

October 20, 2020

28502-20

Jeff.Buisman@vanharten.com

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

Attention: Mr. Juan da Silva

Dear Mr. da Silva:

Re: Severance & Minor Variance Applications & Sketch
25 Heather Avenue
All of Lot 4, Plan 481
PIN 71243-0046
City of Guelph

Please find enclosed an application for a severance and minor variance on the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, the required deed, PIN Report and Map and Building Plans. Two cheques to the City of Guelph totalling \$3,796 for the severance and minor variance application fees will be mailed to the City.

Proposal:

The proposal is to sever 25 Heather Avenue (PIN 71243-0046) for urban residential purposes. The Severed Parcel will have a width of 15.3m along Floral Drive, a depth of 25.9m for an area of 396m² where a single-detached dwelling is proposed to be built. The Retained Parcel is a corner lot with frontage on Floral Drive and Heather Avenue. The frontage will be 22.8m along Floral Drive, depth of 25.9m for an area of 585m² where the existing dwelling will remain.

We are requesting the following minor variances for the proposed severed and retained parcels:

- A) To permit a reduced lot area of the severed parcel to be 396m² instead of 460m² as required in Table 5.1.2, Row 3 of the Zoning By-law.**
- B) To permit a reduced rear yard of the retained parcel to be 2.7m instead of 5.2m as required in Table 5.1.2, Row 8 of the Zoning By-law.**
- C) To permit the parking space for the retained parcel to 1.8m instead of 6.0m from the Street Line and in front of the main wall of the dwelling instead of to the rear of the front wall of the main building as required in Section 4.13.2.1 of the Zoning By-law.**

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

The zoning for the subject property is Residential R.1B which permits a single-detached dwelling. The Severed Parcel meets the frontage requirement; however, we are requesting a minor variance for the reduced lot area to be 396m² instead of 460m². Although, the area is under the 460m² requirement, a building envelope for a proposed dwelling allows for the remaining zoning requirements to be met. We consider the variance for area to be minor.

The area and frontage of the Retained Parcel can be met; however, we are requesting a minor variance for the reduced rear yard to be 2.7m instead of 5.2m as it is a corner lot. Although the setback is 2.7m, there is plenty of rear yard amenity space including the Patio area of 5.6m by 10.1m and the large exterior side yard along Heather Avenue.

The retained parcel also requires a minor variance for the parking space in that it will be in front of the house rather than behind the front wall of the house AND that the parking space will be less than 6.0m from the Street Line (1.8m).

The existing driveway for the house is to the left of the house when facing it from Floral Drive. The severance requires a new location for the retained dwelling, and we felt that a new driveway in front of the house, from Floral, would be the best location. Consideration was made for a driveway from Heather, but Floral is the busier street and the exterior side yard of Floral could be used as amenity space. The proposed driveway along Floral Drive would also be more practical as it will be beside the existing driveway.

We consider these requests to be minor as they follow the general intent of the Official Plan and Zoning By-law and will not have a negative effect on the neighbouring parcels. There are similar developments within this neighbourhood where severances and minor variances were approved:

- 20 Young Street & 22 Young Street
- 39 Rodney Boulevard & 43 Rodney Boulevard
- 32 Floral & 324 Edinburgh Road South

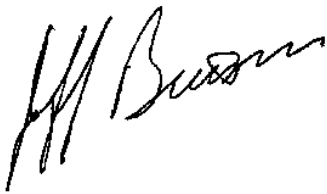
Another option would be to remove the existing dwelling and then create two lots in complete conformance to zoning. We feel, however, that this proposed application provides a better solution because it provides a better variety of housing and a less expensive housing. The option of two new homes would result in homes of \$1.3 to \$1.5 million, whereas the proposed option would allow for two homes of less than \$1 million.

The intended purchaser of the vacant lot is an established builder, Worton Homes, whose intention is to construct a new home that is marketed to a family and not as a "student" home. Mr. Worton was successful in creating family homes for the above mentioned 20 / 22 Young Street project.

This proposal is very practical and provides a great opportunity for an in-fill development and to intensify the lands for residential purposes while adhering to the majority of the Residential R.1B zoning requirements. It also provides an opportunity to keep the existing house and allow for a new dwelling that is not quite so expensive.

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 Cynthia Van Hellemond
cc Grant Worton, Worton Homes