

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

50-60 Fife Road

Proposal:

The property currently contains 70 residential units. The applicant is proposing to demolish an existing two-storey building containing 4 residential units and a community room and construct three-storey multiple attached dwellings with 18 additional residential units in its place, resulting in a total of 84 units. The proposed development previously received approval from the Committee of Adjustment at the February 9, 2023 hearing (File A-6/23).

By-Law Requirements:

The property is located in the Medium Density Residential 6 (RM.6) Zone. Variances from Table 5.3, Section 5.9(b) and Section 6.18 of Zoning By-law (2023)-20790, as amended, are being requested.

The By-law requires:

- a) a minimum of 1.5 parking spaces per unit for the first 20 units in an apartment building, and 1.25 spaces per unit for more than 20 units; 1 parking space per unit for an existing townhouse unit; and 1.2 parking spaces per unit for the proposed townhouse units [total of 102 parking spaces required];
- b) a minimum of 80 percent 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; and
- c) a minimum buffer strip of 3 metres is required around the perimeter of surface parking lots.

Request:

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

- a) a minimum of 95 off-street parking spaces for the existing apartment building, existing townhouse units, and proposed multiple attached dwellings;
- b) 0 designed electric vehicle parking spaces; and
- c) a minimum buffer strip of 1 metre around the perimeter of the surface parking lot and to permit the placement of a transformer within the buffer strip.

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 10, 2024**
Time: **4:00 p.m.**
Location: **[Guelph.ca/live](https://guelph.ca/live) and Council Chambers, City Hall,
1 Carden Street**
Application Number: **A-65/24**

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 3, 2024 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

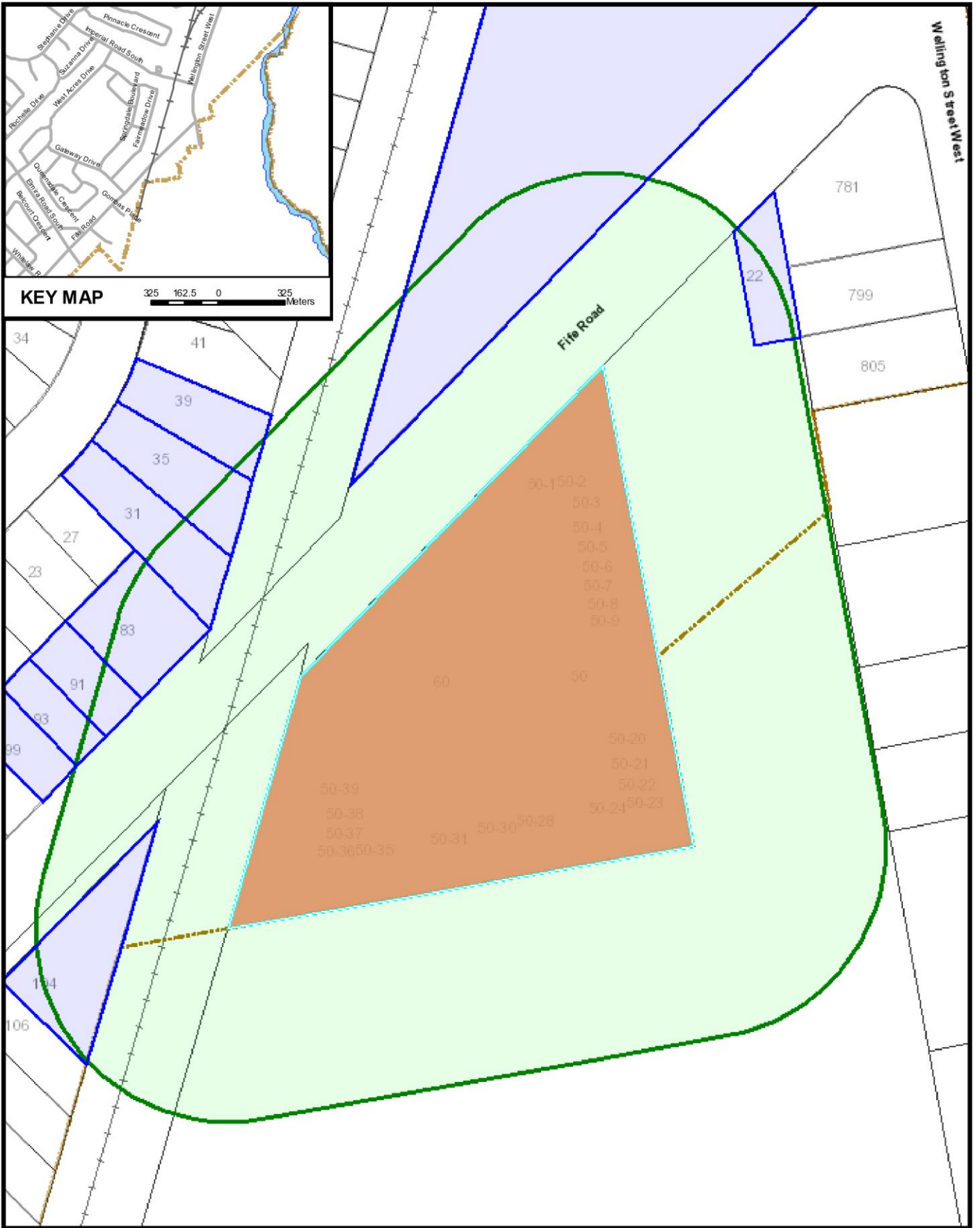
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
September 24, 2024

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-65 (50-60 Fife Road)
60m Circulation Area**

Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment
Date Printed: 2024-08-27, 5:03:25 p.m.



The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal descriptions. This map may not be reproduced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1266.

