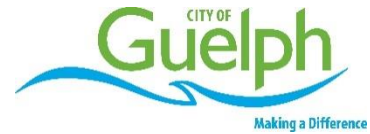


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: B-2/18 and B-3/18
Location: 64 and 68 Queen Street
Hearing Date: December 10, 2020
(Deferred at the December 12, 2019 hearing)
Owner: Charleston Homes Ltd. and Scattered Lotco Inc.
Agent: Jamie Laws, Van Harten Surveying Inc.
Official Plan Designation: Low Density Residential
Zoning: Residential Single Detached (R.1B)

Request: The applicant is proposing to sever the following parcels of land:

File B-2/18 (68 Queen Street):

Severance of a parcel with frontage along Queen Street of 5.17 metres and an area of 260 square metres. The retained parcel contains an existing stone wall and flagstone patio and will have frontage along Queen Street of 15.0 metres and an area of 753 square metres; and

File B-3/18 (64 Queen Street):

Severance of a parcel with frontage along Queen Street of 9.83 metres and an area of 472 square metres. The retained parcel contains an existing single detached dwelling and will have frontage along Queen Street of 20.64 metres and an area of 1054 square metres.

The applicant is proposing to merge the two severed parcels together in order to create a new residential lot with frontage along Queen Street of 15.0 metres and an area of 732 square metres.

Staff Recommendation

Deferral

The applicant has also requested deferral of the application, see attached letter.

Recommended Conditions

None

Comments

Planning Services

The applicant is proposing to create a new residential lot with two retained lots. These applications were previously deferred at the January 11, 2018, December 13, 2018 and December 12, 2019 hearings. The applications were deferred at the request of the applicant to allow time to address engineering comments.

Planning staff have reviewed engineering comments and their recommendation for deferral. Planning staff are concerned with the number of deferrals that have been requested. The applicant has had almost 3 years to address engineering comments and there are still outstanding items to address. In reviewing an application for Consent, staff review the criteria outlined in Section 51(24) of the Planning Act and believe that these applications are premature until such time that engineering comments can be addressed; however, Planning staff can agree with the recommendation for deferral made by Engineering staff. Planning staff recommend the deferral be for a limited time period and suggest that the application be deferred for a maximum time period of 6 months from the date of the Committee's decision.

Engineering Services

Engineering staff conducted a site visit and our site visit revealed the tremendous grade difference from the street line to the back of the property. As per the City's contour mapping, the grading difference from Queen Street to the Southeast property line is approximately 10.5 metres. Because of the excessive grade difference, there is drainage concern for staff as an adequate outlet will be required to ensure there is no adverse impact on the adjacent lands to the South for major and minor storm events.

The applicant has requested deferral of the applications. The applicant and the consultant will be working with staff to resolve the engineering issues.

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

Heritage Planning

64 Queen Street and 72 Queen Street are listed heritage properties with large lots and ample side yards—like most of the properties in this section of Queen Street. The proposed severance of the vacant property known as 68 Queen Street (PIN 71322-0118) to be combined with a portion severed from 64 Queen Street creates two building lots that are in the opinion of Heritage Planning staff too narrow to be in keeping with the heritage character of this portion of the Queen Street streetscape within the St. George's Park neighbourhood. The existing vacant lot at 68 Queen Street is already a relatively narrow lot of record that if built upon in a sensitive manner could fit into the historic streetscape.

Building Services

The subject properties are located in the Residential Single Detached (R.1B) Zone. The applicant is proposing to create a new residential lot with two retained lots. These applications were previously deferred.

Building Services supports the recommendations made by Planning Services.

Alectra Utilities

Alectra has reviewed this application scheduled for the December 10, 2020 hearing and wishes to submit the condition noted below for the Committee's consideration, should the Committee approve the application:

1. That prior to issuance of a building permit, the applicant makes satisfactory arrangements with the ICI & Layouts Department of Alectra Utilities for the servicing of the new severed lot. This would be at the applicant's expense.

Bell Canada

Bell Canada has no concerns with Applications for Consent B-2/18 and B-3/18 regarding 64 and 68 Queen Street.

Comments from the Public

None

Contact Information

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