

Staff Report



To **City Council**
Service Area Infrastructure, Development and Environment
Date Tuesday, June 10, 2025
Subject **Statutory Public Meeting and Decision Report
725 Imperial Road North Proposed Zoning By-law Amendment File OZS24-004**

Recommendation

1. That the application from MHBC Planning on behalf of 2794767 Ontario Inc. for a Zoning By-law Amendment to change the zoning from the current "Service Commercial" (SC) Zone (2023 - 20790) to a "Specialized Service Commercial" (SC-5) Zone to permit the proposed 6 storey hotel at 725 Imperial Road North be received.
2. That the application from MHBC Planning on behalf of 2794767 Ontario Inc. for a Zoning By-law Amendment to change the zoning from the current "Service Commercial" (SC) Zone (2023 - 20790) to a "Specialized Service Commercial" (SC-5) Zone to permit the proposed 6 storey hotel at 725 Imperial Road North be approved in accordance with Attachments 4 and 5 of the Infrastructure, Development and Environment Services Report 2025-249, dated June 10, 2025.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to permit site-specific provisions on the property municipally known as 725 Imperial Road North to facilitate the development of a proposed six storey hotel.

Key Findings

Planning staff support the proposed Zoning By-law Amendment subject to the recommended zoning regulations in Attachment-5 Proposed Zoning and Details.

Strategic Plan Alignment

The proposed hotel will encourage additional business and tourism travel in Guelph.

Future Guelph Theme

People and Economy

Future Guelph Objectives

People and Economy: Grow Guelph's economy

Financial Implications

Estimated Development Charges: \$3,003,239.70 (2025)

Estimated Property Taxes: \$293,657 (2025)

Report

Background

This report addresses an application to amend the Zoning By-law as received for the lands municipally known as 725 Imperial Road North from MHBC Planning on behalf of 2794767 Ontario Inc. to permit the development of a six-storey hotel with site-specific provisions.

The application was initially received by the City on April 2, 2024, and deemed incomplete on May 2, 2024. After revisions to the submission materials were made, a resubmission was received on March 6, 2025 and was deemed complete on March 11, 2025.

The proposal would facilitate the construction of a six-storey hotel with 152 Guest rooms next to the existing 4-storey Hampton Inn and Suites.

Location

The subject lands are located on the east side of Imperial Road North, North of Woodlawn Road West. The subject lands are municipally known as 725 Imperial Road North (see Attachment-1 Location Map and 120 m Circulation and Attachment-2 Aerial Photograph).

The subject lands currently have an area of 0.81 Hectares with 48 metres of frontage along Imperial Road North. The portion of the lands to be developed are currently vacant except for 22 parking spaces currently being used by the existing four storey hotel on the same site.

Surrounding land uses include:

- To the north: Existing 4 storey hotel;
- To the east: Service commercial uses (Powerline Electronics);
- To the south: Restaurant and car rental uses; and
- To the west: Restaurant and cinema uses.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that currently applies to the subject lands is "Service Commercial". This land use designation permits a variety of service commercial uses, including uses that primarily rely on business from tourists and inter-urban traffic, such as hotels, gas bars, and fast-food restaurants.

The relevant policies for the applicable land use designations are outlined in Attachment-7 Staff Review and Planning Analysis.

Existing Zoning

The subject lands are currently zoned "Service Commercial" (SC) in the Comprehensive Zoning By-law (2023) – 20790.

The existing zoning is shown in Attachment-3 Existing Zoning.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to change the zoning from the current "Service Commercial" (SC) zone to a site-specific "Service Commercial-XX" (SC-5) to allow for site-specific provisions to be introduced, including provisions for an increased maximum height of 6 storeys, and a reduced minimum landscaped buffer of one metre to the interior side yard lot line.

Details of the proposed zoning are included in Attachment-5 Proposed Zoning and Details.

Development Proposal

The proposed Zoning By-law Amendment is to permit a six-storey hotel on the subject lands, with site specific provisions that would facilitate the proposed severances as shown in Attachment-6 Conceptual Site Plan.

Staff Review/Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment-7 Staff Review and Planning Analysis. Comments from internal City departments and agencies are included in Attachment-8 Departmental and Agency Comments. The staff review and planning analysis addresses the following:

- Evaluation of the development proposal in accordance with the policies of the 2024 Provincial Policy Statement (PPS);
- Evaluation of the development proposal's conformity with the Official Plan;
- Review of the proposed zoning; and
- Review of supporting documents submitted with the development application;
- The recommended holding provisions to allow for the applicant to satisfy concerns raised by the Engineering department in Attachment-8 Departmental and Agency Comments.

Staff Recommendation

Planning staff are satisfied that the proposed Zoning By-law Amendment is consistent with the 2024 Provincial Policy Statement. The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized zoning regulations are appropriate for the site.

Planning staff recommend that Council approve the Zoning By-law Amendment subject to the specialized zoning regulations as outlined in Attachment-5 Proposed Zoning and Details, subject to a Holding Provision.

Financial Implications

Estimated Development Charges: \$3,003,239.70 (2025)

Estimated Property Taxes: \$293,657 (2025)

Consultations and Engagement

The Notice of Complete Application was originally mailed on September 5, 2024 to local boards and agencies, City service areas and all property owners within 120 metres of the subject lands. Notice of the application was also provided by means of signage on the property, which was posted on October 7, 2024 and has remained on site. The Notice of Public and Decision Meeting was also advertised on the City of Guelph's website and in Guelph Today (City Information Section) on May 8, 2025.

The Notice of Public Meeting and Decision Meeting was mailed on May 8, 2025 to local boards and agencies, City service areas and all property owners within 120 metres of the subject lands. All supporting documents submitted by the applicant have been posted on the City's website.

Final comments from local boards and agencies and City service areas are included in Attachment-8 Departmental and Agency Comments. No public comments have been received as of the writing of this report.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Zoning

Attachment-4 Existing Official Plan Designation

Attachment-5 Proposed Zoning and Details

Attachment-6 Conceptual Site Plan

Attachment-7 Staff Review and Planning Analysis

Attachment-8 Departmental and Agency Comments

Attachment-9 Public Notification Summary

Attachment-10 725 Imperial Road North, Public Meeting Staff Presentation

Departmental Approval

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