

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, June 28, 2018 – 4:00 p.m.

Please turn off or place on non-audible all electronic devices during the hearing. Please note that this hearing will be audio recorded.

SPECIAL 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 REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

CURRENT APPLICATIONS

- | | | |
|-------------------|-----------|-----------------------------------|
| a) A-50/18 | Owner: | 2389500 Ontario Inc. |
| | Agent: | N/A |
| | Request: | Variance to permit medical clinic |
| | Location: | 54 Cardigan Street |

OTHER BUSINESS

ADJOURNMENT – next regular hearing July 12, 2018

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: 54 Cardigan Street

PROPOSAL: The applicant is proposing to establish a medical clinic in the existing 525 square metre building on the subject property.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Industrial (B.4-15) Zone of Zoning By-law (1995)-14864, as amended, and the Downtown 2 (D.2) Zone of [Downtown] Zoning By-law (2017)-20187. A variance from Section 7.3.4.15.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits wicker and garden centre/offices as the only permitted uses on the subject property.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a medical clinic as an additional permitted use on the subject property.

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, June 28, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-50/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **June 21, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

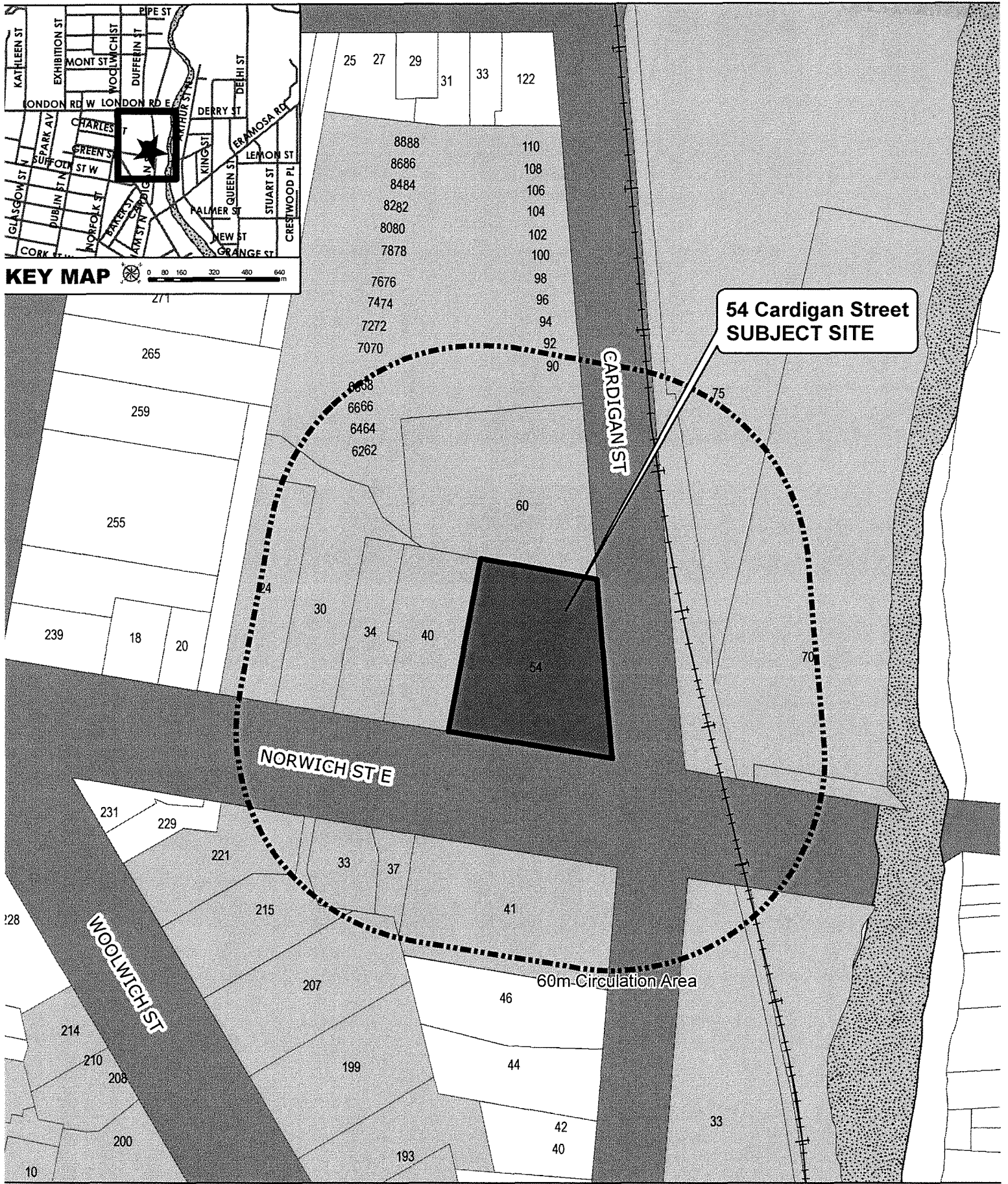
ADDITIONAL INFORMATION

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

NOTICE OF THE DECISION

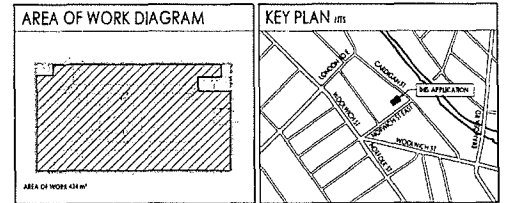
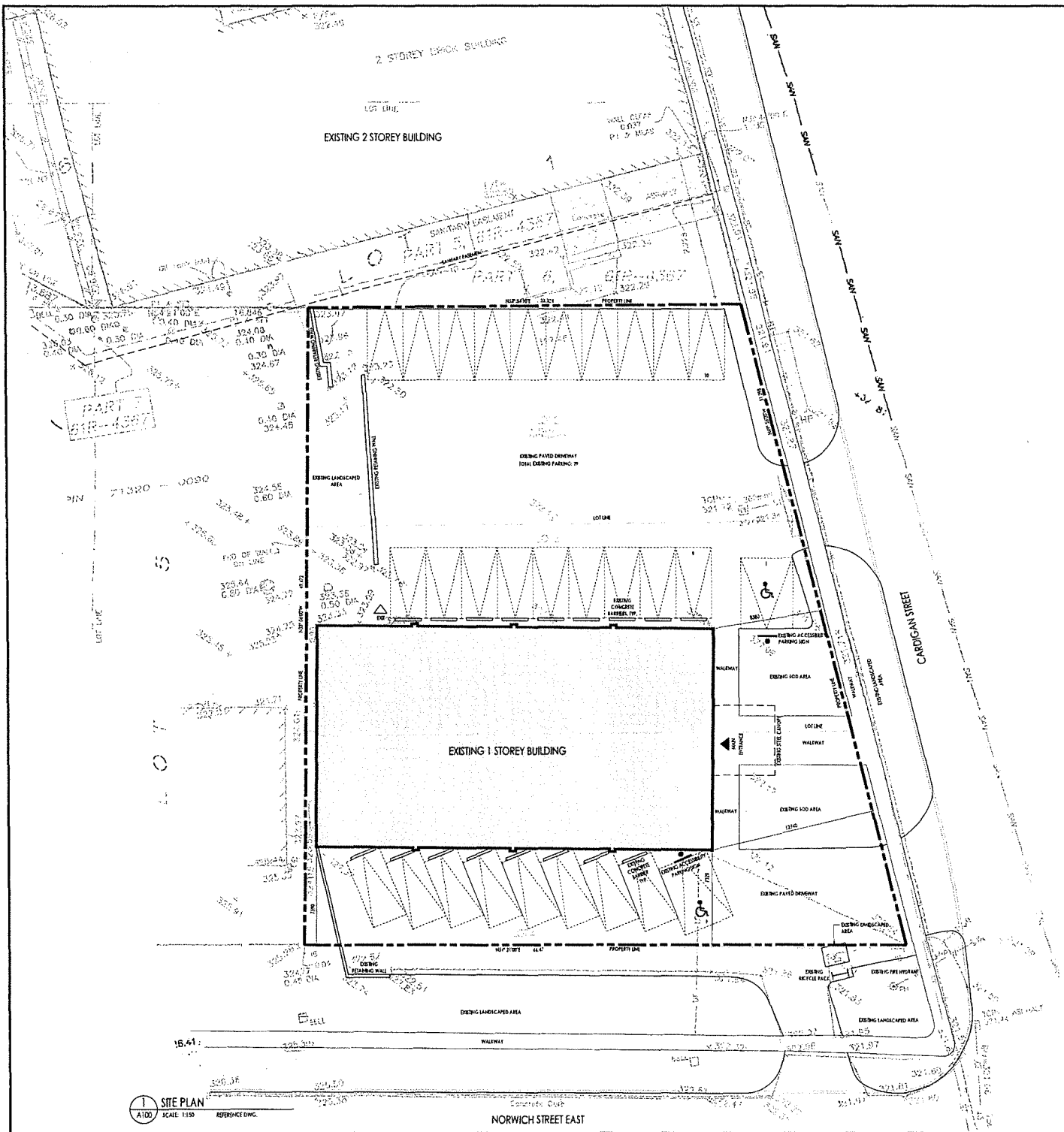
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Dated this 8th day of June, 2018.



60m CIRCULATION AREA
54 Cardigan Street
File No.: A-50/18

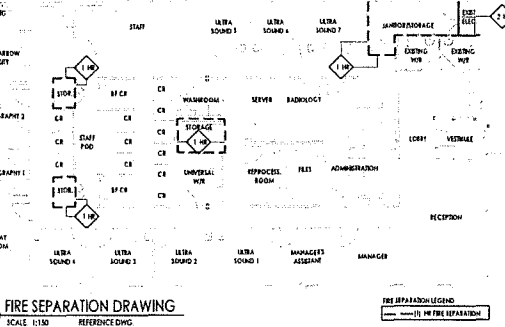




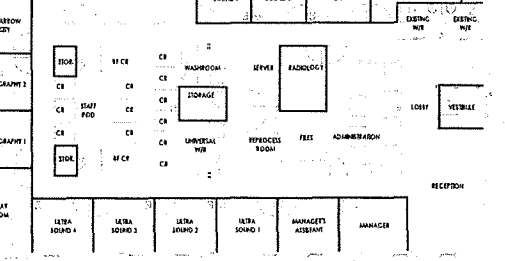
Name of Practice:	Name of Project:	Location:
834 Brachy Architects Inc. 330 Wellington Street West, Suite 2911 Toronto, ON M5V 1C1	CARDIGAN STREET MEDICAL IMAGING	EGLINTON, ONTARIO

ITEM	Ontario 2012 Building Code Data Matrix Part 3 & 9		OBC Reference			
	Part 3	Part 9	Table	Table	Table	Table
1. Project Description:	Change of Use		1.3.2.4	1.3.2.4	1.3.2.4	1.3.2.4
2. Allow Occupancy:	Group 'D' Business and Personal Services (Retail - Clerk)		1.3.2.1 (1)		1.3.2.1	
3. Building Area (m²):	Existing: 123 m²	New: 123 m²	1.1.3.2.1	1.1.3.2.1	1.1.3.2.1	1.1.3.2.1
4. Cost Area (m²):	Existing: 123 m²	New: 123 m²	1.1.3.2.1	1.1.3.2.1	1.1.3.2.1	1.1.3.2.1
5. Number of Storeys:	1 (Above Grade)	2 (Above Grade)	1.1.3.2.1 & 3.3.1.1	1.1.3.2.1 & 3.3.1.1	1.1.3.2.1 & 3.3.1.1	1.1.3.2.1 & 3.3.1.1
6. Number of Unprotected Exit Routes:	2 (Existing)	2 (New)	3.2.3.1 & 3.2.3.2	3.2.3.1 & 3.2.3.2	3.2.3.1 & 3.2.3.2	3.2.3.1 & 3.2.3.2
7. Building Classification:	Group 'D' Business and Personal Services (Retail - Clerk)		3.2.3.1		3.2.3.1	
8. Vertical Escape Proposed:	Existing Building		3.2.3.1		3.2.3.1	
9. Staircase Material:	Selected concrete		3.2.3.1		3.2.3.1	
10. Fire Alarm System:	Not required		9.00.2		9.00.2	
11. Water Supply (Supply is Adequate):	Yes		2.2.1.1		2.2.1.1	
12. High-Rising Building:	No		2.2.1.1		2.2.1.1	
13. Construction Provisions:	Combustible permitted	Noncombustible required	3.2.3.1		3.2.3.1	
14. Hazardous Areas (m²):	None		3.2.3.1 (3.2.3.1)		3.2.3.1	
15. Occupant Load based on:	Design of building		3.1.1.7		3.1.1.7	
16. Repetitive Design:	No		3.8		3.8	
17. Hazardous Substances:	No		3.3.1.2 & 3.3.1.17		3.3.1.2 & 3.3.1.17	

4 OBC MATRIX
A100 SCALE 1:100 REFERENCE DWG.



3 FIRE SEPARATION DRAWING
A100 SCALE 1:150 REFERENCE DWG.



2 GWB HEIGHT SCHEDULE
A100 SCALE 1:150 REFERENCE DWG.

WE warrant that the drawings and specifications are a true and correct representation of the project as approved by the City of Toronto. We warrant that the drawings and specifications are a true and correct representation of the project as approved by the City of Toronto. We warrant that the drawings and specifications are a true and correct representation of the project as approved by the City of Toronto.

DATE: NOV 15, 2017
DRAWN BY: MHA/K
REVIEWED BY: AB
PROJECT NO.: 17.18
DATE: May 31, 2018
SCALE: A100

ICBC ARCHITECTS
117 Wellington St. W., Suite 2911, Toronto, Ontario, M5V 1C1
1-416-593-8888

ONTARIO ASSOCIATION OF ARCHITECTS
6471

CARDIGAN STREET MEDICAL IMAGING
EGLINTON, ONTARIO

Drawing Title: SITE PLAN

Date: NOV 15, 2017
Scale: AS NOTED
Project No.: 17.18
Plot Date: May 31, 2018

Drawn By: MHA/K
Reviewed By: AB
Drawing No.: A100