

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-17/21
Location: 222 Speedvale Avenue East
Hearing Date: February 25, 2021
Owner: Thresholds Homes and Supports Inc.
Agent: N/A
Official Plan Designation: Low Density Residential
Zoning: Specialized Office-Residential (OR-19) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit a minimum of 40 off-street parking spaces.

By-Law Requirements: The By-Law requires a minimum of 42 off-street parking spaces for 218-222 Speedvale Avenue East.

Staff Recommendation

Approval

Recommended Conditions

None

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. Group homes are permitted in all areas of the city where residential uses are allowed. Section 5.11 of the Official Plan requires adequate parking facilities to meet the parking demands generated by various land uses. Parking requirements for uses are specified in the Zoning By-law. The requested variance does not conflict with Official Plan policies and is considered to meet the general intent and purpose of the Official Plan.

The subject property is zoned "Specialized Office-Residential" (OR-19), according to Zoning By-law (1995)-14864, as amended. The applicant is proposing to convert the existing office building to a group home (which is a permitted use in the OR-19 Zone). As part of the conversion from the office building to a group home, the

applicant is proposing to replace 2 off-street parking spaces with amenity area behind the existing building. The specialized zone that applies to the property requires a combined minimum of 42 off-street parking spaces for 218-222 Speedvale Avenue East. Although the properties are technically under separate ownership, the specialized zoning regulation for parking applies to both properties.

Based on the current use of 218 Speedvale Avenue East, as a medical clinic with 4 practitioners and the proposed use of 222 Speedvale Ave E, as a group home, the actual parking demand generated by both land uses is less than 42 spaces. Section 4.13 of the Zoning By-law requires parking at a rate of six (6) spaces for every one (1) practitioner for medical clinic uses or one (1) space for every 15.5 square metres of gross floor area (GFA), whichever is greater. The medical clinic has four practitioners – three dentists and one podiatrist – and a gross floor area of 504.2 square metres. Based on this requirement, the required parking for the medical clinic is 24 spaces (6 spaces x 4 practitioners) or 32 spaces (504.2 square metres/15.5) based on GFA. The greater requirement of 32 parking spaces therefore applies. The City's Zoning By-law requires parking at a rate of one (1) space for every 33 square metres of GFA for office uses. The building at 222 Speedvale Avenue East, which was an office use, has a GFA of 324.6 square metres and would require 10 spaces (324.6 square metres / 33). The previous combined requirement of the two uses is 42 spaces (32 for 218 Speedvale Avenue East and 10 for 22 Speedvale Avenue East).

The proposed group home use has a Zoning By-law requirement of one (1) space per building plus one (1) space per staff. There will be 3 staff in the proposed group home, so the required number of parking spaces is 4 (1 for the building plus 3 for staff). The total requirement for the two properties based on the new group home use is 36 spaces (32 for the existing medical clinic plus 4 for the group home) based on Section 4.13 of the Zoning By-law. The proposed reduction of 2 spaces is considered to meet the general intent and purpose of the Zoning By-law given that 40 parking spaces will be provided in total which exceeds the requirement of the Zoning By-law based on uses.

The reduction in 2 parking spaces is required to accommodate a minimum of 100 square metres of amenity area for the group home in the rear yard. Given the low parking demand of the group home, it is considered to be more appropriate to provide adequate amenity area and reduce the parking by 2 spaces. The request is considered to be desirable for the appropriate development of the land. A reduction in 2 parking spaces out of 42 is also considered to be minor.

The requested variance meets the general intent and purpose of the Official Plan and Zoning By-law, is considered to be desirable for the appropriate development of the land and is considered to be minor in nature. Staff recommend approval of the application.

Engineering Services

Engineering staff have no concerns with the request of seeking relief from the By-Law requirements to permit a minimum of 40 off-street parking.

We agree with recommendations made by the Planning and Building staff.

Building Services

This property is located in the Specialized Office-Residential (OR-19) Zone. The applicant is proposing to convert the use of the existing two-storey office building to a group home and to replace two (2) off-street parking spaces with a 101.3 square metre amenity area behind the existing building. A variance from section 6.5.3.19.1.4 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services does not object to this application to permit a minimum of 40 off-street parking spaces.

Comments from the Public

None

Contact Information

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

519-822-1260 Extension 2524

cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa