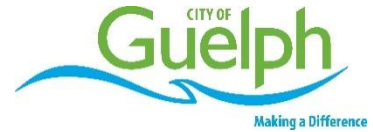


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number:	B-21/23
Location:	601 Scottsdale Drive
Hearing Date:	November 9, 2023
Owner:	University of Guelph
Agent:	Johanna Shapira, Wood Bull LLP
Official Plan Designation:	Mixed-use Corridor 1
Zoning Designation (1995)-14864:	Specialized Service Commercial (SC.1-40) Zone
Zoning Designation (2023)-20790:	Site-specific Mixed-use Commercial (MUC-2(PA)) Zone with Parking Adjustment

Request: The applicant is requesting:

- a) consent for a long-term lease in excess of 21 years comprising an area of 1,000 square metres (shown as Lands to be Leased 1 on the attached sketch); and
- b) consent for a long-term lease in excess of 21 years comprising an area of 1,200 square meters (shown as Lands to be Leased 2 on the attached sketch).

Staff Recommendation

Deferral

Comments

Planning Services

The applicant is requesting consent to lease two portions of the property to two separate corporate entities for longer than 21 years. The lands labeled "Lands to be leased 1" currently has a 5 storey student residence on site. The lands labeled "Lands to be leased 2" is partially occupied by existing required parking for the 5 storey student residence. The remaining portion of the lands are vacant.

The applicant has recently submitted a separate pre-submission application proposing two seven storey student residences proposed to be built on the "Lands to be leased 1". This pre-submission has yet to be reviewed by staff in detail.

Staff are recommending deferral to allow time for staff to review the submitted pre-submission application, and to allow for the applicant to meet with staff and provide

information on how they intend to provide access over "Lands to be leased 1" to "Lands to be leased 2", and how they intend to satisfy parking requirements for the existing facility on "Lands to be leased 1" considering most of the existing parking is located on "Lands to be leased 2".

Planning staff recommend that consent application B-21/23 be deferred.

Engineering Services

Engineering has no concerns with the requested consent application.

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

Building Services

Building Services supports deferral of this application as the proposed lands to be leased does not consider the 89 required parking spaces under the 1995 Zoning By-law for the existing building.

Committee of Adjustment Administration

Should the Committee wish to make a decision on this application, Committee of Adjustment staff would recommend the following conditions be considered as conditions of approval:

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.

Comments from the Public

None

Contact Information

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

519-822-1260 Extension 2524

TTY: 519-826-9771

cofa@guelph.ca

guelph.ca/cofa