



February 11, 2025

32563-23

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

Attention: Trista Di Lullo

Dear Ms. Di Lullo,

Re: Minor Variance Application Submission
93-97 Surrey Street East
Part of Lot Park 84, Registered Plan 8
PIN 71285-0069
Part of Lot 16, Registered Plan 33
PIN 71285-0079
City of Guelph

Please find enclosed an application for minor variances on the above-mentioned property. Included with this submission are copies of the sketch, completed application form, PIN Report and Map, the required deeds and Preliminary Building Plans. Payment for the application fees will be made directly with the City.

Proposal:

The subject property contains an existing commercial/service building at #93-97 Surrey Street East. The proposal is to demolish the existing building and construct a 3 storey, 9-unit residential apartment building. Minor variances are required to accommodate some design elements of the proposed building and to address certain sections of the zoning by-law that are under appeal – the latter are considered administrative variance requests.

The subject properties (93 and 97 Surrey) consist of two parcels that are owned by the same company and therefore have merged in title. The property has an overall frontage of 25.4m along Surrey Street East, depth of 43.7m, for an area of 1,010±m². The proposed building will be configured on the north side of the property and the parking area is proposed to the south.

Zoning and Official Plan Policies:

The zoning for the subject property is Downtown 2 (D.2) which permits this type of residential building and 93 Surrey Street East has a Site-Specific Downtown 2 Zone (D.2-10) which allows for an additional use for a vehicle body shop for 93 Surrey Street East.

The Downtown 2 (D.2) zoning permits a variety of uses including numerous types of residential uses (such as apartment buildings), service uses, office uses, community uses etc. The proposal conforms in terms of use; however, minor variances are required to address a few zoning provisions.

A number of minor variances are also required to implement certain sections of the By-law that are still under appeal with the OLT. These include specific sections of the D.2 Zone, General Provisions and Parking Regulations within 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 by-law appeals being resolved.

Based on our review of the D.2 zoning regulations the following minor variances are requested for the proposed building: (The “actual” variances – not the administrative ones – have been highlighted in **bold** below)

- A) Minimum Front or Exterior Side Yard to be Average of Adjacent Setbacks or 3m – Table 9.6, Row A – Under Appeal (proposal complies – administrative variance required)
- B) Minimum Interior Side Yard to be 1.5m – Table 9.6, Row B – Under Appeal (proposal complies – administrative variance required)
- C) **To permit the Minimum Rear Yard to be 8.3m vs 10.0m pursuant to Section Table 9.6, Row C. – Under Appeal (actual variance required)**
- D) Minimum & Maximum Building Height – In accordance with Section 9.3(c) - 3 to 6 storeys per Schedule B-4 (angular plane 4 or >) – Table 9.7 – Under Appeal (proposal complies – administrative variance required)
- E) **To permit a Minimum Floor Space Index to be 0.9 vs 1.5 pursuant to Table 9.7 (actual variance required)**
- F) Pursuant to Bill 185 remove vehicle parking requirement in the MTSA - Table 5.4, Row 1 (proposal complies – administrative variance required)
- G) Pursuant to Bill 185 remove bicycle parking requirements in the MTSA - Table 5.8, Row 1, Additional Regulation 1 (proposal complies – administrative variance required)
- H) Pursuant to Bill 185 remove related EV parking requirements in the MTSA - Section 5.9 (proposal complies – administrative variance required)
- I) Parking Space Dimensions – Apartment with over 3 units – 2.75m x 5.5m – Table 5.2, Row 3 - Under Appeal - (proposal complies – administrative variance required)
- J) **To permit a minimum setback of Parking Area from Any Lot Line to be 0.5m vs 3.0m pursuant to Section 5.2.2.a) – (actual variance required)**

- K) To permit a Minimum Setback of Parking Area from the Building, Entrance or Window of Habitable Room to be 1.2m vs 3.0m pursuant to Section 5.2.2.b) – (actual variance required)**
- L) Location of Access Driveway – Minimum of 1.5m from any utility structure or City owned tree – Section 5.2.2.d) – Under Appeal (proposal complies – administrative variance required)**

The subject parcel is located in the Downtown Secondary Plan area and is designated as a Mixed Use 1 and 2 site. Multi-unit apartment buildings are permitted in this designation at a height of 3 – 6 storeys, with a minimum floor space index of 1.5. The proposal is for a 3 storey apartment containing 9 units, having a floor space index of 0.9. The Downtown is identified as a key area in which to accommodate future housing through infill and intensification.

The subject property was formerly used as an auto body shop – and more recently as a commercial office building. The proposed re-development of the site will upgrade the streetscape in this area and be a much more compatible fit with existing residential structures that are located across Surrey Street and on either side of the subject site. The southerly part of the site is within a Special Policy Area due to proximity to the Speed River. Previous correspondence from the GRCA indicates that no significant constraints impact the property.

Consistent with City objective of facilitating the provision of new housing units, particularly in the downtown, a compatible built form is proposed that will result in the creation of 9 new housing units. The property has walking access to all amenities in the downtown, is nearby a number of transit routes, and close to park/trail areas along the Eramosa and Speed Rivers. The proposal efficiently and compatibly transforms the former auto body / office use into an attractive residential address.

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. Complies with Council approved Zoning By-law (2023)-20790 (inclusive of minor variances)
2. Conforms with the policies of the Official Plan.
3. Is designed to be compatible with the neighbourhood and greatly improve the residential streetscape by replacing a former auto body / office use with an attractive residential building.
4. The site will be developed in accordance with City Engineering requirements – through conditions to the approved variances.
5. Allows for a new housing type within an area that is permitted in the Zoning By-law.
6. Allowing for new development in a time when housing is desperately needed and the City is working towards 18,000 new units by 2031.

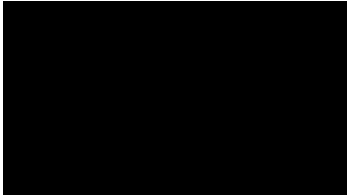
Summary:

There is a very high demand for new housing within Guelph and this proposal represents a great opportunity to help address this demand. This development will allow for some intensification for residential purposes within the Downtown area, improving the streetscape and maintaining compatibility with existing neighbourhood.



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

Very truly yours,
Van Harten Surveying Inc.



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

cc Zachary Fischer, Mezcon Construction via email: [REDACTED]
cc Miklos Csonti, STAKT Architecture via email: [REDACTED]