

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-88/19
Location: 24 Carroll Crescent
Hearing Date: October 10, 2019
Owner: Estate of Natalina Carere, Aldo Carere
Agent: N/A
Official Plan Designation: Low Density Residential
Zoning: Specialized Residential Single Detached Zone (R.1C-10)

Request: The applicant is seeking relief from the By-Law requirements to permit an accessory apartment size of 118.02 square metres, or 41.11 percent of the total floor area of the dwelling.

Please note that the request section on the Public Notice indicated a maximum floor area of 110 square metres. The applicant is requesting a maximum floor area of 118.02 square metres as indicated in the proposal section of the Public Notice.

By-Law Requirements: The By-Law requires that the accessory apartment shall not exceed 45 percent of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser.

Staff Recommendation

Approval

Recommended Conditions

None

Comments:

Planning Services

The subject property is designated "Low Density Residential" in the City's Official Plan. The "Low Density Residential" land use designation permits a range of housing types including single detached residential dwellings with accessory apartments. The requested variance meets the general intent and purpose of the Official Plan.

The subject property is zoned "Specialized Residential Single Detached" (R.1C-10), according to the Zoning By-law (1995)-14864, as amended, which permits a single

detached dwelling. An accessory apartment is also a permitted use in the R.1C-10 zone, subject to meeting the requirements of Section 4.15.1 of the Zoning By-law. Section 4.15.1.5 requires that accessory apartments not exceed 45% of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser. The applicant is proposing to maintain the existing accessory apartment with an area of 118.02 square metres in the basement of the existing single detached dwelling. An accessory apartment of that size would occupy 41.11% of the total floor area of the single detached dwelling.

The general intent and purpose of the Zoning By-law in requiring a maximum floor area for an accessory unit is to ensure that the unit is clearly subordinate and accessory to the primary use (host unit in the single detached dwelling). This accessory apartment represents 41.11% of the total floor area of the dwelling (including the basement). Based on floor plans submitted by the applicant, the apartment contains two bedrooms, is interconnected to and is smaller than the host dwelling. Therefore, planning staff are of the opinion that the accessory apartment is subordinate to the host dwelling unit and maintains the general intent and purpose of the Zoning By-law.

The requested variance is considered desirable and minor in nature because the accessory dwelling unit is wholly contained within the dwelling and does not exceed 45% of the total floor area of the building.

The requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law, is considered desirable for the development of the land and is considered to be minor in nature.

Planning staff recommend approval of the application.

Engineering Services

Engineering has no concerns with request of seeking relief from the By-law requirements to permit an accessory apartment size of 118.02 square metres, or 41.11 percent of the total floor area of the dwelling.

We agree with recommendations made by Planning and Building staff.

Building Services

This property is located in the Specialized Residential Single Detached (R.1C-10) Zone. The applicant is proposing to maintain the existing accessory apartment with an area of 118.02 square metres or 41.11 percent of the total floor area of the dwelling. A variance from 4.15.1.5 of the Zoning By-law (1995)-14864, as amended, is being requested.

Building Services has no objection to this application. A building permit will be required, at which time requirements under the Ontario Building Code will be reviewed. Two Unit Registration will be required, at which time parking requirements for the accessory apartment will be assessed.

Comments from the Public

None

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A

519-822-1260 Extension 2524

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guelph.ca/cofa

Facsimile: 519-763-1269

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-89/19
Location: 63 Arnold Street
Hearing Date: October 10, 2019
Owner: Heather Margaret Lane
Agent: Paul Jackson, Birch Lane Builder
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 carport and the required off-street parking space to be located 2.4 metres from the front property line; and
- b) to permit a 0 metre front yard setback for the proposed covered porch.

By-Law Requirements: The By-Law requires:

- a) a minimum front yard setback of 6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7;
- b) that the minimum front yard or exterior side yard shall be 6 metres or the average of the setbacks of the adjacent properties, and where the off-street parking space is located within a garage or carport, the setback for the garage or carport shall be a minimum of 6 metres from the street line;
- c) that in a R.1, R.2 and R.3B 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; and
- d) that an open roofed porch not exceeding 1 storey in height has a minimum setback of 2 metres from the front lot line.

Staff Recommendation

Approval

Recommended Conditions

None

Comments:

Planning Services

The subject property is designated "Low Density Residential" in the City's Official Plan. The "Low Density Residential" land use designation permits a range of housing types including single detached residential dwellings. The requested variance meets 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 construct a carport on the right side of the existing dwelling and a covered porch on the front of the existing dwelling. Variances are required to permit the proposed carport to be setback 2.4 metres from the front property line, when the By-law requires the required parking space to be a minimum distance of 6 metres from the front property line and to the rear of the front wall of the main building. A variance is also required to permit the proposed covered porch to be setback 0 metres from the front property line, when the By-law requires a minimum setback of 2 metres.

The intent of the Zoning By-law in requiring the legal parking space to be located a minimum of 6 metres from the front property line and to the rear of the front wall of the main building is to ensure the streetscape is not dominated by cars and to ensure garages (if one exists) are not the prominent feature of houses. In this situation, the legal parking space is proposed to be located in a carport that is located slightly behind the front wall of the main building. This property is located in an older area of the city where it is common that dwellings do not meet the standard R.1B front yard setback of 6 metres. Furthermore, the proposed carport will replace a previously existing carport.

The intent of the Zoning By-law in requiring front yard setbacks is to ensure that there is adequate landscaped open space, to ensure street trees can be accommodated and to ensure dwellings are consistently setback along the street line. The existing dwelling represents an existing situation. The dwelling formerly had an enclosed front porch that encroached on City property. The applicant is proposing an open front porch that will not encroach on City property which is considered more desirable. The requested variances are considered to meet the general intent of the Zoning By-law.

The property is located within the built up area of the city where it is common that setbacks do not meet today's standards. The proposed carport and covered front porch are considered compatible with the existing streetscape.

In staff's opinion, the requested variance is considered to meet the general intent of the Official Plan and the Zoning By-law, is considered to be desirable for the appropriate development of the lands and is considered to be minor in nature.

It is recommended the Committee approve the variances.

Engineering Services

Engineering has no concerns with request of seeking relief from the By-law requirements to permit a carport and the required off-street parking space to be

located 2.4 metres from the front property line and to permit a 0-metre front yard setback for the proposed covered porch.

We agree with recommendations made by Planning and Building staff.

Building Services

The property is located in the Residential Single Detached (R.1B) Zone. The applicant is proposing to construct an attached carport onto the right side of the existing dwelling and a covered porch onto the front of the existing dwelling.

Variances from Table 5.1.2 Row 6, Section 5.1.2.7 i), Section 4.13.2.1 and Table 4.7 Row 3 of the Zoning By-law (1995)-14864, as amended, are being requested.

Building Services does not object to this application to permit a carport and the required off-street parking space to be located 2.4 metres from the front property line; and to permit a 0 metre front yard setback for the proposed covered porch.

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

Comments from the Public

None

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A

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Facsimile: 519-763-1269

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-90/19
Location: 425 Watson Parkway North
Hearing Date: October 10, 2019
Owner: Wesley Woods Ltd.
Agent: N/A
Official Plan Designation: High Density Residential
Zoning: High Density Residential Apartment Zone (R.4B)

Request: The applicant is seeking relief from the By-Law requirements to permit:

- a) a minimum common amenity area of 2384.55 square metres;
- b) an angular plane to the street of 51 degrees; and
- c) underground parking spaces to be a minimum of 2.75 metres by 5.5 metres in size.

By-Law Requirements: The By-Law requires:

- a) that the minimum common amenity area is 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 (a minimum of 2980 square metres of common amenity area is required based on 139 dwelling units);
- b) an angular plane applied to a street to be a maximum of 45 degrees; and
- c) that the minimum parking space dimensions be 3 metres by 6 metres within a garage or carport.

Staff Recommendation

Approval

Recommended Conditions

None

Comments:

Planning Services

The subject property is designated "High Density Residential" in the Official Plan. The predominant use of land within this designation is high density multiple unit residential buildings generally in the form of apartments. The minimum height requirement in this designation is 3 storeys and the maximum height permitted is 10 storeys. The minimum density required is 100 units per hectare and the maximum density permitted is 150 units per hectare. The requested variances are considered to conform to the general intent and purpose of the Official Plan as they will facilitate the development of a 9 storey apartment building, containing 139 dwellings units which is a permissible use within the "High Density Residential" land use designation.

The subject property is zoned "High Density Apartment" (R.4B) according to Zoning By-law (1995)-14864, as amended. The subject property is a Block on a registered plan, which was registered in April 2009. The applicant has submitted a site plan application to the City for a 9 storey apartment building. Three variances are required to facilitate the development of the proposed 9 storey apartment building.

The first variance requested is to permit a minimum common amenity area of 2,384.55 square metres, whereas Section 5.4.2.4.1 of the Zoning By-law requires a minimum common amenity area of 30 square metres per dwelling unit for each dwelling unit up to 20 units and 20 square metres per dwelling unit for each dwelling unit after 20 units (being a total of 2,980 square metres of common amenity area for 139 dwelling units). The purpose of common amenity areas is to provide comfortable, inclusive and safe spaces for residents. The location, size and design of common amenity areas for the proposed development is considered to be appropriate given the building type, unit mix, and quality of materials proposed in the amenity areas. The applicant has been working with staff to address staff comments received as part of the site plan application. The reduction in common amenity area is considered to meet the general intent and purpose of the Zoning By-law, is considered to be desirable for the appropriate development of the land and is considered to be minor in nature.

The second variance requested is to permit an angular plane to the street of 51 degrees, whereas Section 4.16.2 of the Zoning By-law permits a maximum angular plane applied to a street of 45 degrees. The maximum angular plane set out in the Zoning By-law ensures that the impacts of height, overlook and shadow are mitigated. The adjacent land uses are not expected to be impacted by this increased angular plane as the angular plane increase is to Watson Parkway North and the lands on the other side of Watson Parkway North are designated "Significant Natural Areas and Natural Areas" in the Official Plan and will therefore never be developed. Additionally, the 51 degrees angular plane is only required for architectural projections of the building.

The third variance requested is to permit the underground parking space dimensions to be a minimum of 2.75 by 5.5 metres in size, whereas Section 4.13.3.2.2 of the Zoning By-law requires that the minimum parking space

dimensions be 3 metres by 6 metres within a garage or carport. 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 additional required parking spaces to be provided underground. The Zoning By-law provides minimum dimensions for enclosed parking spaces in residential zones to ensure that most passenger vehicles can adequately fit in such spaces, and occupants can maneuver around the vehicles. The requested variance is considered to meet the general intent and purpose of the Zoning By-law, is considered desirable for the appropriate development of the land and is considered to be minor in nature.

The requested variances conform to the general intent and purpose of the Official Plan and Zoning By-law, are considered to be desirable for the appropriate development of the lands and are considered to be minor in nature. Staff therefore recommend approval of the variances.

Engineering Services

Engineering review is being conducted under the site plan application (SP18-003). Therefore, engineering has no concerns with the request of seeking relief from the By-law requirements to permit a minimum common amenity area of 2,384.55 square metres; an angular plane to the street of 51 degrees; and underground parking spaces to be a minimum of 2.75 metres by 5.5 metres in size.

We agree with recommendations made by Planning and Building staff.

Building Services

This property is located in the Residential (R.4B) High Density Apartment Zone. The applicant is proposing to construct 139 dwelling units in a 9 storey residential building plus 1 underground level.

Building Services has no objections to this application to permit a minimum common amenity area of 2,384.55 square metres, an angular plane to the street of 51 degrees and underground parking spaces to be a minimum of 2.75 metres by 5.5 metres in size.

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

No concerns.

Comments from the Public

Yes (See Attached)

Contact Information

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Committee of Adjustment

From: Pam Thompson
Sent: Wednesday, October 2, 2019 12:41 PM
To: Committee of Adjustment
Subject: Committee of Adjustment Application A-90/19

Follow Up Flag: Follow up
Flag Status: Flagged

We have several questions and concerns regarding the proposal at 425 Watson Pkwy North

Building Size

The building is entirely out of character for the surrounding area and will dominate the airspace. The current community is built up with 1 ½ -2 story homes.

This building is listed as a 9-storey building in the Notice. Is it not really 10 stories? Schedule A on Drawing SP-1.0, under building height, specifically states 10 storeys. There are 9 stories of living floors starting from the parking upper deck. There is also an Amenities floor below this that is at street/grade level and provides street level public access to the building. The parking is only underground because the area has been backfilled above original grade and held by a retaining wall. This retaining wall does not encompass the entire building (see plan).

The requested change in the angular view seems to be to accommodate 10 storeys being pushed as far forward to the street as possible in order to provide for parking in the rear of the building.

Traffic/Parking

139 units with 193 parking spots, any additional cars owned by tenants will put pressure on surrounding streets. Street parking is already at a premium on the surrounding streets. Parking is allowed on the West side of Watson Parkway but not over the winter period. Most people have a vehicle if not two per home. Since there is no amenities in the neighbourhood, people have vehicles.

Cars coming out of the building and turning left (southbound) will have to cross two lanes of northbound traffic to enter a single traffic lane southbound. Traffic on Watson can be heavy with transport trucks going to the abattoir/packing plant and other industries. Due to the entrance lane being single lane, both ways, and depending on the time of day, the possibility of congestion trying to leave could be unavoidable.

Cars using the upper deck at night could project their headlights into the bedroom windows of 20 Shackleton.

The reduction in the size of the parking spaces is based on what size/type of vehicle. The most common type of vehicles on the road are SUV/Crossover and many have pickup trucks.

- Will the reduced size accommodate this type of vehicle?
- Are the larger vehicles being accommodated on the upper parking deck?
- If so, where are these vehicles going to park?

Pamela Thompson & Stephen Bryant
20 Shackleton Dr
Guelph, ON

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-91/19
Location: 590 Hanlon Creek Boulevard
Hearing Date: October 10, 2019
Owner: Mirexus Biotechnologies Inc., 10347779 Canada Inc.
Agent: Andy Briski, Ramar Contractors Inc.
Official Plan Designation: Corporate Business Park
Zoning: Specialized Corporate Business Park Zone (B.5-5)

Request: The applicant is seeking relief from the By-Law requirements to permit:

- a) a left side yard setback of 1.42 metres for the proposed industrial mall;
- b) a minimum of 31 parking spaces; and
- c) 5 additional off-street parking spaces for 590 Hanlon Creek Boulevard to be located at the adjacent property 574 Hanlon Creek Boulevard.

By-Law Requirements: The By-Law requires:

- a) a minimum side yard setback of 6 metres;
- b) 1 parking space per 50 square metres up to 1,000 square metres of gross floor area, and 1 parking space per 100 square metres between 1,000 square metres and 5,000 square metres of gross floor area (total of 36 parking spaces required based on a gross floor area of 2,577.6 square metres); and
- c) that every off-street parking area shall be located on the same lot as the use requiring the parking.

Staff Recommendation

Approval with condition

Recommended Condition

Planning Services

1. That prior to the issuance of site plan approval, the property owner shall enter into an agreement with the owners of 574 Hanlon Creek Boulevard and the City, secured on title to both properties agreeing to ensure the continued availability of five (5) parking spaces at 574 Hanlon Creek Boulevard as shown on the Public Notice sketch.
-

Comments:

Planning Services

The subject property is designated "Corporate Business Park" in the Official Plan. Permissible uses in the Corporate Business Park designation include: office and administrative facilities, manufacturing, warehousing, hotel and convention facilities, research and development facilities, associated ancillary retail uses that are an integral component of the primary uses and complementary or accessory uses. The requested variances are considered to conform to the general intent and purpose of the Official Plan as they will facilitate the development of an industrial mall which is permissible within the "Corporate Business Park" land use designation.

The subject property is zoned "Specialized Corporate Business Park" (B.5-5) according to Zoning By-law (1995)-14864, as amended. The applicant has submitted a site plan application to the City for an industrial mall divided into 11 units. Three variances have been requested to facilitate the development of the proposed industrial mall.

The first variance requested is to permit a left side yard setback of 1.42 metres, whereas Table 7.4, Row 4 requires a minimum side yard setback of 6 metres. The intent of the Zoning By-law in requiring side yard setbacks is to ensure adequate separation building buildings and uses. Although the subject property is a separate property from the adjacent property (574 Hanlon Creek Boulevard), both properties will function together as there is an easement on the adjacent property in favour of 590 Hanlon Creek Boulevard. The easement will never be built upon and the visual side yard setback will remain greater than the required 6 metre side yard setback. The requested variance is considered to meet the general intent and purpose of the Zoning By-law, and is considered to be both desirable for the appropriate development of the lands and minor in nature.

The second variance requested is to permit a minimum of 31 parking spaces, whereas Section 7.4.4.5 of the Zoning By-law requires a minimum of 36 parking spaces (based on a gross floor area of 2,577.6 square metres). Section 5.11 of the Official Plan requires adequate parking facilities to meet the parking demands generated by various land uses. A reduction in 5 parking spaces is considered to be negligible and therefore both desirable for the appropriate development of the lands and minor in nature.

In addition to the second variance request, the applicant has also applied for a variance (variance c) to allow 5 parking spaces to be located on the adjacent property (574 Hanlon Creek Boulevard). Staff are in support of the reduced parking (requested through variance b) without the need for 5 parking spaces to be located on the adjacent property, however, since the applicant has requested variance c, a shared parking agreement is recommended by staff.

Staff recommend approval of the variances subject to the above noted condition.

Engineering Services

Engineering review is being conducted under the site plan application (SP19-027). Therefore, engineering has no concerns with the request of seeking relief from the By-law requirements to permit a left side yard setback of 1.42 metres for the proposed industrial mall; a minimum of 31 parking spaces; and 5 additional off-street parking spaces for 590 Hanlon Creek Boulevard to be located at the adjacent property 574 Hanlon Creek Boulevard.

We agree with recommendations made by Planning and Building staff.

Building Services

This property is located in the Specialized Corporate Business Park (B.5-5) Zone. The applicant is proposing to construct an industrial mall with a gross floor area of 2,577.6 square meters divided into 11 units.

Providing that the condition recommended by Planning Staff is imposed, Building Services does not object to this application to permit:

- a) a left side yard setback of 1.42 metres for the proposed industrial mall;
- b) a minimum of 31 parking spaces; and

5 additional off-street parking spaces for 590 Hanlon Creek Boulevard to be located at the adjacent property 574 Hanlon Creek Boulevard.

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

Grand River Conservation Authority

No concerns.

Comments from the Public

None

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A

519-822-1260 Extension 2524

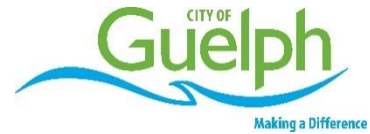
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Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

| | |
|----------------------------|--|
| Application Number: | B-13/19 |
| Location: | 51-53 College Avenue West |
| Hearing Date: | October 10, 2019 |
| Owner: | Fabpiovesan Holdings Inc. |
| Agent: | Andrew Lakatos, AJ Lakatos Planning Consultant |
| Official Plan Designation: | Low Density Residential |
| Zoning: | Specialized Semi-Detached/Duplex Zone (R.2-30) |

Request: The applicant proposes to sever a parcel of land (51 College Avenue West) with frontage along College Avenue West of 7.8 metres and an area of 285.6 square metres. The retained parcel (53 College Avenue West) will have frontage along College Avenue West of 9.3 metres and an area of 354.4 square metres.

Staff Recommendation

Approval with Conditions

Recommended Conditions

Engineering Services

1. Prior the issuance of Certificate of Official, the owner(s) shall deed a 3.787 metres wide road widening along the frontage of 51-53 College Ave West, at no cost to the City, free of all encumbrances and at no risk to public health and safety and to the environment.
2. Prior to issuance of Certificate of Official, the owner(s) applies to the satisfaction of the City Solicitor for an encroachment agreement and obtains approval for the encroachment of all items including but not limited to the front porch.
3. Prior to issuance of Certificate of Official, the owner(s) shall complete the SSQ (Site Screening Questionnaire) in accordance with the City of Guelph guidelines for development of contaminated or potential contaminated sites.

Committee of Adjustment Administration

4. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
5. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance

of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.

6. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
 7. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.
-

Comments

Planning Services

The subject property is designated "Low Density Residential" in the Official Plan. This designation applies to residential areas within the built-up area of the city which are predominantly low-density in character. This land use designation permits detached, semi-detached, duplex dwellings and multiple unit residential buildings, such as townhouses and apartments. The subject property contains an existing semi-detached dwelling. A Zoning By-law Amendment (OZS19-003) was approved by Council on September 9, 2019 which changed the zoning from "Residential Single Detached" (R.1B) to a "Specialized Residential Semi-Detached/Duplex" (R.2-30) zone to recognize the existing semi-detached dwelling. The proposed Consent application will facilitate the sale of the existing semi-detached dwelling as two individual units.

Policy 10.10.1 of the Official Plan provides criteria to consider when evaluating Consent applications. Below is an evaluation of these policies as it relates to the subject application:

1. That all of the criteria for plans of subdivision are given due consideration: Staff have reviewed subdivision criteria of the Official Plan and are satisfied that the application conforms to the policies.
2. That the application is properly before the Committee and that a plan of subdivision has been deemed not to be necessary for the proper and orderly development of the City: A plan of subdivision is not necessary for this application. This application will allow for the existing semi-detached dwelling to be sold as two separate units.
3. That the land parcels to be created by the Consent will not restrict or hinder the ultimate development of the lands: The proposed severance does not restrict or hinder the ultimate development of the lands. A Zoning By-law Amendment application was recently approved to recognize the existing semi-detached dwelling.
4. That the application can be supported if it is reasonable and in the best interest of the community: The proposed severance is considered to be reasonable and

will facilitate separate ownership of each half of the existing semi-detached dwelling.

The proposed "retained" and "severed" parcels are in compliance with the recently amended zoning. Staff are satisfied that the proposed severance meets the Consent policies of the Official Plan and subdivision criteria as outlined in section 51(24) of the Ontario Planning Act. Staff recommend approval of the application.

Engineering Services

The applicant is proposing to sever the existing semi-detached dwelling to create separate ownership for each unit. The property was also reviewed under the Zoning By-law Amendment (File OZS19-003) which was approved on September 9, 2019 to rezone the lands from Residential Single Detached (R.1B) to Specialized Residential Semi-Detached/Duplex Zone (R.2-30) to permit the existing semi-detached dwelling with special provisions.

The applicant proposes to sever a parcel of land (51 College Avenue West) with frontage along College Avenue West of 7.8 metres and an area of 285.6 square metres. The retained parcel (53 College Avenue West) will have frontage along College Avenue West of 9.3 metres and an area of 354.4 square metres

Engineering has no objection to the application subject to conditions noted above:

Building Services

The property is located in the Specialized Residential Semi-Detached/Duplex (R.2-30) Zone. The applicant is proposing to sever the existing semi-detached dwelling to create a separate ownership for each unit. Subject to the rezoning, Building Services does not object to this application to sever a parcel of land (51 College Avenue West) with frontage along College Avenue West of 7.8 metres and an area of 285.6 square metres.

Bell Canada

No concerns.

Comments from the Public

None

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON. N1H 3A

519-822-1260 Extension 2524

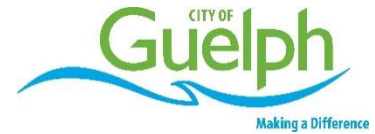
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Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: B-14/19
Location: 43 Arthur Street South
Hearing Date: October 10, 2019
Owner: 43 Arthur Street South LP and 2590339 Ontario Inc.
Agent: Matthew Robson, Robson Development Consulting
Official Plan Designation: Mixed Use 1, Floodway and Special Policy Area
Zoning: Specialized Residential High Density Apartment (R.4B-15.6(H)) Zone

Request: The applicant is requesting permission to create a 163 square metre easement over a portion of 43 Arthur Street South to provide access and use of a barrier-free parking space in favour of 53, 63 and 73 Arthur Street South.

The applicant has requested deferral of the application.

See attached letter.

Comments

As the deferral request was received prior to staff comments being prepared, no staff comments have been provided at this time.

Contact Information

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September 26, 2019

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

Attention: Trista Di Lullo, Secretary – Treasurer, Committee of Adjustment

RE: 43 Arthur Street South – Consent for Parking Space Easement (FILE B-14/19)

On behalf of 43 Arthur Street LP, please accept this letter requesting the Committee of Adjustment to defer its decision at the October 10, 2019 hearing on the requested parking space easement (File B-14/19) for 43 Arthur Street South. The deferral is being requested to correct an error on the draft reference plan (and associated site plan) submitted with the application. We expect the updated plans and application will be submitted to the City in the coming weeks to allow for the application to be considered at the November 14, 2019 Committee of Adjustment hearing.

Should you have any questions, or require anything further, please do not hesitate to contact the undersigned.

Regards,

Matthew Robson
Robson Development Consulting

cc: Deanna Moat, Robson Carpenter LLP (by e-mail only)
Kevin Beaudette, Fusion Homes (by e-mail only)