

To: Committee of Adjustment
City of Guelph

Jan. 11/23

From: Andrew Donlan
400 McCrae Stn Rd
Puslinch ON N0B 2J0

Re: Application for Minor Variance to Allow for Garden Apartment at 444 Speedvale Ave E in
Guelph

Dear Committee;

I am the owner of the property at 444 Speedvale Ave E in Guelph and I rent this to tenants – it is a bungalow and was previously registered as a legal duplex. There is one tenant in the Main Floor apartment and one tenant in the Basement apartment. This property also has a detached single-car type garage that was built quite some time ago – probably in about 1995, but we don't have any records of this construction. Certainly, the garage was built with a building permit and the City of Guelph have records of this. Pictures are included below.

The property is quite large – about 45 ft wide and 175 ft deep, and the house is 25 ft wide and 45 feet deep. The garage is situated 23 ft behind the house in the back yard and is 14 ft wide by 20 ft deep. The properties that border the back yard (to the northwest) are very large, located well to the right of the property and hidden from view by a large berm – from the back yard of 444 Speedvale Ave E, no houses are visible to the rear or to the left (southwest) due to mature canopy and natural bermage. Generally, the back yard of this property is very private. Only a few houses to the right (northeast) of the property are visible, with the closest house being in excess of 6 meters distance.

We have been made well aware of the housing crisis in the City of Guelph and elsewhere through the media and other communication. This problem is also quite evident on the Hanlon Expressway near Speedvale – the encampments that the homeless have erected are very sad. We have also noticed how rents have increase significantly in all areas and it seems certain that the lack of rental accommodation is a major factor in rent increases – and in the associated homeless problems. Hence, we propose to convert the garage on our property into a one-bedroom apartment – we believe this will make an excellent apartment for a single person, or a couple and will help alleviate the rental crisis in Guelph. This will require the garage depth to be extended by about 12 ft to provide sufficient space for a one-bedroom apartment. We had considered making it just a bachelor apartment, which would probably have been possible without any footprint modification, but we expect that the property is easily able to accommodate an enlargement to the existing garage to facilitate a one-bedroom apartment. See proposed Site Plan and Layout below.

We have worked with the Zoning Dept (ZD) to get a Preliminary Zoning Review (PRZ) and they have provided some guidance regarding our plans – see attached. (Note that at the time we submitted for the PRZ, the floor plans of the Main House were not available, so the percent of the ARDU (max allowed of 45%) could not be calculated. However, we have since obtained the floor plans of the Main House and have re-submitted to ZD to have the PRZ updated – we expect that updated PRZ will be available concurrently. For now, we have noted the changes to the PRZ that we expect ZD to incorporate in the attached copy.) Generally, while the PRZ included a long list of requirements, the only real issue that was identified is that the existing garage is located 0.6 m from the property line on

the east side – it is our understanding that 0.6 m setback is suitable for garages, but residential type buildings in this area have traditionally been required to have 1.5 m setback.

We also submitted this proposal to the Planning Dept but were advised that they could not support our plan for the following reasons:

- 1) It would be difficult to service the area of the building that was 0.6 m from the property line.
- 2) There would be loss of privacy to the neighbors.
- 3) There would be loss of green space.

We attempted to address these issues with the Planning Dept, noting that the building has been there for over 20 years and there are no known service issues. Also, as previously noted, the nearest home is over 8 m distance – it is difficult to understand how privacy could be an issue with such a large separation. And regarding loss of green space, it is impossible for us to understand how loss of green space would be different if the setback were 1.5 m – the building area would define the loss of green space, not the setback from the property line – and the building area will be well within the guidelines of the requirements. Regardless, the Planning Dept would not support our proposal; this was very disappointing.

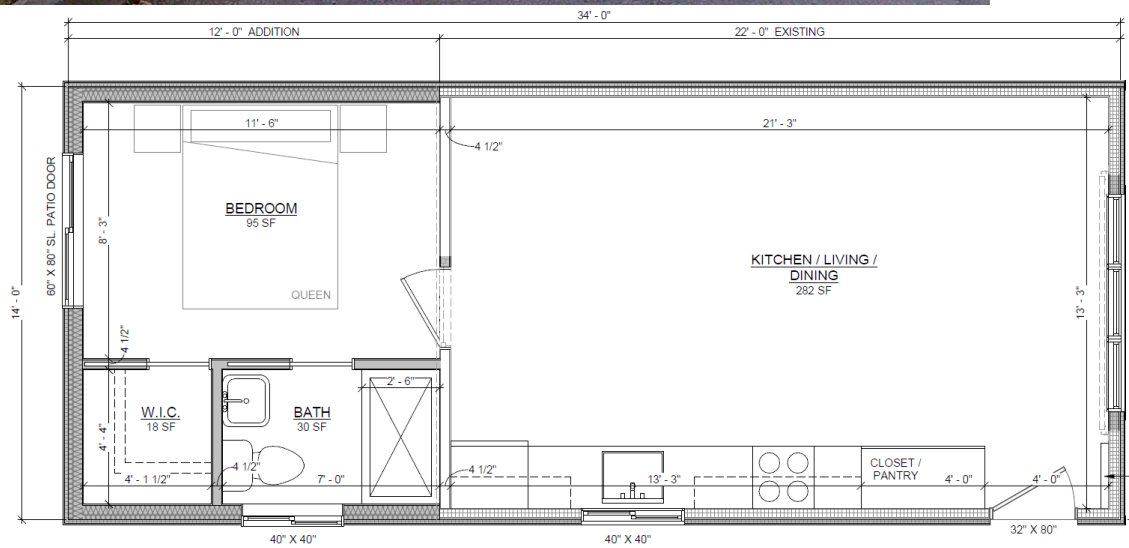
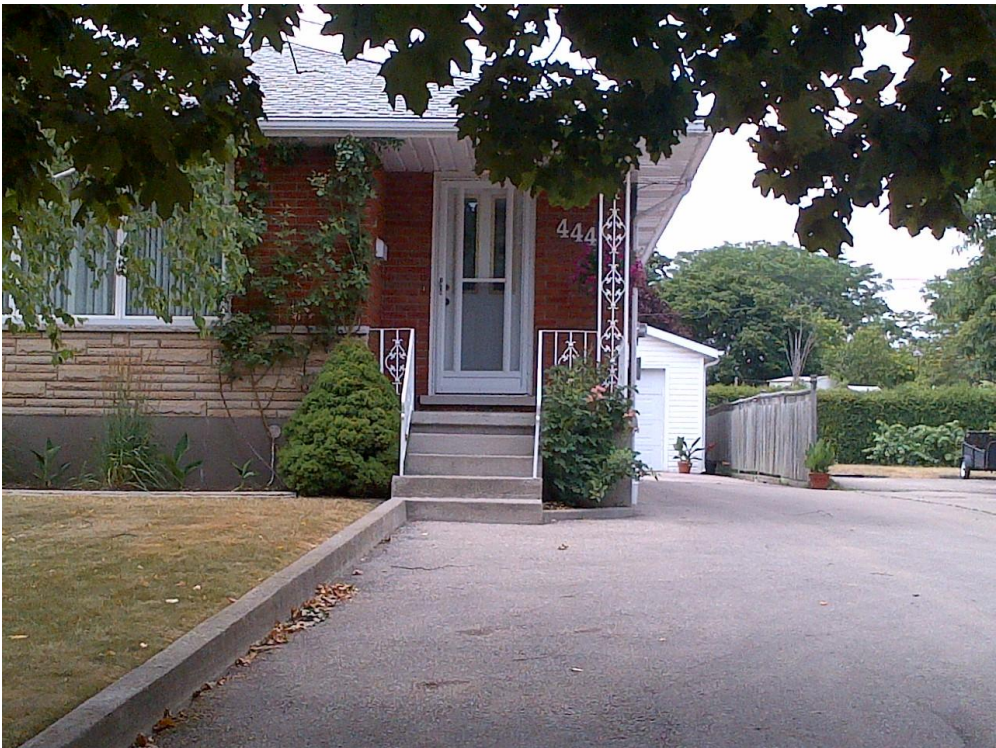
We now appeal to the Committee of Adjustment to consider our proposal and support our plan with the 0.6 m setback of the existing garage. We believe this, albeit modest, increase in rental capacity in Guelph, will help with the rental issues noted above. More importantly, support for this proposal by the CoA will demonstrate a genuine commitment by the citizens of Guelph to help resolve the rental/homeless issues in our fair city. Please join with us and help make Guelph a better place.

Thank you.

A handwritten signature in black ink, appearing to read "Andrew Donlan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrew Donlan





OFFICE USE ONLY - Zoning Review -- 444 Speedvale Ave E, R.1B

Category	Proposal	By-law Requirement	Regulation #	Complies
Use	Single family, ARDU basement, ARDU detached	Single family, ARDU basement, ARDU detached	5.1.1	Yes
Number of Units	1 existing ARDU in basement, 1 proposed ARDU in detached structure	one ARDU within the same Building as the primary Dwelling Unit and one located in a separate Building on the same Lot.	4.15.1.1	Yes
Parking Requirement – number of spots	Parking spaces not shown, room for 3 stacked	3 - 1 spot per unit	4.13.4.3	Yes * parking will need to be shown on final plan
Parking Requirement - Stacking	stacked	Parking can be stacked	4.15.1.4	Yes
4.15.1.7 Additional Residential Dwelling Unit within a separate Building on the same Lot				
ARDU size/percentage	ARDU – approx. 36.5m ² Primary Dwelling - 198 m ² unknown (20%)	45% of the Total Net Floor Area of the primary Building, to a maximum of 80 square metres in Floor Area.	4.15.1.7.1	Yes * Unknown, full set of floor plans required
Number of Bedrooms	1	2 Bedrooms	4.15.1.7.2	Yes
ARDU lot coverage	ARDU – 39m ² Rear Yard – approx 370m ² Approx. 10.5%	30%	4.15.1.7.3	Yes
ARDU - Height	Peak – 3.65m (midpoint unknown)	5m	4.15.1.7.4	Yes
ARDU – pedestrian access	3m	A 1.2 metre wide unobstructed pedestrian access	4.15.1.7.5	Yes
Setback for primary dwelling	3m	A minimum 1.2 metre Side Yard Setback is required for the primary dwelling in the Yard closest to the unobstructed pedestrian access	4.15.1.7.6	Yes
ARDU location	Rear Yard	Side or Rear Yard	4.15.1.7.7	Yes
ARDU Setbacks	Side yard – approx. 0.6m Rear yard – more than 10m	1.5m	4.15.1.7.8	Side Yard – No Rear Yard - Yes
Setback between primary dwelling and ARDU	Approx. 7m	3m	4.15.1.7.9	Yes*
<p>The ONLY information reviewed during this process is the information provided by the applicant at the time of submission (ie. Scalable drawings etc.) as it relates to the "Purpose of Application" in section 3 of the application.</p> <p>This review relates to a proposed detached Additional Residential Dwelling Unit (ARDU).</p> <p>Based on the information provided, the following variances have been identified:</p> <ul style="list-style-type: none"> A variance to Section 4.15.1.7.8 to permit for a detached ARDU to be located 0.6m from the right side lot line instead of the required 1.5m (exact location to be determined prior to submission for variance). <p>NOTE: Review was completed based on the information available. A full set of floor plans of both the detached structure as well as the main dwelling will be required in order to do a full review. A site plan showing the exact distances for the detached structure to all property lines, distance to main dwelling and the parking space location and sizes will also be required.</p> <p>This is a courtesy review to help you identify potential variances. While we endeavour to identify all applicable variances, it is your responsibility to ensure full compliance with the City of Guelph Zoning Bylaw and to ensure that you have applied for the</p>				

Reviewed By: Michelle Mercier

Date: December 6, 2022

Approved By: Patrick Sheehy

Date: December 6, 2022