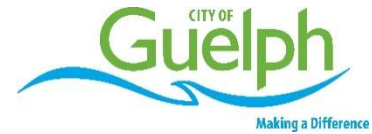


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-21/21
Location: 492-502 Edinburgh Road South
Hearing Date: March 11, 2021
Owner: University of Guelph
Agent: Jeremiah Bennett, WZMH Architects
Official Plan Designation: Mixed-use Corridor
Zoning: Specialized Community Commercial (CC-12) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit:

- a) a minimum of 512 off-street parking spaces; and
- b) a maximum building floor area of 10,680 square metres.

By-Law Requirements: The By-Law:

- a) requires a minimum of 6 parking spaces per 100 square metres of building floor area, except:
 - i) where a restaurant(s) occupies more than 30 percent of the building floor area of the mall, the specific parking ratio of a restaurant (1 space per 4.5 square metre of area used by patrons) shall be required in addition to the mall requirements for the remaining building floor area of the mall; or
 - ii) where an upper storey of a mall has been declared for office use only, then the parking requirement for this section of the mall shall be in accordance with the office parking ratio of 3 parking spaces per 100 square metres of building floor area; and
- b) permits a maximum building floor area of 10,000 square metres.

Due to minor variance decision file A-106/12, a total of 516 off-street parking spaces are currently required on the site, and due to minor variance decision file A61/07, a maximum building floor area of 10,647 square metres is permitted.

Staff Recommendation

Approval with Condition

Recommended Conditions

Planning Services

1. That the Owner obtains Site Plan Approval in accordance with Section 41 of the Planning Act for the proposed addition Building "C"; related file SP21-002.
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Comments

Planning Services

The subject property is designated "Mixed-use Corridor" in the City's Official Plan. The "Mixed-use Corridor" land use designation promotes the intensification and revitalization of existing well-defined commercial corridors to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs and residential uses at one location. The requested variance does not conflict with the general intent and purpose of the Official Plan.

The subject property is zoned "Specialized Community Shopping Centre" (CC-12) according to Zoning By-law (1995)-14864, as amended, where permitted uses include retail establishments and restaurants. The specialized CC-12 Zone has the following off-street parking and building floor areas requirements:

- a) a minimum of 6 parking spaces per 100 square metres of building floor area, except:
 - i) where a restaurant(s) occupies more than 30 percent of the building floor area of the mall, the specific parking ratio of a restaurant (1 space per 4.5 square metre of area used by patrons) shall be required in addition to the mall requirements for the remaining building floor area of the mall; or
 - ii) where an upper storey of a mall has been declared for office use only, then the parking requirement for this section of the mall shall be in accordance with the office parking ratio of 3 parking spaces per 100 square metres of building floor area;
- b) a maximum building floor area of 10,000 square metre.

Previously approved minor variances to accommodate small scale additions to various buildings on the commercial property have resulted in the requirement for 516 off-street parking spaces and a maximum building floor area of 10,647 square metres for the property.

The applicant is proposing to construct a 33.4 square metre loading area addition to the rear of Building "C" and is reconfiguring parking spaces to increase the number of accessible parking spaces. As a result of the proposed development, the following is requested:

- a) a minimum of 512 off-street parking spaces; whereas 516 off-street parking spaces are required; and
- b) a maximum building floor area of 10,680 square metres; whereas a maximum building floor area of 10,647 square metres is permitted.

The specialized maximum building floor area and off-street parking regulations for the property are to ensure the property is not overdeveloped and has adequate parking.

Staff are satisfied that the 33.4 square metres loading area addition at the rear of Building "C" will not negatively affect the property or result in overdevelopment. The loading area and truck turning radius needed will result in the loss of 2-3 parking spaces and the additional accessible parking spaces (which have the effect of decreasing the overall parking due to their increased width and shared aisle) are desirable and within the public interest. The proposed addition is subject to Site Plan file SP21-002 and all commenting departments have approved the proposed plan and signed-off on the site plan review.

The requested variances to permit 512 parking spaces and a maximum building area of 10,680 square metres maintains the general intent and purpose of the Official Plan and Zoning By-law, are considered desirable for the development of the land and are considered to be minor in nature.

Planning staff recommend approval of the application subject to the conditions noted above.

Engineering Services

Engineering has no concerns with the applicant's request for seeking relief from the By-Law requirements to permit a minimum of 512 off-street parking spaces; and a maximum building floor area of 10,680 square metres.

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

Building Services

This property is located in the Specialized Community Shopping Centre (CC-12) Zone. The applicant is proposing to construct a 33.4 square metre building addition to commercial building and to increase the size and number of accessible parking spaces on the site. Variances from Sections 6.2.3.2.12.1.6 and 6.2.3.2.12.1.4 of Zoning By-law (1995)-14864, as amended, are being requested.

Building Services does not object to this application to permit a minimum of 512 off-street parking spaces and a maximum building floor area of 10,680 square metres. Building Services supports the condition recommended by Planning Services.

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

Comments from the Public

None

Contact Information

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