

# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number:	A-72/23 and A-73/23
Location:	55 and 75 Cityview Drive North
Hearing Date:	October 12, 2023
Owner:	Debrob Investments Ltd. (under contract to 1266304 Ontario Inc.)
Agent:	Brandon Flewwelling, GSP Group Inc.
Official Plan Designation:	Low Density Greenfield Residential
Zoning Designation (1995)-14864:	Specialized Residential Townhomes (R.3A-57) Zone
Zoning Designation (2023)-20790:	Site-specific Low Density Residential 4 (RL.4-3) Zone

### File A-72/23 Requirements:

#### Zoning By-Law (1995)-14864

The property is located in the Specialized Residential Townhomes (R.3A-57) Zone.

#### Zoning By-Law (2023)-20790

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 a minimum of 80% of total required parking spaces for multi-unit buildings with 3 or more dwelling units, townhouse-cluster, stacked, stacked back-to-back, and mixed-use buildings shall be provided as designed electric vehicle parking spaces;
- d) a minimum lot area per dwelling unit of 270 square metres for a townhouse unit in the RL.4 Zone;
- e) 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;
- f) a minimum rear yard from a private street, back of curb, sidewalk or lot line be 7.5 metres for a townhouse unit in the RL.4 Zone;

- g) a maximum residential driveway width of 65% of the lot frontage [5 metres], or 5 metres, whichever is less, for a townhouse unit.

**File A-73/23 Requirements:**

**Zoning By-Law (1995)-14864**

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.

**Zoning By-Law (2023)-20790**

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;

**File A-72/23 Request:**

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 10% of the total required parking spaces on the subject property be provided as designed electric vehicle parking spaces;
- d) a minimum lot area per townhouse unit of 225 square metres;
- e) a minimum exterior side yard of 2.5 metres from a private street;
- f) a minimum rear yard of 4 metres from a private street;
- g) a maximum residential driveway width of 7 metres for two units located on the subject property (one in Building A and one located in Building B).

**File A-73/23 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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**The owner has requested deferral of the applications.**

Please see attached correspondence.

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**Comments**

As the deferral request was received prior to staff comments being prepared, no staff comments have been provided at this time.

**Comments from the Public**

None

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**Contact Information**

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

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