



GRINHAM ARCHITECTS

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24 September 2021

City of Guelph
City Clerk's Office | Corporate Services

Attn.: Committee of Adjustment

Re.: 408 Willow Road – Minor Variance Application

Dear Juan,

Thank you for the prompt review and comments on this Application. As requested I have deleted one, and revised one of zoning reference details below [as highlighted in blue](#).

We have revised the Site Plan drawing to incorporate the 3 clarifications as requested, and have adjusted the Application form itself to further identify the 3 potential Variances that may be required as well.

It is our understanding that the proposed new two-car garage – intended to replace the current single vehicle garage that exists on site – may require 3 variances to be permitted in the same general location as the current garage, as follows:

- 4.5.1: **Accessory Building** located in a **Front Yard** (Accessory Buildings not permitted in a **Front Yard**)
- 4.5.2.1: **Accessory Building** (maximum) height to exceed 3.6 m (4.5 m proposed);
- 4.13.2.2 **Parking Space** location (**Parking Space** not permitted in a **Front Yard**)

The intent is to construct the new two-car garage in the same general location as the existing single car garage in order to maintain driveway access to the new garage from the current Willow Road driveway access. The current garage is therefore an “existing non-conforming use” in that it is located fully within the front yard of the property. In order for the new garage to be located in a similar location, while respecting and maintaining the current setback distance from the street line of Willow Road - both the existing non conforming *location* (Front Yard) and non-conforming *setback* (3.70 m) would therefore need to be recognized; and continuation of this non-conformance approved for the proposed new garage with respect to Front Yard location and reduced Front Yard setback.

The second requested variance would be with respect to the proposed height of the new Garage – which is calculated to be 4.5 m to the mid-level of the roof (per the Definitions) whereas the Zoning By-law requires a maximum Height of 3.6 m for an accessory structure. As it is intended to construct a larger garage (two-car vs. existing one-car) and also maintain a similar roof pitch to the existing Main house structure on the site (7.5 in 12 slope) the resultant “height” of the new garage is 4.5m.

The final requested variance would be with respect to 4.13.2.2 which requires **Parking Spaces** to be located in the **Side** or **Rear Yard**. In this instance as a consequence of the request to locate the new **Accessory Building** (garage) in the **Front Yard** we would therefore also seek permission to allow the resulting **Parking Space(s)** within the proposed new garage go be located in the **Front Yard**.

We trust the foregoing background information and additional detail may be of assistance to Staff and Committee in your consideration of this Application.

Should you require additional information or clarification, please do not hesitate to contact the undersigned.

Sincerely

GRINHAM ARCHITECTS



Lloyd A Grinham, B.E.S., B.Arch., OAA, MRAIC, CAHP.