

# COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

**APPLICATION NUMBER:** A-52/15  
**LOCATION:** 5 Conroy Crescent  
**DATE AND TIME OF HEARING:** August 13, 2015 at 4:00 p.m.  
**OWNER:** Aboul Rahmaty  
**AGENT:** N/A  
**OFFICIAL PLAN DESIGNATION:** General Residential  
**ZONING:** Residential Semi-Detached/Duplex (R.2)

**REQUEST:** The applicant is seeking relief from the By-law requirements to permit three (3) off-street parking spaces to be stacked in the driveway.

**BY-LAW REQUIREMENTS:** The By-law requires that where an accessory apartment is created, the required off-street parking space for an accessory apartment may be stacked behind the required off-street parking space of the host dwelling in the driveway. A maximum of two (2) parking spaces are permitted in a stacked arrangement

**CONDITIONS RECOMMENDED:**

**PERMIT AND ZONING ADMINISTRATOR**

1. That all three (3) legal off-street parking spaces are located entirely on the property of 5 Conroy Crescent to the satisfaction of the Chief Building Official or his designate.

## COMMENTS

**ENGINEERING SERVICES:**

As the Committee is aware, this application was deferred sinedie from the July 9, 2015 meeting by the Committee so that the applicant can attend the meeting and ensure the sign is adequately posted. Since this application is similar to the previous application, our previous comments will apply as follows:

Engineering staff have minor concerns with the requested off-street parking variance to permit three off-street parking spaces in a stacked arrangement because this arrangement will not allow for safe egress and ingress from the subject property. However, upon examining Planning staffs comments and recommendations and Zoning staffs comments and recommendation, Engineering staff can support their comments and recommendations for approval.

**PLANNING SERVICES:**

The subject property is designated "General Residential" in the Official Plan. Conroy Crescent is identified in the City's Official Plan as a "Local Road". Policy 8.2.17.4 of the Official Plan states that local roads are intended to "provide for low volumes of traffic and access to abutting private property." Furthermore, this policy states that "local roads are low speed design, having

## **COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES**

capacity for two lanes of traffic, usually divided with through traffic discouraged". The requested variance meets the general intent of the Official Plan.

The subject property is zoned "Residential Semi-Detached/Duplex" (R.2) according to the Zoning By-law. The applicant is proposing to create an accessory apartment in the existing semi-detached dwelling. The Zoning By-law requires 3 parking spaces for a semi-detached dwelling with an accessory apartment. Section 4.15.1.4.1 of the Zoning By-law states that the required off-street parking space for an accessory apartment may not be stacked behind the required off-street parking space of the host dwelling in the driveway. The Zoning By-law specifies further that a maximum of two parking spaces are permitted in a stacked arrangement.

Three stacked spaces are not anticipated to have adverse impact on the operation and flow of traffic on Conroy Crescent. Staff acknowledge that this arrangement may be inconvenient for the residents to shuffle vehicles around to allow ingress and egress from the driveway, but feel that this inconvenience is not a land use planning concern.

The existing driveway appears to be 3.2 metres in width by 18.72 metres in length, sufficient to accommodate three cars in a stacked arrangement.

Planning staff are in support of the requested variance.

### **PERMIT AND ZONING ADMINISTRATOR:**

This property is located in the Residential Semi-Detached/Duplex (R.2) Zone. The applicant has an existing 44 square metre accessory apartment in one unit of the semi-detached dwelling. The By-law requires that where an accessory apartment is created, the required off-street parking space for an accessory apartment may be stacked behind the required off-street parking space of the host dwelling in the driveway. A maximum of two (2) parking spaces are permitted in a stacked arrangement.

Building Services has no concerns with this application to permit three (3) off-street parking spaces to be stacked in the driveway providing that the above noted condition is imposed.

A building permit and registration of the Two Unit House is required.

**REPORT COMPILED BY:** T. Russell, Secretary-Treasurer

## COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

**APPLICATION NUMBER:** B-18/15  
**LOCATION:** 435 Woolwich Street  
**DATE AND TIME OF HEARING:** August 13, 2015 at 4:10 p.m.  
**OWNER:** 281142 Ontario Inc.  
**AGENT:** Tracy Lesperance  
**OFFICIAL PLAN DESIGNATION:** General Residential  
**ZONING:** Residential Single Detached (R.1B)

<b>REQUEST:</b>	The applicant is requesting to create an easement at the rear of 435 Woolwich Street with a width of 5.0 metres and a depth of 25.5 metres.
<b>CONDITIONS RECOMMENDED:</b>	<b>N/A</b>

### COMMENTS

#### **ENGINEERING SERVICES:**

The purpose of the proposed consent for an access easement/ right-of-way (Part 1) at the rear of 435 Woolwich Street (Part 2), with a width of approximately 5.0-metres (16.40 feet) by a length of approximately 25.50-metres (83.60 feet) is to allow vehicular access to parking spaces for the adjacent properties (423 and 431 Woolwich Street), over 435 Woolwich Street (Part 2), the servient tenement, Part of Lot 9, Registered Plan 18, in favour of the dominant tenements (423 Woolwich Street, Part of Lot 11, Registered Plan 18 and 431 Woolwich Street, Lot 10, Registered Plan 18).

We have no objection to the requested consent for an access easement/ right-of-way (Part 1) at the rear of 435 Woolwich Street (Part 2); however, upon examining Planning staff's comments, Engineering staff agree with their comments and recommendation for deferral.

#### **PLANNING SERVICES:**

The subject property is designated "General Residential" in the Official Plan and zoned Residential Single detached (R.1B) in the Zoning By-law.

Staff understand that parking requirements are currently shared among the residential uses at 435 and 431 Woolwich Street and the commercial uses at 423 Woolwich Street. The requested consent would serve to formalize access for the tenants of 431 Woolwich Street to access parking spaces on 435 Woolwich Street.

The Official Plan permits required parking for properties to be accommodated on nearby properties. Specifically, Section 8.2.35.4 of the Official Plan states:

## **COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES**

“The City may, where the property owner enters into an agreement with the City to ensure continued availability of an off-street parking area, permit the provision of required parking on another site which is within convenient and reasonable walking distance of the property.”

The requested consent would provide for access to the proposed parking spaces, but not for the parking spaces themselves. Staff are concerned that the requested consent is premature until offsite parking requirements are addressed comprehensively. This may require that the consent apply to both the drive aisle and the parking spaces themselves. Accordingly, planning staff recommend that the application be deferred.

Should the Committee decide to approve the proposed consent, recommended conditions are available upon request.

### **PERMIT AND ZONING ADMINISTRATOR:**

This property is located in the Residential Single Detached (R.1B) Zone. The applicant is proposing to create an easement over the subject property to benefit 431 Woolwich Street and 423 Woolwich Street.

Building Services understands the concerns identified by Planning Staff and therefore agree with their request for deferral.

**REPORT COMPILED BY:** T. Russell, Secretary-Treasurer

# COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

**APPLICATION NUMBER:** A-64/15  
**LOCATION:** 29 Crimea Street  
**DATE AND TIME OF HEARING:** August 13, 2015 at 4:20 p.m.  
**OWNER:** Michael Weber  
**AGENT:** N/A  
**OFFICIAL PLAN DESIGNATION:** General Residential  
**ZONING:** Residential Semi-Detached/Duplex (R.2)

**REQUEST:** The applicant is seeking relief from the By-law requirements to permit the existing detached dwelling to contain three (3) residential dwelling units.

**BY-LAW REQUIREMENTS:** The By-law permits a duplex dwelling or semi-detached dwelling in the R.2 zone, but does not permit more than two (2) units.

**CONDITIONS RECOMMENDED:**

**ENGINEERING SERVICES**

1. That the owner pays the actual cost associated with the removal of the existing asphalt area and wood curbing within the road allowance, and the restoration of the boulevard with topsoil and sod, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of a building permit.

**PLANNING SERVICES**

2. That the three units only be permitted within a single detached dwelling.

**PERMIT AND ZONING ADMINISTRATOR**

3. That the required building permit be obtained within 3 months of this decision.

4. That the asphalt extending in front of the dwelling be removed and replaced with landscaping to the satisfaction of the Chief Building Official or his designate within 1 year of this decision.

## COMMENTS

### **ENGINEERING SERVICES:**

We have no concerns with the requested variance to permit three (3) residential units from an Engineering perspective. However, there is an existing asphalt area in front of the building that is being used for parking purposes which is located on the City road allowance which is not acceptable. Therefore, the owner will be responsible to pay all the costs associated with the removal of the existing asphalt area and wood curbing within the road allowance, and the restoration of the boulevard with topsoil and sod, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of a building permit.

## **COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES**

We have illustrated in red on the applicants site plan the existing driveway entrance, existing asphalt area and wood retaining wall that is to be removed and replaced with topsoil and sod, to assist the Committee.

Should the Committee approve this application, we recommend that the above noted condition is imposed.

### **PLANNING SERVICES:**

The subject property is designated "General Residential:" in the Official Plan. This designation provides for buildings with three or more units, subject to considerations regarding massing, appearance and compatibility with buildings in the immediate vicinity, availability of services and impact on infrastructure. Staff are satisfied that the three unit dwelling and the requested variance meets these tests and the general intent of the Official Plan.

The Site is zoned "Residential Semi-Detached/Duplex" (R.2) in the zoning by-law. This zone permits semi-detached dwellings with accessory apartments. Therefore, a maximum of two semi-detached dwellings and two accessory apartments for a total of four residential units are permitted on the property. The intent of permitting accessory apartments in single and semi-detached residential zones, is to allow for a modest form of intensification of low density housing, improving housing affordability and making efficient use of existing infrastructure while maintaining a low density built form. The requested three units in the existing single detached dwelling are less intense than the four units permitted as-of-right. The requested variances meet the general intent of the Zoning By-law.

Planning staff have concerns with parking being provided in front of the main dwelling and are supportive of Engineering Services' recommended conditions in this regard.

Staff are concerned that the requested variance may permit three units in a semi-detached dwelling and two units in an abutting semi-detached dwelling for a total of five units. Accordingly, staff recommend conditions restricting the three-units to a single detached dwelling. Staff are satisfied that the application meets the four test and recommend approval of the application subject to the above noted condition.

### **PERMIT AND ZONING ADMINISTRATOR:**

This property is located in the Residential Semi-Detached/Duplex (R.2) Zone. The applicant wants to maintain the existing three (3) residential units in the detached dwelling. A variance from Section 5.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services has no concerns with this application to permit the existing detached dwelling to contain three (3) residential dwelling units providing that the above noted conditions are met.

**REPORT COMPILED BY:** T. Russell, Secretary-Treasurer

**SEE ATTACHED CORRESPONDENCE AND REDLINE DRAWING.**

August 6, 2015

Judith Perry  
37 Crimea Street  
Guelph, ON N1H 2Y5

RECEIVED  
AUG 06 2015  
CITY CLERK'S OFFICE

Tristalyn Russell, ACST(A)  
Secretary-Treasurer, Committee of Adjustment  
City of Guelph  
1 Carden Street  
Guelph, ON N1H 3A1

Dear Ms. Russell,

I am opposing the variance for 29 Crimea Street - Application A-64/15, for the following reasons.

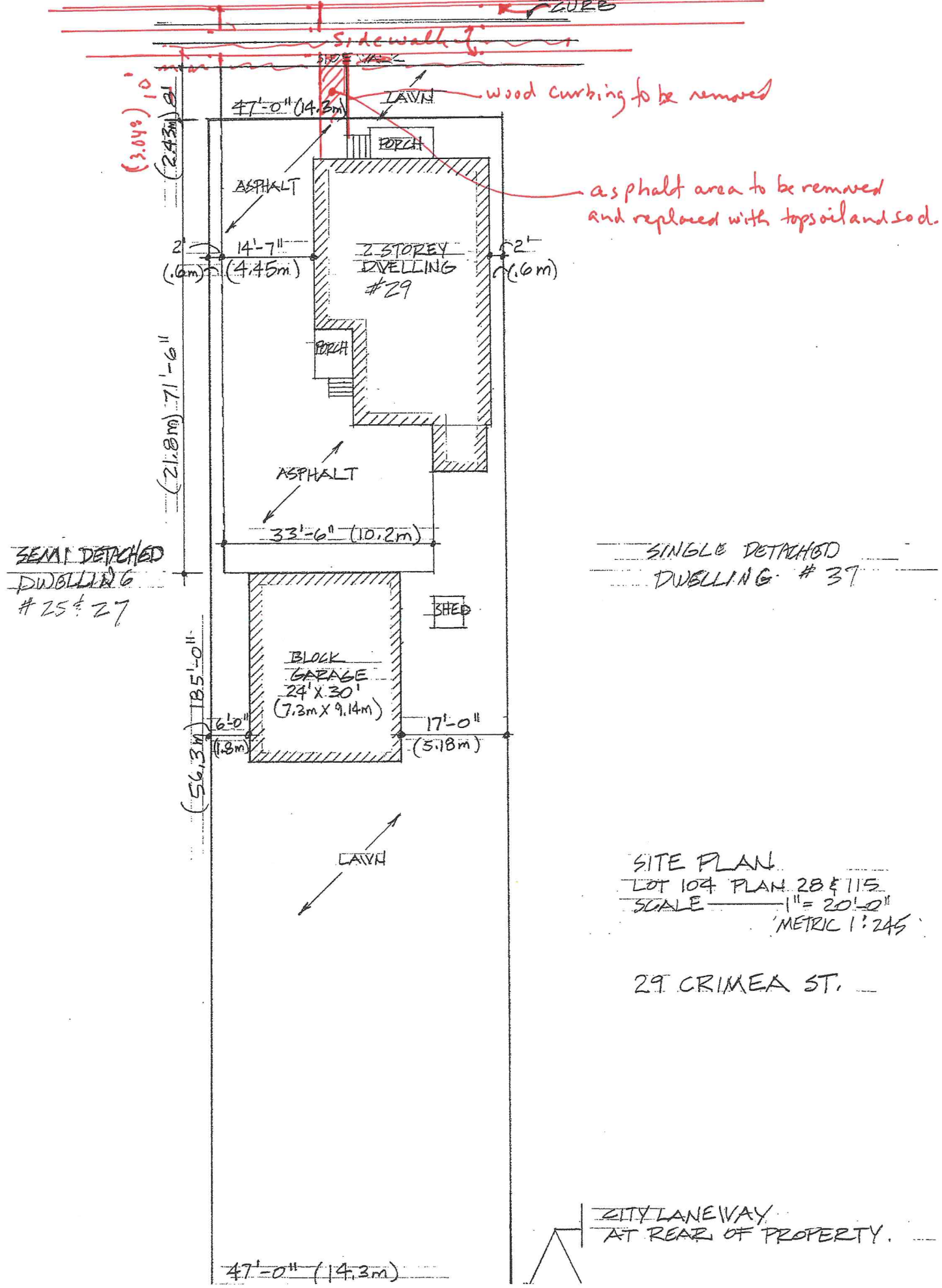
- Property value of my home will be negatively affected:
  - Will have a negative impact on the value of my home if I choose to sell my property in the future.
- Property tax – Please advise me personally if this will affect my property tax on my home should this triplex be allowed.
- Sets a precedence to the neighborhood and or the city of Guelph for allowing additional triplex units in the future. Will this have a negative impact for the citizens of Guelph or property owners regarding additional parking on the street?
- Street parking can be a serious and dangerous issue:
  - Night time parking does affect the ability to see oncoming traffic when reversing out of my driveway. This has the potential to become a very dangerous situation based on cars parked on the street related to 29 Crimea Street.

Thank you for your consideration and discretion regarding this document.

Sincerely,

Judith Perry

CRIMEA STREET



SITE PLAN  
 LOT 104 PLAN 28 & 115  
 SCALE 1" = 20'-0"  
 METRIC 1:245

29 CRIMEA ST.



# COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

**APPLICATION NUMBER:** A-65/15  
**LOCATION:** 27 Zaduck Place  
**DATE AND TIME OF HEARING:** August 13, 2015 at 4:30 p.m.  
**OWNER:** Saleem Lakhani  
**AGENT:** Terry Baillie, General Home Services-Handyman Services  
**OFFICIAL PLAN DESIGNATION:** General Residential  
**ZONING:** Residential Single Detached (R.1B)

<b>REQUEST:</b>	The applicant is seeking relief from the By-law requirements to permit the accessory apartment to have an area of 131.5 square metres (28.5% of the total floor area).
<b>BY-LAW REQUIREMENTS:</b>	The By-law requires that an accessory apartment not exceed 45% of the total floor area of the building and shall not exceed a maximum of 80 square metres (861.1 square feet) in floor area, whichever is lesser.
<b>CONDITIONS RECOMMENDED:</b>	<b>N/A</b>

## COMMENTS

### **ENGINEERING SERVICES:**

We have no concerns with the requested accessory apartment size variance from an Engineering perspective. However, upon examining Planning staffs comments and recommendations and Zoning staffs comments and recommendation, Engineering staff can support their comments and recommendations for approval.

### **PLANNING SERVICES:**

The subject property is designated "General Residential" in the Official Plan. Accessory apartments are permitted within this designation and the requested variance meets the general intent of the Official Plan.

The subject property is zoned "Residential Single Detached" (R.1B) according to the Zoning By-law. An accessory apartment is a permitted use in the R.1B zone subject to the requirements of Section 4.15.1 of the Zoning By-law. Section 4.15.1.5 requires that an accessory apartment 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 seeking relief from the By-law requirements to permit the accessory apartment to have an area of 131.5 square metres or 28.5% of the gross floor area. 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 dwelling). The accessory apartment represents

## **COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES**

approximately 28.5% of the total gross floor area of the dwelling. Therefore, the accessory apartment is still subordinate to the main dwelling unit and meets the general intent 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 existing dwelling and does not exceed 45% of the total gross floor area of the building.

Planning staff recommend approval of this application.

### **PERMIT AND ZONING ADMINISTRATOR:**

This property is located in the Residential Single Detached (R.1B) Zone. The applicant has an existing accessory apartment with an enlarged floor area in the basement of the existing dwelling.

The By-law requires that an accessory apartment not exceed 45% of the total floor area of the building and shall not exceed a maximum of 80 square metres (861.1 square feet) in floor area, whichever is lesser.

Building Services has no concerns with the variance request to permit an accessory apartment with an area of 131.5 square metres in lieu of the permitted 80 square metres. The intent of the regulation is to keep the accessory unit subordinate to the main unit. It has been indicated that proposed accessory apartment will make up 28.5% of the total floor area, so the accessory apartment does appear to remain subordinate to the host dwelling and in compliance with the secondary size check (which does not permit the accessory apartment to exceed 45% of the total floor area of the building).

The submitted drawings are not to scale; therefore Building Services was unable to verify the accuracy of the variance request. It is pertinent that the applicant understand that they are responsible to ensure the requested variance is accurate. If it is determined that the accessory apartment is more than 131.5 square meters or larger than 45% of the total floor area, a further variance would be required prior to the issuance of a building permit.

A building permit and Two Unit Registration are required to construct the Accessory Apartment.

**REPORT COMPILED BY:** T. Russell, Secretary-Treasurer

# COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

**APPLICATION NUMBER:** A-66/15  
**LOCATION:** 38 Alice Street  
**DATE AND TIME OF HEARING:** August 13, 2015 at 4:40 p.m.  
**OWNER:** Michael Barber and Natalie Schlee  
**AGENT:** N/A  
**OFFICIAL PLAN DESIGNATION:** General Residential & Two-Zone Fringe  
**ZONING:** Specialized Residential Single Detached (R.1B-10) and lands within the Flood Fringe

**REQUEST:** The applicant is seeking relief from the By-law requirements to permit the residential addition to be situated 0.3 metres from the right lot line.

**BY-LAW REQUIREMENTS:** The By-law requires that the minimum side yard shall be 1.5 metres.

**CONDITIONS RECOMMENDED:** N/A

## COMMENTS

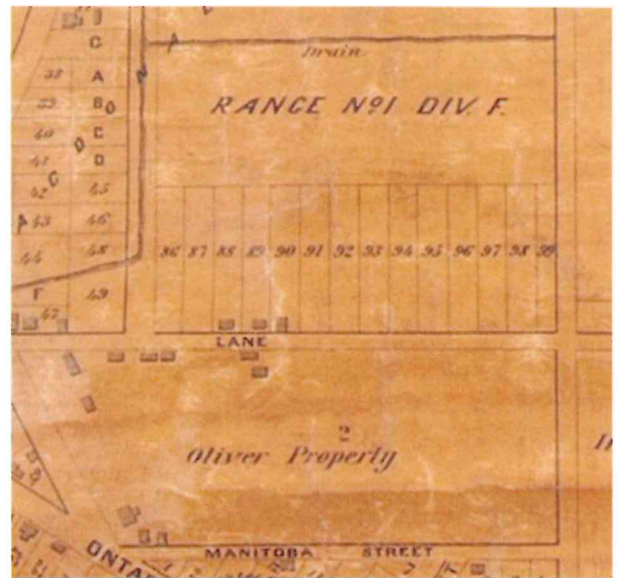
**ENGINEERING SERVICES:**

Engineering staff have no concerns with the requested right sideyard variance, to permit the proposed two and one-half-storey rear addition to be situated 0.32-metres (1.08 feet) from the right side lot line since it will not have an adverse effect on the right sideyard drainage.

However, upon examining Planning staffs comments and recommendations, Engineering staff agree with their comments and recommendations for deferral.

**HERITAGE PLANNING:**

Heritage Planning staff notifies the Committee of Adjustment that although the subject property (38 Alice Street), is not designated under the Ontario Heritage Act, and although it has not been listed as non-designated in the City of Guelph’s Municipal Register of Cultural Heritage Properties according to Section 27 of the Ontario Heritage Act – the property was included in the Couling Architectural Inventory and is, therefore, recognized as a built heritage resource according to Guelph’s Official Plan. The house was likely built before 1877 and is one of the first houses built on the north side of Alice Street.





# COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

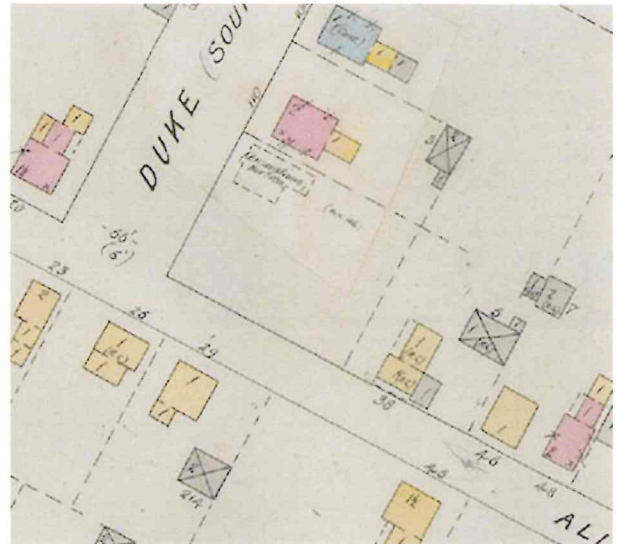
A photo from the Couling Architectural Inventory (1974) is shown below. Also shown is the property on Cooper's Map of Guelph from 1877 and the 1922-1929 Fire Insurance Plan of Guelph indicating 38 Alice St as a wood frame house originally clad in roughcast stucco with a detached, single-story shed/barn located near the house to the rear of the property.



Although Heritage Planning has no objection to the proposed minor variance that would permit the side yard variance to be 3.3 m (1 ft) from the right lot line, and although the exterior materials of stone veneer (lower) and board and batten (upper) seem appropriate, the overall scale and massing of the proposed addition seems to be too tall and quite shallow in depth and, therefore, is disproportionate to the single-storey form of the original cottage. The proponent is encouraged to consider a lower roof pitch for the addition that

would be more compatible with the massing of the built heritage resource.

Future planning or building permit applications for this property will require review by Heritage Planning staff and Heritage Guelph to determine if such applications would have a negative impact on cultural heritage resources. The applicant should be encouraged to contact Stephen Robinson, Senior Heritage Planner, (519) 837-5616 ext. 2496 for discussion and advice on how cultural heritage resources may be conserved.



### PLANNING SERVICES:

The subject property is designated "Residential 1" with the "Two Zone Fringe" overlay in Schedule C to the Downtown Secondary Plan within the Official Plan. The intent of Residential 1 areas is to generally maintain the existing low rise character of the designation. The proposed addition is low rise in character and meets the general intent of the Official Plan.

The property is zoned "Specialized Residential Single Detached" (R.1B-10) within the zoning by law. The requested variance would allow a residential addition with a 0.32 metre side yard, whereas the Zoning By-law requires a side yard setback of 1.5 metres. 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, and where necessary, to accommodate services, and to allow for proper lot grading and drainage.

A side yard setback of 0.32 metres presents potential problems for access and construction of a two and a half storey building. Staff are concerned that the massing of the two and a half storey

## **COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES**

addition with a tall 12:12 roof when combined with the 0.32 metre side yard is not in suitable proportion. Staff are concerned with the impact of the addition's massing and narrow side yard on the neighbouring property. Specifically, the impact of the proposed building massing could be mitigated by adding building articulation. There is ample space on the property that allows a different configuration and massing that is more compatible. Staff are concerned with the impact and desirability of the requested variance, and recommend that the application be deferred to allow staff to meet the applicant to discuss potential design changes that could meet the applicant's needs, while reducing the impact on the streetscape and neighbouring properties.

Should the Committee decide to approve the proposed variance, recommended conditions are available upon request.

### **PERMIT AND ZONING ADMINISTRATOR:**

This property is located in the Specialized Residential Single Detached (R.1B-10) Zone and is within the Special Policy Area and adjacent to provincially significant wetlands. The applicant is proposing an addition to the rear of the existing dwelling. The By-law requires that the minimum side yard shall be 1.5 metres. Building Services has minor concerns with this application to permit the residential addition to be situated 0.3 metres from the right lot line and cautions that under the Ontario Building Code, windows may be restricted and fire rating required for walls located closer than 1.2m to the property lines. Walls located closer than 0.6m may also require an exterior grade fire rated material (drywall) installed on the exterior face of the wall behind any combustible cladding. A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

The submitted site plan identifies a shed located in the rear yard of the property. If the shed is located within 0.6m of a lot line, a variance will be required or the shed will be required to be moved a minimum of 0.6m from any lot line.

Building Services agrees with Planning Staff's recommendations for deferral.

A building permit will not be able to be issued if there are encroachments that are not included in agreements registered on title.

### **GRAND RIVER CONSERVATION AUTHORITY (GRCA):**

The GRCA has no objection to the minor variance application to permit a proposed addition to be situated 0.3 metres from the right lot line.

**REPORT COMPILED BY:** T. Russell, Secretary-Treasurer

**SEE ATTACHED CORRESPONDENCE AND GRCA REPORT.**

## Tristalyn Russell

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**From:**  
**Sent:** August-06-15 10:35 AM  
**To:** Committee of Adjustment  
**Cc:** BC  
**Subject:** 38 Alice Street

To: Committee of Adjustment, City of Guelph

Date: August 06, 2015

Subject: 38 Alice Street, application for addition to rear of existing structure

To whom it may concern,

I have lived on Alice Street since 2005 and would like to give positive support for the COFA application - that the existing dwelling at 38 Alice be allowed to upgrade and improve the residence.

I can not see any reason for not allowing such improvements to these types of small and older structures that exist on Alice Street, and hope the City of Guelph would encourage such changes to occur, since it not only would make such homes more livable, but would also represent an improvement to the entire neighbourhood of Alice Street.

Sincerely, Blair Cleveland 47 Alice Street

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**PLAN REVIEW REPORT: ✓ City of Guelph**  
**Tristalyn Russell, Secretary-Treasurer, Committee of Adjustment**

**DATE:** July 30, 2015  
**GRCA FILE:** Guelph/2015/MV

**YOUR FILE:** A66/15

RECEIVED

AUG 04 2015

CITY CLERK'S OFFICE

**RE:** **Application for Minor Variance A61/15**  
38 Alice Street, Guelph  
Michael Barber & Natalie Schlee

**GRCA COMMENT: \***

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application to permit a proposed addition to be situated 0.3 metres from the right lot line.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that a portion of the subject property is within the floodplain of the Speed River. The property is within the City of Guelph Two-Zone Floodplain policy area, in the City of Guelph Official Plan and Zoning By-Law.

**2. Legislative/Policy Requirements and Implications:**

The flood prone portion of the property is subject to the policies found in the City of Guelph's Zoning By-law Section 12 – Floodplain Lands. Section 12.3, Regulations for Lands within the Flood Fringe allow for limited development if these criteria are met.

Due to the presence of the above-noted features, the property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development within the GRCA Regulated portion of the property will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

Based on our review of the drawings submitted with this application, the proposed addition is located outside of the GRCA's Regulated Area and will not require a permit from the GRCA.

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

This application is a 'minor' minor variance and the applicable plan review fee is \$250.00. With a copy of this correspondence, the applicant will be invoiced in the amount of \$250.00 for our review of this application.

Should you have any further questions or require additional information, please contact me at 519-621-2763 ext. 2320.

Yours truly,



Jason Wagler  
Resource Planner  
Grand River Conservation Authority























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

c.c. Michael Barber & Natalie Schlee, 38 Alice Street, Guelph, ON N1E 2Z8



**A-66/15 - 38 Alice St**

**LEGEND**

-  WATERSHED BOUNDARY (GRCA)
-  UTILITY LINE (NRVIS)
-  ROADS-ADDRESSED (MNR)
-  RAILWAY (NRVIS)
-  PARCELS-ASSESSMENT (MPAC)
-  FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
-  FLOODPLAIN (GRCA)
-  ENGINEERED
-  APPROXIMATE
-  ESTIMATED
-  WETLAND (GRCA)
-  SLOPE VALLEY (GRCA)
-  STEEP
-  OVERSTEEP
-  SLOPE EROSION (GRCA)
-  STEEP
-  OVERSTEEP
-  TOE
-  PARKS (GRCA)
-  REGULATION LIMIT 2014 (GRCA)
-  DRAINAGE-POLY (NRVIS)
-  2010 ORTHO (ONT)

**GRCA Disclaimer**

This map is for illustrative purposes only. Information contained hereon 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:

<http://grca.grandriver.ca/docs/Sources/Citations/1.htm>

0 5.75 11.5 17.25 23 m.

NAD 1983, UTM Zone 17 Scale 1:500



THIS MAP IS NOT TO BE USED FOR NAVIGATION

# COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

**APPLICATION NUMBER:** A-67/15  
**LOCATION:** 16 Marilyn Drive  
**DATE AND TIME OF HEARING:** August 13, 2015 at 4:50 p.m.  
**OWNER:** Carousel Estate Homes Inc.  
**AGENT:** Hugh Handy/Sarah Code, GSP Group Inc.  
**OFFICIAL PLAN DESIGNATION:** General Residential  
**ZONING:** Specialized Residential General Apartment (R.4A-18)

<b>REQUEST:</b>	The applicant is seeking relief from the By-law requirements: a) to permit a maximum of 18 dwelling units; b) to permit a minimum of 26 off-street parking spaces (1.4 spaces per unit); c) to permit a maximum density of 104.6 units per hectare; d) to permit a minimum of 26.4 square metres of common amenity area per unit; and e) to permit 142.3 square metres of common amenity area to be within the exterior side yard.
<b>BY-LAW REQUIREMENTS:</b>	The By-law requires: a) a maximum of 17 multiple attached dwelling units; b) a minimum of 27 off-street parking spaces (1.5 spaces per unit); c) a maximum density of 100 units per hectares; d) a minimum of 30 square metres of common amenity area per unit; and e) that the common amenity area be located in any yard other than the required front yard or required exterior side yard.
<b>CONDITIONS RECOMMENDED: N/A</b>	

## COMMENTS

**ENGINEERING SERVICES:**

We have no concerns with the requested number of unit, parking space, density and amenity area variances from an Engineering perspective.

**PLANNING SERVICES:**

The subject property is designated "General Residential" in the Official Plan and zoned "Specialized General Apartment" (R.4A-18) in the Zoning By-law. The effect of the requested variances is to add a residential unit to the building without any changes to the exterior.



## **COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES**

Within the General Residential Designation, apartments are permitted up to a maximum density of 100 units per hectare. The intent of restricting densities within this designation is to ensure compatibility with the surrounding neighbourhood and to ensure that infrastructure can accommodate the number of residents. The addition of one unit will not significantly impact compatibility nor the availability of infrastructure and services to accommodate the development.

The site is close to transit "spine" service along Woolwich Street and within 650 metres of the shopping and services at the Woolwich/Woodlawn Community Mixed Use Centre. The project is geared towards seniors who typically require less parking. Staff are satisfied that the requested reduction in the required parking is reasonable.

The intent of the minimum common amenity area requirement is to ensure opportunities for recreation outside of dwellings within higher density developments. The applicant has outlined ample recreational spaces within close proximity to the Site. These opportunities sufficiently mitigate the impact of the requested variances to the amount and location of amenity space. The intent of regulations regarding the location of common amenity space is to ensure a degree of privacy. Staff are satisfied with the privacy afforded by the patio to the northeast of the building.

The proposed intensification meets the criteria for residential intensification in the Official Plan and meets the four tests. Planning staff therefore recommend the requested variances be approved.

### **PERMIT AND ZONING ADMINISTRATOR:**

The property is located in the Specialized Residential General Apartment (R.4A-18) Zone. The property contains an existing three-storey, 17 unit apartment building. Building Services has no concerns with the requests:

- to permit a maximum of 18 dwelling units;
- to permit a minimum of 26 off-street parking spaces (1.4 spaces per unit);
- to permit a maximum density of 104.6 units per hectare;
- to permit a minimum of 26.4 square metres of common amenity area per unit; and
- to permit 142.3 square metres of common amenity area to be within the exterior side yard.

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. Russell, Secretary-Treasurer