

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-25/22 A-26/22
Location: 9 and 11 Cork Street West
Hearing Date: May 26, 2022
Owner: Michael Finoro and Maria Finoro
Agent: Hugh Handy and Amanda Stellings, GSP Group Inc.
Official Plan Designation: Mixed Use 1 (Downtown)
Zoning Designation: Specialized Downtown (D.1-24) Zone

By-Law Requirements: The By-Law requires that a minimum of one (1) off-street parking space per residential dwelling unit [10 off-street parking spaces required].

Request: The applicant is seeking relief from the By-Law requirements to permit a reduced parking rate of 0.9 off-street parking spaces per residential dwelling unit, for a total of 9 off-street parking spaces being provided on the subject properties for the proposed four-storey residential building.

Staff Recommendation

Approval

Comments

Planning Services

The subject property is designated 'Mixed Use 1 (Downtown)' within the City's Downtown Secondary Plan (DSP). The 'Mixed Use 1' land use designation is intended to accommodate a broad range of uses in a mix of highly compact development forms. Development within this designation shall contribute to the creation of a strong urban character and a high-quality, pedestrian-oriented environment. The 'Mixed Use 1' land use designation permits, among other uses, multi-unit residential buildings, including apartments. The requested minor variance does not conflict with the general intent and purpose of the Official Plan as the proposed reduction in parking will facilitate the use of the lands for a compact multi-unit residential apartment development which aligns the vision of the DSP.

The subject property is zoned 'Specialized Downtown (D.1-24)' according to Zoning By-law (1995)-14864, as amended, which permits residential uses such as

apartment buildings with a parking rate of one (1) parking space per dwelling unit (14.1.5). The applicant is proposing to construct a four-storey, 10-unit apartment building with a reduced parking rate to 0.9 off-street parking spaces per residential dwelling unit. The general intent and purpose of the Zoning By-law in requiring parking standards to ensure that sufficient area and spaces are provided so that parking demand can be met on site and any spillover of parking on adjacent streets is minimized or does not occur. The site is supported by local short-term and overnight parking options to accommodate visitor needs. Locations include MacDonnell Street Parking Lot, West Parkade, and Market Parkade. Considering the intended use and layout of the site and the proximity to public and active transit options in the Downtown, a reduction to a rate of 0.9 off-street parking spaces per residential dwelling unit will achieve the general intent and purpose of the specialized D.1-24 zone as it relates to providing adequate parking.

On February 9, 2022, the City provided initial comments on a proposed four-storey, 10-unit apartment building through the Site Plan Review Committee (SPRC). Through these comments, it was brought forward by Zoning staff that the proposal does not comply with section 14.1.5 of the Zoning By-law as it relates to the minimum required parking spaces for an apartment building within the D.1-24 Zone. Therefore, the applicant is requesting a variance to reduce the parking rate to 0.9 off-street parking spaces per residential dwelling unit to facilitate the proposed development, whereas a rate of 1 is required.

Staff would note that the parking reduction is the sole variance being requested through the subject application, no additional variances have been requested. Planning staff are aware that on August 13, 2019, there was a refusal decision given by the Committee of Adjustment for application A-57/19 and A-58/19 with respect to a request to increase the elevation of a previous development proposal to 346 metre above sea level. Staff highlight that the subject development associated with applications A-25/22 and A-26/22 is new and not what came before the Committee on August 13, 2019. The sole request of the subject application is to request a reduction in the required number of parking spaces to accommodate the current development proposal. The subject application does not request to alter or exceed the maximum permitted elevation as it relates to the protected view areas defined on Area Map Number 63 of the Zoning By-law.

Mixed Use 1 areas in the DSP are intended to accommodate a broad range of uses in a mix of highly compact development forms. The DSP envisions more people living in the downtown and the evolution of downtown into a distinct urban centre. An objective of the DSP is to accommodate a significant share of Guelph's population growth to 2031 and to transition to promote active and public transit options with a reduced reliance on private vehicles (11.1.2). The subject development will facilitate a compact 10-unit infill apartment building which would be supported by the existing local transit options along Norfolk Street, Macdonell Street, and Paisley Street, and whose site provides suitable on-site bicycle parking. Planning staff are of the opinion that the requested variance is desirable for the appropriate development of lands.

It is Planning staff's opinion that the reduction from ten (10) parking spaces to (9) parking spaces is minor in nature. The site is situated in the Guelph Downtown

Urban Growth Centre and has access to a variety of existing public transit routes, pedestrian linkages, and alternative publicly accessible parking locations. The requested reduction in parking is considered minor in nature.

The requested variance meets the general intent and purpose of the Official Plan and Zoning By-law, is desirable for the appropriate development and use of the land, and is minor in nature. It is recommended the Committee approve the minor variance, subject to the condition recommended above.

Engineering Services

Engineering review for grading, servicing, stormwater management will be completed under the site plan application. Therefore, engineering has no concerns with the requested variances.

We agree with the recommendation provided by Building and Planning Staff.

Building Services

This property is in the Specialized Downtown 1 (D.1-24) Zone which permits an apartment building. The applicant is proposing a reduced parking rate of 0.9 off-street parking spaces per residential dwelling unit for a total of 9 parking spaces, whereas Table 14.1.5 Row 1 of Zoning By-law (1995)-14864, as amended, requires a minimum of one (1) off-street parking space per residential dwelling unit for a total of 10 spaces.

Building Services has no concerns with the minor variance applications.

Alectra Utilities

We have reviewed the application scheduled for the May 26, 2022 hearing and do not have any comments.

Comments from the Public

Yes (See Attached)

Contact Information

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