



August 10, 2020

File No: 17047

Ms. Trista Di Lullo
Secretary-Treasurer, Committee of Adjustment
Council and Committee Coordinator
City Clerk's Department, Corporate Services
Guelph City Hall, 1 Carden Street
Guelph, ON N1H 3A1

Attn: Ms. Trista Di Lullo
Secretary-Treasurer of the Committee of Adjustment

**Re: Consent Application
4 Sherwood Drive, Guelph**

1.0 Introduction

GSP Group is the planning consultant to the Owner of the property municipally known as 4 Sherwood Drive and legally known as All of Lot 4, Registered Plan 529, Part of Lot 3, Registered Plan 572 in the City of Guelph, County of Wellington (herein referred to as the "Site").

The Site is located south of the intersection of Speedvale Avenue East and Victoria Road North within a low rise residential community in Guelph. The Site is 1,384 m² (0.14 ha) in size and is currently occupied with a one-storey single-detached dwelling and associated double car garage. The Site is situated on a corner lot with frontage on both Renfield Street and Sherwood Drive.

2.0 Proposed Consent Application

The enclosed Consent Application proposes to sever the property into two parcels, a severed parcel 686 m² in size (the "Severed Parcel") and a retained parcel 698 m² in size (the "Retained Parcel") as shown on the Severance Sketch. The existing single-detached dwelling is proposed to be removed to facilitate the consent. A new single detached dwelling will be constructed on each the Severed Parcel and Retained Parcel. The final details with respect to the detailed design of the house have not yet been completed. The enclosed Severance Sketch depicts potential single detached dwelling locations.

3.0 Policy Planning Framework

The following provides a summary of the relevant planning policy and regulatory framework to provide an opinion and planning justification for the Consent Application (herein referred to as the “Proposed Application”).

3.1 Provincial Policy Statement (PPS), 2020

The 2020 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development and is relevant to the proposed application. All land use planning decisions shall be consistent with the PPS in accordance with Section 3 of the Planning Act. The following provides a summary of the key policy considerations of the PPS as it relates to the proposed Consent Application:

- *Promote cost-effective development patterns and standards to minimize land consumption and servicing costs (s.1.1.1.e).*
- *Within settlement areas, sufficient land shall be made available through intensification and redevelopment (s.1.1.2).*
- *Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use available infrastructure and avoid the need for uneconomical expansion; support active transportation; and are transit supportive where transit may be developed (s.1.1.3.2.a,b,e, f).*
- *Planning authorities shall promote opportunities for intensification and redevelopment where suitable existing infrastructure is available to accommodate projected needs (s.1.1.3.3).*
- *Accommodating an appropriate range and mix of residential and other uses to meet long-term needs and mix of housing types and densities to accommodate residential growth (s.1.4.1 & s.1.4.3).*
- *Planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve system capacity within municipal services (s.1.6.6.6).*

The Proposed Application meets the intent of the PPS policies as development is being directed to the settlement area which is intended to be the focus of growth and development. The PPS states that land use patterns within settlement areas shall efficiently use land and resources. It is our opinion that creating a new lot within an existing settlement area is ideal and effectively uses land and existing infrastructure. The Proposed Application will provide for a logical continuation of residential lots along Sherwood Drive.

3.2 Growth Plan for the Greater Golden Horseshoe (2019)

The new Growth Plan for the Greater Golden Horseshow (“Growth Plan”) came into effect on May 16, 2019 and applies to planning decisions after that date. The Growth Plan is intended to guide and manage growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

The Site is identified within the Built-Up Area on Schedule 4 – Urban Growth Centre. The Growth Plan encourages intensification of the existing built-up areas.

Approval of the proposed consent application would contribute to addressing the following Growth Plan policies:

- *Focusing growth and development within the delineated built-up area (s.2.2.1.2a).*
- *To provide a diverse range and mix of housing to accommodate people at all stages of life (s.2.2.1.4c).*
- *Prioritizing planning and investment in infrastructure and public service facilities that will support intensification (s.2.2.2.4e).*

It is our opinion that the Proposed Application conforms to the Growth Plan as it promotes efficient development and use of existing infrastructure.

3.3 City of Guelph Official Plan

The City of Guelph Official Plan was adopted by Council in November 1994 and has been comprehensively updated as of December 17, 2001. The Official Plan establishes a vision and guiding principles that promotes long-term community sustainability and guides decision making to the year 2031.

According to Schedule 1 of the City Official Plan (here referred to as the “OP”), the Site is located within the “Built-Up Area” within the Settlement Area Boundary of Guelph. Within the Built-up Area, the general intensification policies in the City OP shall apply to the Site:

- *The City will promote and facilitate intensification throughout the built-up area (s.3.7.3.ii).*
- *The City will plan and provide for a diverse and compatible mix of land uses, including residential uses to support vibrant communities (s.3.7.3.iv).*
- *A range and mix of housing will be planned (s.3.7.3.v).*
- *Development will support transit, walking, cycling for everyday activities (s.3.7.3.viii).*

- *The City will identify the appropriate type and scale of development and facilitate infill development where appropriate (s.3.7.3.ix).*

The Proposed Application will facilitate intensification within a built-up area and will be compatible with the existing residential community. The surrounding residential area is largely dominated with single detached dwellings. The Proposed Application optimizes the potential of an irregular shaped lot by creating a new and efficient lot for the construction of a single detached dwelling. The proposed new lot is situated in an ideal location that is close to transit routes and municipal trails for walking and cycling.

The Site is designated “Low Density Residential” as per Schedule 2 of the OP. Under the Low-Density Residential designation, permitted uses include detached, semi-detached, duplex dwellings; and multiple unit residential buildings, such as townhouses and apartments. According to Section 9.3.2 of the OP, the built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification. The following height and density policies apply in the Low Density Residential designation: the maximum height shall be three (3) storeys; and the maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectares.

The Consent Application will facilitate the construction of a new single-detached dwelling on each the Severed and Retained Parcel. The new single detached dwellings will be 1 to 2 storeys in height and will have a net density of 14.3 units per hectare which is in keeping with the intent of the minimum net density of 15 units per hectare.

Section 9.3.1.1 of the OP (General Policies) provides a criteria to assess development proposals for intensification proposals within existing residential neighbourhoods. Below is a response to each of these criteria:

1. *Building form, scale, height, setbacks, massing, appearance and siting are compatible with design, character and orientation with buildings in the immediate vicinity.*

The Proposed Application will facilitate the development of a low rise residential dwelling which will be keeping with the form and scale of the existing low rise dwellings in the neighbourhood. While detailed design of the future dwelling has not been completed, it is anticipated that it will be two storeys in height which is in keeping with similar heights of neighbouring properties. Both the Retained and Severed Parcels will meet all of the zoning by-law regulations, which will allow for development that is in keeping with the existing neighbourhood.

2. *Proposal for residential lot infill will be compatible with the general frontage of lots in the immediate vicinity.*

The Proposed Application will create a Retained Parcel with a frontage of 20.1 metres (66 feet) and a Severed Parcel with a frontage of 15 metres (49 feet) which is keeping with the lot frontage requirements in the applicable Residential (R.1B) Zone that applies to the neighbourhood.

- 3. The residential development can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks, recreation facilities and public transit.*

The proposed lots will be adequately service by local convenience and neighbourhood shopping facilities as well as schools, grails, parks and public transit.

- 4. Vehicular traffic generated from the proposed development will not have an unacceptable impact on the planned function of the adjacent roads and intersection.*

The proposal to create one additional lot is not expected to have an impact on adjacent roads and intersections.

- 5. Vehicular access, parking and circulation can be adequately provided and impacts mitigated.*

The Severance Sketch depicts the adequate driveway access and parking can be accommodated on both parcels.

- 6. That adequate municipal infrastructure, services and amenity area for residents can be provided.*

There is existing infrastructure that currently services the Site.

- 7. Surface parking and driveway shall be minimized.*

The Severance Sketch illustrates the driveway access and parking comply with the regulations of the Residential (R.1B) Zone.

- 8. Development shall extend, establish and reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.*

The Proposed Application will maintain a consistent lot fabric along Sherwood Drive and Renfield Street.

9. *Impacts on adjacent properties are minimized in relation to grading, drainage, location of service area, and microclimatic conditions, such as wind and shadowing.*

The Proposed Application will adhere to the Zoning By-law with respect to height regulations. The building design will be determined at a later stage but is anticipated to be two storeys. Therefore, no impacts to neighbouring properties with regard to wind or shadowing is anticipated. Grading and servicing information will be provided at the building permit stage.

10. *The development addresses public safety, identified public views and accessible to open space, parks, trails and the Natural Heritage System, where applicable.*

The Proposed Application will facilitate development that is in an existing neighbourhood in close proximity to amenities such as open space, parks and trails.

11. *The conservation and integration of cultural heritage resources.*

There are no heritage considerations as part of the Proposed Application.

The Proposed Application is compatible with the surrounding land uses given that it will create a new lot to be used for a low rise residential dwelling. The Site is a large irregularly shaped corner lot and is larger than many of the other lots in the neighbourhood. While the Consent application will create a new lot, the lot sizes of the Retained and Severed Parcels are not uncharacteristic of the lot sizes in the neighbourhood. It is our opinion that the Site represents an ideal location for residential infill, given the existing lot area and that appropriate setbacks, landscaping and vehicular access can be accommodated.

The creation of a new lot on the Site will facilitate the construction of one (1) new residential dwelling within the built area where existing municipal infrastructure is available. The Site is located nearby two arterial roadways (Speedvale Avenue East and Victoria Road North) that both support public transit routes. The Site is also near an existing trail system and open space and neighbourhood park (Skov Park).

3.4 City of Guelph Zoning By-law No. 14864

The Site is zoned “Residential (R.1B)” in the City of Guelph Zoning By-law (1995) which permits the following uses: single detached dwelling, accessory apartment, bed and breakfast, day care centre, group home, home occupation and lodging house (Type 1).

The Retained and Severed Parcels comply with the regulations of the Residential (R.1B) Zone. Table 1.0 below outlines the Residential (R.1B) zone regulations and notes how the Severed and Retained parcels comply.

Table 1.0

Residential (R.1B) Zone Regulations		Severed Parcel	Retained Parcel	Compliance
Min. Lot Area	460 m ²	686 m ²	698 m ²	Yes
Min. Lot Frontage	15.0 m	15.0 m	20.1 m	Yes
Min. Front Yard	6.0 m	6.2 m	6.2 m	Yes
Min. Exterior Side Yard	4.5 m	N/A	7.1 m	Yes
Min. Side Yard (1 to 2 storeys)	1.5 m	1.6 m	1.6m	Yes
Min. Rear Yard	5.46 m	7.5 m	6.8 m	Yes
Max. Driveway Width	6.5 m	6.2 m	6.3 m	Yes

The above table identifies that the Proposed Application and future single detached dwellings meet the requirements of the Zoning By-law for the Residential (R.1B) Zone.

4.0 Conclusion

The Owner is seeking approval to sever the property at 4 Sherwood Drive to create a new lot. The Retained Parcel is proposed to be 698 m² in area with the Severed Parcel being 686 m² in size.

The Consent Application is justified for the following reasons:

- The Application is consistent with and conforms to the Provincial Policy Statement (PPS) and Growth Plan with respect to policies for the Built-Up Area.
- The Application conforms to the City of Guelph Official Plan for lands within the Built-Up Area of the City and the Low Rise Residential land use designation.
- It promotes efficient land use patterns and cost-effective development, making use of existing infrastructure.
- It is compatible with surrounding land uses and will not create any negative impacts.

Based on the foregoing, it is our opinion that the Proposed Application represents good land use planning.

In support of the application, please find enclosed:

- One (1) copy of the completed application form; and
- A digital copy of the Severance Sketch in PDF Format.

If you have any questions or require additional information, please do not hesitate to contact myself or Sarah Code.

Yours truly,

GSP Group



Hugh Handy, MCIP, RPP
Senior Associate