

City Council - Planning Meeting Agenda



Consolidated as of March 17, 2017

Monday, March 20, 2017 – 6:30 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available at guelph.ca/agendas.

Open Meeting – 6:30 p.m.

O Canada
Silent Reflection
First Nations Acknowledgement
Disclosure of Pecuniary Interest and General Nature Thereof

Council Consent Agenda:

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

CON-2017.6 Proposed Demolition of 14 Maple Street – Ward 5

Recommendation:

That the proposed demolition of one (1) detached dwelling at 14 Maple Street be approved.

Public Meeting to Hear Applications Under Sections 17, 34 and 51 of the Planning Act

(delegations permitted a maximum of 10 minutes)

7 and 9 Eden Street Proposed Zoning By-law Amendment (File: ZC1618) – Ward 4

Staff Presentation:

Lindsay Sulatycki, Senior Development Planner

Correspondence:

Robert Fischer and Oshea Davidson

Delegations:

Jeff Buisman

Staff Summary (if required)

Recommendation:

That Report IDE 17-38 regarding a proposed Zoning By-law Amendment application (File: ZC1618) by Van Harten Surveying Inc. on behalf of Juzef and Stanislaw Kuzyk to permit a coach house on the property municipally known as 7 Eden Street, and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lots 8 and 9, Registered Plan 206 , City of Guelph, and to change the zoning on part of the property municipally known as 9 Eden Street and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lot 9, Registered Plan 206, City of Guelph, from Infrastructure, Development and Enterprise dated March 20, 2017, be received.

Special Resolutions

By-laws

Resolution to adopt the By-laws (Councillor Billings)

"That By-law Numbers (2017)-20143, (2017)-20144 and (2017)-20146 are hereby passed."

By-law Number (2017)-20143	A by-law to remove Part Lot Control from Block 33, Plan 61M-194 designated as Parts 1 to 12 inclusive, Reference Plan 61R-20970 in the City of Guelph. (known municipally as 132, 134, 136, 138, 140 and 142 Summit Ridge Drive)
By-law Number (2017)-20144	A by-law to remove Part Lot Control from Blocks 93 and 94, Plan 61M-200 designated as Parts 1 to 19 inclusive, Reference Plan 61R-20919 in the City of Guelph. (known municipally as 193, 195, 197, 199, 201, 203, 205, 207, 211, 213, 215, 217, 219, 221 and 223 Poppy Drive East)

By-law Number (2017)-20146	A by-law to confirm the proceedings of the meeting of Guelph City Council held March 20, 2017.
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Mayor's Announcements

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

Notice of Motion

Notice of Motion provided by Mayor Guthrie.

Adjournment

Dear Mayor and Council Members,

Re: Proposed Zoning By-law Amendment (City File ZC1618)

We reside at Eden St and are neighbours to the property in question. We have observed a great deal of renovation and construction of new and existing buildings on #7 Eden over the last few years. We had assumed that due to the scale of these projects, proper permits were acquired and city inspectors involved. However, after review of the current application questions have arisen:

- The application makes request of adjustment to the current zoning to allow for a coach house. The building in question is referred to as 'formerly used as a garage'. This garage was renovated some time ago to include a second story and a balcony off the back. It has been used as a residence for some time and the parking pad between it and the road (in question in the application) has been paved and used for resident parking of vehicles. Is it usual for zoning applications to come after the construction has been completed?
- Are there size restrictions on what can be called a coach house?
- Has this building been altered in accordance to existing bylaws/permits etc.? Were they obtained before building?
- After renovating the existing garage two out buildings were built in succession. Both of these buildings are larger than 107 square feet (re: application concept plan diagram). The purpose of these buildings as we have observed was to replace the renovated garage. We question whether proper permits were acquired before erecting these structures.
- Prior to building the out buildings and a coach house a kitchen extension was built on the rear of the existing main house with an apartment underneath. Were permits acquired for this renovation?
- We have concerns regarding the number of residences that will exist on this property. How many houses/ apartments are currently in use and how many will there be in the future?
- We are concerned about the number of residents that will result with the proposed changes with this property, as there appears to be already a number of houses/apartments occupied.

Thank you for your time and attention to these matters.

We would appreciate notification of future meetings and decisions on this application.

Sincerely,

Robert Fischer and Oshea Davidson