

# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-24/20  
Location: 96 Oakdale Drive  
Hearing Date: June 11, 2020  
Owner: University of Guelph  
Agent: Scott Hannah, Reid's Heritage Homes Ltd.  
Official Plan Designation: Medium Density Residential  
Zoning: Retirement Residential 2 (RR.2) Zone

**Request:** The applicant is seeking relief from the By-Law requirements to permit:

- a) a maximum building height of 6.4 metres for the proposed accessory building; and
- b) a maximum gross floor area of 200 square metres for a proposed accessory building.

**By-Law Requirements:** The By-Law requires that:

- a) an accessory building or structure shall not exceed 3.6 metres in height; and
  - b) the total ground floor area of all accessory buildings or structures shall not exceed 70 square metres.
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## Staff Recommendation

### Approval with Condition

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## Recommended Condition

### Engineering Services

1. That prior to the issuance of a building permit, the owner(s) agrees to provide and obtain approval from the City's Engineering Department to the satisfaction of the General Manager/City Engineer on the following documents:
    - i. Stormwater Management Report (Brief)
    - ii. Grading Plan
    - iii. Erosion and Sediment Control Plan
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## **Comments**

### **Planning Services**

The subject property is designated "Medium Density Residential" in the City's Official Plan. The "Medium Density Residential" land use designation permits multiple unit residential buildings such as townhouses and apartments. Within residential designations, non-residential uses are permitted that serve the needs of residential neighbourhoods. The requested variances meet the general intent and purpose of the Official Plan.

The subject property is zoned "Retirement Residential 2" (RR.2) according to Zoning By-law (1995)-14864, as amended, which permits a mix of residential and non-residential uses including and apartment building, home for the aged, nursing home, duplex, semi-detached dwellings, accessory uses, medical office, personal service establishment, financial establishment, restaurant and tavern. The general intent of the Zoning By-law in regulating accessory structure size and height is to ensure the accessory structure remains a subordinate use on the property.

The applicant is proposing a 2 storey accessory building (landscape maintenance building) with a 200 square metre ground floor area and a maximum height of 6.4 metres within the Village by the Arboretum. The proposed building will be used to store and maintain landscape equipment for the Village and will include a small second storey area for a lunchroom, office and washroom for the property's landscape crew. The proposed building footprint is less than 1% of the total land area of the Village by the Arboretum.

The requested variances maintain the general intent and purpose of the Official Plan and Zoning By-law, are considered desirable for the development of the land and are considered to be minor in nature. Planning staff recommend approval of the variances.

### **Engineering Services**

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a maximum building height of 6.4 metres for the proposed accessory building, and a maximum gross floor area of 200 square metres for a proposed accessory building subject to the above noted condition being imposed.

We agree with recommendations made by the Planning and Building staff.

### **Building Services**

This property is located in a Retirement Residential (RR.2) Zone. The applicant is proposing to construct a two-storey accessory building.

Building Services does not object to this variance application to permit an accessory structure with a maximum building height of 6.4 metres and a maximum gross floor area of 200 square metres.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

## Comments from the Public

None

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### Contact Information

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

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