



LAND SURVEYORS and ENGINEERS

January 10, 2023

31680-22

Jeff.Buisman@vanharten.com

Committee of Adjustment  
City of Guelph  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

Attention: Mr. Juan da Silva

Dear Mr. da Silva:

**Re: Minor Variance Application and Sketch – A-1/23  
29 & 31 Paisley Street  
Part of Lot 636, Registered Plan 8  
PIN 71291-0187  
City of Guelph**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the sketch, completed application form, PIN Report and Map and required deeds. Payment of \$1,257.00 to the City of Guelph for the applications will be made after submission.

**Proposal:**

The subject property is known as 29 & 31 Paisley Street (PIN 71291-0187) and contains an existing 2 storey building. There are 5 units total – 1 commercial unit and 4 residential dwelling units. The intention is to renovate the inside to convert the existing commercial unit to another residential dwelling unit – for a total of 5 residential units in the building.

The Zoning By-law requires a minimum of 1 parking space per dwelling unit in an Apartment Building, meaning a minimum of 5 parking spaces are required; however, only 2 parking spaces are possible on site and a minor variance is being requested.

The minor variance request is as follows:

- A) To permit 2 parking spaces for 5 residential units instead of 5 parking spaces as required in Section 6.3.2.5.1, Row 1 of the Zoning By-law for an Apartment Building.**

572 Weber Street North, Unit 7  
Waterloo ON N2L 5C6  
519-742-8371

Elmira, ON:  
519-669-5070

423 Woolwich Street  
Guelph, ON N1H 3X3  
519-821-2763

660 Riddell Road, Unit 1  
Orangeville, ON L9W 5G5  
519-940-4110

Collingwood, ON:  
249-499-8359

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There is a Right-of-Way Easement (INST ROS517508) on the subject property that runs the length of the east property line. This easement is for access to the parking area of the adjacent neighbour at #27 Paisley Street. Due to the easement and parking area / turnaround for the cars at #27; an additional parking space is not possible in the rear of the subject property (#29-31) and therefore, a minor variance for 2 parking spaces is required.

The property is zoned Downtown 2 (D.2) which permits a number of uses including an Apartment Building. The property has an Official Plan designation of Mixed Use 2 in the Downtown Secondary Plan. The building has existed for many years of years and there are a number of legal non-conforming zoning deficiencies including the parking. There are no plans to alter the lot lines or exterior of the building, only interior and therefore, the only variance required is for the parking.

We consider this request minor in nature as the parking spaces have existed for a number of years and would be considered legal non-conforming currently. The desire to acknowledge the existing parking deficiency is due to changing one unit from commercial to residential. The property layout and building configuration does not allow for any additional parking spaces as open space is limited. The application is acknowledging a legal non-conforming zoning item. We consider the variance to be minor in nature and it will not have a negative impact on the neighbouring parcels.

There is an urgent need for additional residential rental units within the City and in the Downtown area and this provides an opportunity to allow for one more. Given the property location in Downtown, there is a high possibility that a tenant may not have a car. There are ample public transportation options within steps of the building – bus routes, near the train / bus station, bike paths and very walkable. This provides a tenant with a number of options to get around without a vehicle and the reduced parking is minor.

This proposal is practical and provides an opportunity to address the parking deficiency that currently exists and acknowledging it with the proposed renovations. There are no changes to the lot limits and the remaining zoning deficiencies are considered legal non-conforming. There were preliminary discussions with City Staff and no concerns were raised.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.

**Jeffrey E. Buisman** B.E.S, B.Sc.  
*Ontario Land Surveyor*

cc Thomas MacKillop