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Happening now: A second Committee of Adjustment meeting this month:



MEETING PREVIEW: Committee of Adjustment Meeting for June 22, 2023

Two Committee of Adjustment meetings in the same month?! What did we do to deserve such a treat? Well, despite the very full agenda at the June 8 meeting, the perhaps most controversial item of the...

<https://guelphpolitico.ca/2023/06/09/meeting-preview-committee-of-adjustment-meeting...>

Chair Smith calls the meeting to order.

Got beef with today's item?

To speak to an application,

please call 519-822-1260 extension 2524.



The one and only item: A-39/23 785 Gordon Street. Essentially, this is a request to turn the Days Inn there into a student residence for the next three years.

Staff is recommending approval with conditions. Trevor Hawkins from MHBC Planning, whos representing this project, says that the U of G and Days Inn have seen in the conditions and agree. <https://pub-guelph.escribemeetings.com/filestream.ashx?DocumentId=37966>

Hawkins says that the Days Inn, as a residence, will operate in much the same way as the hotel. No exterior changes are being planned.

In responding to a question from Smith, Hawkins says that there will be some additional interior work to make the rooms ready for students and to change the front desk area to a grab and go.

In response to a concern from a nearby community member, there are 8 long-term suits at Days Inn, 6 are moving reserved by Stepping Stone and are moving to new accommodations, another has made their own accommodation, and they're presently working with the 8th.

Smith asks if there might be the potential for similar applications from other hotels. Staff say that this would have to be reviewed on a site specific basis, it also may depend if it's a permanent use or loss. (See the conversion of the old Holiday Inn.)

Goodfellow asks how many students will be in the residence. About 160 students and staff inclusive.

Question about the timeline, is it 3 years from August 1. Hawkins says yes.

Delegations? Nope.

Vice-Chair Sayer asks if there's anyone in the gallery that wants to delegate. There is one, Bill, he says he represents a number of area of residents who have concerns about the redevelopment proposal.

He supports this application though because it buys time for the developer to reconsider their plan to build that 10-storey tower there and create a constrictive dialogue. As you may know that application was turned down by council is currently before the OLT.

Smith asks if Bill represents a formal organization. Bill says they're informal, but they canvassed 700 homes in the area and then submitted a 17-page doc to the OLT. "We're informal but we're pretty organised," he said.

So no further delegations. Smith moves to accept the application with conditions, and Goodfellow seconds.

Smith said that he was in favour of this initially, thought it met the four tests. He was hedging, but the applicant has assuage his concerns. Speers asked about changing the Aug 9 start date to Aug 1. Smith says yes.

The application is approved.

Staff announcements? None.
So that means the meeting is adjourned!



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