

March 8, 2021

Trista Di Lullo, Secretary Treasurer
Committee of Adjustment
City Hall, 1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Di Lullo and Members of the Committee:

**RE: Consent Applications - 816 Woolwich Street, City of Guelph
OUR FILE 1285D**

On behalf of our clients, The Guelph Curling Club Limited and Granite Homes, we are pleased to submit consent applications for the lands municipally known as 816 Woolwich Street (the “subject lands”). The subject lands comprise an area of approximately 3.9 hectares and are located north of the intersection of Woolwich Street and Woodlawn Road.

A Zoning By-law Amendment for the subject lands was passed on November 9, 2020 (By-law (2020)-20539). The Zoning By-law Amendment zoned the subject lands Specialized Community Shopping Centre (CC-29) Zone to permit the development of 200 stacked townhouse units, a five storey apartment building containing 48 units, a commercial building and maintain the existing curling club. A Site Plan Application was submitted on December 16, 2020 and is currently under review.

Existing uses on the subject lands include the Guelph Curling Club and outdoor recreational fields. The subject lands are designated Mixed Use Node by the City of Guelph Official Plan.

The purpose of the consent applications is to divide the subject lands into three parcels and establish appropriate easements. The enclosed Consent Sketch illustrates the three proposed parcels:

- **Parcel A** – contains the existing Guelph Curling Club building and a future one-storey mixed use building. Parcel A has a lot frontage of 67.1 metres along Woolwich Street and an area of 12,631 square metres (1.263 hectares)
- **Parcel B** – contains the proposed stacked townhouse component (200 units) of the development. Parcel B has a lot frontage of 12.4 metres on Woolwich Street and an area of 21,735 square metres (2.173 hectares).
- **Parcel C** – contains the proposed five-storey residential building (48 units) of the development. Parcel C has a lot frontage of 96.5 metres on Woolwich Street and an area of 4,792 square metres (0.479 hectares).

The proposed development has access from a shared driveway from Woolwich Street. The parking area has been designed with an internal driveway network. As a result, easements are required over Parcel B to permit appropriate access across the newly created parcels. The easements are shown on the enclosed Easement Sketch and described as follows:

- **Easement 1** is an easement over Parcel B, in favour of Parcel A and Parcel C. This easement is intended to permit Parcel A and C access to the subject lands from Woolwich Street via the shared driveway. This easement also provides access to Parcel A and the associated parking areas. This easement has an area of 1,423 square metres and is shown in yellow on the Easement Sketch.
- **Easement 2** is an easement over Parcel B in favour of Parcel C. This easement is intended to provide access over the internal driveway on the western portion of Parcel B to Parcel C. This easement has an area is 961 square metres and is shown in blue on the Easement Sketch.
- **Easement 3** is an easement over Parcel B in favour of Parcel C. This easement is intended to provide access to a parking area on Parcel B that may be used by the future residents and visitors of the residential building planned to be constructed on Parcel C. This easement has an area is 1,139 square metres and is shown in purple on the Easement Sketch.

In addition to the easements described above, blanket easements will be established for underground servicing to service all of the parcels.

The proposed consent applications conform to the Official Plan and support the recently approved development proposal for the subject lands. The applications have regard to the provisions of the *Planning Act*, including the criteria for plans of subdivision set out at Section 51(24). The proposed lots and associated easements represent orderly division of the subject lands. A site plan application is being reviewed concurrent to this consent application which will ensure the appropriate site design requirements are addressed.

With respect to zoning, the recently approved Zoning By-law contains a "Severability Provision" at Section 6.2.3.2.29.3.6 which states that: "*the Uses and regulations of the CC-29 Zone shall continue to apply collectively to the whole of the lands zoned as CC-29, despite any future severance or condo registration.*" As a result, the proposed new lots will comply with the zoning for the subject lands.

In support of these consent applications, we are pleased to enclose digital copies of the following:

- A signed Consent Application Form for the severance of Parcel A from Parcels B and C;
- A signed Consent Application Form for the severance of Parcel B from Parcels C;
- A recent Geowarehouse Property Report confirming the ownership and legal description for the subject lands;
- A Consent Sketch, prepared by MHBC, dated March 8, 2021, showing the three parcels to be created;
- An Easement Sketch, prepared by MHBC, dated March 8, 2021, showing the three proposed easements; and
- A Topographic Survey, prepared by BSR&D, dated September 11, 2013.

The required application fees have been delivered to the Committee of Adjustment under separate cover.

Thank you for your consideration.

Yours truly,



David Aston, MSc, MCIP, RPP



Emily Elliott, BES, MCIP, RPP

cc. *Pete Graham, Mike Taylor*