

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Environment
Date	Tuesday, July 15, 2025
Subject	<b>Extension of Transition Provisions Zoning By-law Amendment Statutory Public Meeting and Decision Report File OZS25-007</b>

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## Recommendation

1. That the proposed City-initiated Zoning By-law Amendment to extend transition provisions in the Zoning By-law (2023)-20790 for specific properties as identified in Attachment 2 of the Infrastructure, Development and Environment Report 2025-332 be received.
  2. That the City-initiated Zoning By-law Amendment to extend transition provisions in the Zoning By-law (2023)-20790 for specific properties as identified in Attachment 2 of the Infrastructure, Development and Environment Report 2025-332, dated July 15, 2025, be approved.
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## Executive Summary

### Purpose of Report

This is a combined statutory public meeting and decision report to recommend additional transition provisions in City of Guelph By-law (2023)-20790, being the City's Comprehensive Zoning By-law (2023 ZBL). The recommended amendments extend the transition period between the former and current Zoning By-laws to allow building permit applications on specific properties with active site plan applications that were deemed complete prior to the effective date of the 2023 ZBL.

### Key Findings

Planning staff support the proposed amendments to the Zoning By-law to extend the transition time for properties indicated in Attachment 1 and Attachment 2 of this report.

### Strategic Plan Alignment

The proposed amendment to the transition provisions facilitates the continued development of these specific sites in a manner recommended and supported by planning staff, leading to additional housing supply and economic development.

### Future Guelph Theme

City Building

## **Future Guelph Objectives**

City Building: Improve housing supply

## **Financial Implications**

None.

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## **Report**

The City's Comprehensive Zoning By-law (2023 ZBL) is in effect City-wide, with the exception of specific appealed regulations and site-specific appeals.

The 2023 ZBL contains a series of transition provisions, which were not appealed, meant to allow development applications being reviewed under the previous 1995 ZBL but not yet complete to continue to advance through site plan approval and building permit processes without being required to meet the 2023 ZBL standards. Most of these provisions expired on April 23, 2025, two years after the 2023 ZBL came into effect, meaning that any site plan application that started prior to the 2023 ZBL coming into effect, that has not yet been approved, would be required to meet the 2023 ZBL standards.

Staff identified 15 sites that have active site plan applications from prior to April 23, 2023 that are not yet complete and would be impacted by the expiration of the transition provisions. Many of these applications have been paused or are moving slowly due to recent economic uncertainty.

The sites identified are as follows (see Location Map in Attachment 1):

- 53 Speedvale Avenue West (10-storey apartment building)
- 55 Cityview Drive North Block 130 (stacked and cluster townhouses)
- 55 Cityview Drive North Block 132 (stacked townhouses)
- 77 Victoria Road North (stacked townhouses)
- 78 Eastview Road (apartment and cluster townhouses)
- 108 Cassino Drive (stacked and cluster townhouses)
- 210 Hanlon Creek Boulevard (warehouse and office)
- 367 Woodlawn Road West (commercial mall)
- 391 Victoria Road North (daycare)
- 400 Elizabeth Street (building addition, industrial mall)
- 520 Speedvale Avenue East (stacked townhouses)
- 698 Woolwich Street (vehicle service station and service commercial mall)
- 760-782 Woolwich Street (cemetery expansion and crematorium)
- 842 Woolwich Street (apartment block)
- 1373 Gordon Street (7 storey mixed use building)

Rather than require new applications or detailed revisions to plans for these sites that are part way through the site plan approval process, staff recommend an amendment to the transition policies for these specific properties to allow them to complete their existing site plan approvals and apply for building permits in line with the previous Zoning By-law (1995)-14864.

The amendments proposed by this report will provide an additional 2 years, until July 15, 2027, for these specific properties to complete their site plan approval and apply for building permits without needing to update their plans to meet the 2023 ZBL. This relatively minor change to the timeline for these specific properties will provide additional flexibility and an opportunity for these sites to continue to move

towards building permits efficiently. The proposed amendment consists of minor wording changes that simplify the transition provisions related to building permits and site plan and including a list of the identified properties with active site plan applications. No changes are proposed to the transition provisions related to minor variances which are also part of this section.

Staff recommend this proposed revision to the transition provisions in the 2023 ZBL because it streamlines the process for these existing site plan files to move towards completion, supporting a range of new housing, commercial and industrial developments to be completed more efficiently.

### **Financial Implications**

None.

### **Consultations and Engagement**

A public notice was placed in the City news pages on June 19, 2025. The application was also circulated to standard agencies and the affected properties on June 19, 2025.

### **Attachments**

Attachment-1 Location Map

Attachment-2 Proposed Zoning By-law Amendment

Attachment-3 Staff Presentation for Public Meeting

### **Departmental Approval**

None.

### **Report Author**

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### **This report was approved by:**

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