

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: B-16/21
Location: 161 Delhi Street and 43 Pleasant Road
Hearing Date: June 10, 2021
Owner: Schlegel Health Care Inc.
Agent: Hugh Handy, GSP Group Inc.
Official Plan Designation: Major Institutional and Low Density Residential
Zoning: Health and Social Services (I.3) [161 Delhi Street] and Residential Single Detached (R.1B) [43 Pleasant Road] Zones.

Request: The applicant proposes to sever a parcel of land with frontage along Pleasant Road of 21.3 metres and an area of 670 square metres. The retained parcel will have frontage along Delhi Street of 235.8 metres and an area of 1,250 square metres.

Staff Recommendation

Approval with Conditions

Recommended Conditions

Committee of Adjustment Administration

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).

4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.
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Comments

Planning Services

The subject lands are partially designated "Major Institutional" (161 Delhi Street) and partially "Low Density Residential" (43 Pleasant Road) in the Official Plan. The "Major Institutional" land use designation applies to lands where large-scale institutional uses and continuum of care facilities are located and intended. Permitted institutional land uses in this designation include hospitals, public buildings, health care facilities and residential care facilities. The "Low Density Residential" designation applies to residential areas within the Built-Up Area of the City which are currently predominantly low-density in character. The predominant land use in this designation is residential and includes single detached, semi-detached, duplex dwellings and multiple unit residential buildings, such as townhouses and apartments.

The applicant is proposing to re-establish an original lot line. The subject properties formerly existed as separated properties and have merged under one title due to common registered ownership.

Planning staff are of the opinion that the proposed severance meets the objectives for the Major Institutional and Low Density Residential land use designations. Both the proposed severed and retained lots as well as overall built form is compatible with the surrounding established residential and institutional built-up area. The proposed severance and associated lot line will re-establish a land division between an existing low density residential (single detached dwelling) property and major institutional (Homewood Healthcare) property. Both the severed and retained lots already contain uses permitted and envisioned by the Official Plan. No new construction is proposed through this application.

Policy 10.10.1 of the Official Plan provides criteria to consider when evaluating Consent applications. Below is an evaluation of these policies as it relates to the subject application:

i. That all of the criteria for plans of subdivision are given due consideration.

Staff have reviewed subdivision criteria of the Official Plan and are satisfied that the application conforms to the policies.

ii. That the application is properly before the Committee and that a plan of subdivision has been deemed not to be necessary for the proper and orderly development of the City.

A plan of subdivision is not necessary for the proposed technical severance.

iii. That the land parcels to be created by the Consent will not restrict or hinder the ultimate development of the lands.

The proposed severances do not restrict or hinder the ultimate development of the lands. The proposed development represents a logical and compatible layout of lots that will re-establish a division between low density and major institutional land uses. The proposed land division follows and continues an existing rear lot line between adjacent single detached dwellings on Pleasant Road and the Homewood Health Care facility lands on Delhi Street. No new construction is proposed as a result of the severance.

iv. That the application can be supported if it is reasonable and in the best interest of the community.

The proposed severances are considered to be reasonable and in the best interest of the community. The lot fabric is consistent with what currently exists in the surrounding neighbourhood. Further, both the severed and retained parcel are currently serviced by existing infrastructure and public and private amenities.

The subject property is zoned partly "Institutional – Health and Social Services" (I.3) and partly "Residential Single Detached" (R.1B) according to Zoning By-law (1995)-14864, as amended. The I.3 zone permits a medical clinic, medical treatment facility, research establishment and social service establishment, among other uses. The R.1B zoning permits single detached dwellings, among other accessory uses. The proposed severance will create a new dedicated parcel for the existing single detached dwelling at 43 Pleasant Road. The retained parcel includes an existing off-street parking lot and buildings for the Homewood Health Centre. The proposed "retained" and "severed" parcels will have lot configurations (area, width) which meet or exceed all of the minimum requirements of the I.3 and R.1B Zones. No new uses are being requested as a result of the severance.

Staff are satisfied that the application meets the Consent policies of the Official Plan and the criteria set out in Section 51(24) of the Planning Act.

Planning staff recommend approval of the application and are not recommending any conditions as the "retained" and "severed" parcels are already developed and no new construction is proposed.

Engineering Services

The applicant proposes to sever a parcel of land with frontage along Pleasant Road of 21.3 metres and an area of 670 square metres. The retained parcel will have frontage along Delhi Street of 235.8 metres and an area of 1,250 square metres. Engineering has no concerns with the consent application.

We agree with recommendations made by the Planning and Building staff.

Building Services

The property is located in the Health and Social Services (I.3) [161 Delhi Street] and Residential Single Detached (R.1B) [43 Pleasant Road] Zones.

The applicant is proposing to re-establish the original lot lines. The abutting properties known as 43 Pleasant Road and 161 Delhi Street formerly existed as separate properties and have merged under one title due to common ownership.

Building Services has no objection to this application.

Bell Canada

Bell Canada has no concerns with Application for Consent B-16/21 regarding 161 Delhi Street and 43 Pleasant Road.

Comments from the Public

None

Contact Information

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