

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-43/20
Location: 1886 Gordon Street
Hearing Date: October 8, 2020
Owner: Tricar Properties Ltd.
Agent: Astrid Clos, Astrid J. Clos Planning
Official Plan Designation: High Density Residential
Zoning: Specialized High Density Apartment (R.4B-20) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit a recreation centre (fitness centre) as an additional permitted use within the building labelled as "Building 5".

By-Law Requirements: The By-Law permits a variety of uses in the R.4B-20 zone, but does not permit a recreation centre.

Recreation centre means a place used for participatory athletic, recreational, physical fitness, leisure or social activity and includes a health centre, fitness centre, ice, hockey or roller skating rink, curling rink, racquet court, swimming pool, billiard parlour, gymnasium, training room, auditorium, bowling alley or arena, but does not include a parlour, adult entertainment, amusement arcade or an amusement park or a gaming establishment.

Staff Recommendation

Deferral

Recommended Conditions

None

Comments

Planning Services

The subject lands are designated "High Density Residential" in the Official Plan. The subject lands also have a site specific policy in the Official Plan to permit a building height range between 2 and 14 storeys and a net density range between 100 and 175 units per hectare. The "High Density Residential" land use designation permits

multiple unit residential buildings generally in the form of apartments. In addition, the Official Plan permits non-residential uses in residential designations, provided they are small-scale, complimentary to and serve the needs of surrounding residential neighbourhoods.

The subject lands are zoned "Specialized High Density Apartment" (R.4B-20) according to Zoning By-law (1995)-14864 as amended. In addition to apartment buildings and townhouses, a bake shop, personal service establishment, office and take-out restaurant are also permitted, up to a total gross floor area of 1,476 square metres in a dedicated non-residential building. The applicant is requesting to add a recreation centre (fitness centre) as an additional permitted non-residential use on the subject lands, specifically in Building 5 (the non-residential building). The recreation centre is proposed to be 317.4 square metres.

When the specialized R.4B-20 zoning was passed and approved in 2018, a limited range of small scale commercial uses were included in the permitted uses to serve the needs of residents living on and within close proximity to the subject lands. These uses were to be located in a dedicated non-residential building on the subject lands that was also to include a private indoor common amenity space for the exclusive use of residents of the high density residential development. This private amenity space was envisioned to include an indoor pool and fitness space.

In the R.4B-20 zoning, the non-residential uses on the lands have a combined off-street parking requirement of 1 parking space per 45 square metres of gross floor area. The approved site plan (File SP17-040 – March 2019) had a total of 656 square metres of non-residential area (not including the private common amenity space), thus requiring 15 dedicated parking spaces. These 15 spaces are marked accordingly on the approved site plan drawings, including 5 spaces in an adjacent surface lot to Building 5. A further 4 spaces were parallel spaces on the private roadway, and the remaining 6 spaces were located in the parking garage of the closest apartment building (Building 1).

In discussions with the applicant, Planning staff understand that the developer would now like to include common fitness amenities in each of the apartment buildings on the subject lands and change the private amenity space that was to contain a pool and fitness space to a public recreation centre specializing in fitness classes of up to 27 people at a time. The space would be leased to a private operator.

Since the initial site plan approval in March 2019, the developer has submitted a new site plan application (File SP20-015) to combine two of the apartment buildings and modify the parking arrangements on the subject lands. The latest site plan submitted to the City shows 33 parking spaces on the subject lands dedicated for non-residential uses. This site plan is still under review and a decision has not been made on the requested changes.

Planning staff have concerns with the parking requirements associated with a recreation centre use (fitness facility) that would be open to the general public on the subject lands. The Zoning By-law currently has a required parking rate of 1 space per 10 square metres of gross floor area for standalone recreation centres.

For a standalone recreation centre of 317.4 square metres, this would require a total of 32 dedicated parking spaces. The latest site plan submission shows 33 parking spaces for all non-residential uses on the site, including the other commercial space in Building 5. Recognizing the site specific zoning contains a combined parking rate for all non-residential uses (1 space per 45 square metres), Planning staff require more information from the applicant as to how the recreation centre's parking demands would impact the site. It is not clear if the current blended parking ratio that is intended to serve small scale commercial uses such as a personal service establishment, office and take-out restaurant would be sufficient. To better understand the cumulative commercial parking requirements for the site, it is recommended the applicant provide a parking brief for staff to review.

Planning staff acknowledge the current site plan application (File SP20-015) is currently under review and is proposing several changes to the site's layout, including parking. If required, the parking requirements for the proposed recreation centre could be accommodated through changes affiliated with this current site plan review.

Planning staff are recommending the Committee to defer the application to allow staff to work with the applicant on understanding the parking requirements associated with a recreation centre and how to best accommodate this on the subject lands.

Engineering Services

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a recreation centre (fitness centre) as an additional permitted use within the building labelled as "Building 5".

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

Building Services

This property is located in the Specialized High Density Apartment (R.4B-20) Zone. The applicant is proposing to include a 317.4 square metre recreation centre (fitness centre). The property is currently subject to an application for site plan approval (file SP20-015). A variance from Section 5.4.3.2.20.1 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services agrees with Planning's recommendation for deferral.

Comments from the Public

None

Contact Information

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

519-822-1260 Extension 2524

cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa