



SHAPING GREAT COMMUNITIES

September 9<sup>th</sup>, 2022

File No. 13165

Committee of Adjustment

**Re: 6 Breesegarden Ln, 8 Breesegarden Ln, 179 Cityview Drive, 17 Harrington Rd, 19 Harrington Rd, 21 Harrington Rd, 23 Harrington Rd, 87 Silurian Dr, 89 Silurian Dr, 91 Silurian Dr, Lots 103-111 Cityview Phase 2**

Dear Committee of Adjustment,

GSP Group is pleased to provide this summary of the proposed minor variances for 19 separate lots within the Cityview subdivision. The minor variances have been split up into 3 categories whereby in each category, the minor variance being requested is the exact same.

Also find included in this package:

1. Site plan drawing for a typical 10.9m and 12.192m wide lot
2. Site plan drawing for a typical 9.0m wide lot
3. Table of addresses, owner information, date of purchase, and legal description of lots

Application fees are to follow.

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

#### **Driveway Width of 5.0m**

1. 179 Cityview Dr.
2. 87 Silurian Dr.
3. 89 Silurian Dr.
4. 91 Silurian Dr.

The first group of minor variances being sought are for 4 lots within the R.2-6 zone. This zone permits single detached homes with a minimum lot frontage of 9.5m and a maximum of 14.5m. Each of these lots are 10.9m wide and will feature a single detached home with a double car garage. The

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9  
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9  
[gspgroup.ca](http://gspgroup.ca)

intention of these applications is to provide double car driveways, appropriate for homes of this size. Relief from section 4.13.7.2.3 of the zoning by-law is being sought to permit a driveway width of 5.0m whereas the by-law permits a driveway width of 3.5m.

#### **Driveway Width of 6.0m**

1. 6 Breesegarden Ln.
2. 8 Breesegarden Ln.
3. 17 Harrington Rd.
4. 19 Harrington Rd.
5. 21 Harrington Rd.
6. 23 Harrington Rd.

The second group of minor variances being sought are for 6 lots within the R.2-6 zone. This zone permits single detached homes with a minimum lot frontage of 9.5m and a maximum of 14.5m. Each of these lots are 12.192m wide and will feature a single detached home with a double car garage. The intention of these applications is to provide double car driveways, appropriate for homes of this size. Relief from section 4.13.7.2.3 of the zoning by-law is being sought to permit a driveway width of 6.0m whereas the by-law permits a driveway width of 3.5m.

#### **Planning Justification for Driveway Width**

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.

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

The lots within the zone must be between 9.5m to 14.5m lot frontage which is being provided for in all 10 lots. Due to the large size of the lots, double car garages and driveways are appropriate and fit in with the scale of the lots. A minor variance 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 minor variances are meant to permit a double driveway on lots with a frontage of 10.9m or 12.192m. When considering the size of the lots, an increase of 1.5-2.5m for a double driveway on these lots is minor in nature.

4. Are the Minor Variances desirable?

A 5.0m driveway on a lot with 10.9m frontage and 6.0m driveway on lots with frontage of 12.192m leaves more than 50% of the front yard area as non-paved. This is ample space to maintain a desirable streetscape with sod and 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.

**Reduced Side Yard of 0.6m and Reduced Lot Width of 9.0m**

1. Lots 103-111, phase 2 Cityview Subdivision (9 total)

The third group of minor variances being sought are for 9 lots within the second phase of the Cityview Subdivision which is not yet registered. These lots are within the R.1C-27 zone which permits single detached homes with a minimum lot frontage of 12.0m and side yard of 1.2m as per Table 5.1.2. These minor variance applications are seeking relief from Section 5.1, Table 5.1.2 to permit lot width of 9.0m and a side yard of 0.6m, in line with section 5.1.2.6 of the by-law and/or the R.1D zone. The intention of these lots is to provide a smaller single detached option for potential home buyers.

Planning Justification for Lot Width/ Side Yards

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.

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

These lots were created as part of the draft plan approval process and were approved in this size and configuration. The intent of the zoning by-law is to permit the development of single detached homes. These minor variance applications aim to achieve this while keeping to the approved draft plan of subdivision.

3. Are the Minor Variances minor in nature?

Permissions for a lot of 9.0m and 0.6m side yard is permitted in other R.1 zones and is considered a minor variance from 12m width and 1.2m side yard.

4. Are the Minor Variances desirable?

Other R.1 categories permit lot widths of 9.0m and side yards of 0.6m demonstrating that lots of this size are desirable. The draft plan was also approved showing these lots with a width of 9.0 demonstrating further than they are desired here.

If you have any questions regarding the information provided, please feel free to reach out.

Yours truly,  
**GSP Group Inc.**

A handwritten signature in black ink, appearing to read 'C Balluch', with a long horizontal flourish extending to the right.

Charlotte Balluch

## Appendix 1 of 1

Property Addresses, Registered Owner, Purchase Date, Legal Description of each lot and variance being sought.

Address	Owner	Date of Purchase	Legal Description	Minor Variance
6 Breese garden	1266304 Ontario Inc	Nov 12, 2021	Lot 18, Plan 61M37	6.0m driveway
8 Breese garden	1266304 Ontario Inc	Nov 12, 2021	Lot 17, Plan 61M37	6.0m driveway
179 Cityview	1266304 Ontario Inc	Nov 12, 2021	Lot 19, Plan 61M37	5.0m driveway
17 Harrington	1266304 Ontario Inc	Dec 11, 2019	Parts 4 & 5 61R21791	6.0m driveway
19 Harrington	1266304 Ontario Inc	Dec 11, 2019	Parts 3 & 6 61R21791	6.0m driveway
21 Harrington	1266304 Ontario Inc	Dec 11, 2019	Parts 2 & 7 61R21791	6.0m driveway
23 Harrington	1266304 Ontario Inc	Dec 11, 2019	Parts 1 & 8 61R21791	6.0m driveway
87 Silurian	1266304 Ontario Inc	Sep 30, 2020	Lot 156, Plan 61M18	5.0m driveway
89 Silurian	1266304 Ontario Inc	Sep 30, 2020	Lot 155, Plan 61M18	5.0m driveway
91 Silurian	1266304 Ontario Inc	Sep 30, 2020	Lot 154, Plan 61M18	5.0m driveway
Lots 103-111	Debrob Investments Ltd	Unknown	Part of Lots 25, 31, and 32, Registered Plan 53, and Part of Lot 4, Concession 3, Division 'C', City of Guelph, former Township of Guelph, City of Wellington	9.0m lot width 0.6m side yard