



February 7, 2023

30843-22

Jeff.Buisman@vanharten.com

Committee of Adjustment
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mr. Juan da Silva

Dear Mr. da Silva:

**Re: Severance & Minor Variance Applications
Previous Applications B-5/22 & A-9/22
26 Forest Street
Part of Lot 47 & 48, Registered Plan 50
PIN 71244-0075
City of Guelph**

Please find enclosed applications for severances and minor variances on the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, the required deeds, and PIN Report and Map. Payment of the application fees will be made after submission.

Proposal:

The proposal is to sever the above-mentioned property known as 26 Forest Street (PIN 71244-0075) into three parcels for urban residential purposes.

Severance Application B-5/22 and Minor Variance A-9/22 were recently approved for this property. During the severance hearing, information came forward about an underground oil tank and that an Environmental Assessment Phase 1 should be completed. This led to the finding that a viable proper clean up requires the removal of the existing house. Removal of the house is a significant change in the development of this property in terms of scope, lot layout and financial implications. This has led to these new applications to divide the property into 3 parcels instead of 2 parcels.

The subject property will be split into three – two severed parcels and one retained. The parcels will be uniform with a frontage of 11.9m, depth of 51.2m and area of 614m².

The existing house, pool and small sheds are to be removed and new single-detached dwellings are proposed for each parcel.

The Severed and Retained Parcels require Minor Variances for the reduced lot frontages of each and the variance applications are included in the submission package. The request are as follows:

- A) To permit a reduced lot frontage of the Severed Parcel No. 1 to be 11.9m instead of 15.0m as required in Table 5.1.2, Row 4 of the Zoning By-law.**
- B) To permit a reduced lot frontage of the Severed Parcel No. 2 to be 11.9m instead of 15.0m as required in Table 5.1.2, Row 4 of the Zoning By-law.**
- C) To permit a reduced lot frontage of the Retained Parcel to be 11.9m instead of 15.0m as required in Table 5.1.2, Row 4 of the Zoning By-law.**

The previous application approved a new lot of 13.0m and a retained parcel 22.7m for the existing house. This application was supported by Planning Staff and approved by the Committee of Adjustment. One neighbour appealed the approval to the Ontario Land Tribunal (OLT). Settlement between the appellant and the applicant was reached prior to the OLT Hearing.

This is an opportunity to split the property into three reasonably-sized parcels. The lots have 33% more lot area than required in R.1B zoning and this will allow for large rear yards. This is a desirable neighbourhood and this will provide the opportunity to supply 3 new lots instead of 2 as previously approved.

The proposed lot boundaries were configured to split the parcels evenly and allow for similar building footprints for each parcel. The sketch shows proposed dwelling footprints designed to meet the zoning requirements. The dwellings will have a ground floor of about 130m² plus a second floor of a similar area.

Safe driveway access is possible for each parcel and public services of sanitary and water are available for each parcel.

We consider the reduced frontage request of 11.9m to be minor as it follows the general intent of the Official Plan and Zoning By-law and will not have a negative effect on the neighbouring parcels.

The property has an Official Plan designation of Low Density Residential where a single-detached dwelling is permitted. Section 9.3 of the Official Plan reviews the Objectives of "Residential Uses" such as Low Density Residential and this application aligns with the objectives listed including:

- a) To ensure that an adequate amount of residential land is available to accommodate the anticipated population growth over the planning horizon.*
- b) To facilitate the development of a full range of housing types, affordability, densities and tenure to meet a diversity of lifestyles and the social needs, health and well-being of current and future residents, throughout the city.*
- f) To maintain the general character of built form in existing established residential neighbourhoods while accommodating compatible residential infill and intensification.*
- g) To direct new residential development to areas where municipal services and infrastructure are available or can be provided in an efficient and cost effective manner.*
- i) To ensure new development is compatible with the surrounding land uses and the general character of neighbourhoods.*
- j) To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socioeconomic groups.*

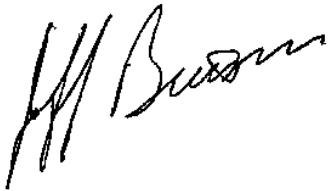
- k) *To ensure that existing and new residential development is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling or the use of transit.*

There is a very high demand of housing and intensification within Guelph and this proposal provides a great opportunity for in-fill developments. The applications allows for residential intensification, that adheres to all but one Residential R.1B zoning requirement. The lots are quite large at 614m² which allows for large rear yards.

We reviewed this proposal Planning Staff on a preliminary consultation basis and no concerns have been raised thus far.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Zachary Fischer, Mezon Construction