

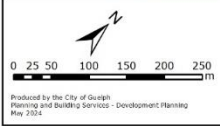
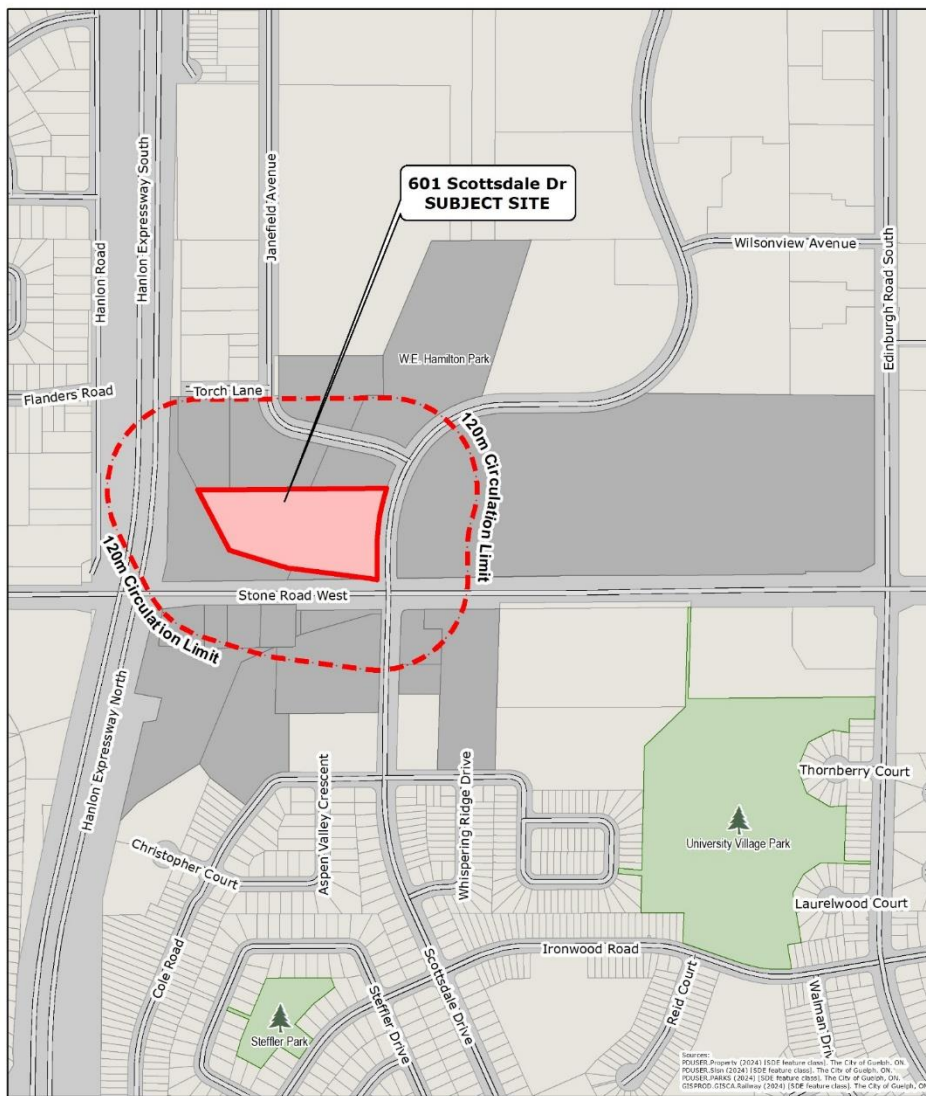
601 Scottsdale Drive

Statutory Public Meeting for Proposed Official Plan and Zoning By- law Amendment Application

File: OZS24-007

June 11, 2024

Location



**LOCATION MAP and
CIRCULATION AREA
601 Scottsdale Drive**

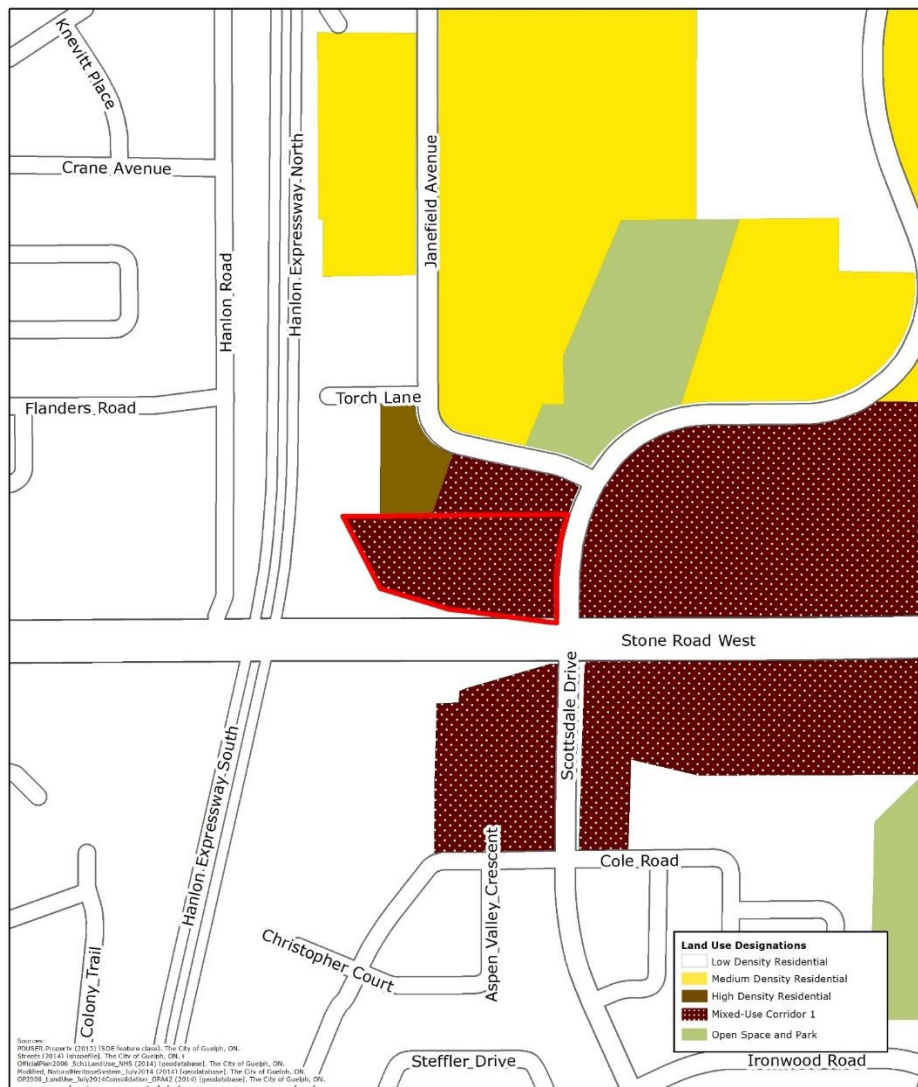
Proposed Development

- The applicant is proposing two, 7-storey residential buildings connected by a single storey indoor amenity area with 489 units.
- The proposed structures are part of a Phase 2 development of the lands to create a student residential complex and will be located on the western vacant portion of the site. The residential units are geared to students attending the University of Guelph.
- An existing hotel that was converted into a 164 unit student residential building as part of Phase 1 of the development is already occupied and situated on the eastern portion of the lands fronting onto Scottsdale Drive. No changes are being proposed to the existing Phase 1 building.
- A total supply of 191 parking spaces for both Phase 1 and Phase 2 are proposed.

Proposed Conceptual Site Plan



Official Plan Land Use Designations

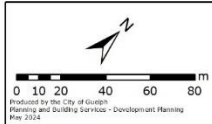
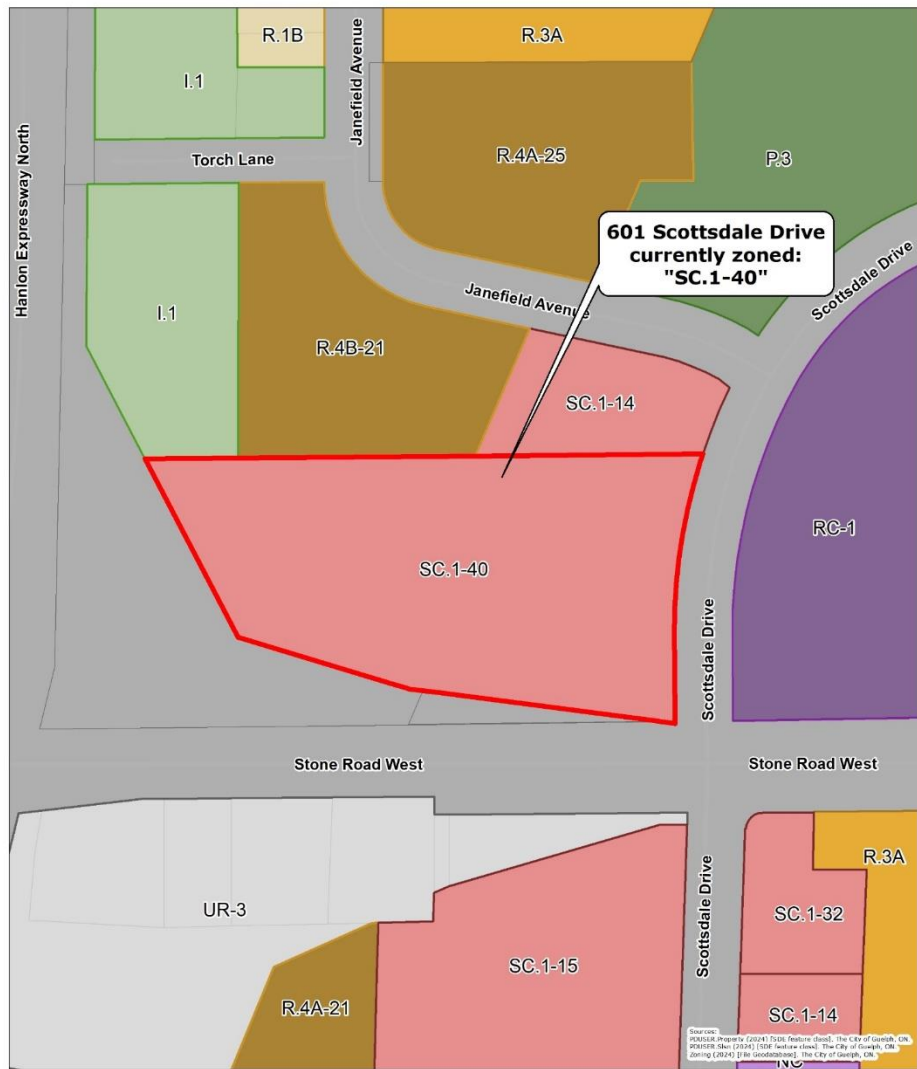


Sources:
POLYCO, Sherratt, (2011) (2018) (2019) (2020), The City of Guelph, ON.
Streets (2014) (2015) (2016), The City of Guelph, ON.
Official Map (2006, 2010, 2014, 2018), The City of Guelph, ON.
Healthier, More Active Communities, July 2014 (2014) (2015) (2016), The City of Guelph, ON.
OP2010_LandUse_July2010Consolidation_SPM2 (2010) (2011) (2012) (2013) (2014) (2015) (2016) (2017) (2018) (2019) (2020), The City of Guelph, ON.



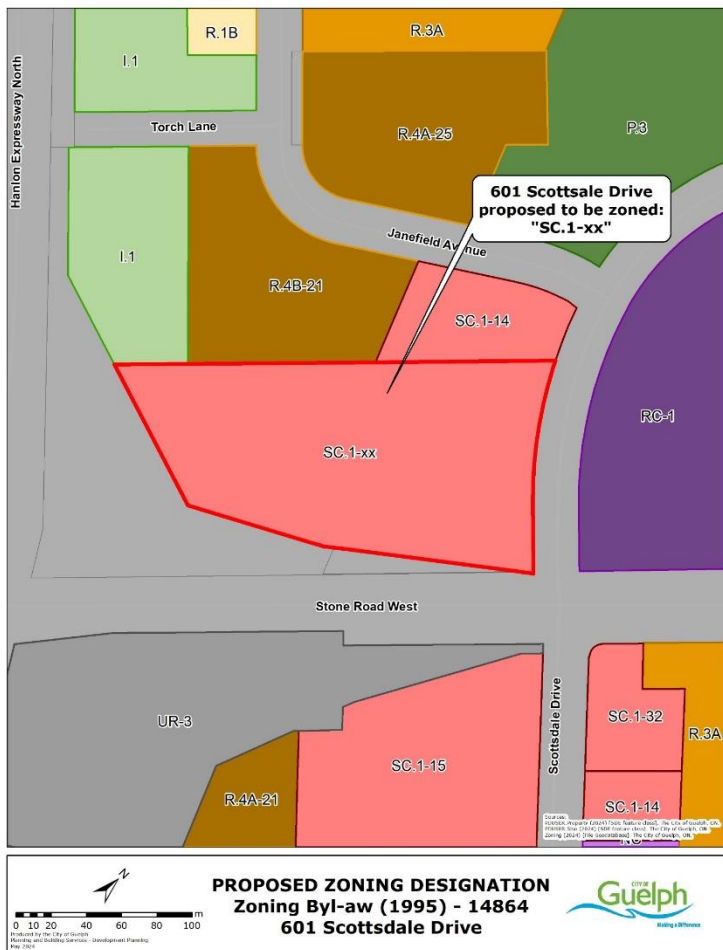
**Official Plan
February 2024 Consolidation
601 Scottsdale Drive**

Existing Zoning (1995 ZBL)



Existing Zoning Designation
Zoning By-law (1995) - 14864
601 Scottsdale Drive

Proposed Zoning (1995 ZBL)



The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (1995)-14864 as amended, through a Specialized Service Commercial (SC.1-xx) Zone.

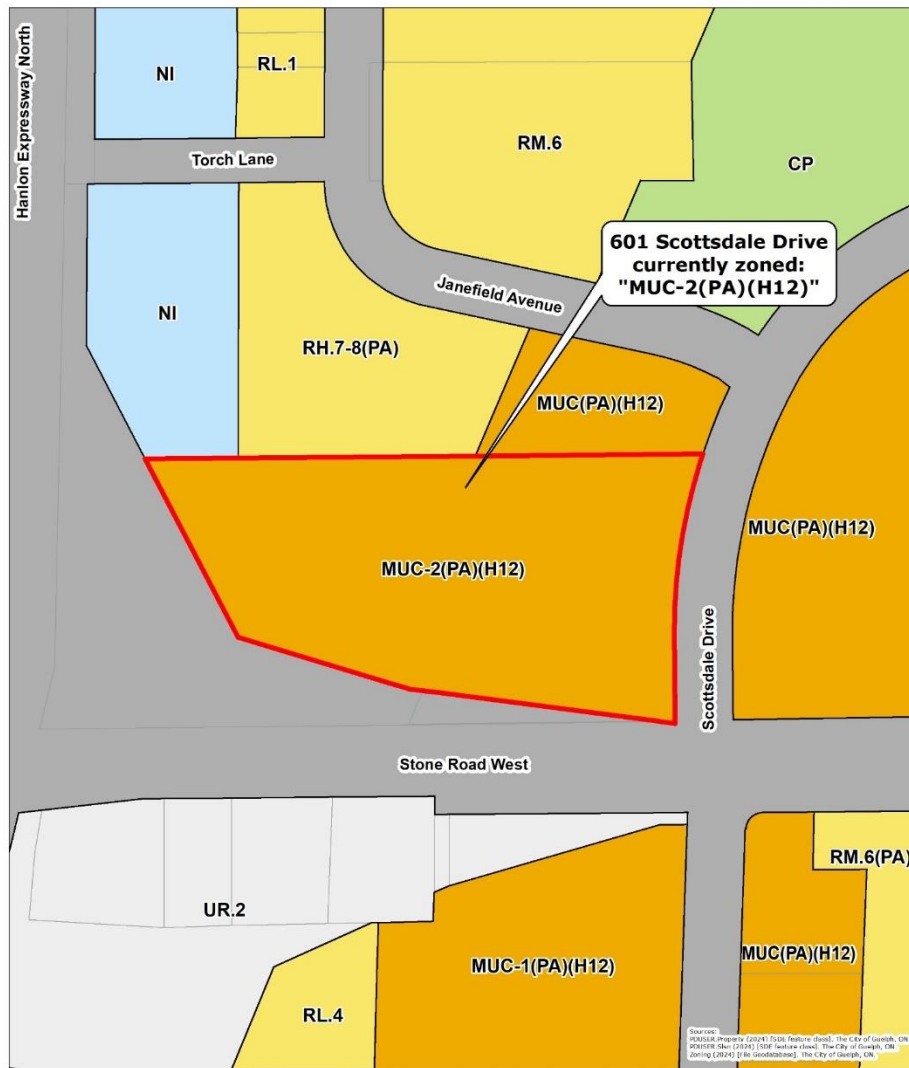
Proposed Zoning (1995 ZBL) continued



Specialized regulations are requested to facilitate the proposal, specifically:

- To permit a maximum net density of 300 units per hectare to align with the proposed Official Plan Amendment;
- To permit a minimum interior side yard setback of 13.8 metres, whereas Table 6.4.2, Row 5 requires a setback of one half the building height, determined to be 14.5 metres; and,
- To permit a parking rate of 0.28 spaces per unit inclusive of visitor parking, whereas the SC.1-40 Zone requires 1 parking space per unit plus 0.1 visitor spaces per unit (being 670 parking spaces required in total for Phase 1 (164 units) and Phase 2 (489 units) of the development).




Existing Zoning (2023 ZBL)

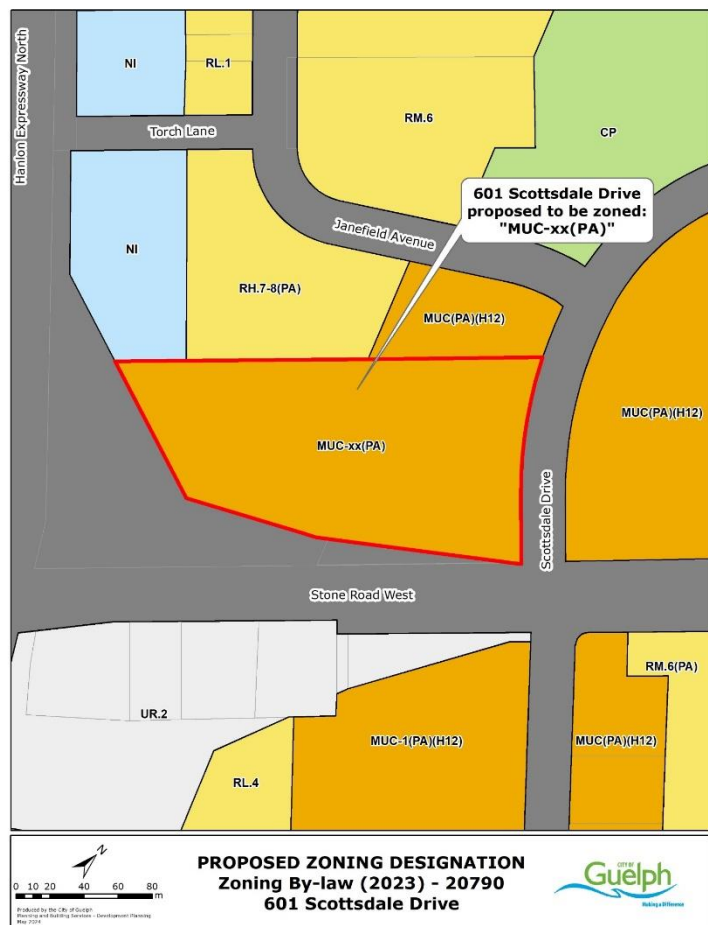


EXISTING ZONING DESIGNATION
Zoning By-law (2023) - 20790
601 Scottsdale Drive



Proposed Zoning



The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (2023)-20790 as amended, through a Site-specific Mixed Use Corridor (MUC-xx(PA)) Zone.

Proposed Zoning (2023 ZBL) continued

Specialized regulations are requested to facilitate the proposal, specifically:

- To remove the H12 Holding Provision from the subject property, whereas Section 17.1.12 requires municipal servicing to be adequate and available prior to development of the lands;
- To permit a maximum density of 300 units per hectare, whereas Table 7.6, Row B permits a maximum density of 150 units per hectare;
- To permit an angular plane of 58 degrees for a small portion of the lands abutting the institutional use along the northerly lot line, whereas Table 7.9, Row B requires an angular plane of 45 degrees from any interior side yard when adjacent to an Institutional Zone;
- To permit a buffer strip of 1.4 metres along the north property line, whereas Table 7.7, Row D requires a buffer strip of 3.0 metres;
- To permit a common amenity space of 6.8 square metres per unit, whereas the MUC-2 Zone requires a minimum common amenity area of 1,300 square metres for the property;

Proposed Zoning (2023 ZBL) continued

- To permit a parking rate of 0.28 spaces per unit inclusive of visitor parking, whereas Table 5.3, Row 2 requires 1.5 spaces for the first 20 dwelling units and 1.25 spaces per dwelling unit in excess of 20 for an apartment building (being 822 parking spaces required).
- To allow for an electric vehicle parking provision of 5 spaces, whereas Section 5.9 (a) requires 20% of the total required parking spaces for multi-unit buildings with 3 or more dwelling units to be provided as electric vehicle parking spaces;
- To allow for a designed electric vehicle parking space provision of 20 spaces, whereas Section 5.9 (b) requires a minimum of 80% of the total required parking spaces to be provided as designed electric vehicle parking spaces; and,
- To allow for a bicycle parking rate of 0.57 spaces per unit, whereas Table 5.7, Row 1 requires a bicycle parking rate of 0.1 short term spaces per dwelling unit, 2 spaces minimum, and 1 long term space per dwelling unit, 2 spaces minimum.

How to stay informed:

If you wish to be notified of any future revisions or decisions on this application, please email planning@guelph.ca