



City of Guelph Council Meeting

725 IMPERIAL Road North  
Zoning By-Law Amendment

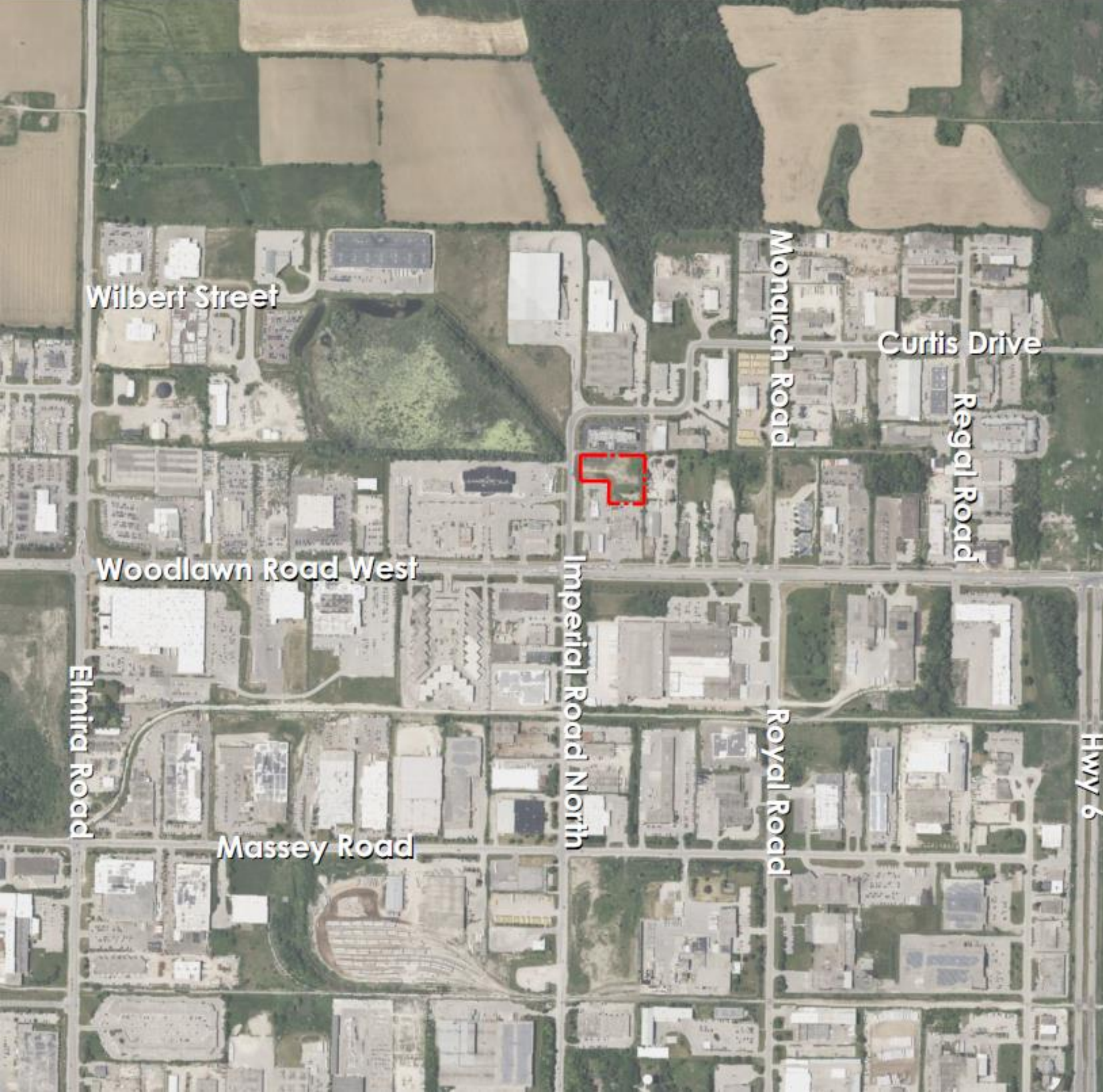
Tuesday, June 10, 2025

# Location Map

## LEGEND



Subject Lands



Wilbert Street

Monarch Road

Curtis Drive

Regal Road

Woodlawn Road West

Imperial Road North

Royal Road

Hwy 6

Elmira Road

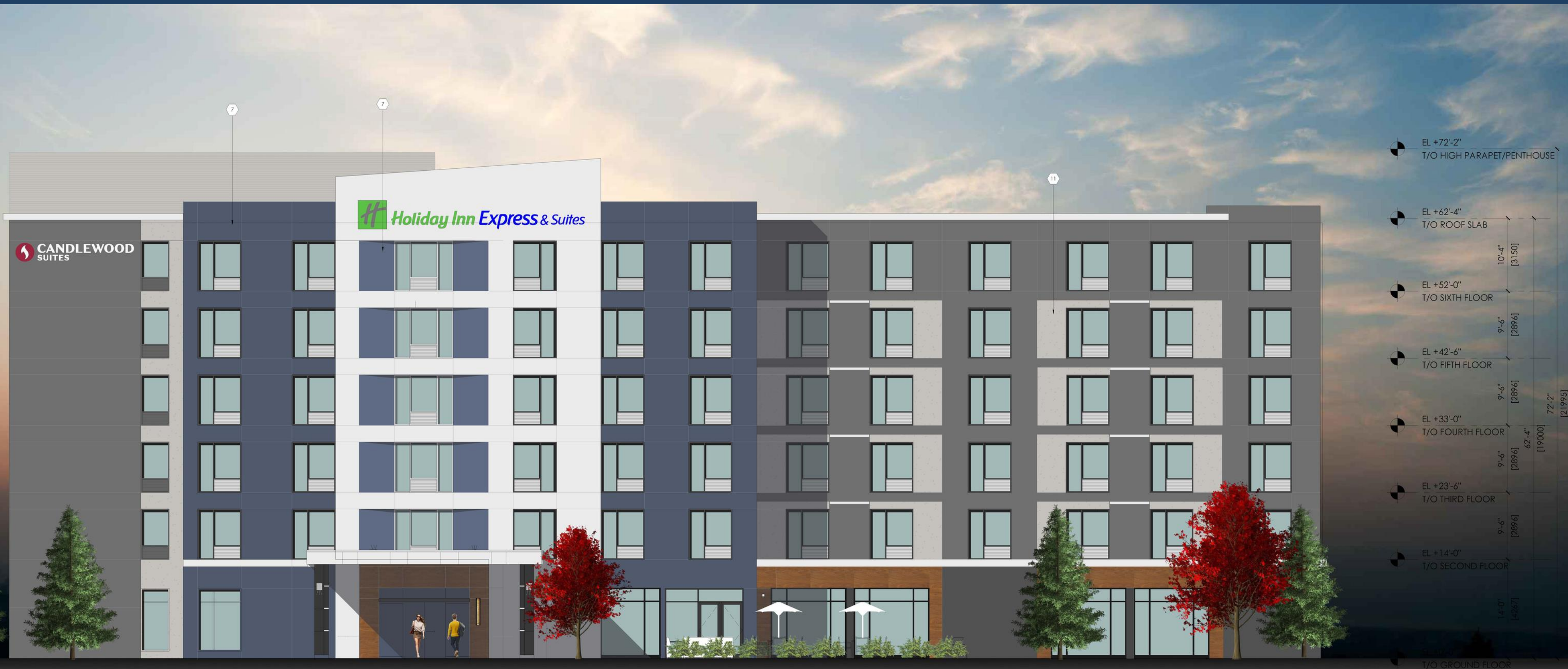
Massey Road

# Overview of Proposed Development

- A 6-storey hotel
  - A total of 152 guest rooms
  - 75 one and two-bed units intended for short-term use
  - 77 one and two-bedroom suites intended for longer-term occupancies
- Adjacent to an existing 4-storey hotel containing 94 guest rooms
- 246 parking spaces to be used between the existing and proposed hotel
  - 22 compact spaces
  - 7 accessible parking spaces
- Large indoor and outdoor amenity space on the ground floor
  - indoor pool
  - fitness room
  - meeting rooms
  - breakfast area
  - great room
  - outdoor patio



# View looking south from existing hotel



# View looking east from Imperial Road



# Zoning By-Law Amendment

## Zoning By-law (2023)-20790

The subject lands are zoned Service Commercial.

SC Zone Regulations	Required	Proposed
Minimum Landscaped Buffer Strip	3m width adjacent to interior side yard, rear yard and street line	3m width adjacent to rear yard and street line 1m width to interior side yard
Maximum Building Height	3 storeys	6 storeys
Off-Street Parking	1 space per guest room	1 space per guest room*

\*Site-specific technical provisions marked with red asterisks

# Servicing and Engineering Considerations

- Municipal service capacity is available, and connections will be made internally to the existing hotel services
- The following plans and reports are to be addressed through the site plan application process:
  - Stormwater management and infiltration
  - Geotechnical analysis
  - Detailed Grading
  - Detailed servicing
  - Detailed building design (including noise mitigation measures)
- A holding provisions has been proposed by the City until the Owner provides the either an updated Phase II Environmental Site Assessment or an independent technical memo, and a reliance letter to the satisfaction of the City Engineer/General Manager.

Questions?