

105 Elmira Road North

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

May 13, 2025

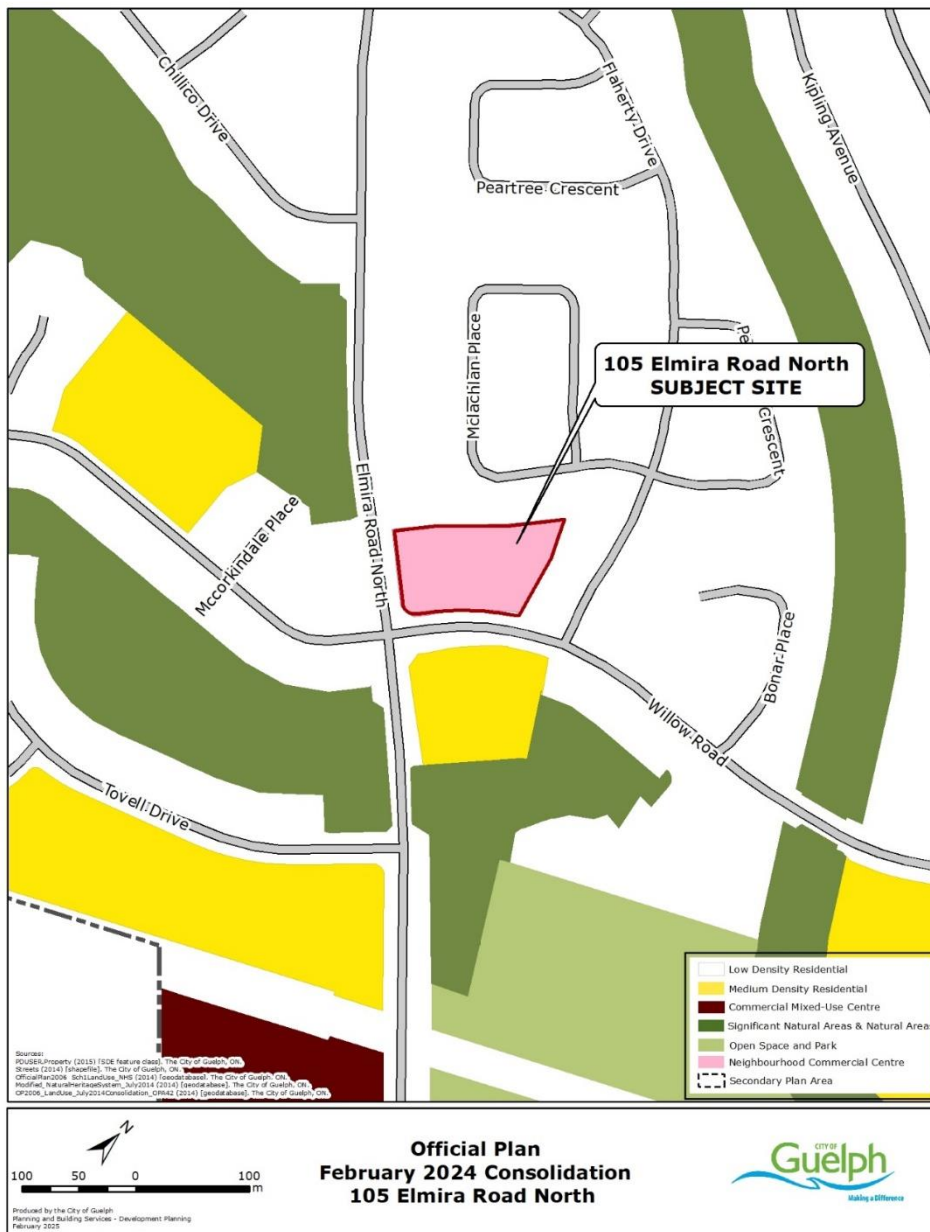
Site Context

- 9,709 square metres in size.
- 64.6 metres of frontage on Elmira Road North
- 126.1 metres of frontage on Willow Road



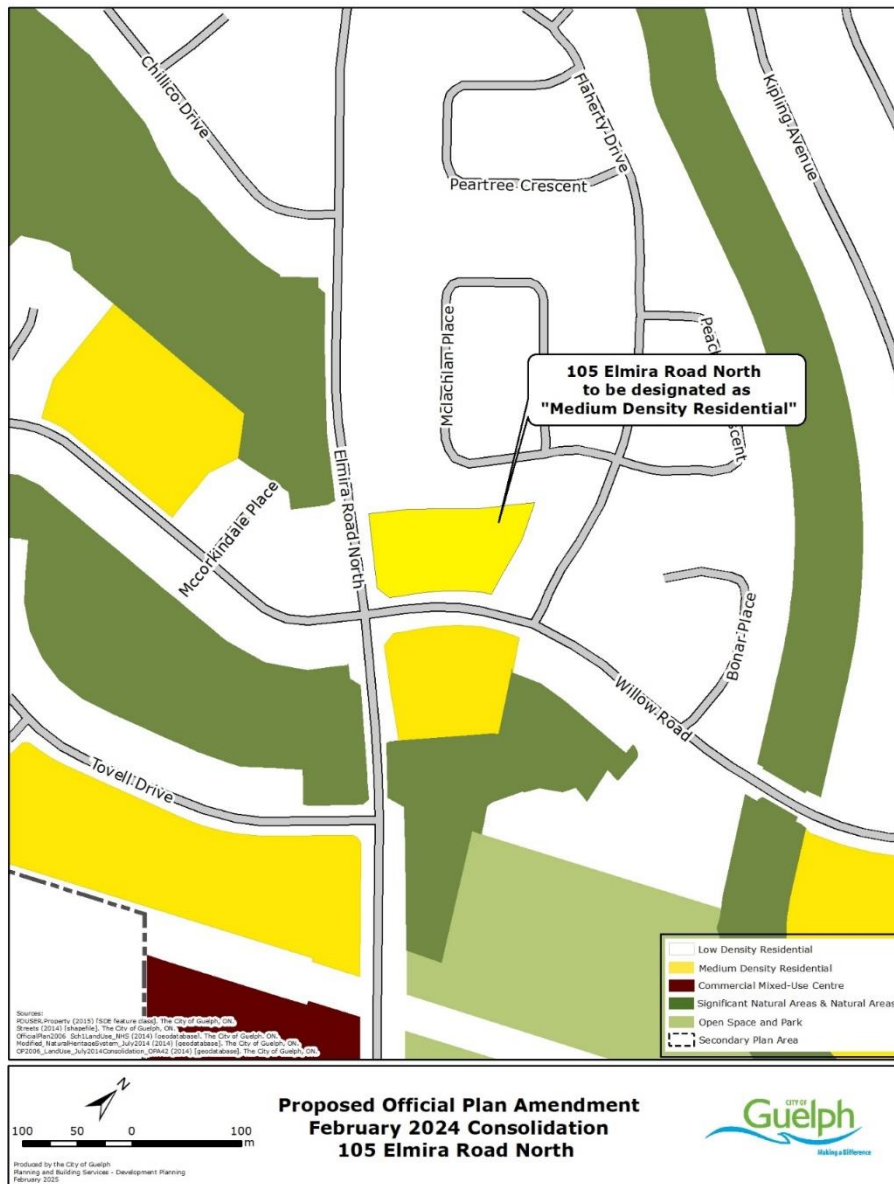
Official Plan Designation

- Neighbourhood Commercial Centre



Proposed Official Plan Designation

- Medium Density Residential



Existing Zoning

- Neighbourhood Commercial Centre with an H12 Holding Provision



EXISTING ZONING DESIGNATION
Zoning By-law (2023) - 20790
105 Elmira Road North

Sources: WLS (2022) [File Geodatabase], The City of Guelph, ON.
 PGUBS (2022) [File Geodatabase], The City of Guelph, ON.
 Zoning (2023) [File Geodatabase], The City of Guelph, ON.

Proposed Zoning

Site-specific Medium Density Residential 6 (RM.6-XX) zone under City of Guelph Zoning By-law (2023)-20790.



Requested Specialized Zoning Regulations

The following specialized regulations are requested to facilitate the proposed 6 storey, 126-unit building, where such regulations would permit:

- A maximum density of 130 units per hectare, whereas Table 6.28 permits a maximum of 100 units per hectare;
- A minimum front yard setback of 4.3 metres, whereas Table 6.29 requires a minimum of 6.0 metres;
- A maximum exterior side yard angular plane of 46 degrees, whereas Section 4.14.4 permits a maximum of 45 degrees;
- A maximum interior side yard angular plane of 49 degrees, whereas Table 6.31 permits a maximum of 45 degrees adjacent to an RL.1 zone;
- A maximum building length of 79.9 metres, whereas Table 6.30 permits a maximum of 75 metres for a building within 15 metres of a street;
- The provision of one active entrance on the street line along Elmira Road North, whereas Table 6.30 requires one active entrance per 30 metres of the street line (in this case, two entrances);

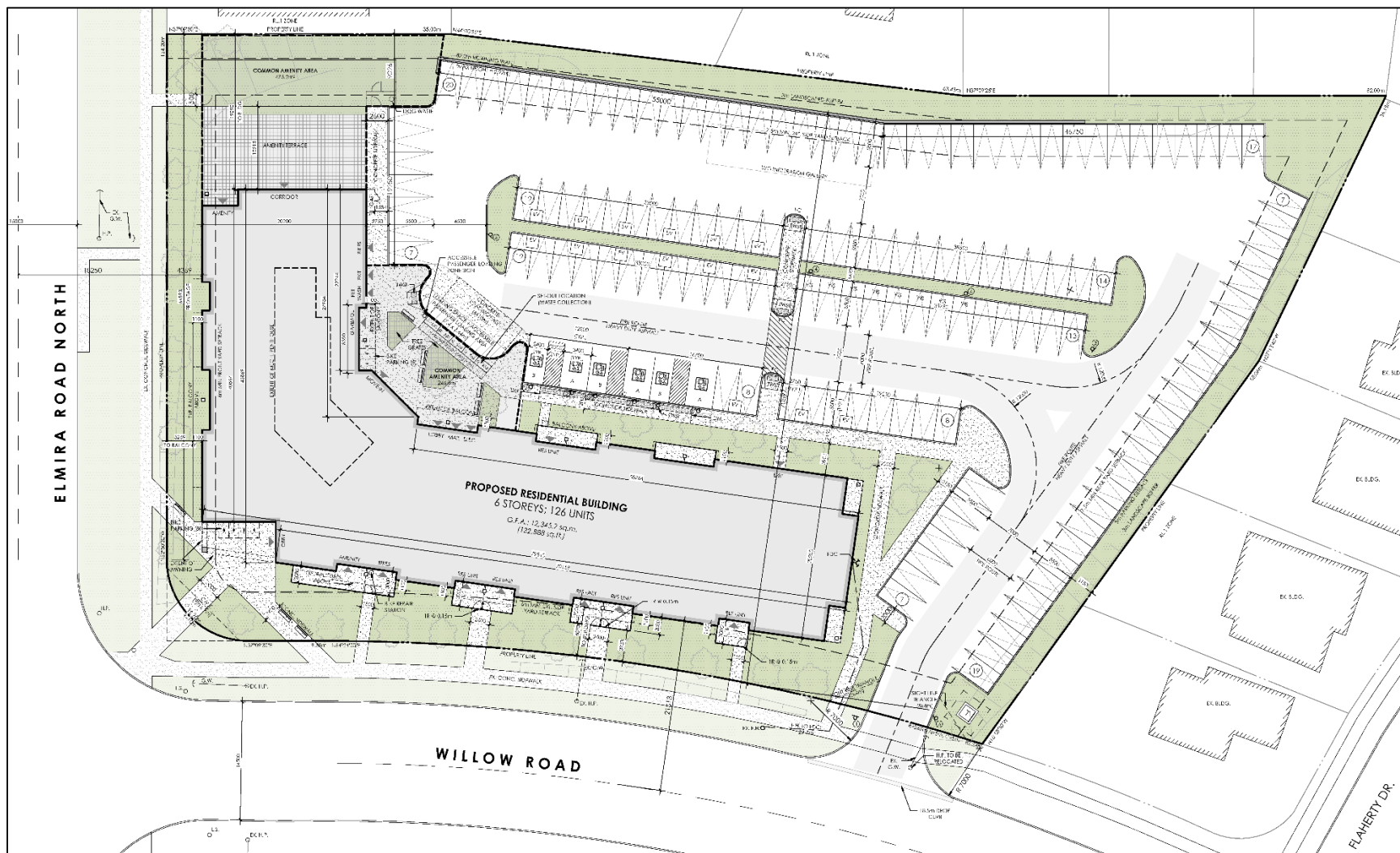
Requested Specialized Zoning Regulations (slide 2 of 3)

- To amend the definition of active entrance to include sliding patio doors where a key access is provided;
- A minimum common amenity area of 9.12 square metres per unit, whereas Table 6.30 requires a minimum of 20 square metres per unit;
- A minimum landscaped open space requirement of 35 per cent, whereas Table 6.29 requires a minimum of 40 per cent;
- A parking rate of 1.14 parking spaces per dwelling unit (144 total parking spaces proposed), whereas Table 5.3 requires a parking rate of 1.5 spaces per dwelling unit for the first 20 units plus 1.25 parking spaces per dwelling unit in excess of 20 units (163 total parking spaces required);
- A minimum visitor parking requirement of 5.5 per cent of the total parking (8 total visitor spaces proposed), whereas Table 5.3 requires a minimum of 20 per cent;

Requested Specialized Zoning Regulations (slide 3 of 3)

- A maximum of 100 per cent of the residential parking spaces to be provided through surface parking for a lot larger than 9,000 square metres, whereas Section 5.2.2 permits a maximum of 75 per cent;
- A minimum parking setback of 2.5 metres from a non-habitable room, whereas Section 5.2.2 requires a minimum of 3.0 metres from a habitable room; and,
- A minimum designated electric vehicle parking rate of 79 per cent, whereas Section 5.9 requires a minimum of 80 per cent.

Proposed Site Plan



Proposed Building Elevation (East)



1 EAST ELEVATION
EP-1

1 : 250

Proposed Building Elevation (North)



2 NORTH ELEVATION
EP-1

1 : 250

Proposed Building Elevation (West – Elmira Road North Frontage)



Proposed Building Elevation (South – Willow Road frontage)



4 SOUTH ELEVATION
EP-1

1 : 250

Rendering from Willow Road - southeast corner of property



Rendering from Elmira Road North & Willow Road



How to stay informed

If you wish to be notified of the decision on this application, please email clerks@guelph.ca