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11/Apr/2023

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

Re: 70 Lyon Avenue, Minor Variance Application

On behalf of Kristi Pollard and Chris Liguori (“the owners”), Dewson Architects is pleased to file this application for minor variances, in respect of the property known as 70 Lyon Avenue in the City of Guelph (“the subject property”).

Overview

The subject property consists of an existing 2-storey detached dwelling, with an existing front porch and stairs. There is an existing 1-storey small shed located in the rear yard. The property has a large number of mature trees, an existing driveway ‘loop’, and various walkways and planting beds throughout. An arborist (Aboud & Associates) has been hired to prepare a tree protection plan, and a general contractor (Evolve Builders) has been hired to carry out construction.

Dewson Architects and the owners have consulted with City of Guelph staff, regarding the heritage character of the building. Stephen Robinson and Jack Mallon have provided input, conveying that the subject house is a built heritage resource that has been listed as non-designate on the Municipal Register. Mr. Mallon visited the property with Dewson Architects and the owners, and has reviewed various iterations of the design conveying the design is a suitable proposal. The attached drawing set will be provided to Mr. Mallon to update his review.

Dewson Architects have also consulted with Kelly Patzer in Planning and Building Services, to review the zoning by-law against the proposal for any required minor variances. The online application package and this cover letter are informed directly by Ms. Patzer’s review. A formal zoning review application was deemed to not be required due to the relatively straightforward nature of the application.

The proposal includes the removal of the existing second floor, and construction of a new second floor. The existing second floor has compromised headroom, and is of insufficient space for a young and growing family. The construction of the new second floor will be such that the closest point to the front lot line will be closer than the 6.0m minimum front yard setback. The existing ground floor stone wall corner is 3.86m from the front lot line (legal non-conforming setback). The proposed new second floor wall corner will be 4.76m from the front lot line. We believe this to be a relatively minor request given the existing legal non-complying setback. Thus, variance #1:

1. To permit a minimum 4.76 metre front yard to allow for a second storey addition, whereas Table 5.1.2 Row 6 of Zoning By-law (1995)-14864, as amended requires a minimum 6 metre front yard for a single detached dwelling.

The proposal also includes a new exterior basement stair that projects into the required front yard setback. The existing basement door has an internal stair, compromising the use of the basement space. The proposal is to remove the interior stair, and create an exterior stair to come up to grade. The proposed stair encroaches 2.74m into the frontyard setback, where the allowed encroachment is a maximum of 1.5m. We believe this to be a relatively minor request given the extent of the stair is adjacent to the existing porch, well hidden by vegetation, and will not be the primary access to the building. Thus, variance #2:

2. To permit exterior stairs in the front yard to project 2.74 metres into the required front yard, whereas Table 4.7, Row 12 of Zoning By-law (1995)-14864, as amended permits a maximum projection of 1.5 metres for exterior stairs into the required front yard.

Submission Materials

Based on the submission requirements identified by City staff, we enclosed in the online submission the following materials in addition to this covering letter:

1. Online application form information.
2. Proposed Siteplan drawing.
3. Full drawing package including existing site survey, existing siteplan, proposed siteplan, proposed floor plans, proposed building elevations.

Should you have any questions or require additional information, please contact the undersigned.

Sincerely,



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