

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

55 and 75 Cityview Drive North (Blocks 131 and 132)

Proposal:

The applicant is proposing to construct 123 residential units forming 10 stacked townhouse buildings on Blocks 131 and 132 of the Cityview Subdivision (Phase 2). The property is also subject to a minor variance application for Block 130 (file A-72/22, see attached).

This property is currently subject to an application for site plan (file SP22-124) and a draft plan of subdivision (file 23T-12501).

By-Law Requirements:

The property is located in the Specialized Residential Apartment (R.4A-48) Zone. Variances from Section 4.13.6, Table 5.4.2 Row 8, and Section 5.4.2.1 of Zoning By-law (1995)-14864, as amended, are being requested. The By-law requires:

- a) a minimum of 20% of the calculated total required number of parking spaces shall be provided for the use of visitors to a residential building, and such parking spaces shall be located above grade and clearly identified as being reserved for the exclusive use of visitors; and
- b) where windows of a habitable room face on a side yard, such side yard shall have a minimum width of not less than 7.5 metres in the R.4A Zone.

The property is also located in the Site-specific Low Density Residential 4 (RL.4-3) Zone. Variances from Sections 5.2.2(c), 5.3.2(a) and Table 5.2 Row 3, Table 5.7 Row 1, and Section 5.9(b), Table 6.18, and Table 6.19 of Zoning By-law (2023)-20790, as amended, are being requested. The By-law requires:

- a) that on a lot 9,000 square metres and greater, a maximum of 75% of the residential parking spaces shall be permitted in surface parking areas;
- b) that minimum parking space dimensions for an apartment building (over 3 units), mixed-use building, stacked townhouse, stacked back-to-back townhouse and non-residential uses (interior or exterior parking spaces) be 2.75 metres in width and 5.5 metres in length;
- c) that the minimum required long term bicycle parking spaces be 1 space per dwelling unit, with a minimum of 2 spaces total, for residential uses;
- d) that a minimum of 80% of total required parking spaces for multi-unit buildings with 3 or more dwelling units, cluster townhouse, stacked townhouse, stacked back-to-back townhouse, and mixed-use buildings shall be provided as designed electric vehicle parking spaces;
- e) that the minimum rear yard be one-half the building height, and no less than 4.5 metres, for townhouse units located in the RL.4 Zone;
- f) a minimum lot area per dwelling unit of 270 square metres for a townhouse unit in the RL.4 Zone;
- g) a minimum exterior side yard from a private street, back of curb, sidewalk or lot line of 4.5 metres for a townhouse unit in the RL.4 Zone; and
- h) a minimum rear yard from a private street, back of curb, sidewalk or lot line of 7.5 metres for a townhouse unit in the RL.4 Zone;

Request:

The applicant is seeking relief from the requirements of Zoning By-law (1995)-14864, as amended to permit:

- a) a minimum of 15% of the calculated total required parking spaces to be provided for the use of visitors; and
- b) a minimum side yard of 6.0 metres for the proposed townhouse buildings;

The applicant is seeking relief from the requirements of Zoning By-law (2023)-20790, as amended to permit:

- a) 100% of the residential parking spaces to be surface parking areas;
 - b) minimum parking space dimensions for the proposed townhouses to be 2.5 metres in width and 5.5 metres in length;
 - c) a minimum of 0.67 long term bicycle parking spaces per townhouse unit;
 - d) a minimum of 10% of the total required parking spaces on the subject property be provided as designed electric vehicle parking spaces;
 - e) a minimum rear yard of 2.75 metres for the proposed townhouse units;
 - f) a minimum lot area per townhouse unit of 128 square metres;
 - g) a minimum exterior side yard of 1 metre from a private street; and
 - h) a minimum rear yard of 4 metres from a private street;
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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, October 12, 2023**
Time: **4:00 p.m.**
Location: **[Guelph.ca/live](https://guelph.ca/live) and Council Chambers, City Hall,
1 Carden Street**
Application Number: **A-73/23**

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 **October 5, 2023 at 12:00 p.m.** will be circulated to the Committee members and included with the staff comments document that is posted online prior to 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. the day before 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

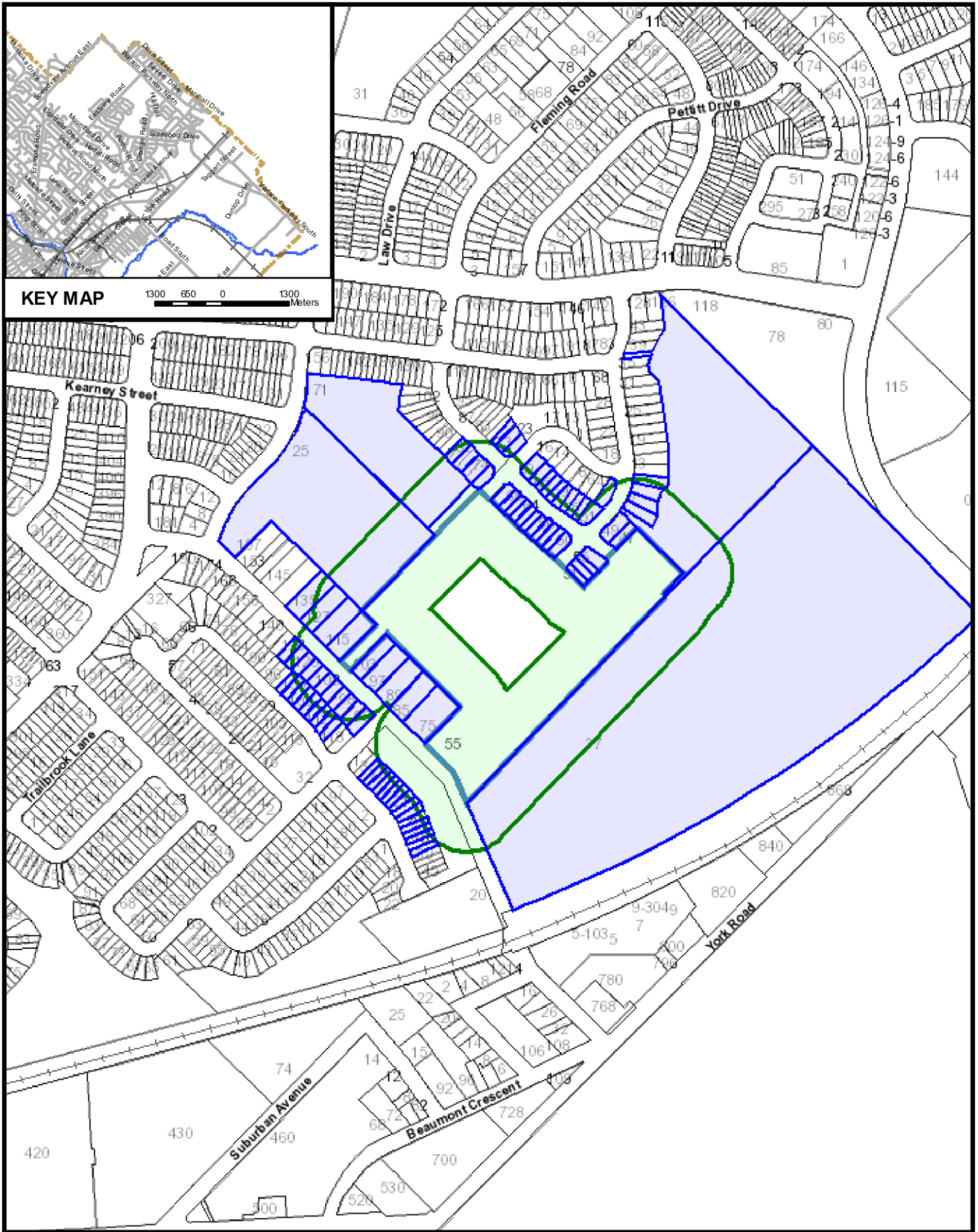
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal.

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated September 22, 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



**A-72/23 A-73/23 (55 & 75 Cityview Drive North)
60m Circulation Area**

Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment
Date Printed: 2023-09-21, 4:18:28 p.m.



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