

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: B-31/14(CC)
LOCATION: 781 Victoria Road South
DATE AND TIME OF HEARING: November 26, 2015 at 4:00 p.m.
OWNER: University of Guelph
AGENT: Matthew Robson, Reid’s Heritage Homes Ltd.
OFFICIAL PLAN DESIGNATION: Major Institutional
ZONING: University of Guelph and Guelph Correctional Centre (I.2)

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| REQUEST: | Change of condition #23 – File B-31/14 |
| STAFF RECOMMENDATION: | Approval |
| CHANGE OF CONDITION RECOMMENDED: | |
| <p>23. That the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement, prior to December 16, 2016.</p> <p>Note: Conditions 1 to 22, and 24 to 25 remain part of this approval (see attached original decision B-31/14).</p> | |

COMMENTS

ENGINEERING SERVICES:

We have no concerns with the requested change of condition regarding the timing for condition number 23 of Application Numbers B-31/14 to be satisfied, provided the other conditions of Application Numbers B-31/14, Decision dated December 16, 2014 remain as part of this approval.

PLANNING SERVICES:

Planning staff have no objections or concerns to the change of condition requested in order to allow additional time to finalize the Consent approved on December 11, 2014. Planning staff recommend that the application be approved subject to the original conditions approved by the Committee for B-31/14, except condition #23 as requested by the applicant.

As background information for the Committee, applications for an Official Plan Amendment and Zoning By-law Amendment (OP1301/ZC1304) were received for the property municipally known as 781 Victoria Road South to re-designate and rezone the subject lands to permit the development of 18 single detached dwelling units fronting on a private condominium road with

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access provided from Victoria Road. The Official Plan Amendment and Zoning By-law Amendment were approved by Guelph City Council on December 8, 2014 and subsequently appealed to the Ontario Municipal Board on January 12, 2015. The Ontario Municipal Board Hearing was held in June of 2015 and the Board's Order has not been released to date. One of the conditions of the Consent approval is that the applications for an Official Plan Amendment and Zoning By-law Amendment (OP1301/ZC1304) be approved and be in full force and effect, prior to endorsement of deeds. Additional time is required to fulfill the conditions of Consent due to the appeal at the Ontario Municipal Board.

PERMIT AND ZONING ADMINISTRATOR:

Consent application B-31/14 granted provisional consent by the Committee of Adjustment on December 11, 2014, subject to conditions. As the consent has not yet been finalized, the Committee of Adjustment will be considering the following revised condition of approval: *"That the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement, prior to December 16, 2016."*

Providing all other conditions in the Decision of Application Number B-31/14 remain part of this approval, Building Services has no concerns with this change of condition in order to allow additional time to finalize the Consent.

COMMITTEE OF ADJUSTMENT ADMINISTRATION:

For the Committee's reference, the Planning Act permits the Committee to change a condition of a provisional consent before a consent (the certificate) is given. Notice of the change of condition is to be given pursuant to section 53(24), unless, in the opinion of the Committee, the change is minor, and then no notice is required.

In regards to what is considered to be a minor change to a condition, as per section 53(26), it is discretionary in the opinion of the Committee, which then determines if the notice of the change of condition is to be provided. Only when notice is given under 53(24) does the lapsing date be extended to one year from the date of that later notice. Appeals to the changed condition are permitted if notice was given.

REPORT COMPILED BY: T. Di Lullo, Secretary-Treasurer

SEE ATTACHED DECISION B-31/14.

DECISION

COMMITTEE OF ADJUSTMENT
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The Committee, having had regard to the matters under Section 51(17) of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the property and orderly development of the land, passed the following resolution:

"THAT in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for severance of Part of Lot 2, Concession 8, Former Geographic Township of Puslinch, to be known municipally as 781 Victoria Road South, a parcel with a frontage along Victoria Road South of 138.57 metres (454.63 feet) and an area of 1.27 hectares (3.14 acres), (as shown as Part 1 on draft Plan of Survey, Project No.: 160311339, prepared by Stantec Geomatics Ltd. on October 6, 2014), be approved, subject to the following conditions:

1. The owner acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The owner shall retain a Qualified Person (QP) as defined in Ontario Regulation 153/04 to prepare and submit a Phase 1 Environmental Site Assessment and any other subsequent phases required in accordance with Ontario Regulation 153/04, to assess any real property to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the owner's expense. Prior to the site plan approval, a Qualified Person shall certify that all properties to be developed are free of contamination.
2. If contamination is found, the owner shall:
 - a. submit all environmental assessment reports prepared in accordance with the Record of Site Condition (O. Reg. 153/04) describing the current conditions of the land to be developed and the proposed remedial action plan to the satisfaction of the City;
 - b. complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be developed meet the Site Condition Standards of the intended land use; and
 - c. file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be developed.
3. That the owner deeds to the City free of all encumbrances a 3.0-metre (9.84 feet) wide parcel of land for a road widening across the Victoria Road frontage as shown as Part 2 on the attached Draft 61R-***** Reference Plan dated October 6, 2014, prior to endorstation of the deeds.
4. The owner agrees to submit and receive approval from the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan indicating the location of buildings, landscaping, parking, access, lighting, grading and drainage and servicing to the satisfaction of the General Manager of Planning and Building and the General Manager/City Engineer, prior to the issuance of a building permit. Furthermore, the owner shall develop the said lands in accordance with the approved site plan.
5. That prior to endorstation of the deeds, the owner shall pay to the City, \$21,200.16 representing the outstanding owner's share of the cost of the existing watermain on

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Victoria Road across the frontage, if deemed applicable by the General Manager/City Engineer.

6. That prior to endorsation of the deeds, the owner shall pay to the City, \$74,159.40 representing the outstanding owner's share of the cost of the existing gravity sanitary sewer on Victoria Road across the frontage, if deemed applicable by the General Manager/City Engineer.
7. The owner shall pay to the City its share of the actual cost of constructing municipal services, roadworks on Victoria Road across their frontage including curb and gutter, catchbasins, sidewalks, streetlighting as determined by the General Manager/ City Engineer, if deemed applicable by the General Manager/City Engineer. Furthermore, prior to endorsation of the deeds, the owner shall pay the estimated cost of the municipal services, roadworks including curb and gutter, catchbasins, sidewalks, streetlighting as determined by the General Manager/ City Engineer, if deemed applicable by the General Manager/City Engineer.
8. That the owner pays the actual cost of constructing a sanitary sewer lateral and watermain service laterals and the new driveway access, curb cut including boulevard restoration, i.e. topsoil/sod within the right-of-way allowance. Furthermore, prior to endorsation of the deeds, the owner shall pay to the City the estimated cost of constructing the sanitary sewer lateral and watermain service laterals and the new driveway access, curb cut, including boulevard restoration, i.e. topsoil/sod within the right-of-way allowance as determined by the General Manager/City Engineer.
9. That the owner constructs the buildings at such an elevation that the buildings can be serviced with a gravity connection to the sanitary sewer.
10. That the owner agrees to have a Professional Engineer design a stormwater management system for the said lands, to the satisfaction of the General Manager/City Engineer, prior to the issuance of site plan approval.
11. That the owner agrees to grade, develop and maintain the said lands including the stormwater management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore the owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system and that the storm water management system was built as it was approved by the City and that it is functioning properly.
12. Prior to the issuance of site plan approval, the owner shall have a Professional Engineer design a grading and drainage plan for the said lands, satisfactory to the General Manager/City Engineer. Furthermore, the owner shall have the Professional Engineer who designed the grading and drainage plan certify to the City that he/she has inspected the final grading of the site and that it is functioning properly.

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13. The owner shall be responsible for the total cost associated with the repair of any damage to the existing municipal services which is caused during the course of construction or building on the said lands.
14. Prior to the issuance of any building permit, the owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.
15. During the construction of any building or structure on any part of the said lands, and the installation of any service or utility, the owner shall observe, or cause to be observed, all By-laws of the City and the following provisions and shall deliver a copy of this to every contractor who may construct any of the Municipal Services:
 - a) All streets abutting on the said lands which are to be used for access to the said lands during the development of them and during construction of buildings on them shall be kept in good and usable condition and, if damaged, shall be repaired immediately to the satisfaction of the General Manager/City Engineer at the expense of the owner;
 - b) All trucks and vehicles making deliveries to or taking materials from the said lands or working on the said lands shall be both covered and loaded in such a manner as to not scatter refuse, rubbish, or debris on any road or highway whether within the said lands or not. Should any such refuse, rubbish, or debris be so scattered, the owner shall be responsible to immediately remove it and correct any damage caused thereby. Failing immediate removal of the refuse, rubbish, or debris, the City may remove it and the City may correct any damage caused thereby, such removal and/or correction to be at the expense of the owner.
 - c) All construction garbage shall be collected and disposed of in an orderly manner at the Municipal Waste Disposal Site, or at such other place as may be approved by the General Manager/City Engineer. Under no circumstances shall garbage or rubbish of any kind be disposed of by burning on the site without authorization of the Fire Chief.
16. Prior to the issuance of a building permit, any domestic wells, monitoring wells and boreholes drilled for hydrogeological or geotechnical investigations shall be properly abandoned in accordance with current Ministry of the Environment Regulations and Guidelines. The owner shall submit a Well Record to the satisfaction of the General Manager/City Engineer.
17. Prior to issuance of a building permit, the owner is required to reimburse the City Engineering Department for the cost of reviewing development plans at a rate of 5% of the estimated cost of all the site works.
18. That the owner shall make arrangements satisfactory to the Technical Services Department of Guelph Hydro Electric Systems Inc. for the installation of an underground hydro service to the proposed new dwelling on the said lands, prior to the issuance of a building permit.

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19. That the owner makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the issuance of any building permits.
20. The owner shall ensure that all telephone service and cable TV service on the lands shall be underground. The owner shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services, prior to the issuance of any building permits.
21. That prior to the issuance of site plan approval, the owner shall enter into an agreement with the City, registered on title, satisfactory to the General Manager/City Engineer, agreeing to satisfy the above-noted conditions and to develop the site in accordance with the approved plans.
22. That the applications for an Official Plan Amendment and Zoning By-law Amendment (OP1301/ZC1304) be approved and be in full force and effect, prior to endorsement of deeds.
23. That the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement, prior to December 16, 2015.
24. 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 endorsement of the deed.
25. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsement of the deed, that he/she will provide a copy of the registered deed/instrument as registered in the Land Registry Office within two years of issuance of the consent certificate, or prior to the issuance of a building permit (if applicable), whichever occurs first.

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26. That 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 draft Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca) or supplied on a compact disk."

Members of Committee
Concurring in this Decision

I, Tristalyn Russell, Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a meeting held on December 11, 2014.

Dated: December 16, 2014

Signed:

The last day on which a Notice
of Appeal to the Ontario
Municipal Board may be filed
is January 5, 2015.

Committee of Adjustment

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COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: A-96/15
LOCATION: 87 Zaduk Place
DATE AND TIME OF HEARING: November 26, 2015 at 4:00 p.m.
OWNER: Fusion Homes
AGENT: N/A
OFFICIAL PLAN DESIGNATION: General Residential
ZONING: Residential Single Detached (R.1B)

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| REQUEST: | The applicant is seeking relief from the By-law requirements to permit the required parking space to be 0.8 metres from the street line and to the front of the front wall of the dwelling. |
| BY-LAW REQUIREMENTS: | The By-law requires that in a R.1 zone, every required parking space shall be located a minimum of 6 metres from the street line and to the rear of the front wall of the main building. |
| STAFF RECOMMENDATION: | Approval |
| CONDITIONS RECOMMENDED: | |
| <u>ENGINEERING SERVICES</u> | |
| | 1. That the owner enters into a Site Plan Agreement registered on the title of the property prior to the issuance of a building permit, requiring that the sales office be removed within the garage and the garage restored to accommodate a 3 metre by 6 metre parking space for the dwelling, prior to the transfer of title to a subsequent owner or within 3 years of the issuance of the building permit, whichever occurs first. |

COMMENTS

ENGINEERING SERVICES:

The City has experienced problems with sales offices within the garage and not being restored back to garage parking space prior to the sale of the unit. Our concern with this application is therefore with respect to the time involved and the restoration of the area for use as a garage parking space when the sales office is no longer needed. As the Committee is aware, getting the garage restored to a parking area has been a problem in the past. To ensure that this happens, we recommend that an agreement be registered on title for the property. We would recommend that this agreement require the sales office within the garage be removed and the garage restored to accommodate a 3 metre by 6 metre parking space, prior to the transfer of title to a subsequent owner or within 3 years of the issuance of the building permit.

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We, therefore, request that the above condition be imposed if the Committee approves this application.

PLANNING SERVICES:

The applicant is proposing to operate a sales centre in the garage of a model home. The applicant has requested a temporary approval of 4-5 years.

The subject property is designated "General Residential" in the Official Plan. The requested variance does not conflict with policies of the Official Plan and can therefore be considered to meet the intent of the Official Plan.

The property is zoned "Residential Single Detached" (R.1B) according to Zoning By-law (1995)-14864, as amended. Section 4.13.2.1 of the Zoning By-law requires in a R.1 zone that every required parking space shall be located a minimum distance of 6 metres from the street line and the rear of the front wall of the main building. The intent of this provision is to ensure the streetscape is not dominated by parking spaces and garages. The applicant is seeking relief from the By-law requirements to permit the required parking space to be 0.8 metres from the street line and to the front of the front wall of the dwelling. Given the temporary nature of the requested variance and the fact that the model home and sales centre will eventually be sold and used for the intended use of a single detached house, the variance can be considered to meet the intent of the Zoning By-law.

It is common practice for a builder to construct model homes with temporary sales offices. This allows builders to showcase their homes. The requested variance can be considered to be appropriate for the development of the land and minor in nature if limited to a temporary amount of time. Planning staff are recommending approval for 3 years. If the builder requires more time after the 3 year period, they can apply for a new variance application. A 3 year period will allow time to evaluate the variance and ensure there are no adverse impacts on the neighbouring properties. Staff recommend approval of this application subject to the above noted condition.

PERMIT AND ZONING ADMINISTRATOR:

This property is located in the Residential Single Detached (R.1B) Zone. The applicant is proposing to operate a temporary sales centre in the garage of a model home for 4-5 years. The By-law requires that in a R.1 zone, every required parking space shall be located a minimum of 6 metres from the street line and to the rear of the front wall of the main building.

Building Services shares the concerns expressed by Engineering and Planning staff and therefore also recommend that Engineering staff's condition be imposed.

REPORT COMPILED BY: V. Sobering, Council Committee Assistant

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APPLICATION NUMBER: A-97/15
LOCATION: 305 Colonial Drive
DATE AND TIME OF HEARING: November 26, 2015 at 4:20 p.m.
OWNER: Jonathan Cleary
AGENT: N/A
OFFICIAL PLAN DESIGNATION: General Residential
ZONING: Residential Single Detached (R1.D)

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| REQUEST: | The applicant is seeking relief from the By-law requirements to permit the accessory apartment to have an area of 116.2 square metres (1,250.7 square feet, and 35.4% of the total floor area). |
| BY-LAW REQUIREMENTS: | 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. |
| STAFF RECOMMENDATION: | Approval |
| CONDITIONS RECOMMENDED: | N/A |

COMMENTS

ENGINEERING SERVICES:

Engineering staff have no concerns with the requested accessory apartment size variance from an Engineering perspective. However, upon examining Planning staff's comments and recommendations and Zoning staff's 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. The requested variance does not conflict with Official Plan policies and can therefore be considered to meet the intent of the Official Plan.

The subject property is zoned "Residential Single Detached" (R.1D) according to the Zoning By-law (1995)-14864, as amended. An accessory apartment is a permitted use in the R.1D 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 (861 square feet) in floor area, whichever is lesser. The applicant is seeking relief from the By-law requirements to permit an accessory apartment

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to have an area of 116.2 square metres or 35.4% 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 approximately 35.4% of the total floor area of the dwelling. The applicant has indicated that the increase in gross floor area is the result of the laundry facilities for the accessory apartment being located within the utility room and therefore being included in the gross floor area calculation of the accessory apartment. The hallway accessing the utility room is also included in the gross floor area calculation. The accessory apartment is subordinate to the main dwelling unit and meets the 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 (R1.D) 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 this variance request to permit an accessory apartment with an area of 116.2 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 34.4% of the total floor area. Therefore 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).

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: V. Sobering, Council Committee Assistant

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBERS: B-12/15 & B-23/15
LOCATION: 156 Niska Road
DATE AND TIME OF HEARING: November 26, 2015 at 4:30 p.m.
(B-12/15 deferred from April 9, 2015)
OWNER: Hira Custom Homes Inc.
AGENT: Jeff Buisman, Van Harten Surveying Inc.
OFFICIAL PLAN DESIGNATION: General Residential
ZONING: Residential Single Detached (R.1B)

REQUEST: Applications for severance are requested as follows:

B-12/15 Severance of a parcel with frontage along Niska Road of 15.2 metres, a depth of 83.3 metres, and an area of 1,266.2 square metres.

B-23/15 Severance of a parcel with frontage along Niska Road of 15.2 metres, a depth of 83.3 metres, and an area of 1,266.2 square metres.

STAFF RECOMMENDATION: Approval

CONDITIONS RECOMMENDED:

ENGINEERING SERVICES

1. That prior to endorstation of the deeds, the owner shall pay to the City half of the actual cost of the sanitary sewer main and watermain across the frontage of the proposed lands to be retained, as determined by the General Manager/City Engineer.
2. Prior to endorstation of the deeds, the owner shall pay to the City half of the actual cost of the sanitary sewer main and watermain across the frontage of the proposed lands to be severed as determined by the General Manager/City Engineer.
3. Prior to endorstation of the deeds, the owner shall be responsible for all of the costs associated with the demolition and removal of the existing dwelling from the proposed retained lands and the proposed severed lands.
4. Prior to endorstation of the deeds, the owner will be responsible to decommission the existing septic system and private well to the satisfaction of the City's Plumbing/Sewage System Inspector.
5. That the owner pays the actual cost of the removal of the existing sanitary and water

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service laterals from the road allowance, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to endorsement of the deeds.

6. That the owner pays the actual cost associated with the removal of the existing asphalt within the road allowance from the area of the existing driveway entrance, the restoration of the boulevard with topsoil and sod including any required curb fills, with the estimated cost of the works as determined by the General Manager/City Engineer being paid, prior to endorsement of the deeds.
7. That the owner agrees to pay the actual cost of constructing new service laterals to the proposed retained lands and the proposed severed lands including the cost of any curb cuts or curb fills required, with the estimated cost of the works as determined by the General Manager/City Engineer being paid, prior to the issuance of any building permit.
8. That the owner pays to the City the actual cost of construction of the new driveway entrances and the required curb cuts and/or curb fills and furthermore, prior to the issuance of any building permits, the owner shall pay to the City the estimated cost of the new driveway entrances and the required curb cuts and/or curb fills, as determined by the General Manager/City Engineer.
9. That prior to the issuance of any building permits on the said lands, the owner shall pay the flat rate charge applied to tree planting for the proposed severed lands, established by the City.
10. That the owner constructs the new dwellings at such an elevation that the lowest level of the buildings can be serviced with a gravity connection to the sanitary sewer.
11. That the owner enters into a Storm Sewer Agreement as established by the City, providing a grading and drainage plan, registered on title, satisfactory to the General Manager/City Engineer, prior to endorsement of the deeds.
12. That a legal off-street parking space be created on the proposed retained lands and the proposed severed lands; at a minimum setback of 6-metres from the property line at the street.
13. Prior to the issuance of any building permit, the owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.
14. That the owner makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the issuance of any building permits.
15. That all electrical services to the lands are underground and the owner shall make satisfactory arrangements with the Engineering Department of Guelph Hydro Electric

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Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the issuance of any building permits.

16. The owner shall ensure that all telephone service and cable TV service on the lands shall be underground. The owner shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services, prior to the issuance of any building permits.
17. That prior to endorsation of the deeds, the owner shall enter into an agreement with the City, registered on title, satisfactory to the General Manager/City Engineer, agreeing to satisfy the above-noted conditions and to develop the site in accordance with the approved plans.

PLANNING SERVICES

18. That the owner shall pay to the City, as determined applicable by the City's Director of Finance, development charges and education development charges, in accordance with City of Guelph Development Charges By-law, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereof, prior to issuance of a building permit, at the rate in effect at the time of issuance of the building permit.
19. That a site plan shall be submitted to, and approved by the General Manager of Planning, Urban Design, and Building Services and the City Engineer, prior to the issuance of a building permit for the new dwellings on the retained and severed lots indicating:
 - i. The location and design of the new dwelling;
 - ii. All trees on the subject property, including the extent of their canopies that may be impacted by the development. Any trees within the City boulevard must be shown, including appropriate protective measures to maintain them throughout the development process;
 - iii. The location of the new dwelling with a setback that is in character with the surrounding area; and,
 - iv. Grading, drainage and servicing information.
20. That prior to the issuance of a building permit, elevation and design drawings for the new dwellings on the retained and severed parcels be submitted to, and approved by the General Manager of Planning, Urban Design, and Building Services, in order for staff to ensure that the design of the new dwelling respects the character of the surrounding neighbourhood in all aspects including the proposed massing, building setbacks and the size and location of any proposed garage.
21. That prior to the issuance of a building permit the applicant prepare and submit a detailed Tree Inventory, Preservation and Compensation Plan completed by a qualified Arborist prior to the issuance of building permit and prior to undertaking activities which may injure or destroy regulated trees.

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22. That the applicant shall demonstrate efforts to maximize tree preservation in accordance with the Urban Forest policies of the 2014 City of Guelph Official Plan and Tree By-law (2010)-19058, or any successors thereof, to the satisfaction of the City's Environmental Planner.
23. That no vegetation removal shall occur during the breeding bird season (May-June), as per the Migratory Bird Act.
24. That prior to the endorsation of the deeds, the owner shall enter into an agreement with the City, registered on title, agreeing to satisfy the above noted conditions and to develop the site in accordance with the approved plans.

PARKS PLANNING

25. The Owner shall be responsible for the payment of cash-in-lieu of parkland dedication to the satisfaction of the Deputy CAO of Public Services pursuant to s. 51.1 and s. 53(13) of the *Planning Act* prior to the endorsement of the Transfer (deed).
26. Prior to the endorsement of the Transfer (deed) by the City, the Owner shall provide to the Deputy CAO of Public Services a satisfactory appraisal report prepared for The Corporation of the City of Guelph for the purposes of calculating the payment of cash-in-lieu of parkland dedication pursuant to s.51.1 and s.53(13) of the Planning Act. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Deputy CAO of Public Services. Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the payment of cash-in-lieu of parkland dedication.

GUELPH HYDRO

27. That prior to issuance of a building permit, the applicant makes arrangements with Technical Services for the servicing of the newly created lots via underground services. 100% chargeable to the applicant.

CONDITIONS RECOMMENDED IN ACCORDANCE WITH COMMITTEE OF ADJUSTMENT POLICY

1. That upon fulfilling and complying with all of the above-noted conditions, the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement.
2. 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 endorsement of the deed.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

3. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsement of the deed, that he/she will provide a copy of the registered deed/instrument as registered in the Land Registry Office within two years of issuance of the consent certificate, or prior to the issuance of a building permit (if applicable), whichever occurs first.
4. That 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 draft Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca) or supplied on a compact disk.

COMMENTS

ENGINEERING SERVICES:

As the Committee is aware, application B-12/15 was deferred sinedie from the April 9, 2015 meeting so the applicant can review the proposed amendments to the conditions with staff. Since this application is similar to the previous application, our previous comments with some modifications will apply as follows:

Niska Road was reconstructed in 1996 which included the construction of a 200mm sanitary sewer, 300mm to 375mm storm sewer, 100mm to 300mm watermain, catchbasins, two lane asphalt road complete with curb and gutter and concrete sidewalks. No further road widening is required from the subject property since a 5.182 metre (17.0 feet) road widening has already been taken along the south side of Niska Road as required by the Official Plan. Sidewalks were constructed along the north side of Niska Road directly opposite the subject lands but no sidewalks were constructed on the south side abutting the subject property; however, a concrete sidewalk was proposed to be constructed in the future from Ptarmigan Drive to Tanager Drive.

During the road reconstruction, the owners were advised that it would be possible to install a 100mm sanitary sewer lateral and a 19mm water service lateral to the property line if the owners would like. The owner chose to go ahead with the installation of the 100mm sanitary sewer lateral and the 19mm water service lateral to the property line for connection of the existing dwelling to the municipal services. On July 24, 1996, the owner did apply for a plumbing permit to have the sanitary sewer lateral and the water service lateral from the property line extended to the existing dwelling. However, the owner did not connect the existing services up to the existing dwelling at the time and is still serviced by a private well, septic tank and tile bed system. Therefore, the owner will be required to decommission the septic system and the private well to the satisfaction of the City's Plumbing/Sewage System Inspector, prior to endorsement of the deeds.

Transportation review of this application indicate that given the number of proposed single family dwellings, a full Traffic Impact Study will not be warranted.

After reviewing the contour mapping of the property and the approved grading plan of the adjacent subdivision, it would appear that the lands generally slope from north to south and east

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

to west to the existing drainage swale located at the rear of the adjacent lands and the adjacent property that provides drainage for all of the surface water runoff from the property and the two adjacent properties which then outlets to a rear yard catchbasin that is located in Lot 5 of Registered Plan 825. A grading and drainage plan will have to be submitted for review and approval for the subject lands and how the drainage from the easterly property will be accommodated.

The owner will also be responsible for the following:

- pay to the City half of the actual cost of the sanitary sewer main and watermain across the frontage of the proposed lands to be retained and the proposed lands to be severed, prior to endorsement of the deeds;
- apply for and pay the actual cost of constructing new service laterals to the proposed lands to be retained and the proposed lands to be severed including the cost of any curb cuts or curb fills required, 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;
- pay the actual cost of the construction of the new driveway entrances including the required curb cuts and/or curb fills, with the estimated cost of the works as determined necessary by the City Engineer being paid, prior to the issuance of any building permit;
- pay all the costs associated with the demolition and removal of the existing dwelling from the proposed retained lands and the proposed severed lands, prior to endorsement of the deeds;
- pay all the costs associated with the removal of the existing sanitary and water service laterals to the existing house from the proposed severed lands, satisfactory to the Plumbing/Sewage System Inspector, prior to endorsement of the deeds;
- pay the actual costs for the removal of the existing sanitary and water service laterals from the road allowance, prior to endorsement of the deeds;
- pay the actual cost of the removal of the existing asphalt pavement within the road allowance from the area of the existing driveway entrance, the restoration of the boulevard with topsoil and sod including the required curb fills, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits;
- pay the flat rate charge applied to tree planting for the said lands, established by the City, prior to the issuance of any building permit on the lands;
- enter into a Storm Sewer Agreement providing for a grading and drainage plan, registered on title, prior to endorsement of the deeds.

We have illustrated in red on the applicants site plan the existing asphalt pavement to be removed, curb and gutter and the area requiring topsoil and sod and the required curb fills, to assist the Committee. The owner should also contact Guelph Hydro Electric Systems Inc. to determine what the servicing requirements might be for the proposed severed lands and the lands to be retained, prior to the issuance a building permit.

We have no objection to the requested severances, provided the above conditions are imposed.

PLANNING SERVICES:

Consent application B-12/15 was originally presented to the Committee on April 9, 2015. The purpose of the original application was to create one "severed" lot for a new residential dwelling

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

and maintain the existing dwelling on the "retained" lot. The application was deferred to allow time for the applicant and staff to meet to discuss proposed conditions.

Since the deferral, the subject property has been sold and the new owner would like to pursue a revised severance application under file# B-12/15 and has submitted a new severance application under file# B-23/15. The purpose of both applications is to create two new "severed" lots and one "retained" lot. The existing single detached dwelling will be demolished and three new residential dwellings are proposed.

The subject property is designated "General Residential" in the Official Plan. The proposed severance meets the Official Plan policies for infill and intensification. Specifically, policy 7.2.34 of the Official Plan speaks to residential lot infill. The creation of new low density residential lots within the older established areas of the City are encouraged, provided that the proposed development is compatible with the surrounding residential environment. The proposed severances meet subdivision criteria outlined in 51(24) of the Planning Act and Consent criteria of Official Plan.

The subject property is zoned "Residential Single Detached" (R.1B) according to the Zoning By-law (1995)-14864, as amended. The proposed severances will create three residential building lots that comply with all of the provisions of the standard R.1B Zone. The proposed severances will create one "retained" and two "severed" lots similar in size to those immediately to the north along Niska Road. The proposed severances represent an orderly division of land and do not require a plan of subdivision.

The subject property is heavily treed in the front, rear and left side yards. The property is greater than 0.2 hectares and is therefore subject to the City of Guelph's Private Tree Protection By-law (2010) -19058, in addition to Urban Forest policies (Section 6A.5.1 and 6A.5.3) of the City of Guelph's Official Plan.

The proposed severances will impact the mature trees within the hedgerow and what appears to be a remnant urban forest feature during future residential development, however, in recognition of the intensification policies of the Official Plan, the Environmental Planner recommends conditions of approval to preserve the ecological function of the hedgerow and the urban forest feature to the maximum practical extent.

A tree inventory will be required identifying the tree species, sizes and condition of all trees within 10m of the area of impact, which may include off site trees. Further, a tree preservation plan which preserves neighbouring trees, unless otherwise approved by the landowner of neighbouring trees will be required. A compensation plan in accordance with City Standards will be required where it has been demonstrated that protection of trees is not feasible.

Staff recommend approval of the applications for Consent, subject to the above noted conditions.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

PARKS PLANNING:

Park Planning and Development has no objection to the proposed severance, subject to the above conditions.

PERMIT AND ZONING ADMINISTRATOR:

This property is located in the Residential Single Detached (R.1B) Zone. The applicant is requesting permission to sever a property to sever two (2) new residential lots fronting onto Niska Road. The applicant proposes to demolish the existing dwelling and construct three new residential dwellings.

Providing the conditions recommended by Planning and Engineering Staff are imposed, Building Services does not have any concerns with this application.

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

GUELPH HYDRO:

See above noted condition.

SEE ATTACHED REDLINE DRAWING

REPORT COMPILED BY: V. Sobering, Council Committee Assistant

(FORMERLY KNOWN AS KORTRIGHT BY BY-LAW (1960)-6359, INST. No. M-60315)
N I S K A R O A D
 ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6

PIN 71489 - 0002 (LT)

ROAD WIDENING BY INST. M-117975,
 ESTABLISHED AS PART OF KORTRIGHT
 ROAD BY BY-LAW No. (1972)-7989,
 INST. No. M-117976

ROAD WIDENING BY INST. M-81598, ESTABLISHED AS PART OF
 KORTRIGHT ROAD BY BY-LAW No. (1969)-7009, INST. No. M-81599

existing curb cuts to be filled
existing asphalt pavement to be removed and replaced with porous road
curb + gutter

LOT 14
 ZONING : RESIDENTIAL (R.1B)
 O.P. : GENERAL RESIDENTIAL

PART 3, 61R-20041
 PIN 71217 - 0202 (LT)

DEFERRED SEVERANCE
 APPLICATION B-12/15

EXISTING DWELLING
 No. 156
 TO BE REMOVED

PIN 71217 - 0099 (LT) ← PIN 71217-0098 (LT)

LANDS TO BE SEVERED
 AREA=1270m²

LANDS TO BE RETAINED
 AREA=1270m²

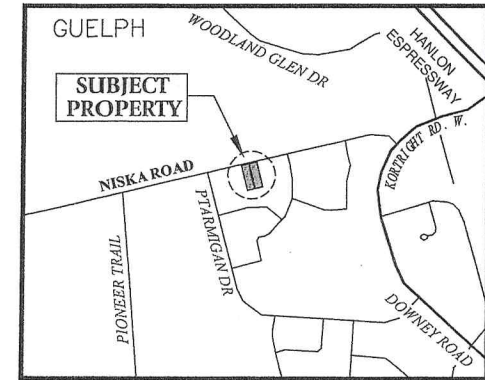
C O N C E S S I O N 5

LOT 11 / LOT 12 / LOT 13 / LOT 14 / LOT 15 / LOT 16
 REGISTERED PLAN 825

SEVERANCE SKETCH
 PART OF LOT 14, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF PUSL NCH
 CITY OF GUELPH
 COUNTY OF WELLINGTON

SCALE 1 : 750

0 5 10 20 30 40 50 metres
 VAN HARTEN SURVEYING INC.



SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
 ON THE 13th DAY OF OCTOBER, 2015.
 REVISED DATE: OCTOBER 26, 2015

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RESIDENTIAL (R.1B).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
 GUELPH, ONTARIO N1H 3X3
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660 RIDDELL ROAD, UNIT 1
 ORANGEVILLE, ONTARIO L9W 5G5
 PHONE: 519-940-4110
 FAX: 519-940-4113
 www.vanharten.com

DRAWN BY: N.C.H.

CHECKED BY: J.E.B.

PROJECT No. 23188-15

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBERS: B-24/15 & A-98/15
LOCATION: 67 Arkell Road
DATE AND TIME OF HEARING: November 26, 2015 at 4:40 p.m.
OWNER: Gopal Goel and Nasir Sajid
AGENT: Jeff Buisman, Van Harten Surveying Inc.
OFFICIAL PLAN DESIGNATION: General Residential
ZONING: Residential Single Detached (R.1B) and lands adjacent to provincially significant wetlands

| | |
|------------------------------------|--|
| REQUEST: | <p><u>File B-24/15:</u> The applicant proposes to sever a parcel to create a new lot with frontage along Arkell Road of 22.8 metres, a depth of 24.3 metres, and an area of 555 square metres. The severance would allow for construction of a new residential dwelling.</p> <p><u>File A-98/15:</u> The applicant is seeking relief from the By-law requirements to permit a rear yard of 4.3% of the lot depth, being 1.5 metres for the proposed retained parcel.</p> |
| BY-LAW REQUIREMENTS: | The By-law requires that the minimum rear yard be 20% of the lot depth, being 7.0 metres. |
| STAFF RECOMMENDATION: | Refusal |
| CONDITIONS RECOMMENDED: N/A | |

COMMENTS

ENGINEERING SERVICES:

On Arkell Road abutting the proposed severed lands and the proposed retained lands there is a 250mm sanitary sewer approximately 2.40-metres (7.87 feet) to approximately 2.90-metres (9.51 feet) deep, 373mm storm sewer approximately 0.60-metres (1.97 feet) to approximately 1.0-metres (3.28 feet) and a 400mm watermain approximately 2.20-m (3.94 feet) to approximately 2.60-metres (8.53 feet) in depth, two lanes of asphalt pavement with asphalt bicycle lanes, grass boulevards and road side ditches and concrete sidewalk on the south side of the street, manholes, catchbasins, and curb and gutter on both sides of the street.

After reviewing the contour mapping of the property, it would appear that the stormwater from the proposed severed lands is sheet-drained generally in an east to west direction towards the adjacent property and then towards Arkell Road; and the proposed retained lands is sheet-drained from east to west towards the proposed severed lands and then towards Arkell Road. Every property must contain their own surface drainage, therefore, the proposed severed lands

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

will have to be graded so that the existing sheet drainage from the proposed severed lands is collected in a drainage swale along the south-westerly property line of the proposed severed lands and the adjacent neighbouring property; and the proposed retained lands will have to be graded so that the existing sheet drainage from the proposed retained lands is collected in a drainage swale along the north-easterly property line of the proposed severed lands, then to the Arkell Road drainage ditch.

The Official Plan specifies a 30.0-metre (98.42 feet) wide right-of-way for this section of Arkell Road with road widening of 5.0-metres (16.40 feet) required from both side of the roadway. The existing road width along this section of Arkell Road is 23.17m (76.01feet). Therefore, a 1.95-metre (6.39 feet) road widening should be obtained across the entire frontage of 67 Arkell Road at this time.

We have illustrated in red on the applicants site plan the required 1.95-metre (6.39 feet) road widening, existing curb cut, new curb cut, curb fill, existing asphalt pavement in the road allowance that is to be removed and replaced with topsoil and sod, brick pillars and existing trees and shrubs in the road allowance that will also have to be removed from the road allowance, to assist the Committee.

The owner will be responsible for the following:

- pay the actual cost of the removal of the existing asphalt pavement from the area of the existing driveway entrance within the road allowance, the restoration of the boulevard with topsoil and sod including the required curb fill, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits;
- pay the actual costs associated with the removal of the existing brick pillars and the existing trees and shrubs from the new road allowance, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits;
- the owner shall remove the existing asphalt pavement, existing shed and gravel and any other materials from the proposed severed lands to the satisfaction of the General Manager/City Engineer, prior to endorsonation of the deeds;
- pay the actual cost of constructing new service laterals to the proposed severed lands including the cost of any curb cuts and/or curb fills required, prior to the issuance of a building permit;
- pay the actual cost of the construction of the new driveway entrance and the required curb cut, 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;
- the owner shall pay the flat rate charge to be applied to tree planting for the proposed severed lands, established by the City, prior to the issuance of a building permit;
- enter into a Storm Sewer Agreement providing for a grading and drainage plan, registered on title, prior to endorsonation of the deeds.

The owner should also contact Guelph Hydro Electric Systems Inc. to determine what the servicing requirements might be for the proposed severed and retained lands, prior to the issuance of a building permit on the said lands.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

We have no objection to the requested consent for severance or to the requested rear yard variance. However, upon examining Planning staffs comments and recommendations, Engineering staff agree with their comments and recommendations for refusal.

PLANNING SERVICES:

The applicant is proposing to sever a parcel with frontage along Arkell Road to allow for the construction of a new residential dwelling. The applicant has also applied for an associated variance application to permit a rear yard setback of 4.3% or 1.5 metres of the lot depth on the retained parcel.

The subject property is designated "General Residential" in the Official Plan. Policy 9.9.1 of the Official Plan speaks to Consents and the criteria that the Committee of Adjustment shall have regard for when considering an application for consent. The Official Plan states, "When considering an application for consent, the Committee of Adjustment shall have regard to the provisions of the Planning Act, to the goals, objectives and policies of this Plan and to the provisions of the Zoning By-law." Staff have concerns with this proposal. The neighbouring lots are primarily rectangular shaped lots and the proposed lot fabric is not in keeping with the neighbourhood. The Planning Act and Official Plan both require that Consents for severance meet the requirements of plans of subdivision where applicable. Planning Act Section 51(24) provides for the consideration of the dimensions and shape of lots proposed to be created by consent. Official Plan policy 9.8.1 h) requires lots to be designed in accordance with contemporary subdivision design principles.

Policy 7.2.34 of the Official Plan states that residential lot infill, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed development is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in the Official Plan. More specifically, residential lot infill shall be compatible with adjacent residential environments with respect to the following:

- a) The form and scale of existing residential development;
- b) Existing building design and height;
- c) Setbacks;
- d) Landscaping and amenity areas;
- e) Vehicular access, circulation and parking; and
- f) Heritage considerations.

The subject Consent application does not meet the Consent criteria as set out in Policy 7.2.34 of the Official Plan. Specifically, the dimensions and shape of the proposed lot is not in keeping with the adjacent residential environment with respect to lot size, shape, fabric, setbacks, landscaping and amenity areas. Staff note that a number of large trees line the perimeter of the subject property and are not shown on the severance sketch.

The subject property is zoned "Residential Single Detached" (R.1B) with a "Lands Adjacent to Provincially Significant Wetlands" overlay according to Zoning By-law (1995)-14864, as amended. Staff do recognize that the proposed "retained" and "severed" lots do meet the

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

minimum lot area and frontage requirements of the R.1B zone, however, the proposed "retained" and "severed" lots are much smaller in size than the existing lots in the neighbourhood and would provide far less amenity area.

Staff recommend refusal of this application.

PARKS PLANNING:

Parks Planning has no objection to the requested consent for severance or to the requested rear yard variance. However, upon examining Planning staff's comments and recommendations, Parks Planning staff agree with their comments and recommendations for refusal.

PERMIT AND ZONING ADMINISTRATOR:

This property is located in the Residential Single Detached (R.1B) Zone and is adjacent to provincially significant wetlands. The applicant is proposing to sever a property to create a new residential lot.

The applicant proposes to sever a parcel with frontage along Arkell Road of 22.8 metres, a depth of 24.3 metres, and an area of 555 square metres. The severance would allow for construction of a new residential dwelling.

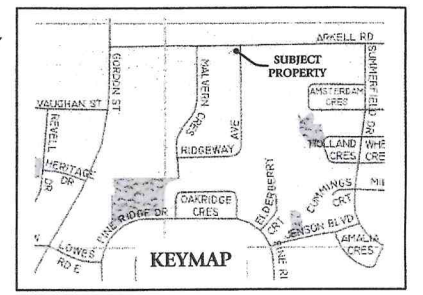
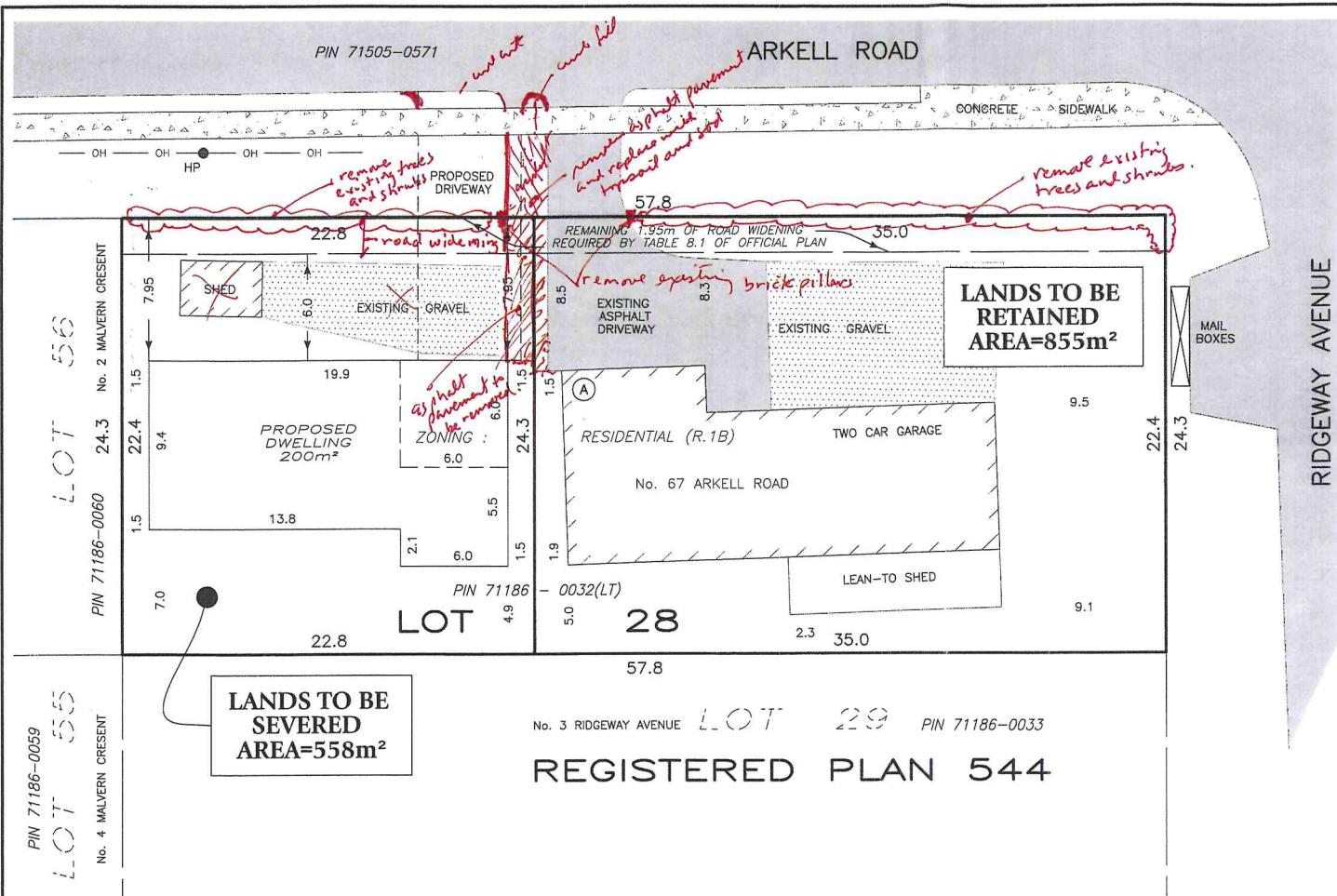
Building Services does not have concerns with these applications, however upon review of Planning staffs comments and recommendations, Building Services agree with their recommendation for refusal.

GUELPH HYDRO:

See recommended condition should the committee wish to approve this application.

SEE ATTACHED REDLINE DRAWING

REPORT COMPILED BY: V. Sobering, Council Committee Assistant



SKETCH OF LOT 28, REGISTERED PLAN 544 CITY OF GUELPH COUNTY OF WELLINGTON
 SCALE: 1 - 250
 0 5 10 15 metres
 VAN HARTEN SURVEYING INC.

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RESIDENTIAL (R.1B)
3. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
4. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON THE 31st DAY OF AUGUST, 2015

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

ZONING DESIGNATION : RESIDENTIAL (R.1B)

| ITEM | REQUIRED | SEVERED | RETAINED |
|---------------------------|-------------------|-------------------|-------------------|
| MINIMUM LOT AREA | 460m ² | 558m ² | 855m ² |
| MINIMUM LOT FRONTAGE | 15m | 22.8m | 22.4m |
| MINIMUM FRONT YARD | 6m | 7.95m | 9.1m |
| MINIMUM EXTERIOR SIDEYARD | 4.5m | N/A | 8.3m |
| MINIMUM SIDEYARD | 1.5m | 1.5m | 2.3m |
| REAR YARD | 4.9m | 4.9m | 1.5m (A) |

(A) MINOR VARIANCE REQUIRED

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

| | |
|---|---|
| 423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com | 660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: (519) 940 - 4110 FAX: 519 - 940 - 4113 www.vanharten.com |
| DRAWN BY: JAM CHECKED BY: JEB PROJECT No. 22904-15 | |
| Aug 31, 2015-1:54pm G:\GUELPH\544\acad\SKETCH LT28 (GOEL).dwg | |

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: A-99/15
LOCATION: 1750 Gordon Street / 124 Clair Road East
DATE AND TIME OF HEARING: November 26, 2015 at 4:50 p.m.
OWNER: CP REIT Ontario Properties Ltd.
AGENT: Hugh Handy, GSP Group
OFFICIAL PLAN DESIGNATION: Mixed Use Node
ZONING: Specialized Community Shopping Centre (CC-17)

REQUEST: The applicant is seeking relief from the By-law requirements:

- a) to permit 404 off-street parking spaces for the Neighbourhood Commercial Shopping Centre;
- b) to permit Future Retail Building J (as shown on the attached drawing) to be located a maximum of 11.0 metres (36.1 feet) from Gordon Street;
- c) to permit existing Retail Building A (as shown on the attached drawing) to be located at a maximum of 90.0 metres (295.3 feet) from Gordon Street; and
- d) to permit an outdoor sales and display area in conjunction with a garden centre to occupy 42 of the required parking spaces.

BY-LAW REQUIREMENTS: The By-law requires:

- a) one (1) off-street parking space per 18 square metres (193.8 square feet) of gross floor area for a Neighbourhood Commercial Shopping Centre [523 spaces required];
- b) that all buildings adjacent to Gordon Street, Clair Road and Farley Drive are required to be constructed at a maximum 3 metre (9.8 feet) "build to line" from the street line;
- c) that the largest building in the CC-17 zone shall have an exterior side yard of a minimum of 3 metres (9.8 feet) and a maximum of 25.84 metres (7.9 feet) from Gordon Street; and
- d) that no outdoor sales and display area shall occupy any required parking space, parking aisle or loading space.

STAFF RECOMMENDATION: Approval

CONDITIONS RECOMMENDED:

ENGINEERING SERVICES

1. The owner agrees to submit and receive approval from the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan indicating the location of the building,

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

landscaping, parking, circulation, access, lighting, grading and drainage and servicing to the satisfaction of the General Manager, Planning, Urban Design and Building Services and the General Manager/City Engineer, prior to the issuance of site plan approval. Furthermore, the owner shall develop the said lands in accordance with the approved site plan.

PLANNING SERVICES

2. That the operation of the garden centre as well as total occupancy of the required 42 off-street parking spaces by the garden centre, including construction and dismantling, not exceed 90 calendar days.

COMMENTS

ENGINEERING SERVICES:

A site plan was submitted on October 8, 2015 for the subject property and was reviewed by staff through the Site Plan Approval process for stormwater management, grading and drainage, site servicing, site access, traffic circulation and parking configuration, however, it was not approved due to some site plan issues.

A Parking Study was prepared by LEA Consulting Ltd. for the proposed off-street parking reduction on the site. The study concluded that the proposed parking lot layout is sufficient to accommodate the anticipated demand and that there will be no potential impacts caused by the off-street parking space reductions to accommodate the parking demand of the food store with the proposed garden centre; or to accommodate the parking supply with additional retail infill development.

Therefore, we have no objection to the requested off-street parking variance to permit a minimum of 404 off-street parking spaces for the site; or to the requested setback variances and to permit an outdoor sales and display area in conjunction with a garden centre to occupy 42 off-street parking spaces on the property from an Engineering perspective.

If the Committee approves the requested off-street parking and setback variances, we recommend that the above condition is imposed.

PLANNING SERVICES:

The subject property is designated as "Mixed Use Node" in the City's Official Plan. The "Mixed Use Node" land use designation in the Official Plan permits various commercial, institutional, office and residential uses. The intent of Mixed Use Nodes is to create well defined focal points that efficiently use the land base by grouping complimentary uses in close proximity to one another. Mixed Use Nodes are intended to serve the needs of residents both living and working in nearby neighbourhoods and employment districts, as well as the wider City as a whole.

The subject property is zoned specialized Community Commercial (CC-17) in the Zoning By-law. The subject property was rezoned in 2006 through by-law (2006)-17974. The CC-17 Zone permits various commercial and institutional uses together with specialized regulations for building height, maximum gross floor area and maximum and minimum front and exterior side yard setbacks.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

Planning staff are currently reviewing a site plan (File No. SP15C028) with the applicant to permit a commercial mall allocated among eight (8) new, separate buildings as part of the third phase of a commercial development. The site plan for the third phase of development on the subject property was submitted to staff in April 2015, and the City's Site Plan Review Committee (SPRC) has held several meetings with the applicant since. Through the site plan review process, the four (4) variances in minor variance application No. A-99/15 were identified.

On February 13, 2006, City Council considered report 06-23 from Planning staff which recommended approval of an Official Plan Amendment from General Residential to Community Commercial and a Zoning By-law Amendment from UR (Urban Reserve) to CC-17 (Specialized Community Commercial) for the subject property to permit a mixed-use commercial development. In approving the Official Plan and Zoning By-law Amendments, City Council imposed a condition that any future Site Plan application for the proposed mixed-use development be reviewed and approved by Council and that staff develop a process for receiving public input into the Site Plan Application. The following resolution was put forward and carried at the February 13, 2006 Council meeting:

THAT Condition #3 be amended to include that the site plan to come back to Council for approval;

As noted above, the SPRC has worked closely with the applicant on Site Plan SP15C028 since April 2015, and is now generally supportive of the site plan. Planning staff are of the opinion that the layout and design of Phase 3 complies with the urban design policies in the Official Plan and will further the integration of the subject site within the overall neighbourhood. Staff are satisfied that the detailed design issues have now been significantly resolved with the site plan. In keeping with Council's resolution from 2006, staff are in a position to bring the site plan to Council at their meeting on December 7, 2015 for a decision. The public and surrounding property owners have also been notified of Site Plan application SP15C028 and were invited to submit comments to staff in advance of and at the December 7, 2015 Council meeting. Prior to approving the site plan as currently proposed, the applicant is required to receive relief from the Zoning By-law for four (4) specific areas (hereafter noted as variances A to D). This requirement for relief has resulted in this minor variance application.

Variance A

The first variance that the applicant has applied for is to permit a total of 404 off-street parking spaces for the subject property, whereas 523 off-street parking spaces are required. This results in a difference of 119 off-street parking spaces (deficiency). In support of this variance, the applicant submitted a detailed Parking Review prepared by LEA Consulting Ltd. that studied the current demand at the subject site, the projected demand at the subject site, and a comparison to other similar commercial properties in Ontario anchored by a Loblaws banner food store.

Planning staff have reviewed the applicant's Parking Review as well as the proposed site plan, and would like to note that there is a discrepancy in the gross floor area calculations provided. Staff have reviewed the submitted site plan, which notes that the total gross floor area (GFA) of all buildings is 9,474 square metres. For the CC-17 Zone, the Zoning By-law requires a parking provision of one (1) off-street parking space per 18 square metres of GFA. Therefore, the total amount of off-street parking required would be 527 off-street parking spaces. Staff feel that the

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

difference between the notice of application noting 523 off-street parking spaces and the true requirement of 527 off-street parking spaces is minor and would not in our opinion require any further notification.

Variance A is requesting a total parking provision of 404 off-street parking spaces for the proposed 9,474 square metres of GFA for the entire development. This represents a difference of 123 spaces or 1 per 23.5 square metres of GFA. Planning staff are supportive of this variance due to the overall analysis provided by the applicant in a Parking Review (LEA Consulting Ltd., October 2015). Planning staff are cognizant that the parking demands would vary and fluctuate on peak demands for the various uses proposed in the commercial mall (i.e. Zehrs food store versus proposed restaurants and other smaller specialty retailers).

VARIANCES B-D

Variances B through D have been reviewed in the context of Site Plan application SP15C028, and staff are supportive of the configuration and layout of the buildings and accessory uses (i.e. seasonal garden centre). A previous variance was approved for the garden centre, and a revised variance (Variance D) is required as the parking configuration for the entire development will be modified. A condition was recommended with the previous variance for the garden centre to limit its operation to 90 calendar days, inclusive of construction and dismantling.

Staff recommend approval of the applications for Variances A-D, subject to the above condition.

PERMIT AND ZONING ADMINISTRATOR:

This property is located in the Specialized Commercial Shopping Centre (CC-17) Zone. The applicant is proposing to construct a 929 square metre addition to an existing grocery store, and maintain an existing seasonal garden centre within the proposed parking area. The applicant is also proposing to construct eight (8) commercial buildings on the subject property.

Building Services supports the conditions recommended by Planning and Engineering Services.

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

SEE ATTACHED CORRESPONDENCE

REPORT COMPILED BY: V. Sobering, Council Committee Assistant

Valarie Sobering

From: Daphne Tot
Sent: November 17, 2015 8:12 AM
To: Committee of Adjustment
Subject: Committee of Adjustment public hearing Nov 26

Dear Adjustment Committee,

Thank you for the notice of the public hearing re the property at Gordon Street.

We are not able to attend the meeting but would like to comment. My husband and I live at 67 Farley right across the street from the Zehrs store.

We are **in favour** of the expansion that is proposed. We shop at the current Zehrs and often find it is too small to carry some of the products that we like. We believe a larger layout would allow Zehrs to carry a larger variety of products that would be available to purchase close to our residence.

I am currently retired and my husband retires in 5 weeks. We walk to many of the stores and medical buildings that are close by. We are glad to have the development within walking distance.

When is the proposed transit terminal actually going to be built and operational? This would be useful especially in our retirement.

Currently at the Zehrs, there is a wheel chair access ramp from front door, East to the sidewalk along the West sidewalk along Farley Drive, but there is no access on the other side of the ramp from the sidewalk, over the shoulder to the road. Many people already cross right at this point rather than at the intersection where Goodwin meets Farley, just South of this location. Many of these people are either elderly or young mothers with infants in strollers, for both of whom the crossing back and forth is extremely difficult due to the high curbs, and dangerous due to the high volume of fast moving traffic on this North/South stretch of Farley Drive.

Is there any way the curb can be cut and concrete sidewalk extended to the road to allow easier and safer access by wheelchairs, strollers, pedestrians or grocery carts for the neighbourhood people who walk to Zehrs?

We also believe installation of a lighted, flashing pedestrian crosswalk at this point would greatly enhance safety.

Respectfully,

Daphne and Jerry Tot

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COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: A-100/15
LOCATION: 28-36 Essex Street
DATE AND TIME OF HEARING: November 26, 2015 at 5:00 p.m.
OWNER: Nikan Inc.
AGENT: Bill Birdsell, J. William Birdsell Architect
OFFICIAL PLAN DESIGNATION: Mixed Use 1
ZONING: Specialized Residential Apartment (R.4D-1) Zone

| | |
|--------------------------------|---|
| REQUEST: | <p>The applicant is seeking permission to further extend the legal non-conforming use to allow for a public hall and accessory retail use.</p> <p>The applicant is also seeking relief from the By-law requirements to permit nine (9) off street parking spaces for the commercial school/public hall/print shop and accessory uses in Units 28-30 and Units 32-34 (which includes two off-street parking spaces for two residential units).</p> |
| BY-LAW REQUIREMENTS: | <p>The By-law requires that an office provide one (1) parking space per 33 square metres of gross floor area; a print shop provide one (1) parking space per 50 square metres of gross floor area; and a public hall provide one (1) parking space per 10 square metres of gross floor area [total of 27 parking spaces required for Units 28-30 and Units 32-24].</p> |
| STAFF RECOMMENDATION: | <p>Deferral</p> |
| CONDITIONS RECOMMENDED: | <p>N/A</p> |

COMMENTS

ENGINEERING SERVICES:

Engineering staff have no concerns with the requested use variances in addition to the present uses on the property; but have concerns with the requested off-street parking variance to permit nine (9) off-street parking spaces instead of the twenty-seven (27) off-street parking spaces required for the present uses on the property. However, upon examining Planning staff's comments and recommendations and Zoning staff's comments and recommendation, Engineering staff can support their comments and recommendations for deferral.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

HERITAGE PLANNING:

Heritage Planning staff notifies the Committee of Adjustment that although the subject property (28-36 Essex 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 subject property is adjacent to a protected heritage property. 21 Nottingham Street is protected by heritage designation by-law (2006)-18200. According to the City of Guelph Official Plan and the Provincial Policy Statement (2014) Policy 2.6.3, development and site alteration may be permitted on lands adjacent to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Heritage Planning is of the opinion that the proposed extension of legal non-conforming use to allow for a public hall and accessory retail use does not pose any negative impact on the heritage attributes of the protected heritage property.

The applicant may contact Stephen Robinson, Senior Heritage Planner, (519) 837-5616 ext. 2496 for discussion and advice.

PLANNING SERVICES:

History

In 2013, an application to the Committee for change in legal non-conforming use (A-2/13) to permit a Commercial School (specialized fitness classes and personal training) was approved and the use was established. In 2014 an application (A-104/14) to allow the Guelph Arts Council to occupy the space was approved. The Arts Council never occupied the space and Zoning staff have determined that a Commercial School is the legal non-conforming use on the property.

Section 45(2.a.ii) of the *Planning Act* authorizes the Committee to permit changes in legal non-conforming uses provided the new use is more compatible with the uses permitted in the By-law than the current legal-non conforming use. The subject property is zoned "Specialized Infill Apartment" (R.4D-1) which permits an apartment building and other high density residential forms.

Application A-51/15 was heard at the September 24, 2015 Committee of Adjustment Hearing. This application requested permission to extend the legal non-conforming use to allow for a restaurant (board game café) use in addition to the commercial school and studio uses. An associated parking variance was also applied for. The extension of legal non-conforming use and parking variance was supported by staff but refused by the Committee. The subject application before the Committee today if approved, will allow for the same use as the previous application. The applicant was encouraged to meet with staff prior to submitting the current application to ensure the correct variances were applied for. A recent site inspection by staff has raised concerns.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

Planning staff are concerned that the variances applied for and the Public Notice do not accurately reflect the proposed use(s) of the property. Staff are also concerned that the parking variance was calculated incorrectly. Staff are therefore recommending deferral to allow the applicant time to meet with staff and amend the application accordingly.

PERMIT AND ZONING ADMINISTRATOR:

This property is located in the Specialized Residential Apartment (R.4D-1) Zone. Permission to change legal non-conforming use is being requested. The applicant is seeking permission to further extend the legal non-conforming use to allow for a public hall and accessory retail use.

The following Specialized Residential Apartment (R.4D-1) permits the following uses:

- **Apartment Building**
- **Nursing Home**
- **Home for the Aged**
- **Retirement Residential Facility**
- **Maisonette**
- **Accessory Uses** in accordance with Section 4.23
- **Home Occupation** in accordance with Section 4.19.

In addition to the Uses listed in Section 5.4.1, the legal Uses existing on the properties on the date of the passing of the By-law shall also be permitted.

Previous non-conforming uses including a vehicle service shop, print shop, art studio and office were lost after Application A-2/13 was approved which changed the legal non-conforming uses of the property to a commercial school (specialized fitness classes and personal training use). A commercial school is an established use on the property. Application A-2/13 also permitted and required 8 off-street parking spaces to be dedicated to the commercial school. Application A-103/14 was approved however the conditions were not fulfilled. Application A-51/15 was refused. Therefore, the only permitted uses on the site are those listed as of right in the Bylaw and the commercial school which was permitted by Application A-2/13.

While staff are of the opinion that the request for a public hall and accessory retail use are not the appropriate requested variances for the intended use, a variance is also required to permit what has been identified as an "Existing Workshop" on the submitted sketch.

Further, Building staff are also concerned that the Public Notice does not accurately reflect the proposed use(s) of the property and that the requested parking variances have been calculated incorrectly. Therefore, Building Services is also recommending deferral to allot the applicant time to meet with staff and amend the application accordingly.

SEE ATTACHED CORRESPONDENCE

REPORT COMPILED BY: V. Sobering, Council Committee Assistant

Trista Di Lullo

From:
Sent: November-18-15 8:32 AM
To: Committee of Adjustment
Subject: File A-100/15

Attachments:

File: Parking-2015-11-18.zip, size:21835932

Link: <https://www.guerrillamail.com/dl/eda5e31942583f26ec206c96ea9fdf33d2964649>

...

Attention: Members of the Committee of Adjustment

Regarding: File A-100/15

Please find attached photos of Essex St, Dublin Street South, Nottingham Street and Fountain Street. These photos were taken at various times of the day over the week of November 9th 2015. The filename of each photo indicates on which street it was taken.

Thank you for your consideration.

Sincerely,

Concerned residents of Essex, Dublin, Nottingham and Fountain Streets

Sent using GuerrillaMail.com

Block or report abuse: <https://www.guerrillamail.com/abuse/?a=Qk5yBC0HVrEZmAb6838%3D>

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Dublin Street



Essex Street



Essex Street



Essex Street



Essex Street



Essex Street



Essex Street



Essex Street, west of Dublin Street



Fountain Street



Nottingham Street, east of Dublin Street



Nottingham Street, west of Dublin Street



Valarie Sobering

From: crystal timings
Sent: November 18, 2015 4:05 PM
To: Committee of Adjustment
Subject: The round table

To whom it may concern,
As a resident in the city of Guelph I would ask that you reconsider your position on the parking variance with The Round Table. Guelph needs wonderful small businesses like this. It would be a shame to see such a unique place shut down over such a trivial matter. I know many people who are excited to see this place succeed and will be disappointed if they get shut down because of the city.
Best Regards,
Crystal Timmings

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Valarie Sobering

From: Nathaniel Sanderson
Sent: November 18, 2015 4:14 PM
To: Committee of Adjustment
Subject: The Round Table Tavern

To Whom It May Concern,

I have heard that the Round Table Tavern might not get the variance it needs to do business due to complaints about parking and service. I have never had any issues at the Tavern, and have, in fact, thoroughly enjoyed myself every visit. This business is one that I think will increase downtown traffic and become vital to the downtown core.

Regards,

Nathaniel Sanderson.

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Valarie Sobering

From: on behalf of Hanna Barlow
Sent: November 18, 2015 4:28 PM
To: Committee of Adjustment
Subject: Support for 28-36 Essex St

Hello,

I am writing to express my support for The Round Table, a gaming cafe located at 28-36 Essex St. They recently submitted a request to the Committee of Adjustment for a minor variance. Having visited their location recently, I look forward enthusiastically to seeing their location become part of the neighborhood. I am a recent graduate of the University of Guelph, and both my home and my place of work are in downtown Guelph. Having a family-friendly gaming space with food and drink available will greatly enhance the downtown neighborhood.

I hope you will be able to approve their request, so that they can move forward with their business and become an important attraction in downtown Guelph

Many thanks,
- Hanna Caruso

1-84 Dublin St. N, Guelph

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Valarie Sobering

From: Marie-Claire Recurt
Sent: November 18, 2015 4:30 PM
To: Committee of Adjustment
Subject: concern about parking

Hello:

I am writing to you to express my concerns regarding parking on Essex st.

I hope that the city may look again on potential parking issues.

As the downtown is developing, the city will need to continue in overlooking carefully at the growing concerns for people living downtown and having to park close to their residence.

I hope that you are considering the matter seriously so that all neighbours may continue enjoying living downtown.

Thank you for your concerns.

Marie-Claire Recurt

86 Essex st
Guelph
N1H6K5

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RECEIVED
NOV 19 2015

Dear COA,

CITY CLERK'S OFFICE

November 18, 15

Re : 28-32 Essex application

While we own the real state company, I was very pleased with the idea the round table has. I took my two daughters there to see their demonstration on the business. We could not believe how friendly and family welcoming is the business. I think our city needs this kind of creative space to fill up the entertainment gap our city has especially in downtown.

My family and myself are in fully support of this application.

Mandana Amiri

4 Megan Place Guelph, Ontario

RECEIVED

NOV 19 2015

Dear Committee of Adjustment, CITY CLERK'S OFFICE November 18, 15

Re application for 28-36 Essex

My name is Fazl A. Ashkar the CO and Owner of Nikan INC. (The building owner)

In support of the current application under Lynnvander INC/ Mr. Thomas Gofton I need to bring a few notes to you and public attention.

- Our company bought the property in 2012 with the vision of transforming the building from the prior polluting and unattractive businesses to a home for new, creative, thriving businesses that would better compliment this section of Downtown, for its patrons and its residents.
- In an effort to attract and secure appropriate tenants and to remain conforming to the existing zoning, we have made four (5) variance applications over the past 3 years, this being the 5th. The prior three (3) variance applications were approved without appeal. The last one on September, 2015 was rejected despite strong support from the city staff because of parking confusion and lack of understanding of the business.
- With the strong evidence of the crossfit gym success and the prospect of two (2) new, small, creative businesses to occupy the remaining space, our vision for the building and complimenting the economics of this section of the Downtown can be realized.
- Please, let us give life to the building, to these new, small, creative businesses by supporting this application, which will bring more complimentary businesses to this section of Downtown in our great city.
 - With due respect, I ask that the committee like the City of Guelph staff and Downtown Renewal department support and move to approve our application. Thank you for your time and kind consideration.

Kind Regards,

Fazl A Ashkar 32 Essex, Guelph, On



Valarie Sobering

From: Steve Zago
Sent: November 18, 2015 6:02 PM
To: Committee of Adjustment
Subject: Roundtable gaming cafe

To Whom it may concern

I am writing to voice my support for the roundtable's variance application.

I have had the opportunity to spend time at their establishment a few times since they opened doors a few weeks ago and have greatly enjoyed the experience. I usually bring my vehicle and park in the spaces provided, never with any issues.

I'm a Guelphite born and raised. And it has been great to see downtown Guelph develop and improve over the years to something everyone can be proud of. I have spent many years living in other cities while in pursuit of my career and having spaces for people to get together, socialize and be part of a community of like minded individuals is wonderful and what the roundtable offers.

Regards

Steve Zago

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Valarie Sobering

From: Luke Murch
Sent: November 18, 2015 7:01 PM
To: Committee of Adjustment
Subject: Round Table Game Hall

To the City of Guelph,

The round table is a great place for me and my friends to play games. There aren't enough places like this in the city, and they need you to approve a parking variance in order to stay in business.

You should approve their variance. They're doing something really cool. It takes a lot to put something this creative together, I feel like whoever started this should be thanked for giving us an opportunity like this in our community.

Thanks,
Luke Murch

Sent from Outlook

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Valarie Sobering

From: Aron Murch
Sent: November 18, 2015 7:15 PM
To: Committee of Adjustment
Subject: The Round Table - Parking Variance

To the comity,

My name is Aron Murch. I am a game developer who works and lives in Guelph. I pay my taxes here, I vote here, and I spend time with the friends that I went to high school with here.

Right now, I buy my board games in Kitchener. In Guelph, we have one solitary games store. A store with a small, cliquy clientèle, and a fractured community of gamers looking for places to fit in. Some of my friends play board games at Starbucks. Others don't play games at all, or at least they didn't until The Round Table opened their doors for their soft launch.

The Round Table is different than any games store that I have ever seen. The atmosphere is stunning, and they have created a community where I'm not afraid or embarrassed to bring friends from all areas of my life. Not just the best in Guelph, the community created by The Round Table is one of the best communities that I've ever seen, and a great asset to this city.

I understand that The Round Table requires a parking variance in order to become fully operational, and I strongly urge you to grant them their variance. I want to start buying my games in Guelph. I want to continue bringing my friends to The Round Table and keep participating in the amazing community that is forming. I want to eat healthier food than popcorn and candy while I play monopoly or Dungeons and Dragons, and in order for The Round Table to give me all of these things that I want, I need you to grant them their variance.

In short, as a citizen of Guelph, I cannot stress enough how strongly I urge you to grant The Round Table their variance. To do anything else would be a waste, and would step on a community that it just starting to thrive.

Thank you, and best regards,

Aron Murch

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Valarie Sobering

From: on behalf of Olivia Hazelden
Sent: November 18, 2015 7:38 PM
To: Committee of Adjustment
Subject: A letter on behalf of The Round Table, Guelph

To the Members of the Committee of Adjustment,

I moved back to this city as a newlywed in hopes of building my career and family around the wonderful city of Guelph where my now-husband and I met almost 10 years ago at the University. We purposefully moved downtown to enjoy walking to our favourite places - The Farmers Market, With The Grain, Market Fresh, Yoga, and many walking trails around the downtown core, and now, the Round Table!

It was amazing news to hear that Guelph was *finally* opening their own board game cafe! As occasional board-game players, it gives us a chance to play some more expensive board games which we would otherwise not be able to try. My husband and I have enjoyed such board game places in Toronto that we've spent many hours at. It's a really nice way for friends and families to get together and just have a really nice time, and actually *talk* over snacks and drinks.

I have welcomed friends from Toronto, and even North Bay who have joined me already at The Round Table. They are very excited that Guelph is offering such fantastic tourist destinations for them and their families.

Thank you for your time in considering the requests of the owners. I would love to see my growing family continue to enjoy board games, and hopefully soon, some snacks and beverages at this establishment. The atmosphere has been nothing but welcoming, beautiful, and intensely "Guelph".

Sincerely,
Olivia

Olivia Hazelden, M.Cl.Sc., SLP(C), Reg.CASLPO
Speech-Language Pathologist
Grand River Hospital

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Valarie Sobering

From: Michael Jowett
Sent: November 18, 2015 7:48 PM
To: Committee of Adjustment
Subject: Support for The Round Table on Essex Street

Hello,

I just wanted to send a quick e-mail to show my support for the opening of The Round Table on Essex Street.

I've become aware of counteractive measures to keep The Round Table from opening and am very disappointed at these actions. As an employee of Lynnvander Media who works and helps operate in the rear of the building in the studio, I can't see any valid reason to prevent them from operating as a new business on Essex Street. In regards to parking, I drive to the studio and have never had an issue finding a parking space, even when they have had many people inside The Round Table. These guys want to create a new, fun, and unique experience that can't be found anywhere else in Guelph, and are very focused on helping the community grow. I feel what they are doing is a big step in the right direction.

Please consider moving forward with the opening of The Round Table.

Thanks,

--



Michael Jowett | Cinematographer

SquareBalloon.ca

[Facebook.com/SquareBalloonFilms](https://www.facebook.com/SquareBalloonFilms)

[@Mike Jowett](#) & [@SquareBalloon](#) on Twitter

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Valarie Sobering

From: Danielle Amey
Sent: November 18, 2015 7:58 PM
To: Committee of Adjustment
Subject: Letter in Support of The Round Table Tavern

To the Members of the Committee of Adjustment,

I have lived in Guelph for just over a year, and have come to enjoy what downtown has to offer, including The Shops at Quebec Street, where I recently purchased my wedding dress, Acqua Salon, where I get my hair cut every 6 weeks, and the amazing selection of restaurants. I also work at the Guelph General Hospital, and have come to know the city and it's residents very well. As a lifetime board-game enthusiast, I was ecstatic when I heard the news that Guelph was *finally* opening their own board game cafe

As a previous resident of Toronto, I have enjoyed such places in the past that we've spent many hours at. It's a really nice way for friends and families to get together and just have a really nice time, and actually *talk* over snacks and drinks. It's difficult to talk at a bar with all the noise

Thank you for your time in considering the requests of the owners. I would love to see myself and other Guelph residents continue to enjoy board games, and hopefully soon, some snacks and beverages at this establishment. The atmosphere has been nothing but welcoming, warm, friendly, and intensely "Guelph".

Sincerely,
Danielle Amey

Sent from my iPhone

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Valarie Sobering

From: Margaret Trainor
Sent: November 18, 2015 8:21 PM
To: Committee of Adjustment
Subject: The Round Table gaming establishment proposal

Greetings

I would like to add my name in support of The Round Table Gaming establishment seeking zoning in the city of Guelph. This establishment is designed to bring people together , not as a drinking establishment or as a restaurant but as a gaming establishment that offers light refreshments. Tom Gofton has put his fantastic imagination in to this dream . I fully support this establishment and what it will offer to the citizens of Guelph

--

Margaret Trainor Cook
President London North Rotary club
2014/2015
www.lnrc.ca

Meals to go
Keeping seniors healthy & in their homes
one meal at a time
519-762-6984

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Valarie Sobering

From: Luke Caswell
Sent: November 18, 2015 8:34 PM
To: Committee of Adjustment
Subject: The Round Table

I am a friend of Thomas Gofton. I have travelled around with him to many of the cities he has gone to well filming, selling his board games. In all of the cities we go to. We always seek out Board Game cafés. They are always doing well. With people sitting around talking and playing board games for a few hours. I have spent time at Thomas gaming café. It's made up of some of the best parts of all the other gaming cafés we have been to all around north America.

Gaming cafés are not dens of drinking. You go there to relax with friends and play monopoly, scrabble or something. Have some finger type food and a drink. Its a place to take your family. I see families go into his and all the others I have been too.

I am a Guelph resident I live on the north side of downtown. I'm very much looking forward to him fully opening up. Please let him open up the rest of the way.

Terry Caswell

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Valarie Sobering

From: Jocelyn Irvine
Sent: November 18, 2015 8:53 PM
To: Committee of Adjustment
Subject: The Round Table

To the Members of the Committee of Adjustment,

I am writing because I've heard that there has been some misinformation going around about what the Round Table is about. My husband is one of the people who will be working there, so I may be a bit biased in how great of an idea I think it is, however our friends who have been by have all said they loved it, and I took my 15 year old nephew to play some games there and he really enjoyed it. There aren't a lot of places in town you can go with your teenage nephew where both of you can have a good time! The decoration inside is also amazing, a lot of hard work went into making it look like a castle and there's nowhere else like it in the tri-city area. I've attached a picture of a pretty epic game of Star Trek Catan that I played at the Round Table with my friend Meaghan to give you an idea of what happens there. For parking, which I've heard is a concern for the city, I've never had a problem parking on the street when I've dropped by to say hi to my husband, even when the place was full. There are only maybe eight tables, so I would guess most people carpool. Also, the tables are reserved in advance in three hour blocks as most games take a while to play, so there's not much traffic coming and going. I would encourage you to reserve a table with some friends and go check it out, it's lots of fun and they have staff who will help you set up the games and teach you how to play if you want. You can even play some locally made board games including the one that Tom (the owner of the Round Table) produced with some other Guelphites.

I really hope you will approve the Round Table's request, the free popcorn and candy they gave us was nice but it would be great to be able to buy some real snacks and maybe a latte or two, especially if you end up being sucked into a game of risk!

Thanks for taking the time to read my email!

If you have any questions or comments feel free to send me an email, or call me at 226-343-6161.

Have a great day,

Jocelyn Irvine



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Valarie Sobering

From: Mr. Soch
Sent: November 18, 2015 8:57 PM
To: Committee of Adjustment
Subject: In Regards Of The Round Table
Attachments: In Regards Of The Round Table.pdf

To Whom It May Concern,

My name is Aaron Soch. I have an office that is directly connected to the establishment called, The Round Table on Essex St. I enter through a door between The Round Table and Royal City Crossfit. My company, Pluvonics, is an audio related business.

In light of the recent attempts by a small group of people to spin The Round Table as an outlet for rowdy drunken idiots who like to take up too many parking spaces on the street, I am fully convinced that whoever it is that is attempting this campaign has clearly mean spirited intentions. Regardless of their full motives, they are trying to make The Round Table seem like something it is not.

What is The Round Table? So far, what I have seen is that it is an inclusive and safe space for people who are looking to play a fun board game. It is in walking distance of City Hall and even if I wanted to drive, I have always found plenty of street parking at all hours of the day. There is wheelchair access, and appropriate washrooms. The people who have been through are intelligent, civil and quiet. They are everything I like about Guelph, and as neighbors.

I am proud to say I support The Round Table, and look forward to seeing it fully functioning.

November 18, 2015

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Valarie Sobering

From: Evelyn Lilly
Sent: November 18, 2015 9:10 PM
To: Committee of Adjustment
Subject: A Letter of Support for The Round Table

To whom it may concern,

My name is Evelyn Lilly, I moved to Guelph five years ago today and now reside as a permanent resident in this wonderful city. I grew up in Acton, an extremely small town with no hobbist activities or entertainment outlets. Moving to this city was the best decision I've ever made, this city has the perfect balance between small town and big city, with just enough to do and explore yet still an intimate sense of community.

One thing I've always loved about Guelph is that there's so much to do. From going out to see a movie to the bowling alley to enjoying one of the many fine restaurants that this city is home to. Many people take these things for granted and don't appreciate them as they should. There's something for people who like to watch the latest sports game at a pub or for those who want to go watch a live music performance. However, for the first time in Guelph there's a home for gamers at The Round Table.

I love games, from board games to video games. I love them because they give the players a chance to interact face to face and to spend time together while also competing at the same time. Games improve teamwork, multi-tasking, attention span, problem solving, and many other benefits. Not only that, but they do all this while being engaging and entertaining. Not many activities can do that in this age.

Having a unique experience and atmosphere where I can spend time with my friends and sit down to play board games is fantastic. It's a massive trend on the up rise, with gaming cafes popping up everywhere, and Guelph has always had a large need for a space like this. The interior of The Round Table is stunning. The walls are all hand carved stone and there's a tree in the centre of the room with its branches and leavings hanging over the tables. They have a sculpted dragon's head mounted on the wall greeting all who enter the building. The amount of work and attention to detail that has gone into this business is overwhelming, and I want them to succeed because what they are offering this city is beautiful.

I have been to The Round Table multiple times now, each time the staff have been incredibly friendly and accommodating. They care about their patrons and have even let us stay beyond close just to let us finish our game. The location is perfect, its close enough to the downtown core and bus station to walk. Parking has never been an issue, there's always open spaces on both sides of the street whenever I am there, even on weekends when they have a full house. I would love to see The Round Table approved for its variance because they fulfill a need that the city of Guelph desperately needs, and offers another amazing option for the great community.

Thanks for your consideration,
Evelyn Lilly

Valarie Sobering

From: Lindsay Cox
Sent: November 18, 2015 9:24 PM
To: Committee of Adjustment
Subject: The Round Table

To whom this May concern,

I am writing to share the very positive experience I had yesterday at the Round Table: A New Gaming Experience on Essex street.

My friend and I drove separately and both easily found parking spots outside the Round Table despite the fact that the location was pretty full when we arrived. This was during hours that Balzacs cafe was also opened. I've had more trouble finding parking for the Albion then I did for this venue.

When I stepped in, it was like stepping into another world. The beauty and artistic work behind the design of the venue was fantastic. You immediately felt a sense of community and wonder as you entered. I was welcomed by the owner and sat down to play a game of battleship . For the record I am not a serious board game player at all, but was excited to try something new I didn't feel bad about my level of expertise at all, felt welcome and my friend and I had a great time playing a board game again.

The clientele appeared to be working professionals in their mid to late 20s. They all appeared to be respectful and there for the same reason : to use board games as an outlet for having fun.

During this tumultuous time with all the bad that is going on in our world, it was so nice to look around and see all different kinds of people coming together to laugh, bond and have fun while forgetting about life for a little while. And even nicer to be able to do this in a manner that was completely non-disruptive to the outside world.

The city of Guelph has always been about having a strong sense of community and I witnessed it there last night. With the fast growth Guelph is experiencing, I truly believe it needs unique meeting spaces like the Round Table to continue to cater to the interest of its diversifying population. I hope you will consider my opinion when deciding on the licensing of the Round Table. I would love to have the opportunity to go there many more times

Please feel free to contact me further if needed via email or telephone

Thank you for your time,

Lindsay Cox

Caregiver for Seniors at Silver Lining Senior Services
www.silverliningseniorservices.ca

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Valarie Sobering

From:
Sent: November 18, 2015 9:48 PM
To: Committee of Adjustment
Subject: We Need Round Table !

My name is Jeremy Gordon and I live in Guelph with my wife and newborn son. We had a chance to see The Round Table at an open house and meet the owner Tom and play a board game together. The environment was friendly, the decor was amazing and the atmosphere was glowing. During our visit the place was bustling and there was still parking across the street. We are outraged that the city would fail to give The Round Table zoning permits based on parking. This city needs a board game Cafe. Laying board games is a family friendly activity that brings life and entertainment to our community. We will be incredibly upset if this place doesn't get through the muck and red tape out before it. Please don't give these guys a hard time they are awesome people and trying to do something great to grow our city. This is the kind of business we need to encourage. There is always a way to find parking this is downtown Guelph. You figure it out. The street legitimately still had spaces outside the front window when we were there. I hope my city doesn't make a mistake here and let us down.

A concerned citizen,
Jeremy Gordon.

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Valarie Sobering

From: ian callum
Sent: November 18, 2015 10:10 PM
To: Committee of Adjustment
Subject: The Round Table

Although I am unable to attend the November 26th hearing regarding the Round Table's request for a parking variance, as a resident living on Essex St., I wanted to make sure that I communicated my position. I openly welcome this new establishment to my neighbourhood and consider it reasonable that a business so close to the downtown core would have parking to support it.

Much appreciated,

Ian Callum.

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Valarie Sobering

From: Mira Bethy
Sent: November 18, 2015 10:28 PM
To: Committee of Adjustment
Subject: The Round Table Support

To whom it may concern,

My name is Mira and I'm a University of Guelph grad and now currently work as the assistant manager for a Guelph-based company called Game Asylum. I'm writing this letter in support of the Round Table.

It is a massively welcoming atmosphere inside, and the tables they have are very unique and promote teamwork and positive social interactions. After seeing the inside I decided to host the annual Game Asylum Christmas party there. Previously we were hosting the event at a restaurant, but instead having a place where we can go to play fun games is fantastic. The entire team benefits from spending time together in a relaxing work-free environment, as well many of the games offered are co-operative and team building. I also have been to the Round Table many times on my off time with other friends of mine, and I would love to be able to enjoy the proposed menu options that they have on their website. They look to be very tasty, and not the typical poutine and Chinese that is far too abundant in downtown Guelph. Every time I've gone it's been a lovely experience, the staff are accommodating, the parking and location are great, and I can't wait to spend more time there.

It is also worth it to note that it is in no way a "bar" atmosphere. It would take someone a single visit to the establishment to realize this. It is a place for people to gather, play board games, have some quality food and drinks, and enjoy each others company. It has been created by a group of people that are passionate about board games and nerd culture, which is something that Guelph desperately needs. I have been to board game cafe's in Kitchener, Waterloo, and Toronto and none of them even come close to what The Round Table has to offer. It is this added love and tlc that sets The Round Table apart from it's predecessors, and what will spearhead it's success for years to come.

I hope that you please consider my support for the Round Table in their variance meeting.

Thank you,

Mira Cornblum Assistant Manager Game Asylum

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Valarie Sobering

From: Andrew Kirkconnell
Sent: November 18, 2015 11:02 PM
To: Committee of Adjustment
Subject: Round Table Gaming Tavern

To whom it may concern,

Hello. My name is Andrew Kirkconnell, and I've been a citizen of Guelph for nineteen years. I've gone to school here since I was four years old, and continue to do so even now, as a student of the University of Guelph. And during my time here, I've worked at a few establishments and was a patron of many, many more. Cafes, bars, restaurants... I like to think I know a great deal about the city and its culture, so much so that I've acted as an unofficial ambassador for many friends and family visiting the city for the first time.

With that in mind, I feel secure in saying that Round Table is different.

There are many places that offer food and drink as the main commodity, with atmosphere and community being an extra part of the package. Round Table's concept inverts this - the community surrounding gaming and a fun atmosphere in which to do it is what you pay for, with high-quality food and drink as an additional, optional element that contributes to the goal of building an environment rather than the food being an end in and of itself. In terms of potential for revenue, it has already had many, many nights where there were no seats left in the house, and when this marketing phase is over, we will already have a loyal following. In terms of the community, without exception everyone I've talked to has felt positively about the concept - often enthusiastically so - and the patrons I've talked to already consider themselves regular customers. In terms of the time and effort and care that went into this project, I met Thomas Gofton, the owner of Round Table, in April of this year, and the enthusiasm he portrayed and the detail he went into while discussing the project itself was telling about how much he cared about this project. Meeting the head mixologist, the head chef, and the games master, and seeing how much effort and love they put into this place, and how much enthusiasm they put into what they do... it'd be inspiring even if I didn't love the idea of the place. This is a labour of love, and it shows in every corner of the place and every asset they acquire.

As a citizen of Guelph - student, employee, community member, actor, and someone who absolutely loves this city and the people in it - I urge you to give Round Table the time and respect it deserves.

Sincerely and hopefully,
- Andrew Kirkconnell

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Valarie Sobering

From: Mark Berardine
Sent: November 18, 2015 11:04 PM
To: Committee of Adjustment
Subject: Round Table

Dear City of Guelph

What an amazing new business that should be allowed to open in Guelph!
In a time when a multimedia fast paced lifestyle has corrupted family and friends time the Round Table gives us a chance to slow down enjoy each other and spend a few hours playing board games!

My husband and I had a great evening with our children and would love to continue to enjoy evenings gathered around a table playing a game in a quaint quiet relaxed atmosphere.

This is a local young Guelphite bringing a new and positive alternative to the rowdy bar scene.
Please support this small unique business that certainly deserves a home in the Royal City

Sincerely
Maria Berardine

Sent from my BlackBerry 10 smartphone on the Rogers network.

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Valarie Sobering

From: april bisson
Sent: November 18, 2015 11:04 PM
To: Committee of Adjustment
Subject: Round table

This is in regards I the round table that is in downtown Guelph. As soon as I walked in it was such a cool atmosphere that I have never experienced before. So cool that I can just walk in and play my favourite game! And having a place that I can go to with friends to socialize, play an awesome game and even grab a bite to eat (once they get their licence)at the same time! Can't beat it. I'm really excited to see it grow to its full potential. Please give this business the opportunity!!

Sent from my iPhone

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Valarie Sobering

From:
Sent: November 18, 2015 11:06 PM
To: Committee of Adjustment
Subject: The Round Table

To whom it may concern,

This letter is being sent in support of The Round Table. In being there tonight, I had a really wonderful experience. My husband and I were greeted by the owner and the environment was incredibly wholesome and fun, I'd even feel totally comfortable bringing my baby along next time

I think this is an awesome place that will absolutely benefit the community. It's a fun option for a date or time out with friends that isn't focused on drinking or food, it provides a real change of scenery that gives people the option to connect with others in a way that is different than most social environments. It brings people together and I think that is the heart of Guelphs desires, fostering community. And The Round Table does it well.

Apart from that I saw many vacant parking spots despite the fact that the the game tavern was full. Which leads me to believe that any concerns surrounding parking etc. aren't entirely viable. Many people living in the area typically walk to most downtown locations, and I think that will be a likely outcome for most people visiting The Round Table.

Thanks for taking the time to read,

Janelle Keta

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Valarie Sobering

From: Cristina Berardine
Sent: November 18, 2015 11:08 PM
To: Committee of Adjustment
Subject: Round Table Gaming Cafe

To Whom it May Concern,

This email is in regards to the Round Table establishment downtown on Essex street. I walked into the Round Table and the atmosphere was amazing! It's something new and different in Guelph that is unlike anything else in the city. It's a place where friends can come together to play board games in a social place. This business is fun and family friendly. I can't wait to go back to play my favourite games! Please give this business a chance to grow!

Regards,

Cristina Berardine

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Valarie Sobering

From: Shauna Spencer
Sent: November 18, 2015 11:17 PM
To: Committee of Adjustment
Subject: Round table gaming Cafe

I support having this establishment in Guelph. I am born and raised in Guelph and love to see the new things happening there for more entertainment. I would like to see the city allow this certain place in the city.

Thank you,
S. Spencer

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Valarie Sobering

From: Natascha Hufgard
Sent: November 18, 2015 11:22 PM
To: Committee of Adjustment
Subject: 32 Essex Street, the Round Table

To whom it may concern,

I do not know what the usual procedure for these letters is, but I would strongly prefer to stay anonymous. The information I provide makes me easily identifiable to the employees and owner of The Round Table.

First of all, despite being a personal friend of many of the employees of The Round Table, I am strongly against their zoning variance being accepted. I do not believe the owner has any intention of following Guelph zoning bylaws, and I worry about other bylaws they may be breaking that have not yet been discovered. If the variance is accepted, I would strongly recommend careful monitoring of the property to ensure they are fully complying.

I am a landscape architecture student at the University of Guelph, and as such I have an academic and professional interest in ensuring that zoning bylaws are followed for the safety of the general public. On multiple occasions I have offered help to the owner and employees of The Round Table with their zoning difficulties, but received either no response or outright hostility.

The impression I receive from their behaviour is that they intend to present themselves as a "public hall" so as to circumvent the necessity for parking and liquor license. However they fully intend to continue operating as a "restaurant" as a major source of income, with a "retail establishment" on the side. One of my friends holds the position of "retail manager", and I also know that another employee was hired on with the promise of being the restaurant chef with full control of the kitchen and menu.

Thomas Gofton is, without a doubt, blinded by his own ambition. His Facebook mentions neighbours trying to "thwart" the restaurant because, I quote, "It's the curse one has to live with when one has conviction and dream chasing aspirations". He truly fails to grasp that these are laws everyone must follow, rather than a personal attack.

I am greatly saddened to write this letter as a personal friend to many of the employees, however I cannot in good conscience allow their attempts at circumventing Guelph bylaws to continue. I hope this letter aids in the committee's final decision.

Natascha Hufgard

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Valarie Sobering

From: Matthew Dobson ·
Sent: November 18, 2015 11:34 PM
To: Committee of Adjustment
Cc: Mayors Office
Subject: The Round Table - A new Tabletop gaming hub in Guelph

Hello, It has come to my attention that The Round Table at 32 Essex st here is in the process of getting city permits and has had some issues with getting them. I have been there with my wife twice and with some friends and additional 3 times.

The staff is providing a great place for people to come and play tabletop board games in a really cool environment. They have a great business plan in my opinion. they are not a restaurant or a bar, they are a tabletop gaming house that will serve some light drinks and tapas as part of an experience. I even have friends who are considering coming from out of town to do our bi-weekly Dungeons and Dragons group at The Round Table.

They are bringing people closer together and helping build community. I know that community is what is great about Guelph, and that is why I am officially giving them my support. These are great guys trying to start up something great in our city. If you are uncertain about them, I highly recommend you send in someone as a "secret shopper" so you can see and experience for yourselves what it is like. Lets show them some support

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Valarie Sobering

From: Chris Wilker
Sent: November 18, 2015 11:36 PM
To: Committee of Adjustment
Subject: In Support of the Round Table Cafe...

To Whom It May Concern,

Recently the board game cafe "Round Table" opened on Essex St in Guelph. I was invited to attend its opening night by Tom, the owner, and had a great time with a few friends, sampling some new board and card games I'd never played before. I've of course played games with friends privately, but I'd never been to a public establishment focused solely on allowing groups of gamers to come play games for a few hours. The atmosphere, the people.. I can honestly say it was the most fun I've had in a while, and I've visited the place several times since.

It's recently come to my attention that there is opposition to this new cafe, and the city is deciding whether or not to allow the Round Table to remain open. I'm writing this as a vote of support for The Round Table. I've heard of gaming cafe's beginning to open in surrounding areas (mainly in Toronto), but at the moment, The Round Table is the only one of its kind in Guelph. I understand it's already a big success with local gamers, filling up the place daily. It's closure would mean disappointing a lot of people (including me).

As I understand it, there are two main points of opposition to this establishment. One is the fear of the owner's intention of serving food and drinks, specifically alcoholic beverages, in addition to boardgames. I've heard speculation of the area becoming a hive of "rowdy patrons having drunken brawls" with each other. I'm not sure how well you're familiar with the gaming crowd, but the kinds of people who like to sit for hours and play board games with each other are *not* the same kinds of people who tend to initiate fights... I mean, I realize losing a game of chess can be frustrating, but it usually doesn't result in physical violence. I know the owner has stated that his intention to serve alcohol is merely to enhance the experience - to allow people to drink socially, if they choose to do so, while they play their games. I can assure you that hardly anyone will be attending this place for the sole purpose of getting drunk.. and if they do, they likely won't be invited back.

The other complaint I've heard concerns the limitations of parking on Essex St, and how The Round Table will make parking difficult for the local residents and businesses. I can't offer much insight on this issue, since I don't own a car, and I've merely walked there whenever I've wanted to go. But I can say that I've yet to notice a "full" street of vehicles on Essex. I've always seen cars parked on the road, but there have always been a few empty spaces, as well. I'll also add that each time I've attended The Round Table, they've seen a steady flow of about 20-30 people (which pretty much fills up the place), so I doubt there would ever be a larger crowd of people than there is now.

I do hope the things I've said will be taken into consideration in the matter of allowing The Round Table to continue. But my biggest argument in support of this place is to encourage anyone who reads this to go down to The Round Table, get to know the people there, and maybe even spend an hour or two learning a new game (and have fun doing it). I promise you won't be disappointed.

Chris Wilker
Guelph Resident (and gamer)

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Valarie Sobering

From: Jorell Gantioqui
Sent: November 18, 2015 11:44 PM
To: Committee of Adjustment
Subject: round table gaming Cafe

Pleasssse let this open!!!!

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Valarie Sobering

From: Kimberly Sheppard
Sent: November 18, 2015 11:48 PM
To: Committee of Adjustment
Subject: Support for The Round Table: A New Gaming Experience

Hello,

I am writing to express my support for a new gaming establishment in Guelph: The Round Table-A New Gaming Experience. As a mom to two very young children, I look forward to spending time with them in a place where we can explore and play new games as a wonderful, and frankly - necessary - family experience. This will be a place for friends and families to *connect*, to focus, to expand the mind, tune out the tech, laugh, and relax in a warm and inviting atmosphere.

I sincerely hope the zoning and parking issues are resolved in such a way that the Round Table may operate successfully, so that families and friends can enjoy its multiple benefits for a long time to come.

Warmly,
Kim Sheppard

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RECEIVED

NOV 19 2015

CITY CLERK'S OFFICE

To the city of Guelph,

It has come to my understanding that there is a new local gaming establishment named The Round Table located at Essex St. near Downtown Guelph. I am aware of the establishment through a long time friend of mine and local friend of many local communities, Thomas Gofton.

When he explained that he was opening up a gaming café meant for the purposes of people to come rent space to play board games I was, even as his friend, skeptical. I had the pleasure of seeing the building he is renting from another business associate in Guelph and it was unattractive to say it politely. I would go so far that it was an area of the city that was an eyesore and needed desperate need of some attention, city or otherwise.

Thomas Gofton turned that particular location into an area that is now, not only attractive, but lucrative for local business to operate and a place where families can go to play many board games.

My children are 10 and 7 and they both adored the décor that Thomas has clearly put his heart and soul into. I was taken aback when he advised that he was struggling with minor variances.

I understand the need for Bi laws in any municipality. As a Constable I enforce many provincial offences and it is important for the natural order of a city to operate in the best interest of the communities.

However, having seen the before and after of the slum area that I thought he was going to be operating in and seeing how he's breathed new life in that little portion of the city he has offered a means for prosperity by having the types of customers who are not consuming alcohol, but are playing strategic and intellectual games in a pleasing environment. I would think that such entrepreneurs create a good sense of community by keeping up bad area's, removing the potential for undesirables by creating a space that will have adequate attention with honest people enjoying a quiet evening or party with friends and family.

I write this to offer my opinion on a City I lived in for over 13 years prior to leaving for Waterloo Region for employment reasons. Variances are important, however if the city loses an opportunity for a legitimate and good honest community business from not operating, that area will likely go back to the unused slum that it was prior to Thomas's intervention.

It is my pledge and opinion that having small business improves a community for positive family oriented entertainment would, I suggest humbly, improve the area and draw a safer crowd to the Essex St. area. More eyes in a community remove the criminal element and will create a sense of ownership in that area for loyal customers to enjoy the games they wish to play.

It is my recommendation that any variances that are put forward be reevaluated in swift manner so that it serves to demonstrate that the City of Guelph maintains its leadership in cultural diversity and wisdom to offer both alternative forms of entertainment without the need for alcohol and other troublesome issues that exist in the downtown area.

I would encourage Thomas to assist any City planners or municipal leaders to be his guest to show the community how a little work and the will to see it done can create something both new and unique that with your support could be a possible landmark for future small businesses.

I appreciate any consideration. Please consider allowing people to enjoy games in an environment that kids of all ages can enjoy.

Sincerely,

James Golden.

Valarie Sobering

From: steve berardine
Sent: November 19, 2015 12:18 AM
To: Committee of Adjustment
Subject: Round table gaming Cafe.

Good evening,

I have recently been to this new great establishment and I feel this is the perfect place for Guelph. Guelph needs something different and unique for people to Come out for an evening and relax. The atmosphere was warm friendly and calm. The staff treated everyone who came in with respect and offered their help if needed. This is a place that is family friendly and you could have a family or a friend game night out. I found no trouble finding parking nearby. Please. Let this company open its doors to the public so we can keep this dream alive. There is so much potential for the community to get together at a place like this. I hope you really consider allowing place to open shop.

Sincerely ,
Steven Berardine

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Valarie Sobering

From: Michael Newell
Sent: November 19, 2015 12:18 AM
To: Committee of Adjustment
Subject: The Round Table Tavern

Hello

My name is Michael Newell and I am writing to you about the Roundtable Tavern.

After reviewing the request for a minor variance that the owner made during a previous committee of adjustment I am confused why the request was not granted.

I believe the committee members do not understand the proposed function of the establishment. I have visited the business 3 times once before it was renovated and twice since it has been renovated. It seems like the type of place you would find friends and family gathering to play monopoly or jenga. Not one of the many bars that already populate Guelph downtown, that are frequented by a younger, rowdy crowd.

There is also ample parking on the street, as well it is in close proximity to a municipal parking lot and the bus terminal. So I have a hard time understanding how it would ever create a parking problem.

The committee of adjustment gave permission for a similar business in the old Petrie building, but during the initial request for the round table a committee member questioned the viability and continued success of a game cafe.

I would like to think that the City of Guelph as an organization and the committee of adjustment will see the positive influence the Round Table would have on its downtown core and surrounding area.

Thank you for taking the time to read my email

Regards

Michael Newell

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To: Members of the Committee of Adjustment
Re: File A-100/15, 28-36 Essex St.

RECEIVED

NOV 19 2015 Wednesday November 18, 2015

CITY CLERK'S OFFICE

Esteemed Members of the Committee of Adjustment,

We represent Guelph Game Cafe Inc. operating as "The Boardroom". We are an incorporated business looking to open and operate a Game Cafe in downtown Guelph.

theboardroomguelph.ca
facebook.com/theboardroomguelph

We wish to be completely transparent about who we are and our interest with regards to this application to the Committee of Adjustment. The tenant of 32 Essex, The Round Table, would be competition to us, once we are both open and operating. We expect to open The Boardroom for business in late winter or early spring 2016. The Round Table has been open to the public - as far as we are aware, without a business license, since Oct 30th, 2015.

roundtabletaVERN.com
facebook.com/theroundtabletaVERN

We have no intention to unfairly inhibit or delay the opening and operation of any potential competitors. We have no objection to fair competition. However, we do have serious concerns about this application.

We are concerned about the message that the Committee of Adjustment would send to other business owners, who like ourselves, diligently follow established municipal processes, if this application was approved.

We previously considered 32-34 Essex Street as a potential location for The Boardroom. At that time we were informed by the landlord at 32-34 Essex Street, that five (5) of the eight (8) parking spaces on his property were in use by the gym next door (Royal City Crossfit), and he could only offer us three (3) parking spaces if we were to open a game cafe at 32-34 Essex Street. While investigating the suitability of this location for a game cafe, we discovered that according to the City of Guelph Zoning Bylaw there was not sufficient parking available in that location to allow for the operation of a restaurant, tavern and/or cafe. We asked City staff if anything could be done to change the Zoning Bylaw requirement, and they explained the process to apply for a variance through this committee.

We considered the potential impact of opening a business which, according to the Zoning Bylaw, required over thirty (30) parking spaces, in a venue that could only offer three (3) parking spaces. We also considered that that the gym next door (Royal City Crossfit) and the nearby condominium (Market Commons) had already been granted reduced parking requirements, and that Essex Street is nearly always filled with cars parked on both sides of the street. We realized that increasing the strain on a street that already has insufficient parking would negatively impact the residents on Essex Street. After careful consideration, we decided not to pursue this location, as a variance of this proportion was not a minor nor reasonable request to make of the Committee of Adjustment. We believe that 32-34 Essex Street is not a suitable location to open a game cafe. Having made this decision, we continued our search for other locations that would comply with City land use planning principles.

To the best of our knowledge, the landlord of 32-34 Essex Street and the owner of The Round Table had equal opportunity to consult City staff and reach similar conclusions. Rather than considering the negative impacts that opening a game cafe at this location would have on both their commercial and residential neighbours, it appears that they began renovations and set an opening date. This seemed to happen before acquiring an appropriate variance.

Since being denied permission to operate a restaurant (File A-51/15) the Round Table has re-applied to operate as a public hall with accessory uses including: workshop, office and retail (the floor plan clearly shows a kitchen as well). Despite the revised language on this application, a quick review of The Round Table website, facebook page and two articles in local newspapers clearly indicate that there has not been any substantial change in their business plan. The Round Table intends to operate as a restaurant with a liquor license.

We suspect that the applicant will argue that a previous application (A-103/14) granted a reduction in parking requirements similar to the current request for the purposes of a studio (with conditions such as no retail activities). We believe that the only similarity between the applications is the requested parking requirement reduction - the stated use (public hall and retail) and the intended use (restaurant) are in no way similar to the previously approved use (studio and gallery).

We believe that if the Committee of Adjustment approves this application and The Round Table is allowed to open and operate at 32-34 Essex Street, a dangerous precedent would be set:

- That due diligence and advance consultation with City staff is expensive, unnecessary and can be avoided,
- That new businesses should not be concerned about how their operations would negatively impact their commercial and residential neighbours,
- That those looking to do business in Guelph are better served by forging ahead and asking for forgiveness, rather than following the rules and obtaining permission,
- That if a variance application is denied, applicants need only submit a new reworded application, without substantially changing the nature of their business.

We sincerely believe that this precedent would be bad for the City and bad for the business community as well.

Thank you for your consideration.

Sincerely

Kevin Bowman

Rodrigo Goller

Jonathan Feddema

David Gundrum

Valarie Sobering

From: Kris Webb <
Sent: November 19, 2015 1:08 AM
To: Committee of Adjustment
Subject: In Support of The Round Table Gaming Cafe

To whom it may concern,

I wanted to write this note in support of The Round Table. While I can respect the city should remain conscientious about zoning, bylaws, and planning in general, I have read some of the community outcry and find the arguments being raised against The Round Table bordering on absurd.

For a city steeped with such a sense of community spirit and connection, full of citizens who take pride for their social compassion and activism, the presence of the gaming cafe should be viewed as a breath of fresh air. The gaming cafe embodies all the same values, and gamers come to enjoy the sense of community and comradery. Gamers enjoy a place where they can come and mingle with fellow gamers, activities which do not include raucous drinking to excess such is found in noisy nightclub atmospheres. Like myself, gamers tend to avoid such noisy establishments.

I have had the distinct pleasure of visiting The Round Table, and I have been wholly impressed with the atmosphere and excellence the team at the establishment brings to their cafe, which rivals the best within the gaming cafe marketplace at large in SW Ontario.

There is no need for public outcry against a sensible, reasonable business that is proving to be a positive and successful model for the Guelph marketplace.

Cheers,
Kris

--

KRIS WEBB | dynamics nav consultant
webb.space.ca
[m]

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Valarie Sobering

From: Cameron Parkinson
Sent: November 19, 2015 6:10 AM
To: Committee of Adjustment
Subject: The Round Table

To whom it may concern,

Guelph has needed a place like the Round Table for far too long. It's a place that brings people together and in the short time that they've opened their doors to the public I've watched a real community begin to form. People of all ages, of every walk of life have congregated there for the simple joy of playing games with others. Have you ever been in a room full of twenty-odd people, laughing, socializing and playing games together? It's a beautiful thing.

Now I learn that the only thing stopping them from really flourishing is a parking variance.

Wait... really? That's it?

I've been in that place when they were packed, the staff was actually turning people away at the door and on the phone and there were still open parking spaces on the street. I have not once had a problem finding parking or had any issue driving down that street with the number of vehicles present. I have a much harder time finding parking downtown, especially if there's a hockey game or some other big event going on.

I offer my full support to the Round Table as it is exactly the kind of establishment that makes a good city great. Thank you for your consideration.

Cheers,
Cameron

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RECEIVED

NOV 19 2015

Hello Committee of Adjustment,

My name is Thomas Gofton. I am the owner and creator of The Round Table.

CITY CLERK'S OFFICE

Let me begin by giving you some credentials of myself within the Guelph community. I was born and raised here and have attended three different levels of schooling here. St. Johns elementary, St. James high school and then the University of Guelph, BAH. I have a lovely wife and two daughters that I plan to raise in this community. We are expecting our third child in June. I own several properties in ward 4, 6 and 1. For the last 8 years I have been extremely active in our community, supporting festivals such as the Jazz festival, the contemporary Dance Festival and sponsoring the City of Guelph in several tourism initiatives working with every department in some capacity from the Mayor's office straight through to Economic development.

I am a committee member of the Foundation of the Guelph's General Hospital. Over the last 7 years I was integral in raising over \$2.25 million dollars for our hospital. These credentials are important to my explanation of being an entrepreneur within my community and how I only wish to add value to it.

I make film and television as my primary method of income with boardgame design as a secondary income. Both have allowed me to see the world and study the industry inside and out. My most recent endeavor lead me to The Round Table, a boardgaming establishment.

I want to explain this application for the zoning variances and why we've chosen the requests we did.

The boardgame industry has grown exponentially over the last 2-3 years leading to the growth of boardgame establishments everywhere. Some of these establishments have gone beyond simple retail stores such as our local comic shop, the Dragon located in the Old Quebec Street Mall where you can purchase games and game accessories of all brands and types such as Chess, Monopoly and more complex games like Settlers of Catan and more.

In cities and municipalities all over the world, boardgame establishments have added a forum where guests can come and play games from a built in library on the walls. This is the PRIMARY function of this business. In studying the by-laws and zoning of the City of Guelph, we felt that a restaurant was not the right fit for our establishment. We do intend to serve light snacks prepared in house as well as offer a variety of drinks such as coffee, teas, pops, juice and alcoholic beverages, however, these offerings are a minor but essential portion to the survival of this model. They are accompaniments. In a café or restaurant, you want speedy turn overs of clientele and a packed house with options for lots of food and drink. We're NOT offering this. We are offering very light tapas. Nothing deep fried or burgers or anything of the sort. Snacks such as a cheese plate or a bread and dip plate. Something you can eat without utensils and a mess so it doesn't interfere with your gaming time. These items are purchased in addition to the PRIMARY function of the hall. **The rental of tables.**

Please see the attached pictures as a sample of my establishment and how the tables function. You'll notice that the tables are not fit for larger plates or meals. They are fit for boardgames and accessories. The light foods are accompaniments and are not required to purchase in order to be able to be at the Round Table.



Let's talk about a Pool Hall for a moment. At a Pool Hall, guests rent the pool table for a certain period of time. They rent equipment such as pool cues and sometimes balls and chalk. Then the guests get to play games of pool, as many as they can within the time of rental. DURING that time, they can grab a drink and some food if the establishment offers it.

The Round Table is not far from this WITH exception to the games played. Our tables are special game tables, built to roll dice, play with tokens, books and other accessories. We have a library of over 150 games (see pictures attached).





The guests can select games and play them at their rented table. The table times are set in 3 hour blocks and work mainly by reservation. *Any restaurant that has patrons sitting for 3 hours will NOT do well.* So far our research and experience in the field shows patrons on average staying LONGER than 3 hours. Making the rental worth it. During that time the guests can order drinks or food. If they like the game, they can buy it. They can even order the special gaming table and have one built for their homes.

Our request is for a public hall with accessory retail use. There is nothing in our request that states we are false in our application. In September, we applied for a restaurant use and both City staff and our applicant's supporters incorrectly added the parking up. This caused you, our committee, to deny the request for a parking variance. Since then, we've worked VERY hard to ensure this is the right and conforming way to have this wonderful new establishment in place.

We have tested the waters with family and friends, showing to public groups and collecting opinions and validating concerns. We are aware that there are a few that still don't understand the concept, but we have gone to the greatest of lengths to speak to these people. We even brought them into the gaming establishment and see it for themselves. We have made every attempt to be transparent and real. We even gave copies of the drawings to our neighbors to show them everything we had. (See pictures of establishment in preview and showcasing)



You may have a large amount of support coming from the population. Our community is craving this establishment and we've tested it to the public. We've gained news coverage,

<http://www.guelphtribune.ca/community-story/6083956-game-on-as-guelph-s-first-board-game-cafe-passes-go/>

<http://m.guelphtribune.ca/news-story/5974241-a-little-camelot-in-guelph-at-the-round-table-caf->

https://www.reddit.com/r/Guelph/comments/3pwlx5/game_board_cafe_coming_to_guelph/

<http://www.guelphmercury.com/news-story/5974241-a-little-camelot-in-guelph-at-the-round-table-caf-/>

Councillor Support and even a visit from the Mayor coming this week. Our own City Councillor Mark McKinnon designs these kinds of games and we have several of his on our shelves!

We've had our friends and family fill the place and larger groups review the establishment even without the ability to retail, or offer food or drinks. The place has been packed several times with showcasing and there has been absolutely NO problems with parking. Notice in the picture friends playing games and in the distance the streets fairly clear including the parking spaces IN FRONT of the establishment. There are two clear in front. Clearly no issues.



I've attached a link to a video I recorded one night while guests were in the place and parking spaces were vacant all over Essex Street.

<https://youtu.be/rIAbanloBK4>

This video link will show you clear parking while functioning.

The concerns from a minor few about this establishment causing parking issues is a wonderful issue to be concerned about because they care about their community. I am here to prove and show you this is not the case. They use parking as the method to speak out against our aspirations but yet they agree a liquor license is fine if closed before 11pm. Our operating hours would be Tuesday - Friday 5pm-11pm and Sat 12-11pm and Sunday 12-9pm. These hours are NON-peak hours after work and during times of thinned concentrations of traffic.

I urge you to please not delay our business any longer and allow us to flourish and keep this community unique and exciting. Several of our livelihoods depend on your decision to allow us to at the very least retail games and accessories.



Our desire for a kitchen to prepare snacks and a licensed refreshment center is one phase which for the time being we can survive without (will be rough), perhaps not thrive as much, but **survive** at least. To not permit the retail use would detriment us and ruin the financials of four wonderful community members. Please consider these factors in your decision and give us a chance to help make something great!



Valarie Sobering

From: Gmail
Sent: November 19, 2015 7:09 AM
To: Committee of Adjustment
Subject: In Support of the Round Table

I would like to indicate my support for the the Round Table on Essex street. I have been here multiple times and found this to be the exact place that Guelph needs. It is small cozy environment that is great to play a couple of board games with your friends. Parking was very easy as one can just park at the city lot near the farmers market. I also live downtown so on one occasion I just walked. It is very refreshing to have place to go downtown that is not one of those large bars.

If you would like to talk with me about my experiences at the Round Table just drop me an email and we can arrange a time to talk.

Jeff Berardine
Downtown area dweller

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Valarie Sobering

From: Justin Lenssen
Sent: November 19, 2015 7:35 AM
To: Committee of Adjustment
Subject: Round Table = Best Business in Guelph

Please let the round table be a business. Have you been there? This place is incredible, it's built like a movie set. The owners are very responsible, smart people. The customers are people that love to play boardgames and would never create a scene. This business has to continue. It's so unique to Guelph and any surrounding area!

Justin Lenssen
www.JustinLenssen.com

Teacher / Social Media & Design Lead at:
www.CanadianOnlineHighSchool.com

"Tell me and I'll forget; show me and I may remember; involve me and I'll understand."

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Justin Lenssen
www.JustinLenssen.com

Valarie Sobering

From: Mark Paralovos
Sent: November 19, 2015 7:42 AM
To: Committee of Adjustment
Subject: Roundtable Gaming Tavern

Good Morning,

I had heard that there were concerns about this establishment and the goals of the owner.

I've known Thomas Gofton for almost 20 years now (which is crazy). He's had a dream of opening a community gathering point for a long time - and in no way is he a restaurateur. Allowing this establishment to offer alcoholic beverages and light snacks would go a long way to creating a new style of community gathering point - a place where the point isn't to sit down and get drunk (like a bar), or have a meal (like a restaurant), but to sit and enjoy a game with fellow enthusiasts.

In the past i've been chased out of restaurants because i'm "taking up a table" and bars are just not conducive to board games.

It appears the issue is with a parking variance - so please reconsider your position. This establishment could become an excellent example of the variety Guelph offers...or it could become a footnote due to bureaucracy.

Again, i've known Thomas a long time. building communities is what he does and he does it really really well. It would be a shame to let this opportunity pass us as a community by. If you're not sure I encourage you to go and play a game of settlers or Albion's Legacy with Thomas..you'll see he's a man of his word.

Thanks for your time,

Mark Paralovos

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Valarie Sobering

From: Paul Gregory ·
Sent: November 19, 2015 8:07 AM
To: Committee of Adjustment
Cc: influencer@lynnvander.com
Subject: Please issue Variance - we support the Round Table

Hello,

My daughter and I are from the neighbourhood and live at 36 Waterloo.
The other night we went to Round Table to specifically play a game of battleship.
It was my daughter's first time playing and we had a blast.
A glass of beer (for me) and some food for us would have capped off a really nice evening.

I hope the parking variance can be granted as the Round Table will be a great addition to our neighbourhood.
I expect many will be walking to this great new venue to game!

By the way we both sunk an equal number of battleships that evening but always exclaiming "you sunk my battleship"!
Please don't sink this wonderful new entrepreneur's new venture in our neighbourhood.

Thank you.

Paul and Mackay Gregory
36 Waterloo Ave., Guelph ON

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Valarie Sobering

From: Daniel Fischlin <
Sent: November 19, 2015 9:31 AM
To: Committee of Adjustment
Cc: Gary Diggins; Martha Nandorfy; Catherine Kormendy
Subject: Variance for The Round Table

Dear members of the Committee of Adjustment:

The owners of 46 Essex St. (two doors down from The Round Table on Essex) wish to indicate their strong support for the variance being requested by The Round Table.

Essex St. is undergoing a transformative shift with new businesses reseeding the street and a community hub being established that is focused on arts and culture. We see the presence of The Round Table as a wholly positive move in that direction in an area that is at the core of the city. Moreover we see that move as wholly consistent with other similar shifts occurring of which we are a part through our not-for-profit community music space Silence and through the work of the good people at the Black Heritage Society (with whom we are working on joint projects).

The parking variances requested by The Round Table are, in our view, wholly reasonable and in the best interests of the community at large and our very localized neighbourhood. Though parking on the street is occasionally problematic, the peak use times for The Round Table are when the street is generally at its quietest. And we would point out that most businesses in the core of the city do not have anywhere near the same access to parking and yet continue to be operational. If Guelph is to revitalize its downtown core this sort of initiative needs to be supported and we have absolutely no objection to the variances requested.

Best wishes,

Daniel Fischlin
Martha Nandorfy
Gary Diggins
Catherine Kormendy

(owners of 46 Essex)

Daniel Fischlin
University Research Chair / Professor
<http://www.uoguelph.ca/sets/sets-daniel-fischlin>
Director, Canadian Adaptations of Shakespeare Project (CASP) www.canadianshakespeares.ca International Institute for
Critical Studies in Improvisation (IICSI) <http://www.improvcommunity.ca/about/people/daniel-fischlin>
School of English and Theatre Studies
University of Guelph

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Valarie Sobering

From: Josh Anderson-Coats
Sent: November 19, 2015 9:36 AM
To: Committee of Adjustment
Subject: The Round Table Tavern

Hello,

I am sending this message to offer my support to The Round Table as they opened just around the corner from my girlfriend and I, and we absolutely love it.

It's not the new bar or restaurant in town. It isn't selling dollar beers, it's a place for nerds and non nerds alike to hang out and have a pleasant evening. The food and drink comes second, like serving alcohol at a theatre at intermission. It's there only to boost the primary event, and is not the reason people will walk through the door.

Come and see it, it truly is a wonderful place run by great people.

Thank you for your time,

Josh Anderson-Coats

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Valarie Sobering

From: Geoff Ellis
Sent: November 19, 2015 10:46 AM
To: Committee of Adjustment
Cc: influencer@lynnvander.com
Subject: The Roundtable Board Game Cafe

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing this email in support of the incredible effort by Thomas Gofton and his staff at The Roundtable to bring a unique and vitally important small business to Guelph.

When I first heard of what was going to open at 32 Essex Street, I was very excited. I had spent many nights with my close friends playing many board games and having a great time. With a cafe like this, those memories can now be shared with new people who feel the same way as I do. And, as many of us came together over the last month to show our support and make new friendships, I quickly knew that what Thomas had brought to Guelph was exactly what it needs. I looked around as people were engaged with each other and not buried in their phones. I saw an idea brought to life that, with a business model that focuses on bringing people together, will have staying power. I met new people and began what I hope will be long lasting friendships.

I was also encouraged by the sight of a new small business. A business that was created by someone who loves this city. In Thomas, I see someone who truly wants Guelph to thrive. I see a future leader of this community who not only has a vested interest in our success but also sets an excellent example for those of us who want to make Guelph better.

The Roundtable is and will be an excellent and necessary addition to the City of Guelph and I hope you can also see that. Thank you.

Geoffrey Ellis

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Valarie Sobering

From: Kalven Seilis
Sent: November 19, 2015 10:55 AM
To: Committee of Adjustment
Subject: 32 -34 Essex St, Guelph

This note is in regards to 32 Essex St, Guelph and the tenant Round Table. It is my belief as a resident who lives in the area that the business is suitable for the area and its presence improves the immediate neighbourhood.

Kind regards,

Kalven Seilis
Salesperson
NAI Park Capital

Sent from my iPhone

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Valarie Sobering

From: Thomas Horman
Sent: November 19, 2015 11:02 AM
To: Committee of Adjustment
Subject: Please approve 28-36 Essex as a public hall

Good morning,

My name is Thomas Horman, I live in the apartments above The Round Table at 28-36 Essex and I am writing to express my support to approve this location as a public hall. I have been living in Guelph for more than half of my life and am currently studying at the university as a master's student. I was very excited to hear that The Round Table was opening downstairs and I have already spent some time getting to know the owner, Thomas Gofton, and other staff members; they are a fantastic group. I have heard nothing but tremendous support from a wide range of people, many stating that they "have been waiting a long time for a venue like this in Guelph." To me, The Round Table offers a unique environment where friends and families can engage one another in high spirits and I look forward to spending a great deal of time there myself.

Thank you for your consideration,

Thomas.

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Valarie Sobering

From: Decimus Anothos
Sent: November 19, 2015 11:02 AM
To: Committee of Adjustment
Subject: In Regards to 'The Round Table'

To whom it may concern,

Although I may not be completely informed, I've read recently that 'The Round Table' has come under fire from both City Hall and the businesses neighbors.

I read a letter recently that had been addressed to neighboring businesses on Essex Street, it accuses this new establishment of two things. Congesting parking, and 'drawing in the wrong kind of clientele'. Firstly, I'd like to say: It is not clear whether this letter had been written from a place of competent knowledge. Secondly, I'd like to weigh in.

As the name/advertisements suggest, The Round Table is a board game cafe. A place where you would go with your family to play literal board games and enjoy snacks and drinks. It has been made clear to me that there are a limited number of tables and seats, reservations must be booked, and tables are rented out for 3 hour intervals. I'd imagine this isn't the type of business to attract scholarly drunks and irresponsible types.

Having served the owner, Thomas Gofton, at my previous place of employment, The Redbrick Cafe, I feel as if I can speak towards his character and following. As a barista/bartender who had served him and his staff, I can speak to the fact that Thomas is one of the most dedicated, responsible and driven people looking to open a business downtown. The fact that he is being brought to defend a board game business for parking seems like it would be more-so a City issue than that of a local business owner.

Similarly, the fact that the business is under question for the types it will attract seems completely baseless and non-sequitur. Downtown Guelph consists entirely of bars disguised as pubs/restaurants, surrounded by drunks, and run by the least wholesome of people. As a matter of fact, there is a new one opening this coming year where Doogies was situated. That famous bar on Wyndham that was open every weekday morning at 10am.

Im afraid I've lost my point but I'm sure there will be some takeaway from this email, namely the fact that accepting threats from business about the legitimacy of other business is fairly uncouth. I recommend making an evening trip past the Round Table tonight, this is the kind of business Guelph is lacking.

Warmly,

Decimus

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Valarie Sobering

From: Rachel Healey
Sent: November 19, 2015 11:04 AM
To: Committee of Adjustment
Subject: The round table

Hello,

I am a resident of Essex St. As long as The Round Table does not affect residential parking, keeps in mind they are in a residential neighbourhood and keeps noise levels appropriate, and does not bring downtown onto Essex St, I fully support the minor variance.

Thank you

Sent from my iPhone

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Valarie Sobering

From: Frank Fegan
Sent: November 19, 2015 11:10 AM
To: Committee of Adjustment
Subject: Variance

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it may concern, In my professional opinion The City of Guelph needs to needs to grant a variance to the "Roundtable – New Gaming Experience". If the City of Guelph wants to encourage entrepreneurs and small business as this is an innovative concept it should be promoted with the full support of all aspects of City Hall. Please reconsider the variance and allow this business to begin properly and put Guelph on the map(As I know it is!!!) as an excellent city to allow diverse businesses and entrepreneurship.

Regards



"ROAD TO NUMBER ONE"

Frank Fegan

Director of Corporate Stores

Field Operations Consultant

Domino's Pizza of Canada Ltd

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Valarie Sobering

From: Daniel Hoang
Sent: November 19, 2015 11:16 AM
To: Committee of Adjustment
Subject: Round Table Parking Variance

To whom it my concern,

I am emailing with my support of the board gaming lounge, The Round Table located on 32 Essex Street. I am an owner and resident in the adjacent Market commons condos and it was brought to my attention that some residence on essex street are upset about the parking situation and the business model itself. I understand parking has been a complicated issue on that street, there hasn't been any concern from myself or my guests, who have always found parking on essex even after the opening of the lounge. I also wanted to express that I and many others enjoy the relaxing environment, services, and culture that the Round Table is trying to bring to Guelph. I feel the empty businesses around the base Market commons will also continue to stay empty if there isn't any support for patrons. This addition to the neighbourhood will attract more small business. I hope these notes help with any considerations being made. Please feel free to contact me with any questions or testimonies.

Thank you,
Daniel Hoang

--

Act with wisdom, but Act

Daniel Hoang
B.Eng
Registered Optician
Canvision Optical

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Valarie Sobering

From: Ashley Bratina
Sent: November 19, 2015 11:16 AM
To: Committee of Adjustment
Subject: The Round Table

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern,

I am writing with regards to the opening of The Round Table - A New Gaming Experience, Guelph's first board gaming cafe. It is my understanding that their application for a parking variance has been denied based how they classified the business, and some concerns from other businesses that they will somehow cause a disturbance.

Having been to The Round Table during their opening on the Halloween weekend, I can tell you firsthand that there will be no issues as far as a disturbance is concerned. Everyone who went there was there to relax, chat with friends while enjoying some board games and snacks. Noise was not excessive, people we're just having fun and enjoying themselves. I can also not see this becoming an issue once food and beverages are offered. It will only enhance the experience.

All weekend Round Table was filled and there were no problems finding parking. Even for me being in a walker, I had no problems entering or exiting the building.

Having had the pleasure of attending the University of Guelph with Thomas, I know how much hard work, dedication, loyalty and heart he has when it comes to his family, friends, and community at large. With this being the first board game café opening in Guelph, I know his sole intention is to provide a fun, unique, creative experience for the fellow citizens of Guelph, which will enhance the local business opportunities. I know he has no intention of trying to take away from any of the other local businesses, he only wishes for his to exceed. I think having the board game café in Guelph is an excellent opportunity, especially for people like myself who don't drive, and can't get to other board in cafés that are in the Kitchener Waterloo area. The atmosphere and attention to detail is unlike anything I have ever seen in any other board game café and clearly gives Guelph a unique edge. I already have plans to become a very frequent and loyal customer, and as such would love to see this dream of Thomas's become a reality.

Thank you very much for your time and consideration.

Sincerely,
Ashley Bratina
Future Knight of the Round Table

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Valarie Sobering

From: Paul Zoeller
Sent: November 19, 2015 11:17 AM
To: Committee of Adjustment
Subject: 32 Essex The Round Table

Dear Committee of Adjustment

My name is Paul Zoeller Executive chef and partner with The Round Table of 32 Essex st. I am writing to you to provide you some information about the business to help you come to a decision during the variance in the future.

I have been a professional chef for over the last decade. During this time I have worked over sea's in some of the worlds best restaurants. When first getting involved in this project I knew it would be very different from what I was used to. The standard flow of a bar or restaurant is to turn over as many patrons as possible to be able to sell more food and drink. I have seen the opposite working here. Typically the business operates firstly as a board game facility. The primary flow is to have individuals come in and play a game that could last onward to 3-4 hours. So turning tables to sell more booze and food do not apply at all in my professional opinion. Most are directly interested in the game and the social aspect of board gaming. This would also dictate a lower number of staff needed to operate and over all be concentrating on the needs of the patrons by helping learn some new exciting board games.

I have also been on sight for over the last several months. During which I have observed the parking conditions daily. During the hours we intend to operate there has been a multitude of parking available on Essex st. I and many of the friends and family that have visited have never found a parking issue and never have to go beyond the street of Essex to find a spot. In fact every time I have witnessed the street of Essex still has a vast amount of space left. Also some may car pool, walk or use public transit and this would also decrease the parking on Essex. Over all there is not an issue nor do I foresee one in the future.

The Whole intent of this board game hall was to reach out to the community. To create a social environment where guests could enjoy a board game in an immersive artistic atmosphere. It is the perfect medium for team work and social interactions. I realize its different and new and some don't understand but it is a change for the best as in some cities it has been a great addition to the community. Please consider we are not looking to be another place to just drink but an interactive social experience. I believe the community of City of Guelph has much to gain from this spot.

Thanks for your time and consideration

Paul Zoeller

--

Paul Zoeller

Executive chef at **The Round Table Gaming Tavern**
32 Essex St. Guelph, Ontario

I was here,
here I was
Was I here?
I think I was

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Valarie Sobering

From: Katie White
Sent: November 19, 2015 11:19 AM
To: Committee of Adjustment
Subject: The Round Table

Good morning,

I would like to offer my support of The Round Table on Essex Street. I believe that this business opening in close proximity to Market Commons, where our café is located, will only help to boost the vitality of our area near downtown Guelph.

I do understand that some folks see an issue specifically with regards to parking. While parking on Essex Street is an ongoing concern to residents and businesses, it should not prevent essential growth within our city. The task at hand must be to create solutions and enable a thriving economy.

Please, feel free to contact me for any further comment.

Best regards,

Katie White

General Manager
Balzac's Café Guelph

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November 19, 2015

City Hall, Guelph cofa@guelph.ca

Dear Sir/Madame:

This letter is in support of the new enterprise of Guelph, The Round Table, located on Essex Drive. Presently, there is no other business like it that will cater to all age groups in the relaxing and enjoyable experiences of table gaming.

Many people of various ages have been by to see The Round Table and have personally seen what it has to offer the community. I have known the owner, Mr. Tom Gofton, as a student since Elementary school and throughout. He is a resident of the City of Guelph and has contributed tenfold to this community in various ways: Theatre; Film promotions for the City of Guelph, the University of Guelph and various businesses; conferences; fundraisers like the Black Tie event; festivals; etc. I have known Tom as a contributing force as a Guelph Citizen and business person. He is credible and creative; a person of dignity and integrity, a person who gives others the same, without judgement. He is also fair, without prejudice..

The goal is to open fully in December. When fully operational, the plan is to create a social gathering where all kinds of people can come together to play board games, meet new people, and enjoy a relaxed atmosphere. Its primary method of business will be to rent table space to families, groups of old or new friends, and businesses in 3-hour time slots. While you play, The Round Table will offer fine tapas, and light social drinks to enhance your experience. The Round Table wishes to create a totally immersive environment focused on the social elements of various kinds of board games. It will add to a Tourist experience, providing one more option for them in this fine city. It is located near Guelph's Transit Hub and thereby will have reduced parking requirements. The options being considered is providing that same experience at other times for our youth and seniors in such events as tournament play. Having been on site, one can personally see the intent: a gathering place for the calm enjoyment of board and table games, from the Modern medieval models to good old checkers and monopoly.

It is clearly not another bar, pub, or restaurant and wouldn't want to compete with Guelph's already excellent selection of dining/drinking options. One would have to visit it to know it. The ability to offer clients light food and beverages is a crucial part of providing the best possible experience; therefore, it has applied to the City for a parking variance that will allow us to open properly and with its business model in mind. Prior to making a decision, every person involved in that decision must visit the location.

The businesses at Market Commons and Royal City Crossfit have been granted similar parking variances. The Round Table has applied to the City, requesting a smaller parking variance than initially thought was required. I am also aware of your public hearing at City Hall, November 26th at 5pm.

We look forward to a wise and fair decision based on fact, the business model and the contributions that it will have in place to make Guelph a better place to live.

If you wish to address this personally with me, please contact me via my mobile of _____ or my email of _____

Sincerely,



and Tina Lenzen

Will Lenzen, Resident and Real Estate Agent, Homelife Realty (Guelph) Limited and business owner, Canadian Online High School, Guelph, ON

November 18, 2015

TO: Committee of Adjustment

RE: APPLICATION NO. A-100/15 -- 28-36 ESSEX STREET

My name is Nicki Hettinga. I am the owner and landlord of 41 Nottingham Street and 41 ½ Nottingham Street, Guelph. I am also the Office Manager for Guelph Import Service at 42 Essex Street for 27years, and I am a Ministry of the Attorney General, Court Services Division employee.

The request in the Application No. A103/15 for Public Hall is very confusing to me. I have looked this definition up in the City of Guelph by-law/definitions section and it still does not seem to describe the anticipated activities at the subject property 28-36 Essex Street. My concern lies with the ambiguous and open-ended description of "Public Hall" with an anticipated liquor licence application.

The accessory retail use requested seems fairly self-explanatory and, in principle, I do not have any opposition to the retail use variance.

My residential rental properties at 41 Nottingham Street and 41 ½ Nottingham Street back onto the property of 42-44 Essex Street. My tenants at 41 and 41 ½ Nottingham are professionals, some working from home. The tenants have leased and expect to live in a residential home, which is quiet in the evening and while they are working from home. They enjoy a good proximity to the Downtown core, but in a residential neighbourhood without many of the related negative impacts of the licenced establishments in the downtown core.

I ask this Committee to look at the previous application and the responses from the Essex Street Neighbourhood when considering this current application, as the issues and concerns are quite similar to Application No. A-51/15.

The Property, 28-36 Essex Street, borders on residential properties and this should be a consideration at this Application. Essex Street is a peripheral street and although it is to eventually become part of the Downtown, according to the Secondary Plan, it does not currently have the structured measures afforded the downtown core, i.e. policing and parking. Therefore Committee, when reviewing the variance requests for use on Essex Street might keep this fact in mind, especially when the requested use may pave the way for a resulting use, i.e. licenced venue. Please also keep in mind that Essex Street is a buffer street and it transitions into residential. We should not add to the current issues related to licenced establishments in the core.

In the intervening period from September 24th, 2015 to the present, I have had the opportunity to speak with the prospective principals of The Round Table,

Thomas Goffton and Paul Zoeller. They seem genuine in their intent to put forward a business that would be desirable in the Essex Street Neighbourhood. Both principals of The Round Table have shared that they do not wish the proposed business to become a Bar.

It is unfortunate, however, that it is with some trepidation that I put forward my opinion in this matter as the previous reactions to my opinions/concerns in the matter and to the opinions and concerns of the Neighbourhood have been met with generally negative and intimidating in nature responses/behaviours.

Having said all this, and taking into consideration the proposed plans of Mr. Goffton and Mr. Zoeller, I conclude by asking this honourable Committee to make certain and assure the Essex Street Neighbourhood the proposed business not become another Bar, while maintaining the vision expressed by Mr. Goffton and Mr. Zoeller. I ask this Committee to put stops in place here that would restrict the hours to closing time at 11:00 p.m. The closing time has been suggested by the prospective business, The Round Table, and should be adopted should this application be approved. I request the Committee to allow no further expansion of the capacity of 30 seats.

I also ask the City of Guelph and Committee to recommend to the Alcohol and Gaming Commission, as a licence for alcohol will be requested by the owners of The Round Table, that no variance or extension of closing/serving time be available, in order to prevent a Bar/Pub from emerging at this location.

Thank you for your kind consideration and attention.

Nicki Hettinga

*42 Essex Street
Guelph, Ontario
N1H 3K8*

P.S. Please be advised that without the restrictions for closing time and recommendation from the City of Guelph to the Alcohol Gaming Commission, I would oppose this application.

November 18,, 2015

TO: Committee of Adjustment and TO: City of Guelph
RE: APPLICATION NO. A-100/15 -- 28-36 ESSEX STREET

My name is Peter Hettinga. I am the owner of 42-44 Essex Street and next door neighbour to the west of the subject property. I am also the owner/operator of Guelph Import Service and I am the Landlord for 44 Essex and 41 Nottingham Streets. I have been operating my business, Guelph Import Service, in our City for 27 years.

The reason I was opposed to the previous application No. A- 51/15 for Restaurant/Café, was because it appeared the previous application was the first in a multi-step process/plan to have a bar/tavern/lounge next door to my business and in a neighbourhood that is not equipped to deal with such an establishment. My building shares a wall with 28-36 Essex Street and my parking area, which often contains client's higher-end vehicles such as Porsche, BMW, Mercedes, Jaguar etc. would be subjected to the issues of being beside a bar. I should not be burdened with the cost and cleanup of this. Guelph does not need another bar/pub/tavern within the downtown core, nor within a peripheral area and buffer zone, such as Essex Street. The issues relating to bars in our downtown core are far reaching and destructive to community.

Since the September 24th, 2015 Application to Committee, I have had opportunity to discuss the business plan with the tenants and business owners, Thomas Goffon and executive chef, Paul Zoeller. They have stated their intention is to have no more than 30 seats and to close at 11:00 p.m., and that they do not wish to become a Bar and do not wish be disruptive to the neighbourhood.

However, I find this Application for "Public Hall" very ambiguous:

"Public Hall" means a Place where facilities are provided for public assembly, but does not include a Religious Establishment or Arena, or a Gaming Establishment;

Part of the business plan for the tenants, The Round Table, is to sell alcohol and be licenced by the Alcohol and Gaming Commission. The term "Public Hall" does not have any stipulations about hours of operation or amount of seats. Therefore, should this Application be approved by committee, the Alcohol and Gaming Commission will not put any further restrictions on hours or capacity. I cannot support this Application unless this Committee or City of Guelph, or authorized body, is able to restrict the hours of operation to 11:00 p.m. closing and amount of seating not to exceed 30 seats, currently in place. It would also be imperative that this is a permanent restriction, otherwise the

requesting of future variances could be continuous.

I do not have any concern with the accessory retail use as the business previously occupying the space also was a retail establishment.

Thank you for your attention.

*Peter Hettinga
42 Essex Street
Guelph, Ontario
N1H 3K8*

Valarie Sobering

From: Jessica Ince
Sent: November 19, 2015 11:37 AM
To: Committee of Adjustment
Subject: re: 28-36 application for minor variance

To whom it may concern,

Good morning, my name is Jessica Ince. I would like to support the approval of 28-36 Essex as a public hall. I currently live in an apartment above this location; so far my experience with the owner and staff of The Round Table has been nothing but pleasant. Their business offers a unique opportunity for people of all ages to come together and have fun in a positive environment and I have heard nothing but widespread excitement and support. In my opinion, this is an excellent addition to the city of Guelph that I hope will be around for years to come.

Thank you,

Jessica.

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Valarie Sobering

From:
Sent: November 19, 2015 11:39 AM
To: Committee of Adjustment
Subject: Round Table Tavern Variance Application

To whom it may concern,

It's come to my attention that complaints have been lodged against the Round Table Tavern on 32 Essex street, with the intent of denying them a parking variance they need to open fully. Similar parking variances have already been granted to their neighbors at Royal City Crossfit and Market Commons, and parking has not been an issue for any of the times I've been there.

I attended the Round Table soft open on October 31st, and I was very impressed. Tom Gofon and his team were extremely professional, and I greatly enjoyed my experience there. The idea of combining a cafe and game store holds a lot of promise, I feel the Round Table will offer something truly new and unique to our city, and that denying them this variance will defeat their whole effort.

Please, consider their variance application very carefully.

Thanks,

Adrian Kaczmarczyk

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Valarie Sobering

From: Lise Burcher
Sent: November 19, 2015 11:48 AM
To: Committee of Adjustment
Subject: C of A Application A-100/15, by Nikan Inc located at 28-36 Essex St.

Dear Committee Members,

As a former owner of commercial property on Essex Street and a former resident of 5 Gordon Street (the recently constructed co-op multiple unit residential structure at the corner of Gordon and Essex), I am writing in support of this application.

Through both living and owning in the vicinity of the application address, I have come to understand the dynamics of the activities that take place in that area. As a transitional land use area within the downtown core- moving from core commercial uses to single family residential, I offer that my observations are that the intensity of activity along that block of Essex, over the past few years, has been very low. I have also observed that the prior uses of 28-36 Essex were far more intense with the large printing operation and auto repair shop adjacent. Those businesses created a substantial amount of traffic with both customers and large truck deliveries, as well as a significant demand for parking for clients.

My view of the proposed activities is that the level of activity in this area will be increased minimally by the additional uses being requested, and will result in far less activity, collectively on the 28-36 Essex property than existed with prior uses. As well, I feel it is critically important that these transitional properties be given an opportunity to succeed as commercial uses, and enhance the diversity of activities offered within our downtown core, so as to increase the viability of all businesses and the vibrancy of our downtown. Flexibility is essential when considering minor adjustments to land use activities to ensure economic viability of these properties.

Lastly, I would like to point out that the recently established, and very active, coffee shop on the corner of Essex and Gordon, Balzacs, provides no parking at all to support their customers. My understanding is that of the few spaces outside of the coffee shop, several are for Market Commons and the others are City owned. There is significant on-street parking along Essex and beyond, and this arrangement appears to be working well for all the businesses in that area. The peak period of use for the game space will most likely be in the evening, which would complement the peak use of the coffee shop which tends to be daytime use.

Thanks you for your consideration. Could you please confirm receipt of my correspondence?

Regards, Lise Burcher

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November 19, 2015

City Hall, Guelphcofa@guelph.ca

Dear Sir/Madame:

This letter is in support of the new enterprise of Guelph, The Round Table, located on Essex Drive. Presently, there is no other business like it that will cater to all age groups in the relaxing and enjoyable experiences of table gaming.

Many people of various ages have been by to see The Round Table and have personally seen what it has to offer the community. I know the owner, Mr. Tom Gofton as a resident of the City of Guelph and business owner. He has contributed tenfold to this community in various ways: Theatre; Film promotions for the City of Guelph, the University of Guelph and various businesses; conferences; fundraisers like the Black Tie event; festivals; etc. I have known Tom as a contributing force as a Guelph Citizen and business person. He is credible and creative; a person of dignity and integrity, a person who gives others the same, without judgement. He is also fair, without prejudice.


The goal is to open fully in December. When fully operational, the plan is to create a social gathering where all kinds of people can come together to play board games, meet new people, and enjoy a relaxed atmosphere. Its primary method of business will be to rent table space to families, groups of old or new friends, and businesses in 3-hour time slots. While you play, The Round Table will offer fine tapas, and light social drinks to enhance your experience. The Round Table wishes to create a totally immersive environment focused on the social elements of various kinds of board games. It will add to a Tourist experience, providing one more option for them in this fine city. It is located near Guelph's Transit Hub and thereby will have reduced parking requirements. The options being considered is providing that same experience at other times for our youth and seniors in such events as tournament play. Having been on site, one can personally see the intent: a gathering place for the calm enjoyment of board and table games, from the Modern medieval models to good old checkers and monopoly.

It is clearly not another bar, pub, or restaurant and wouldn't want to compete with Guelph's already excellent selection of dining/drinking options. One would have to visit it to know it. The ability to offer clients light food and beverages is a crucial part of providing the best possible experience; therefore, it has applied to the City for a parking variance that will allow us to open properly and with its business model in mind. Prior to making a decision, every person involved in that decision must visit the location.

The businesses at Market Commons and Royal City Crossfit have been granted similar parking variances. The Round Table has applied to the City, requesting a smaller parking variance than initially thought was required. I am also aware of your public hearing at City Hall, November 26th at 5pm.

I look forward to a wise and fair decision based on fact, the business model and the contributions that it will have in place to make Guelph a better place to live.

If you wish to address this personally with me, please contact me via my mobile of or my email of

Sincerely, 

Name

Occupation

Resident or Visitor of Guelph

CHRISTINE LENSSEN

OFFICE MANAGER

RESIDENT

Valarie Sobering

From: Craig Tschirhart
Sent: November 19, 2015 11:51 AM
To: Committee of Adjustment
Subject: Parking/Zoning for Round Table

Hi there.

I am owner of Royal City CrossFit at 28 Essex St. I was notified by the building owner that the city is requesting 30 parking spaces for this business. I believe that their business should be able to operate on the availability of street parking.

Regards,

Craig Tschirhart, MASc
CEO, Royal City CrossFit
28 Essex St
Guelph ON
N1H 3K8

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Valarie Sobering

From: Nik Webb
Sent: November 19, 2015 11:53 AM
To: Committee of Adjustment
Subject: Round Table Tavern

Dear Sir or Madam,

I have recently heard that there are those who are against the idea of this community gaming venue for fear that this will become "just another rowdy bar". It has been my experience, through many private gaming-related communities, that this type of behaviour would not be tolerated.

The one major standard that is held to the highest regard at gaming-related events is respect. You always respect other people's games and treat them as well as your own. You respect the venue and behave as you would have others behave in your own place. You respect that others have come to game and be social and do not disrupt or interfere in that experience.

I feel this would also extend into a public setting where the patrons (most of which who would be gamers at heart) will respect the fact there may be neighbours who could be affected by any disruptive behaviour.

Thank you for your consideration,

Nik Webb

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11 Cambridge St.

Yuelph, ON N1H 2T8

RECEIVED

NOV 19 2015

19 November 2015

To: Committee of Adjustment

RE: 28-36 Essex Street

CITY CLERK'S OFFICE

I am opposed to granting permission to allow the applicant relief from the By-law requiring 37 off-street parking spaces.

Essex Street between Dublin and Glasgow is a residential neighborhood which includes families with young children, middle aged couples and seniors, some with disabilities.

Essex St. is probably one of the narrowest streets in the city with parking allowed on both sides. At times in the winter it can be impassable.

Many of the houses on Essex St. were built before the advent of the automobile and consequently do not have the possibility of parking on their property and consequently park on Essex St. Currently during the day

the majority of parking spaces are occupied by people who work downtown.

When the Market Commons was built at the corner of Essex and Gordon St., the builder told people that if they needed a second parking space

as required by the By-law, they could use Essex St. When I asked the builder not to accommodate Essex St. for parking their second vehicle, he became quite angry with me. The parking has become more difficult since the owner was given permission ^{to} provide only one parking space instead of the two that the By-law requires.

Any reduction in parking requirements will make parking for residents even more difficult and the owners intent to operate a restaurant with a liquor license will mean drunken noisy pedestrians and drunk drivers in the evening and at night. The Round Table does not belong in the neighborhood.

Please save our neighborhood! Do not allow any exemptions from the parking By-laws

Sincerely

Cynthia Folza (owner of 73475 Essex St)

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: A-101/15, A-102/15
LOCATION: 90 and 92 Ingram Drive
DATE AND TIME OF HEARING: November 26, 2015 at 5:10 p.m.
OWNER: 90 Ingram - Benjamin Lam and Michele Flood
 92 Ingram – Benson and Melissa Lam
AGENT: N/A
OFFICIAL PLAN DESIGNATION: General Residential
ZONING: Specialized Residential Single Detached (R.1D-14)

REQUEST: The applicant is seeking relief from the By-law requirements to permit a side yard of 0.0 metres.
BY-LAW REQUIREMENTS: The By-law requires that the minimum side yard be 0.6 metres (2.0 feet).
STAFF RECOMMENDATION: Refusal
CONDITIONS RECOMMENDED: N/A

COMMENTS

ENGINEERING SERVICES:

A-101/15 90 Ingram Drive

Engineering staff have no concerns with the requested right sideyard variance, to permit the existing raised walkway between the decks to be situated 0.0-metres from the right side lot line since it will not have an adverse effect on the right sideyard drainage. However, upon examining Planning staff’s comments and recommendations and Zoning staff’s comments and recommendation, Engineering staff can support their comments and recommendations for refusal.

A-102/15 92 Ingram Drive

Engineering staff have no concerns with the requested left sideyard variance, to permit the existing raised walkway between the decks to be situated 0.0-metres from the left side lot line since it will not have an adverse effect on the left sideyard drainage. However, upon examining Planning staff’s comments and recommendations and Zoning staff’s comments and recommendation, Engineering staff can support their comments and recommendations for refusal.

PLANNING SERVICES:

The owners of 90 and 92 Ingram Drive have constructed a connecting walkway at the back of their detached houses. One variance application has been submitted for each property to permit a side yard of 0.0 metres.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

The subject properties are both designated "General Residential" in the Official Plan. The nature and extent of the requested variance for each property does not conflict with policies of the Official Plan and can therefore be considered to conform to the intent of the Official Plan.

The subject properties are zoned "Specialized Residential Single Detached" (R.1D-14) according to the Zoning By-law (1995)-14864, as amended. Table 5.1.2, Row 7 of the Zoning By-law requires a minimum side yard of 0.6 metres. The general intent of requiring setbacks is to provide adequate separation from buildings on adjacent properties in proportion to the building's height, ensure privacy, maintain access, ensure safety, and where necessary, to accommodate services, and to allow for proper lot grading and drainage. The requested variances do not conform to the intent of the Zoning By-law as the variances will allow for a physical connection of two single detached residential dwellings. The dwellings and properties are intended to function independently and separately from one another.

The applicants have indicated that the structure will be removed if ownership changes, however, this condition cannot be enforced. The variances if approved will allow for a 0.0 side yard on each property in perpetuity. Variance conditions are not dependent on ownership. The requested variances are not considered to be appropriate or desirable and are not minor in nature.

Staff recommend refusal of the applications.

PERMIT AND ZONING ADMINISTRATOR:

This property is located in the Specialized Residential Single Detached (R.1D-14) Zone.

The applicants are proposing to maintain an existing walkway connecting neighbouring decks at the rear of the dwelling. A variance from Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services has reviewed this application and agrees with Planning Services comments and recommendations for refusal.

Should the Committee choose to approve this application, it should be noted that Building Services has concerns that the appropriate variance should have been from Table 4.7, Row 2. Given the setback distance from both Sections is the same (0.6m), it is requested that either the application be amended during the meeting or the application deferred to amend the application to reflect the appropriate Section.

REPORT COMPILED BY: V. Sobering, Council Committee Assistant