



August 14, 2023

File No. 23169

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

Attn: City of Guelph – Committee of Adjustment

**Re: Minor Variance Application
236 Gordon Street, Guelph**

GSP Group Inc. (“GSP”) has been retained by Moreton Properties Limited (the “Agent”) to provide land use planning assistance related to a minor variance application on the property municipally known as 236 Gordon Street, Guelph (herein referred to as the “Site”).

We are pleased to submit the enclosed minor variance application which seeks approval to request relief from the Zoning By-Law to permit 29 parking spaces, whereas 31 would be the requirement.

The Site is located in the City of Guelph on the west side of Gordon Street, to the North of Dormie Lane.

Planning Framework

The Site is currently designated ‘Medium Density Residential’ in the City of Guelph Official Plan (Schedule ‘2’ map), and currently zoned ‘R.4A’ in the City of Guelph Zoning By-Law (1995)-14864, and zoned ‘RH.7’ in the City of Guelph Zoning By-Law (2023)-20790.

Tests of Minor Variance

Under Section 45 (1) of the *Planning Act*, there are four tests that a Minor Variance must meet and are as follows:

1. Does the Minor Variance maintain the general intent of the Official Plan?

The Site is designated ‘Medium Density Residential’ in the City of Guelph Official Plan. The proposed minor variance would seek approval to request relief from the Zoning By-Law to permit 29 parking spaces, whereas 31 would be required. It is our belief that the variance maintains the general intent of the Official Plan.

2. Does the Minor Variance maintain the general intent of the Zoning By-law?

The intent of the Zoning By-Law is to regulate land uses and regulations with respect to the placement of buildings on land and the use of land and buildings. The RH.7 Zone is intended to accommodate medium density dwellings, including mid-rise apartment buildings, at low to medium density. Functionally, the site will remain a location for medium density residential use.

The variance requesting changes to the parking requirements is required to comply with the amended Zoning By-law. There are no changes proposed to the existing building or site necessitated as a result of approval of the variance. The remaining regulations of the parent zoning are in tact and will be maintained.

3. Is the Minor Variance desirable for the lands?

In our opinion, the proposed variances are desirable for the lands, as the entirety of this property is designated and zoned for residential use. Functionally, the site will maintain the existing configuration of the building on the property.

4. Is the application minor?

The requested variance is minor in nature as they do not result in any significant changes to the function of the existing property. The variance supports the continued residential use of the lands and will permit 29 parking spaces for the existing residential building, whereas 31 would be required.

It is our opinion that for the reasons outlines above, the requested variances are minor and appropriate for the property.

Justification / Rationale

- The existing building subject to this application is providing an additional residential unit in an underutilized room. The medium density residential building provides rental units for mostly post-secondary education students, where parking has never previously been a historic issue on the site.
- The existing building maintains the exterior footprint and parking spaces, adding one more unit to the building for additional rental housing, which will meet the needs of the residents.

Conclusion

It is our opinion that the Minor Variance application represents good planning and maintains the intent of the Official Plan and Zoning By-law. The requested variance is appropriate for the Site and are minor in nature.

In support of the application, we hereby enclose:

- Completed application form(s);
- Supporting documentation (Site Plan Sketch);

The required fees made payable to the City of Guelph (\$1,354.00) for the Minor Variance Application will be provided by the client. I trust that, with this written submission our application can be considered at this time. If you have any questions or wish to discuss this application further, please do not hesitate to contact me.

Sincerely,
GSP Group Inc.



Hugh Handy, MCIP, RPP
Vice President



Michael Serra, BEDP
Planner

cc: Brandon Couldrey