

To the Clerk's office and the Committee of Adjustment Members,

I would like my comments considered in regards to the application #A-32/23 for the new variances on the property known as 60 Ontario Street Guelph.

On Aug 17, 2022 the Committee of Adjustment agreed to a licensed establishment and art gallery and a minimum of zero off- street parking space on the subject property. The by law requires a minimum of 14 off-street parking spaces. These were approved however with the following conditions:

1. That an outdoor patio shall not be permitted for the licensed establishment.
2. That liquor shall not be offered for sale or sold beyond 12:01 am.
3. That the licensed establishment is restricted to a maximum of 20 square metres.

Now the owners are not respecting this decision and are asking for more variances.

1. Licensed establishment with an associated outdoor patio in a C.1-15 Zone and a CC zone. The C.1-15 zone does not permit a licensed establishment with an outdoor patio nor does the CC zone permit this.
2. The proposed outdoor patio is to be partly located with the sight line triangle of the lot but the C.1-15 Zone does not permit any building or structure to be located in the sight line triangle of a corner lot and the CC zone also does not permit this.
3. A maximum capacity of 100% of the indoor capacity (20 persons) for the proposed patio associated with a licensed establishment and combined with the art gallery and coffee shop. This will provide 200% of the indoor capacity. What is the maximum number of persons allowed on the patio? The "GSP group" has indicated that "the proposed variances will facilitate the addition of shared patio spaces for all three uses of the property where patrons can intermingle". And who will police and monitor this capacity?
4. The proposed outdoor patio is to be located in the front yard and exterior side yard with a minimum of 1 metre from the street line. It should be 3 metres from the street and the proposed planter boxes are on the property line on Arthur Street. This change will impact sight lines coming up to the stop sign on Arthur street and will impact snow removal capabilities. Last winter snow was piled dangerously high on the lot itself because there was no where to put it.
5. The proposed outdoor patio is to be located outside the building envelope and will require the set back on the site but the by law is meant to be if the patio is within the building envelope.
6. An accessory building or structure (outdoor patio) is to be located in the front yard but the by law does not permit this very structure in a front yard.

The business known as "Standing Room Only" was meant to be the smallest bar in Canada. This is no longer feasible as the owner wants to add an additional 200% capacity. In January 2023 the owner was interviewed for a blog and it was stated "stay tuned this summer for a communal outdoor space". Had the owner applied for the variances at that time? This is very presumptive.

Currently the owners and patrons park on the paved over triangular lot. They are not zoned for parking on the site and they have been doing this since it opened. This is definitely not zero parking as they agreed to. Cars and trucks are parked on the lot and also on an unsafe angle on Arthur Street. I have called by law several times regarding the Arthur street parking because it impedes the vehicular traffic on Arthur street.

Many letters of support were sent to your committee from owners at the Metal Works. These are not people who are most affected by these new variances. Those of us who live on the street are most affected by these requests.

This is no longer a request for minor variances. These are zoning changes and should be dealt with as such.

Spring Mill has an outdoor patio very close by. They built this properly and it is only open until 10 pm. They have done the respectful way of doing business.

In closing please send me written notice of your decision. I look forward to my concerns being considered.

Many thanks

Kassie Jennings
■ *Ontario street*
Guelph, Ontario

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