



Committee of Adjustment Minutes

**Thursday, June 22, 2023, 4:00 p.m.
Council Chambers
Guelph City Hall, 1 Carden Street**

Members Present	G. Sayer, Vice Chair L. Cline J. Goodfellow R. Pyke J. Smith R. Speers
Members Absent	K. Hamilton
Staff Present	C. Murray-Sprague, Council and Committee Coordinator J. da Silva, Council and Committee Coordinator S. Daniel, Engineering Technologist T. Di Lullo, Secretary-Treasurer K. Patzer, Planner L. Sulatycki, Planner

Call to Order

Vice Chair G. Sayer called the meeting to order. (4:01 p.m.)

Opening Remarks

Vice Chair G. Sayer explained the hearing procedures and quorum was confirmed.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Requests for Withdrawal or Deferral

There were no requests.

Current Applications

A-39/23 785 Gordon Street

Owner: 2371633 Ontario Inc.

Agent: Trevor Hawkins, MHBC Planning

Location: 785 Gordon Street

In Attendance: T. Hawkins

Secretary-Treasurer T. Di Lullo noted that additional correspondence was received after the comment deadline from Ian Hayhurst with concerns about the application, and this correspondence was circulated to staff, the applicant, and Committee members.

Vice Chair G. Sayer questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Trevor Hawkins, agent, responded that the sign was posted and comments were received. He explained the general intent of the application. Jennifer Gaudet, representative for the agent, spoke to the state and current use of the property. Ed Townsley, representative of the University of Guelph, spoke to the number of students that would be making use of this site once the application is approved.

Bill Mungall, representative of local residents in the neighbourhood, expressed support of the application and raised concerns with the redevelopment of the property related to the zoning by-law amendment and official plan amendment application that is under appeal.

Having considered an application for permission to add uses similar to uses permitted in the Zoning By-law as to whether or not this application has met the requirements of Section 45(2) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by: J. Smith

Seconded by: Goodfellow

That in the matter of an application under Section 45(2)(b) of the Planning Act, R.S.O. 1990, c.P13, as amended, permission to change the use of any land, building or structure for any purpose that, in the opinion of the Committee, conforms with the uses permitted in the By-law, for 785 Gordon Street, to permit a university residence as a similar or like use to hotel and residential uses in Zoning By-law (1995)-14864, as amended, and Zoning By-law (2023)-20790, as amended, be **approved**, subject to the following conditions:

1. That the university residence be limited to the existing two-storey building.
2. That the university residence be permitted for a maximum of three (3) years from August 1, 2023.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the requirements under Section 45(2) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

Chair and Staff Announcements

There were no announcements.

Adjournment

Moved by: J. Goodfellow

Seconded by: L. Cline

That this hearing of the Committee of Adjustment be adjourned. (4:25 p.m.)

Carried

G. Sayer, Vice Chair

T. Di Lullo, Secretary-Treasurer