

# Committee of Adjustment Meeting Agenda

Thursday, October 29, 2020, 4:00 p.m.

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

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

To contain the spread of COVID-19, Committee of Adjustment hearings are being held electronically and can be live streamed at [guelph.ca/live](http://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 by noon on Thursday, October 22, 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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### 1. Call to Order

#### 1.1. Opening Remarks

#### 1.2. Disclosure of Pecuniary Interest and General Nature Thereof

#### 1.3. Approval of Minutes

### 2. Current Applications

To be notified of any of the decisions of the City of Guelph Committee of Adjustment, you must submit a written request.

#### 2.1. A-43/20 1886 Gordon Street

**Owner:** Tricar Properties Ltd.

**Agent:** Astrid Clos, Astrid J. Clos Planning

**Request:** Variance to permit additional use (recreation centre)

(Deferred from the October 8, 2020 hearing)

### 3. Staff Announcements

### 4. Adjournment

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## **Committee of Adjustment Minutes**

**Thursday, October 8, 2020, 4:00 p.m.  
Remote meeting live streamed  
on [guelph.ca/live](http://guelph.ca/live)**

|                 |   |
|-----------------|---|
| Members Present | K. Ash, Chair<br>D. Kendrick, Vice Chair<br>D. Gundrum<br>L. Janis<br>K. Meads<br>J. Smith  |
| Members Absent  | S. Dykstra  |
| Staff Present   | B. Bond, Zoning Inspector<br>J. da Silva, Council and Committee Assistant<br>S. Daniel, Engineering Technologist<br>T. Di Lullo, Secretary-Treasurer<br>K. Patzer, Planner<br>L. Sulatycki, Planner<br>D. Tremblay, Council and Committee Coordinator<br>M. Witmer, Planner |

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### **Call to Order**

Chair K. Ash called the meeting to order. (4:00 p.m.)

### **Opening Remarks**

Chair K. Ash explained the hearing procedures and Secretary-Treasurer T. Di Lullo conducted attendance by roll call and confirmed quorum.

Member L. Janis joined the remote hearing. (4:05 p.m.)

## **Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

## **Approval of Minutes**

Moved by J. Smith

Seconded by L. Janis

That the minutes from the September 10, 2020 Regular Hearing of the Committee of Adjustment, be approved as circulated.

**Carried**

## **Requests for Withdrawal or Deferral**

### **A-43/20 1886 Gordon Street**

Owner: Tricar Properties Ltd.

Agent: Astrid Clos, Astrid J. Clos Planning

Location: 1886 Gordon Street

In Attendance: A. Clos

Secretary-Treasurer T. Di Lullo noted that A. Clos, agent for the application, submitted a request that the application be deferred as per the staff recommendation.

Moved by L. Janis

Seconded by K. Meads

That minor variance application A-43/20 for 1886 Gordon Street, be **deferred** sine die, and in accordance with the Committee's policy on applications deferred sine die, that the application will be considered to be withdrawn if not dealt with within 12 months of deferral and that the deferral fee be paid prior to reconsideration of the application.

Reasons:

This application is deferred at the request of the applicant to allow for additional time to consult with staff.

**Carried**

## **Current Applications**

### **A-42/20 85 Queen Street**

Owner: Nancy and Mark Stoddart

Agent: Paul Brydges, Brydges Landscape Architecture Inc.

Location: 85 Queen Street

In Attendance: P. Brydges

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. P. Brydges, agent, responded that the sign was posted, and comments were received. He outlined the need for the variance and referenced three photos that were submitted showing the existing fence and measurements.

Member D. Kendrick joined the remote hearing. (4:09 p.m.)

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by K. Meads

Seconded by D. Gundrum

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.20.10.2 of Zoning By-law (1995)-14864, as amended, for 85 Queen Street, to permit a fence height of 2.4 metres in the exterior side yard, when the By-law requires that that within any residential zone, any fence located in the exterior side yard shall not exceed 1.9 metres in height from the midpoint of the main building to the rear property line and up to 0 metres from the street line, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the

Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **A-44/20 231 Suffolk Street West**

Owner: Vanessa Parolin and Ryan Childershose

Agent: N/A

Location: 231 Suffolk Street West

In Attendance: V. Parolin

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. V. Parolin, owner, responded that the sign was posted and comments were received.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by D. Gundrum

Seconded by L. Janis

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, for 231 Suffolk Street West, to permit a minimum left side yard setback of 0.9 metres for the proposed one-storey addition to the rear of the existing detached dwelling, when the By-law requires a minimum side yard of 1.5 metres, be **approved**, subject to the following condition:

1. That the side yard setback of 0.9 metres apply only to the proposed addition generally in accordance with the public notice sketch.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **A-45/20 15 Liverpool Street**

Owner: David Harvey and Mylene Ward

Agent: Mackenzie Carroll, Gerrard's Design & Drafting Inc.

Location: 15 Liverpool Street

In Attendance: J. Gerrard, M. Carroll, D. Harvey

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. J. Gerrard, representative for the agent, responded that the sign was posted and comments were received.

M. Carroll, registered delegate and agent, had no additional comments regarding this application.

D. Harvey, registered delegate and owner, indicated that the owner of the abutting property has not been consulted on an access agreement as recommended by Building Services staff.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by J. Smith

Seconded by D. Kendrick

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 5.1.2 Row 8 of Zoning By-law (1995)-14864, as amended, for 15 Liverpool Street, to permit a minimum rear yard setback of 0.15 metres for the proposed one-storey addition to the rear of the existing detached dwelling, when the By-law requires that a

minimum rear yard setback of 7.5 metres or 20 percent of the lot depth [being 6.5 metres], whichever is less, be **approved**, subject to the following conditions:

1. That the rear yard setback of 0.15 metres apply only to the proposed addition generally in accordance with the public notice sketch.
2. That prior to the issuance of a building permit, the owner provides written documentation, including drawings, that no encroachment is proposed or provides a copy of an agreement between the two owners that has been executed recognizing the encroachment.
3. That prior to the issuance of a building permit, the owner confirms and provides written confirmation that an access agreement for the purposes of maintenance of the addition at 15 Liverpool Street has been registered on title for the property of 16 Suffolk Street.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **B-12/20 and B-13/20 167 Alice Street**

Owner: Adam Debuck and Jiyeon Oh

Agent: Nancy Shoemaker, BSR&D Ltd.

Location: 167 Alice Street

In Attendance: N. Shoemaker

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. N. Shoemaker, agent, responded that the sign was posted and comments were received. She explained the purpose of the application.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having had regard to the matters under Section 51(24) 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 proper and orderly development of the land,

Moved by D. Gundrum

Seconded by J. Smith

### **B-12/20**

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 Lots 156 and 157, Registered Plan 293, currently known as 167 Alice Street, a parcel with frontage along Alice Street of 11.0 metres, a depth of 30.5 metres, and an area of 336 square metres, substantially in accordance with a sketch prepared by BSR&D Ltd. dated August 12, 2020, project number 17-14-345-00-A, be **approved**, subject to the following conditions:

1. That a plan shall be submitted to, and approved by the General Manager of Planning and Building Services, prior to the issuance of a building permit for the new dwellings on the "severed" parcels indicating the location and design of the new dwellings.
2. That prior to the issuance of a building permit, elevation and design drawings for the new dwellings on the "severed" parcels shall be submitted to, and approved by the General Manager of Planning and Building Services.
3. That prior to the issuance of a building permit, the Owner shall demonstrate to the satisfaction of the General Manager of Planning and Building Services a commitment to incorporate features into the development that will implement recommendations of the City's Community Energy Initiative (CEI) and the overall goal of becoming a net zero carbon community by 2050.
4. That prior to the issuance of the Certificate of Official, the Owner shall enter into an agreement with the City, registered on title, agreeing to satisfy the above and below noted conditions and to develop the site in accordance with the approved plans.
5. That prior to the issuance of the Certificate of Official, the Owner shall have a Professional Engineer design a stormwater



management brief for the proposed development, satisfactory to the General Manager/City Engineer.

6. That prior to any construction or grading on the lands, 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.
7. That prior to the issuance of the Certificate of Official, the Owner shall have a Professional Engineer design a grading/drainage and servicing plan for the site, satisfactory to the General Manager/City Engineer.
8. That the Owner shall pay to the City the actual cost of the construction of the new driveways including the required curb cut and/ or fill and furthermore, prior to issuance of building permit or prior to any construction or grading on the lands, the Owner shall pay to the City the estimated cost for constructing the new driveways including the required curb cut and/or fill, as determined by the General Manager/City Engineer.
9. That the Owner shall pay to the City the actual cost of constructing, installing or removal of any service laterals required and furthermore, prior to issuance of building permit or prior to any construction or grading on the lands, the Owner shall pay to the City the estimated cost of constructing, installing or removal of any service laterals, as determined by the General Manager/City Engineer.
10. That the Owner will ensure that all domestic wells, boreholes and monitoring wells installed for hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to any construction or grading on the lands.
11. That the Owner constructs the new buildings at such an elevation that the lowest level of the new buildings can be serviced with a gravity connection to the sanitary sewer.
12. That the Owner acknowledges that the City does not allow retaining walls higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/ City Engineer.

13. 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.
14. That 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.
15. That prior to issuance of the Certificate of Official, the Owner shall enter into an agreement with the City, registered on title, satisfactory to the General Manager/City Engineer, covering the conditions/warning clauses noted in the council report 2020-01, dated August 10, 2020 (Attachment 9) and to develop the site in accordance with the approved plans. The Owner agrees to include the mentioned conditions/warning clauses (from Noise Study Review) on title on the retained and the future severed lands and noise measures are to be specifically identified on the approved permit drawings.
16. That prior to issuance of a building permit, the applicant makes arrangement with the ICI Department of Alectra Utilities to service the two newly created lots. The servicing costs would be at the applicant's expense.
17. 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 issuance of the Certificate of Official.
18. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
19. That prior to the issuance of the Certificate of Official, 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 deposited Reference Plan

(version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).

20. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

Having had regard to the matters under Section 51(24) 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 proper and orderly development of the land,

Moved by D. Gundrum

Seconded by J. Smith

**B-13/20**

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 Lots 156 and 157, Registered Plan 293, currently known as 167 Alice Street, a parcel with frontage along Alice Street of 9.0 metres, a depth of 30.5 metres, and an area of 275 square metres, substantially in accordance with a sketch prepared by BSR&D Ltd. dated August 12, 2020, project number 17-14-345-00-A, be **approved**, subject to the following conditions:

1. That a plan shall be submitted to, and approved by the General Manager of Planning and Building Services, prior to the issuance of a building permit for the new dwellings on the "severed" parcels indicating the location and design of the new dwellings.

2. That prior to the issuance of a building permit, elevation and design drawings for the new dwellings on the "severed" parcels shall be submitted to, and approved by the General Manager of Planning and Building Services.
3. That prior to the issuance of a building permit, the Owner shall demonstrate to the satisfaction of the General Manager of Planning and Building Services a commitment to incorporate features into the development that will implement recommendations of the City's Community Energy Initiative (CEI) and the overall goal of becoming a net zero carbon community by 2050.
4. That prior to the issuance of the Certificate of Official, the Owner shall enter into an agreement with the City, registered on title, agreeing to satisfy the above and below noted conditions and to develop the site in accordance with the approved plans.
5. That prior to the issuance of the Certificate of Official, the Owner shall have a Professional Engineer design a stormwater management brief for the proposed development, satisfactory to the General Manager/City Engineer.
6. That prior to any construction or grading on the lands, 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.
7. That prior to the issuance of the Certificate of Official, the Owner shall have a Professional Engineer design a grading/drainage and servicing plan for the site, satisfactory to the General Manager/City Engineer.
8. That the Owner shall pay to the City the actual cost of the construction of the new driveways including the required curb cut and/ or fill and furthermore, prior to issuance of building permit or prior to any construction or grading on the lands, the Owner shall pay to the City the estimated cost for constructing the new driveways including the required curb cut and/or fill, as determined by the General Manager/City Engineer.
9. That the Owner shall pay to the City the actual cost of constructing, installing or removal of any service laterals required and furthermore, prior to issuance of building permit or prior to any construction or grading on the lands, the Owner shall pay to the

City the estimated cost of constructing, installing or removal of any service laterals, as determined by the General Manager/City Engineer.

10. That the Owner will ensure that all domestic wells, boreholes and monitoring wells installed for hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to any construction or grading on the lands.
11. That the Owner constructs the new buildings at such an elevation that the lowest level of the new buildings can be serviced with a gravity connection to the sanitary sewer.
12. That the Owner acknowledges that the City does not allow retaining walls higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/ City Engineer.
13. 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.
14. That 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.
15. That prior to issuance of the Certificate of Official, the Owner shall enter into an agreement with the City, registered on title, satisfactory to the General Manager/City Engineer, covering the conditions/warning clauses noted in the council report 2020-01, dated August 10, 2020 (Attachment 9) and to develop the site in accordance with the approved plans. The Owner agrees to include the mentioned conditions/warning clauses (from Noise Study Review) on title on the retained and the future severed lands and noise measures are to be specifically identified on the approved permit drawings.
16. That prior to issuance of a building permit, the applicant makes arrangement with the ICI Department of Alectra Utilities to service the two newly created lots. The servicing costs would be at the applicant's expense.

17. 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 issuance of the Certificate of Official.
18. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
19. That prior to the issuance of the Certificate of Official, 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 deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
20. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **Staff Announcements**

There were no announcements.

## **Adjournment**

Moved by D. Kendrick

Seconded by K. Meads

That this hearing of the Committee of Adjustment be adjourned. (5:00 p.m.)

**Carried**

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K. Ash, Chair

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T. Di Lullo, Secretary-Treasurer

# Committee of Adjustment Notice of Public Hearing



**An Application for a Minor Variance has been filed with the Committee of Adjustment**

## Application Details

### Location:

1886 Gordon Street

### Proposal:

The applicant is proposing to include a 317.4 square metre recreation centre (fitness centre) within the building labelled as "Building 5" on the attached site plan. The fitness centre is proposed to be used by residents of the residential apartment development as well as members of the public and offer instruction classes and more extensive fitness equipment than the gym in each apartment building.

The property is currently subject to an application for site plan approval (file SP20-015).

### By-Law Requirements:

The property is located in the Specialized Residential Apartment (R.4B-20) Zone. A variance from Section 5.4.3.2.20.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses in the R.4B-20 zone, but does not permit a recreation centre.

Recreation centre means a place used for participatory athletic, recreational, physical fitness, leisure or social activity and includes a health centre, fitness centre, ice, hockey or roller skating rink, curling rink, racquet court, swimming pool, billiard parlour, gymnasium, training room, auditorium, bowling alley or arena, but does not include a parlour, adult entertainment, amusement arcade or an amusement park or a gaming establishment.

### Request:

The applicant is seeking relief from the By-Law requirements to permit a recreation centre (fitness centre) as an additional permitted use within the building labelled as "Building 5".

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## Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

Date: **Thursday, October 29, 2020**  
**(Deferred from October 8, 2020 hearing)**

Time: **4:00 p.m.**

Location: **Remote Committee of Adjustment hearing live streamed at [guelph.ca/live](http://guelph.ca/live)**

Application Number: **A-43/20**

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If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

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## Providing Comments

Any person may watch the remote public hearing on [guelph.ca/live](http://guelph.ca/live) and participate by submitting written comments and/or speaking to the application. Alternate meeting formats are available upon request.

You may submit your written comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **October 22, 2020 at 12:00 p.m.** will



be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **12:00 p.m. on the day of the hearing**. Please indicate your name, phone number and the application number or address of the property you wish to speak to. When we receive your request, we will send you confirmation and instructions for participating in the remote public hearing. Instructions will also be provided during the hearing to ensure those watching the remote public hearing are given the opportunity to speak.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at [privacy@guelph.ca](mailto:privacy@guelph.ca) or 519-822-1260 extension 2349.

### **Additional Information**

Agendas and comments related to this application will be available online at [guelph.ca/cofa](http://guelph.ca/cofa). Alternative document formats are available upon request. Additional information related to this application may be obtained by contacting Committee of Adjustment staff between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

### **Notice of the Decision**

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

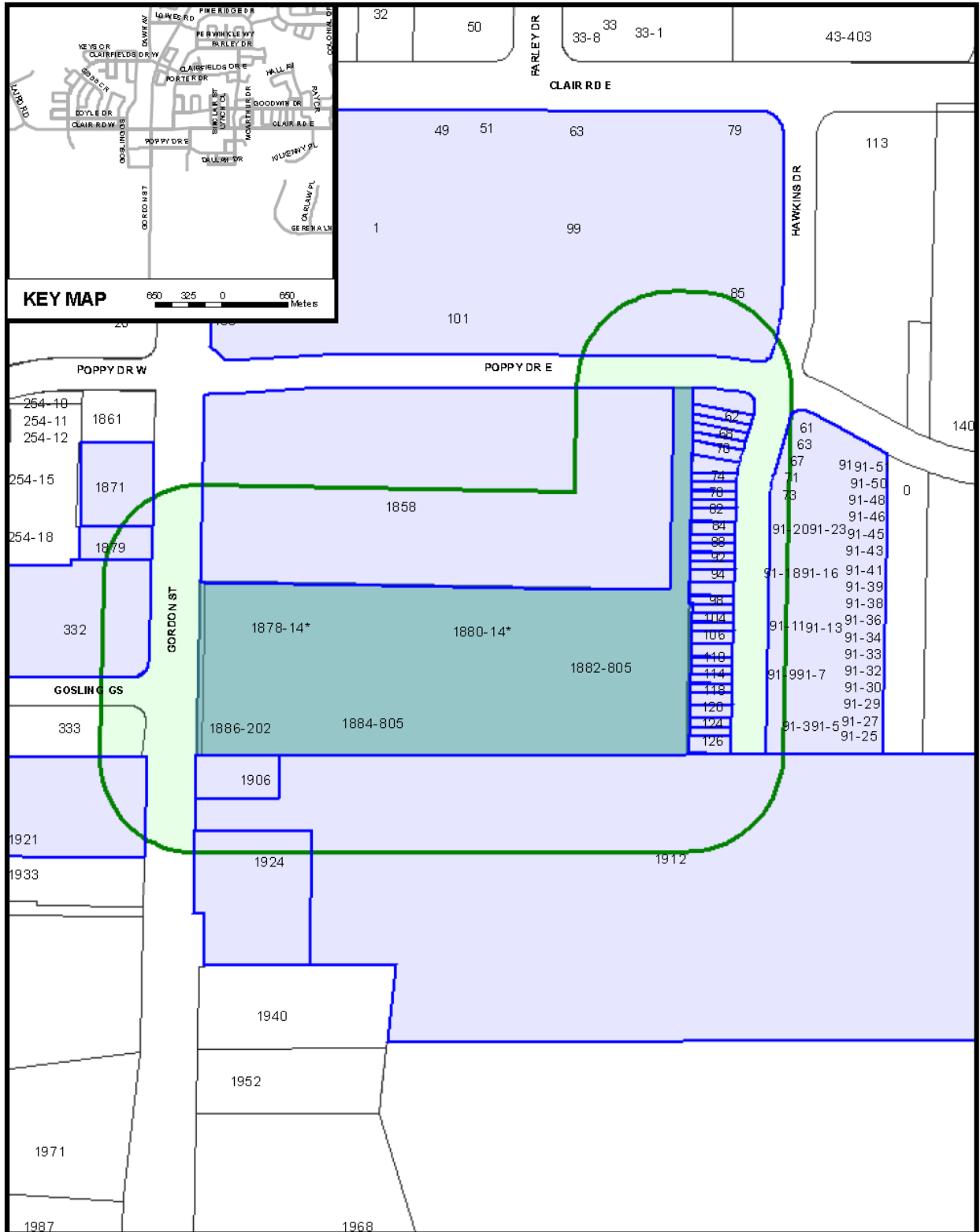
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### **Notice Details**

Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
Dated October 16, 2020.

### **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)



**1886 Gordon Street (A-43/20)  
60m Circulation Area**

Produced by the City of Guelph  
City Clerk's Office-Committee of Adjustment  
Date Printed: Date: September-16-20



The City of Guelph, its employees and agents, do not warrant or guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be reproduced without the permission of the City of Guelph. Please contact the City of Guelph, 1-800-965-5100 for additional information or 519-822-1336.

| Zone: R.4B-20   |  |   |           |
|---|--|---|-----------|
| Regulations   | Required   | Provided  | Conforms? |
| Permitted Uses  | Apartment Building; Accessory Uses in accordance with Section 4.23 Home Occupation in accordance with Section 4.19   | Apartment Building; Accessory Uses in accordance with Section 4.23 Home Occupation in accordance with Section 4.19  | Yes       |
| Minimum Lot Area  | 650m <sup>2</sup>  | 33,204.50m <sup>2</sup>   | Yes       |
| Minimum Lot Frontage                                    | 15.0m  | 108.1m  | Yes       |
| Maximum Density   | 175 units/ha   | 157 units/ha (521 Units)  | Yes       |
| Minimum Front Yard (Gordon Street)                      | 6.0m   | 7.9m (Bldg. 1 Underground parking)<br>15.0m - 11 Storey (Bldg. 1)<br>19.4m - 13 Storey (Bldg. 1)<br>25.7m - 14 Storey (Bldg. 1)<br>7.1m (Bldg. 5)                                       | Yes       |
| Minimum Side Yard - North Lot Line                      | 12.0m  | 12.7m (Bldg. 1 & 2 podium)<br>15.7m (Bldg. 1)<br>15.7m (Bldg. 2)<br>16.0m (Bldg. 3/4)   | Yes       |
| Minimum Side Yard - East Lot Line with Landscape Buffer | 39.0m  | 17.2m (Bldg. 3/4 underground parking)<br>39.0m (Bldg. 3/4)<br>46.0m - 8 Storey (Bldg. 3/4)  | Yes       |
| Minimum Side Yard - South Lot Line                      | 3.0m   | 1.3m (Bldg. 3/4 underground parking)<br>3.2m (Bldg. 3/4)  | Yes       |
| Maximum Building Height                                 | 14 storeys or maximum 50.0m  | 50m - 14 Storey (Bldg. 1)<br>50m - 14 Storey (Bldg. 2)<br>30m - 8 Storey (Bldg. 3/4)<br>50m - 2 Storey (Bldg. 5)  | Yes       |
| Minimum distance between buildings                      | The distance between the face of one building and the face of another building either of which contains windows of Habitable Rooms, shall be one-half the total height of the two buildings, and in no case less than 15 metres. The distance between the faces of any two buildings with no windows to Habitable Rooms shall be a minimum of 15 metres. Minimum separation over 9 storeys of 35m. | 35.0m (Bldg. 1 - 2)<br>15.8m (Bldg. 2 - 3/4)<br>15.0m (Bldg. 1 - 5)<br>15.0m (Bldg. 3/4 - 5)  | Yes       |
| Minimum Common Amenity Area                             | An amount not less than 30 m <sup>2</sup> per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m <sup>2</sup> of common amenity area shall be provided and aggregated into areas of not less than 50 m <sup>2</sup> . (Min. of 10,620 m <sup>2</sup> required).   | 18601.3m <sup>2</sup> (56.0%) - excluding Building 5  | Yes       |
| Minimum Landscape Open Space (% of Lot Area)            | 20% of the lot area for building heights from 1-4 storeys and 40% of the lot area for buildings from 5-10 storeys.   | 51.8% (1724.4m <sup>2</sup> )   | Yes       |
| Buffer Strip  | Where an R.4 zone abuts any other residential zone, institutional, park, wetland or Urban reserve zone a buffer strip shall be developed.  | Buffer strip to be provided along rear property line (northward) to the R.3 zone on the West's property.  | Yes       |
| Fences  | In accordance with Section 4.20  | In accordance with Section 4.20   | Yes       |
| Off-Street Parking                                      | In accordance with Section 4.13<br>457 Residential Spaces Required<br>33 Non Residential Spaces Required<br>490 Total Parking Spaces Required  | 792 Residential Spaces (Underground)<br>32 Residential Spaces (Surface)<br>4 Non Residential Spaces (Underground)<br>621 Non Residential Spaces (Surface)<br>= 887 Total Parking Spaces | Yes       |
| Barrier Free Parking                                    | In accordance with 2015 Facility Accessibility Design Manual Section 4.3.12<br>14 Barrier Free Spaces Required   | 24 Barrier Free Spaces provided (6 surface, 18 underground)   | Yes       |
| Visitor Parking   | In accordance with Section 4.13<br>132 Visitor Spaces Required   | 32 Visitor Spaces (Surface)<br>100 Visitor Spaces (Underground)<br>= 132 Total Visitor Spaces   | Yes       |
| Bicycle Parking   | In accordance with Schedule "B" Planning Design Criteria of the Site Plan Approval Procedures and Guidelines<br>574 Spaces Required (1.8m x 0.6m)  | 574 Spaces provided (54 surface, 520 within underground parking area)   | Yes       |
| Accessory Building or structures                        | In accordance with Section 4.5   | In accordance with Section 4.5  | Yes       |
| Garage, Storage and Composites                          | In accordance with Section 4.9   | In accordance with Section 4.9  | Yes       |
| Floor Space Index                                       | 2.0  | 1.5   | Yes       |
| Angular Plane   | 51 degrees - Gordon St. CL<br>53 degrees - Hawkins Dr. Side Lot Line   | 50.90 degrees<br>52.93 degrees  | Yes       |

NOTES:

- ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
- ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
- ALL SNOW STORAGE SHALL BE STORED ON-SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.
- GARBAGE IS TO BE STORED INTERNALLY AAND BROUGHT TO LOADING ZONE FOR PUBLIC PICK-UP.
- POTENTIAL FOR FUTURE ROAD CONNECTION TO THE SOUTH
- TOTAL 32 VISITOR PARKING STALLS AT SURFACE  
TOTAL 27 COMMERCIAL PARKING STALLS AT SURFACE
- LAYBY PARKING PROGRAM IS 15 MINUTES IN DURATION.

PARKING CALCULATION (REQUIRED)

RESIDENTIAL APARTMENT PARKING:  
1.5 SPACES PER UNIT FIRST 20 UNITS, 1.25 SPACES PER UNIT AFTER 20 UNITS  
(1.5 SPACES X 20 UNITS) + (1.25 SPACES X 501 UNITS) = 657 SPAACES

NON RESIDENTIAL PARKING:  
1 SPACES PER 45.0M<sup>2</sup> GROSS FLOOR AREA  
(1,476M<sup>2</sup> / 45.0M<sup>2</sup>) X 1 SPACE = 33 SPACES

BARRIER FREE PARKING:  
651-700 SPACES REQUIRED  
TOTAL BARRIER FREE PARKING = 16 SPACES (8 TYPE 'A', 8 TYPE 'B')

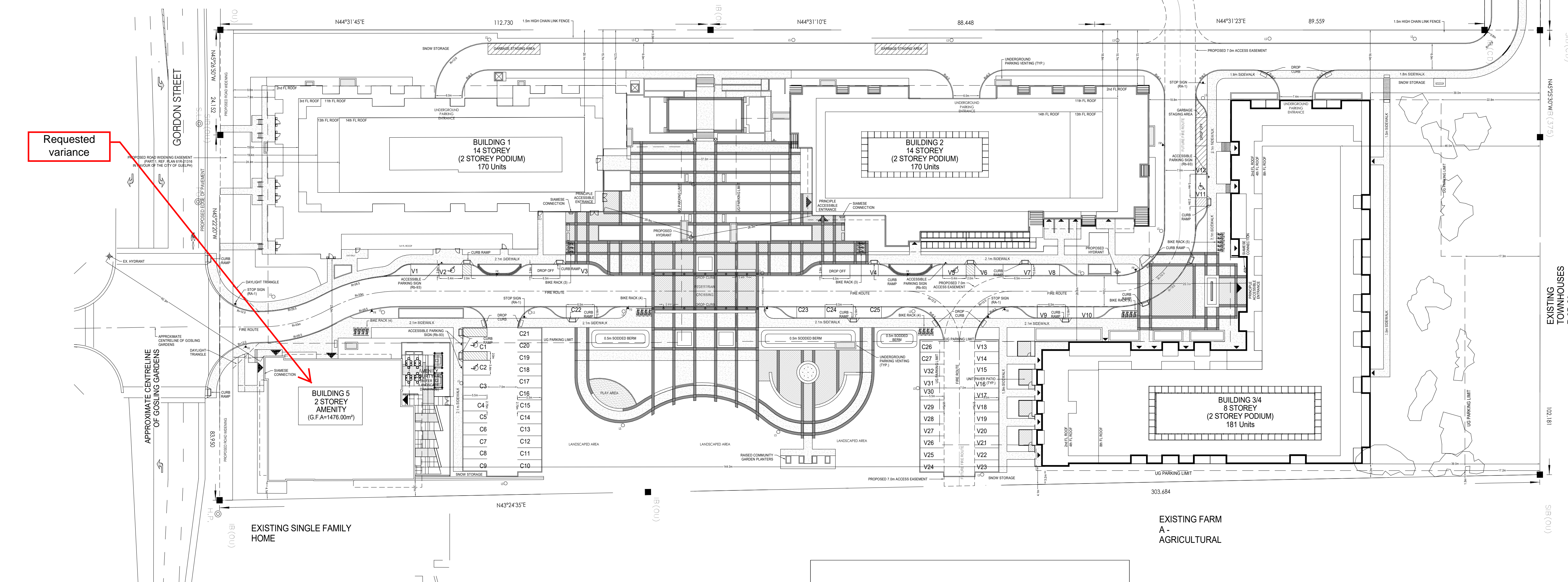
VISITOR PARKING:  
20.0% OF THE CALCULATED TOTAL REQUIRED PARKING  
657 SPACES X 20.0% = 132 SPACE

BICYCLE PARKING:  
1 SPACES PER UNIT PLUS 2 SPACES PER 20 UNITS  
1 SPACE X 521 UNITS = 521 SPACE  
(521 UNITS/20 UNITS) X SPACES = 53 SPACES  
TOTAL BICYCLE PARKING = 574 SPACES

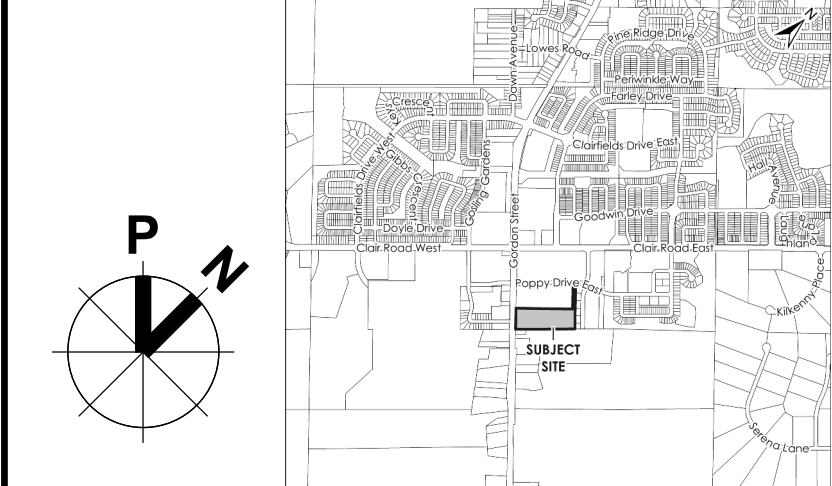
Legend

- SITE BOUNDARY
- UNDERGROUND PARKING LIMIT
- FIRE ROUTE CENTRELINE
- PRINCIPAL ENTRANCE TO BUILDING (FIREIGHTERS ENTRANCE)
- TACTILE WARNING SURFACE INDICATOR
- CONCRETE
- COLOURED CONCRETE
- UNIT PAVERS
- GARAGE STAGING AREA

OWNER INFORMATION:  
THE TRICAR GROUP - REAL ESTATE DEVELOPMENT - PROPERTY MANAGEMENT  
3800 COLONEL TALBOT ROAD, LONDON, ONTARIO, N6P 1H5  
PHONE: (519) 852-8800 FAX: (519)852-8905  
EMAIL: ttg@tricar.com



Kasian Architecture  
Ontario Incorporated  
85 Hanna Avenue, Suite 300  
Toronto, ON Canada M6K 3S3  
T 416 583 3800 F 416 583 3810  
www.kasian.com



| NO. | DATE       | DESCRIPTION                  | BY | REVIEW |
|-----|------------|------------------------------|----|--------|
| 8   | 2020-08-21 | ISSUED FOR SPA RESUBMISSION  |    |        |
| 7   | 2020-06-09 | ISSUED FOR SPA RESUBMISSION  |    |        |
| 6   | 2018-12-19 | ISSUED FOR SPA RESUBMISSION  |    |        |
| 5   | 2018-09-19 | ISSUED FOR SPA RE-SUBMISSION |    |        |
| 4   | 2018-08-07 | ISSUED FOR SPA RESUBMISSION  |    |        |
| 3   | 2018-06-15 | ISSUED FOR SPA RESUBMISSION  |    |        |
| 2   | 2018-04-16 | ISSUED FOR SPA RESUBMISSION  |    |        |
| 1   | 2017-09-18 | SITE PLAN APPLICATION        |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE     |    | REVIEW |

CONSULTANT

PERMIT STAMP



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THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE ONTARIO INCORPORATED FOR ADJUSTMENT.

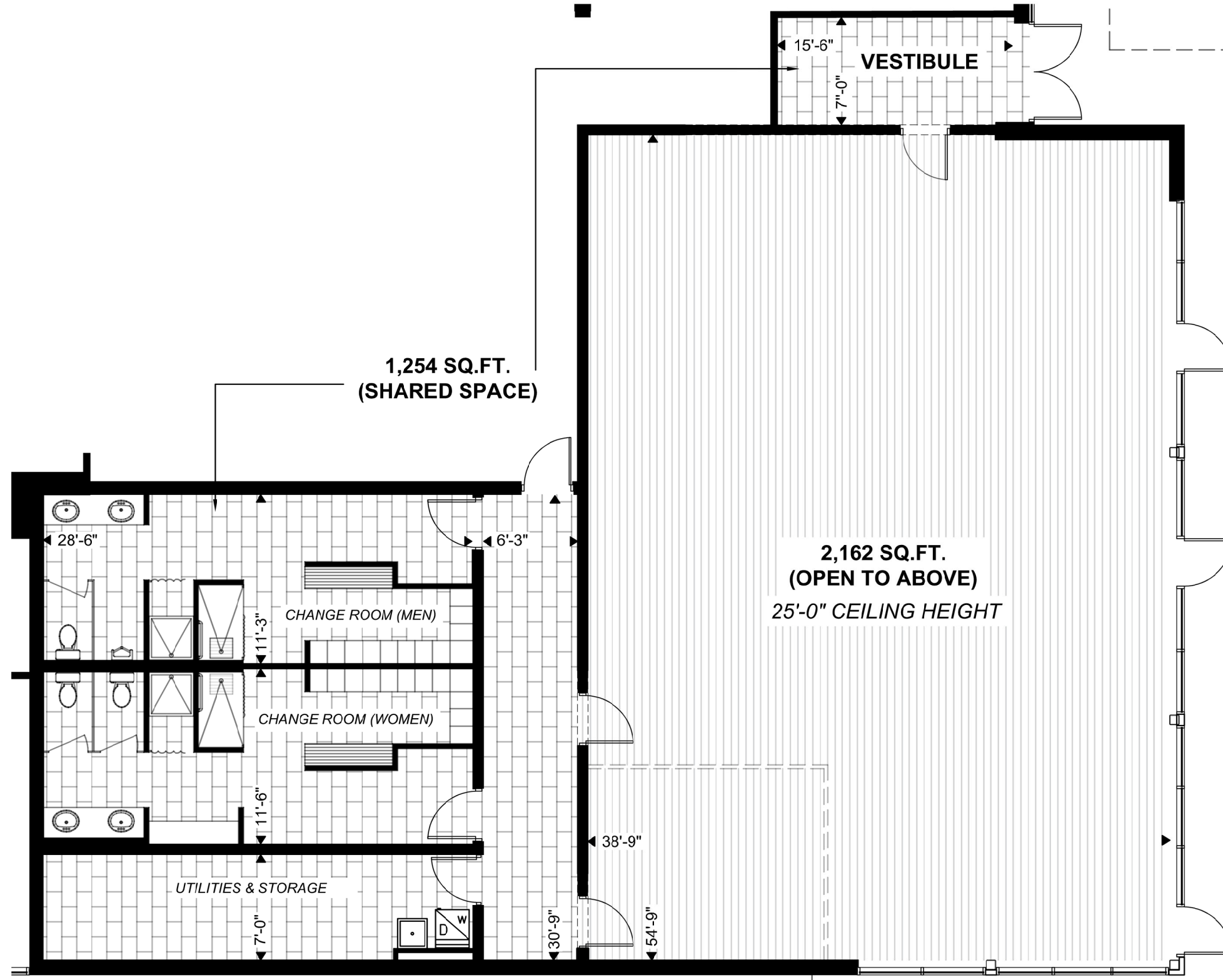
PROJECT

SP20-015- 1888 Gordon Street  
Guelph, Ontario

DRAWING TITLE  
SITE PLAN

DRAWING ISSUE  
ISSUED FOR SPA RESUBMISSION

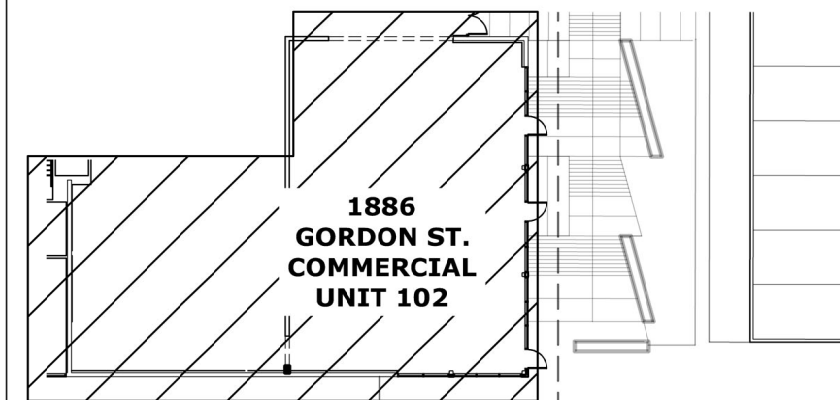
| PROJECT NO. | PLOT DATE    | DRAWN    | AUTHOR  |
|-------------|--------------|----------|---------|
| 180271      | 2020-08-21   |          |         |
| DRAWING NO. | SCALE        | REVIEWED | CHECKER |
| SP-01       | As indicated |          |         |
|             |              |          | 8       |



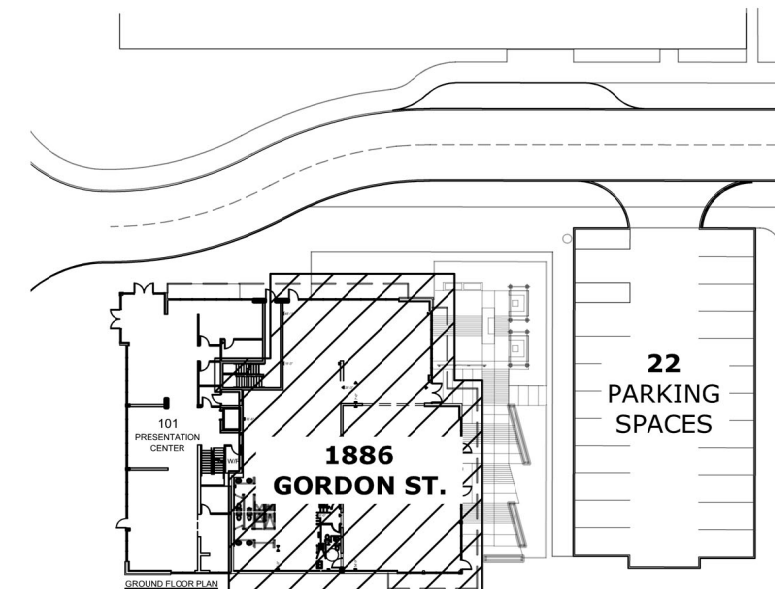
GROUND FLOOR PLATE - COMMERCIAL UNIT 102

1886 GORDON STREET - COMMERCIAL UNIT 102

|                        |              |
|------------------------|--------------|
| TOTAL FLOOR SQ.FT.     | 3,416 SQ.FT. |
| SQ.FT. (OPEN TO ABOVE) | 2,162 SQ.FT. |
| SQ.FT. (SHARED)        | 1,254 SQ.FT. |
| PARKING SPACES         | 22           |



SITE PLAN - 1886 GORDON STREET



SITE PLAN - 1886 GORDON STREET



KEY PLAN

| DATE:      | REV. NO. | NOTES       |
|------------|----------|-------------|
| 2020 03 04 | 00       | OPTION C    |
| 2019 12 11 | 00       | COMM. SPACE |

ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS AND SUBJECT TO CHANGE.  
ACTUAL USABLE FLOOR SPACE MAY VARY FROM STATED FLOOR AREAS.  
E. & O.E. © THE TRICAR GROUP.

## 1886 Gordon Street Ground Floor Commercial Unit 102 - Option C (Shared)

1886 GORDON ST. GUELPH, ONTARIO  
2-STOREY BUILDING



# COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



|   |   |                |
|---|---|----------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY   |                |
|   | Date Received: <b>Sept 8, 2020</b>  | Folder #:      |
|   | Application deemed complete:<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <b>A-43/20</b> |

## TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff?   Yes    No    September 1, 2020

*THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.*

|  |  |               |                                   |
|--|--|---------------|-----------------------------------|
| <b>PROPERTY INFORMATION:</b>   |  |               |                                   |
| Address of Property: <u>1886/1888 Gordon Street, City of Guelph</u>  |  |               |                                   |
| Legal description of property (registered plan number and lot number or other legal description):<br><u>Part of Lot 11, Concession 8, Township of Puslinch</u><br><u>Parts 1, 2, 3 and 6 of Reference Plan 61R-20131, Save and Except Part 1 of Reference Plan 61R-21316</u> |  |               |                                   |
| <b>REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)</b>  |  |               |                                   |
| Name:  | <u>Adam Carapella, Tricar Properties Limited</u> |               |                                   |
| Mailing Address:   | <u>3800 Colonel Talbot Road</u>                  |               |                                   |
| City:  | <u>London</u>                                    | Postal Code:  | <u>N6P 1H5</u>                    |
| Home Phone:  |  | Work Phone:   | <u>(519) 652-8900 ext.107</u>     |
| Fax:   |  | Email:        | <u>CLeigh@tricar.com</u>          |
| <b>AGENT INFORMATION (If Any)</b>  |  |               |                                   |
| Company: <u>Astrid J. Clos Planning</u>  |  |               |                                   |
| Name: <u>Astrid Clos, MCIP, RPP</u>  |  |               |                                   |
| Mailing Address: <u>423 Woolwich Street, Suite 201</u>   |  |               |                                   |
| City:  | <u>Guelph</u>                                    | Postal Code   | <u>N1H 3X3</u>                    |
| Work Phone:  | <u>(519) 836-7526</u>                            | Mobile Phone: |                                   |
| Fax:   |  | Email:        | <u>astrid.clos@ajcplanning.ca</u> |

**Official Plan Designation:** High Density Residential

**Current Zoning:** Specialized R.4B-20 Zone

**NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):**

That a Recreation Centre be permitted in the non-residential building (Building 5) in addition to the other permitted uses. (section 5.4.3.2.20.1)

Tricar Properties Limited has decided to locate a gym within each apartment building as part of the provided Common Amenity Area to respond to the preference of their purchasers to have this amenity within their building. Building 5 originally was proposed to include a combination of Common Amenity Area and non-residential uses. This requested minor variance is to add a Recreation Centre as an additional permitted use within Building 5. This Recreation Centre would have an area of 317.4 m<sup>2</sup> (116.5 m<sup>2</sup> of this being shared vestibule and washroom space) and there would be a private tenant leasing this space. This space would have memberships available to purchase to both residents and the general public. The target is for 50% of the memberships to come from residents in the Tricar buildings. The proposed use would offer more extensive work out equipment than the gym in each building, as well as instruction and classes.

The R.4B-20 zoning for the subject property requires a parking ratio for non-residential uses of 1 parking space per 45 square metres. The Site Plan prepared by Kasian has included the required parking for Building 5.

**Common Amenity area**

The zoning requires the development to provide a minimum of 10,620 square metres of Common Amenity Area. The development exceeds this and provides 18,601 square metres of Common Amenity Area excluding Building 5, the commercial amenity building. Without including the Common Amenity Area originally proposed within Building 5, there will still be adequate Common Amenity Area provided which continues to exceed the zoning requirement.

Please see the email from the prospective tenant enclosed.

**Parking**

A blended parking ratio was approved in the specialized zoning for this property requiring 1 parking space per 45 m<sup>2</sup> of non-residential GFA. For Building 5 this would require 33 parking spaces which are provided. The proposed use limits the class sizes and has only 2 employees on-site at any time. 50% of the members are expected to be from residents of the Tricar buildings. The schedule of users with the office and other uses in Building 5 will be such that there will not be overlap in parking demand at all times therefore the blended parking ratio is appropriate for this proposed use.

**Why is it not possible to comply with the provision of the by-law? (your explanation)**

**Meeting the General Intent of the Official Plan**

OPA No. 65 which was approved by Council for the subject property, added policies to increase the permitted building height and the density, but did not deal with non-residential uses. City staff were of the opinion that non-residential uses such as a Bake Shop, Office, Personal Service Establishment and a Take-out Restaurant were permitted within the High Density Residential designation without the need for an Official Plan Amendment. In addition, City staff were of the opinion that a fitness center for the use of the residents within a Common Amenity Area is permitted within the High Density Residential designation.

Therefore, the question is whether a Recreation Centre, which is to be used for residents **and** members of the public, meets the general intent of the Official Plan. Given the excerpts from the Official Plan below which encourage recreational uses and small scale non-residential uses that are complementary and serve the needs of residential neighbourhoods, it is my conclusion that the requested minor variance does meet the general intent of the Official Plan.

"9.3 k) To ensure that existing and **new residential development is** located and **designed to facilitate and encourage convenient access** to employment, shopping, institutions and **recreation by walking**, cycling or the use of transit."

"9.3.1.1 3. **The residential development can be adequately served by** local convenience and neighbourhood shopping facilities, schools, trails, parks, **recreation facilities** and public transit."

"9.3.1.2 Non-Residential Uses in Residential Designations

1. **Within the residential designations of this Plan, a variety of small-scale non-residential uses may be permitted that are complementary to and serve the needs of residential neighbourhoods.** Such non-residential uses include:

iv) municipal open space, parks, trails and **recreation facilities;**"

**Meeting the General Intent of the Zoning By-law**

With respect to the Recreation Centre use, the City has included non-residential uses within the R.4B-20 zoning applicable to the property. A Bake Shop, Office, Personal Service Establishment and a Take-out Restaurant are not permitted in a typical Residential Zone, but the advantages of providing mixed-use and walkability for these uses as part of a complete community was recognized and supported by the City and approved by Council. These non-residential uses are open to the public and are not restricted to being visited by residents only. The additional of a Recreation Centre use, therefore, is a similar use and meets the general intent of the zoning by-law.

**Appropriate development for the Site**

A Recreation Centre (fitness center) is already permitted for residents. The R.4B-20 zone has determined a suitable parking ratio for parking for this site is 1 space per 45 m<sup>2</sup> of non-residential which has been accommodated on the site, therefore, adequate parking is provided. Accommodating a fitness center will not reduce the Common Amenity Area to an amount less than that required by the zoning.

**Minor**

The request is minor in that the Fitness Centre is already permitted. Adequate parking can be provided for this use and there will not be a negative impact from permitting this use.

| <b>PROPERTY INFORMATION</b>   |                                     |  |                       |
|---|-------------------------------------|--|-----------------------|
| Date property was purchased:  | 2018                                | Date property was first built on:  | unknown               |
| Date of proposed construction on property:  | Upon issuance of a Building Permit. | Length of time the existing uses of the subject property have continued: | unknown               |
| <b>EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):</b> Residential apartment development including non-residential uses. |                                     |  |                       |
| <b>PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):</b> Recreation Centre in Building 5. (400 m <sup>2</sup> )                            |                                     |  |                       |
| <b>DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)</b> Please see the Site Plan provided.                                       |                                     |  |                       |
| Frontage:   | 108 m                               | Depth:   | 290 m                 |
|   |                                     | Area:  | 33,204 m <sup>2</sup> |
| <b>PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)</b>  |                                     |  |                       |
| <b>EXISTING (DWELLINGS &amp; BUILDINGS)</b>   |                                     | <b>PROPOSED (Please refer to the Site Plan provided)</b>                 |                       |
| <b><u>Building 5</u></b>  |                                     | <b><u>Building 5</u></b>   |                       |
| Gross Floor Area:   | 1,476 m <sup>2</sup>                | Gross Floor Area:  | 1,476 m <sup>2</sup>  |
| Height of building:   | 2 storeys                           | Height of building:  | 2 storeys             |
| <b>Garage/Carport (if applicable) N/A</b>   |                                     | <b>Garage/Carport (if applicable) N/A</b>                                |                       |
| Attached <input type="checkbox"/> Detached <input type="checkbox"/>   |                                     | Attached <input type="checkbox"/> Detached <input type="checkbox"/>      |                       |
| Width:  |                                     | Width:   |                       |
| Length:   |                                     | Length:  |                       |
| Driveway Width:   |                                     | Driveway Width:  |                       |
| <b>Accessory Structures (Shed, Gazebo, Pool, Deck)</b>  |                                     | <b>Accessory Structures (Shed, Gazebo, Pool, Deck)</b>                   |                       |
| <b>Describe details, including height:</b>  |                                     | <b>Describe details, including height:</b>                               |                       |

| <b>LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND</b> |                  |  |                  |
|---|------------------|--|------------------|
| <b>EXISTING N/A</b>   |                  | <b>PROPOSED (Please refer to the Site Plan provided)</b> |                  |
| Front Yard Setback:   | 7.1 M            | Front Yard Setback:                                      | 7.1 m            |
| Exterior Side Yard (corner lots only)   | M                | Exterior Side Yard (corner lots only)                    | m                |
| Side Yard Setback:  | Left: M Right: M | Side Yard Setback:                                       | Left: M Right: m |
| Rear Yard Setback   | M                | Rear Yard Setback  |                  |



**TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)**

Provincial Highway       Municipal Road       Private Road       Water       Other (Specify)

**MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)**

Water       Sanitary Sewer       Storm Sewer

If not available, by what means is it provided:

**IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?**

|                                     | No                                  | Yes                                 | File Number and File Status   |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| Official Plan Amendment             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | OP1701 approved.  |
| Zoning By-law Amendment             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | ZC1701 approved.  |
| Plan of Subdivision                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |   |
| Site Plan                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | SP20-015 approved. (SP17-040 revisions to buildings 3 and 4 underway) |
| Building Permit                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Building 5 already constructed.                                       |
| Consent                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |   |
| Previous Minor Variance Application | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |   |

**MUNICIPAL FREEDOM OF INFORMATION DECLARATION:**

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at [privacy@guelph.ca](mailto:privacy@guelph.ca) or 519-822-1260 ext. 2349.

**PERMISSION TO ENTER**

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

**POSTING OF ADVISORY SIGN**

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



Adam Carapella, Tricar Properties Limited  
Signature of Owner

September 8, 2020

Date

**AFFIDAVIT**

I, Astrid Clos, Astrid J. Clos Planning Consultants , of the City of Guelph in County of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.



\_\_\_\_\_  
Astrid Clos, Astrid J. Clos Planning Consultants  
Signature of Agent

SEPT. 8, 2020


\_\_\_\_\_  
Date

**NOTE: The Signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.**

Declared before me at the

City of Guelph in the County of Wellington this 8TH day of SEPT., 2020.

James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 11, 2021.



\_\_\_\_\_  
Commissioner of Oaths

(official stamp of Commissioner of Oaths)

**APPOINTMENT AND AUTHORIZATION**

I, the undersigned, being the registered property owner(s) of 1886/1888 Gordon Street, Guelph hereby authorize

(municipal address)

Astrid Clos, Astrid J. Clos Planning Consultants as my agent for the purpose of submitting an application  
(Authorized agent's name)

to the Committee of Adjustment and acting on our behalf in relation to the application.



Adam Carapella, Tricar Properties Limited  
Signature of Owner

September 8, 2020

Date

**NOTES:**

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

**From:** Bill Hunter <[bhunter@f45training.com](mailto:bhunter@f45training.com)>  
**Sent:** September 5, 2020 8:46 AM  
**To:** Adam Carapella <[acarapella@tricar.com](mailto:acarapella@tricar.com)>  
**Subject:** Re: Gordon Square Commercial - F45 - letter request from City of Guelph

Hey Adam,

**Hours of Operation:** The studio will not be open 24 hours, rather we open it for scheduled blocks. There will likely be 3-4 classes in the morning from 5am to 9am, 1 class at lunch, and 3 to 4 more classes in the evening. Each class has a duration of 45 minutes to 1 hour. The last class will begin not later than 9pm, ending at 9:45pm.

**Class Sizes:** Classes will cap out at 27 people, and 2 trainers.

**# of Employees:** There will only be 2 employees present during class times.

**Parking:** At our current location we have 10 designated parking spots, but have access to the remainder of the lot (non-designated spots). We don't have specific figures on this because we are not operational yet.

**# of Memberships:** Our hope is that 50% of our membership base is from the Tricar buildings. We have several marketing strategies in place to gather as many as we can. We expect the number of people driving to the classes to be minimal, however, we cannot control commuters.

## BILL HUNTER



**M:** [REDACTED]  
**T:**  
**E:** [bhunter@f45training.com](mailto:bhunter@f45training.com)  
**F45 Doon**  
2480 Homer Watson Blvd  
Kitchener Ontario N2P 2R5  
[www.f45training.com](http://www.f45training.com)

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|       |  |       |   |
|-------|--|-------|---|
| To:   | Astrid J. Clos<br>Planning Consultants | From: | Bhargav Channa Reddy<br>Stantec Consulting Ltd. |
| File: | 1888 Gordon Street                     | Date: | October 6, 2020                                 |

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**Reference:**      **Parking Justification Study | 1888 Gordon Street**

## INTRODUCTION

This memorandum was prepared to address comments received from the City of Guelph staff on October 8<sup>th</sup>, 2020 relating to the committee of Adjustments application for the proposed residential development at the municipal address of 1888 Gordon Street. The application was to seek relief from the By-Law requirements to permit a recreation center (fitness center) as an additional permitted use within the non-residential use building labeled as “building 5”.

The comments received from staff requested a parking brief to better understand the cumulative commercial parking requirements for building 5 of the development. The Study Area is illustrated in **Figure 1** and the site plan is shown in **Figure 2**. A high-resolution version of the site plan is included as an attachment to this memo.

## DEVELOPMENT DESCRIPTION AND ZONING

The proposed development lands consist of approximately 3.1 hectares of residential and undeveloped field lands located at the municipal address of 1888 Gordon Street, east of the intersection of Gordon Street/Gosling Gardens in the City of Guelph.

The subject lands are zoned “Specialized High-Density Apartment” (R.4B-20) according to Zoning By-law (1995)-14864 as amended. In addition to apartment buildings and townhouses, a bakeshop, personal service establishment, office, and take-out restaurant are also permitted by the bylaw, up to a total gross floor area of 1,476 Sq.m in a dedicated non-residential building.

The subject development will comprise of five buildings: two 14-storey apartment buildings (Building 1,2), one 8-storey apartment buildings (Building 3/4), and a 2-storey amenity building (Building 5). The development is anticipated to have a total of 521 apartment units and a variety of uses within the amenity building.

The amenity building is planned to comprise 981 Sq.m of office space, and 75 Sq.m of commercial space, and a 201 Sq.m fitness centre. The building facilities consisting of 219 Sq.m (washrooms/vestibule/utility room) are assumed to be shared by all uses.

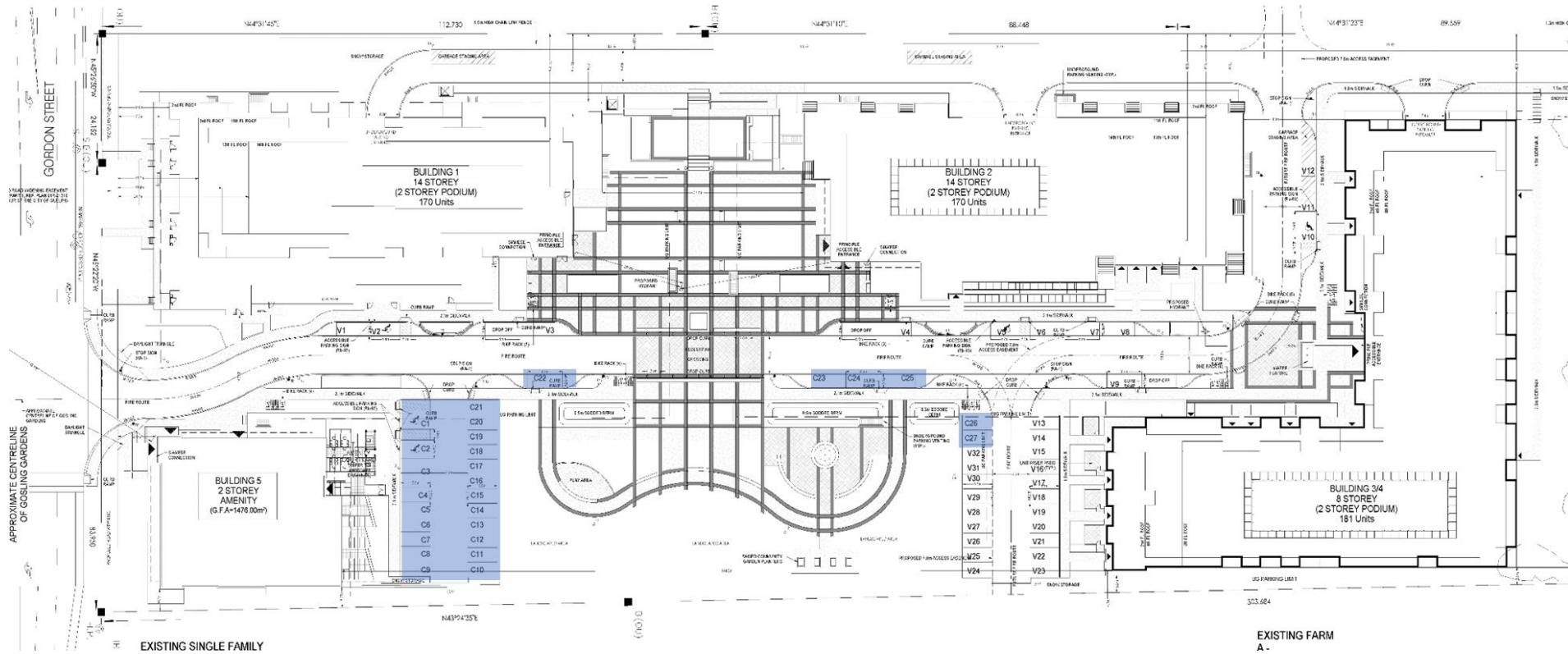
In addition to permitted office spaces, and commercial space (take-out restaurant, bakeshop, personal service establishment), the subject development also proposes to add a fitness center as an additional permitted non-residential use in the building.

The recreation center will be open to the public and specialize in fitness classes of up to 27 people at a time. The space would be leased to a private operator.



Figure 1 - Study Area

Reference: **Parking Justification Study | 1888 Gordon Street**



**Figure 2 Site Plan**



## PROPOSED PARKING SUPPLY

The development proposes to provide a supply of 33 parking spaces for all non-residential uses on the site. 21 parking spaces would be provided on an on-site surface parking lot, 4 parallel on-street parking spaces on the private roadway, 2 spaces would be provided on a surface lot in building 3/4 and 6 spaces in the underground lot of Building 3/4. (Identified in **Figure 2**)

## PARKING REQUIREMENT: ZONING BYLAW

The site specific Zoning By-law (1995)-14864 (R.4B-20) stipulates that non-residential uses on the subject lands are required to provide off-street parking at a ratio of 1 parking space per 45 Sq.m, of gross floor area. The amenities building has a total gross floor area of 1,476 Sq.m split between the proposed non-residential land uses resulting in the requirement for 33 spaces which is in line with the proposed supply.

However, we understand that In the staff comments dated the 8<sup>th</sup> of October 2020 the City has expressed that when the specialized R.4B-20 zoning was passed and approved in 2018, a limited range of small scale commercial uses were included in the permitted uses to serve the needs of residents living on and within close proximity to the subject lands. These uses were to be located in a dedicated non-residential building on the subject lands that was also to include a private indoor common amenity space for the exclusive use of residents of the high-density residential development. This private amenity space was envisioned to include an indoor pool and fitness space, and it was not envisioned for public fitness lessons. As a result of this distinction, the municipal parking rates for 'recreation centre' would be the applicable rates in lieu of the approved specialized R.4B-20 zoning rates for the 201 Sq.m fitness centre. **Table 1** summarizes the recreation centre parking rates in comparison to other recreational land use parking rates under the municipal zoning bylaw.

**Table 1 Municipality Zoning By-law requirements for recreational uses**

| Municipality (Zoning By-law) | Rec Centre /Recreational Establishment   | Commercial Fitness Centre / Health or Fitness Club | Public Hall   | Hockey rink / Arena                                 |
|------------------------------|--|--|---|---|
| Guelph ((1995) –14864)       | 1 per 10 m <sup>2</sup> G.F.A., or 1 per 5 seats whichever is greater, except in the case of:<br>i) a Golf Course which shall provide 6 per hole<br>ii) a miniature golf course or driving range which shall provide 1 per tee or hole.<br>iii) A bowling alley which shall provide 1 per 6 lanes plus 1 for each 23 m <sup>2</sup> of Gross Floor Area Used for an Accessory Use. | -  | Includes an Arena with seats: 1 per 5 seats or 1 per 10 m <sup>2</sup> G.F.A. Used for a hall, auditorium, or similar Use involving the assembly of persons, whichever is greater. Where public assembly seating is provided in the form of fixed benches or pews, then 0.5 metres of each such bench or pew length shall be considered as equaling one seat. The number of persons to be accommodated for public assembly activities with movable seating shall be based on 1 person per 1m <sup>2</sup> of movable seating. | Arena (no seats):<br>1 per 33 m <sup>2</sup> G.F.A. |

In the staff comments dated the 8<sup>th</sup> of October 2020, it suggests using the parking rates stipulated in the Zoning By-law for a standalone fitness center. It is noted that the applicable Bylaw does not stipulate a specific parking rate for commercial fitness centers and health or fitness clubs as in the proposed building. The closest applicable rate in the By-law is for a recreational center at 1 space per 10m<sup>2</sup> of GFA. The resulting required parking is summarized in **Table 2**.

Reference: **Parking Justification Study | 1888 Gordon Street**

**Table 2 Required vs Proposed Parking based on Zoning By-Law (1995)-14864**

| Land-Use                   | Parking Rate | Required    | Proposed  | % difference |
|----------------------------|--------------|-------------|-----------|--------------|
| Other Non-Residential uses | 1 / 45 Sq.m  | 1,129/45=24 |           | 25%          |
| Commercial Fitness Centre  | 1 / 10 Sq.m  | 201/10= 20  |           |              |
| <b>Total</b>               |              | <b>44</b>   | <b>33</b> |              |

As indicated in **Table 2**, under the City's Zoning By-Law, the proposed development requires 44 parking spaces. The proposed parking supply of 33 spaces would result in a potential shortfall of 11 spaces

## ZONING BY-LAW REQUIREMENTS IN OTHER MUNICIPALITIES

As mentioned earlier the Bylaw does not stipulate a specific parking rate for commercial fitness centers and health clubs and the closed applicable rate for a new fitness center are excessive based upon a review of other municipal by-laws and the parking supply provided at other similar centers in the Greater Toronto Area and elsewhere in Ontario.

A review of the zoning requirements in other Ontario municipalities reveals a wide variation in requirements, but they would all require substantially less than the City of Guelph requirement of 20 spaces for the fitness centre. Most recommended parking requirements based upon floor area fall in the 1 space per 20 to 90 square metre range, with the more common being in the 1 space per 20 to 30 square metre GFA range. Most of the requirements based on the number of people range from 1 per every 2 persons to 1 per every 7 persons.

Some of the by-laws have both a GFA and person calculation, whichever is greater. A summary of these other municipal by-law requirements and the estimated parking supply for the subject development (Fitness center only) using the rate is provided in the table below.

**Table 3 Commercial Fitness Centre Parking Supply Requirements in Other Municipalities**

| Municipality (Zoning By-law)                    | Commercial Fitness Centre / Health or Fitness Club   | Estimated parking supply for the Subject development |
|---|--|--|
| Ajax (95- 2003)                                 | 1 per 20 s.m. GFA  | 10   |
| Downtown Central Area Mixed Use Zones (95-2003) | Minimum: 3.75 per 100 s.m. GFA<br>Maximum: 4.5 per 100 s.m. GFA                                    | 8  |
| Barrie (2009-141)                               | 1 per 2 persons  | 14   |
| Cambridge (150-85)                              | 1 per every 5 persons of building capacity   | 5  |
| Hamilton (05-200)                               | 1 for each 15.0 square metres of gross floor area which accommodates such use.                     | 14   |
| Kitchener (CRoZBy) [not yet in effect]          | UGC Zones: 1 per 77 s.m. GFA<br>MIX Zones: 1 per 30 s.m. GFA<br>All other zones: 1 per 20 s.m. GFA | 10   |
| London (Z.-1)                                   | Parking Standard Area 1: 1 per 45 or 90 m2   | 2  |

Reference: **Parking Justification Study | 1888 Gordon Street**

## ITE PARKING GENERATION (FITNESS CENTRE)

The Institute of Transportation Engineers (ITE) Parking Generation manual provides data on parking surveys conducted across the United States and Canada of peak parking demands for different land-use codes (LUC). The following land use codes have been referenced in the estimated parking requirements for the proposed fitness centre:

- LUC 492 (Health-Fitness club).

The average parking supply ratio for the study sites in the ITE manual with parking supply information is 4.3 spaces per 1,000 square feet GFA (10 sites) or 9.91 spaces per 100 members (four sites).

**Table 4** summarizes the estimated parking demand using the ITE Parking Generation Manual. Based on this, the fitness facility would require anywhere between 3 to 10 spaces based on the anticipated fitness centre class size and the proposed 2,162 Sq.f (201 Sq.m) fitness centre size. It is noted that the estimated parking spaces are lower than the 20-space requirement stipulated by the bylaw for a recreational center and would fall in alignment with the proposed parking supply.

**Table 4 ITE Parking Requirements**

| Land-Use                  | Parking Rate               | Required            |
|---------------------------|----------------------------|---------------------|
| Commercial Fitness Centre | 9.91 spaces per 100 People | $(9.91/100)*27 = 3$ |
|                           | 4.3/1000sqft               | $2.2*4.3 = 10$      |

## PARKING MANAGEMENT CONSIDERATIONS

Parking Management includes a variety of strategies that encourage more efficient use of the available parking supply, improve the quality of service provided to users, and improve parking facility design. Parking Management can help address a wide range of transportation problems and help achieve a variety of transportation, land use development, economic, environmental objectives.

Shared parking is a parking management strategy that takes advantage of the fact that different land uses have different peak parking demands and are typically used only used part-time by a particular motorist or user groups, and remain unused for a significant portion of the day, with utilization patterns that follow predictable daily cycles.

The table below summarizes the peak demand for each of the proposed land uses in the subject building. The office space is typically expected to operate between 9 am to 5 pm having peak demands during the morning hour. The fitness center however is expected to operate and have peak demands between 6 am to 9 am and 5 pm to 7 pm. The same spaces would thus satisfy the demands of both major uses.

**Table 5 Estimated peak demand period by land use type**

| Land Use type                                   | Estimated demand period       |
|---|-------------------------------|
| Office Space                                    | 9.am to 5 pm                  |
| Fitness Centre                                  | 6 am to 9 am   5pm to 7 pm    |
| Commercial use (Take out restaurant/ bake shop) | 12 Pm (Lunch)   7 Pm (Dinner) |

**Reference: Parking Justification Study | 1888 Gordon Street**

The commercial use in the building is only around 75 Sq.m and is expected to be rented out as a takeout restaurant or a bakeshop. These uses have negligible long-term parking demands and can be served by just the on-street parking spaces identified on the private roadway.

Additionally, it is expected that the fitness center would attract most users from the residential units within the larger development itself. It is expected that these users would walk to access the building.

It is also noted that the fitness center would be rented out to “F45” who only run scheduled classes for registered members to a maximum of 27 at any given slot. It is thus expected that the fitness center users would only show up in small batches for the registered classes within the operating hours.

## **TRANSPORTATION DEMAND MANAGEMENT (TDM) OPPORTUNITIES**

There are existing Transportation Demand Management (TDM) opportunities in the City of Guelph to encourage the use of non-auto transportation to reduce pollution, reduce single-occupancy vehicle (SOV) trips, and improve community health. These TDM opportunities can also lead to a reduction in vehicle ownership and a more choice for travel, and therefore a reduction in peak parking demand.

### **Pedestrian Opportunities**

The development lands have sidewalk connections to the surrounding area via concrete sidewalks on one or both sides along Gordon street, Clair Road, Poppy Drive Farley Drive, and Gosling Gardens. Additionally, 2.1m wide sidewalks will be provided along all internal private roads within the development creating a well-connected grid of sidewalks and pedestrian facilities.

### **Cycling Opportunities**

Delineated on-road bike lanes are currently provided in both directions along both Clair Road and Gordon Street. According to the City of Guelph’s 2014 Cycling Map, the bicycle facility along Gordon Street extends all the way into the downtown core of Guelph. Therefore, cycling trips to and from the development may be easily accommodated within the delineated on-road bike lanes.

To encourage cycling as a mode choice for visitors and users it is important that dedicated long and short-term parking be provided so that users may leave their bicycles in a secure and convenient location. The site plan identifies bike parking locations adjacent to the subject building along the private roadway,

### **Transit opportunities**

Transit service within Guelph is provided by the Guelph Transit Service. Currently, no transit service is available along Gordon Street and Clair Road directly adjacent to the subject development. The closest locations for transit service stops are located along Clair Road just east of the intersection of Gordon Street/Clair Road and along Goodwin Drive near the intersection of Farley Drive/Goodwin Drive. The transit service provided on the section of Clair Road is serviced by bus route 16 – Southgate, and Goodwin Drive is serviced by bus route 5 – Gordon. Route 16 – Southgate operates throughout the day on weekdays and weekends with headways of 15-30 minutes and with 10-20-minute headways for bus route 5 – Gordon.

**Reference: Parking Justification Study | 1888 Gordon Street**

The general area located south of Clair Road adjacent to our Study Area has been identified within the 2010 Guelph Transit Growth Strategy and Plan as warranting a new periphery route as development occurs. A date of implementation has not been identified and it is anticipated that further studies will need to be conducted in the future to identify a route that would best suit the developing communities.

To bring awareness and encourage the use of alternative modes of transportation Tricar Group and building managers shall prepare and distribute a travel information package for employers and users. The package shall include, but not be limited to the following include, but not be limited to the following:

- Local transit schedule/services (Guelph Transit);
- City of Guelph Cycling route maps;
- Local car-share programs; and
- Bike and Walk safety information.

## CONCLUSION

Tricar developments Inc. proposes the redevelopment of 3.1 hectares of residential and undeveloped field lands located at the municipal address of 1888 Gordon Street. A part of the development involves a 2-storey non-residential use building that is expected to house office spaces, commercial space, and a fitness center. The parking justification report was developed to analyze and understand the cumulative parking requirements for non-residential building (Building 5)

The analysis contained within this report has resulted in the following key findings:

- The development proposes to provide a supply of 33 parking spaces for all non-residential uses on the site. 21 parking spaces would be provided on an on-Site surface parking lot, 4 parallel on-street parking spots on the private roadway, 2 spots would be provided on a surface lot in building 3/4 and 6 spaces would be provided in the underground parking lot in building 3/4.
- The City's site-specific Zoning By-Law requires the proposed building to provide a total of 33 spaces uses (1 per 45 Sq.m) for any permitted uses based on the total GFA of the building. The proposed supply is in line with this requirement. However, as the zoning bylaw exists today, the proposed fitness centre with the purposes of public use is not a permitted non-residential use for the specialized zoning for the site. Parking rates were calculated using the stand-alone rate for a recreational facility (1 per 10 Sq.m) resulting in 20 spaces for the fitness centre and a total parking requirement of 44 spaces for the building which would result in a shortfall of 11 spaces.
- A peer review of recommended parking rates for a commercial fitness center in comparable municipalities in Ontario showed that typical municipal rates for a fitness center would require substantially less than the required 20 spaces.
- Per the parking demand based on the Institute of Transportation Engineers (ITE) parking generation manual, the proposed fitness facility would require only 3 to 10 spaces which would align with the provided parking supply.
- Due to staggered operating times and peak parking demands of the different land uses in the proposed building, it is expected that the parking spaces can be shared between complementary land uses on site.
- There are existing pedestrian, transit, and cycling infrastructure in the study area to provide sufficient mobility to reduce automobile trips and incentivize active trips.
- Additional site-specific TDM measures such as providing transit maps and schedules, trail and cycling route maps, information on Smart Commute have been recommended These site-specific TDM measures can result in reduced vehicle ownership for the larger development and therefore result in a reduced peak parking demand for the subject building.

October 6, 2020

Page 9 of 9

**Reference: Parking Justification Study | 1888 Gordon Street**

As a result of these conclusions, it is our professional opinion that the provided parking supply of 33 spaces can accommodate the minor variance to the fitness centre to allow for public fitness classes.

The analysis contained within this report was prepared using the information received from the proponent, as well as the most recent site plan prepared by Kasian Architect Inc. dated September 8th, 2020. Any minor revisions to the site plan are not expected to affect the conclusions contained in this report.

In conclusion, the development can be supported from a parking justification perspective with just the proposed supply.

**STANTEC CONSULTING LTD.**



**Bhargav Channa-Reddy** E.I.T.  
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**Brandon Orr** MCIP, RPP.  
Transportation Project Manager  
Phone: 437 221-5339  
Brandon.Orr@stantec.com

Attachment: Site Plan, Traffic Data; Synchro Analysis Outputs

c. Chris Hendriksen

# DECISION

Committee of Adjustment  
Application Number A-43/20

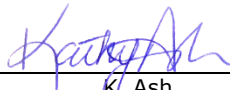
Moved, seconded and carried:

That minor variance application A-43/20 for 1886 Gordon Street, be **deferred** sine die, and in accordance with the Committee's policy on applications deferred sine die, that the application will be considered to be withdrawn if not dealt with within 12 months of deferral and that the deferral fee be paid prior to reconsideration of the application.

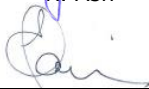
## Reasons:

This application is deferred at the request of the applicant to allow for additional time to consult with staff.

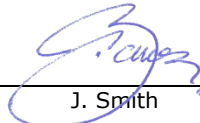
Members of  
the Committee  
of Adjustment  
concurring in  
the decision:



K. Ash



L. Janis



J. Smith

**Absent**

S. Dykstra

**Absent**

D. Kendrick



D. Gundrum



K. Meads

I, Trista Di Lullo, 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 hearing held on October 8, 2020.

**Dated: October 14, 2020**

**Signed:**

