

22 September 2023

Sent via E-mail to cofa@guelph.ca

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

Dear Committee Members,

**Re: 601 Scottsdale Drive, Guelph
Consent to Lease Application**

We represent Forum 601 Scottsdale LP, Forum Asset Management, Forum Investment & Development Corp. and its affiliates (collectively, “Forum”) in connection with the development and construction of a multi-building student residence on the University of Guelph’s (the “University”) lands located at 601 Scottsdale Drive (the “Site”).

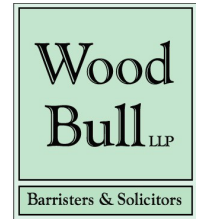
We write on behalf of Forum to seek consent from the Committee of Adjustment (the “Committee”) to lease the Site in two parts, pursuant to subsection 53 of the *Planning Act* R.S.O. 1990, C. p. 13. (the “Planning Act”).

Background

The University has a ground lease with Forum that permits the development of the Site for student housing in two phases. The first phase was the conversion of an existing hotel into a student residence, which is now complete and in use (“Phase 1”). The second phase will be the construction of a new student residence on the remainder of the Site (“Phase 2”). Applications to permit the construction of Phase 2 are anticipated to be filed with the City of Guelph in the coming months.

While Phase 2 is being developed, the two portions of the Site that comprise Phase 1 and Phase 2 are proposed to be leased by two separate corporate entities, both of which are controlled by Forum. As you know, the Planning Act requires that a consent be obtained to lease a portion of the Site for longer than 21 years.

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Request

We request that the Committee of Adjustment grant the requested consent to lease the Site in two portions, as shown in the attached plan, for a period greater than 21 years. In this case, a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. The request conforms to all applicable planning policies.

In support of this request, please accept the following documentation for review and consideration by the Committee:

- Signed and Commissioned Consent Application Form;
- Sketch outlining the two parcels that will be leased to separate entities; and
- Fully Dimensioned Site Concept Plan - Phase 1 Development

We understand that the application fee will be collected following the filing of this application.

If you have any questions regarding the foregoing, or require any additional information, please do not hesitate to contact the undersigned.

Yours very truly,

Wood Bull LLP

A handwritten signature in black ink, appearing to be "JRS", is written over the printed name of Johanna R. Shapira.

Johanna R. Shapira

JRS/as

Encl.

c. Client