

Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Mar 9, 2021	Folder #: A-24/21
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

TO BE COMPLETED BY APPLICANT

*An informal pre-con was held and as a result the application was revised based on preliminary comments by staff.

Was there pre-consultation with Planning Services staff? **Yes** **No**

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.

PROPERTY INFORMATION:			
Address of Property: <u>144 Watson Road, Guelph</u>			
Legal description of property (registered plan number and lot number or other legal description): <u>PART LOT 5 CON 3 DIV C, PT 2 61R10049</u>			
REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)			
Name:	<u>Watson Park Apartments Limited (c/o Realstar Management)</u>		
Mailing Address:	<u>77 Bloor Street West, Suite 2000</u>		
City:	<u>Toronto</u>	Postal Code:	<u>M5S 1M2</u>
Home Phone:	<u>416 966-8080</u>	Work Phone:	<u></u>
Fax:	<u></u>	Email:	<u>jonathan.masse@realstar.ca</u>
AGENT INFORMATION (If Any)			
Company:	<u>MHBC Planning</u>		
Name:	<u>Andrea Sinclair</u>		
Mailing Address:	<u>540 Bingemans Centre Dr, Suite 200</u>		
City:	<u>Kitchener</u>	Postal Code	<u>N2B 3X9</u>
Work Phone:	<u>519 576-3650 x 750</u>	Mobile Phone:	<u></u>
Fax:	<u></u>	Email:	<u>asinclair@mhbcplan.com</u>

Official Plan Designation: Community Mixed-Use Centre	Current Zoning Designation: R.4B-17
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
Relief from Section 4.13.6 of the Zoning By-law to reduce the visitor parking space requirement from 20% to 15% in order to provide additional parking for tenants. A change in the visitor parking rate will result in 24 stalls from 32 stalls.
No changes are being proposed to amount of parking on-site. The variance will result in a reallocation of existing stalls.

Why is it not possible to comply with the provision of the by-law? (your explanation)
The parking meets the minimum parking requirement without any surplus parking. There is a need for more tenant parking. By reducing the amount of visitor parking, additional tenant parking can be made available without sacrificing open space or landscaping.

PROPERTY INFORMATION			
Date property was purchased:	n/a	Date property was first built on:	2019
Date of proposed construction on property:	n/a	Length of time the existing uses of the subject property have continued:	Since construction.
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):			
Residential			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):			
Residential			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan) Frontage: 112 m	Depth: 100 m	Area: 1,902.9 sq.m.
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PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	13,277.1 sq.m.		Gross Floor Area:	13,277.1 sq.m.	
Height of building:	7 storey		Height of building:	7 storey	
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>			Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>		
Width:	n/a		Width:	n/a	
Length:	n/a		Length:	n/a	
Driveway Width:	n/a		Driveway Width:	n/a	
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: underground garage			Describe details, including height: underground garage		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND							
EXISTING			PROPOSED				
Front Yard Setback:	9.0 m		M	Front Yard Setback:	9.0 m		M
Exterior Side Yard (corner lots only)	13.4m		M	Exterior Side Yard (corner lots only)	13.4m		M
Side Yard Setback:	Left: M 21.9m	Right: M n/a		Side Yard Setback:	Left: M 21.9 m	Right: M n/a	
Rear Yard Setback	20.0m		M	Rear Yard Setback	20.0m		M

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)					
Provincial Highway <input type="checkbox"/>	Municipal Road <input checked="" type="checkbox"/>	Private Road <input type="checkbox"/>	Water <input type="checkbox"/>	Other (Specify)	

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)		
Water <input checked="" type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/>	Storm Sewer <input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	* A minor site plan amendment (redline) will be required to reflect the changes to
Building Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	visitor parking.
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 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.



Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Andrea Sinclair, of the City/Town of Guelph in County/Regional Municipality of N/A, 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.



Signature of Applicant or Authorized Agent

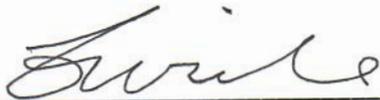
Signature of Applicant or Authorized Agent

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/Town of Guelph in the County/Regional Municipality of

N/A this 8 day of March, 2021.



Commissioner of Oaths

Carol Marie Wiebe, a Commissioner, etc.,
Province of Ontario, for
VacNaughton Hermesen Britton Clarkson Planning Limited.
Expires March 11, 2021.

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)
Watson Park Apartments Limited

[Organization name / property owner's name(s)]

of 144 Watson Road, Guelph

(Legal description and/or municipal address)

hereby authorize MHBC Planning

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 24th day of February 20 21 .

(Signature of the property owner)

Watson Park Apartments Limited
Per: 

(Signature of the property owner)
Geoffrey Wayne Squibb, President
I have authority to bind the Corporation.

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.