

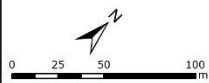
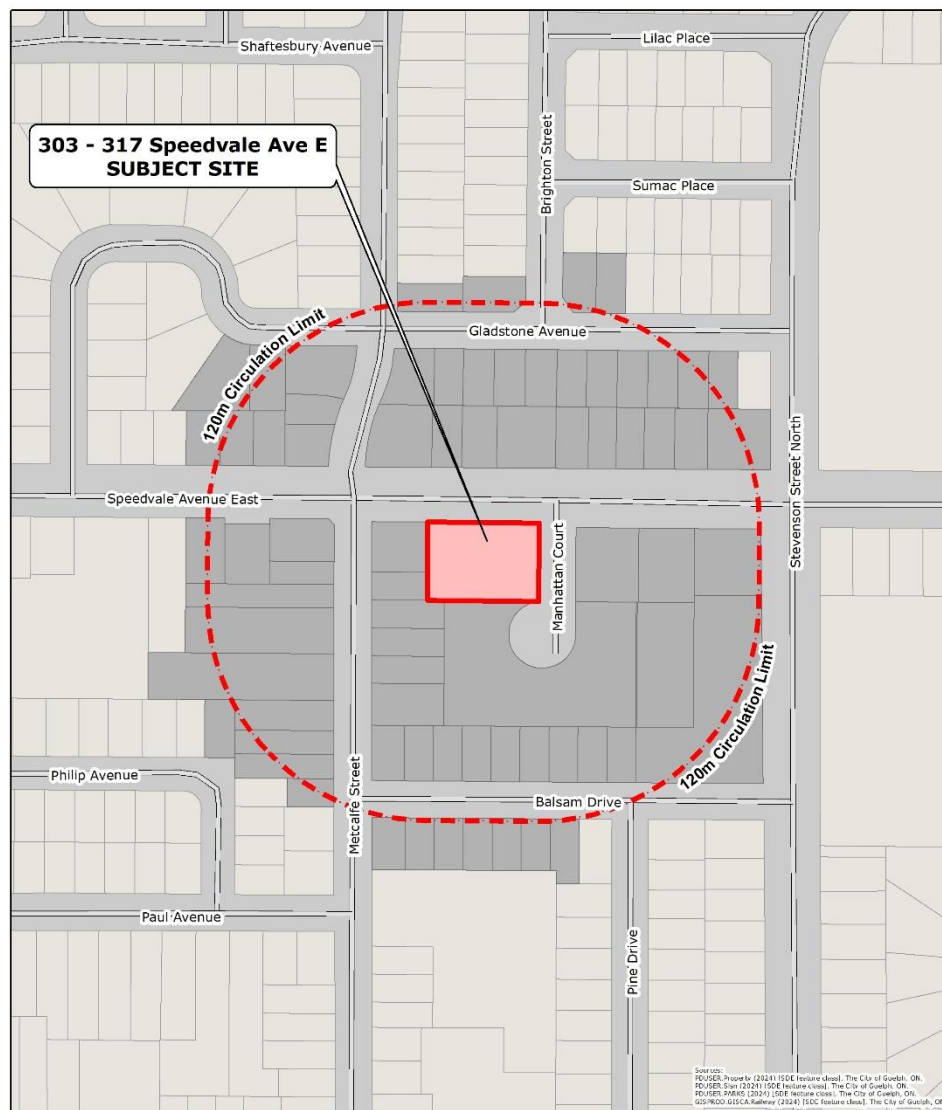
# **303, 309, and 317 Speedvale Avenue East**

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

**File: OZS24-010**

**July 9, 2024**

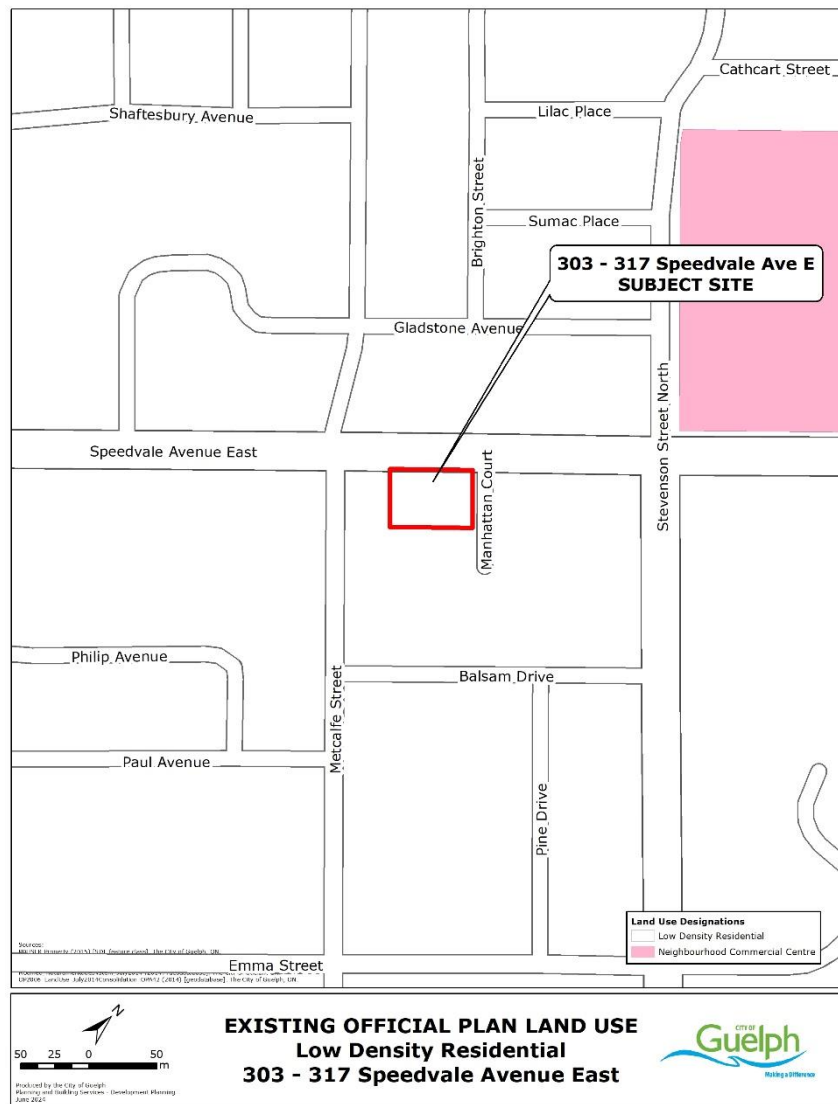
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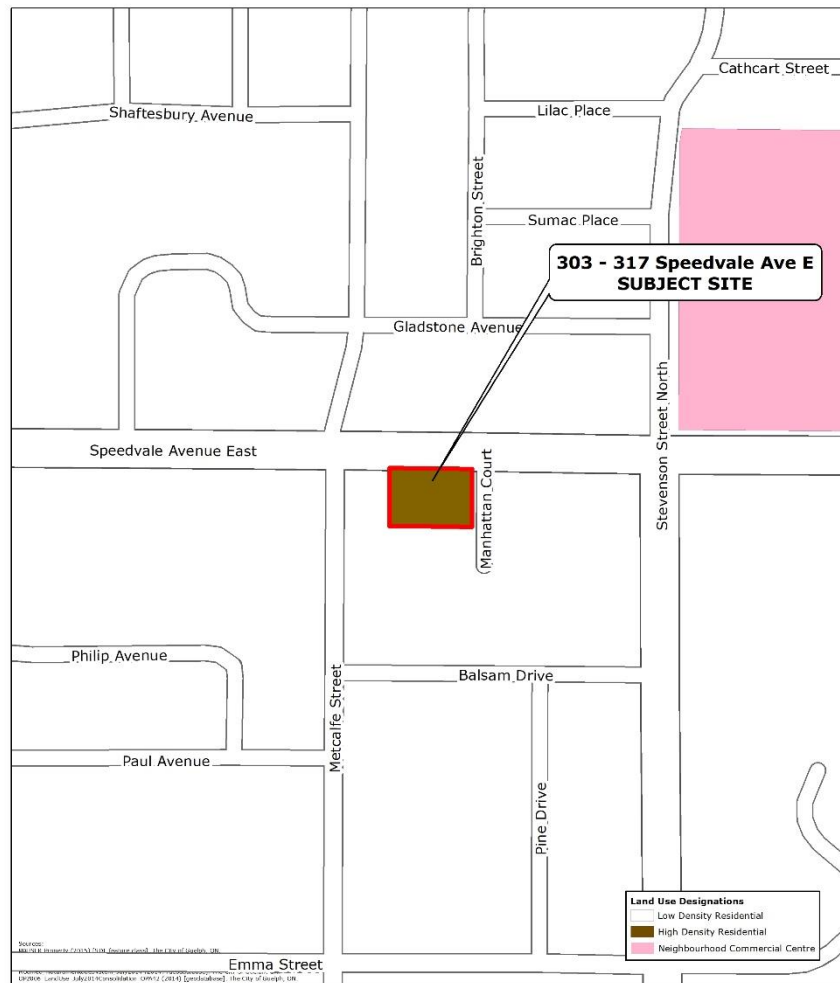
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 Planning and Building Services - Development Planning  
 June 2024

**LOCATION MAP and  
 CIRCULATION AREA  
 303 - 317 Speedvale Avenue East**

# Existing Official Plan Land Use Designations



# Proposed Official Plan Amendment



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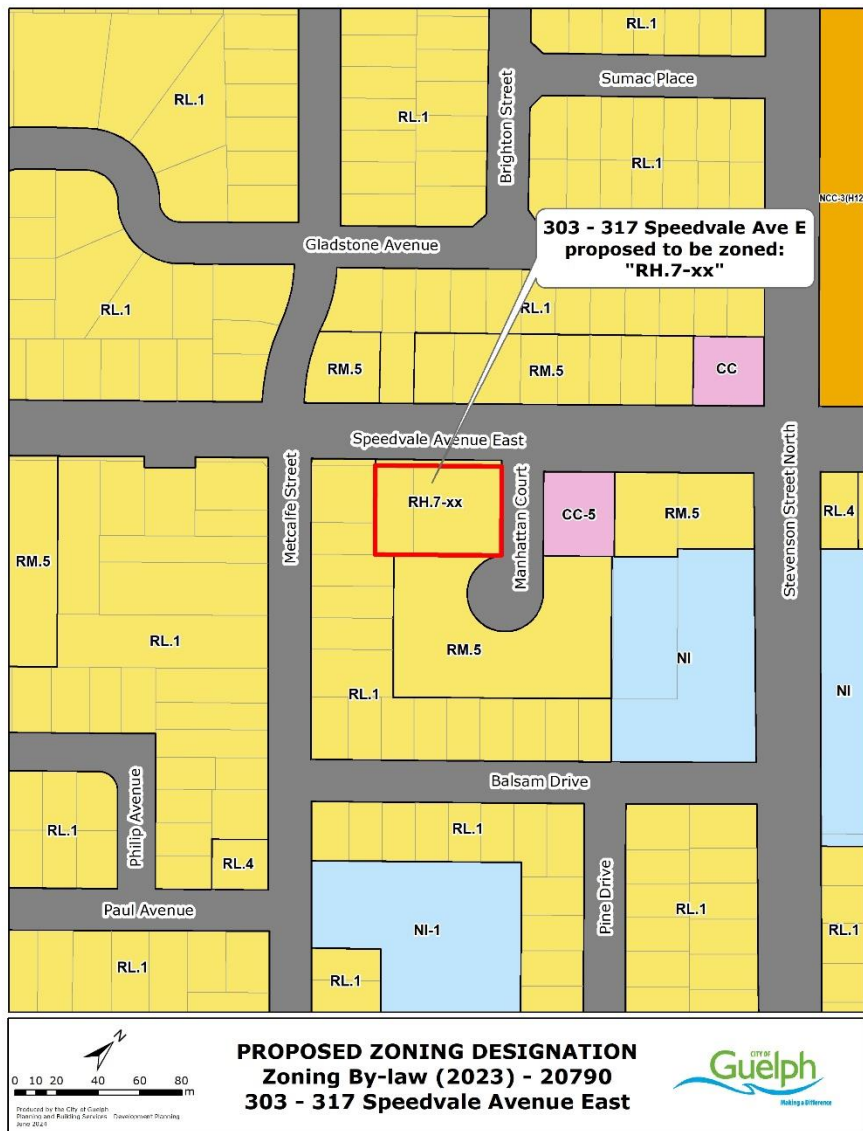
**PROPOSED OFFICIAL PLAN LAND USE**  
**High Density Residential**  
**303 - 317 Speedvale Avenue East**

CITY OF Guelph  
Making a Difference

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 June 2022



# Proposed Zoning (2023 ZBL)



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 new "Specialized Residential High Density 7" (RH.7-??) Zone to permit a residential apartment building.

# Proposed Zoning (2023 ZBL) cont.

Specialized regulations are requested by the applicant to facilitate the proposal, specifically:

- Increase the maximum density to 200 units per hectare.
- Reduce the minimum front yard to 2.3 metres.
- Reduce the minimum landscaped open space to 29.2%.
- Reduce the minimum buffer strip to 0.4 metres (interior yard), 1.5 metres (rear yard), and 0.0 metres (exterior yard).
- Limit the maximum building height to 6 storeys.
- Allow an angular plane of 50 degrees from the centreline of the right of way.
- Allow a maximum angular plane (internal side yard) of 68 degrees.
- Reduce the minimum off-street parking count to 48 spaces.
- Reduce the minimum visitor parking count to 3 spaces.
- Reduce the minimum barrier free parking count to 2 spaces.
- Reduce the minimum electric vehicle parking count to 6 spaces.
- Reduce the minimum designed electric vehicle parking count to 42 spaces.
- Allow parking within the driveway sight line.
- Reduce the parking setback from a lot line to be 0.0 metres.

# Proposed Conceptual Site Plan

The applicant is proposing a six-storey, 48-unit residential apartment building.

The existing commercial building and single detached home are proposed to be replaced with the apartment to the front of site. The parking is to the rear of the building when viewed from Speedvale Avenue East and is to be accessed from Manhattan Crescent. A portion of the parking area will be closer to the street than the wall of the building.

Amenity areas are provided on the east and west sides of the building. Reductions for setbacks, parking, building height, landscaping and buffer strips have been requested. Increases to density and angular planes have also been requested.

A future multi-use pathway along Speedvale Avenue East is to be constructed along the frontage of the property.



# How to stay informed:

**If you wish to be notified of any future revisions or decisions on this application, please email [planning@guelph.ca](mailto:planning@guelph.ca)**