

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-53/21
Location: 221-223 Woodlawn Road West
Hearing Date: December 9, 2021
Owner: Heffner Development Group Limited
Agent: Sadia Hasan, G. L. Smith Planning & Design Inc.
Official Plan Designation: Service Commercial
Zoning Designation: Highway Service Commercial 2 (SC.2) Zone

By-Law Requirements:

The By-law requires 1 parking space per 16.5 square metres of gross floor area for a service commercial mall [total of 203 parking spaces required].

Request:

The applicant is seeking relief from the By-Law requirements to permit a minimum of 194 off-street parking spaces for 221-223 Woodlawn Road West.

Staff Recommendation

Approval

Recommended Conditions

None

Comments

Planning Services

The subject property is designated "Service Commercial" in the City's Official Plan. The "Service Commercial" land use designation permits a variety of service commercial uses as well as complementary uses. The purpose of the requested variance is to allow an existing restaurant on the property to add a drive-through lane which reduces the required parking on the service commercial mall property. The requested variance is considered to meet the general intent and purpose of the Official Plan.

The subject property is zoned "Highway Service Commercial 2" (SC.2) according to Zoning By-law (1995)-14864, as amended, which permits a restaurant use. The applicant is proposing to expand the drive-through lane to allow for a double order station. The proposed development reduces the existing parking on the property by 9 spaces. The following minor variance is being requested to accommodate the proposed development:

- To permit a minimum of 194 off-street parking spaces on the service commercial mall property whereas, Section 4.13.4.1 of Zoning By-law (1995)-14864, as amended, requires 1 parking space per 16.5 square metres of gross floor area (GFA) for a service commercial mall for total of 203 parking spaces.

The zoning chart on approved Site Plan SP03C018 (included with the minor variance submission package) details the required parking of 203 spaces based on the total GFA of the 2 commercial malls together with the restaurant pad site, using the 1 parking space per 16.5 square metres of GFA parking calculation.

Planning staff does note that parking is now calculated differently on commercial mall properties with separate pad sites. The zoning today would require a total of 223 parking spaces, calculated as following as per Section 4.13 of the Zoning By-law:

- Building 'A' (Service Commercial Mall): 2,034.1 square metres (1 space per 16.5 square metres GFA = 124 spaces)
- Building 'B' (Restaurant (Harvey's)): 251 square metres (1 space per 7.5 square metres of GFA = 34 spaces)
- Building 'C' (Service Commercial Mall): 1,062.5 square metres (1 space per 16.5 square metres of GFA = 65 spaces)

Given there is an approved site plan for the property that includes all existing buildings stating 203 parking spaces are required, that is the historic parking requirement for the property.

The proposed development is currently under Site Plan Approval review, file SP21-023, and the applicant did further reduce parking outside of the scope of the expanded drive-through lane at staff's request to accommodate a pedestrian path from the property which connects to the multi-use pathway on the City's right-of-way. The site plan review has been finalized and now requires approval from the Committee of Adjustment to issue Site Plan Approval.

For information purposes, the Comprehensive Zoning By-law (CZBL) is proposing the following parking ratio for "multi-unit commercial buildings" (where there is no parking suffix which this property does not have):

- a. 0 spaces for the first 450 square metres of GFA;
- b. Plus 3.7 spaces per 100 square metres of GFA between 450 square metres and 4,645 square metres; and,
- c. Plus 2.7 spaces per 100 square metres of GFA in excess of 4,645 square metres.

The multi-unit commercial buildings with a total area of 3,096.6 square metres would require 98 parking spaces.

The restaurant use parking ratio under the CZBL is proposed at 9 spaces per 100 square metres of GFA, which would require 23 parking spaces. The total parking requirement for the property as proposed in the CZBL is 121 spaces.

The Guelph Parking Standards Review paper completed by IBI Group in 2019 to propose new parking standards for the CZBL found that there is currently an over supply of commercial parking in the City and Planning supports the requested parking reduction to accommodate the expansion of the drive-through lane for a double order station.

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.

Planning staff recommend approval of the application.

Engineering Services

Engineering has no concerns with the variance application. Engineering review for grading, servicing, and stormwater is being completed under the site plan application (file SP21-023).

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

Building Services

The applicant is requesting a reduction in parking due to a Site Plan application proposing a second drive-through lane for an existing restaurant. Building Services notes that the second lane would aid with any stacking issues on the property for vehicles waiting for the drive-through.

Building Services does not object to this application.

Comments from the Public

None

Contact Information

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