

# Committee of Adjustment

## Comments from Staff, Public and Agencies

Thursday, May 28, 2020, 4:00 p.m.

Remote meeting live streamed  
on [guelph.ca/live](https://guelph.ca/live)

### Public hearing for applications under sections 45 and 53 of the Planning Act.

City facilities are closed to the public in response to COVID-19. Committee of Adjustment hearings are being held electronically and can be live streamed at [guelph.ca/live](https://guelph.ca/live). For alternate meeting formats, please contact Committee of Adjustment staff.

The public is invited to comment by submitting written comments and/or speaking to an application listed on the agenda. Written comments can be submitted using the contact information listed below. Members of the public who wish to speak to an application are encouraged to contact Committee of Adjustment staff no later than 2:00 p.m. on Thursday, May 28, 2020.

To contact Committee of Adjustment staff by email or phone:

[cofa@guelph.ca](mailto:cofa@guelph.ca) (attachments must not exceed 20 MB)

519-822-1260 extension 2524

TTY 519-826-9771

When we receive your request, we will send you confirmation and instructions for participating in the hearing. Instructions will also be provided during the hearing to ensure those watching are given the opportunity to speak.

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### 3. Current Applications

#### 3.1 A-17/20 55 Dublin Street South

##### \*3.1.1 Staff Comments

Staff Recommendation: Approval

#### 3.2 A-18/20 715 Wellington Street West

##### \*3.2.1 Staff Comments

Staff Recommendation: Approval

#### 3.3 A-19/20 260 Woodlawn Road West

##### \*3.3.1 Staff Comments

Staff Recommendation: Approval

#### 3.4 A-20/20 128 Starwood Drive

##### \*3.4.1 Staff Comments

Staff Recommendation: Approval with conditions

3.5 A-21/20 25 Wellington Street West

\*3.5.1 Staff Comments

Staff Recommendation: Approval

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# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-17/20  
Location: 55 Dublin Street South  
Hearing Date: May 28, 2020  
Owner: 966129 Ontario Inc.  
Agent: Donna Haley  
Official Plan Designation: Low Density Residential  
Zoning: Residential Single Detached (R.1B)

**Request:** The applicant is seeking relief from the By-Law requirements to permit an accessory apartment size of 88.4 square metres, or 32.4 percent of the total floor area of the existing detached dwelling.

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

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## Staff Recommendation

### Approval

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## Recommended Conditions

None

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## Comments

### Planning Services

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

The subject property is zoned "Residential Single Detached" (R.1B) according to Zoning By-law (1995)-14864, as amended, which permits a single detached dwelling. An accessory apartment is also a permitted use in the R.1B zone, subject to meeting the requirements of Section 4.15.1 of the Zoning By-law. Section 4.15.1.5 requires that accessory apartments not exceed 45% of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area,

whichever is lesser. The applicant is requesting to permit an accessory apartment with an area of 88.44 square metres, or 32.4% of the total floor area of the existing single detached dwelling.

The general intent and purpose of the Zoning By-law in limiting the floor area of an accessory apartment is to ensure that the unit is clearly subordinate and accessory to the primary use and to maintain the appearance of the built form, which in this case is a single detached dwelling. The proposed accessory apartment represents 32.4% of the total floor area of the dwelling. Based on floor plans submitted by the applicant, the apartment contains two bedrooms, is interconnected to and is smaller than the host dwelling. Planning staff are of the opinion that the accessory apartment is subordinate to the host dwelling unit in size.

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

Planning staff recommend approval of the requested variance to permit an accessory apartment size of 88.44 square metres in the single detached dwelling.

### **Engineering Services**

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit an accessory apartment size of 88.4 square metres, or 32.4 percent of the total floor area of the existing detached dwelling.

We agree with recommendations made by Planning and Building staff.

### **Building Services**

This property is located in the Residential Single Detached (R.1B) Zone. The applicant is proposing to create an accessory apartment with an area of 88.4 square metres (32.4 percent of the total gross floor area) on the second floor of the existing detached dwelling.

To facilitate this, the applicant is requesting a variance from Section 4.15.1.5 of Zoning By-law (1995)-14864, as amended.

Building Services does not object to this application to permit an accessory apartment size of 88.4 square metres (32.4 percent of the total floor area) of the existing detached dwelling.

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

Two Unit Registration will be required, at which time parking requirements for an accessory apartment will be assessed.

### **Grand River Conservation Authority (GRCA)**

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application. See attached report.

## Comments from the Public

None

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## Contact Information

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

[cofa@guelph.ca](mailto:cofa@guelph.ca)

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Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: [www.grandriver.ca](http://www.grandriver.ca)

**PLAN REVIEW REPORT:**

City of Guelph, Committee of Adjustment

Trista Di Lullo, Secretary-Treasurer

**DATE:** May 12, 2020

**YOUR FILE:** A-17/20

**RE:** **Application for Minor Variance A-17/20** 55 Dublin Street South, City of Guelph

**GRCA COMMENT:**

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject property is within the floodplain of the Speed River. This reach of floodplain is within Floodplain Special Policy Area. Please see attached map for reference.

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

The proposed minor variance will not impact the provisions of the floodplain policies. The GRCA has no objection to passing of the minor variance.

The subject property is regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). We have issued permit 24/19 to allow for this property. While the drawings accompanying the circulation are dated after the issuance of the GRCA permit they are substantively the same.

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

A "minor" minor variance application review fee was previously provided.

We trust the above information is of assistance. Should you have any further questions, please contact me.

A handwritten signature in black ink, appearing to read "John Haley".

Encl (1)

Cc: [johnhaley61@gmail.com](mailto:johnhaley61@gmail.com)

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



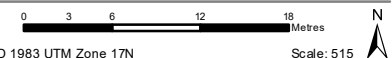


### Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
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- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>





# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-18/20  
Location: 715 Wellington Street West  
Hearing Date: May 28, 2020  
Owner: 879011 Ontario Inc.  
Agent: N/A  
Official Plan Designation: Service Commercial  
Zoning: Specialized Service Commercial (SC.2-5)

**Request:** The applicant is seeking relief from the By-Law requirements to permit a retail establishment for the sale of pet foods, pet related supplies and accessories and services as an additional use with a total gross floor area greater than 232.25 square metres.

**By-Law Requirements:** The By-Law permits a variety of service commercial uses, and the retail sales and display of electronics and audio-visual equipment, furniture and appliances, and electrical/lighting supplies, but does not permit the retail sale of pet foods, pet related supplies and accessories and services.

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## Staff Recommendation

### Approval

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## Recommended Conditions

None

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## Comments

### Planning Services

The subject property is designated "Service Commercial" in the City's Official Plan and is zoned "Specialized Service Commercial" (SC.2-5) according to Zoning By-law (1995)-14864, as amended. The intent of this designation and zoning is to provide a location for highway-oriented and service commercial uses that do not normally locate within a downtown because of site area or highway exposure needs. The OP designation also permits complementary uses such as convenience uses. The SC.2-5 Zone permits retail type uses such as a convenience store, flower shop, hardware store, liquor store, bake shop, pharmacy, restaurant and take-out restaurant.



Minor variance (A17-11) was approved in 2011 to allow a retail pet food, supply, accessories and services store within the service commercial plaza, but limited the size of the use to 232.5 sq. m. (2500 sq. ft.). The location of the pet store has proven to be successful and the owners wish to expand the store, moving to the adjacent building within the commercial plaza.

Part of the Zoning By-law's intent in limiting permitted uses is to ensure that a planning analysis be conducted prior to a change of use. The proposed expansion of the pet store retail use is highly specialized with regard to its service. The pet supply retail and service store has successfully operated on the property since 2011 and no land use conflicts have been identified. Staff has no objection to the applicant's request to not limit the floor area for the pet supply store.

It is Planning staff's opinion that the application meets the general intent and purpose of the Official Plan and the Zoning By-law, is minor in nature and is desirable for the appropriate development and use of the subject lands. Staff recommends approval of the application.

### **Engineering Services**

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a retail establishment for the sale of pet foods, pet related supplies, accessories, and services as an additional use with a total gross floor area greater than 232.25 square metres.

We agree with recommendations made by Planning and Building staff.

### **Building Services**

This property is located in the Specialized Service Commercial (SC.2-5) Zone. The applicant is requesting a variance from Section 6.4.3.2.5.1 of Zoning By-law (1995)-14864, as amended.

Building Services does not object to this variance application to permit a retail establishment for the sale of pet foods, pet related supplies and accessories and services as an additional use with a total gross floor area greater than 232.25 square metres.

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

### **Comments from the Public**

None

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### **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

[cofa@guelph.ca](mailto:cofa@guelph.ca)

**TTY:** 519-826-9771

[guelph.ca/cofa](http://guelph.ca/cofa)

# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-19/20  
Location: 260 Woodlawn Road West  
Hearing Date: May 28, 2020  
Owner: Every Home for Christ International/Canada  
Agent: Gerry Lall, Royal LePage Royal City Realty Ltd.  
Official Plan Designation: Service Commercial  
Zoning: Specialized Service Commercial (SC.2-2)

**Request:** The applicant is seeking relief from the By-Law requirements to permit a medical clinic use as an additional permitted use within the existing commercial building.

**By-Law Requirements:** The By-Law permits a variety of uses in the SC.2-2 Zone, but does not permit a medical clinic. A medical clinic is defined in the Zoning By-law as a place in which 3 or more medical practitioners are located and provide medical, dental or other human health treatment on a out-patient.

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## Staff Recommendation

### Approval

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## Recommended Conditions

None

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## Comments

### Planning Services

The subject property is designated "Service Commercial" in the City's Official Plan. The "Service Commercial" land use designation permits a variety of service commercial uses as well as complementary uses such as small-scale offices. The purpose of the requested variance is to allow a medical clinic as an additional permitted use on the subject property. The requested variance is considered to meet the general intent and purpose of the Official Plan.

The subject property is zoned "Specialized Service Commercial" (SC.2-2) according to Zoning By-law (1995)-14864, as amended. The applicant is requesting a variance to Section 6.4.3.2.2.1 to allow a medical clinic (dental office) as a

permitted use. The Specialized SC.2-2 zone permits a variety of uses, including an auction centre, garden centre, hotel, storage facility, restaurant and a vehicle sales establishment but does not include a medical clinic. A minor variance application in 2004 was approved for the building to be used as an office.

Specialized zones typically recognized past and existing site specific uses. The standard "Service Commercial" SC.2 zone does permit a medical clinic. The existing site plan approved layout has been reviewed by staff and the parking allows for 4 practitioners to operate from the medical clinic (dental office). It is therefore Planning staff's opinion that the minor variance meets the general intent and purpose of the Zoning By-law.

It is Planning staff's opinion that the application meets the general intent and purpose of the Official Plan and the Zoning By-law, is minor in nature and is desirable for the appropriate development and use of the subject lands. Staff recommend approval of the application.

### **Engineering Services**

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a medical clinic use as an additional permitted use within the existing commercial building.

We agree with recommendations made by Planning and Building staff.

### **Building Services**

This property is located in the Specialized Service Commercial (SC.2-2) Zone. The applicant has applied for a variance from Section 6.4.3.2.2.1 of Zoning By-law (1995)-14864, as amended.

Building Services does not object to this variance application to permit a medical clinic use as an additional permitted use within the existing commercial building.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed. If no construction is to occur, a building permit may still be required for the new use. Please contact Building Services.

### **Comments from the Public**

None

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### **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

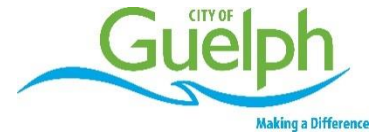
[cofa@guelph.ca](mailto:cofa@guelph.ca)

**TTY:** 519-826-9771

[guelph.ca/cofa](http://guelph.ca/cofa)

# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-20/20  
Location: 128 Starwood Drive  
Hearing Date: May 28, 2020  
Owner: 1449019 Ontario Inc.  
Agent: Sarah Faria, Fusion Homes  
Official Plan Designation: Low Density Residential and Low Density Greenfield Residential  
Zoning: Residential Single Detached (R.1D)

**Request:** The applicant is seeking relief from the By-Law requirements to permit the use of the lot as temporary parking area for the abutting model home at 43 Everton Drive.

**By-Law Requirements:** The By-Law permits a variety of uses, but does not permit a temporary parking area as a stand-alone use.

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## Staff Recommendation

### Approval with Conditions

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## Recommended Conditions

### Planning Services

1. That the temporary gravel parking lot be permitted for a maximum of three (3) years from the date of execution of a development agreement.
2. That the owner enters into a Development Agreement registered on title of the property, requiring that the temporary gravel parking lot be removed within three (3) years of the date of execution of the agreement, or until such time the sales office is removed from the model home at 43 Everton Drive, whichever is sooner.

### Engineering Services

3. The Owner agrees to apply for a Site Alteration Permit in accordance with the City of Guelph Site Alteration By-Law (2016) – 20097. Further, the Owner agrees to provide all requirements as per section 3 of the Site Alteration By-Law to the satisfaction of the General Manager/City Engineer.



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## **Comments**

### **Planning Services**

The subject property is designated partially "Low Density Residential" and partially "Low Density Greenfield Residential" in the City's Official Plan. Both land use designations permit a range of housing types including single detached residential dwellings.

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

The requested variance is to permit a temporary gravel parking lot which will be used by customers visiting the adjacent model home on 43 Everton Drive within the Cityview Estates subdivision. The gravel parking lot is an interim use and eventually the lot will be developed with a single detached dwelling. The requested variance is considered to conform to the general intent and purpose of the Official Plan and Zoning By-law.

For the Committee's information, on December 12, 2017, the Committee of Adjustment approved minor variance application (A-77/17) to a permit a maximum driveway width of 6.5 metres for this lot and to permit the lot to be used as a temporary model home/sales office for a period of 5 years. Due to the construction access for the adjacent Cityview Estates Subdivision, timing constraints and other requirements, the applicant opted to proceed with a minor variance application (A-15/19) to permit a temporary sales trailer with parking area on this lot instead of a model home.

A model home with sales office has since been constructed on 43 Everton Drive, adjacent to 128 Starwood Drive. The temporary use was approved by the Committee of Adjustment by way of minor variance application A-94/19, therefore; a temporary sales office is no longer required at 128 Starwood Drive. The temporary parking lot is now being proposed on the lot to provide parking for the existing model home and sales centre.

Given that the temporary gravel parking lot is an interim use of the property, staff are satisfied that the use meets the general intent and purpose of the Zoning By-law, is desirable for the appropriate development of the land and can be considered to be minor in nature. Staff is recommending a time limit on the temporary gravel parking lot to ensure that it is an interim use of the property.

Staff recommend approval of the variance subject to the above noted conditions.

### **Engineering Services**

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit the use of the lot as a temporary parking area for the abutting model home at 43 Everton Drive, subject to the above noted condition being imposed.

We agree with recommendations made by Planning and Building staff.

### **Building Services**

This property is located in the Residential Single Detached (R.1D) Zone. A variance from Section 5.1.1 of Zoning By-law (1995)-14864, as amended, is being requested to permit the use of the lot as temporary parking area for the abutting model home at 43 Everton Drive.

Providing that the conditions recommended by Planning Staff are imposed, Building Services does not object to this application.

### **Grand River Conservation Authority (GRCA)**

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application. See attached report.

### **Comments from the Public**

None

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### **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

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**PLAN REVIEW REPORT:**

City of Guelph, Committee of Adjustment

Trista Di Lullo, Secretary-Treasurer

**DATE:** May 12, 2020

**YOUR FILE:** A-20/20

**RE:** Application for Minor Variance A-20/20, 128 Starwood Drive, City of Guelph

**GRCA COMMENT:**

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject property is adjacent to a wetland. Please see attached map for reference.

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

As the application is to allow a gravel parking area on a lot that has been the subject of other applications, we do not anticipate any negative impacts to the wetland feature as a result of this application.

Due to the feature noted above, a portion of subject property is regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

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

A "minor" minor variance application review fee is required for our review of this application. The applicant will be invoiced in the amount of \$270.00.

We trust the above information is of assistance. Should you have any further questions, please contact me.

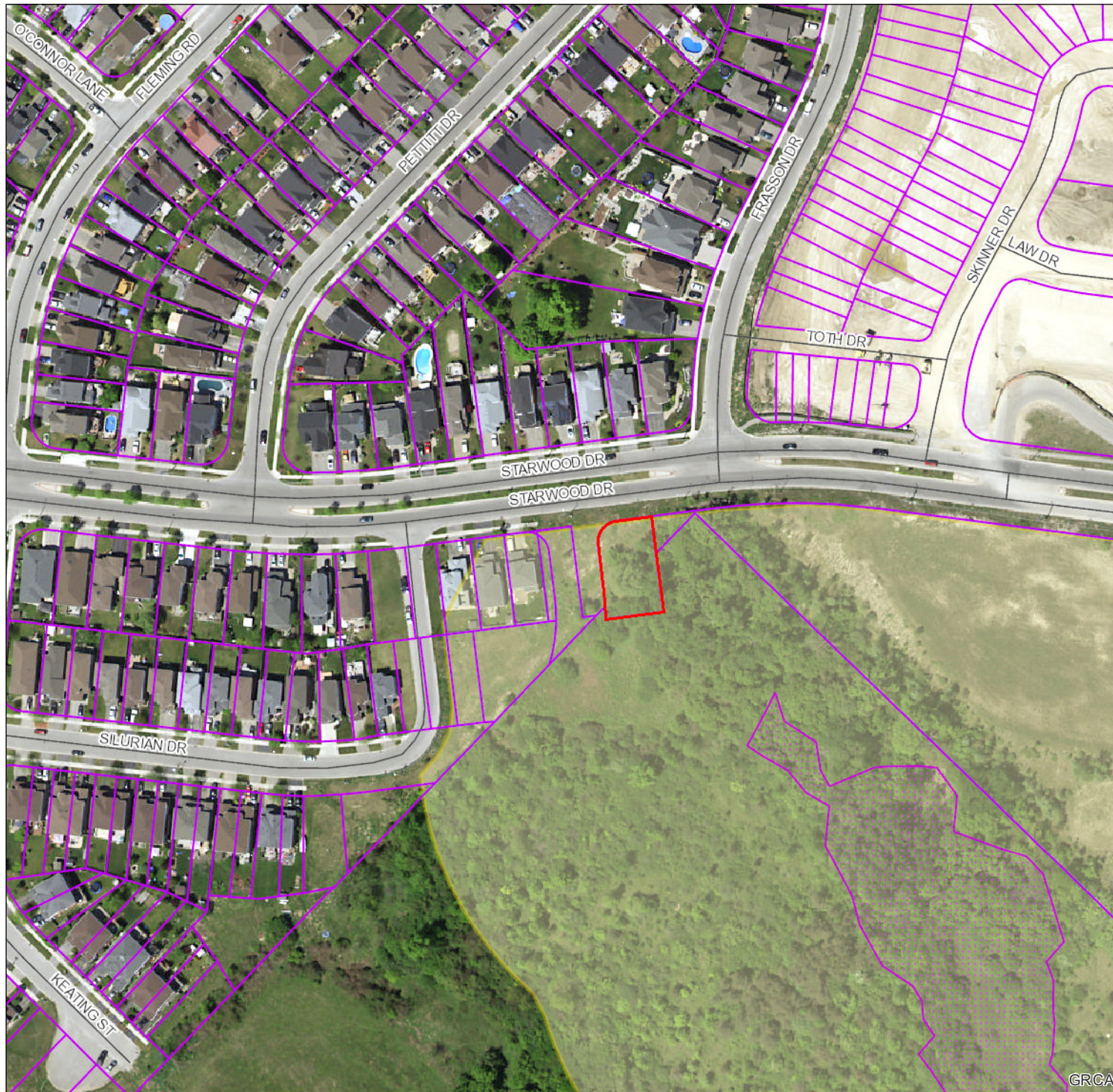
A handwritten signature in black ink, appearing to read "Trista Di Lullo", is written over a light blue horizontal line.

Encl (1)

Cc: [sfaria@fusionhomes.com](mailto:sfaria@fusionhomes.com)

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





**Legend**

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
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  - Estimated
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- Slope Valley (GRCA)
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- Lake Erie Shoreline Reach (GRCA)
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- Parcel - Assessment (MPAC/MNRF)

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# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-21/20  
Location: 25 Wellington Street West  
Hearing Date: May 28, 2020  
Owner: 21 Surrey St Holdings Inc.  
Agent: Michael von Teichman, Montik Planning and Development  
Official Plan Designation: Mixed Use 1 – Downtown Secondary Plan  
Zoning: Downtown 1 Specialized (D.1-24 and D.1-27)

**Request:** The applicant is seeking relief from the By-Law requirements to permit a minimum of 43 off-street parking spaces on the property for the office uses and dwelling units within the building.

**By-Law Requirements:** The By-Law requires a total of 51 off-street parking spaces, which is calculated based on 1 parking space per 67 square metres of gross floor area for office uses [21 parking spaces required], 1 parking space per residential dwelling unit [28 parking spaces required], and 0.05 visitor parking spaces per dwelling unit [2 parking spaces required] for apartment buildings with more than 20 dwellings.

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## Staff Recommendation

### Approval

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## Recommended Conditions

None

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## Comments

### Planning Services

The subject property is designated "Mixed Use 1" in the City's Downtown Secondary Plan. The "Mixed Use 1" land use designation is intended to accommodate a broad range of uses in compact development forms. Permitted uses include multiple unit residential buildings and offices that include medical related uses. The Official Plan notes that parking needs Downtown will continue to be served by a mix of off street, on street, private and public parking options. Within Downtown, per policy 11.1.4.5.3 "The City may reduce or exempt any requirement for private off-street

parking for development in Downtown provided there is adequate alternative parking...". The requested variance is considered to meet the general intent and purpose of the Official Plan.

The subject property is zoned "Downtown 1 Specialized Zone" (D.1-24 and D.1-27) according to Zoning By-law (1995)-14864, as amended, which permits a mixed use building, an apartment building and a medical office.

The purpose of the requested variance is to allow a reduced parking ratio from section 14.1.5 of the Zoning By-law to facilitate the redevelopment of the building. The applicant is proposing to convert an existing residential apartment building to a mixed use building that includes a medical clinic on the first and second floors and seniors' apartments on the third and fourth floors. St. Joseph's Health Care Centre will be running an Alzheimer's Day Patient Facility on the ground floor and an Acquired Brain Injury Clinic on the second floor. There will also be space for 2 or 3 smaller medical offices.

The medical clinic requires a total of 21 parking spaces based on the 1 parking space per 67 sq. m. of gross floor area requirement. The third and fourth floors of the building are to be used as apartments specifically for seniors living, with common areas and fitness rooms. The applicant is requesting to develop 28 apartment units which will require 28 parking spaces plus an additional 2 parking spaces for visitor parking. The total required parking for the site is 51 parking spaces. The site can accommodate 43 parking spaces, as determined in the Site Plan Approval process that is currently being undertaken for the redevelopment of the property.

Given the specialty Alzheimer's and brain injury treatment uses of the medical clinic, many of the patients are expected to be brought to the site from St. Joseph's by a mobility van, reducing the amount of patients who arrive to the site by a personal vehicle. Also, medical offices mainly have weekday, daytime hours, leaving parking lots near empty during evenings and weekends, when the residents of the apartments are more likely to have visitors. The downtown location also allows for easy access to the site by way of transit and is highly pedestrian oriented, providing walkability to all types of amenities, allowing residents to forego a personal vehicle. For these reasons, a parking reduction of 8 spaces is supportable by Planning to facilitate the development of the property.

It is Planning staff's opinion that the application meets the general intent and purpose of the Official Plan and the Zoning By-law, is minor in nature and is desirable for the appropriate development and use of the subject lands. Staff recommend approval of the application.

## **Engineering Services**

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a minimum of 43 off-street parking spaces on the property for the office uses and dwelling units within the building.

We agree with recommendations made by Planning and Building staff.

## **Building Services**

This property is located in Specialized Downtown (D.1-24 and D.1-27) Zones. A variance from Section 6.3.2.5.1 of Zoning By-law (1995)-14864, as amended, is being requested to seek relief from the By-Law requirements to permit a minimum of 43 off-street parking spaces on the property for the office uses and dwelling units within the building.

Building Services does not object to this application. A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

## **Grand River Conservation Authority (GRCA)**

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application. See attached report.

## **Comments from the Public**

Yes (See Attached)

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## **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

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**PLAN REVIEW REPORT:**

City of Guelph, Committee of Adjustment

Trista Di Lullo, Secretary-Treasurer

**DATE:** May 12, 2020

**YOUR FILE:** A-21/20

**RE:** **Application for Minor Variance A-21/20, 25 Wellington Street West, City of Guelph**

**GRCA COMMENT:**

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject property is within the floodplain of the Speed River. This reach of floodplain is within a Floodplain Special Policy Area. Please see attached map for reference.

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

The proposed minor variance would not impact on the floodplain provisions of the zoning by-law. The GRCA would have no objection to passing of the minor variance.

Due to the floodplain noted above, the property is regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). The GRCA has issued permit 774/19 to allow for development on the property that is in conformance with the information circulated with this application.

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

A "minor" minor variance application review fee is required for our review of this application. The applicant will be invoiced in the amount of \$270.00.

We trust the above information is of assistance. Should you have any further questions, please contact me.

A handwritten signature in black ink, appearing to read "Fred Natolochny".

Fred Natolochny MCIP RPP  
Supervisor of Resource Planning

Encl (1)

Cc: [michael@montik.ca](mailto:michael@montik.ca)

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





### Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

**Copyright Grand River Conservation Authority, 2020.**  
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

0 10 20 40 60 Metres  
NAD 1983 UTM Zone 17N Scale: 2,060



May 15, 2020

Secretary-Treasurer

Committee of Adjustment

City of Guelph

RECEIVED  
MAY 20 2020

CITY CLERK'S OFFICE

RE: Application for Minor Variance at 25 Wellington Street West, Guelph

In response to the Notice of Public Hearing for the above noted property we would like to provide the following comments.

Although the application for the use of the property seems sound and a good use of the current building our concerns relate to parking, being that it is totally inadequate. Below are some valid points to consider:

- In many cases the current parking requirements by the City for residential buildings seem inadequate. Note the recent new buildings in downtown and in the Ward and how the additional parking needs of those residents have spilled onto the surrounding streets. This is also evident in many other multi-res developments throughout the City.
- Currently, many residential properties in the area are duplexed, triplexed etc. so many residents of these buildings are using on-street parking
- Prior to Covid-19 and the Provincial shut-down the existing parking at the Surrey Street Medical Centre was often full and parking spilled onto the area side streets. In fact, during most work days Fountain Street is completely jammed up on both sides of the street, quite possibly filled by staff who work at the medical facility.
- This same scenario will most likely happen again if this application is approved filling up Surrey Street, Dublin Street and even onto Bristol Street.
- A reduction of 8 parking spaces (or about 15%) does not seem "minor" in nature.

Respectfully,



Matthew LaFontaine and Karen Kessel

85 Dublin Street South

Guelph, ON

Committee of Adjustment  
1 Carden Street  
Guelph, ON  
N1H 3A1

May 5<sup>th</sup>, 2020

**RE: PARKING VARIANCE FOR 25 WELLINGTON STREET WEST**

Dear Committee of Adjustment Members

First of all, thank you for considering this unusually high request for a minor parking variance for 25 Wellington St West, We understand a variance of 8 parking spots from the required 51 requires further explanation which is why I am writing you this letter.

**BACKGROUND**

During the first six months of 2019, we embarked on an ambitious program of community conversations revolving around senior's housing, healthcare and their interconnectivity. Our initial discussions began with Gail Hoekstra of the Welcome-In Drop-In Centre and continued with Domininca McPherson of the Guelph & Wellington Task Force for the Elimination of Poverty as well as Maryanne Wilford and Ken Chupa of the GWSA. At the beginning of March, we hosted an informal gathering on the topic of *Ageing Well in Guelph* that included geriatric support workers from CMHA Waterloo Wellington, representatives from St. Joseph's Healthcare and County of Wellington Housing Representatives Paul Skinner and Michelle Shears. These collaborative sessions were followed up by several meetings with Dana Khan, Elizabeth Nieson and Ella Zarevich of the Waterloo Wellington LHIN/CCAC between March and June in addition to meetings with Janet Redman of Guelph Independent Living.

Building on the ideas and discussions that emerged from these productive meetings, we have worked diligently to design a building that could serve the needs of the ageing population of Guelph; a facility where active, able bodied seniors can live downtown in close proximity to the medical community that supports an enriched quality of life. Our vision fills an identifiable gap for the senior who requires minor assistance to lead a fulfilling life but is not yet in need of the composite care of a retirement home or long term care facility. Our comprehensive concierge services, designed to support all aspects of wellness, will provide peace of mind for families and their loved ones.

**THE SUITES AT ROYAL CITY PARK**

With wellness in mind, our meetings with the LHIN focused on the opportunity to provide PSW support. This service would provide hands on assistance in the home to further support independent living and the opportunity to age well in the home and on one's

own terms. It is our hope that The Suites at Royal City Park, as the upper two floors will be known, will foster the growth of a vibrant, connected community that provides an alternative to seniors isolation and the associated comorbidities.

It is also our hope that this facility can fill this gap in the market for the most number of active seniors. The property currently has 16 suites per floor, or 32 Units combined on the 3<sup>rd</sup> and 4<sup>th</sup> floors. Our concept, however, requires a minimum of 2 units per floor to ensure the seniors engagement we seek to provide has space in which to work. Each floor will have a fitness room which will have weekly classes and be available for treatments from massage therapists, physiotherapists, and foot care specialists. There will also be a comprehensive lounge area for residents' social activities. These common elements require a total of 4 rooms, meaning *The Suites at Royal City Park* could provide up to 28 residential units for the seniors population of Guelph.

The ground floor and second floor of the property will be occupied by St. Josephs Health Centre who will be running an Alzheimer's Day Patient Facility on the ground floor and an Acquired Brain injury clinic on the second floor. There remains space for an additional 2 or 3 smaller medical offices which we intend to fill with seniors related practices, such as a hearing clinic or a podiatrist. The Medical Office portion of the site requires 21 parking spaces under the zoning, however, we know most patients of St. Joseph's who will be accessing the facility do not drive or no longer hold a licence.

Regardless, the 21 spaces required for the first two floors, leaves only 22 parking spaces available for the residential portion of the building, or 20 residential units once visitor parking is included. The economics of the project are challenging at this number of residential units and the concentration of residences necessary for optimal service delivery too few, hence our initial request for 6 parking stalls variance to allow for 26 residential units.

As the conversations with our development team and architect have transpired, we have had discussions on how to lose residential units, not because they are not viable or available or needed but because we have insufficient parking to satisfy the increased unit count. To me, given the varied uses in the building and the focus on seniors, the prescribed D1 zoning will be in excess of the demand created by additional occupants at this facility, and it seems worth further discussion before we submit a plan with less rooms that we might otherwise have been able to provide. .

Furthermore, we have already implemented an arrangement with Virtucar which currently has a vehicle parked on site and which will return from across the street when the construction is complete. This feature coupled with access to LCBO, grocery and



Pharmacy within walking distance, as well as 8 bus routes all should function to further lessen the requirement for any resident of this building to need a car and limit those residence with one that apply.

Due to limitations of time and the evolution of this project, we have not contracted affordable housing agreements yet, but have engaged in meetings to that effect and can commit that any additional variance over 6 could be conditional on having those units contracted as affordable. It is our intent, and once we have the confirmed approvals, a requirement for many affordable housing programs, we can conclude our previous discussions with the region to create this additional low income housing inventory at the prescribed discount to market rents.

I do understand it is a large variance for this committee, and parking is a sensitive subject generally, but it is our hope upon further review, that the committee finds that the variance would not adversely impact the parking situation generated by this property, and that this committee also consider the creation of additional street parking resulting from our reducing entry points to the property from the current 3, to 1 as requested by the City's traffic engineer at the time of our initial submission.

I would be happy to provide to additional information or speak further on the project. In the meantime I provide a copy of a letter from the LIHN provided to us last year and a broad outline of the types of services we plan to offer to all residents of the facility, no matter it be 20, 26 or 28 when we hope to open winter 2021.

Thank you again for your consideration and I look forward to hearing your decision.

A handwritten signature in black ink, appearing to be 'M. von Teichman', with a long horizontal stroke extending to the right.

Michael von Teichman  
Development Manager

Waterloo Office  
141 Weber Street South  
Waterloo, ON N2J 2A9  
Tel: 519 748 2222 • Fax: 519 883 5555  
Toll Free: 1 888 883 3313  
wwlhin.on.ca • wwhealthline.ca

June 6, 2019

To Canadian Mortgage and Housing Corporation,

**Subject: Supportive Housing at 25 Wellington Street Guelph, Ontario**

Please accept this letter as an expression of support for Grandview Property Management's desire to offer affordable housing to the future residents of 25 Wellington Street Guelph, Ontario.

- Guelph-Puslinch is the fastest growing care community in Waterloo Wellington with a population increase of over 8% since 2011.
- 14.6% of the residents of Guelph are seniors (65+ years of age).
- 11.1% of residents of Guelph are living below the low-income measure and 23.9% of Guelph-Puslinch residents spend 30% or more of their income on rent or payments.

The Waterloo Wellington Local Health Integration Network (WWLHIN) works with patients in the community and new housing developments to provide home and community based services to meet the needs of the residents of our community. When a need is identified, a WWLHIN Care Coordinator will complete an assessment of resident needs and work together with the resident, family members and caregivers to develop a health care plan and determine what home and community care services would help support their needs. The care plan will identify the frequency of services that would benefit and support the resident in the home. Supports that can be provided by the WWLHIN include:

- Personal Support - assistance with daily activities of living e.g. bathing and dressing
- Nursing Care - wound care, infusion therapy, etc.
- Allied Health / Therapy Services – Physiotherapy, Speech & Language Pathology, Dietetics, Social Work

Healthy People. Thriving Communities. Bright Futures.

- Linking with other service within the community - transportation, housekeeping, mental health services, day programs, respite care, etc.

Thank you for the opportunity to express our support for additional affordable housing for older adults in Guelph. Please feel free to contact me if you have any questions.

Sincerely,



Karyn Lumsden  
Vice President, Home and Community Care  
Waterloo Wellington Local Health Integration Network

519-883-5500 ext. 2134

## WELLINGTON SERVICED APARTMENTS

<https://wellingtonwellness.godaddysites.com/>

- Cleaning Services
  - Common Area Daily
  - Suites one weeklyINCLUDED
- Chauffeur services
  - Doctors Visit
  - Grocery shopping
  - Pharmacy trips
  - Visit local friends and family
  - Transportation to local seniors events.2 TRIPS INCLUDED PER MONTH (MAX 15KM PER TRIP)  
ADDITIONAL TRIPS AT \$\_\_\_\_\_
- Daily Check in
  - Each resident will be checked on daily to make sure they have what they need and are in good spirits and health.INCLUDED  
ADDITIONAL CHECK INS AVAILABLE AS WELL AS PRIVATE DAILY VISITATIONS
- 24-7 Emergency Contact INCLUDED
- Valet Services
  - Dry Cleaning
  - Medication pick up
  - Grocery
  - LCBOCOST PER USE
- BASIC WIFI  
(Not For Streaming) INCLUDED
- ACCESS TO FITNESS SUITE INCLUDED.
- PRIVATE WELLNESS APPOINTMENTS
  - Physio, massage or other services requested by the resident and provided by a third party.ARRANGED BY RESIDENTS OF THEIR PSW.  
SPACE PROVIDED WHEN POSSIBLE IN THE FITNESS STUDIO ON EACH FLOOR.