

725 Imperial Road North

Statutory Public Meeting for Proposed Zoning By-law Amendment

June 10, 2025

Site Context

- 0.81 Hectares.
- 48 metres of frontage on Imperial Road North



0 5 10 20 30 40 m

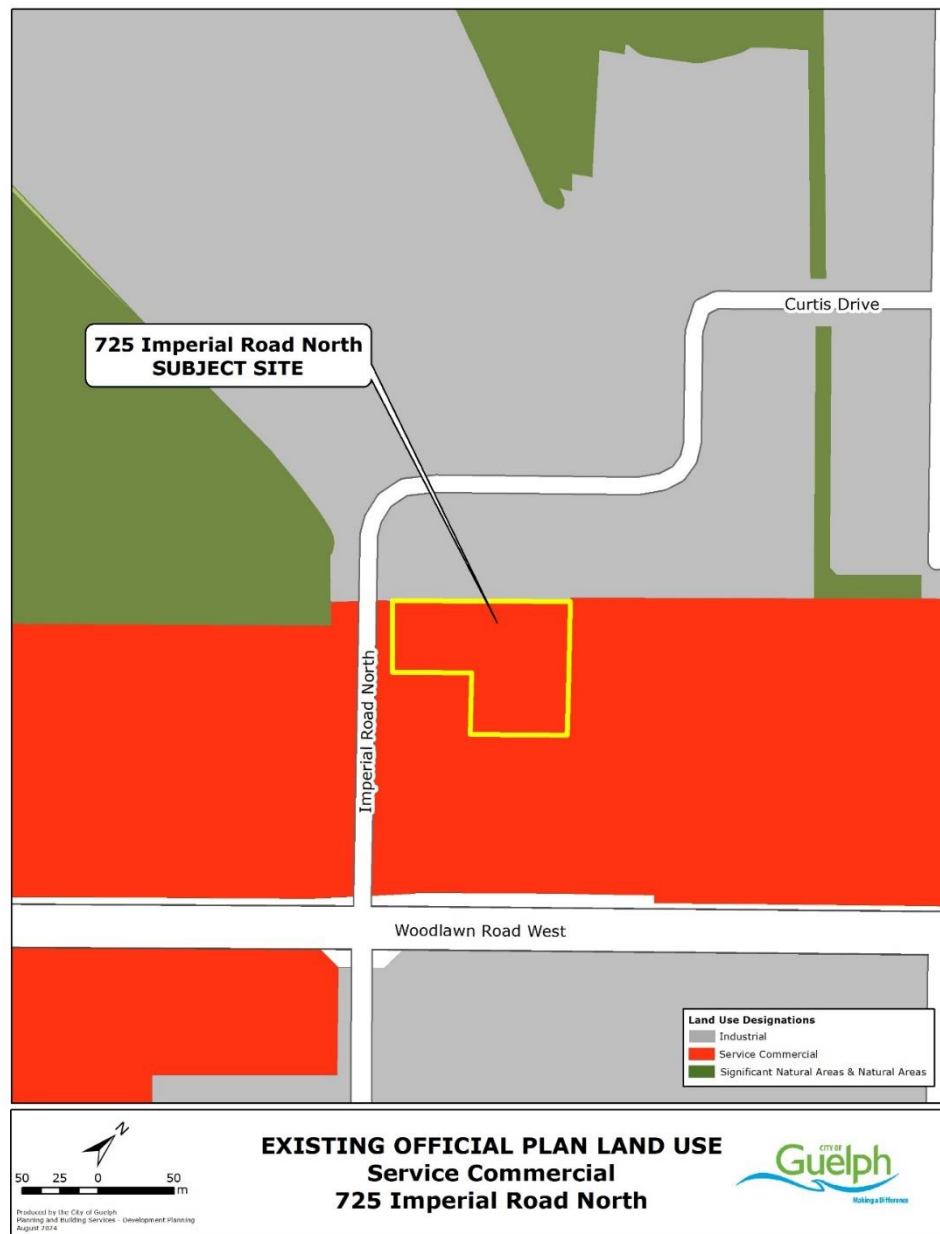
Prepared by the City of Guelph
Planning and Building Services - Development Planning
August 2024

**2023 AERIAL PHOTOGRAPH
725 Imperial Road North**

CITY OF Guelph
Making a Difference

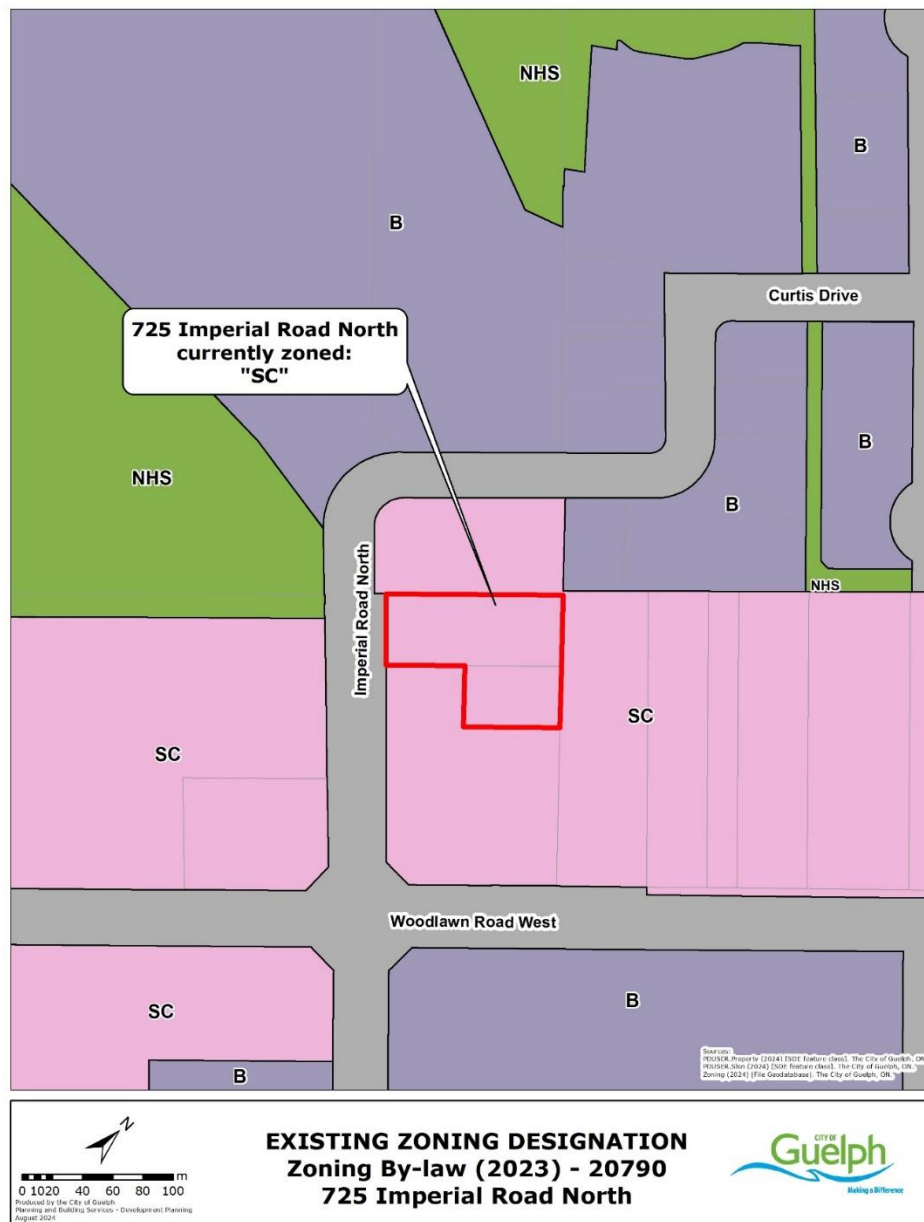
Official Plan Designation

- Service Commercial



Existing Zoning

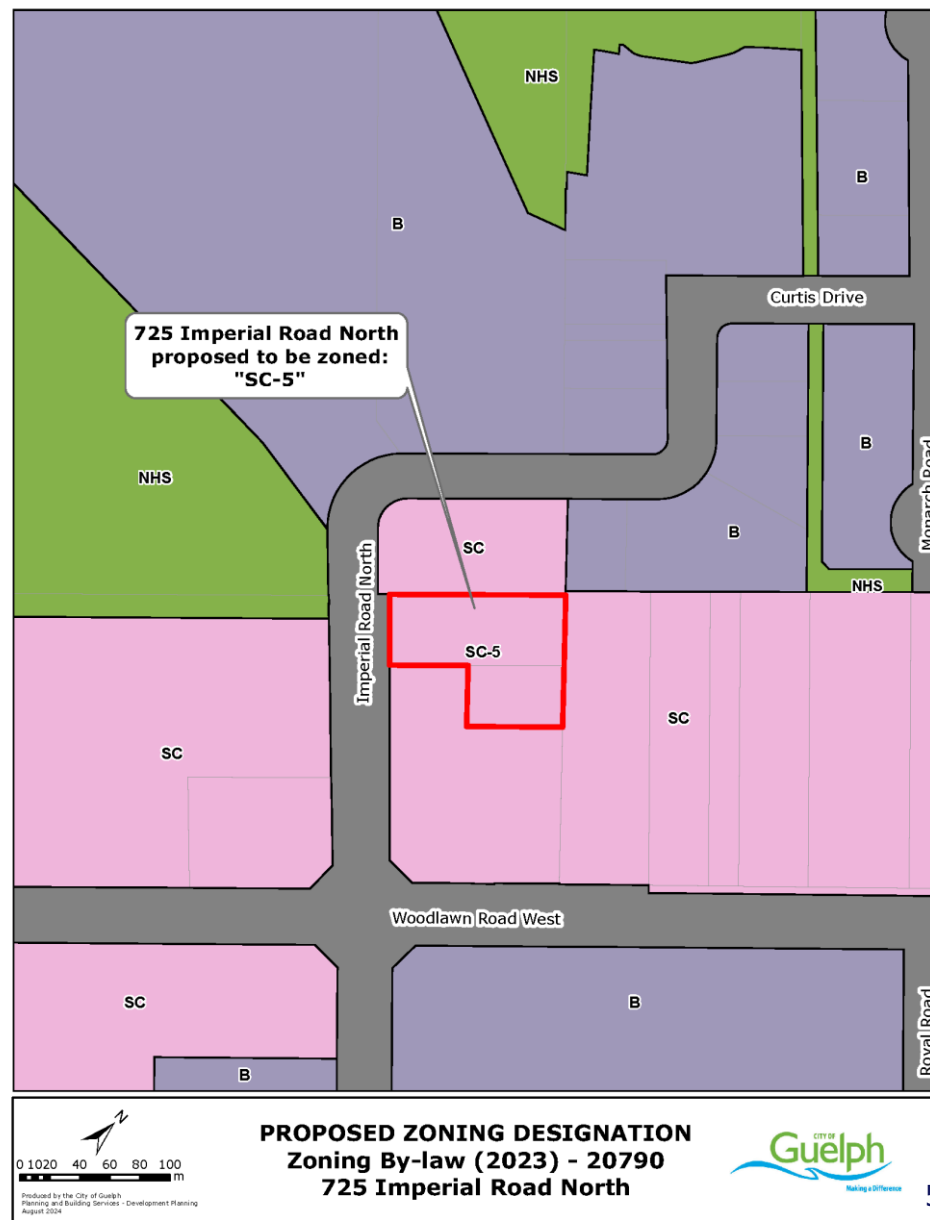
- Service Commercial



Proposed Zoning

Proposed Zoning:

“Specialized Service Commercial” (SC-5) zone under City of Guelph Zoning By-law (2023)-20790.



Requested Specialized Zoning Regulations:

The following specialized regulations are requested to facilitate the proposed development:

- To permit a maximum height of 6 storeys; whereas a maximum of 3 storeys is currently permitted (Table 8.7(a));
- To permit a reduced minimum buffer strip width of 1 metre adjacent to interior side yard and rear yard lot lines; whereas Table 8.6(d) requires a minimum buffer strip of 3 metres;
- To permit a minimum parking rate of 1 space per guest room; whereas Table 5.3 requires a minimum rate of 1 space per guest room (“Technical” amendment); and
- To permit a maximum of 15% of the minimum required parking spaces to be compact spaces, with dimensions of 2.4 metres in width by 5.5 metres in length; whereas Section 5.3.3 permits 15% of the minimum required parking to be compact, with dimensions of 2.4 metres in width by 5.5 metres in length (“Technical” amendment).

Proposed Building Elevations



mataj
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ARCHITECTS

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CANDLEWOOD SUITES

Holiday Inn Express

WFG
WOODLAWN HOSPITALITY GROUP

Owner: Woodlawn Hospitality Group

FRONT 2D ELEVATION

PATH: S:\1. PROJECTS\2021\1. PROJECTS\21-040_LHG Combo Guelph\3-Design\3-Elevations\22-02-11_LR7
ISSUED FOR CLIENT REVIEW
PROJECT NO.: 21-040
DATE: NOV. 16, 2023
13
REVISION

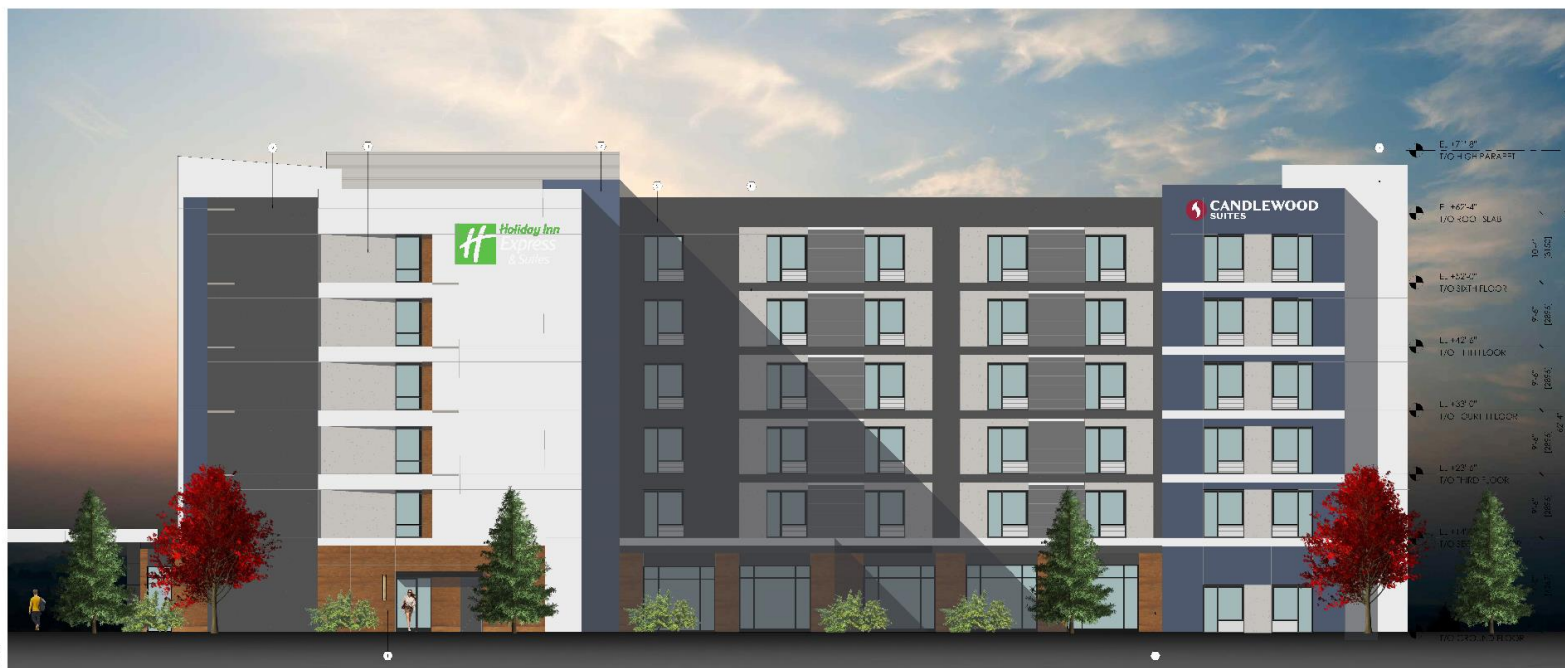
HOLIDAY INN EXPRESS & CANDLEWOOD SUITES COMBO

725 Imperial Rd N, Guelph, ON

A.301

1/8" = 1'-0"

Proposed Building Elevations (continued)



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SIDE ELEVATION

Owner: Woodlawn Hospitality Group



PATH: S:\1 - PROJECTS\2021\1 - PROJECTS\21 040 IHG Combo Guelph\3 - Design\3 Elevations\22 02 11_R2\ 330411040 - ISSUED FOR CLIENT REVIEW.dwg
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PLOTTER: HP DesignJet T1100e
13 DIVISION

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