

June 6, 2025

34458-25

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

Attention: Trista Di Lullo

Dear Ms. Di Lullo,

Re: Severance Submission
486 College Avenue West
Part of Lot 9, Plan 475
PIN 71250-0018
City of Guelph

Please find enclosed three applications for severances on the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, PIN Reports and Map, and required deeds, and Purchase of Sale Agreement. Payment for the application fees will be made directly with the City.

Proposal:

The proposal is to sever the property known as #486 College Avenue West (PIN 71250-0018) to create three new parcels for residential purposes, with a retained parcel. The existing single-detached dwelling and detached garage will be demolished and replaced with two new semi-detached dwellings (4 units), each with 2 internal Additional Dwelling Units (ADU's) – for a total of 12 units between the 4 parcels.

The proposal will be facilitated by a total of 3 severance applications to split the parcel and in order to accommodate the proposed new dwellings.

The parcels will be split evenly – each with a frontage of 7.6m, depth of 45.7m, for areas of 348m² each.

Background on Property:

A single severance was previously applied for and approved subject to conditions on the subject property (B-14/22). The proposal was to sever the property in half to create a new lot for residential purposes where single-detached dwellings were proposed on both the severed and retained parcels. The property owner did not complete the list of conditions in time and the application lapsed and file closed.

Now that the zoning by-law has been updated and semi-detached dwellings are permitted within the RL.1 zone – the new proposal is to modify from the original proposal from 2 single detached parcels to 2 pairs of semi-detached dwellings for a total of 4 parcels.

Zoning and Official Plan Policies:

The subject property is designated Low Density Residential in the Official Plan, and zoned RL.1 pursuant to By-law (2023)-20790. Both the Official Plan and the RL.1 zone permit a variety of housing types including single and semi-detached dwellings and the Official Plan encourages residential intensification in the form as is proposed.

The proposal conforms with Official Plan policies and conforms to the RL.1 zoning regulations in terms of permitted use, lot frontage, lot area, building setbacks, etc for both the Severed and Retained Parcels.

This proposal will allow for a compatible, alternative housing form in an area with adequate water and sanitary services. The property 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 City 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. Complies with the RL.1 zoning regulations of By-law (2023)-20790).
2. Fully complies with Zoning By-law (2024)-21024 (which amended and/or replaced certain sections of (2023)-20790).
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 the parking requirements are met.
5. The lots will be designed in accordance with 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 in-fill development. This development will allow for some intensification for residential purposes while adhering to all of the 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,
Van Harten Surveying Inc.



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

cc Josh Bellamy