

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-22/20
Location: 455 Watson Parkway North
Hearing Date: July 9, 2020
Owner: 2431901 Ontario Inc
Agent: Joe Lakatos, A. J. Lakatos Planning Consultants
Official Plan Designation: Service Commercial
Zoning: Service Commercial (SC.1) Zone

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

- a) a minimum of 79 parking spaces for the proposed vehicle gas bar, convenience store, automatic carwash, retail establishment, and fast food restaurant uses;
- b) a minimum of 10 waiting spaces for the proposed single bay automatic carwash; and
- c) to permit an outdoor patio on a property where two lot lines adjoin lands in a residential zone.

By-Law Requirements: The By-law requires:

- a) 1 parking space per 16.5 square metres of gross floor area for a service commercial mall (convenience store, retail establishment, and vehicle gas bar) and 1 parking space per 7.5 square metres of gross floor area for a restaurant [total of 83 parking spaces required for the convenience store, retail establishment, vehicle gas bar and restaurant];
- b) 5 parking spaces plus 15 waiting spaces per bay for an automatic car wash; and
- c) that no outdoor patio shall be permitted where more than 1 lot line adjoins lands which are in a residential zone.

Staff Recommendation

Deferral

The applicant has also requested deferral of the application, see attached letter.

Recommended Conditions

None

Comments

Planning Services

The proposed development of the property is currently proceeding through the Site Plan staff review process and includes a car-wash, McDonald's restaurant with associated drive-through and outdoor patio, vehicle gas bar and a 2 unit commercial mall that contains a convenience store and a retail unit. The second site plan submission was submitted to the City by the applicant June 17th, 2020 and the staff Site Plan Review Committee is to provide comments to the applicant by Monday, July 13th, 2020. The applicant has been made aware that there could be further changes required based on the second submission review to the current Site Plan layout. Changes to the Site Plan layout may require future variance requests or modifications to the currently proposed variances and staff have communicated this to the applicant.

Planning staff recommend deferral of the application until such time Site Plan Review Committee is satisfied there are to no further layout changes to the proposed development.

Engineering Services

The property is currently subject to site plan approval. The requested variances are premature. Regarding proposed employee parking spaces, as shown on the site plan drawing, staff are concerned about the motorist entering the one-way traffic in opposing direction to access the employee parking spaces. The site plan drawing does not identify the drive aisle width between the parking spaces and the landscape area. As per the Development Engineering Manual, a minimum 6.5 metre drive aisle width shall be provided for two-way traffic.

In addition, motorists conducting the reverse maneuver conflicts with the vehicle exiting the car wash as the impedes the line of sight due to the proposed 5 metres high noise wall. Staff recommend removing the parking spaces that are closer to the carwash exit.

Therefore, engineering is recommending deferral of the application.

Building Services

This property is located in the Service Commercial (SC.1) Zone. The applicant is proposing to develop the vacant site and construct a vehicle gas bar, convenience store, automatic carwash (single bay), retail establishment, and restaurant with an outdoor patio and drive-through. Variances from Sections 4.13.4.1, 4.13.4.2 and 4.17.2.1 of Zoning By-law (1995)-14864, as amended, have been being requested.

Building Services supports the comments recommended by Planning and Engineering staff.

Comments from the Public

Yes (See Attached)

Contact Information

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