

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

50-60 Fife Road

Proposal:

The property currently contains 70 residential units. The applicant is proposing to demolish an existing two-storey building containing 4 residential units and a community room and construct three-storey multiple attached dwellings with 18 additional residential units in its place, resulting in a total of 84 units.

By-Law Requirements:

The property is located in the Specialized Residential Townhouse (R.3A-4) Zone. Variances from Sections 5.3.3.1.4.1, 5.3.3.1.4.2, 5.3.3.1.4.2.3, 5.3.2.5.1, 4.13.4.3 and 4.13.6 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law:

- a) permits a variety of uses in the R.3A-4 Zone, including a townhouse or apartment building, but does not permit a multiple attached dwelling;
- b) permits a maximum of 70 dwelling units in the R.3A-4 Zone;
- c) requires a minimum private amenity area of 20 square metres per unit for cluster townhouses and ground level stacked townhouse units;
- d) requires a minimum of 1.5 parking spaces per unit for the first 20 units in an apartment building, and 1.25 spaces per unit for more than 20 units; and 1 parking space per unit for a townhouse unit [total of 100 parking spaces required]
- e) requires a minimum of 20% of the total required number of parking spaces for the use of visitors [total of 20 visitor parking spaces required]

Request:

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

- a) multiple attached dwellings at 50-60 Fife Road subject to the R.3A-4 Zone regulations;
- b) a maximum of 84 dwelling units;
- c) a minimum private amenity area of 10 square metres for the proposed units;
- d) a minimum of 82 off-street parking spaces for the existing apartment building, existing townhouse units, and proposed multiple attached dwellings; and
- e) a total of 13 off-street parking spaces for the use of visitors (visitor parking).

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, February 9, 2023
Time:	4:00 p.m.
Location:	Guelph.ca/live and Council Chambers, City Hall, 1 Carden Street
Application Number:	A-6/23

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.

Providing Comments

Any person may watch the public hearing at 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, address, application number or address of the property you are providing comments on, and any other relevant information in your submission. Written comments received by **February 2, 2023 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 or 519-822-1260 extension 2349.

Additional Information

Agendas and comments related to this application will be available online at 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 minor variance, 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.

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
January 23, 2023

Contact Information

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

