one of the towers is greater than nine (9) stories.

The general intent and purpose in requiring a minimum separation distance between towers of a certain height is to ensure privacy between residential units in the tower blocks, to afford reasonable solar access and sunlight to the residential units, to reduce wind impacts at ground level, to provide a well articulated building design, and to reduce overall shadow impacts.

Tower 4 is the smallest of the proposed "towers" in the development at four (4) stories. This is one (1) storey greater than the three (3) storey podium of the building. The proposed reduced setback will only apply to a portion of Tower 1's eastern façade and Tower 4's western façade, and not run the entire height of Tower 1. When compared to Tower 1 at eleven (11) stories, the separation between these two towers can be minor in nature. Planning staff are also of the opinion that privacy between windows of habitable rooms will be maintained, there will be no excessive shadowing between Towers 1 and 4, and reasonable solar access will be provided. The applicant has updated wind modelling for their current proposal, and has indicated that this will represent an improvement to wind conditions influenced by the building over the original concept from 2012. Further, it is recommended the Committee approve Variance E, subject to the above noted condition.

Variance F – Parking Reduction (Section 5.4.3.2.14.2.12)

The sixth and final variance requested is to reduce the minimum off-street parking requirement from a minimum of 278 to 276 spaces.

The general intent and purpose of the Official Plan and Zoning By-law in requiring a minimum number of off-street parking spaces is to ensure that a sufficient amount of off-street parking is provided on-site to meet the demands generated by the uses occurring on the subject lands.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

Through the Zoning By-law approved by the OMB, the site-specific parking requirement was reduced to 276 parking spaces. This site-specific off-street parking requirement is less than what would typically apply to multiple unit residential apartment developments in the City.

The proposed post secondary student residence development on the subject lands will contain a total of 263 dwelling units, with 953 bedrooms and 957 beds (some rooms will have more than one bed). In the applicant's attempt to reach the maximum permitted density on the site, several supporting aspects required in the Zoning By-law have not been able to be achieved, resulting in several variances, indicating an overdevelopment of the site. In addition to not providing a minimum common amenity area, the minimum amount of off-street parking has also not been achieved with the current concept. Planning staff are of the opinion that Variance F for a reduced amount of off-street parking must be considered in the context of the entire proposed development, including the five (5) other variances being requested with this application. In evaluating the overall development, Planning staff do not support anything less than one (1) parking space per unit, considering that the majority of the dwelling units will have 4-5 bedrooms and a total of 957 beds in the building. Variance F is not minor in nature or desirable for the appropriate development of the lands.

It is recommended that Variance F for reduced off-street parking be refused.

The applicant may wish to consider requesting the Committee defer *sine die* their minor variance application continue discussing an appropriate multiple residential development for the subject lands that is in keeping with the Zoning By-law approved by the OMB.

ENGINEERING SERVICES:

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).

Engineering review is ongoing under the site plan application (SP18-016), therefore engineering has no concerns with the request of seeking relief from the By-law requirements to permit to permit 2.75 metre by 5.5 metre parking stalls in the proposed underground parking garage; to permit an underground parking area to be located within 0.57 metres of the Stone Road lot line; to permit 4,246 square metres of common amenity area; to permit 941 square metres of outdoor common amenity area to be located within a portion of the required front and exterior side yard; to permit a minimum distance of 18.51 metres between the faces of Towers 1 and 4; and to permit a minimum of 276 off-street parking spaces.

We agree with recommendations made by Planning and Building staff.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

BUILDING SERVICES:

This property is located in the Specialized Residential Apartment (R.4B-14) Zone. 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).

The applicant is seeking relief 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. Building Services supports the recommendations made by Planning Staff.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

REPORT COMPILED BY: T. Di Lullo, Secretary-Treasurer

COMMENTS FROM THE PUBLIC RECEIVED: Yes (see attached)

Trista Di Lullo

From: Md Jahangir Hossain
Sent: Friday, August 31, 2018 2:29 PM
To: Committee of Adjustment
Cc: Kathleen MacDonald
Subject: Minor Variance of 716 Gordon St Guelph

Hi
As a residence of may field neighborhood community, I totally disagree with the minor variance application of 716 Gordon st. It will impact of our community as well as city of guelph.
regards

Md Jahangir Hossain
2 Colborn Street,
Guelph, Ontario.

Paul Benedetto and Karen Kurtz
18 Colborn Street
Guelph, ON,

City of Guelph
Committee of Adjustment
1 Carden Street
Guelph ON, N1H 3A1
Delivered Via E-mail to: cofa@guelph.ca

September 1, 2018

Re: 716 Gordon Street, Minor Variance Application A-70/18

Dear Committee of Adjustment:

We are nearby residents of the property at 716 Gordon Street. We wish to advise the committee that we are **opposed to two particular aspects** of the minor variance application requests for 716 Gordon Street.

The buildings proposed 262 apartments will contain about 1,021 bedrooms. The developer is proposing 276 parking spaces for 1,315 students, their visitors, employees of the student residence plus employees and customers of the commercial unit. **No reduction in the number of parking spaces is warranted.**

Reducing the distance between the towers will ultimately create a lower standard of housing and a lower quality of life for the future residents. Just because the future residents are intended to be students, does not mean their quality of life should be less than any other member of our community.

We believe these proposed minor variances do not meet the general intent of the Official Plan and Zoning By-law, do not create a desirable development for the area and may not be minor. The proposed minor variances will create negative impacts.

We respectfully request that the Committee of Adjustment refuse Minor Variance application A-70/18.

Sincerely,

Paul Benedetto and Karen Kurtz

Trista Di Lullo

From: Peggy A. Pritchard
Sent: Sunday, September 2, 2018 12:00 PM
To: Committee of Adjustment
Subject: 716 Gordon Street, Minor Variance Application A-70/18: "No" means "NO"

Dear Members of the Committee of Adjustment:

As a proud Guelphite and resident living in the Mayfield Park Community Association area, I **strongly oppose** the minor variances requested in **application A-70/18**. I believe they would compound the over-development already proposed for 716 Gordon Street, they do not meet the general intent of the Official Plan and Zoning By-law, do not create a desirable development for the area, and are not, in fact, minor.

The proposed 11- and 9-storey buildings—with 263 apartment units for student housing—will contain approximately 1,021 bedrooms. The developer is proposing **276 parking spaces for 1,315** students, their visitors, employees of the student residence, plus employees and customers of the commercial unit. The negative impacts on traffic, parking, and noise; the lack of amenity space; the incompatibility with the abutting single detached homes; the shadowing, lack of privacy, and impact of tree removal on our neighbourhood, simply are not acceptable.

It is my hope that these minor variance applications will not be supported by staff and will not be approved by the Committee of Adjustment.

Our opposition to this development began when it was first proposed, and escalated to the OMB. The OMB's 2013 decision created a zoning by-law that the residents in the neighbourhood do not support. Nor does the developer (obviously), since it is applying to change it; in spite of the many zoning variances *already granted* by the OMB for this property, related to use, building height, density, tower separation, parking, floor space index, and angular plane, among others. We are prepared to fight the developer again, at LPAT if necessary.

The Mayfield Park Community Association has always taken the position that a reasonable and compatible development, with a maximum building height of 6 storeys (consistent with the Delta and OMAFRA buildings located at the intersection of Gordon Street and Stone Road), could be supported. An attractive building that fits in with the surrounding area and does not negatively impact our neighbourhood is what we seek. We are willing to work with the developer to achieve this building form, with any appropriate minor variances required, if the Committee of Adjustment is willing to defer the application so these discussions with the neighbourhood can occur.

The Developer is well within its right to ask for these variances; yes. But this is not a case to which "*Ask and you shall receive*" applies. No. There has already been *considerable and lengthy* consultation and negotiation, thorough consideration by planning and legal experts, by-law changes and variances approved. **This is a case of "No means NO."**

I respectfully request that the Committee of Adjustment **either refuse** Minor Variance application **A-70/18** **or defer the application** to allow the developer to meet with representatives of the Mayfield Park Community Association to create a development that will create a gateway to the City that will inspire pride.

Sincerely,

Peggy A. Pritchard
Member, Mayfield Park Community Association
6 Mayfield Avenue
Guelph, ON Canada

Trista Di Lullo

From: Andrew Kropinski
Sent: Sunday, September 2, 2018 12:47 PM
To: Committee of Adjustment
Subject: 716 Gordon Street - application A-70/18
Attachments: Committee of Adjustment - application A-70-18.pdf

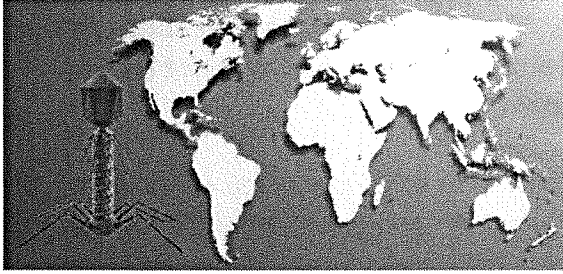
Dear Committee of Adjustment,

I am completely against your committee approving "Application A-70/18" since it will irreversibly damage the entrance to our city, to say nothing of the neighborhoods that abutt it.

Yours sincerely

Andrew M. Kropinski PhD

Emeritus Professor, Microbiology & Immunology, Queen's University
Adjunct Professor, Pathobiology, Ontario Veterinary College, University of Guelph
Adjunct Professor, Food Science, University of Guelph
Academician, Georgian National Academy of Sciences
Chair, Bacterial and Archaeal Viruses Subcommittee, ICTV



Dr. Andrew M. Kropinski
6 Mayfield Avenue
Guelph, Ontario

September 2nd, 2018

Committee of Adjustment
City of Guelph
1 Carden Street
Guelph ON
N1H 3A1

Dear Committee of Adjustment:

Re: 716 Gordon Street, Minor Variance Application A-70/18

I am a resident of the Mayfield Park Community Association area. I wish to advise the committee that I am **absolutely opposed** to the minor variance application requests by 2319426 Ontario Ltd. which further add to the overdevelopment proposed for 716 Gordon Street. Our neighbourhood has already had to fight the developer at an OMB hearing and we are prepared to fight them again at LPAT if necessary.

The Mayfield Park Community Association would rather see one building with a maximum building height of 6 storeys on this property consistent with the Delta and OMAFRA buildings located at the intersection of Gordon Street and Stone Road. We are willing to work with the developer to achieve this building form with any appropriate minor variances required if the Committee of Adjustment is willing to **defer the application to allow discussion with the neighbourhood to occur**. The previous OMB decision from 2013 created a zoning by-law that doesn't have the support of the neighbourhood, or apparently the developer, since they are applying to change it.

The 11 and 9 storey buildings proposed with 263 apartment units for student housing will contain approximately 1,021 bedrooms. The developer is proposing **276 parking spaces for 1,315 students, their visitors, employees of the student residence plus employees and customers of the commercial unit**. The traffic, parking, lack of amenity space, incompatibility with the abutting

single detached homes, noise, shadow, lack of privacy, tree removal impacts on our neighbourhood are simply not acceptable. **Thus it is our hope that these minor variance applications will not be supported by staff and will not be approved by the Committee of Adjustment.**

We are aware that minor variances are required to meet four tests. It is our position that the proposed minor variances do not meet the general intent of the Official Plan and Zoning By-law, do not create a desirable development for the area and are not minor. The impact of the proposed minor variances must be considered in the context of the many zoning variances already granted by the OMB for this property related to use, building height, density, tower separation, parking, floor space index and angular plane, among others. The proposed minor variances will create even more negative impacts to our neighbourhood.

The Mayfield Park Community Association has always taken the position that a reasonable and compatible development with a maximum building height of 6 storeys could be supported. An attractive building that fits in with the surrounding area and does not negatively impact our neighbourhood is all that we are asking for.

We respectfully request that the Committee of Adjustment either refuse Minor Variance application A-70/18 or defer this application to allow the developer to meet with representatives of the Mayfield Park Community Association to create a development that will be a gateway to the City that **everyone** will be proud of.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Kropinski', with a long horizontal flourish underneath.

Andrew M. Kropinski Ph.D.
Adjunct Professor, Pathobiology, Ontario Veterinary College, University of Guelph
Adjunct Professor, Food Science, University of Guelph
Chair, Bacterial & Archaeal Virus Subcommittee, International Committee on Taxonomy of Viruses
RefSeq Phage Advisor, NCBI
Emeritus Professor, Queen's University
Academician, Georgian National Academy of Sciences

Trista Di Lullo

From: Dan McPherson
Sent: Monday, September 3, 2018 8:25 AM
To: Committee of Adjustment
Cc: Lynda Vollett
Subject: Re: 716 Gordon Street, Minor Variance Application A-70/18

City of Guelph
1 Carden Street
Guelph ON
N1H 3A1

September 03, 2018

Dear Committee of Adjustment:

Re: 716 Gordon Street, Minor Variance Application A-70/18

We are residents of the Mayfield Park Community Association area. We wish to advise the committee that we are **adamantly opposed** to these variance application requests, which further add to the overdevelopment proposed for 716 Gordon Street. Our neighbourhood has already had to fight the developer at an OMB hearing and we are prepared to fight them again at LPAT if necessary. **We strongly encourage staff that these variance applications will not be supported and will not be approved by the Committee of Adjustment.**

The Mayfield Park Community Association would rather see one building with a maximum building height of 6 storeys on this property consistent with the Delta and OMAFRA buildings located at the intersection of Gordon Street and Stone Road. We are willing to work with the developer to achieve this building form with any appropriate minor variances required if the Committee of Adjustment is willing to **defer the application to allow this discussion with the neighbourhood to occur**. The previous OMB decision from 2013 created a zoning by-law that doesn't have the support of the neighbourhood, or apparently the developer, since they are applying to change it.

The 11 and 9 storey buildings proposed with 263 apartment units for student housing will contain approximately 1,021 bedrooms. The developer is proposing **276 parking spaces for 1,315 students, their visitors, employees of the student residence plus employees and customers of the commercial unit**. The traffic, parking, lack of amenity space, incompatibility with the abutting single detached homes, noise, shadow, lack of privacy, tree removal impacts on our neighbourhood are simply not acceptable.

We are aware that minor variances are required to meet four tests. It is our position that the proposed minor variances do not meet the general intent of the Official Plan and Zoning By-law, do not create a desirable development for the area and are not minor. The impact of the proposed minor variances must be considered in the context of the many zoning variances already granted by the OMB for this

property related to use, building height, density, tower separation, parking, floor space index and angular plane, among others. The proposed minor variances will create even more negative impacts to our neighbourhood.

The Mayfield Park Community Association has always taken the position that a reasonable and compatible development with a maximum building height of 6 storeys could be supported. An attractive building that fits in with the surrounding area and does not negatively impact our neighbourhood is all that we are asking for.

We respectfully request that the Committee of Adjustment either refuse Minor Variance application A-70/18 or defer this application to allow the developer to meet with representatives of the Mayfield Park Community Association to create a development that will be a gateway to the City that everyone will be proud of.

Yours truly,

Lynda Vollett and Dan McPherson
14 Colborn Street, Guelph

Sent from [Mail](#) for Windows 10

Trista Di Lullo

From: laura.cullen laura.cullen
Sent: Tuesday, September 4, 2018 8:36 AM
To: Committee of Adjustment
Subject: 716 GORDON STUDENT HOUSING DEVELOPMENT

City of Guelph

September 2018

1 Carden Street

Guelph ON

N1H 3A1

Dear Committee of Adjustment:

Re: 716 Gordon Street, Minor Variance Application A-70/18

I am a resident of the Mayfield Park Community Association area. I wish to advise the committee that I am **strongly opposed** to these minor variance application requests, which further add to the overdevelopment proposed for 716 Gordon Street. Our neighbourhood has already had to fight the developer at an OMB hearing and we are prepared to fight them again at LPAT if necessary. **It is our hope that these minor variance applications will not be supported by staff and will not be approved by the Committee of Adjustment.**

The Mayfield Park Community Association would rather see one building with a maximum building height of 6 storeys on this property consistent with the Delta and OMAFRA buildings located at the intersection of Gordon Street and Stone Road. We are willing to work with the developer to achieve this building form with any appropriate minor variances required if the Committee of Adjustment is willing to **defer the application to allow this discussion with the neighbourhood to occur**. The previous OMB decision from 2013 created a zoning by-law that doesn't have the support of the neighbourhood, or apparently the developer, since they are applying to change it.

The 11 and 9 storey buildings proposed with 263 apartment units for student housing will contain approximately 1,021 bedrooms. The developer is proposing **276 parking spaces for 1,315 students, their visitors, employees of the student residence plus employees and customers of the commercial unit**. The traffic, parking, lack of amenity space, incompatibility with the abutting single detached homes, noise, shadow, lack of privacy, tree removal impacts on our neighbourhood are simply not acceptable.

We are aware that minor variances are required to meet four tests. It is our position that the proposed minor variances do not meet the general intent of the Official Plan and Zoning By-law, do not create a desirable development for the area and are not minor. The impact of the proposed minor variances must be considered in the context of the many zoning variances already granted by the OMB for this property related to use, building height, density, tower separation, parking, floor space index and angular plane, among others. The proposed minor variances will create even more negative impacts to our neighbourhood.

The Mayfield Park Community Association has always taken the position that a reasonable and compatible development with a maximum building height of 6 storeys could be supported. An attractive building that fits in with the surrounding area and does not negatively impact our neighbourhood is all that we are asking for.

We respectfully request that the Committee of Adjustment either refuse Minor Variance application A-70/18 or defer this application to allow the developer to meet with representatives of the Mayfield Park Community Association to create a development that will be a gateway to the City that everyone will be proud of.

Yours truly,

Mark and Laura Cullen

73 Monticello Cr.

Guelph, ON

Trista Di Lullo

From: B R
Sent: Tuesday, September 4, 2018 1:29 PM
To: Committee of Adjustment
Subject: 716 Gordon Street Student Housing, Minor Variance Application A-70 / 18

To the Committee of Adjustment,

My family lives in the Gordon / Stone Road area. I've recently been made aware that a developer would like to build an apartment building with 263 units in 4 towers, 11, 9, 6, and 4 storeys.

There are many variances already granted by the OMB that will cause issues for the area:

- 1) traffic and parking issues because of the variance allowed to reduce the number of parking spots required and the variance allowed to increase the density per hectare
- 2) significant noise, shadowing and a lack of privacy because of variance allowed to reduce the side and rear yards, reduce the distance between the towers and increase the floor space index
- 3) reduce the green space in our neighborhood because of the variance allowed to reduce the minimum amount of Landscape Open Space required.

Now the developer is looking for even more variances. The variances now being requested would result in a development with over 1,000 bedrooms, but include only 276 parking space for the 1000+residents, plus all staff and visitors. Where will all of the overflow go to? If the Committee decides to approve this variance, please ensure you find funding for the additional policing and parking enforcement that will be required to ensure that this entire area does not become one large parking lot.

The developer is looking to further reduce the amount of Common Amenity Area, allow the Common Amenity Area to be located next to the road and further reduce the space required between the towers, ensuring that this building that has already been allowed to become higher density than it should be and an eyesore, becomes and even bigger eyesore and even higher density.

We don't understand how a development like this one fits into a neighborhood like this one at all and how it could possibly have been blessed by the OMB with so many variances required by the developer. It seems completely incongruent. There are no other apartment buildings in the immediate area and no other high-density residences. There are some quite a ways further south and on the other side of Gordon, but certainly not in our area.

We fail to see how any further concessions to the developer could possibly be seen as minor when taken into context of the many zoning variance already granted related to use, building height, density, tower separation, parking, floor space index and angular plane, among others.

We want to ensure that there is sufficient housing in the university area, but would see a lower (4 stories or so) building with sufficient green space and parking included. We'd rather see more, attractive and compatible developments, than one large, completely incompatible development.

We ask that the Committee of Adjustment refuse these additional Minor Variances.

Regards,

Betty Rhiger

Trista Di Lullo

From: MAUREEN MERCER
Sent: Wednesday, September 5, 2018 9:00 AM
To: Committee of Adjustment
Subject: Proposed changes to existing plans for 716 Gordon Street

I am totally opposed to the City of Guelph allowing changes to the proposal of 2319426 Ontario to alter the City's planning requirements for the property at 716 Gordon Street.

I therefore hope that the Committee of Adjustments will vote to uphold its existing standards and will not allow the developer to circumvent the current planning requirements.

Yours truly,
Maureen Mercer
60 Monticello Cres.,
GUELPH

Trista Di Lullo

From: Kate MacDonald
Sent: Wednesday, September 5, 2018 10:44 AM
To: Committee of Adjustment
Subject: Re: 716 Gordon Street, Minor Variance Application A-70/18

City of Guelph
1 Carden Street
Guelph ON
N1H 3A1

September 2018

Dear Committee of Adjustment:

Re: 716 Gordon Street, Minor Variance Application A-70/18

I am a President of the Mayfield Park Community Association area. I wish to advise the committee that our association is **strongly opposed** to these minor variance application requests, which further add to the overdevelopment proposed for 716 Gordon Street. Our neighbourhood has already had to fight the developer at an OMB hearing and we are prepared to fight them again at LPAT if necessary. **It is our hope that these minor variance applications will not be supported by staff and will not be approved by the Committee of Adjustment.**

The Mayfield Park Community Association would rather see one building with a maximum building height of 6 storeys on this property consistent with the Delta and OMAFRA buildings located at the intersection of Gordon Street and Stone Road. We are willing to work with the developer to achieve this building form with any appropriate minor variances required if the Committee of Adjustment is willing to **defer the application to allow this discussion with the neighbourhood to occur**. The previous OMB decision from 2013 created a zoning by-law that doesn't have the support of the neighbourhood, or apparently the developer, since they are applying to change it.

The 11 and 9 storey buildings proposed with 263 apartment units for student housing will contain approximately 1,021 bedrooms. The developer is proposing **276 parking spaces for 1,315 students, their visitors, employees of the student residence plus employees and customers of the commercial unit**. The traffic, parking, lack of amenity space, incompatibility with the abutting single detached homes, noise, shadow, lack of privacy, tree removal impacts on our neighbourhood are simply not acceptable.

None of the shadow studies submitted with the original application apply to the current proposal and need to redone. The variances request further reduction or space between the towers.

The reduction of parking is not reflective of the current vehicle use by students as evidenced by multiple vehicles parked in student houses in and around our city and more particularly on Evergreen drive.

We are aware that minor variances are required to meet four tests. It is our position that the proposed minor variances do not meet the general intent of the Officials Plan and Zoning By-law, do not create a desirable development for the area and are not minor. The impact of the proposed minor variances must be considered in

the context of the many zoning variances already granted by the OMB for this property related to use, building height, density, tower separation, parking, floor space index and angular plane, among others. The proposed minor variances will create even more negative impacts to our neighbourhood.

The Mayfield Park Community Association has always taken the position that a reasonable and compatible development with a maximum building height of 6 storeys could be supported. An attractive building that fits in with the surrounding area and does not negatively impact our neighbourhood is all that we have ever asked for.

We respectfully request that the Committee of Adjustment either refuse Minor Variance application A-70/18 or defer this application to allow the developer to meet with representatives of the Mayfield Park Community Association to create a development that will be a gateway to the City that everyone will be proud of.

Yours truly,

Regards

Kate MacDonald

President Mayfield Park

Community Association and

89 Stone Rd East, Guelph

To: City of Guelph Committee of Adjustment

From: McElderry Residents' Community Group (MRCI)

Re: 716 Gordon Street, Minor Variance Application S-70/18

Residents of the McElderry Community are concerned about the variances the developer is requesting for the buildings to be constructed at 716 Gordon Street.

As residents who value the health and stability of all our local neighbourhoods, we are increasingly concerned about developers who consistently seek variances from the bylaws that are in place to protect our quality of life. New development proposals routinely seek to increase height and density, reduce amenity space and landscaping, narrow the parking options and add to the allowable floor space index. These requests to avoid the bylaw requirements never end. They make a mockery of the City of Guelph's own plan for ordered and compatible development.

In this particular case, an OMB decision determined the shape and scope of the project that would be built at Stone & Gordon over the objections of residents who will be severely impacted by this very large complex. That decision allowed many deviations from the Official Plan and Bylaws. Now we have the developer coming to COA asking for further exemptions from the plan that was approved for 716 Gordon Street.

There is no valid reason for COA to approve this application. The developer already has an approved plan to work with. To allow additional variances increases the risks associated with intensive development: loss of green space; traffic, parking, noise enforcement issues; incompatibility with long-standing neighbourhoods, just to name a few.

MRCI respectfully requests that you refuse MV application A-70/18. Developers should adhere to applicable bylaws in the same way that ordinary citizens are required to.

Regards

Linda Davis/McElderry Residents Community

City of Guelph
1 Carden Street
Guelph ON
N1H 3A1

RECEIVED
September 2018
SEP 07 2018

SEP 06 2018
11:57 AM
CITY CLERK'S OFFICE
City of Guelph
Service Guelph

Dear Committee of Adjustment:

Re: 716 Gordon Street, Minor Variance Application A-70/18

I am a resident of the Mayfield Park Community Association area. I wish to advise the committee that I am **strongly opposed** to these minor variance application requests, which further add to the overdevelopment proposed for 716 Gordon Street. Our neighbourhood has already had to fight the developer at an OMB hearing and we are prepared to fight them again at LPAT if necessary. **It is our hope that these minor variance applications will not be supported by staff and will not be approved by the Committee of Adjustment.**

The Mayfield Park Community Association would rather see one building with a maximum building height of 6 storeys on this property consistent with the Delta and OMAFRA buildings located at the intersection of Gordon Street and Stone Road. We are willing to work with the developer to achieve this building form with any appropriate minor variances required if the Committee of Adjustment is willing to **defer the application to allow this discussion with the neighbourhood to occur.** The previous OMB decision from 2013 created a zoning by-law that doesn't have the support of the neighbourhood, or apparently the developer, since they are applying to change it.

The 11 and 9 storey buildings proposed with 263 apartment units for student housing will contain approximately 1,021 bedrooms. The developer is proposing **276 parking spaces for 1,315 students, their visitors, employees of the student residence plus employees and customers of the commercial unit.** The traffic, parking, lack of amenity space, incompatibility with the abutting single detached homes, noise, shadow, lack of privacy, tree removal impacts on our neighbourhood are simply not acceptable.

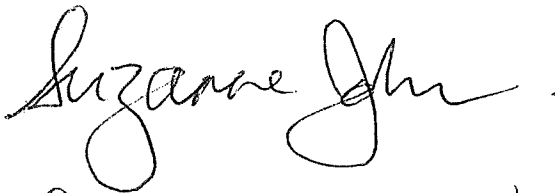
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context of the many zoning variances already granted by the OMB for this property related to use, building height, density, tower separation, parking, floor space index and angular plane, among others. The proposed minor variances will create even more negative impacts to our neighbourhood.

The Mayfield Park Community Association has always taken the position that a reasonable and compatible development with a maximum building height of 6 storeys could be supported. An attractive building that fits in with the surrounding area and does not negatively impact our neighbourhood is all that we are asking for.

We respectfully request that the Committee of Adjustment either refuse Minor Variance application A-70/18 or defer this application to allow the developer to meet with representatives of the Mayfield Park Community Association to create a development that will be a gateway to the City that everyone will be proud of.

Yours truly,



SUZANNE JOHNSON

12 EVERGREEN DR.

BUELPH, ON

Trista Di Lullo

From: Lina Starr
Sent: Thursday, September 6, 2018 8:14 PM
To: Committee of Adjustment
Subject: 716 Gordon Street, Guelph

City of Guelph
1 Carden Street
Guelph ON
NIH 3A1

September 2018

Dear Committee of Adjustment:

Re: 716 Gordon Street, Minor Variance Application A-70/18

I am a concerned resident of the Mayfield Park Community Association area. I wish to advise the committee that I am **strongly opposed** to these minor variance application requests, which further add to the overdevelopment proposed for 716 Gordon Street. Our neighbourhood has already had to fight the developer at an OMB hearing and we are prepared to fight them again at LPAT if necessary. **It is our hope that these minor variance applications will not be supported by staff and will not be approved by the Committee of Adjustment.**

The Mayfield Park Community Association would rather see one building with a maximum building height of 6 storeys on this property consistent with the Delta and OMAFRA buildings located at the intersection of Gordon Street and Stone Road. We are willing to work with the developer to achieve this building form with any appropriate minor variances required if the Committee of Adjustment is willing to **defer the application to allow this discussion with the neighbourhood to occur**. The previous OMB decision from 2013 created a zoning by-law that doesn't have the support of the neighbourhood, or apparently the developer, since they are applying to change it.

The 11 and 9 storey buildings proposed with 263 apartment units for student housing will contain approximately 1,021 bedrooms. The developer is proposing **276 parking spaces for 1,315 students, their visitors, employees of the student residence plus employees and customers of the commercial unit**. The traffic, parking, lack of amenity space, incompatibility with the abutting single detached homes, noise, shadow, lack of privacy, tree removal impacts on our neighbourhood are simply not acceptable.

We are aware that minor variances are required to meet four tests. It is our position that the proposed minor variances do not meet the general intent of the Official Plan and Zoning By-law, do not create a desirable development for the area and are not minor. The impact of the proposed minor variances must be considered in

the context of the many zoning variances already granted by the OMB for this property related to use, building height, density, tower separation, parking, floor space index and angular plane, among others. The proposed minor variances will create even more negative impacts to our neighbourhood.

The Mayfield Park Community Association has always taken the position that a reasonable and compatible development with a maximum building height of 6 storeys could be supported. An attractive building that fits in with the surrounding area and does not negatively impact our neighbourhood is all that we are asking for.

We respectfully request that the Committee of Adjustment either refuse Minor Variance application A-70/18 or defer this application to allow the developer to meet with representatives of the Mayfield Park Community Association to create a development that will be a gateway to the City that everyone will be proud of.

Yours truly,

Lina Starr
4 Mayfield Ave.,

Guelph, Ontario.

Trista Di Lullo

From: WAYNE TAYLOR
Sent: Friday, September 7, 2018 8:52 AM
To: Committee of Adjustment
Subject: 716 Gordon st. Minor Variance Application A-70/18

To Committee of Adjustment

Re 716 Gordon St. Minor Variance Application A-70/18

We wish to submit our opposition to the various adjustment requests regarding development at 716 Gordon St.

We feel that the height of the buildings, the number of buildings and the ensuing population density is not appropriate for the lot size.

We feel that the number cars from the parking spaces (276) would create traffic chaos at the Stone Road, Gordon Street intersection which is already extremely busy. Would the proposed building have traffic outlets on both Gordon Street and Stone Road and how far would they be from the actual intersection?

We hope that you will delay the approval of these adjustments until further consideration can be given to these points.

Wayne and Carol Taylor
8 -- 784 Gordon St
Guelph, Ontario