



August 14, 2023

32650-23

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 & Sketch
37 McCrae Boulevard
Part of Lot 17 & All of Lot 18, Plan 399
PIN 71245-0103
City of Guelph**

Please find enclosed an application for a severance and minor variance on the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, PIN Report and Map, required deeds and Authorization from Property Owners. Payment of \$4,054.00 to the City of Guelph for the application fees will be made after submission.

Proposal:

The proposal is to remove the rear portion of the dwelling at #37 McCrae to create space for a severance for a new urban residential dwelling. The Severed Parcel has a frontage of 17.7m along James Street West, depth of 26.1m, for an area of $461\pm m^2$ where a dwelling is proposed. The sketch shows a possible house footprint that easily conforms to the Zoning By-law requirements.

The Retained Parcel is a corner lot with a frontage of 20.4m along James Street West and exterior yard frontage of 26.1m along McCrae Boulevard, for an area of $532\pm m^2$ where the existing dwelling will remain. As a corner lot with a narrower frontage along James Street, the frontage will be along James Street with respect to the Zoning By-law, but the functional frontage will be along McCrae. A Minor Variance is required for the rear yard setback next to the 1 storey garage.

The Zoning for the subject property is Residential R.1B and RL.1 where a single-detached dwelling is permitted. The Zoning requirements are met for the Severed Parcel and all zoning requirements are met for the Retained Parcel except for the rear yard setback. The minor variance request is as follows:

- A) To permit a reduced rear yard setback to the dwelling on the Retained Parcel to be 2.0m instead of 5.2m (20% of lot depth) as required in Section 5.1.2, Row 8 of the old Zoning By-law and Table 6.3, d) of the new Zoning By-law.**

As mentioned above, the 2.0m side yard to the garage is the technically the rear yard, but it functions as a side yard where the minimum requirement is 1.5m. The property will have plenty of amenity space in the Exterior and Front yards of the property. The exterior side yard setback is 9.4m and the front yard setback is 8.3m – which is considerably large and greater than the typical rear yard setback minimum of 7.5m. The front yard along McCrae is also secluded from the street with a row of shrubs. Therefore, the intent of providing adequate amenity space is easily met.

We consider the Minor Variance request to be minor in nature as it follows the general intent of the Official Plan and Zoning By-law. The remaining Zoning requirement are met for the Retained Parcel.

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 provides a great opportunity for in-fill development and to slightly intensify the lands for residential purposes while adhering to all but one Residential R.1B and RL.1 zoning requirements, where servicing is available and utilizing the open space that can support a building envelope once the rear portion of the existing dwelling is removed.



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

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman". The signature is written in a cursive style with a large, sweeping initial "J".

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

cc Zachary Fischer