

Attention: Committee of Adjustment – City of Guelph

From: Taran Sandhu, Project Coordinator (Fusion Homes)

Date: September 11, 2023

Re: Minor Variance Applications - 55 and 75 Cityview Drive (Southeast Corner of the intersection of Cityview Dr N and Cedarvale Road) – SP22-XXX

Thank you for the opportunity to review our requests for variances at the above noted addresses. Please find enclosed our submission materials in support of these applications.

The property currently has an approved Draft Plan of Subdivision 23T12501 which anticipates 95-175 units on blocks 130-132 and was rezoned, subject to file ZC1512, and designated General Residential (allowing for Multi-Residential) under the Official Plan at time of subdivision approval. Two site plan application submissions have been previously filed for the site and Fusion Homes is currently in the process of submitting a third submission in the coming weeks.

Blocks 131 and 132 (zoned R.4A-48) are located at the Northwest corner of the proposed intersection of Lamont Street and Bryant Road and will be comprised of 123 units across 9 stacked buildings.

Block 130 (zoned R.3A-57) is located on the Northeast corner of the proposed intersection of Lamont Street and Bryant Road and will comprise of 32 units across 2 stacked buildings and 1 townhouse block.

Both sites are intended to support a diverse mix of housing available in the existing Glades subdivision. In order to effectively achieve the desired housing mix, some relief from the existing zoning-by laws, as well as the CBZL, are requested. The City of Guelph staff have reviewed the site plans and the requested variances and are happy to endorse the plan based on its merits and the revisions that have occurred since our pre-consultation over a year ago, including reducing the requested variance provisions by respecting the under appeal bylaw wherever possible. Prior to the approval of the new zoning by-law (2023)-20790, which is notably under appeal, Fusion had made great strides with the City over the last two years on meeting the previous zoning by-law requirements. Where relief is required on certain policies, Fusion has gone above and beyond in providing additional contributions for other policies. This includes providing 44% for Landscaped Open Space vs. the required 40%, and providing 100-500m² additional common amenity area wherever possible to complement the intended community benefits.

It is our belief that the requested variances are reasonable, reflect good community planning and urban design solutions and are in line with the intent of the Official Plan, Zoning By-Laws and provincial mandates.

We hope these comments will be taken into consideration when reviewing the applications and we look forward to further discussing this exciting project with members of the committee in the near future.

Sincerely,

FUSION
HOMES

500 Hanlon Creek Blvd.
Guelph, Ontario
N1C 0A1

Taran Sandhu

Project Coordinator

T – 519-826-6700, ext. 217

C – 226-203-7210

E – tsandhu@fusionhomes.com