

SPECIAL Meeting Agenda

4:00 p.m. Declarations of Pecuniary Interest
Approval of Minutes from December 10, 2015 Meeting

1. 4:00 p.m. **A-106/15** Owner: 2218604 Ontario Ltd.
Request: Variance to permit retail establishment
Location: 731 Woolwich Street

2. 4:10 p.m. **A-100/15** Owner: Nikan Inc.
Request: Variance to permit board game café and office; off-
street parking variance
Location: 28-26 Essex Street
Deferred from November 26, 2015

Other Business

Adjournment

If you wish to be notified of any of the decisions of the City of Guelph Committee of Adjustment in respect to any of the above noted files, you must submit a "Request for Written Decision" form to the Secretary-Treasurer of the Committee of Adjustment.

Please note that this meeting will be audio recorded.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 731 Woolwich Street

PROPOSAL: The applicant is proposing to convert the existing vacant building to a 168.3 square metre (1,811.6 square foot) retail establishment (women's fashions).

BY-LAW

REQUIREMENTS: The property is located in the Specialized Service Commercial (SC.1-16) Zone. A variance from Section 6.4.3.1.16.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a bake shop, restaurant, or restaurant (take-out) use, but does not permit a retail establishment.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a retail establishment as an additional permitted use.

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 OF MEETING: **Thursday, December 17, 2015**

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

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

APPLICATION NUMBER: **A-106/15**

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

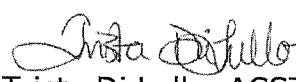
You may also comment by mail, email, or fax using the contact information listed below. Written comments received by **December 9, 2015 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be summarized at the hearing. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION

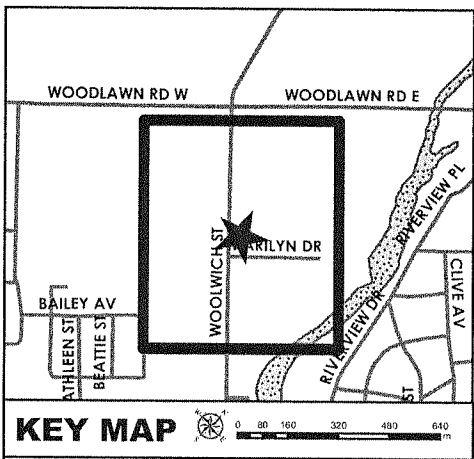
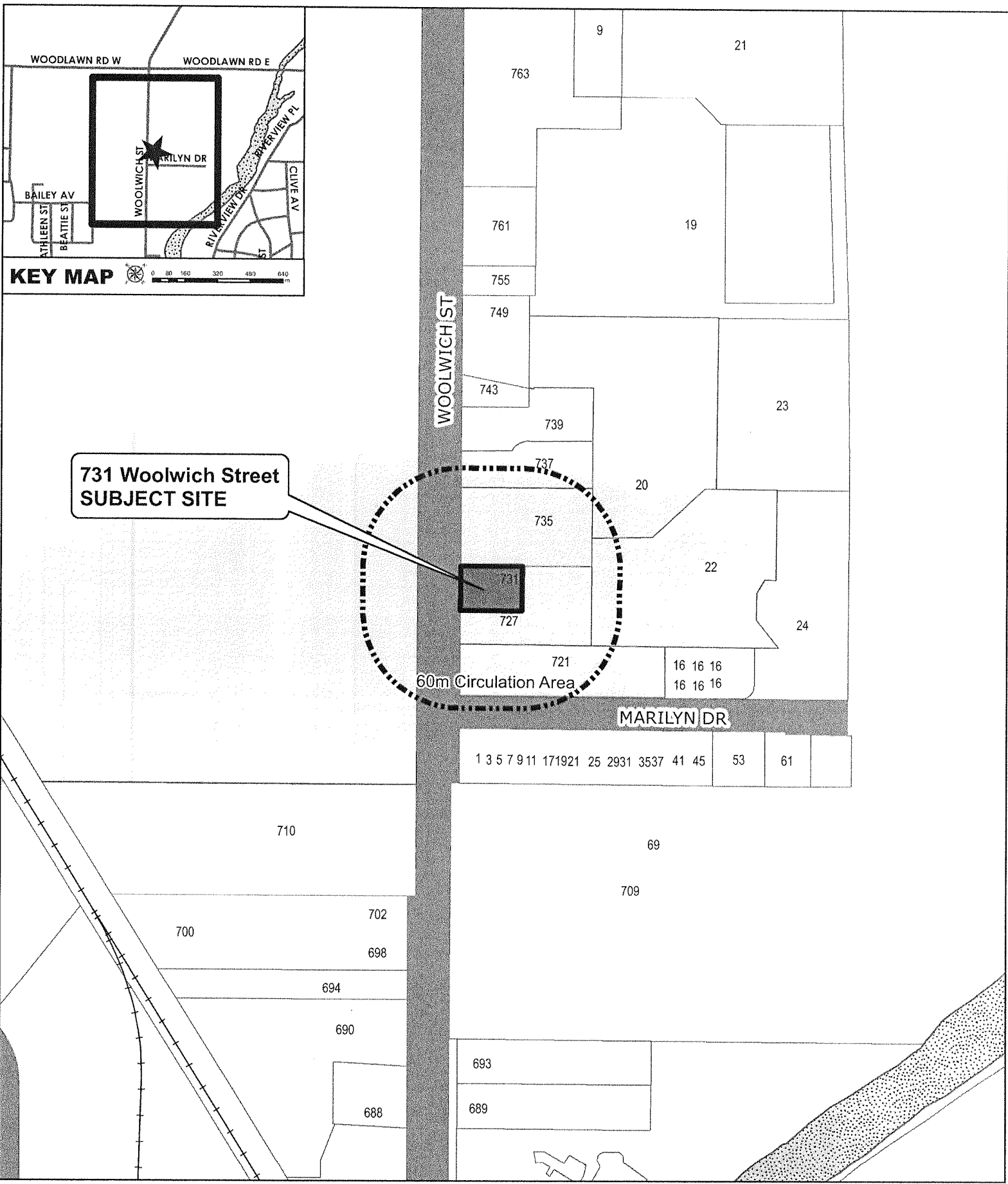
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

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.


Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 4th day of December, 2015.



**731 Woolwich Street
SUBJECT SITE**

60m Circulation Area

MARILYN DR

60m CIRCULATION AREA
731 Woolwich Street
File No.: A-106/15

Produced by the City of Guelph
 Planning, Urban Design and Building Services, Development Planning
 November 2015

N44°57'00"W 27430 (90.00')

SITE STATISTICS:

Lot Area	1026.48 (m2)	100.00 %
Building Coverage Existing	147.90 (m2)	14.36 %
Building Coverage Proposed Addition	20.42 (m2)	1.99 %
Building Coverage Proposed Total	168.32 (m2)	16.37 %
Landscaped Area Proposed	288.57 (m2)	28.11 %
Paved Area	581.58 (m2)	57.32 %
Gross Floor Area, Incl Add'n	168.85 (m2)	
Parking Provided	15 SPACES	
Loading Space Provided	YES	
Height (Dimension and No. of Storeys)	4400 ± (mm)	One STOREY

OK 15 Space
 Rob Collie Dec 11/91
 T.P.L.

NOTE:
 SITE INFORMATION TAKEN FROM
 SITE PLANS PREPARED BY:

BLACK, SHOEMAKER, ROBINSON
 & DONALDSON LIMITED
 ONTARIO LAND SURVEYOR
 351 SPEEDVALE AVE. W.
 GUELPH, ONTARIO 822-4031
 DATED : MAY 25, 1976
 FOR GRANGE PROPERTIES
 PROJECT No 76-5425
 SIGNED BY A. DONALDSON

AND
 M.P. VAN HARTEN
 ONTARIO LAND SURVEYOR
 423 WOOLWICH STREET
 GUELPH, ONTARIO
 DATED : NOVEMBER 15, 1973
 PROJECT No 73-278

CITY ENGINEER'S DEPARTMENT
SITE PLAN REVIEW

	APPROVED	NOT APPROVED
GRADING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DRAINAGE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NON-PLUMBING SERVICES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TRAFFIC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:
 Approved as amended
 in red
 December 6, 1991
 I. E. Heald
 CITY ENGINEER

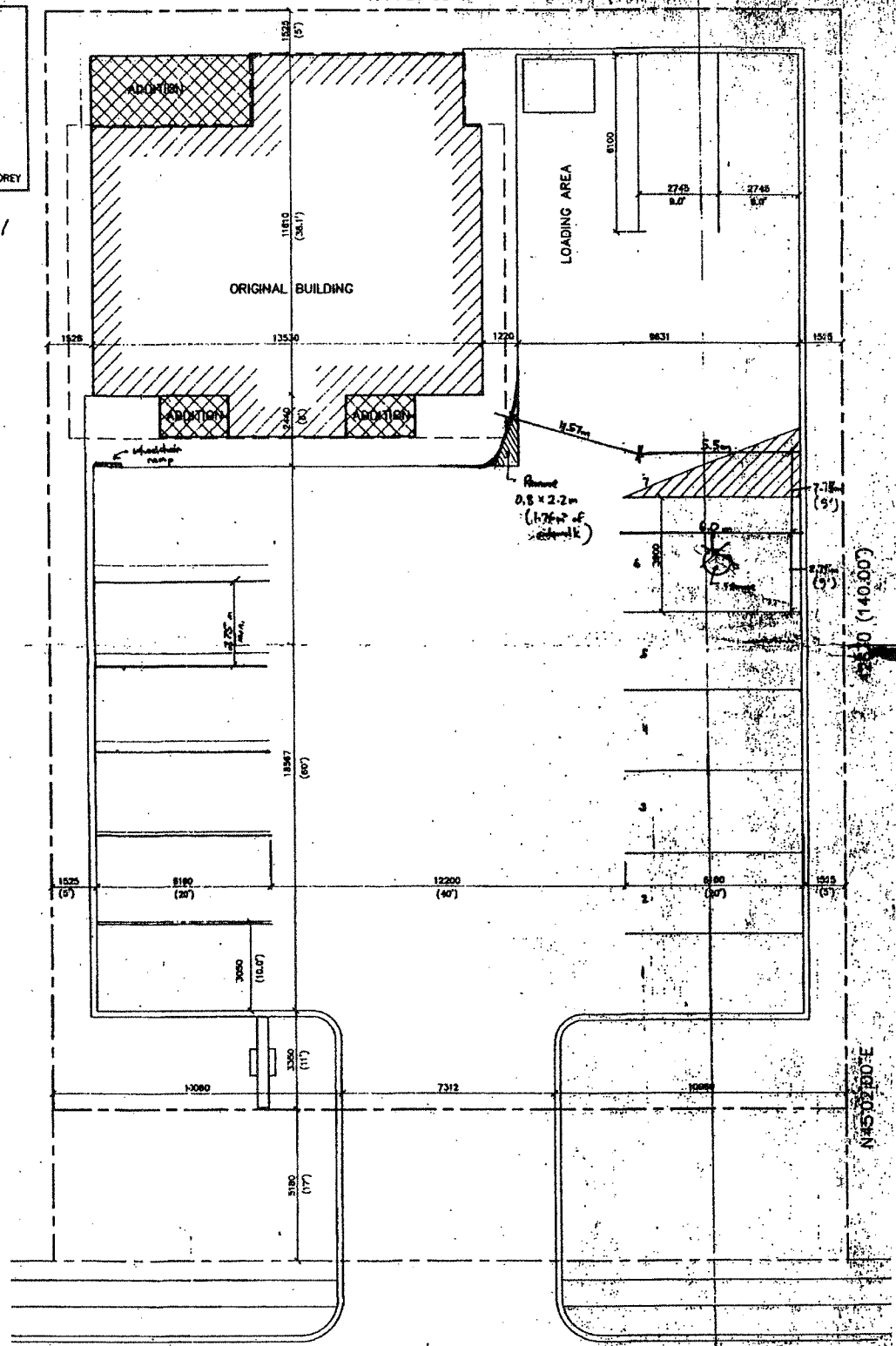
City of Guelph
APPROVED FOR DEVELOPMENT
 Subject to revisions and conditions
 indicated hereon **IN RED**
 In accordance with Section 40 of
 The Planning Act RSO 1990 Chap. 379,
 Ontario Reg. 57-76, and amendments.
 Rob Collie Dec 6/91
 Director of Planning
 and Development

PLANNING & DEVELOPMENT DEPT., GUELPH

The Applicant's Drawings Dec 9 '91
 PROJECT NAME: 90 P.O. 22
 PERMIT No. SITE PLAN APP. No.

THE FOLLOWING PLANS FORM PART OF THE SITE PLAN APPROVAL:

- GRADING & DRAINAGE
- TRAFFIC
- LANDSCAPING
- ARCHITECTURAL SITE PLAN (AS-SP1)
- MECHANICAL SERVICES
- OTHER



Rob Collie
 Dec

WOOLWICH STREET

PROPOSED SITE PLAN

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

LOCATION: 28-36 Essex Street

PROPOSAL: The property is currently occupied by a commercial school for specialized fitness classes and personal training in Units 28-30. There are two residential units on the second floor. The applicant is proposing to use Units 32-34 as a 112 square metre (1,205.6 square foot) board game café with a 395 square metre (4,251.7 square foot) office.

BY-LAW

REQUIREMENTS: Permission to change legal non-conforming use is being requested. The property is located in the Specialized Residential Apartment (R.4D-1) Zone.

The R.4D-1 Zone permits a variety of uses but does not permit an office, or board game café. A board game café is defined as a building or place, including a restaurant, which is primarily designed and used for the playing of board games by the public. This does not include a gaming establishment, public hall, or tavern.

In September 2015, a Committee of Adjustment decision (File A-51/15) refused permission to change the legal non-conforming use to permit a restaurant use and to permit 8 off-street parking spaces when the By-law required a total of 37 off-street parking spaces.

Any addition or change to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment. A variance from Section 4.13.4.2 of Zoning By-law (1995)-14864, as amended, is also being requested.

The By-law:

- a) does not have a specific parking requirement for the board game café use proposed by the applicant; however, a restaurant use is required to provide 1 parking space per 7.5 square metres (80.7 square feet) of gross floor area [15 spaces required];
- b) requires that a commercial school provide 1 parking space per 2 staff members plus 1 parking space per 28 square metres (355.2 square feet) of classroom floor space [10 spaces required];
- c) requires that an office provide 1 parking space per 33 square metres (355.2 square feet) of gross floor area [12 spaces required];
- d) requires that an apartment unit provide 1 parking space [2 spaces required].

Total parking required by the By-law: 39 parking spaces.

REQUEST: The applicant is seeking permission to further extend the legal non-conforming use to allow for a board game café and office use.

The applicant is also seeking relief from the By-law requirements to permit nine (9) off street parking spaces for the board game café, commercial school, office use, and residential units.

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 OF MEETING: **Thursday, December 17, 2015**
Deferred from November 26, 2015

TIME: **4:10 p.m.**

LOCATION: **City Hall, 1 Carden Street, Guelph, Ontario**

APPLICATION NUMBER: **A-100/15**

PROVIDING COMMENTS

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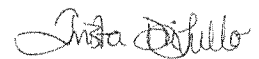
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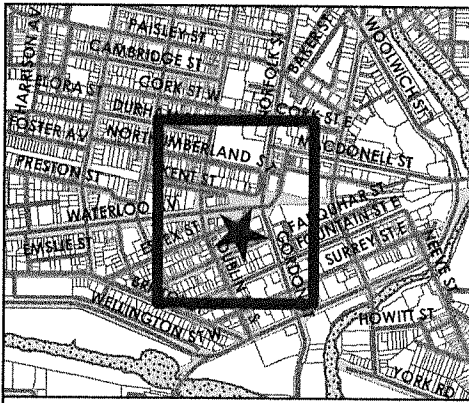
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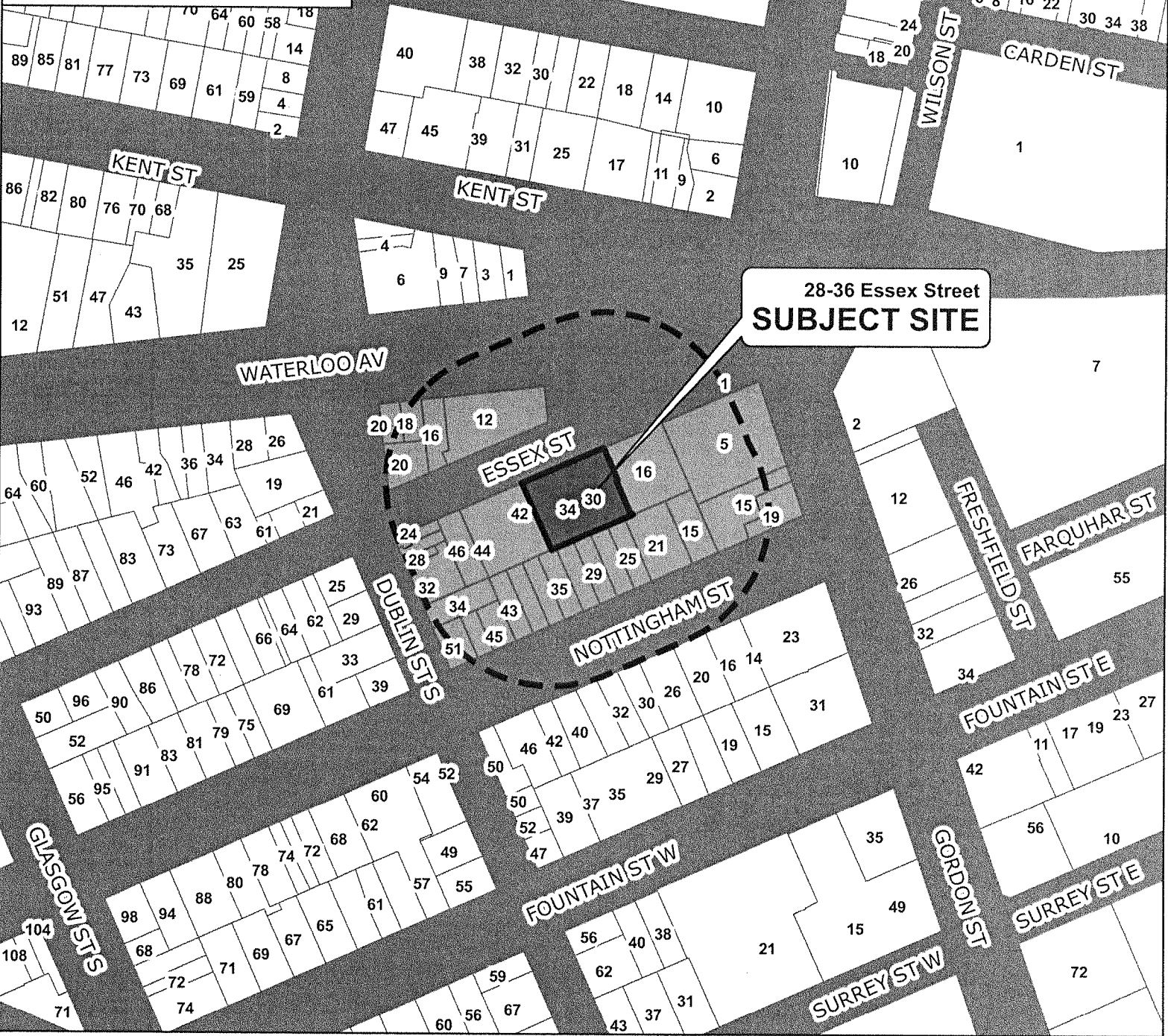
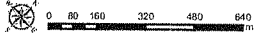


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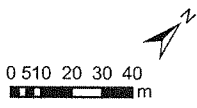
Dated this 4th day of December, 2015.



KEY MAP



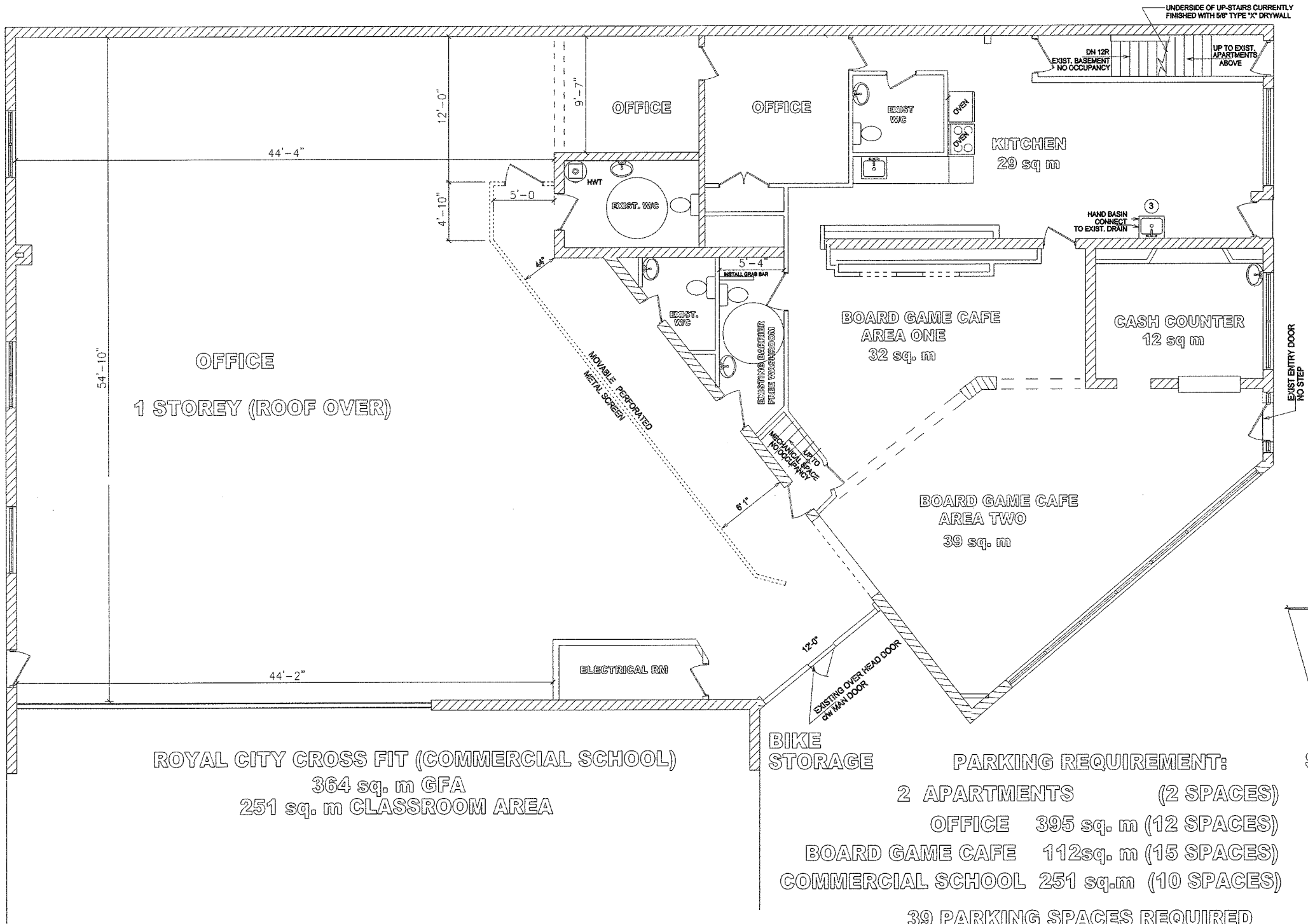
28-36 Essex Street
SUBJECT SITE



60m CIRCULATION AREA
28-36 Essex Street
File No.: A-100/15



Produced by the City of Guelph
Planning, Building, Engineering and Environment, Development Planning
June 2015

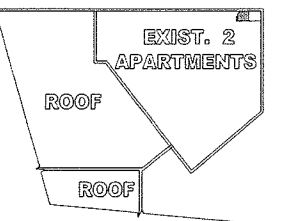


ROYAL CITY CROSS FIT (COMMERCIAL SCHOOL)
 364 sq. m GFA
 251 sq. m CLASSROOM AREA

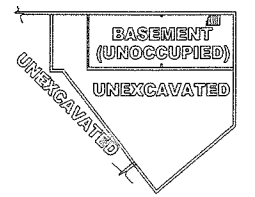
BIKE STORAGE

PARKING REQUIREMENT:
 2 APARTMENTS (2 SPACES)
 OFFICE 395 sq. m (12 SPACES)
 BOARD GAME CAFE 112sq. m (15 SPACES)
 COMMERCIAL SCHOOL 251 sq.m (10 SPACES)

39 PARKING SPACES REQUIRED
 9 PARKING SPACES PROVIDED



SECOND FLOOR



BASEMENT

DRAWING NAME: MAIN FLOOR PLAN		DRAWING NO.:	
DRAWN BY: 10/16/15		SCALE: 1/8"=1'-0"	
PROJECT: INTERIOR ALTERATIONS 32-34 STREET GUELPH, ON		PROJECT NORTH: 	ORIENTATION:
COMMITTEE OF ADJUSTMENT SUBMISSION			

28-34 ESSEX STREET

12.9m

21.2m

27.3m

BICYCLE STORAGE

TYP. PARKING SPACE 2.75m X 5.5m

GAS METERS

MASONRY WALL 250mm

BUILDING FACE

STREET PROPERTY LINE

CONCRETE CURB CUT

