

Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: March 10, 2020	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A-21/20

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes ☒ No ☐

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 25 Wellington Street West

Legal description of property (registered plan number and lot number or other legal description):

Lots 159 and 163 and Part of Lots 158 and 162, Registered Plan 8

REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)

Name: 21 Surrey St. Holdings Inc.

Mailing Address: 178 St. George Street

City: Toronto Postal Code: M5R 2M7

Home Phone: _____ Work Phone: 416-817-3337

Fax: _____ Email: michael@montik.ca

AGENT INFORMATION (If Any)

Company: Montik Planning and Development

Name: Michael von Teichman

Mailing Address: 178 St George

City: Toronto Postal Code ONT

Work Phone: 416-968-7070 Mobile Phone: 416-817-3337

Fax: _____ Email: Michael@montik.ca

Official Plan Designation: Mixed Use 1

Current Zoning Designation: D1-24 & D1-27

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):**Relief from Section 6.3.2.5.1 Parking**

By-law requires 51 spaces and site plan is providing 43 spaces to service two floors of medical office, and 28 residential units on the third and fourth floor. The applicant and staff have discussed a 6 spot variance which staff supports, and the additional 2 requested are only in the interests of maximizing housing the applicant would like to proceed if the committee only finds 6 spots to be the appropriate variance. Whatever the committees decisions, and increase above 20 units is a benefit to the project and community.

Relief of 6 spaces is best for the viability of the project and necessary to make the development feasible at market rents. 2 additional units created by the additional variance would be economically viable at below market rents as a result.

Why is it not possible to comply with the provision of the by-law? (your explanation)

The development of this property includes offices for St Josephs Health Centre on the first floor with an Alzheimer's Day Program and second floor with St Josephs Acquired Brain Injury, where the majority of the patients will be driven to the site via a mobility vehicle. These patients will therefore not require parking.

The 28 possible apartment units are geared to seniors and it is also not anticipated that all residents will drive their own vehicles

The site is adjacent to major bus routes and close to downtown and has an arrangement with Virtucar (existing location at 25 Wellington). The development is also increasing the area that could be made street parking by reducing from three site entrances to one as requested by staff.

PROPERTY INFORMATION

Date property was purchased:	August 15, 2017	Date property was first built on:	1982
Date of proposed construction on property:	Upon final site plan approval	Length of time the existing uses of the subject property have continued:	37 years

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Residential - now vacant

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Independent Living Seniors facility and medical office with seniors services.

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 52.371 m

Depth: 65.3

Area: 3,421 sq.m.

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)

EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	2,129 m ²		Gross Floor Area:	2,630 m ²	
Height of building:	4 storeys		Height of building:	4 storeys	
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
Attached <input type="checkbox"/> Detached <input type="checkbox"/>			Attached <input type="checkbox"/> Detached <input type="checkbox"/>		
Width:			Width:		
Length:			Length:		
Driveway Width:			Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: 4 storey apartment building with ground floor office and covered parking			Describe details, including height: 4 storey mixed use building with offices on ground floor and 2nd floor and apartments above		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND

EXISTING			PROPOSED		
Front Yard Setback:	11 M		Front Yard Setback:	7.0 M	
Exterior Side Yard (corner lots only)	M		Exterior Side Yard (corner lots only)	M	
Side Yard Setback:	Left: 4.2 M	Right: 26.6 M	Side Yard Setback:	Left: 4.2 M	Right: 29.6 M
Rear Yard Setback	11 M		Rear Yard Setback	0.45 M	

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)
Provincial Highway ☐ Municipal Road ☒ Private Road ☐ Water ☐ Other (Specify)
MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)
Water ☒ Sanitary Sewer ☒ Storm Sewer ☒

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>SP19-034 requires parking variance for final approval</u>
Building Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

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 my 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 myself, my agents, consultants and solicitors, will be part of the public record and will also be 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 ext. 2349.

PERMISSION TO ENTER

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.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



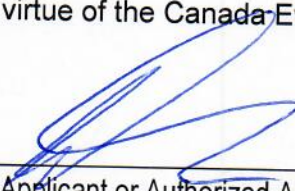
Signature of Owner or Authorized Agent



Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Michael von Teichman, of the City/Town of
Toronto in The Province of Ontario, solemnly declare that all of the
 above statements contained in this application are true and I make this solemn declaration
 conscientiously believing it to be true and knowing that it is of the same force and effect as if made
 under oath and by virtue of the Canada Evidence Act.


 Signature of Applicant or Authorized Agent

 Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.


Declared before me at the

City/Town of Toronto

ZK /ZK
 in the County/Regional Municipality of

Province of Ontario this 8 day of March, 2020.

Zivka Krstevski, a Commissioner, etc.,
 Province of Ontario, for Tikal's Professional Corporation
 Barristers and Solicitors.
 Expires January 3, 2023.



Commissioner of Oaths


 Province of Ontario
 Barristers and Solicitors
 Expires January 3, 2023

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I/ We, the undersigned, being the registered property owner(s)

SURREY MEDICAL CENTRE L.P.
 Organization name / property owner's name(s)]

of 25 WELLINGTON STREET - LOTS 159 AND 163 AND PART
 (Legal description and/or municipal address) LOTS 158 AND 162, REGISTERED
PLAN 8

hereby authorize MICHAEL VON TEICHMAN AND MONTIY PLANNING
 (Authorized agent's name) AND DEVELOPMENT

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 8 day of MARCH 2020.

 (Signature of the property owner)

M. Teichman
 (Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.