

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: B-3/20
Location: 401 Edinburgh Road North
Hearing Date: March 12, 2020
Owner: St. Joseph's Housing Corporation Inc. Guelph
Agent: Cindy Prince, Amico Properties Inc.
Official Plan Designation: Major Institutional
Zoning: Specialized Health and Social Services (I.3-3) Zone

Request: The applicant is requesting permission to create a 297 square metre easement with a width of 4.5 metres for pedestrian and vehicle access and circulation over 401 Edinburgh Road North in favour of the abutting property known as 395 Edinburgh Road North.

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 proposed easement, any other 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 property is designated "Major Institutional" in the Official Plan and zoned "Specialized Institutional – Health & Social Services" (I.3-3) according to Zoning By-law (1995)-14864, as amended.

The purpose of the easement is to permit a shared driveway access from 401 Edinburgh Rd N through to 395 Edinburgh Rd N. The shared driveways would provide vehicular access to Edinburgh Road North. 401 Edinburgh Road North contains the Residences of St. Joseph. Proposed on 395 Edinburgh Rd N is a 7 storey 87 unit rental apartment building. The properties are owned by the St. Joseph's Health Care Foundation and a numbered company in Trust for St. Joseph's Housing Corporation Inc.

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.

Engineering Services

The applicant proposes to create a 297 square metre easement with a width of 4.5 metres for pedestrian and vehicle access and circulation over 401 Edinburgh Road North in favour of the abutting property known as 395 Edinburgh Road North.

Engineering has no concerns with the requested easement.

We agree with recommendations made by Planning and Building staff.

Building Services

This property is located in the Specialized Health and Social Services (I.3-3) Zone. The applicant is proposing to construct an apartment building on the adjacent parcel known as 395 Edinburgh Road North, which is currently subject to an application for site plan approval (File SP19-022). As access for vehicles and pedestrians is required out to Edinburgh Road North, the applicant is proposing to create a shared access driveway over the existing parking lot's access aisle of the subject property (401 Edinburgh Road North) to connect to the entrance of the proposed parking lot for the future apartment building.

Building Services does not object to this to create a 297 square metre easement with a width of 4.5 metres for pedestrian and vehicle access and circulation over 401 Edinburgh Road North in favour of the abutting property known as 395 Edinburgh Road North.

Comments from the Public

None

Contact Information

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