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Coming up at 4 pm, it's this month's Committee of Adjustment meeting! Here's the Politico preview of the applications ahead:



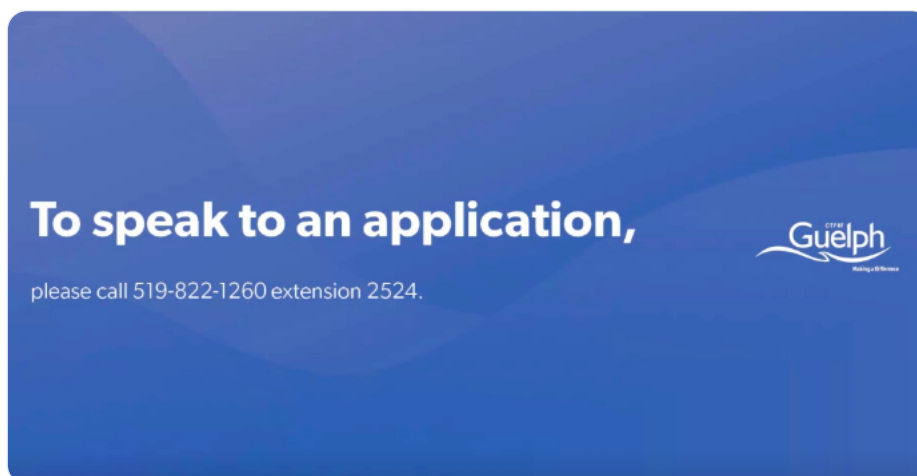
MEETING PREVIEW: Committee of Adjustment Meeting for November ...

This Committee of Adjustment meeting is in November, and you might think that there might be fewer demands for variances now that winter is coming (obligatory Game of Thrones joke). Well, you would...

<https://guelphpolitico.ca/2023/10/27/meeting-preview-committee-of-adjustment-meetin...>

Chair Smith has called the meeting to order.

Reminder: Keep this number handy if you have anything to say about today's applications.



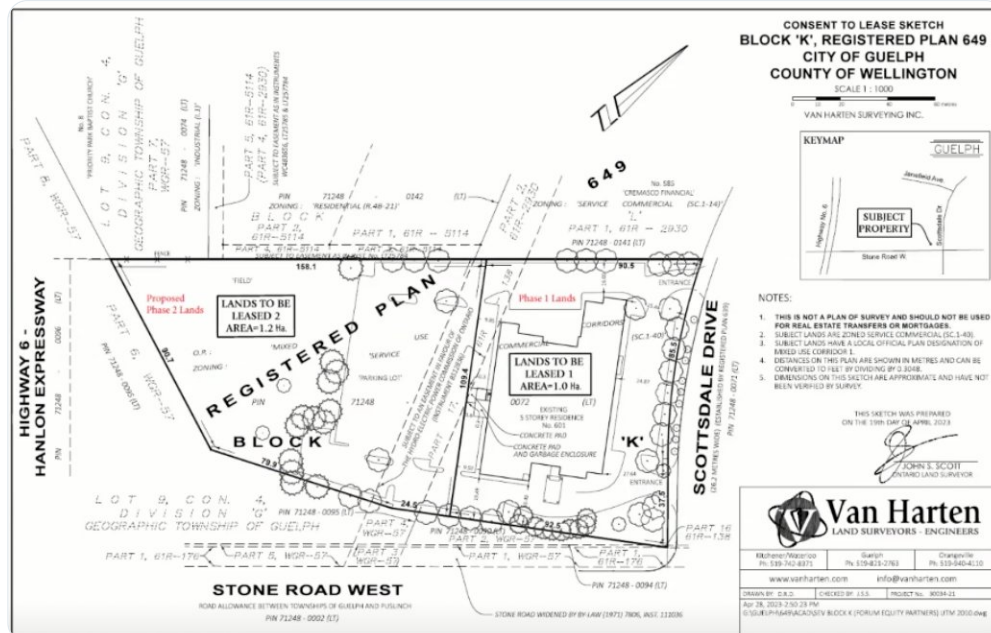
Disclosure of Pecuniary Interest and General Nature Thereof? Nope.

First up, deferral request for B-21/23 601 Scottsdale Drive. This is the student residence at the old Holiday Inn site. Staff are asking for extra time to review some of the supporting documents, especially around parking.

Johanna Shapira, lawyer from Wood Bull LLP, is the agent here. She has something she'd like to say before the vote, her client has the ground lease for all this land, and the point here

is to lease the western portion of the land to a separate corporate entity.

Her client wants to build an additional student residence, and it will operate as one "campus" with the present building, the old hotel. They've filed a development application along these lines. This is a technical matter about who holds the lease, nothing to do with planning.



Shapira says she's fine with the other conditions that staff as attached, but they would like the leave to proceed.

No questions from committee for staff, so Smith asks for a motion. The secretary/treasurer notes that there was a correspondence from the MTO received after the deadline in support of the application.

Goodfellow asks about language in recommendation three, is this a severed parcel or leased. Planner Ryan Mallory says the word "lease" would be appropriate.

Sayer moves approval for the two leases subject to staff conditions, Goodfellow seconds. Motion is approved.

Next, A-74/23 385B Starwood Drive. This residence has a 3.7 m tall fence in the backyard, but the bylaw only allows a 2.5 m. Technically, there is a 2.5 m fence but the taller fence surrounds the patio. The homeowners are asking for a variance so that the taller fence can remain.

Anthony and Dena Namis, the owners, are on hand. Anthony says there were elevation issues, so they needed to build higher for privacy. Staff are recommending approval for this without conditions.

No questions from committee, no delegation requests. The committee moves approval and it is so approved.

Next, B-19/23 225 Paisley Street. We have here two properties along this stretch near Edinburgh Road, and this request, while being brought by 225 Paisley, actually affects 229 Paisley. The request here is for an easement to allow more space for parking and access to 229.

Carrie Levitt, legal counsel with Torkin Manes LLP, is here for the owner. She's read the decisions and is agreement with it. Staff are recommending approval with four conditions.

Levitt says the easement is already listed on the title and has been in use for some time. She says it's a pretty straightforward application, and has one minor comment on one of the conditions. Smith asks if the neighbour agrees and Levitt says yes.

Levitt says that they've already deposited the reference plan so she wants to make sure that staff understand that condition has been satisfied. The S/T confirms and she says the CoA can leave it off or include it in the motion knowing its fulfilled.

No delegates. So committee moves to approve with conditions. It's approved!

Next, A-75/23 31 Margaret Street. This application is a request for some relief from rear and sidebar setbacks. The homeowner is looking to build an addition on the back of the current building plus a second floor balcony. Staff say yes, no conditions.

Smith about what looks like an existing structure. Justin Kelly, from Tri-City Drafting and Design Services, says that there's some kind of summer kitchen there that the new addition will be built on top of.

No delegates for this application. Sayer moves to approve with Hamilton seconding. Application approved!

Next, A-76/23 45 Armstrong Avenue. The homeowner here is looking to build a detached garage at the back end of the property.

An accessory building in this area can only be four metres tall, but the owner is looking for just over 5.5 metres in height so that he can have enough room to park a car and have storage in the upper part of the garage. Staff approve with one condition.

Rob Taylor, the homeowner, is here. Taylor says again that the extra height is for storage (the garage will sit in the same spot as two sheds right now).

No delegates and no calls. Goodfellow/Pyke move approval with condition. Committee approves.

Next, B-20/23 25 Alice Street. Yes, there is presently a small home on this property, but with the committee's leave, it will be demolished and thus pave the way for two different properties with two different semi-detached dwellings.

Staff are will to approve with 7 conditions, and some additional comments from Alectra and the GRCA. Claudio Balbinot of the Agora Research Group is the agent. He's says they agree with the staff recommendation.

No questions from committee. No delegates.
Hamilton/Sayer move approval with conditions.
It's approved.

Next, A-77/23 127 Glasgow Street North. This home is going to be adding an uncovered porch in a revamp of the front yard area. To make that happen, the committee needs to approve an increased front yard projection and reduced front yard setback. Staff approve.

Kevin Staunton, the applicant is here. He doesn't have much to add and says that the work with City staff was positive and collaborative. They'd appreciate if committee approved.

No delegates. Goodfellow and Hamilton move approval and it's approved!

Next, A-78/23 27 Vardon Drive. This property tucked away at the end of a street next to Cutten Fields is looking to build a new detached home. Owners need variances for a wider driveway and front setback of 16 metres instead of the prescribed 10 metres.

Staff are recommending approval with two conditions.

No further questions, and no delegates.

Sayer moves to approve with condition, and Pyke seconds.

Motion is approved.

Next, B-22/23 59 Essex Street. The request here is for an easement to allow some more parking space and access. This is a duplex with 61, but the driveway is on the 59 side of the building, hence why the application is for 59 Essex Street and not 61.

Jeff Buisman is back to rep for this one. Staff are recommending that the application be approved with four conditions. Buisman says that 59 recent changed hands and the new owner wants to formalise this arrangement.

There's one delegate for this one, Brian Shook (sp?). He sold 59 Essex and is covering the cost for this. The garage the original easement allowed for has been gone for 3 decades. He says City staff understand the situation.

No further delegates.

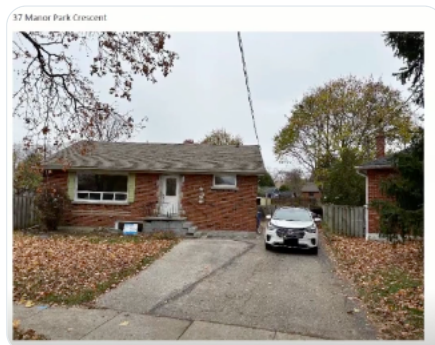
Goodfellow moves approval with conditions, Hamilton seconds.

Motion approved!

Last application! A-79/23 37 Manor Park Crescent. the homeowner here would like to add an accessory unit above the detached garage, but it will require increased height, in this case 6.1 metres.

The dilemma is that an accessory building cannot be higher than the primary building, and the new height for the garage will be less than half-a-metre taller than the main house. The owners are looking for a variance to allow a balcony on the building too.

Staff have recommended refusal for this one. Jim Cochrane, the homeowner, is here. He notes that many bungalows in this area are being demolished and replaced with bigger homes.



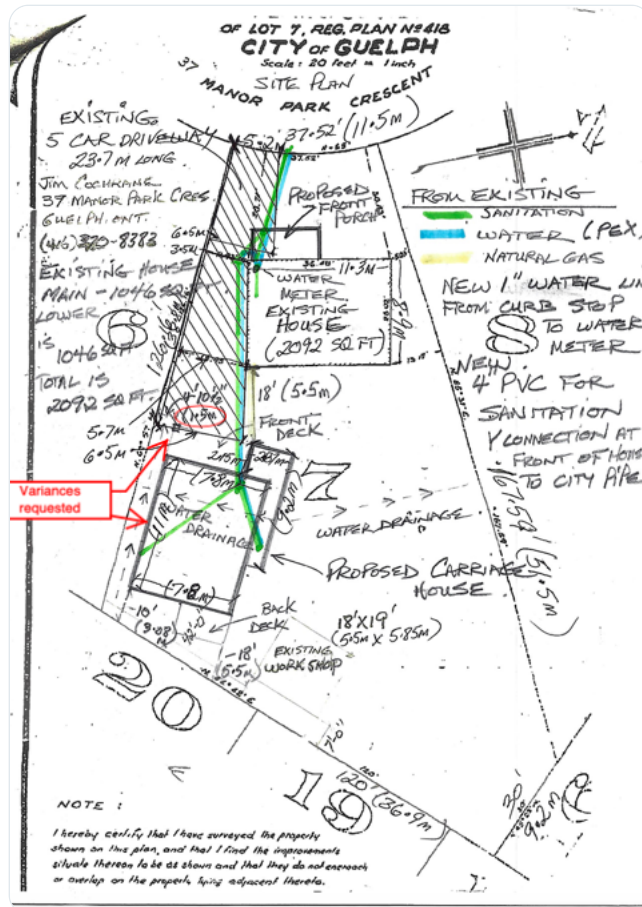
Cochrane notes here that the shed in the back is the same roofline has his property. The point is that there's a variety of different heights in the immediate area.



Photo 5

Sayer asks if committee approves this application, to avoid the applicant having to come back, could they have a condition to keep the GFA to 85 sq m? Kelly Patzer says it sounds like this was well measured during the review process. She's confident it'll meet 80 sq m.

Smith says he's having trouble making heads or tails of the sketch, but is there any reason why the accessory building couldn't be brought forward? Cochrane says it would narrow the driveway space. There's also a privacy issue (maybe?).



Delegations? Nope.

Motion? Sayer moves to approve the application.

Conditions? Sayer looks to staff, none jump out at him.

Mallory says they don't have any conditions, if staff has done the floor area measurement, they're good to go. Hamilton seconds the motion.

Smith says he won't support it because there's no clear indication that there was an effort to comply with zoning, and he thinks this could be designed to be within zoning. He recognises that there are taller buildings in the area, but height is based on this being 2ndary.

Application is approved 3-2 with Smith and Pyke opposed.

Announcements? S/T updates on filling vacancy: recruitment is complete and pending council approval there will be a new member at December's meeting.

Smith wishes everyone a thoughtful Remembrance Day this Saturday and adjourns the meeting.



@threadreaderapp unroll please!

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