



November 11, 2024

33820-24

Jeff.Buisman@vanharten.com

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

Attention: Trista Di Lullo

Dear Ms. Di Lullo,

Re: Severance & Minor Variance Application Submissions
302 Edinburgh Road South
Block A, Plan 620; Part Lot 4, Concession 3, Division G, Township of Guelph;
PIN 71243-0037
306 Edinburgh Road South
Part Lot 4, Concession 3, Division G; PIN 71243-0038
City of Guelph

Please find enclosed applications for severances and minor variances on the above-mentioned properties. Included with this submission are copies of the sketch, completed application forms, PIN Report and Map, and required deeds, Agreement of Purchase and Sale for each property, Supplemental Letter from GEI Consultants and a Driveway Assessment Letter from GHD Ltd. Payment for the application fees will be made directly with the City.

Proposal:

The proposal consists of two properties: #302 and #306 Edinburgh Road South. The intention is to consolidate the two parcels into one -- as a condition of the severances -- and then create 7 severed parcels with one retained parcel.

The two subject properties currently contain single detached dwellings, and the proposal is to demolish the dwellings and construct 4 semi-detached dwellings. There will be 8 parcels (7 severed and 1 retained). There is a possibility that rear yard additional residential dwelling units may be constructed as well; however, a final decision will be made at a later stage.

A 3.0m wide Road Widening is being presented along the majority of the frontage of the subject properties, which will match the widenings on the adjacent properties.

The proposal will be facilitated by a total of 7 severance applications and 8 minor variance applications (one application per parcel) to re-configure the properties in order to accommodate the proposed new dwellings.

The severances will create a total of 8 parcels, configured as follows:

Severed Parcel 1: Frontage of 10.2m, depth of 48.7m, for an area of 498±m²
Severed Parcel 2: Frontage of 10.2m, depth of 48.7m, area of 498±m²
Severed Parcel 3: Frontage of 8.3m, depth of 48.7m, area of 406±m²
Severed Parcel 4: Frontage of 8.3m, depth of 48.7m, area of 406±m²
Severed Parcel 5: Frontage of 8.3m, depth of 48.7m, area of 406±m²
Severed Parcel 7: Frontage of 8.3m, depth of 48.7m, area of 406±m²
Parcel 8 (Retained): Frontage of 8.3m, depth of 48.7m, area of 412±m²
Road Widening: Frontage of 60.9m, width of 3.0m, area of 185±m²

Zoning and Official Plan Policies:

The now in effect zoning applicable to the subject property pursuant to By-law (2023)-20790 as adopted by Council on April 18, 2023 is Residential RL.1. The RL.1 zoning classification permits a variety of housing types including single and semi-detached dwellings. **The parcels conform to RL.1 zoning in terms of permitted use, lot frontage, lot area, building setbacks** etc. however, minor variances are required to implement certain sections of the By-law that are still under appeal with the OLT. These include specific sections of the General Provisions, Parking Regulations and Residential Intensification within Sections 4 and 5 of the By-law. As these regulations have already been adopted by Council, we are simply asking that these same regulations be endorsed/approved by the Committee of Adjustment to allow this application to move forward in advance of outstanding bylaw appeals being resolved.

The following variances are being requested for each lot – Severed and Retained Parcels:

- A) Maximum width of attached garage for a semi-detached dwelling to be 50% of lot frontage or 5.0m, whichever is less – Table 5.9, Row 1 – Under Appeal**
- B) Maximum driveway width for a semi-detached dwelling to be 60% of lot frontage or 5.0m, whichever is less – Table 5.10, Row 1 – Under Appeal**
- C) Garage Location – Attached garage shall not project beyond the main front wall of the first storey. Where a roofed porch is provided, the attached garage may be located ahead of the main front wall, to a maximum projection of 2m – Section 5.11.2 – Under Appeal**
- D) Minimum Garage Floor Area – 20m² – Table 5.2, Row 1, Additional Regulation 1 – Under Appeal**
- E) Minimum Number of Parking Spaces for a Semi-Detached Dwelling – 1 Space Per Unit – Table 5.3, Row 14 – Under Appeal**
- F) Residential Intensification – Section 4.12 – Under Appeal**

The “variance” request for the Residential Intensification Section is included to allow for the possibility of rear yard additional residential dwelling units (ADRU’s) being constructed as part of this project, as would be permitted as-of-right if this section of By-law (2023)-20790 was in effect / not under appeal.

Justification:

We believe the proposal complies with the Official Plan, which designates the subject property Low Density Residential. Semi-detached dwellings are a permitted use within this designation and the Official Plan encourages residential intensification in the form as is proposed.

In conjunction with the Official Plan, Zoning By-law (2023)-20790 – specifically that part of the new by-law that is now in effect on the subject property – allows for a variety of housing types within the Residential RL.1 zone. This proposal will allow for a compatible, alternative housing form in an area with adequate water and sanitary services. The properties are on a transit route and close to the University of Guelph campus. Edinburgh Road, in the area of the subject land, generally accommodates a variety of land use types including both lower and higher density residential forms, and a few commercial uses. The large size of subject properties provides a great opportunity to utilize the land for the proposed form of intensification. The proposal has been designed to fit in with the neighbourhood, allow for some intensification, while being compatible with the area.

There are many neighbourhoods throughout the City where a mix of housing types co-exist, that are collectively compatible and that result in an overall cohesive character and land use pattern for a localized area. The new RL.1 zone reflects an inclusive rather than exclusive approach to zoning, recognizing that single-detached dwellings and semi-detached dwellings can compatibly co-exist within the same neighbourhood and on the same street. While this change may seem significant to some, the reality is that the Council approved the By-law to permit this type of scenario. This land use planning philosophy is also encouraged by the Official Plan and directed at upper tier (Provincial) planning levels.

To summarize, the proposal complies with the objectives of the City of Guelph Official Plan and Zoning By-law and the following criteria are met:

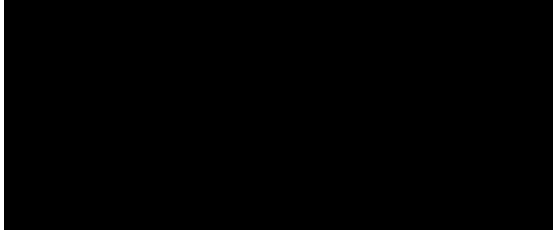
1. Fully complies with the (2023)-20790 Zoning By-law.
2. The requested Minor Variances simply address certain 'appealed' sections of the By-law, however the proposal would meet zoning requirements had these sections not been under appeal.
3. Conforms with the policies of the Official Plan.
4. Thorough consideration on the design and configuration of the parcels and dwellings to be compatible with the area and ensure the parking requirements are met.
5. The lots will be designed in accordance to City Engineering requirements – through conditions to the approved severances.
6. Allow for a new housing type within an area that is permitted in the Zoning By-law.
7. Allowing for new development in a time when housing is desperately needed and the City is working towards 18,000 new units by 2031.

There is a very high demand for new housing within Guelph and this proposal provides a great opportunity to help address this demand through infill development. This development will allow for some intensification for residential purposes while adhering to the Council adopted Residential RL.1 zoning requirements and maintaining compatibility with existing neighbourhood.



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

Very truly yours,



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

cc Zachary Fischer via email: [REDACTED]
cc Justin Black, Robson Carpenter via email [REDACTED]