



PUBLIC MEETING
601 SCOTTSDALE DRIVE
FILE NO. OZS21-012

Monday, December 13, 2021

Overview

601 Scottsdale will provide purpose-built student accommodation, with a high degree of on-site amenities, in a supply-constrained housing market, thereby alleviating housing stock for non-students.

- Situated on a five-acre site, owned by the University of Guelph with a 50-year ground lease to Forum Equity Partners, 601 Scottsdale is an adaptive reuse of the existing hotel to student housing that will provide 164 units and 177 beds for the exclusive use of University of Guelph students.
- 601 Scottsdale will feature a mix of single and multiple occupancy rooms in an amenity-rich, brand-focused student housing building.



Location Overview



About Forum Equity Partners

Partnering with public municipalities and institutions is a significant part of Forum's 25-year history. Our \$3 billion track record is composed of innovative and complex projects in a multitude of asset classes across the country.

CAMH AFFORDABLE HOUSING



THE QUAD STUDENT RESIDENCES AT YORK UNIVERSITY



TORONTO CITY AIRPORT TUNNEL



Proposed Development

Students

- Targeted to upper year and grad students
- Annual leases

Professionally managed

- Managed by experienced student housing operator
- Safe with 24/7 security

Rich amenities

- Amenities that drive interaction
- Parcel lockers, study rooms, gym, yoga room, communal kitchens
- Programming/events

Convenient

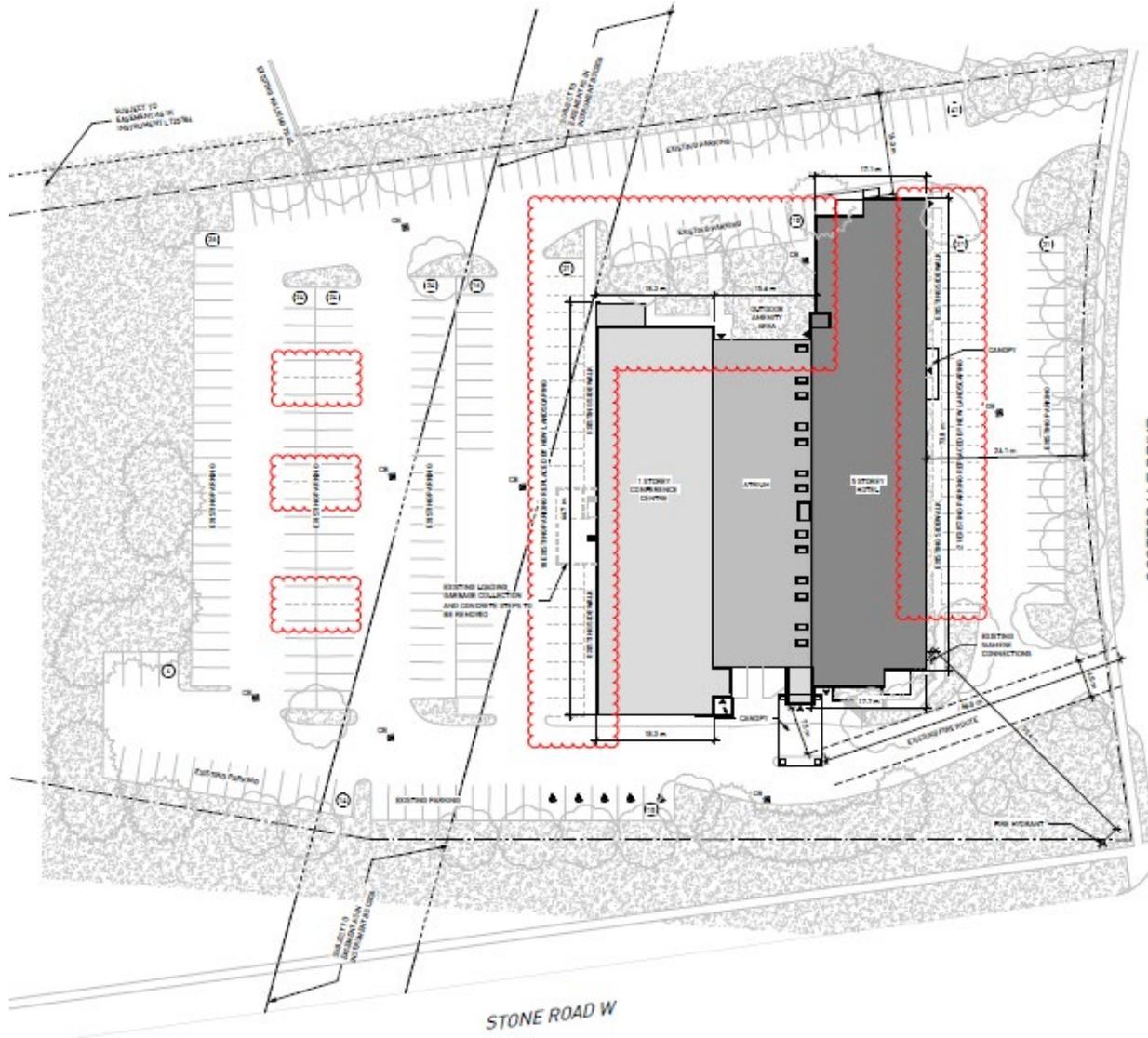
- All inclusive
- Turn-key
- Fully furnished

Community Involvement

- Local artists
- Furniture donation
- Garden plots

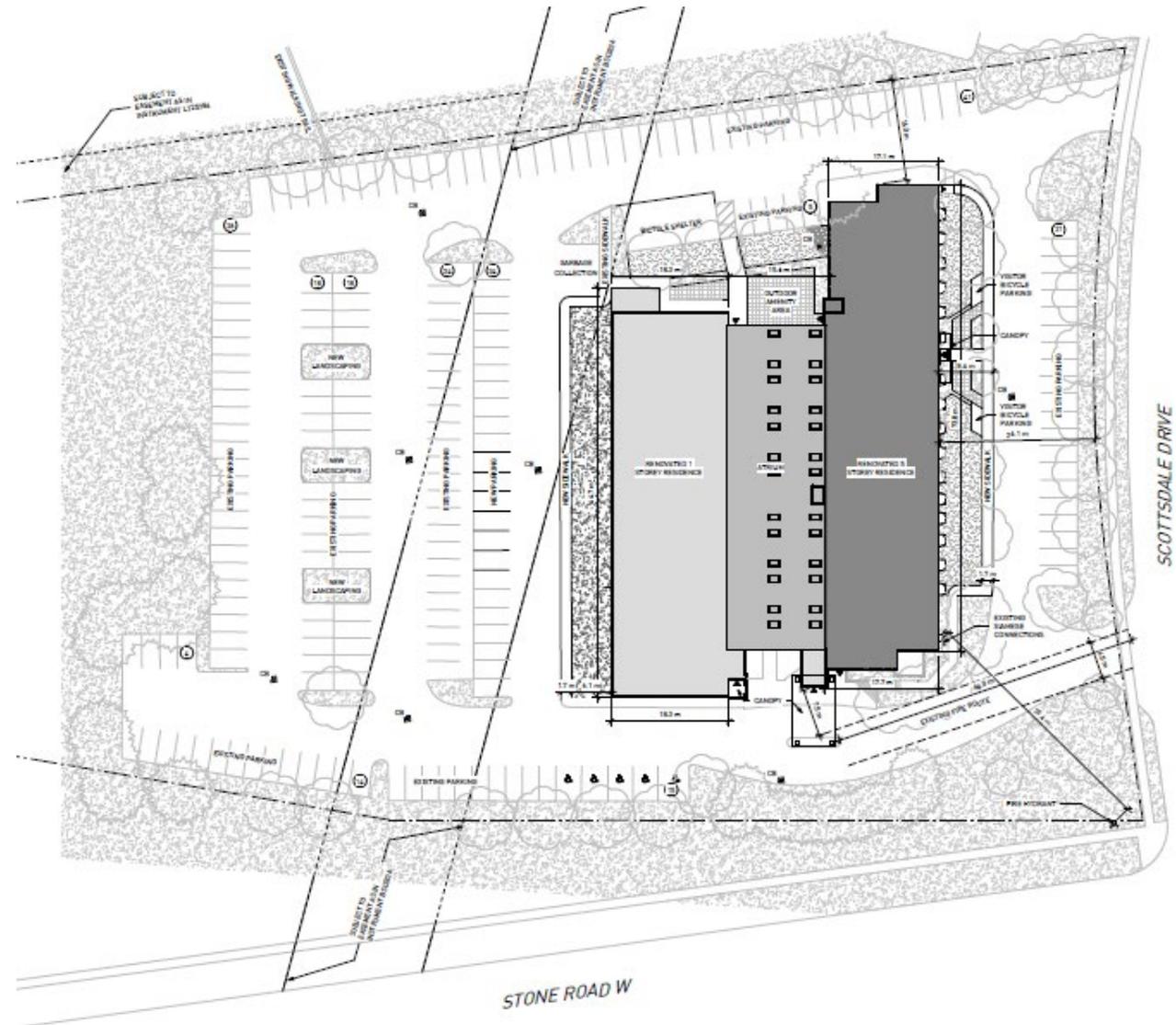


Existing Site Plan



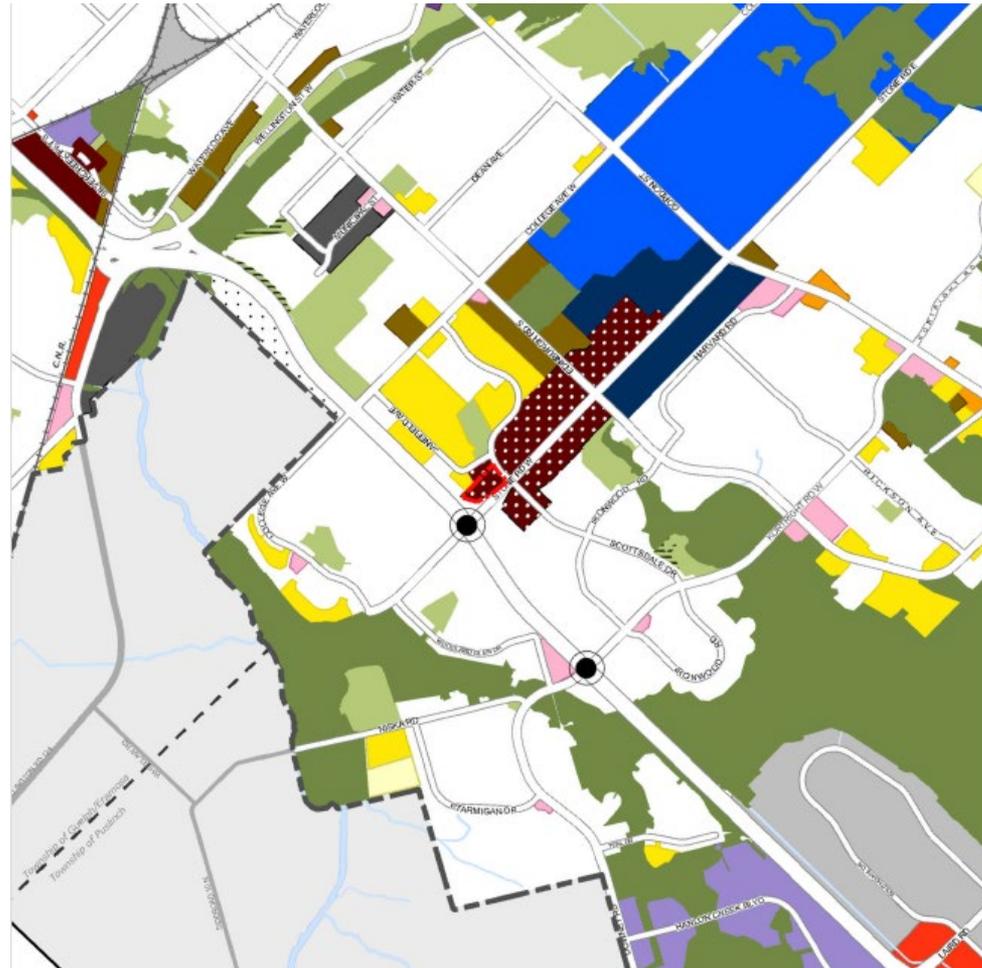
Proposed Site Plan

- Re-purposing of the existing building for a student residence;
- Cosmetic changes to the existing building;
- 164 suites/177 beds;
- Common indoor and outdoor amenity areas;
- Increased landscaping;
- EV and car share parking proposed.



Official Plan

- Designated 'Mixed-Use Corridor'
- Institutional, Hotel and Medium and High Density Residential uses are permitted
- Maximum height of 6 storeys and maximum density of 150 units/ha
- Development is permitted in the Official Plan



Zoning By-Law

- Lands are zoned Specialized Service Commercial SC.1-40, which permits a hotel use
- Zoning By-law Amendment required to permit a student residence and apartment building
- Both uses are proposed within the existing building – some of the suites may be considered a “dwelling unit” as they have their own kitchen
- Special parking rate for student residence use – 1 space per 2 beds



Conclusion

- The proposal is consistent with the Provincial Policy Statement;
- The proposal conforms to the Growth Plan for the Greater Golden Horseshoe;
- The Mixed-Use Corridor designation permits the planned use;
- The proposed development conforms to the City Official Plan, and represents an innovative reuse of an auto-oriented commercial use (hotel) that will activate the site and continue to support the surrounding commercial uses;
- The re-use of the hotel for a student residence is compatible with surrounding uses;
- The technical reports demonstrate that existing infrastructure can support the redevelopment;
- Minor changes to the existing building and site will improve the aesthetics and add additional soft landscaping to the site, breaking up the larger expanses of surface parking.

Thank you!

Questions?