Committee of Adjustment
Notice of Public Hearing

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

Application Details

Location:

25 Wellington Street West

Proposal:

The applicant is proposing to renovate and construct a 211.3 square metre one storey office addition onto the left side and rear of the existing four storey apartment building. The first two floors will contain medical offices, and the two upper floors will contain 28 residential units geared to seniors. This property is currently subject to an application for site plan approval (File SP19-034).

By-Law Requirements:

The property is located in Specialized Downtown (D.1-24 and D.1-27) Zones. A variance from Section 6.3.2.5.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a total of 51 off-street parking spaces, which is calculated based on 1 parking space per 67 square metres of gross floor area for office uses [21 parking spaces required], 1 parking space per residential dwelling unit [28 parking spaces required], and 0.05 visitor parking spaces per dwelling unit [2 parking spaces required] for apartment buildings with more than 20 dwellings.

Request:

The applicant is seeking relief from the By-Law requirements to permit a minimum of 43 off-street parking spaces on the property for the office uses and dwelling units within the building.

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, May 28, 2020**
Time:	**4:00 p.m.**
Location:	**Remote Committee of Adjustment hearing live streamed at guelph.ca/live**
Application Number:	**A-17/20**

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 remote public hearing on guelph.ca/live and participate by submitting written comments and/or speaking to the application. Alternate meeting formats are available upon request.

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, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **May 21, 2020 at 12:00 p.m**. will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **2:00 p.m. on the day of 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 remote public hearing.

Instructions will also be provided during the hearing to ensure those watching the remote public hearing are 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 by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

Dated May 8, 2020.

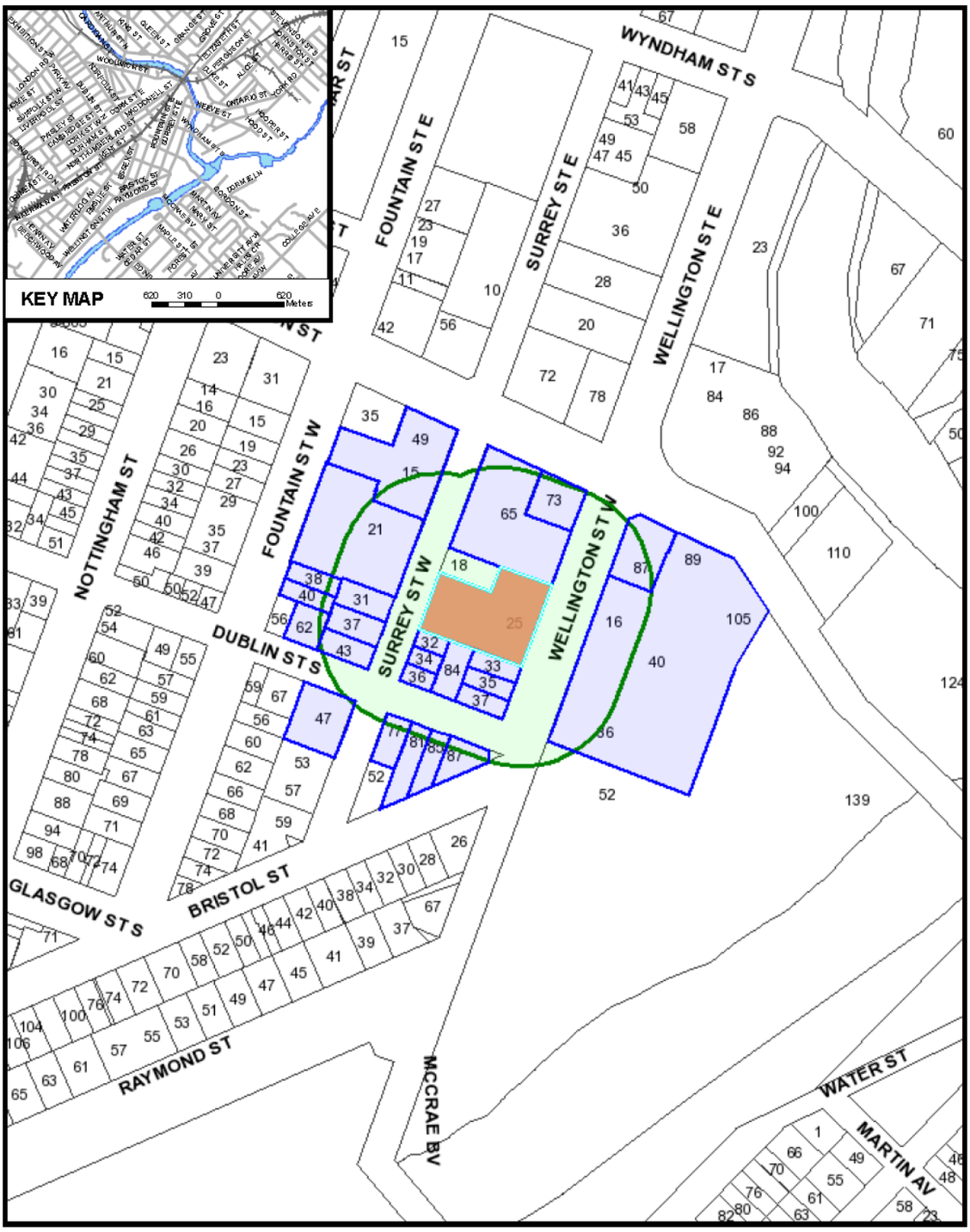
Contact Information

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

Due to the closure of City Hall, written comments can be mailed or dropped off in the mail slot located by the main entrance of City Hall

519-822-1260 Extension 2524 cofa@guelph.ca

TTY: 519-826-9771 guelph.ca/cofa



Guelph

25 Wellington Street West (A-21/20)
60m Circulation Area

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City Clerk's Office-Committee of Adjustment

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