

November 8, 2024

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

519-837-5616
cofa@guelph.ca

Dear Sir/Madam:

**Re – 1030 Gordon Street, Guelph, Ontario
Committee of Adjustment – Application for Minor Variance**

Agora Research Group Inc. has been retained by Mar-Cot Investments Inc. (the registered property owner) to act as land use planners and development advisors for the property municipally described as 1030 Gordon Street in Guelph, Ontario hereinafter referred to as the “Site”.

The owner is proposing to complete an interior renovation to accommodate Medical Clinic uses within the existing building. The existing building measures approximately 1,682m² (GFA) and the entire building is currently vacant with the exception of the Medical Imaging clinic which measures approximately 300m². The Medical Imaging clinic will not be undergoing renovations. The entire building was constructed in 1996 and there have been no changes to the building or the Site since. According to the Applicant, the existing commercial development was subject to Site Plan Control and Agreement.

The applicant is seeking minor variance relief in order to increase the GFA of Medical Clinic uses in the building by removing the “Additional Regulations” requirement of a 400m² maximum cap (item #1 in Table 7.1 “Additional Regulations”). The minor variance relief is required to accommodate the demand for additional Medical Clinic GFA in the building.

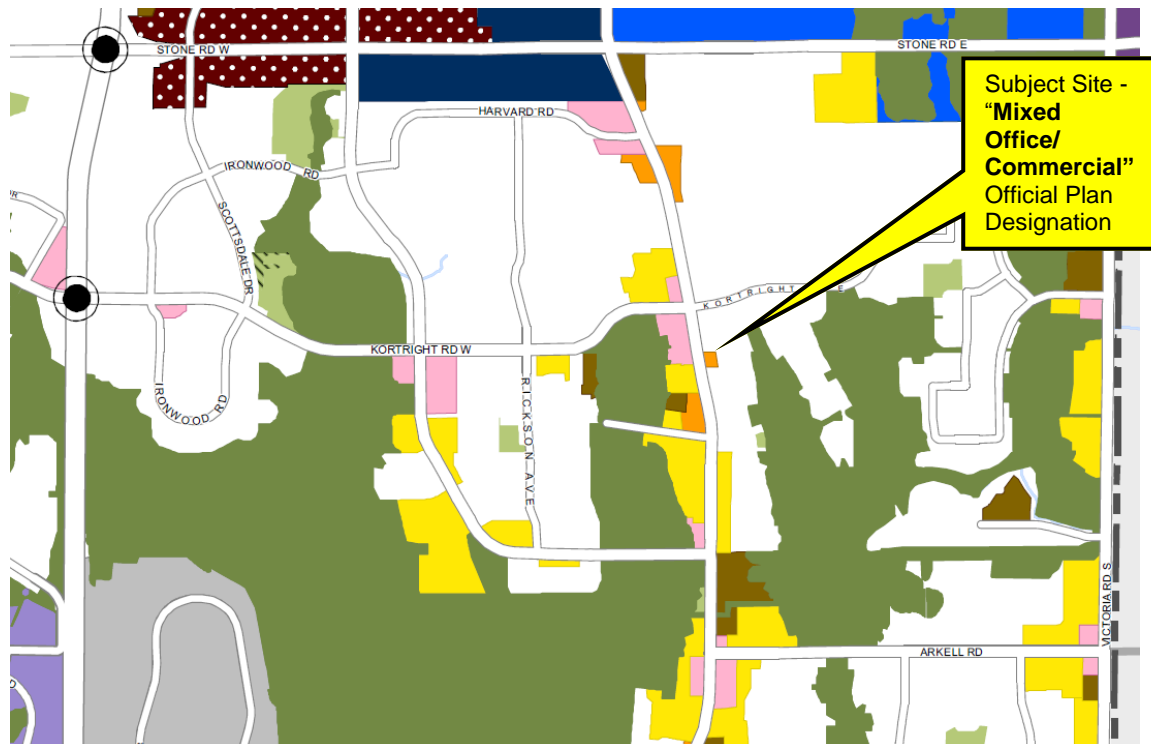
Background

The Site is situated in the southeastern section of Guelph on the east side of Gordon Street approximately 215m south of Kortright Road East.

On a broader scale, the site is surrounded by residential and natural heritage system land uses with the exception of some “Neighbourhood Commercial Centres” located directly across from the Site on Gordon Street.

Official Plan Designation

Subject lands are designated “Mixed Office / Commercial” by Schedule 2- Land Use Plan of the City of Guelph’s Official Plan – 2024 Official Plan, February 2024 Consolidation.



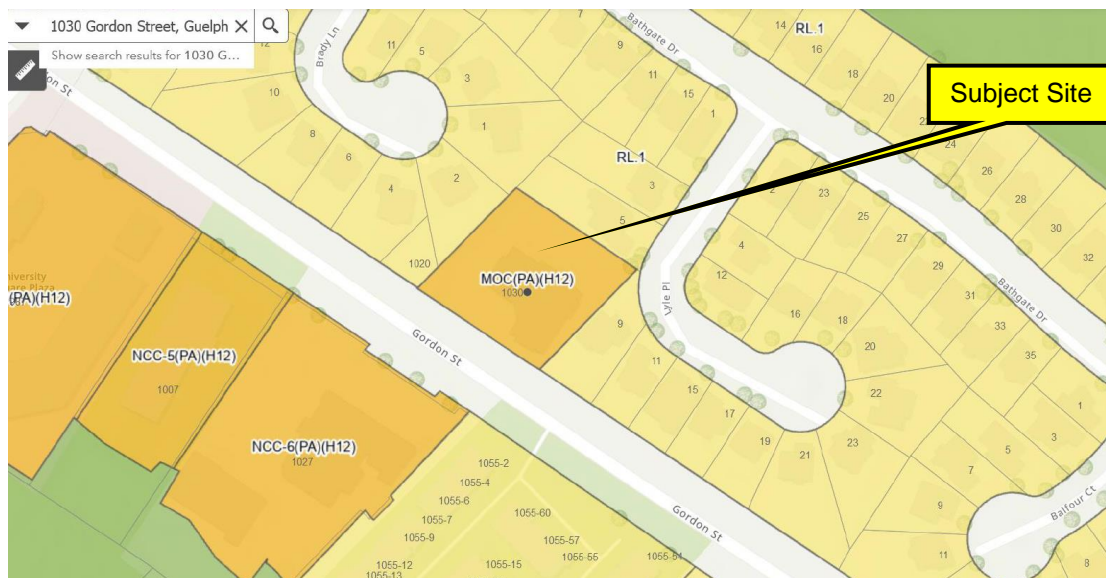
Zoning By-law

The subject lands are zoned **MOC(PA)(H12)** in Guelph’s Comprehensive Zoning Bylaw (2023)-20790. The zone provides a wide range of permitted uses including the following:

| Residential Uses | Retail uses |
|--------------------------------------|----------------------|
| Additional residential dwelling unit | Convenience Store |
| Apartment building | Retail Establishment |
| Duplex dwelling | |

| | |
|---------------------------------|--------------------------------|
| Group home | Office Uses |
| Home occupation | Medical Clinic |
| Live-work unit | Office Use |
| Lodging house type 1 | |
| Long term care facility | Services |
| Mixed-use building | Artisan studio |
| Retirement residential facility | Day Care Centre |
| Single detached dwelling | Financial Establishment |
| Semi-detached dwelling | Fitness Centre |
| Supportive housing | Food Vehicle |
| Townhouse, back-to-back | Funeral Home |
| Townhouse, cluster | Micro-Brewery |
| Townhouse, on-street | Micro Distillery |
| Townhouse, stacked | Restaurant Take-out |
| Townhouse, stacked back-to-back | School, Commercial |
| | service establishment |
| Hospitality | veterinary service |
| Bed and Breakfast | |
| | Other |
| Community Uses | Accessory use |
| Art Gallery | Outdoor display and sales area |
| | |

Additional regulations are found at the bottom of Table 7.1 which basically cap the maximum m² for selected uses.



Existing Zoning By-law - Medical Clinic Use

Regulations for Mixed Use Zones as per Table 7.1 Comprehensive Zoning Bylaw (2023)-20790

7.2 Permitted uses

Uses permitted in the mixed-use zones are denoted by a “P” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 7.1, below:

Table 7.1 - Permitted uses in mixed-use zones

| Permitted uses | CMUC | MUC | NCC | MOC |
|--------------------|------|-----|-----|------------------|
| Office uses | | | | |
| Medical clinic | P | P | P | P ⁽¹⁾ |

Additional Regulations for Table 7.1:

1. Maximum 400 square metres on a property.

Requested Variance To MOC(PA)(H12)

The applicant is requesting a minor variance to the existing **MOC(PA)(H12)** zone on the Site in order to increase the Medical Clinic GFA in the existing building.

According to Guelph’s Comprehensive Zoning Bylaw (2023)-20790, Medical Clinic uses are defined as follows:

“means a premises where Provincially licensed medical professionals provide consultative, diagnostic or treatment services for persons on an out-patient basis including physicians, dentists, chiropractors, opticians and drugless professionals and which may include an accessory administrative office, laboratory, dispensary or other similar use, but does not include a medical treatment facility, hospital or other facility in which is provided overnight patient accommodation.”

Specifically, the applicant is requesting that the “maximum 400m² cap associated with Medical Clinic use be removed from the “Additional Regulation to Table 7.1. (item #1 in Table 7.1 “Additional Regulations”).

Based upon our assessment, there are no other variances required in addition to removing the 400m² cap associated with Medical Clinic GFA.

Parking Requirements

In the event the entire building is used for Medical Clinic uses, the parking regulation (Table 5.3) and calculations are shown below.

Parking regulation for Medical Clinic uses are as follows:

| Row | Use | Lots identified with parking adjustment (PA) suffix | | Lots without parking adjustment (PA) suffix |
|-----|----------------|---|----------------------------|---|
| | | Minimum required | Maximum permitted | Minimum required |
| 40. | Medical clinic | 3 spaces per 100 m2 of GFA | 4 spaces per 100 m2 of GFA | 5 spaces per 100 m2 of GFA |

*The Site is located within a Parking Adjustment (PA) are Zone.

GFA = 1,682m²

Required “Minimum” parking = 51

Provide on-site parking = 53

The Site has sufficient parking spaces to accommodate the required “minimum required” under the parking adjustment (PA) suffix.

Summary

In summary, it is my professional opinion that the requested minor variance satisfies the four tests under Section 45(1) of the Planning Act. Furthermore, based upon our analysis along with supporting documentation and a review of the in-force Guelph Official Plan and Zoning By-law, it is my opinion that the request for minor variance represents good planning.

As part of the requirements outlined in the Application for Minor Variance submission checklist, we are submitting electronically the following package for your review.

| Materials | Electronic Copies Required |
|---|----------------------------|
| Cover letter – Submitted electronically | 1 |

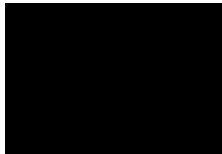
| | |
|---|---|
| Application for Minor Variance – Submitted electronically | 1 |
| Site Plan – Submitted electronically | 1 |
| Elevations – Submitted electronically | 1 |

We further request that the Application for Minor Variance fee payable to the City of Guelph be confirmed along with method of payment options as soon as possible.

Authorization has been granted by the registered property owner to Claudio Balbinot MCIP, RPP to act as the agent for the application.

I trust the Application for Minor Variance submission package has been completed to your satisfaction. Should you require additional information, please do not hesitate to contact the undersigned directly.

Yours truly,



Claudio Balbinot B.E.S.(Hons), MCIP, RPP
Agora Research Group Inc.




cc: Matt Weishar - BJC Architects Inc.
Mario Cotroneo - Mar-Cot Investments Inc.