



To: City of Guelph Committee of Adjustment

CC: Juan Da Silva, Trista DiLullo

From: Charlotte Balluch, Fusion Homes

Date: November 10, 2020

Re: 73 Keating St, 74 Silurian Dr, 78 Silurian Dr, 82 Silurian Dr, 83 Silurian Dr, 146 Starwood Dr, 148 Starwood Dr – Driveway Width Minor Variance Applications

Dear Committee of Adjustment,

Fusion Homes is pleased to submit 7 separate minor variance applications for the above noted addresses to permit driveways with widths wider than the permitted 3.5m stated in section 4.13.7.2.3 of the zoning by-law.

The lots are located within the Cityview subdivision and are zoned R.2-6 which permits single detached homes with a minimum lot frontage of 9.5m and a maximum of 14.5m for all lots except corner lots.

The minor variance being requested for 73 Keating, 74 Silurian, 82 Silurian, 146 Starwood, and 148 Starwood are each the same. Fusion Homes is seeking relief from section 4.13.7.2.3 of the zoning by-law to permit a driveway width of 6.0m whereas the zoning permits a maximum driveway width of 3.5m.

Fusion Homes is requesting a minor variance for 83 Silurian Drive for relief from section 4.13.7.2.3 of the zoning by-law to permit a driveway width of 6.5m whereas the zoning permits a maximum driveway width of 3.5m.

Each application includes a separate application form and fee but has been submitted under this single cover letter as they are all similar in nature and scale of the variance being requested.

Tests of a Minor Variance

1. Do the Minor Variances meet the intent of the Official Plan?
The proposed development is in line with the City's Official Plan by providing low-density residential units within a designated greenfield residential area.

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2. Do the Minor Variances meet the intent of the Zoning By-Law?

The proposed development is in line with all zoning regulations within the R.2-6 specialized zone. The lots within the zone must be between 9.5m to 14.5m lot frontage except for corner lots. 83 Silurian Drive is a corner lot with a frontage of 20.10m. The remaining lots range from 12.0m to 12.63m frontage. Due to the large size of the lots, double garage and driveways are appropriate and fit in with the scale of the lot. As such, a minor variance for to permit increased driveway width will allow the development of residential homes that are in accordance with the R.2-6 specialized zone and therefore meets the intent of the zoning by-law.

3. Are the Minor Variances minor in nature?

The variance seeks relief from section 4.13.7.2.3 of the zoning by-law to permit a driveway width of 6.5m for 83 Silurian, and 6.0m for the remaining lots mentioned above. The minor variances are meant to permit a double driveway on lots with a minimum frontage of 12.0m. When considering the size of the lots, an increase of 3.0-3.5m for a double driveway on these lots is minor in nature.

4. Are the Minor Variances desirable?

The minor variances requested will be appropriate and desirable for the size of the lots. A 6.0m driveway on lots with frontage of 12.0m leaves 6m of non-paved area on the lot to maintain a desirable streetscape with ample space for landscaping. Providing a 6.0m driveway for lots of this size is also provides sufficient parking for residents which will result in desirable outcomes for both the City and future residents of the neighbourhood.

With this letter, we are also enclosing the following:

- The completed minor variance application forms for each of the 7 lots.
- Cheques in the amount of \$950.00 for each of the 7 lots.

If you have any questions regarding this application, please do not hesitate to contact us.

Yours sincerely,



Charlotte Balluch

Planning & Development Analyst