

Committee of Adjustment Application for Minor Variance

Introduction – Minor Variance

An asterisk (*) indicates a response is required

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Pre-consultation with Zoning Planning Services staff

Was a Preliminary Zoning Review submitted for this proposal? (Residential properties only) *

Yes No

Was Planning Services staff consulted? *

Yes No

Committee of Adjustment fee(s)

Following the submission of this online form, Committee of Adjustment staff will contact you to complete the required fee payment and that until such time that the fee is received, the application will not be complete and will not be processed. For the application fee and the fee refund policy, please visit the [Committee of Adjustment fees](#) page.

I understand that following the submission of this online form, Committee of Adjustment staff will contact me to complete the required fee payment *

I agree

Municipal Freedom of Information

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide their consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by the owner/authorized agent, consultants and solicitors, will be part of the public record and will also be available to the general public. Therefore, information on this application and any supporting documentation provided by the owner/authorized agent, consultants and solicitors, will be **posted online** and available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 extension 2349.

I understand and provide my consent, that personal information, as defined by Section 2 of the MFIPPA is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. *

I agree

Permission to enter the site

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application. *

I agree

Posting of Advisory Sign

I understand that each sign must be posted at least ten (10) days before the scheduled hearing of this application and be replaced, if necessary, until the day following the hearing. *

I agree



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

Property address

Street number *

Street *

City * 

Province *

Postal code

Legal Description of the property

The legal description is the registered plan and lot number(s)

Legal description of the property *

[Official Plan Designation – Schedule: Land Use \(PDF\)](#)

Official Plan Designation – Land Use *

[Zoning Designation under Zoning By-law \(2023\)-20790, as amended – Interactive Map](#)

Current zoning designation under Zoning By-law (2023)-20790, as amended *

Date property was purchased *

11/28/1991



Is a building or structure proposed? *

Yes

No

Date of proposed construction *

3/1/2025



Is this a vacant lot? *

Yes

No

Date existing buildings or structures were built *

11/28/1991



Length of time existing uses have continued *

33 years

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

135

Area (metres squared) *

13729

Depth (metres) *

150



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Application details

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Purpose of the application

Is the purpose of the application enlargement/extension of legal non-conforming use? *

- No
- Yes

Purpose of the application *



- new building
- fence height
- building addition
- additional use
- accessory structure
- variance(s) related to a consent application
- accessory apartment
- other

Type of proposal (select all that apply) *

- Existing
- Proposed

Section or table of Zoning Bylaw (1995)-14864, as amended *

Proposed *

Required *

Variance(s) required under City of Guelph Zoning By-law

[View the Zoning Bylaw](#)

Are variance(s) from Zoning By-law (2023)-20790, as amended, required? *

Yes

No

Section or table of Zoning Bylaw (2023)-20790, as amended *

Section C-34, table 5.3

Proposed *

95 parking spaces

Required *

102 spaces

Section or table of Zoning Bylaw (2023)-20790, as amended *

Section 5.9.b

Proposed *

0% designed electric vehicle parking spaces

Required *

80% designed electric vehicle parking spaces

Section or table of Zoning Bylaw (2023)-20790, as amended *

6.18.f

Proposed *

1 meter buffer strip round perimeter of the surface parking lot and to permit the placement of a transformer within the buffer strip

Required *

3 meter buffer strip around the perimeter of surface parking lots

Why is it not possible to comply with the Zoning Bylaw?

Please describe the reasons why the variance(s) are needed * 

To increase the supply of affordable housing in Guelph and Wellington County, Upbuilding Non Profit Homes Inc. (UpBuilding) is proposing to develop 18 one-bedroom units as two (2) three-storey multiple attached dwellings on the eastern portion of its property. The six (6) at-grade units are fully accessible. The nature of the proposed development requires 3 variances from the City of Guelph's Committee of Adjustment. Tim Welch Consulting Inc. (TWC) is submitting this

Minor Variance application on behalf of UpBuilding.

Variations sought:

2023 Comprehensive Zoning By-law

Since seeking a minor variance in 2022, the City of Guelph passed a new zoning by-law. We are seeking two variations to bring the proposed design in line with the 2023 CZB.

Variance 1: We are seeking a reduction in the minimum parking spaces to 95 spots. This reduction was sought and approved under the 1995 Zoning By-law, which reduced the required resident parking to 82 resident spaces and visitor parking to 13 spaces for a total of 95 parking spaces.

The 2023 By-law has the following parking requirements from section C-34, table 5.3, outlined below:

Current Zoning RM. 6

Required under Zoning By-law (2023) - 20790

37 Existing Apartments Parking: $(1.5*20 + 1.25*17) = 51.25$

29 Existing Townhouses Parking: $(1*29) = 29$

18 New Stacked Townhouses: $(1.2*18) = 21.6$

Total: 102 spaces

Proposed: 95 spaces

Variance: Reduction in parking spaces to .8 per new stacked townhouse unit (total 14.58 spaces for 18 new stacked townhouses + 80.25 for existing units)

The existing spaces provided are not fully subscribed at the present time. No newly built car parking is envisioned for the site. It is anticipated that any additional parking demand generated by the new units can be absorbed by existing parking provisions as one-bedroom units are typically less car dependent. New bike parking will be provided as part of the 2023 zoning requirements. The site is also served by Guelph Transit routes 9 and 17/18 that stop directly at the property, which further reduces the need for parking.

Variance 2: We are seeking a reduction in the required number of parking spaces designed as electric vehicles parking spaces from 80% to 0% outline in Section 5.9.b of the zoning by-law. The requirement of section 5.9.a to provide

20% of parking spaces as electrical vehicle parking will be met. However, the majority of parking is intended to remain as is, requiring re-design and roughing in of 80% of new spaces would add significant financial burden to this affordable housing project as well as increased disruption to tenants in the adjacent buildings.

Variance 3: We are seeking a reduction in the required 3 meter buffer strip the around perimeter of the surface parking lot adjacent to the proposed new building to 1 meter and to permit the placement of a transformer within the buffer strip outlined in Table 6.18.f.

The new building is being accommodated within the existing site and minimal changes will be made to the existing parking lot. A 3m setback will be maintained between the parking lot and building. The reduction in setback will permit a sidewalk, which is currently not permitted under the definition of a buffer strip. This improves mobility for new residents, particularly those with mobility needs living in the proposed ground floor accessible units. This will also reduce the disruption to current tenants during construction and after by limiting changes to the pre-existing parking lot.

Other development applications that relate to this minor variance. Has the subject land ever been the subject of:

- | | |
|---|---|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning Bylaw Amendment |
| <input type="checkbox"/> Plan of Subdivision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Consent |
| <input checked="" type="checkbox"/> Previous Minor Variance Application | |

**Previous Minor Variance Application
reference/application number ***



Committee of Adjustment Application Number A-6/23



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Building information

An asterisk (*) indicates a response is required

Existing buildings and structures

Main building (dwelling and building)

Gross floor area of main building (square metres) *

Number of stories of main building *

Height of the main building (metres) *

Width of the main building (metres) *

Length of the main building (metres) *

Additional existing buildings

Are there any additional buildings or structures on the subject property? *

- Yes
- No

Select the buildings or structures that are on the subject property? (check all that apply) *

- Accessory structure
- Deck
- Porch
- Other

Other

Please specify

Type of structure *

Townhouse 1

Gross floor area of structure (square metres) *

573

Number of stories of structure *

2

Height of structure (metres) *

7.5

Width of structure (metres) *

29

Length of structure (metres) *

41

Type of structure *

Townhouse 2

Gross floor area of structure (square metres) *

579

Number of stories of structure *

2

Height of structure (metres) *

7.5

Width of structure (metres) *

18

Length of structure (metres) *

52

Type of structure *

Townhouse 3

Gross floor area of structure (square metres) *

682

Number of stories of structure *

2

Height of structure (metres) *

7.5

Width of structure (metres) *

29

Length of structure (metres) *

52



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Setbacks, access and services

An asterisk (*) indicates a response is required

Setbacks for all Buildings and Structures

A setback is the distance from a property line to the nearest wall/structure/building.

Existing

Front setback (metres) *

Rear setback (metres) *

Proposed

Front setback (metres) *

Rear setback (metres) *

Type of Access to the Subject Lands

Type of Access to the Subject Lands (check all that apply) *

- Provincial highway
- Private road
- Other
- Municipal road
- Water

Types of Municipal Services

Types of Municipal Service (check all that apply)

Water

Sanitary

Storm

sewer

sewer

Office use only

File number

A-65/24

Address

60 Fife Road
Guelph, Ontario
N1H 6Y2

Comments from staff

Original application received August 9, 2024
Revised application received application September 18, 2024