

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-30/21
Location: 710 Woolwich Street
Hearing Date: June 10, 2021
Owner: 2776563 Ontario Inc
Agent: Victor Labreche, IBI Group
Official Plan Designation: Mixed Office/Commercial
Zoning: Specialized Service Commercial (SC1-28) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit a minimum of 31 off-street parking spaces for the proposed 618 square metre commercial building.

By-Law Requirements: The By-law requires a minimum of 1 parking space per 16.5 square metres of building Gross Floor Area (G.F.A.) for a Liquor Store establishment [total of 38 parking spaces required].

Staff Recommendation

Approval

Recommended Conditions

None

Comments

Planning Services

The subject property is designated "Mixed Office/Commercial" in the City's Official Plan. The Mixed Office/Commercial land use designation allows for a variety of freestanding small-scale commercial, office, residential or mixed-use buildings. New commercial, office or mixed-use development within the Mixed Office/Commercial designation is subject to criteria including:

- building design should have a street orientation, promote continuity in the streetscape and adhere to the Urban Design policies of this Plan;
- building, property and ancillary structures are designed to be compatible with surrounding properties in terms of form, massing, appearance and orientation; and

- adequate parking, loading and access are to be provided.

The requested variance meets the general intent and purpose of the Official Plan.

The subject property is zoned "Specialized Service Commercial" (SC.1-28) according to Zoning By-law (1995)-14864, as amended, which permits a liquor store. A beer store is included in the definition of a liquor store:

- "Liquor Store" means a Retail Establishment and includes a liquor store, beer store or wine store and includes a place in which is provided materials and equipment for the production and bottling of liquor by the public.

The applicant is proposing to demolish the existing 900 square metre Beer Store that has 26 parking spaces and build a new 618 square metre Beer Store with 31 parking spaces, whereas the zoning by-law requires 1 parking space per 16.5 square metres of building Gross Floor Area (G.F.A.) for a Liquor Store establishment, for a total of 38 parking spaces. The existing 26 parking spaces is not considered legal non-complying as a new parking layout and location for the new Beer Store is being proposed.

IBI Group prepared the Guelph Parking Standards Review, 2019, for recommended parking ratios to be incorporated into the Comprehensive Zoning By-law. A ratio of 3 parking spaces per 100 square metres of G.F.A is recommended for the retail/liquor store use, which is 19 spaces for the proposed new Beer Store. The existing beer store has operated for over 40 years with 26 parking spaces which has accommodated parking demand for the use. The property is currently going through site plan approval and the proposed layout and function of the site is generally supportable by the Site Plan Review Committee.

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

Staff recommend approval of the variance.

Engineering Services

Engineering has no concerns with the applicant's request to seek relief from the By-Law requirements to permit a minimum of 31 off-street parking spaces for the proposed 618 square metres commercial building.

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

Building Services

This property is located in the Specialized Service Commercial (SC.1-28) Zone. The applicant is seeking relief from the By-Law requirements to permit a minimum of 31 off-street parking spaces for the proposed 618 square metre commercial building. A variance from Section 4.13.4.2 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services has no objection to this application.

Comments from the Public

None

Contact Information

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