

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-21/20
Location: 25 Wellington Street West
Hearing Date: May 28, 2020
Owner: 21 Surrey St Holdings Inc.
Agent: Michael von Teichman, Montik Planning and Development
Official Plan Designation: Mixed Use 1 – Downtown Secondary Plan
Zoning: Downtown 1 Specialized (D.1-24 and D.1-27)

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.

By-Law Requirements: 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.

Staff Recommendation

Approval

Recommended Conditions

None

Comments

Planning Services

The subject property is designated "Mixed Use 1" in the City's Downtown Secondary Plan. The "Mixed Use 1" land use designation is intended to accommodate a broad range of uses in compact development forms. Permitted uses include multiple unit residential buildings and offices that include medical related uses. The Official Plan notes that parking needs Downtown will continue to be served by a mix of off street, on street, private and public parking options. Within Downtown, per policy 11.1.4.5.3 "The City may reduce or exempt any requirement for private off-street

parking for development in Downtown provided there is adequate alternative parking...". The requested variance is considered to meet the general intent and purpose of the Official Plan.

The subject property is zoned "Downtown 1 Specialized Zone" (D.1-24 and D.1-27) according to Zoning By-law (1995)-14864, as amended, which permits a mixed use building, an apartment building and a medical office.

The purpose of the requested variance is to allow a reduced parking ratio from section 14.1.5 of the Zoning By-law to facilitate the redevelopment of the building. The applicant is proposing to convert an existing residential apartment building to a mixed use building that includes a medical clinic on the first and second floors and seniors' apartments on the third and fourth floors. St. Joseph's Health Care Centre will be running an Alzheimer's Day Patient Facility on the ground floor and an Acquired Brain Injury Clinic on the second floor. There will also be space for 2 or 3 smaller medical offices.

The medical clinic requires a total of 21 parking spaces based on the 1 parking space per 67 sq. m. of gross floor area requirement. The third and fourth floors of the building are to be used as apartments specifically for seniors living, with common areas and fitness rooms. The applicant is requesting to develop 28 apartment units which will require 28 parking spaces plus an additional 2 parking spaces for visitor parking. The total required parking for the site is 51 parking spaces. The site can accommodate 43 parking spaces, as determined in the Site Plan Approval process that is currently being undertaken for the redevelopment of the property.

Given the specialty Alzheimer's and brain injury treatment uses of the medical clinic, many of the patients are expected to be brought to the site from St. Joseph's by a mobility van, reducing the amount of patients who arrive to the site by a personal vehicle. Also, medical offices mainly have weekday, daytime hours, leaving parking lots near empty during evenings and weekends, when the residents of the apartments are more likely to have visitors. The downtown location also allows for easy access to the site by way of transit and is highly pedestrian oriented, providing walkability to all types of amenities, allowing residents to forego a personal vehicle. For these reasons, a parking reduction of 8 spaces is supportable by Planning to facilitate the development of the property.

It is Planning staff's opinion that the application meets the general intent and purpose of the Official Plan and the Zoning By-law, is minor in nature and is desirable for the appropriate development and use of the subject lands. Staff recommend approval of the application.

Engineering Services

Engineering has no concerns with the request of 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.

We agree with recommendations made by Planning and Building staff.

Building Services

This 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 to seek 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.

Building Services does not object to this application. A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

Grand River Conservation Authority (GRCA)

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application. See attached report.

Comments from the Public

Yes (See Attached)

Contact Information

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