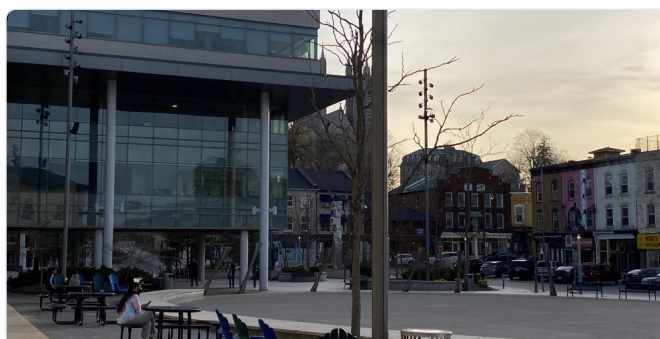




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The month's Committee of Adjustment meeting begins shortly.
Here's what they're talking about this month:



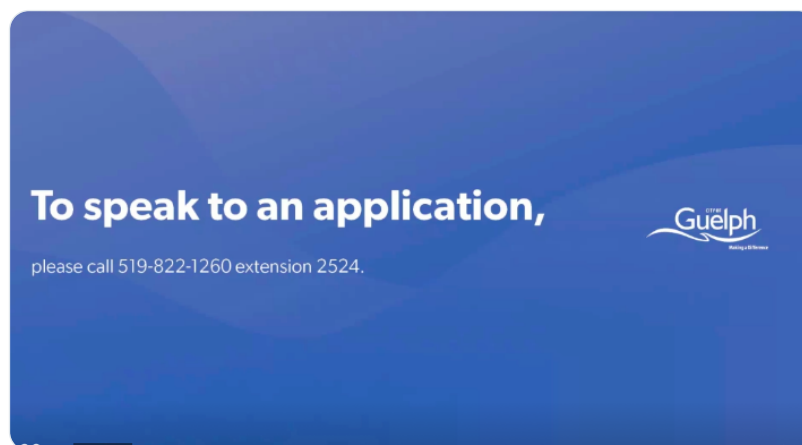
MEETING PREVIEW: Committee of Adjustment Meeting for February 9, ...

Though it's still cold outside, things are heating up for the Committee of Adjustment at this February meeting. The theme of the meeting seems to be new apartments with a couple of variants f...

<https://guelphpolitico.ca/2023/01/27/meeting-preview-committee-of-adjustment-meeting...>

The meeting has been called to order.

If you have something to say about any of the applications, this is the number to call:



Member Hamilton discloses that he was on the board of doctors for the 50-60 Fife from 2013-16. He doesn't think it's a problem, but he wanted to disclose it anyway. Chair Smith says he doesn't see that as pecuniary.

There have been no requests for withdrawal of deferral, so we move into the first application: A-1/23 29-31 Paisley Street. The owner wants a variance for parking spaces as their turning a commercial unit into residential.

Jeff Buisman from Van Harten Surveying Inc. takes the podium. Smith asks Buisman as seen the recommendation and agrees. He says yes, and agrees with their condition-less approval of the plan.

No delegations for this application, so Smith turns to the committee. Members Meads and Goodfellow move approval. No further comments.

Application approved!

Next application: A-6/23 50-60 Fife Road. This is the Upbuilding affordable housing project. For their 18 new 1-bedroom units, they're asking for including allowances for...

- increased number of dwelling units,
- reduced private amenity area, and
- reduced off-street parking and visitors parking

Rebecca McEvoy from Tim Welch Consulting Inc. will be appearing for the applicant.

Actually, Tim Welch himself is appearing. Smith asks if Welch received staff's comments and agrees with them. He does.

Welch has brief presentation. This is what the project will look like:



You might recall that this project is on the site of a listed heritage building that used to be the home of a Guelph businessman and former-mayor. Council voted for, and then voted to remove, a heritage designation last year that would have stopped demolition.

Parking stats for the current development on the property:

Parking Figures

- 101 spaces total; 95 available for parking and 6 used for waste collection.
- The current site has 70 apartments and townhomes.
- 38 units have registered vehicles (54% vehicle ownership rate).
- Residents of 10 units have second or third vehicles and lease a combined 14 extra spaces month-to-month from UpBuilding.
- Existing resident parking demand is 52 total vehicles for 70 residential units, or 0.74sp./unit.



Welch says there will still be enough parking to accommodate parking even with the increase in occupation on the site.

Staff are recommending to approve this plan with some conditions.

Meade says she was concerned about the visibility of the sign about the application change when she did her site visit, wants a vote about whether there was a proper notice. Smith says he also noticed the sign could only be seen from one direction.

Having said that, he thinks that meets the requirement of the planning act. Meade agrees, but she wanted it brought up in the public record.

Meade asks what happens if there's more demand for parking in the future. Welch says again that only a little over of half of the residents have cars, and there hasn't been an issue in 30 years. 14 units aren't going to break the proverbial bank.

Meade asks staff about the loss of amenity space. Staff says site plan pre-date current zoning bylaw, but they still meet requirements for common amenity area. There's still a playground and space inside the apartment building.

Welch says there's amenity space in the current building, and the space in the existing building is merely auxiliary space that was left over when they turned the home into apartments.

Goodfellow asks Welch about the existing residents in the soon-to-be-demolished building. Welch says there's still site plan to go through, but they're committing to keep people housed and will see if they can manage that through turnover.

Goodfellow asks if accessible parking spaces will accommodate the accessible units. Staff says that's going to have to be looked at through site plan.

Smith asks about open space, does staff have any comment on how "hilly" it is. Staff say again that the site plan predates the 1995 zoning bylaw, so the common space might not current definition of common amenity area.

Smith asks for staff comment about whether this re-zoning by another name. Staff say they're confident that this meets the definition of "minor variance" and they wouldn't require rezoning for a small portion of the site.

No delegates for this item. Hamilton and Sayer move the approval with conditions.

Smith says that the design could have been an apartment building and that would have fit the zoning better and enhance the need for amenity space. He's a no vote. Meads says she doesn't think CoA should dictate how to design stuff.

Motion passes 5-1 with only Smith against.

Next is A-7/23 444 Speedvale Avenue East. The owners want to convert the garage into an additional bachelor-style apartment suited for a single person or a couple. Staff are saying no dice.

Andrew Donlan is speaking to this application, and obviously he does not agree with the staff comments. He notes its a registered duplex already. Here's the garage he wants to convert, and the six of the property:



Donlan says he's been renting it out for storage, which seems like a waste. On the zoning review he notes a long list of requirements, one, the ARD, has already been resolved. He says his neighbours are aware of the plans and are cool with them.

Donlan says the perception of increased density is specious because the footprint will be the same. This is what the garage looks like from the street, and he's not sure how this would be a perceived increase in density.



Donlan says his immediate neighbours at 446 - the Waltons - are objecting to things like parking that will not be an issue, like parking.

Meads asks staff about addressing privacy, staff says their concerns persist whether the building is 0.6 m set back or 1.5 m set back.

Goodfellow asks about a servicing needs assessment. Staff said serves were reviewed, and since the main building is already serviced, the way to proceed will be determined by the applicant.

Goodfellow asks about parking. Staff says this would require 3 - one per unit - and all of them have to be on property lines.

Member Sayer asks about what's on the other side of the fence. Donlan says there's nothing on the other side of the fence from the garage. On servicing, he says that's going to be done in the addition, so no concrete will be broken.

Smith asks about staff comment on visibility. Staff say their concerns are for privacy both for the main building and the neighbour.

Smith praises Donlan for making case "exceptionally well."

Other delegates? We've got Ray Walton, son of Rita Walton, the neighbour.

Walton says their comments repeat many of the things that the City staff have commented on. Would like to see the extension of setback to 1.5m, it's not great, but it's better.

Meads and Goodfellow move the refusal. Meads says they wish they could approve this, but they have to follow direction. Hamilton says the central issue is the sideyard setback, and disagrees with staff assessment since this was built in 90s. This is a simple restoration.

Goodfellow says this has been a struggle, but it's a bit early to be interpreting the new objectives and requirements. She will vote to refuse with reluctance. Cline says she can't support refusal either over 90 centimetres.

Sayer sides with Hamilton and Cline and says privacy can be resolved easily with a pledge to not have window on 446 side. Smith says he echoes comments, but believes the neighbour has valid points.

The vote is tied 3-3. The motion fails, so a new motion is needed.

Hamilton moves to approve it with a condition about the placement of windows. Cline seconds.

Meads says her concern is passing something that the neighbours can't appeal.

Goodfellow says that additional conditions might help her move forward, like the one so far, but wonders if there are others that could be added to increase privacy for 446. Smith believes that building code might have to weigh in on those options.

Meads asks for staff comment on 1.5 m setback. Staff say there are no conditions that would make them more likely to approve this project, but 1.5 m would be an improvement.

Donlan is called back to the podium, and notes that he's consulted with planner and no windows on neighbouring side is not an issue. The 1.5 setback for the addition, they can make that work too.

Motion passes 4-2 with Smith and Meads against.

Next application: A-8/23 179 Eramosa Road. This property consists of a primary dwelling and an additional building that could be used as an accessory unit, especially since it apparently already has a kitchen and washroom inside.

Now that City of Guelph rules have caught up with the property, and the owners would like to formally turn this into an accessory unit for habitation after receiving five minor variances.

Meads moves approval of the staff recommendation to approve with conditions. Cline seconds. Motion approved unanimously.

Last application: A-9/23 30 Powell Street East. A family is looking for a couple of variances that will allow them to turn their porch into a new front area mudroom with closet plus a two piece bathroom.

Katie Stiefelmeyer says the design will be in keeping with the general aesthetic of the neighbourhood.



Stiefelmeyer says she's read staff's comments and agrees.

Comments from the public? Nope.

Motion to approve the variances with conditions by Meads. It passes unanimously.

One last bit of business from the Secretary-Treasurer: Impact of Bill 23, More Homes Built Faster Act. She says the purpose was to tell CoA about changes that affect them:

Thirty-party appeals to the Ontario Land Tribunal for minor variances will no longer be permitted, and neither will appeals of consent applications.

Any minor variance that didn't have a hearing date set before October 25, 2022 is now cancelled and there's no longer a two-year prohibition on submitting minor variance applications after the passage of an owner-initiated zoning bylaw amendment at council.

No appeals for Guelph will be dismissed because there was none for the time period in question!

Questions from committee? Smith has comments who points out that with neighbours being unable to appeal a decision, it's incumbent on the committee to listen and think carefully about every request, and putting people in an onerous position that they have no recourse for.

Meads/Goodfellow move receipt of the report and it passes.



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