

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

493 Victoria Road North

Proposal:

The applicant is proposing to renovate the existing apartment building to increase the number of units, for a total of 31 residential units in the building.

Certain regulations associated with the RM.6 zone remain under appeal and are not yet in effect. To address this, the applicant has requested minor variance approvals (variance e) to effectively replace certain sections of Zoning By-law (2023)-20790, as amended, that are under appeal with legally approved regulations that mirror the regulations that are under appeal. This approach serves as an interim method to bring site-specific zoning into force in a manner consistent with the intent of Zoning By-law (2023)-20790, as amended.

By-Law Requirements:

The property is located in the Medium Density Residential 6 (RM.6) Zone. Variances from Table 6.29, Table 5.3 Row 2, Table 6.29, Table 5.7 Row 1, and Table 6.30 of Zoning By-law (2023)-20790, as amended, are being requested.

The By-law requires:

- a) a 3 metre buffer strip adjacent to interior side and rear lot lines and around the perimeter of surface parking lots;
- b) 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, with a minimum of 20 percent of the required parking spaces for visitor parking [total of 44 parking spaces required];
- c) a minimum landscaped open space of 40 percent of the lot area [being 1,371.99 square metres];
- d) a minimum of 1 long term bicycle parking space per dwelling unit for an apartment building [total of 31 long term bicycle parking spaces required]; and
- e) a minimum of 20 square meters of common amenity area per dwelling unit.

Request:

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

- a) a minimum buffer strip of 0.6 metres;
 - b) a minimum of 39 parking spaces for the existing apartment building;
 - c) a minimum landscaped open space of 31.5 percent of the lot area, being 1,081.02 square metres;
 - d) no long term bicycle parking spaces; and
 - e) a minimum of 20 square meters of common amenity area per dwelling unit.
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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, December 12, 2024**
Time: **4:00 p.m.**
Location: **[Guelph.ca/live](https://www.guelph.ca/live) and Council Chambers, City Hall,
1 Carden Street**
Application Number: **A-90/24**

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 **December 5, 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

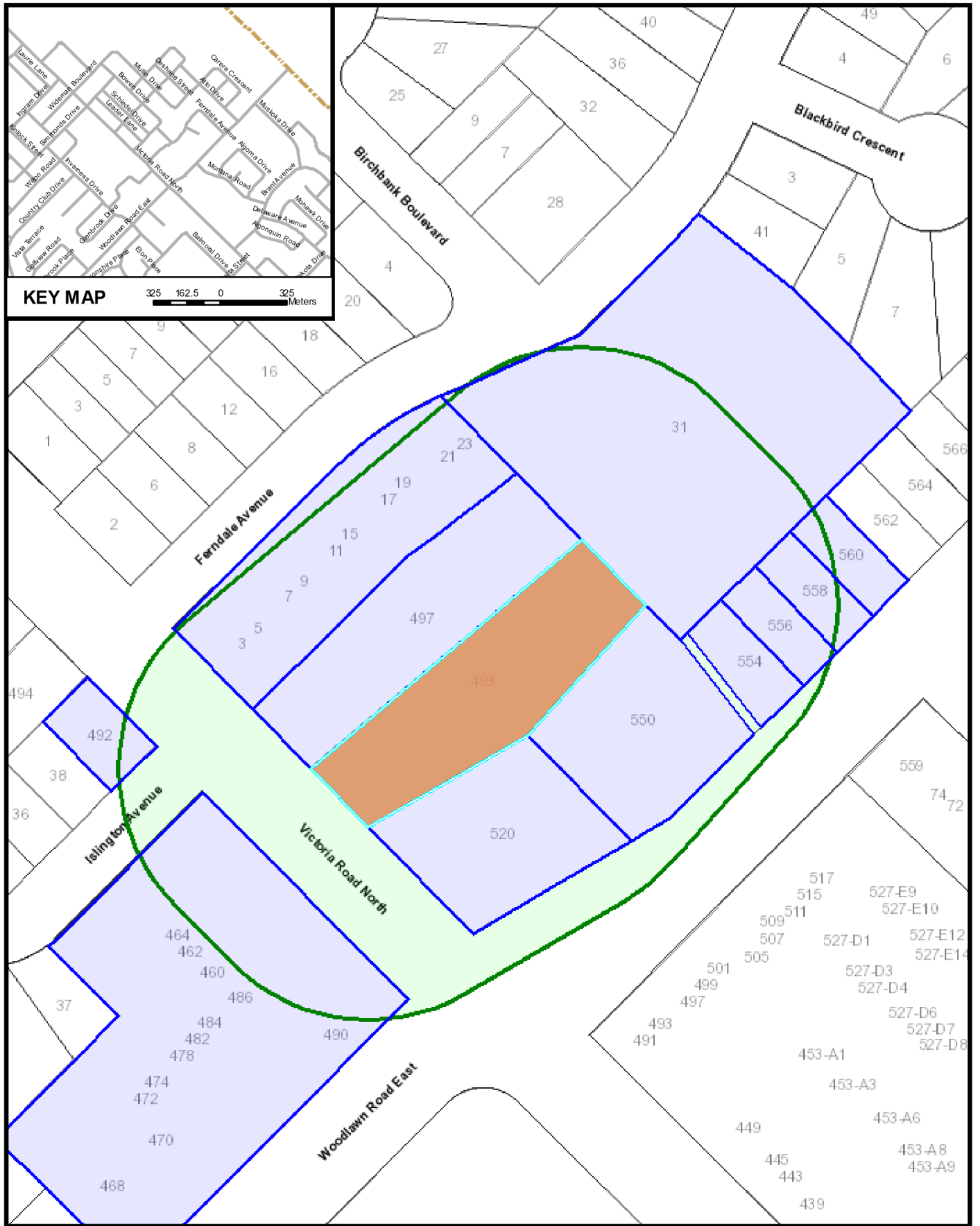
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
November 28, 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-90/24 (493 Victoria Road North)
60m Circulation Area

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