

April 27, 2023

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
Application Numbers: B-26/22, B-27/22 and B-28/22
OUR FILE 18172B

On behalf of our clients, Gemini Homes and Mr. Alex Maziarz, we are writing with respect to the above noted matter.

Consent applications for the lands municipally known as 103 and 105 Victoria Road North (the “subject lands”) were filed with the Committee of Adjustment on September 13, 2022. These applications were deferred by the Committee of Adjustment at their meeting of October 13, 2022 to allow for further consideration of a concurrent Zoning By-law Amendment application for the subject lands.

Since that time, we have worked closely with staff to address outstanding comments related to the Zoning By-law Amendment application. A final resubmission of the Zoning By-law Amendment has been filed with the City which addresses all outstanding comments. Staff have confirmed that a recommendation report on the Zoning By-law Amendment application will be considered at the June 13, 2023 Planning and Development Committee Meeting. As such, we request that the consent applications now be considered by the Committee of Adjustment at their June 8, 2023 meeting.

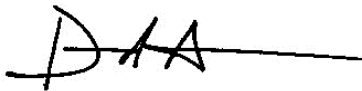
No changes to the consent application as originally filed are required as a result of the revisions to the concept redevelopment plan advanced through the Zoning By-law Amendment application process. The purpose of the consent applications remains to divide that lands at 105 Victoria Road North into 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. No changes to the size and dimensions of any of the Parts shown on the consent sketch originally filed are proposed.

As such, all the previously filed application materials continue to be relevant. A revised concept plan for the proposed redevelopment dated, September 22, 2022, is included for information purposes. A cheque in the amount of \$1,269, payable to the City of Guelph, representing the required deferral fee for each application, is also enclosed.

Finally, it is noted that Council for the City of Guelph approved a new Zoning By-law at its meeting of April 18, 2023. The new Zoning By-law changes the zoning of the subject lands from Urban Reserve ("UR") to Low Density Residential 1 ("RL.1"). At the time of writing, the new Zoning By-law is not in full force and effect. However, the proposed consent applications conform to the current UR zoning per By-law (1995)-14864 as well as the RL.1 zoning per the recently adopted Zoning By-law.

We thank you for your consideration of this matter and look forward to appearing at the Committee of Adjustment in support of these applications.

Yours truly,
MHBC

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Dave Aston, MSc, MCIP, RPP
Partner

A handwritten signature in black ink, appearing to read 'EElliott', written in a cursive style.

Emily Elliott, BES, MCIP, RPP
Associate

cc. *Joe Harris, Gemini Homes*