

September 13th, 2022

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 – 103 & 105 Victoria Road North, City of Guelph
OUR FILE 18172B**

On behalf of our clients, Gemini Homes and Mr. Alex Maziarz, we are pleased to submit consent applications for the lands municipally known as 103 and 105 Victoria Road North (the “subject lands”).

The subject lands are located at the northeast corner of Victoria Road North and Cassino Avenue in the eastern portion of the City of Guelph and are presently developed with two single-detached dwellings fronting on Victoria Road North and a detached garage. The total area of the subject lands is 14,073.5 square metres (1.4 hectares) with approximately 90 metres of frontage on Victoria Road North and 156 metres of frontage on Cassino Avenue.

The subject lands are designated Low Rise Residential by the City of Guelph Official Plan and zoned Urban Reserve (UR) by the City of Guelph Zoning By-law. A Zoning By-law Amendment application (OZS21-008) was submitted on June 4th, 2021 and resubmitted on May 25th, 2022 to respond to public comments. The Zoning By-law Amendment application proposes to permit a multiple residential development on the rear portion of the subject lands and remains under review. The creation of new lots is permitted under current zoning and will facilitate the proposed development.

The purpose of the consent applications is to divide that lands at 105 Victoria Road North into three parts (Part 1, Part 2, and Part 3) and to permit a lot addition (Part 4) to the rear of 103 Victoria Road North. The enclosed Consent Sketch illustrates the three proposed parts and lot addition:

- **Part 1 (Lands to be Retained)** – Part 1 contains a single-detached one-storey residential dwelling and an accessory structure (detached garage). Part 1 has a lot frontage of 48.08 metres along Victoria Road North, a depth of 48.66 metres and an area of 2333.7 square metres (0.23 hectares).
- **Part 2 (Lands to be Severed)** – Part 2 is currently vacant. It has a lot frontage of 21.33 metres on Victoria Street North and 48.31 metres on Cassino Avenue. Part 2 has an area of 1042.0 square metres (0.10 hectares).
- **Part 3 (Lands to be Severed)** – Part 3 is the portion of the subject lands planned for the multiple residential development. Part 3 has a lot frontage of 105.53 metres on Cassino Avenue, a depth of 105.53 metres and an area of 9662.2 square metres (0.97 hectares).
- **103 Victoria Road/Part 4 (Lot Addition)** – 103 Victoria Road contains a single-detached one-storey residential dwelling, has 21.33 metres of frontage on Victoria Road North and has an area of 1042.0 metres (0.10 hectares). The application proposes a lot addition to the rear of this property. The lands for the lot addition are illustrated as Part 4. Part 4 has no frontage, a width of 21.33 metres, a depth of 1.87 metres, and an area of 41.8 square metres.

The proposed consent applications are in conformity with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe as they will allow for intensification and the efficient use of residential lands and municipal resources within the Built-Up Area. The proposed consent applications conform to the Official Plan and are permitted under current zoning. The proposed lots represent orderly division of the subject lands and will facilitate the ongoing Zoning By-law Amendment application. A future site plan application will ensure the appropriate site design requirements are addressed.

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

- A signed Consent Application Form for the addition of Part 4 to 103 Victoria Road North;
- A signed Consent Application Form for the severance of Part 2 from Part 1;
- A signed Consent Application Form for the severance of Part 3 from Part 1;
- A Consent Sketch, prepared by MHBC, dated September 7th, 2022;
- A Topographic Survey, prepared by Van Harten Surveying Inc., dated March 4, 2020; and,
- A Concept Site Plan, prepared by MHBC Planning, dated April 28, 2022 (note that this Concept Plan is under review and is subject to change through the zoning by-law amendment application process).

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

Thank you for your consideration.

Yours truly,
MHBC

A handwritten signature in black ink that reads "E Elliott". The signature is written in a cursive style with a large, stylized "E" at the beginning.

Emily Elliott, BES, MCIP, RPP
Associate

cc. *Joe Harris, Gemini Homes*