

# Committee of Adjustment Comments from Staff, Public and Agencies

---



## Application Details

Application Number:	A-71/23
Location:	595 Elmira Road North
Hearing Date:	October 12, 2023
Owner:	Cowie Capital Partners Inc.
Agent:	Amanda Kosloski, Armstrong Planning and Project Management
Official Plan Designation:	Service Commercial
Zoning Designation (1995)-14864:	Specialized Highway Service Commercial (SC.2-2) Zone
Zoning Designation (2023)-20790:	Service Commercial (SC) Zone

### **Zoning By-Law (1995)-14864 Requirements:**

The By-law requires 1 parking space per 50 square metres of gross floor area for a storage facility use [total of 96 parking spaces required].

### **Zoning By-Law (2023)-20790 Requirements:**

The By-law requires:

- a) 1 parking space per 100 square metres of gross floor area for a storage facility use [total of 54 spaces required];
- b) a maximum building height of 3 storeys;
- c) a minimum of 25% of the required short term bicycle parking spaces to be weather protected; and
- d) that for any non-residential use, a minimum of 10% of required parking spaces be provided as electric vehicle parking spaces and a minimum of 20% of required parking spaces be provided as designed electric vehicle parking spaces.

### **Request:**

The applicant is seeking relief from the requirements of Zoning By-law (1995)-14864, as amended, to permit a minimum of 50 parking spaces on the subject property.

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

- a) to permit a minimum of 50 parking spaces on the subject property;
- b) a maximum building height of 4 storeys for the proposed new storage building;

- c) 0% of the required short term bicycle parking spaces to be weather protected; and
  - d) 0% of the required parking spaces to be provided as electric vehicle parking spaces and 0% of required parking spaces to be provided as designed electric vehicle parking spaces.
- 

## **Staff Recommendation**

### **Approval**

---

## **Comments**

### **Planning Services**

The subject property is designated "Service Commercial" in the City's Official Plan. The "Service Commercial" land use designation is intended to provide a location for highway-oriented and service commercial uses that do not normally locate within a downtown because of a site area or highway exposure needs, which may include commercial uses of an intensive nature that can conflict with residential land uses. A storage facility is a permitted use within the "Service Commercial" land use designation. The requested variances will facilitate the construction of a new four-storey self-storage building in conformity with the City's Official Plan. The requested variances are considered to meet the general intent and purpose of the Official Plan.

The subject property is currently subject to Site Plan application (SP22-098). The applicant is proposing to demolish three of the existing single-storey storage buildings and construct a new four-storey building in the south-west corner of the property. Variances to both By-laws are required to facilitate the construction of the new building.

The following variance is required to Zoning By-law (1995)-14864, as amended:

Relief from Section 4.13.4.2 of the Zoning By-Law to permit a minimum of 50 parking spaces, whereas the By-law requires 1 parking space per 50 square meters of gross floor area for a storage facility use (total of 96 parking spaces required).

The following four variances are required to Zoning By-law (2023)-20790, as amended:

- a) Relief from Table 5.3 of the Zoning By-Law to permit a minimum of 50 parking spaces on the subject property, whereas 1 parking space per 100 square metres of gross floor area for a storage facility is required (total of 54 parking spaces required).
- b) Relief from Table 5.8 of the Zoning By-Law to permit 4 storeys, whereas a maximum height of 3 storeys is permitted.
- c) Relief from Section 5.8.1(b)(iii) of the Zoning By-Law to permit 0% of the required short term bicycle parking spaces to be weather protected, whereas a

minimum of 25% of the required short term bicycle parking spaces are required to be weather protected.

- d) Relief from Section 5.9(c) of the Zoning By-Law to permit 0% of the required parking spaces to be provided as electric vehicle parking spaces and 0% of required parking spaces to be provided as designed electric vehicle parking spaces, whereas a minimum of 10% of required parking spaces for non-residential uses must be provided as electric vehicle parking spaces and a minimum of 20% of required parking spaces must be provided as designed electric vehicle parking spaces.

**Variance A:**

The subject property is zoned, "Specialized Highway Service Commercial" (SC.2-2) according to Zoning By-Law (1995)-14684, as amended. The SC.2-2 Zone permits a wide range of uses that are auto related, service based, and commercial based. The subject property is zoned, "Service Commercial" (SC) according to Zoning By-Law (2023)-20790, as amended. The SC Zone permits a wide range of uses that are auto related, commercial based, and community oriented. A variance from Section 4.13.4.2 of Zoning By-Law (1995)-14864, as amended and from Table 5.3 of Zoning By-Law (2023)-20790, as amended, is being requested to permit reduced parking for the expansion of the existing storage facility. The applicant is proposing 50 parking spaces. 96 parking spaces are required under Zoning By-Law (1995)-14684, as amended and 54 parking spaces are required under Zoning By-Law (2023)-20790, as amended. The general intent and purpose of the Zoning By-law in requiring parking standards is to ensure that sufficient area and spaces are provided so that parking demand can be met on site and potential spillover of parking on adjacent streets does not occur. The applicant has advised that 50 parking spaces are more than sufficient due to the nature of the self-storage business. Self-storage businesses are known to be low volume traffic generators with quick vehicle turn-over traffic. A parking study was conducted for this site, which determined that the entire site could operate successfully with the provision of 11-28 parking spaces, which far exceeds the proposed 50 spaces. No impacts within the site or adjacent City streets are expected from the reduced parking rate. The requested parking variance meets the general intent and purpose of both Zoning By-laws, is considered to be desirable for the appropriate development of the land and is minor in nature.

**Variance B:**

A variance from Table 8.7 of Zoning By-Law (2023)-20790, as amended, is being requested to allow 4 storeys, whereas a maximum height of 3 storeys is permitted. An increase by one storey is compatible with the surrounding land uses as there are no sensitive uses around the site. To mitigate any potential impacts to surrounding properties, a setback of approximately 17 metres has been incorporated from the front property line and a 3 metre setback to the south property line. Furthermore, 4 storeys are permitted as of right within this Zone in the Zoning By-Law (1995-14684) when the site plan application was submitted. The requested variance is considered to meet the general intent and purpose of the Zoning By-law, is

considered to be desirable for the appropriate development of the land and is minor in nature.

**Variance C:**

A variance from Section 5.8.1(b)(iii) of Zoning By-Law (2023)-20790, as amended, is requested to allow a reduction in weather protected short time bicycle parking. The proposed weather protected bicycle parking is 0% (0 spaces), whereas a minimum of 25% (1 space) of the required short term bicycle parking spaces are required to be weather protected. The applicant has advised that due to the location and nature of the business there is expected to be minimal bike traffic, as it is usually impractical for storage facility users to access their unit with a bike. If a bike was the preferred method of transportation to the site, it would be expected that the facility user would likely bring the bike directly to their unit to offload/reload. 5 visitor bicycle parking spots will be provided, and this is expected to be sufficient as there would be quick-turnover time for these spaces and demand is expected to be low. The requested variance is considered to meet the general intent and purpose of the Zoning By-law, is considered to be desirable for the appropriate development of the land and is minor in nature.

**Variance D:**

A variance from Section 5.9(c) of Zoning By-Law (2023)-20790, as amended, is requested to allow a reduction in electric vehicle parking. The proposed electric vehicle parking is 0% electric vehicle parking spaces and 0% designed electric vehicle parking spaces, instead of the required 10% electric vehicle parking spaces and 20% designed electric vehicle parking spaces. The applicant has advised that due to the nature of the business, users are expected to come and go in quick succession. As such, it is unlikely that an electric vehicle user would stay on site long enough to charge their vehicle. There is expected to be no demand for electric vehicle charging facilities on this site. The requested variance is considered to meet the general intent and purpose of the Zoning By-law, is considered to be desirable for the appropriate development of the land and is minor in nature.

The requested variances meet the general intent and purpose of the Official Plan and Zoning By-law, are desirable for the appropriate development of the land and are considered to be minor in nature.

Staff recommend approval of the application.

**Engineering Services**

Engineering has no concerns with the requested variances.

We agree with the recommendations made by Planning and Building staff.

**Building Services**

The subject property is zoned Specialized Highway Service Commercial (SC.2-2) under Zoning By-law (1995)-14864, as amended and Service Commercial (SC) under Council approved Comprehensive Zoning By-law (2023)-2079, as amended. The applicant is proposing to demolish a portion of a single storey storage facility

and build a new 4 storey storage facility. The proposed new building is 5,608 square metres, however the existing storage building with an area of 1,410 square metres is being demolished, therefore the new gross floor area is 4,198 square metres, the gross floor area that the required parking is calculated with.

There is an active Site Plan application for this proposal which was submitted fully under the 1995 ZBL. The proposal met all the 1995 ZBL regulations with the exception of required parking. Since the minor variance for the application has been submitted after April 18, 2023, any minor variance application is subject to both zoning by-laws.

A building permit is required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

Building Services supports Planning and Engineering recommendations.

## **Comments from the Public**

None

---

## **Contact Information**

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

519-822-1260 Extension 2524

[cofa@guelph.ca](mailto:cofa@guelph.ca)

TTY: 519-826-9771

[guelph.ca/cofa](http://guelph.ca/cofa)