

MEMORANDUM

TO: Committee of Adjustment
City of Guelph

FROM: John L. Cox
JL Cox Planning Consultants Inc.

DATE: September 11, 2023

RE: Use Variance for 485 Silvercreek Parkway North

Further to the above noted minor variance application this memorandum is to provide background information to support the application.

1 Subject Property

The subject property is 485 Silvercreek Parkway North which is a service commercial plaza located at the southeast corner of Woodlawn Road and Silvercreek Parkway. The property is approximately 8900m² in area and contains 3065m² of leasable floor area.

A copy of the approved site plan for the property has been included with the application.

2 The Proposed Minor Variance

The applicants are applying for a use variance to permit a day care centre of up to 1022m² (11,000 sq ft) to be located within the plaza. The day care centre would be located with the existing commercial space so no external changes to the building are proposed.

The lands are zoned SC2-15 in Zoning by-law (1994)-14864 and the list of permitted uses in Section 6.4.3.2.15.1 of the By-law does not include a day care centre.

The City's new comprehensive Zoning By-law (20230-20790 zones the property as SC. The list of permitted uses set out in Table 8.1 does not include a day care centre. However, it is important to note that a day care centre is listed in Table 8.1 as a use that is permitted if it is complementary to a principal use that is permitted by the By-law.



3 Parking Requirements

The parking area for the plaza currently contains a total of 156 delineated parking spaces. Based on the parking requirement set out in Table 5.3 of Zoning By-law (2023)-20790 for multi-unit buildings (3.5 parking spaces per 100m² of GFA between 450m² and 4550m²) a total of 92 spaces are required for the total development, so there is a substantial amount of available parking. It should also be noted that the parking requirement for a day care centre in Table 5.3 is 3.0 parking spaces per 100m² GFA which is slightly lower than the overall requirement for the commercial development, so the use is not expected to result in a higher demand for parking.

An outdoor play area will be required for the day care centre, if approved. It is proposed to be located directly behind the proposed day care centre location at the south end of the building. This will result in the removal of 14 parking spaces but, as noted above, there is an ample oversupply of parking available on the property.

Please advise if any further information is required for the application.

Respectfully Submitted

JL Cox Planning Consultants



John L Cox BES, RPP