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March 10, 2020

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

Attention: Juan da Silva, Council and Committee Assistant
City Clerk's Office, Corporate Services

Re: Committee of Adjustment Application for property municipally known as 455 Watson Parkway
North, Guelph, ON

Dear Sir:

Please find enclosed the following:

- Completed application form and supporting documents;
- Copy of the Site Plan;
- Cheque in the amount of \$950.00 (Application Fee).

Nature and Extent of relief requested

1. To permit 79 parking spaces for the overall development notwithstanding Section 4.13.4.1 of Zoning By-law (1995) -14864 requires 88 parking spaces.
2. To permit 10 waiting spaces for the carwash use notwithstanding Section 4.13.4.2 of Zoning By-law (1995) -14864 requires 15 waiting spaces.
3. To permit an outdoor patio associated with the McDonalds restaurant notwithstanding Section 4.17.2.1 of Zoning By-law (1995) – 14864 states that an outdoor patio is not permitted where more than 1 lot line adjoins lands which are in a residential zone.

Why is it not possible to comply with the provisions of the By-law?

The requested relief is necessary to facilitate the development of the site in accordance with Site Plan Application SP19-047 submitted to the City for approval on December 20, 2019 and reviewed by the Site Plan Review Committee on January 29, 2020 and discussed further with Planning Staff on March 9, 2020. Planning Staff have indicated that they are supportive of the variances requested.

With respect to the requested reduction in parking spaces, the total number of parking spaces provided for the proposed commercial uses (i.e. convenience store, gas bar and carwash, retail use and McDonalds Restaurant) is in keeping with the parking rates proposed in the Guelph Parking Standards Review dated September 11, 2019.

With respect to the 10 waiting spaces for the carwash use notwithstanding that the Zoning By-law currently requires 15 waiting spaces. The 10 waiting spaces meet the rate proposed in the Guelph Parking Standards Review dated September 11, 2019.

With respect to an outdoor patio associated with the McDonalds restaurant it is understood that the intent of the zoning by-law is to ensure that patios do not have a negative impact on adjacent residential land uses.

Although the 2.45 acre corner commercially zoned lot has two lot lines that adjoin lands which are zoned residential, the proposed MacDonalDs patio is located along the front wall of the building, within the front yard along Watson Parkway North approximately 5.44 m away from the one lot line that adjoins a residential zone to the southeast. The intent of the zoning provision has been met.

Further, it should be noted that the relief requested for the outdoor patio is only associated with the McDonalds restaurant use.

Should you require additional information or have any questions concerning this application please do not hesitate to call my office at 519-822-2272. Your assistance with this matter is greatly appreciated.

Respectfully Submitted,



Mr. Joe Lakatos BIA, MCIP, RPP