

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, April 14, 2016 – 4:00 p.m.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the hearing. Please note that this hearing will be audio recorded.

PUBLIC HEARING FOR APPLICATIONS UNDER SECTIONS 45, 50, AND 53 OF THE PLANNING ACT

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

APPROVAL OF MINUTES - March 24, 2016 Hearing Minutes

REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

CURRENT APPLICATIONS

- a) **A-27/16** Owner: 2414660 Ontario Limited
 Agent: Michael Fry, D. G. Biddle & Associates Limited
 Request: Off-street parking variance
 Location: 146 Speedvale Avenue West

- b) **B-14/16** Owner: Beneditto Di Renzo & Mario Di Renzo
 Agent: Sergio Manera, McElderry & Morris
 Request: Consent for public utility easement
 Location: 237 Janefield Avenue

- c) **A-28/16** Owner: Fabpiovesan Holdings Inc.
 Agent: Joe Lakatos, A. J. Lakatos Planning Consultant
 Request: Permit enlargement/extension of existing legal
 non-conforming semi-detached dwelling
 Location: 53 College Avenue West

OTHER BUSINESS

ADJOURNMENT – next regular hearing May 12, 2016

To be notified of any of the decisions of the City of Guelph Committee of Adjustment, you must submit a "Request for Written Decision" form.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 146 Speedvale Avenue West

PROPOSAL: The applicant is proposing to construct an eight-pump gas bar that will include a 225 square metre convenience store and 256 square metres of office space.

BY-LAW

REQUIREMENTS: The property is located in the Special Neighbourhood Shopping (NC-2) Zone. A variance from Section 4.13.4.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires one (1) parking space per 16.5 square metres of gross floor area for the convenience store and one (1) parking space per 33 square metres for the office space [a total of 22 spaces for the gas bar, convenience store and office space].

REQUEST:

The applicant is seeking relief from the By-law requirements to permit fourteen (14) off-street parking spaces for the proposed gas bar, convenience store and office space.

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

DATE: Thursday, April 14, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-27/16

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **April 7, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

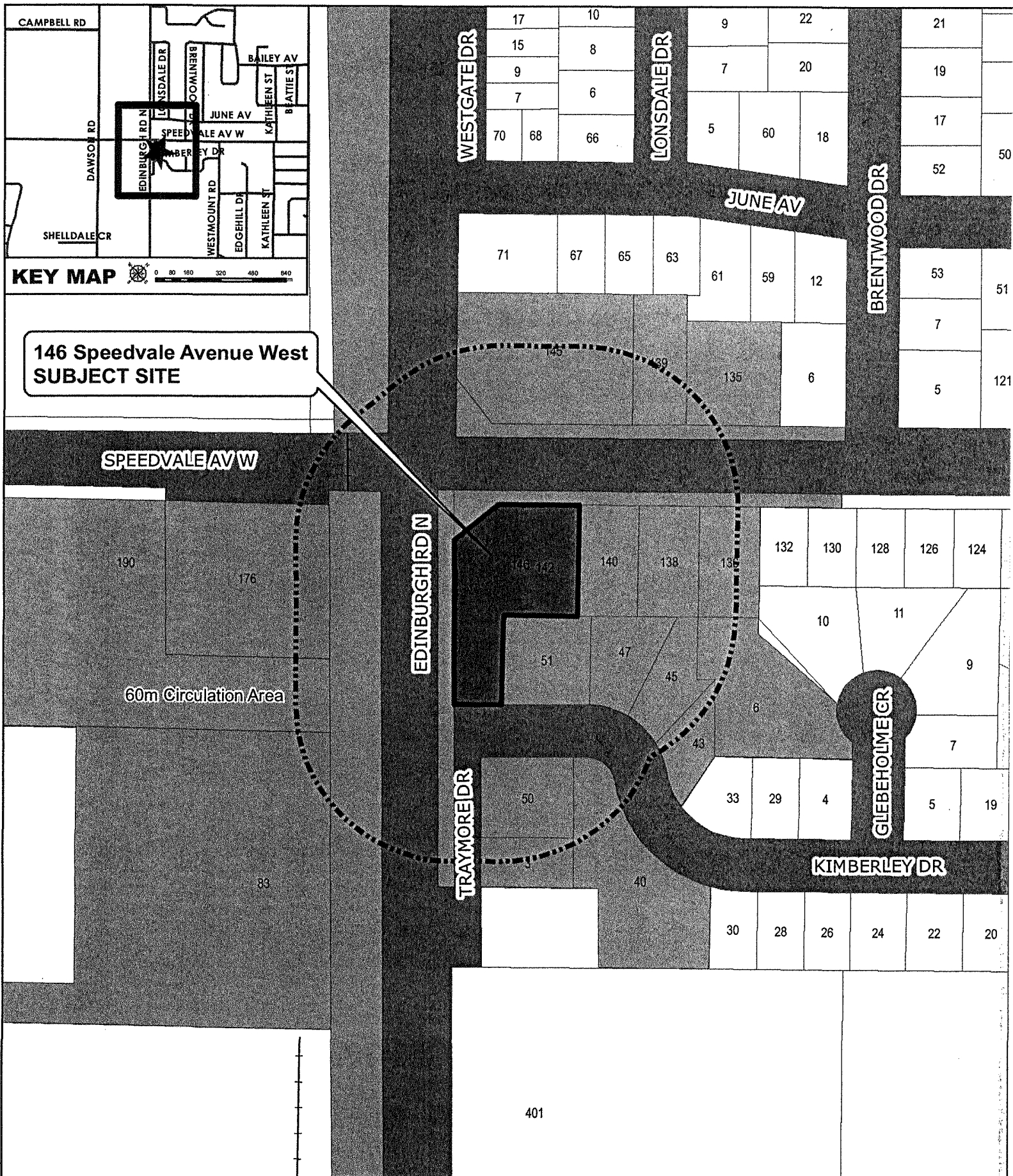
ADDITIONAL INFORMATION

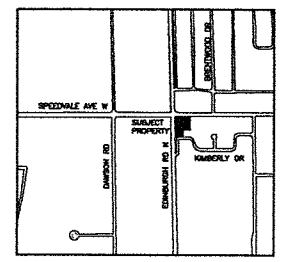
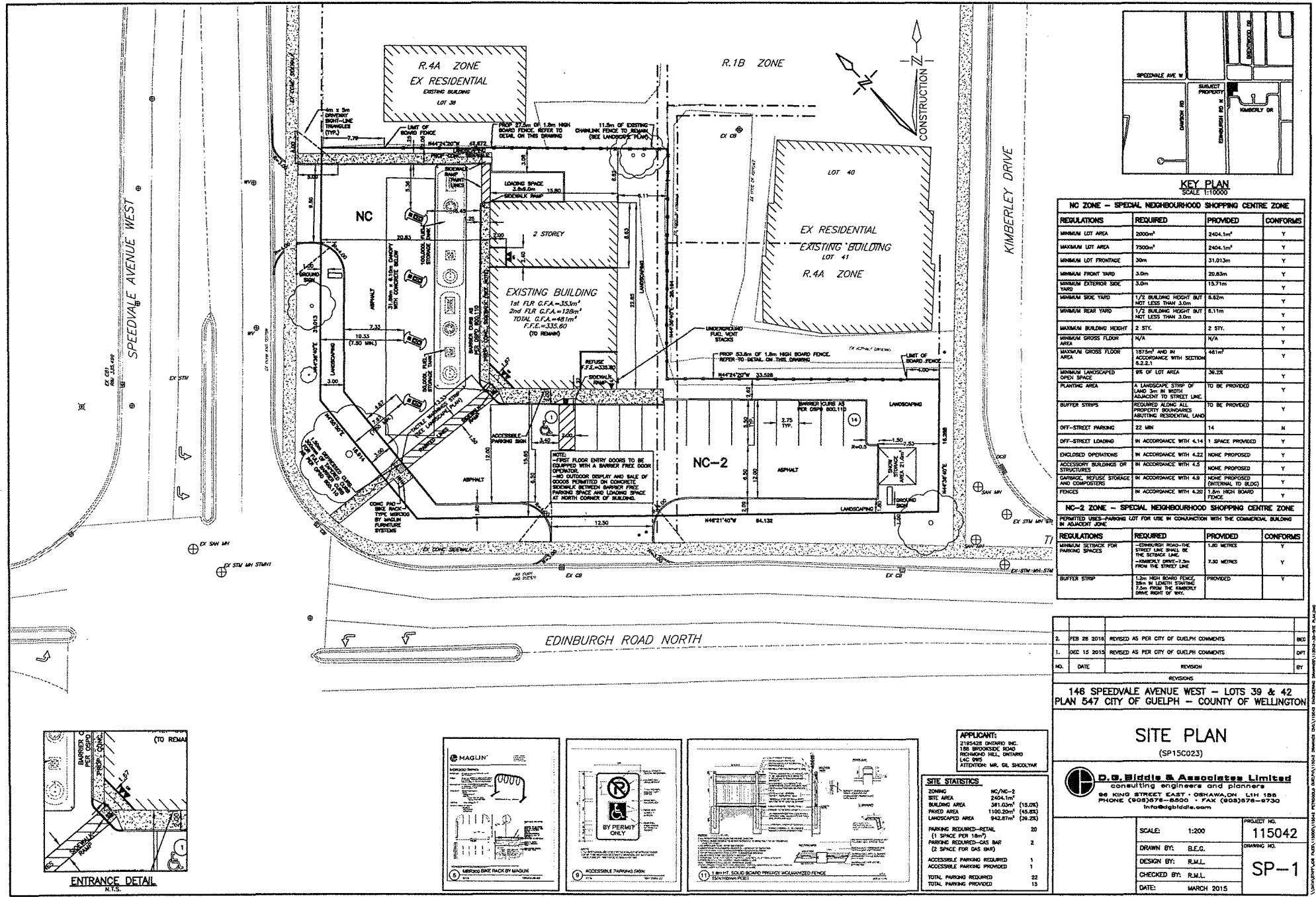
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours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

NOTICE OF THE DECISION

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

Dated this 23 day of March, 2016.





KEY PLAN
SCALE 1:10000

NC ZONE - SPECIAL NEIGHBOURHOOD SHOPPING CENTRE ZONE			
REGULATIONS	REQUIRED	PROVIDED	CONFORMS
MINIMUM LOT AREA	2000m²	2404.1m²	Y
MAXIMUM LOT AREA	7500m²	2404.1m²	Y
MINIMUM LOT FRONTAGE	30m	31.013m	Y
MINIMUM FRONT YARD	3.0m	20.63m	Y
MINIMUM EXTERIOR SIDE YARD	3.0m	15.71m	Y
MINIMUM SIDE YARD	1/2 BUILDING HEIGHT BUT NOT LESS THAN 3.0m	8.52m	Y
MINIMUM REAR YARD	1/2 BUILDING HEIGHT BUT NOT LESS THAN 3.0m	6.11m	Y
MAXIMUM BUILDING HEIGHT	2 STY.	2 STY.	Y
MINIMUM GROSS FLOOR AREA	N/A	N/A	Y
MAXIMUM GROSS FLOOR AREA	1875m² AND IN ACCORDANCE WITH SECTION 5.2.1.1	481m²	Y
MINIMUM LANDSCAPED OPEN SPACE	5% OF LOT AREA	36.32%	Y
PLANTING AREA	4 LANDSCAPE STRIP OF LAND 3m IN WIDTH ADJACENT TO STREET LINE	TO BE PROVIDED	Y
BUFFER STRIPS	REQUIRED ALONG ALL PROPERTY BOUNDARIES ADJUTING RESIDENTIAL LAND	TO BE PROVIDED	Y
OFF-STREET PARKING	22 MIN	14	N
OFF-STREET LOADING	IN ACCORDANCE WITH 4.14	1 SPACE PROVIDED	Y
ENCLOSED OPERATIONS	IN ACCORDANCE WITH 4.22	NONE PROPOSED	Y
ACCESSORY BUILDINGS OR STRUCTURES	IN ACCORDANCE WITH 4.5	NONE PROPOSED	Y
GARBAGE, REFUSE STORAGE AND COMPOSTERS	IN ACCORDANCE WITH 4.9	NONE PROPOSED (INTERNAL TO BLDG)	Y
FENCES	IN ACCORDANCE WITH 4.30	1.8m TYPICAL BOARD FENCE	Y

NC-2 ZONE - SPECIAL NEIGHBOURHOOD SHOPPING CENTRE ZONE			
REGULATIONS	REQUIRED	PROVIDED	CONFORMS
MINIMUM SETBACK FOR PARKING SPACES	1.80 METRES	1.80 METRES	Y
BUFFER STRIP	1.2m HIGH BOARD FENCE, 2.5m IN LENGTH STARTING 7.5m FROM THE KIMBERLY DRIVE RIGHT OF WAY.	PROVIDED	Y

NO.	DATE	REVISION	BY
2.	FEB 28 2014	REVISED AS PER CITY OF GUELPH COMMENTS	BD
1.	DEC 15 2013	REVISED AS PER CITY OF GUELPH COMMENTS	DPT

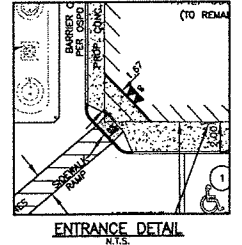
146 SPEEDVALE AVENUE WEST - LOTS 39 & 42
PLAN 547 CITY OF GUELPH - COUNTY OF WELLINGTON

SITE PLAN
(SP15C023)

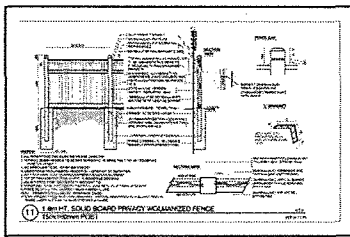
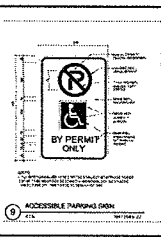
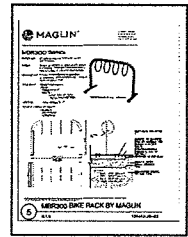
D.B. Biddle & Associates Limited
consulting engineers and planners
90 KING STREET EAST, ONTARIO, L1H 1B8
PHONE (905) 978-8500 • FAX (905) 978-8730
info@dbbiddle.com

SCALE: 1:200	PROJECT NO. 115042
DRAWN BY: B.C.G.	DRAWING NO.
DESIGN BY: R.M.L.	
CHECKED BY: R.M.L.	
DATE: MARCH 2015	

SP-1



ENTRANCE DETAIL
N.T.S.



APPLICANT: 2185428 ONTARIO INC. 188 BROOKSIDE ROAD RICHMOND HILL, ONTARIO L4C 9W5 ATTENTION: MR. G.L. SHOCKLYAR	
SITE STATISTICS	
ZONING	NC/NC-2
SITE AREA	2404.1m² (15.0%)
BUILDING AREA	381.03m² (15.8%)
PAVED AREA	1100.20m² (45.8%)
LANDSCAPED AREA	942.87m² (39.2%)
PARKING REQUIRED - RETAIL (1 SPACE PER 18m²)	20
PARKING REQUIRED - GAS BAR (2 SPACE FOR GAS BAR)	2
ACCESSIBLE PARKING REQUIRED	1
ACCESSIBLE PARKING PROVIDED	1
TOTAL PARKING REQUIRED	22
TOTAL PARKING PROVIDED	15

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Consent [Easement] has been filed with the Committee of Adjustment.

LOCATION: 237 Janefield Avenue

PROPOSAL: The applicant is requesting an easement, as shown as Part 4 on the attached drawing (Plan 61R-2930), in favour of the abutting property (601 Scottsdale Drive). Consent for an easement was previously granted in 1976 and 1999 (File B-39/99).

In 1976, consent was granted for an easement for storm sewage, sanitary sewage, water and other public utilities, in favour of the tenant of 601 Scottsdale Drive.

In 1999, consent was granted for an easement for storm sewage and sanitary sewage, but did not include water and other public utilities, in favour of the owner of 601 Scottsdale Drive.

The applicant now wishes to grant the easement in favour of the owner of 601 Scottsdale Drive to include not only storm and sanitary sewers, but also water and other public utilities.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Apartment (R.4A-1) and Specialized Service Commercial (SC.1-14) Zones.

REQUEST: The applicant is requesting a 752.85 square metre easement to provide for storm sewage, sanitary sewage, water and other public utilities in favour of the owner of the abutting property, 601 Scottsdale Drive.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 53 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: **Thursday, April 14, 2016**

TIME: **4:00 p.m.**

LOCATION: **Council Chambers, City Hall, 1 Carden Street,**

APPLICATION NUMBER: **B-14/16**

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **April 7, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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ADDITIONAL INFORMATION

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If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

Inda D'Amico

Secretary-Treasurer, Committee of Adjustment

Dated this 23 day of March, 2016.



60m Circulation Area

60

SCOTTSDALE DR

STONE RD W



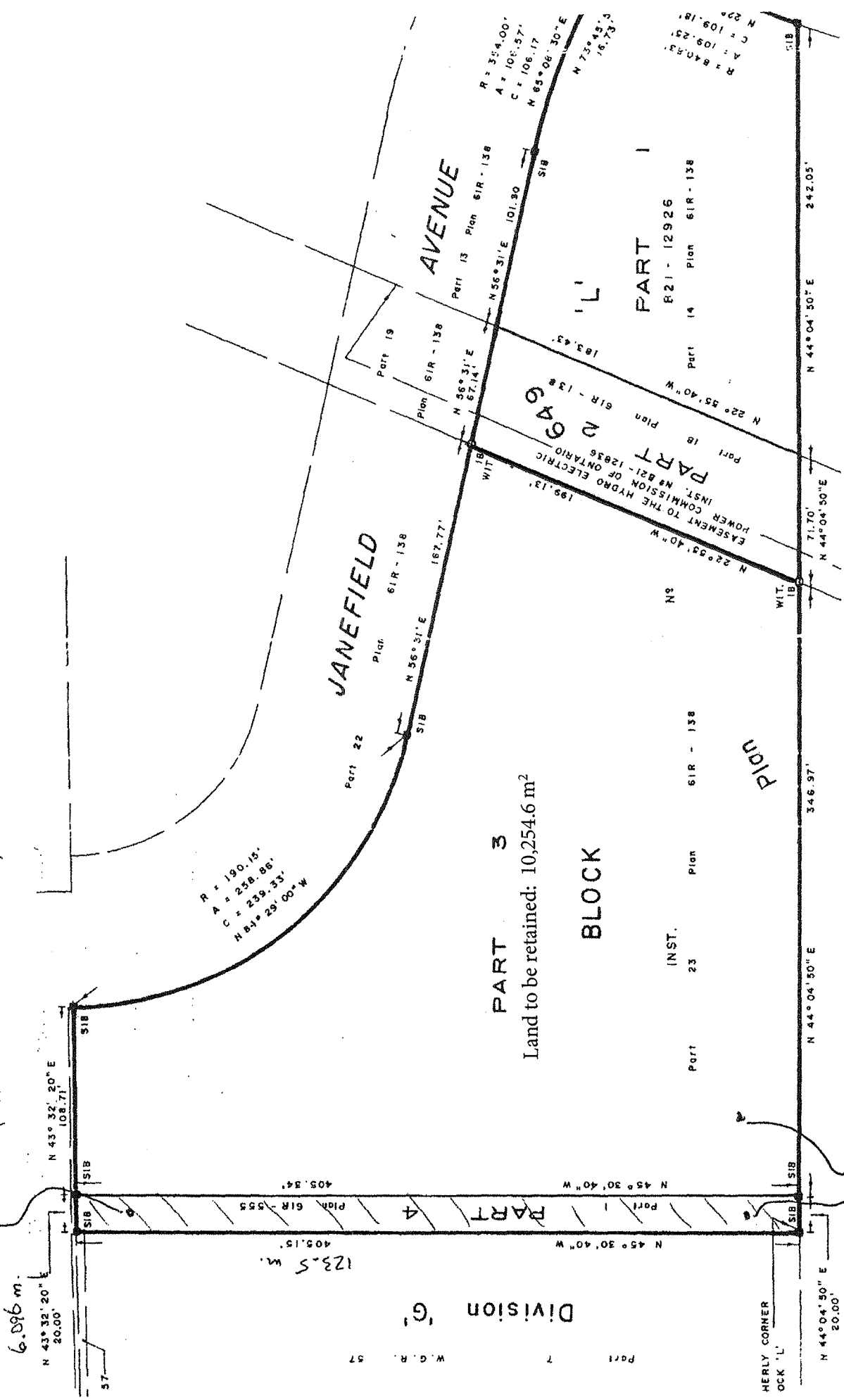
60m CIRCULATION AREA
237 Janefield Avenue
File No.: B-14/16



Produced by the City of Guelph
Committee of Adjustment
February 2016

EXTRACT FROM 61R-2930

Part 4 - easement to be conveyed
(752.856 m² area)



Parts 3 + 4 owned by Applicants
(11,007.45 m² area)

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Permission to Change or Extend a Legal Non-Conforming Use has been filed with the Committee of Adjustment.

LOCATION: 53 College Avenue West

PROPOSAL: The applicant is proposing to construct a 59.75 square metre addition to the rear of the existing semi-detached dwelling, as well modifying the roof to increase the height of the second floor.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone.

Permission to enlarge/extend a legal non-conforming use is being requested. The property is occupied by a semi-detached dwelling which is considered to be a legal non-conforming use in the R.1B zone. Any additions or changes to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment.

REQUEST:

The applicant is requesting permission to enlarge/extend the legal non-conforming use to permit the proposed addition and roof modifications to the existing semi-detached dwelling.

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DATE: Thursday, April 14, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-28/16

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NOTICE OF THE DECISION

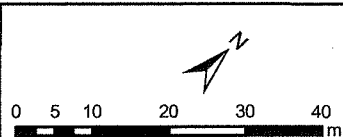
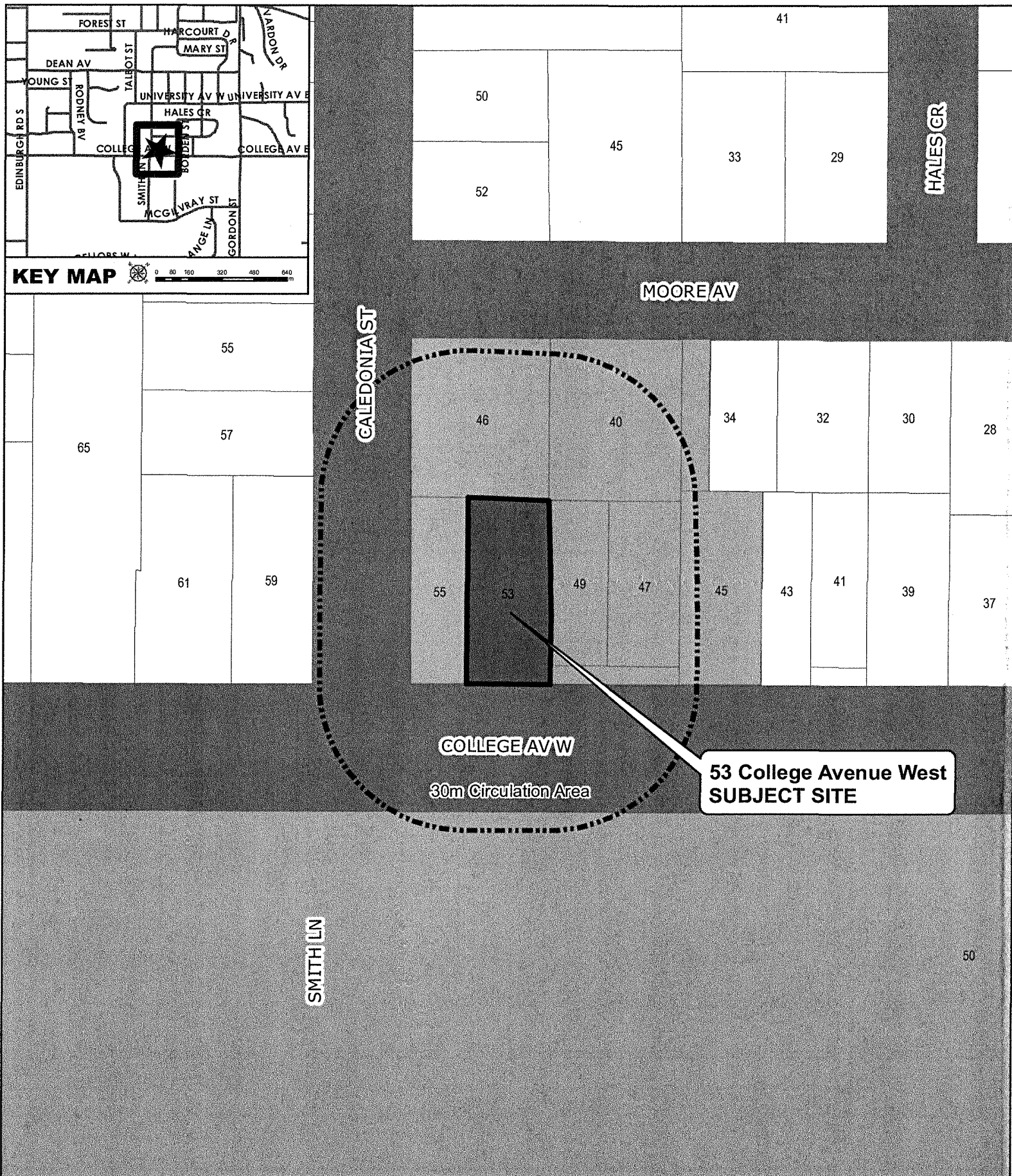
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Trista Di Lullo

Trista Di Lullo, ACST(A)

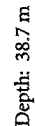
Secretary-Treasurer, Committee of Adjustment

Dated this 23 day of March, 2016.



30m CIRCULATION AREA
53 College Avenue West
File No.: A-28/16

CITY OF Guelph
Making a Difference



Depth: 38.7 m

Frontage: 17.06 m

COLLEGE AVENUE

SITE PLAN

51-53 COLLEGE AVENUE, GUELPH ON

PREPARED BY: A.J. LAKATOS LAND USE PLANNING AND DESIGN

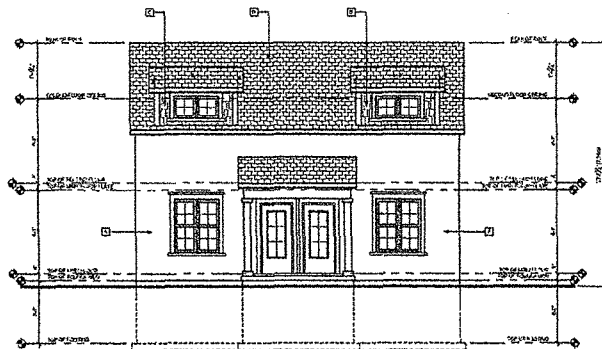
SCALE:

MARCH 2015

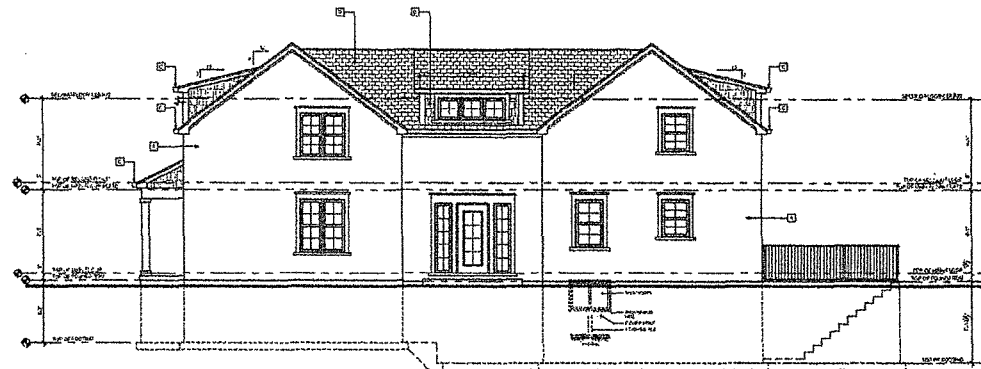
SITE DATA	
ZONE:	R1-1
LOT AREA:	643.00
EXISTING DWELLING:	96.30
PROPOSED ADDITION:	59.75
COVERAGE:	24.22
FRONT SETBACK (EXIST.):	4.16
REAR SETBACK:	18.82
EAST. SIDE SETBACK (EAST):	4.60
WEST. SIDE SETBACK (WEST):	3.01
PROPOSED. SIDE SETBACK (EAST):	4.60
PROPOSED. SIDE SETBACK (WEST):	3.02
STORIES:	2
BUILDING HEIGHT:	7.14
PARKING SPACES:	

NAME OF PRACTICE		LOCATION OF PRACTICE									
		1000									

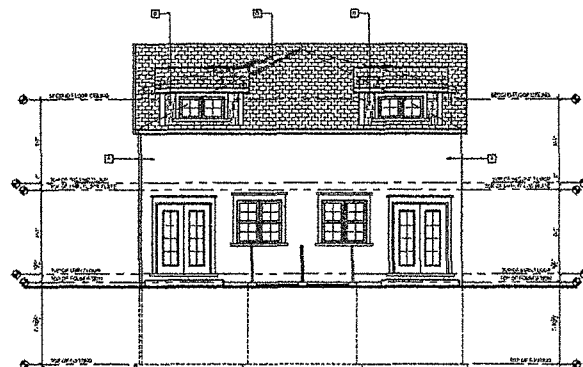
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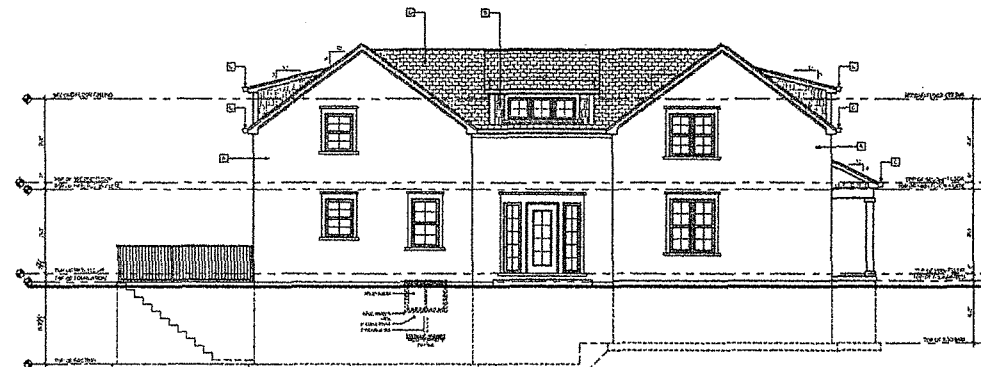
FRONT ELEVATION
SCALE $\frac{3}{16}" = 1' - 0"$



RIGHT SIDE ELEVATION
SCALE $\frac{3}{16}" = 1' - 0"$



REAR ELEVATION
SCALE $\frac{3}{16}" = 1' - 0"$



LEFT SIDE ELEVATION
SCALE $\frac{3}{16}" = 1' - 0"$

EXTERIOR FINISH INDEX	
1	STUCCO FINISH
2	CEDAR SHINGLE
3	6" SPREAD ALUM. BAUTEROUNG DWP WITH PRE-FIN. ALUM. PRESS. COAT PRE-FIN. ALUM. DOWNPOUT
4	ASPHALT SHINGLES

PROJECT NORTH	TRUE NORTH

NO.	REVISION	DATE

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE TO BE OBSERVED TO FACE.
2. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN FOR THE DESIGN OF THE PROJECT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN FOR THE DESIGN OF THE PROJECT.
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SCALE

LEONARD ANGELICI	42381
NAME	DATE
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	42182
NAME	DATE
01/29/2016	
DATE	SIGNATURE

Len Angelici Design
75 GLEN CASTLE DRIVE
HAMILTON, ON L8K 5Z6
1-905-328-1873
info@lenangelicdesign.ca

PROJECT
PROPOSED RENOVATION
51-53 COLLEGE AVE, GUELPH, ON

SHEET TITLE
ELEVATIONS

DRAWN BY	L. ANGELICI
DATE	01/29/2016
SCALE	$\frac{3}{16}" = 1' - 0"$
PROJECT NO.	2015-101

A1