

599 Arkell Road

Application D13/SLO

REQUEST

To allow 5 parking spaces for a mixed use building of a professional office, retail/variety store and restaurant, whereas Section 3.16(c) requires 11 spaces for the mixed use building

ZONING: HAMLET COMMERCIAL ZONE (C1)

REQUIRED

- MINIMUM LOT AREA = 1000 sq. m
- MINIMUM LOT FRONTAGE = 20m
- MINIMUM INTERIOR SIDE YARD ABUTTING A RESIDENTIAL ZONE = 3m
- MINIMUM REAR YARD = 7m
- MAXIMUM COVERAGE = 35%
- PLANTING AREA ADJACENT TO A RESIDENTIAL ZONE = 1.5m
- FRONT YARD SETBACK (WATSON) = 1m
- FRONT YARD SETBACK (ARKELL) = 2m
- SIGHT TRIANGLE SECTION 3(19)(6)(i) = 28m

EXISTING NON-CONFORMING*

EXISTING

- (725 sq. m)*
- (23.16m)
- (8.79m)
- (20.18m)
- 21%
- (2.5m)
- (0.96m ENCHROACHMENT)*
- (0.26m ENCHROACHMENT)*
- (0m)*

REQUIRED

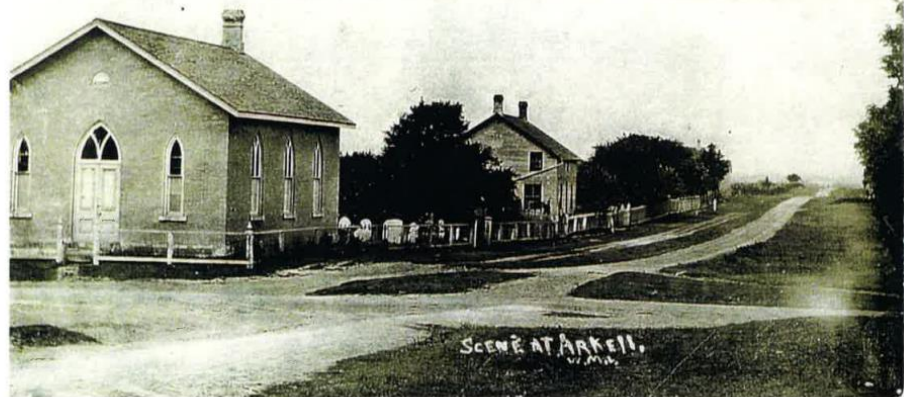
- PARKING:
 - PROFESSIONAL OFFICE (3mX6m) = 4 SPACES
 - RETAIL/VARIETY STORE (3mX6m) = 1 SPACE
 - RESTAURANT (3mX6m) = 5 SPACES
 - HANDICAP (4mX6m) = 1 SPACE
 - LOADING = 0 SPACES
 - TOTAL PARKING SPACES = 11 SPACES
- OFF SITE PARKING (WITHIN 100m)

PROPOSED

- (0 SPACES)
- (0 SPACES)
- (4 SPACES)
- (1 SPACE)
- (0 SPACES)
- (5 SPACES)
- (20 SPACES)

MINOR VARIANCE REQUEST:

TO ALLOW 5 PARKING SPACES INSTEAD OF 11 SPACES WHICH ARE REQUIRED BY SECTION 3 OF THE ZONING BY-LAW.

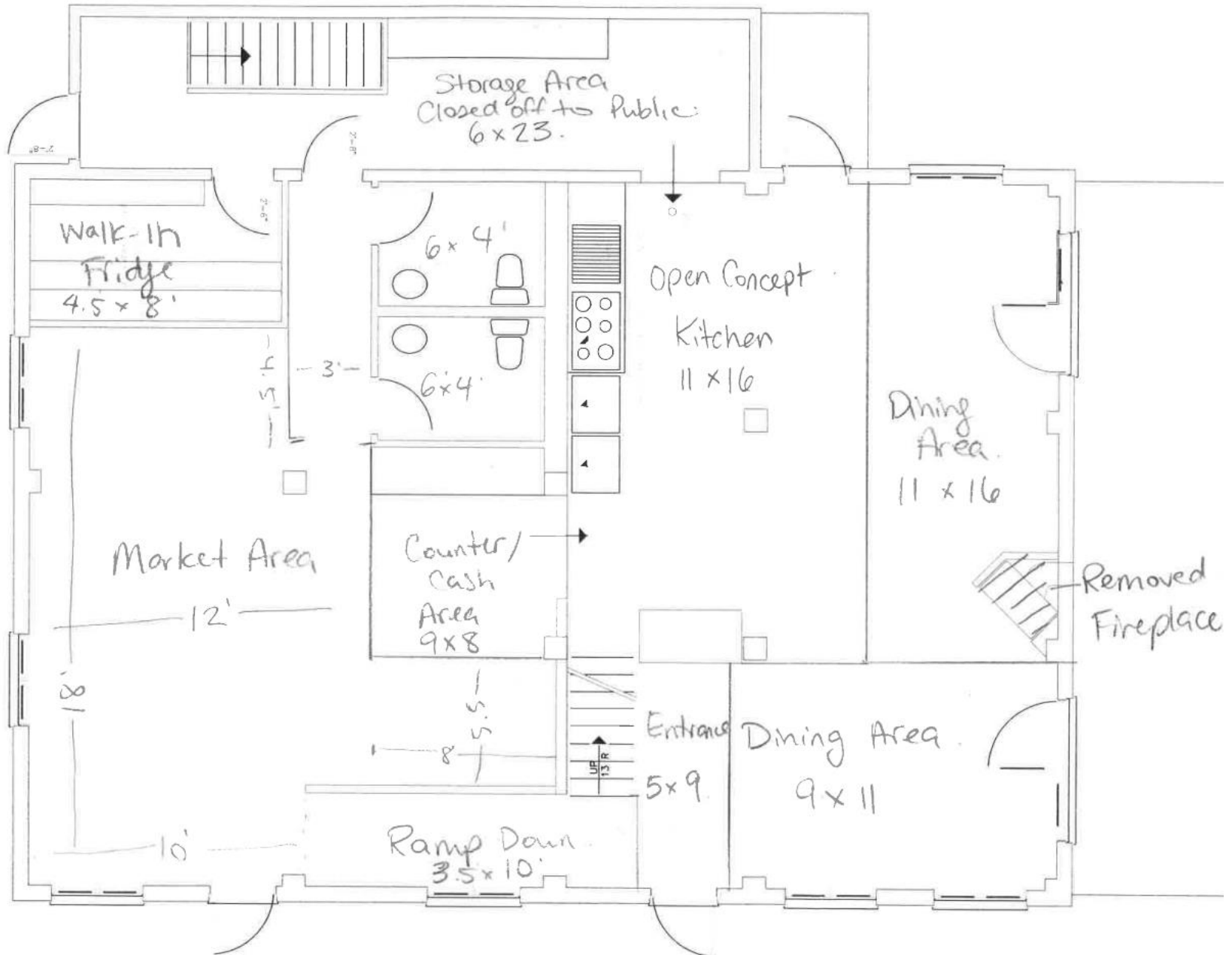


The Dirty Apron



- Variety store
 - Grab and go market with prepared foods, ready made meals, soups, stocks, sauces, pizza, and fresh meats
 - Convenience items so people in the community don't have to drive to Guelph
- Kitchen/bistro area
 - Cooking classes
 - Limited dining (three nights a week)
 - 18-20 seats
 - Kitchen also used to prepare market items

Proposed First Floor



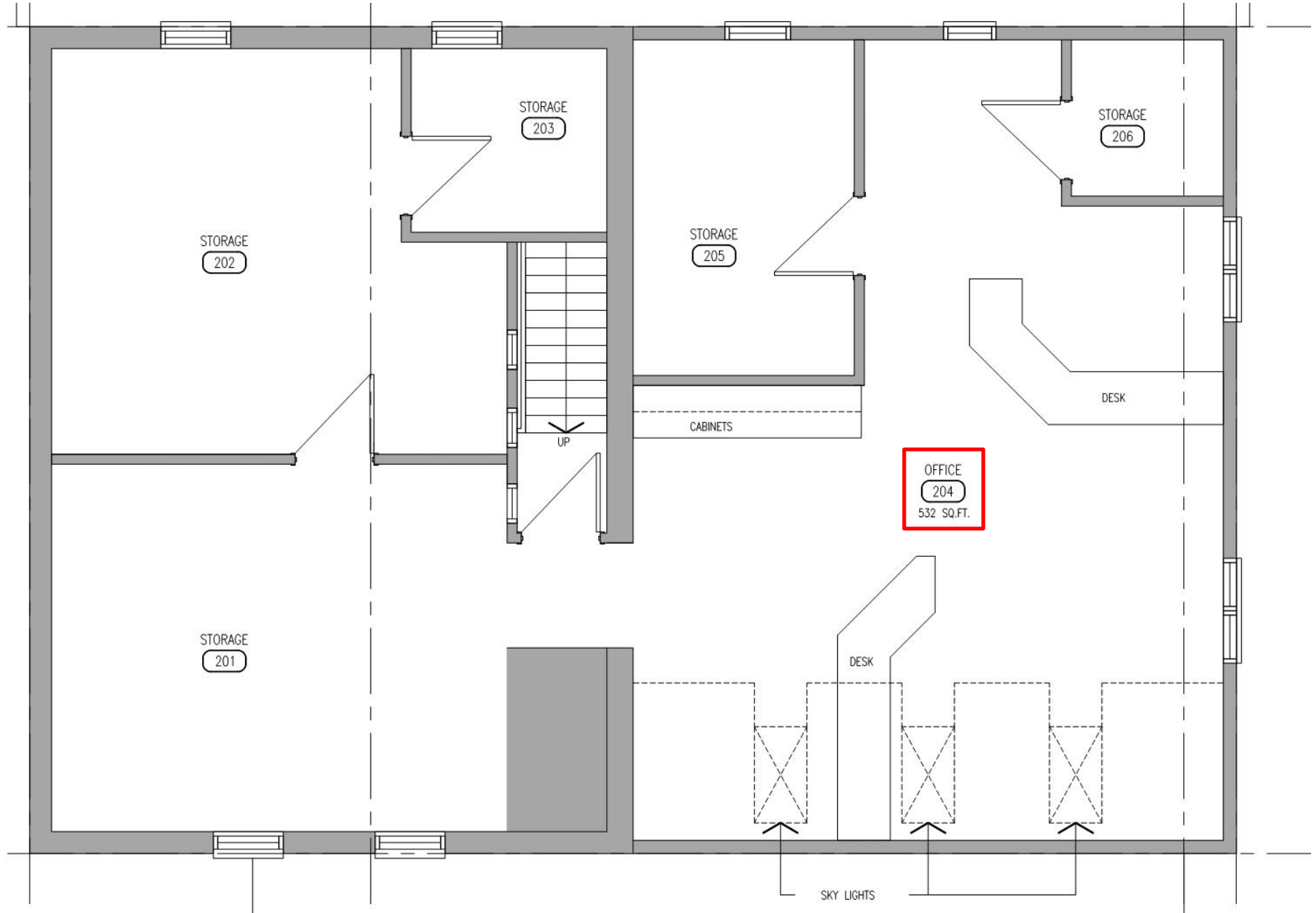
Parking Calculation - Section 3(16)(c):

- (c)(iii) A business office: $135\text{m}^2 / 40\text{m}^2 = \underline{4 \text{ spaces}}$
- (c)(xii) A retail/variety store: 1 space
- (c)(xiii) A restaurant: Greater of
 - 20 seats in dining room/4 = 5 spaces
 - 26m^2 per first floor plan/ 10 = 3 spaces
- (m) Barrier free parking = 1 space
- Total = **11 spaces**

Nature of the Office

- Currently 2 Slood Construction employees in the office
- Slood Construction recently rented a new office at Arkell Road and Gordon Street
- Much of the old office will be used for storage
- Negative comment about large vehicles, trailers, and equipment stopping in– less now that Slood has moved

Second Floor Use

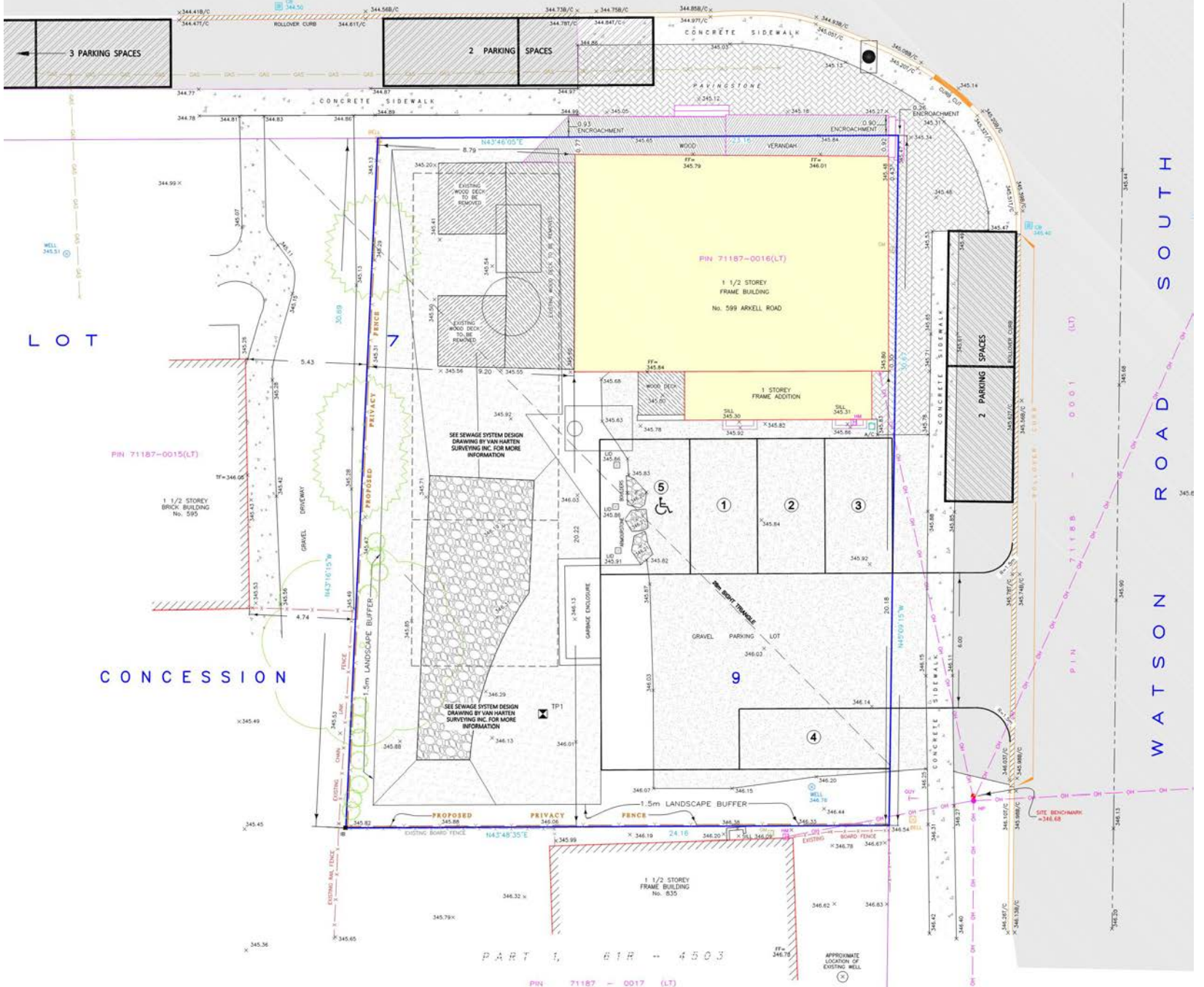


- Adverse impacts associated with a parking reduction would be kept to a minimum
 - 18-20 public parking spaces nearby
 - Landscape buffer and privacy fence
 - Sloat Construction office use decreased
- A great opportunity to add/continue the character and small-town feel of Arkell

Off Site Parking Spaces within 100m



- No parking on Boreham Drive



Buffer

- Hamlet Commercial Zone (C1 Zone)
 - Section 11(3)(f): *“A privacy fence or a planting area 1.5 metres wide shall be provided and maintained adjacent to every portion of any lot line that abuts any Residential Zone not separated by a public road.”*
- General Regulations:
 - Section 3(10)(b)(i): Requires planting area of 3.0m for a Commercial Zone abutting a Residential Zone
- Section 11(3)(f) applies (1.5m requirement)
 - Confirmed with Township Staff
- Site Plan proposes 1.5m wide planting area and privacy fence along shared property lines

- The intent of this minor variance is to allow a property to have less than the required spaces because it is located in the central part of an old Hamlet where there is public parking available within 100m.
- Other properties set up in a similar fashion
- Church and subject property use parking at different times – agreement to share parking

- Often less parking in “core” areas
- Centre Wellington: Central Business District Commercial Zone (C1)
- City of Guelph: Buildings built before 1971 north of tracks do not require parking

Four tests:

| FOUR TESTS: | DISCUSSION: |
|--|--|
| That the requested variance is minor in nature | <ul style="list-style-type: none">• Limited impact• History of sharing public parking spaces• Mixed uses building uses parking at different times• Office use and related traffic will be decreased• Subject property has 5 spaces |
| The intent and purpose of the Zoning By-law is maintained | <ul style="list-style-type: none">• Zoned Hamlet Commercial (C1)• Proposed uses are permitted |
| That the general intent and purpose of the Official Plan is maintained | <ul style="list-style-type: none">• Designated Hamlet (Arkell)• Local commercial uses permitted in Hamlet areas |
| That the variance is desirable for the appropriate development and use of the land, building or structure | <ul style="list-style-type: none">• Desirable for culture of Arkell• The building has been a meeting place in the Arkell “Core” for many years |

Comments Received:

- Letter of support from the Arkell United Church
- 30 members of the community emailed or wrote letters of support
 - *“Missed the old store when it closed”*
 - *“There was an Arkell store there before, and I never had any problems or issues with cars parked or extra traffic”*
 - *“it will enhance the local area”*
 - *“valuable addition to the Hamlet”*
 - *“is a fabulous addition to our neighborhood”*
 - *“long overdue establishment”*
- 4 letters of objection

Conclusion

- The proposed minor variance meets the 4 tests
- Adverse impacts associated with a parking reduction would be kept to a minimum
- A great opportunity to add/continue the character and small-town feel of Arkell
- *“...Look forward to collaborating with you to increase people’s connection with neighbours and sense of Arkell community spirit.”* – Rev. Marcie Gibson of Arkell United Church