

MINOR VARIANCE APPLICATION

PROJECT ADDRESS: 39 HAYES STREET, GUELPH

DATE: NOVEMBER 9, 2024

APPLICANT: JOLENE GROSSI FOR NORTH PEAK DEVELOPMENTS INC.

ATTENTION: CITY OF GUELPH, COMMITTEE OF ADJUSTMENT

This application is in reference to the property located at 39 Hayes Avenue. I, Jolene Grossi, am the acting agent for the registered owners of the property, North Peak Investments Inc.

The property currently contains an existing vacant structure that was built in 1944. As stated in the listing, the owners were not permitted access due to the following: "Existing structures not suitable for entry, sold for lot value." We have limited information on the actual dwelling itself.

Below is a list of variances we are requesting. We feel these are minor in scope but given permission would make a significant difference to our project. We are proposing a triplex, with the intent to make it available to students to help increase the growing supply for student housing in Guelph.

Please consider the following requests:

- **Variance 1:** EV parking requirements - cost and necessity. We do not feel the EV station is a necessary feature at this time. If required, we will not have an issue installing one.
- **Variance 2:** The required 6m exterior side yard setback from the laneway impeaches drastically on our already narrow site. We are requesting a 1.2 meter setback be permitted.
- **Variance 3:** I am unsure of what the current setback permits however, during the pre con meeting with planning, it was mentioned that the new zoning is not yet in affect and a variance would need to be requested for our proposed 1.2meter interior side yard setback.
- **Variance 4:** 9mx9m sight line triangle on this corner lot impedes with our front facade design. Preferred to keep all units identical, we are requesting a 6mx9m to allow for our dwelling to be built at the minimum front yard setback line and avoid a corner cut on the building.

Thank you for your time and support with this project. We look forward to discussing this further and working with you to satisfy these requests.

Thank You,

Jolene Grossi