

# Committee of Adjustment Notice of Public Hearing



**An Application for Minor Variances has been filed with the Committee of Adjustment**

## Application Details

### Location:

27-39 Macdonell Street and 26-40 Carden Street

### Proposal:

The applicant is proposing to redevelop an existing two-storey building to construct a six-storey mixed-use building. The first storey will contain commercial units and the remaining five stories will contain 34 residential units.

The property is currently subject to an application for site plan approval (file SP21-037).

### By-Law Requirements:

The property is located in the Specialized Downtown (D.1-1) Zone. Variances from Table 6.3.2.5.1 Row 2 and Additional Regulation 1 for Table 6.3.2.5.1 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum of one (1) off-street parking space per residential dwelling unit [24 off-street parking spaces required, as Section 6.3.3.1.1.2 does not require off-street parking for dwelling units constructed within buildings which existed prior to June 7, 1971]; and
- b) a minimum of 0.05 visitor parking spaces per residential dwelling unit [2 visitor parking spaces required].

### Request:

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

- a) zero (0) off-street parking spaces on the property for the proposed six-storey mixed-use development; and
- b) zero (0) visitor parking spaces on the property for the proposed six-storey mixed-use development.

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## Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

Date: **Thursday, May 12, 2022**  
Time: **4:00 p.m.**  
Location: **[Guelph.ca/live](https://guelph.ca/live) and Council Chambers, City Hall,  
1 Carden Street**  
Application Number: **A-18/22**

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If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

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## Providing Comments

Any person may watch the public hearing at [guelph.ca/live](https://guelph.ca/live) or in-person and participate by submitting written comments and/or speaking to the application. You may submit your written comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **May 5, 2022 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **12:00 p.m. on the day of the hearing**. Please indicate your name, phone number and the application number or address of the property you wish to speak to. When we receive your request, we will send you confirmation and instructions for participating in the hybrid public hearing. Instructions will also be provided during the hearing to ensure those watching online or in-person will be given the opportunity to speak.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at [privacy@guelph.ca](mailto:privacy@guelph.ca) or 519-822-1260 extension 2349.

### **Additional Information**

Agendas and comments related to this application will be available online at [guelph.ca/cofa](http://guelph.ca/cofa). Alternative document formats are available upon request. Additional information related to this application may be obtained by contacting Committee of Adjustment staff between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

### **Notice of the Decision**

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

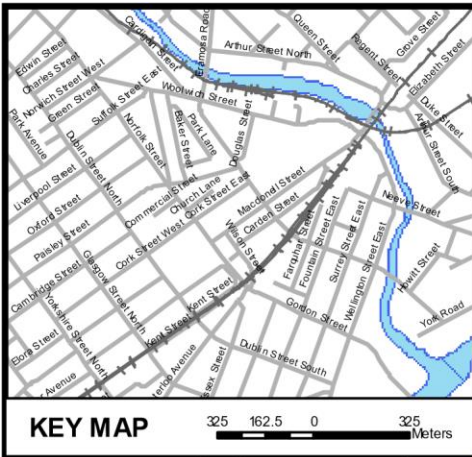
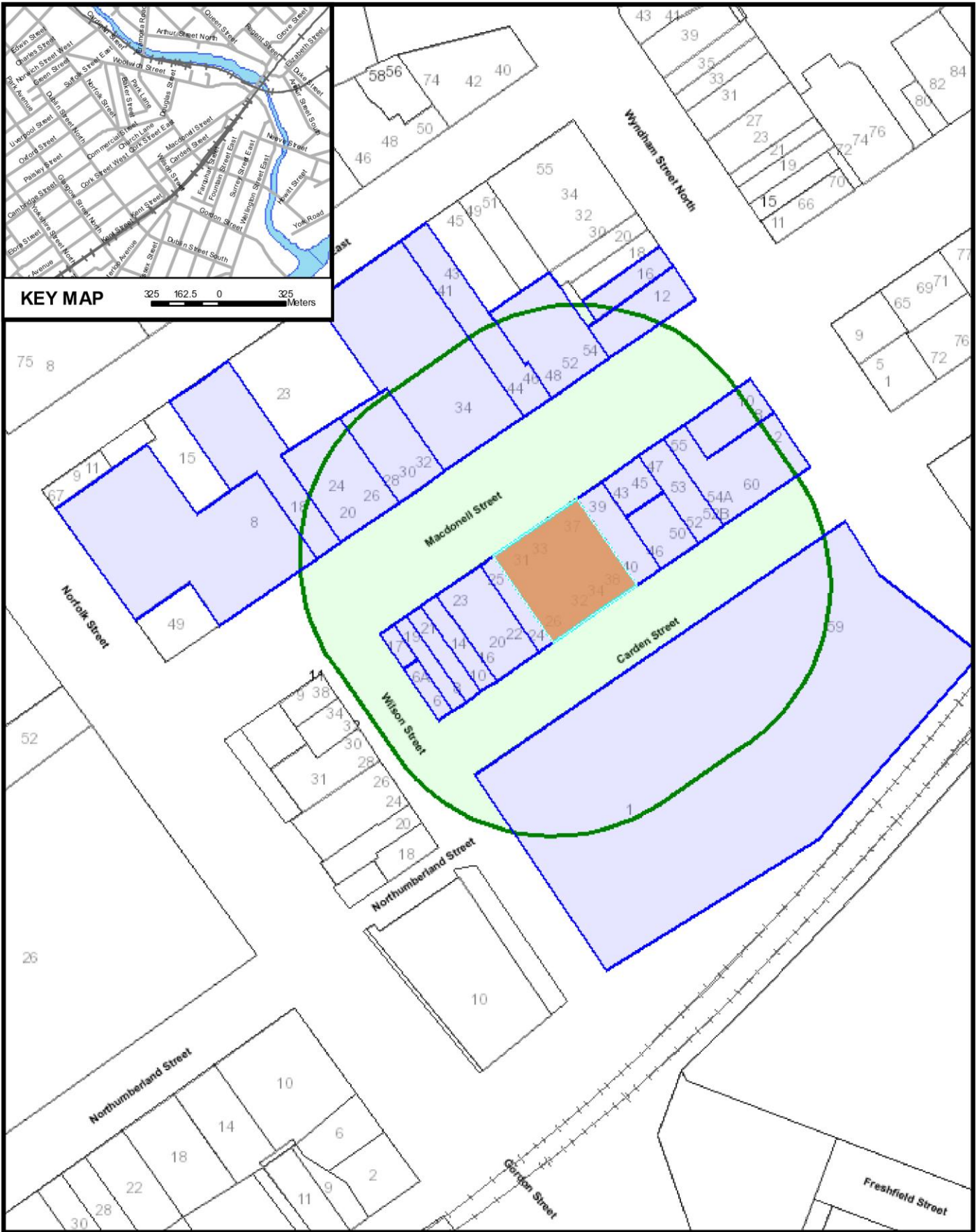
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### **Notice Details**

Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
Dated April 25, 2022.

### **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1  
519-822-1260 Extension 2524 [cofa@guelph.ca](mailto:cofa@guelph.ca)  
**TTY:** 519-826-9771 [guelph.ca/cofa](http://guelph.ca/cofa)



**26-40 Carden Street and 27-39 Macdonnell Street (A-18/22)**  
**60m Circulation Area**

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