



# 210-222 College Ave. E.

Official Plan & Zoning By-law Amendment  
Public Meeting

2026.04.15



# Purpose of Public Meeting

To present details about the proposed **153-unit 10-storey Post-Secondary School Residence** and the required Official Plan and Zoning By-law Amendments

# Project Team



**Elysium Investments**  
Owner



**GSP Group Inc.**  
Planning |  
Urban Design



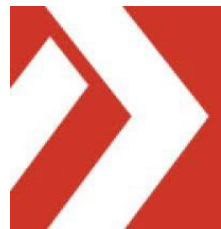
**5468796 Architecture**  
Architect



**MTE Consultants**  
Civil Engineer



**RWDI**  
Wind and Noise  
Engineer



**BA Group Ltd.**  
Traffic Engineer



**CVD Engineering**  
Geotechnical and  
Hydrogeological



**SHIFT**  
Landscape  
Architecture

**VISIT  
GUELPH'S  
ENGAGE PAGE  
FOR ALL  
SUPPORTING  
DOCUMENTS  
AT:**

<https://guelph.ca/2026/03/210-214-222-college-avenue-east/>

# Site Context



Net Area: 0.89 ac (0.36 ha)



Fronts College Ave East (arterial road)



Situated in Ward 5 in the Old University Neighbourhood



Across the street from the University of Guelph



Bus Route 15 & approximately 1.2 km from University Centre Station



University Arboretum  
Johnston Green  
Hopper Street Park  
Donald Foster Sculpture Park

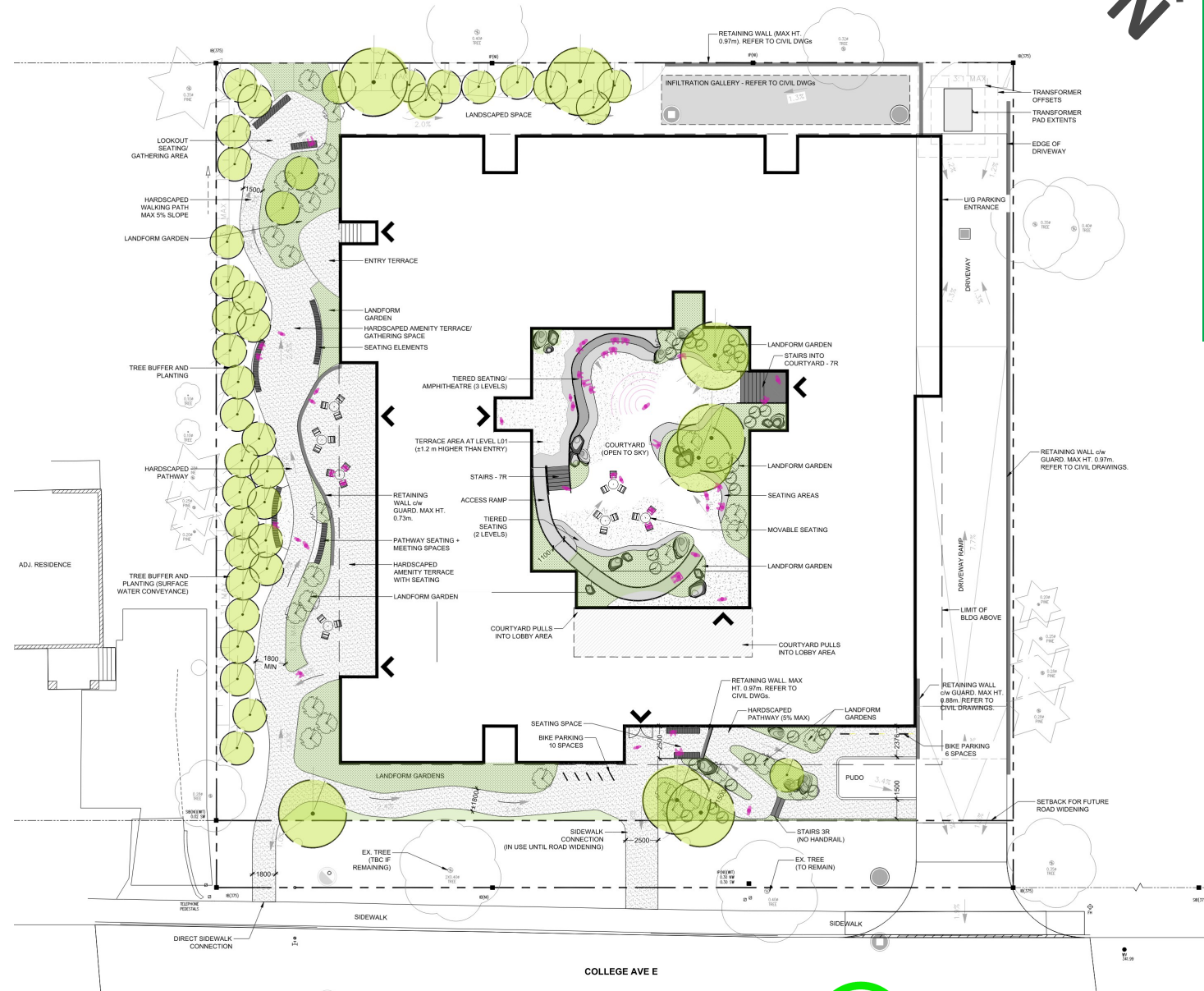


Fig 25: Site Context

# Development Proposal

## Purpose-Built Post-Secondary School Residence

- **Units:** 153 units
- **Height:** 10 storeys
- **Amenity Space:** 2,477 sq.m.; (16 sq.m. / unit)
- **Vehicle Parking:** 65 parking spaces; (13 Visitor, 4 accessible)
- **Bicycle Parking:** 210 spaces; (194 long term; 16 short term)



The City of Guelph  
Official Plan

February 2024  
Consolidation

[guelph.ca/officialplan](http://guelph.ca/officialplan)



The City of  
Guelph  
Zoning By-law

(2023)-20790  
April 18, 2023



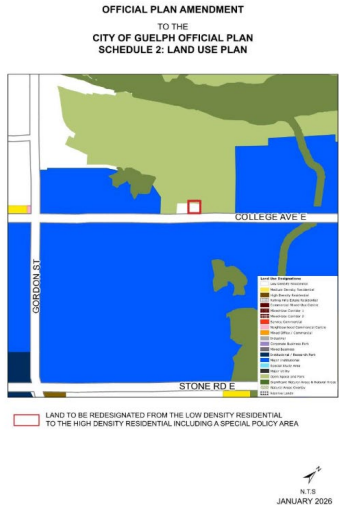
# Existing Policy Context

## City of Guelph Official Plan

- Schedule 1a - 'Built-up Area'
- Schedule 2 - 'Low Density Residential'

## City of Guelph Zoning By-law (2023)-20790 (OLT-23-000462)

- Schedule A - Map 39
  - 222 College Ave. E. - RL.1(H1) (Low Rise Residential 1, Holding Symbol 1)'
  - 210-214 College Ave. E. - RL.1 (Low Rise Residential 1)'



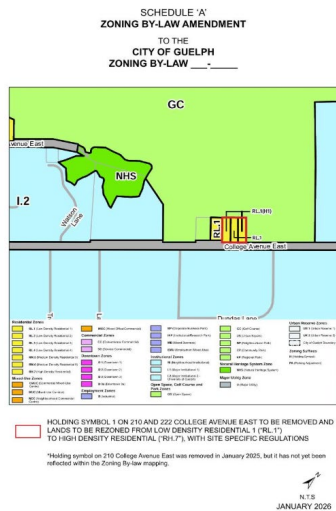
# Planning Applications

## Official Plan Amendment

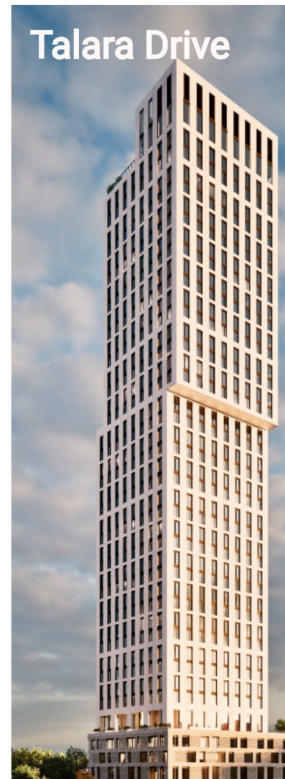
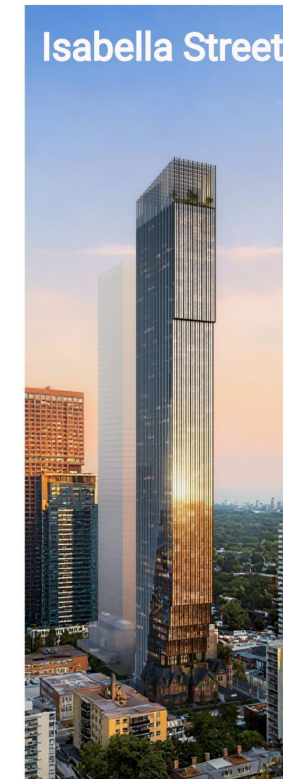
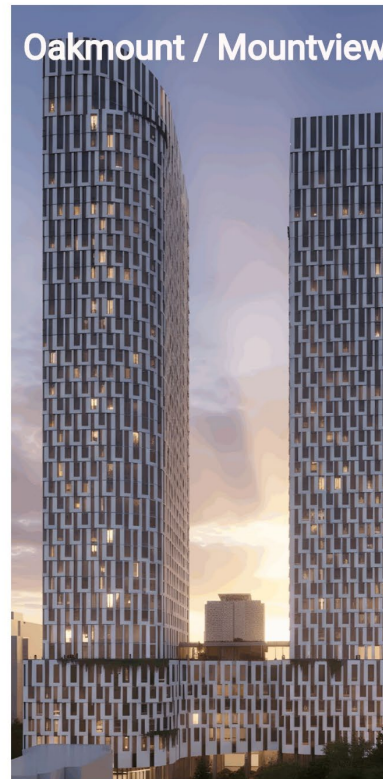
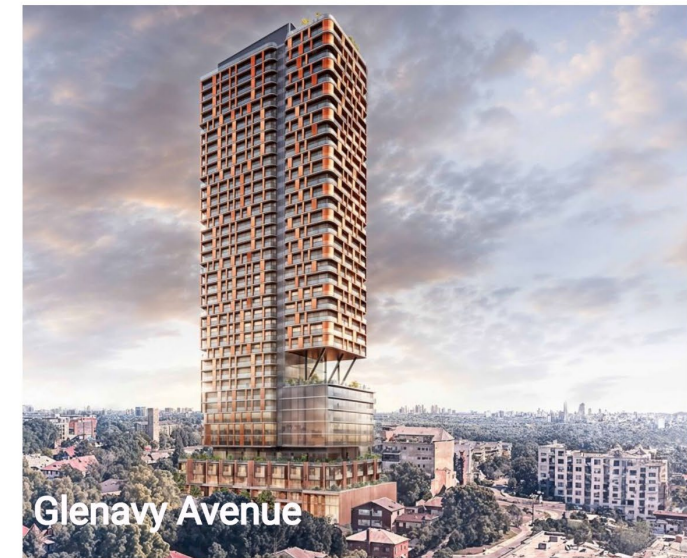
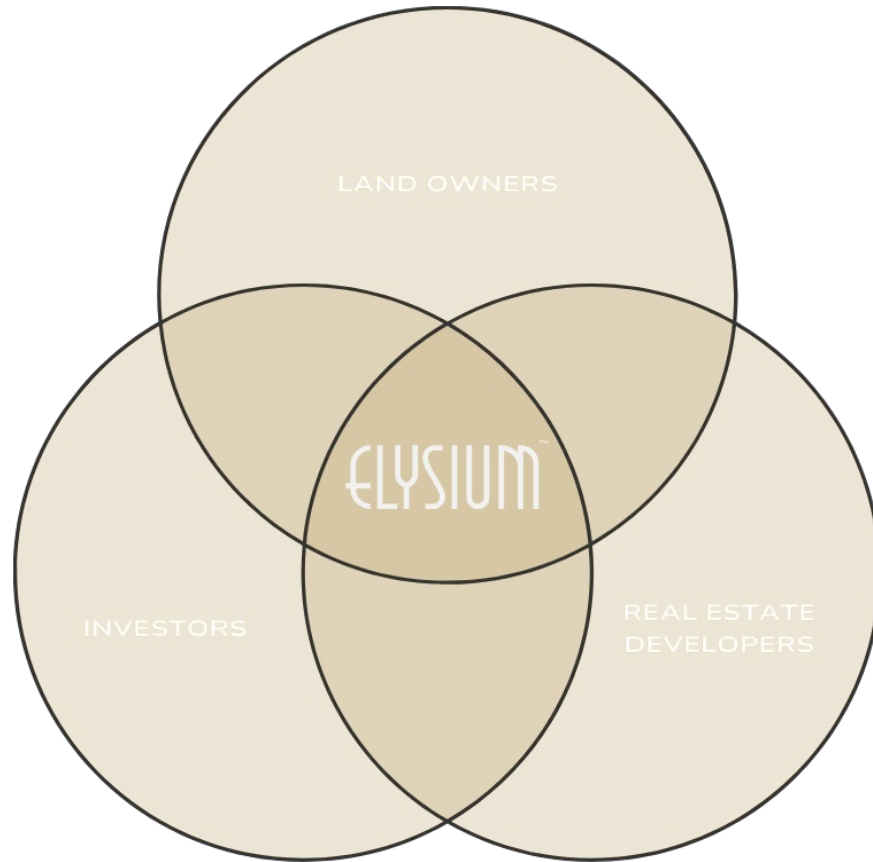
- Re-designate from **Low Density Residential** to **High Density Residential** with site specific policy relating to density.

## Zoning By-law Amendment

- Holding Symbol 1 on 222 College Avenue East to be removed
- Re-zoned from **Low Density Residential ("RL.1")** to **High Density Residential ("RH.7")** with site specific regulations.



# Who We Are



For more information see:  
<https://elysiuminvestments.ca/>



Yarra



yarra

<https://yarra.ca/>



# Conceptual Programming

- Lobby

- Arrival and Social Hub
- Comfortable Lounge Seating
- Access to ground floor amenities
- Secure Entry
- Concierge Front Desk

- Amenities

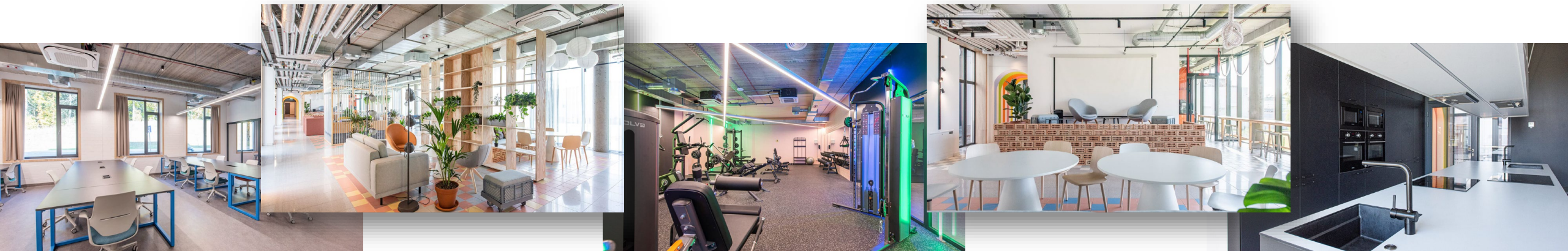
- Social Spaces
  - Event space
  - Communal kitchen
  - Café-style areas
  - Theatre/screening room
  - Lounge areas
- Educational Spaces
  - Library
  - co-working areas
  - Meeting rooms
  - Distributed study rooms

- Amenities Continued...

- Active and Wellness Spaces
  - Fully equipped fitness centre
  - Cardio/spin rooms
  - Yoga/meditation spaces
- Day-to-day spaces
  - Laundry

- Turn-Key

- Complete all-in-one housing solution



# Operational Excellence

Reducing heating demand.

Reducing cooling demand.

Reducing energy use for lighting.

Reducing energy used for heating water.

Good housekeeping and people solutions.

Reducing the energy requirements for ventilation.

# SOUTH-NORTH CROSS SECTION



45 DEGREE ANGULAR PLANE FROM CENTRELINE R.O.W.

PROPERTY LINE (PRE ROAD WIDENING)

PROPERTY LINE (POST ROAD WIDENING)

ROOFTOP AMENITY

COLLEGE AVENUE EAST

ROAD WIDENING

FRONT SETBACK

LOBBY / AMENITY SPACE

COURTYARD / COMMON AMENITY SPACE

**WESTERLY INTERFACE FROM  
ADJACENT LOW-RISE PROPERTY**



**WESTERLY INTERFACE FROM  
COLLEGE AVENUE**



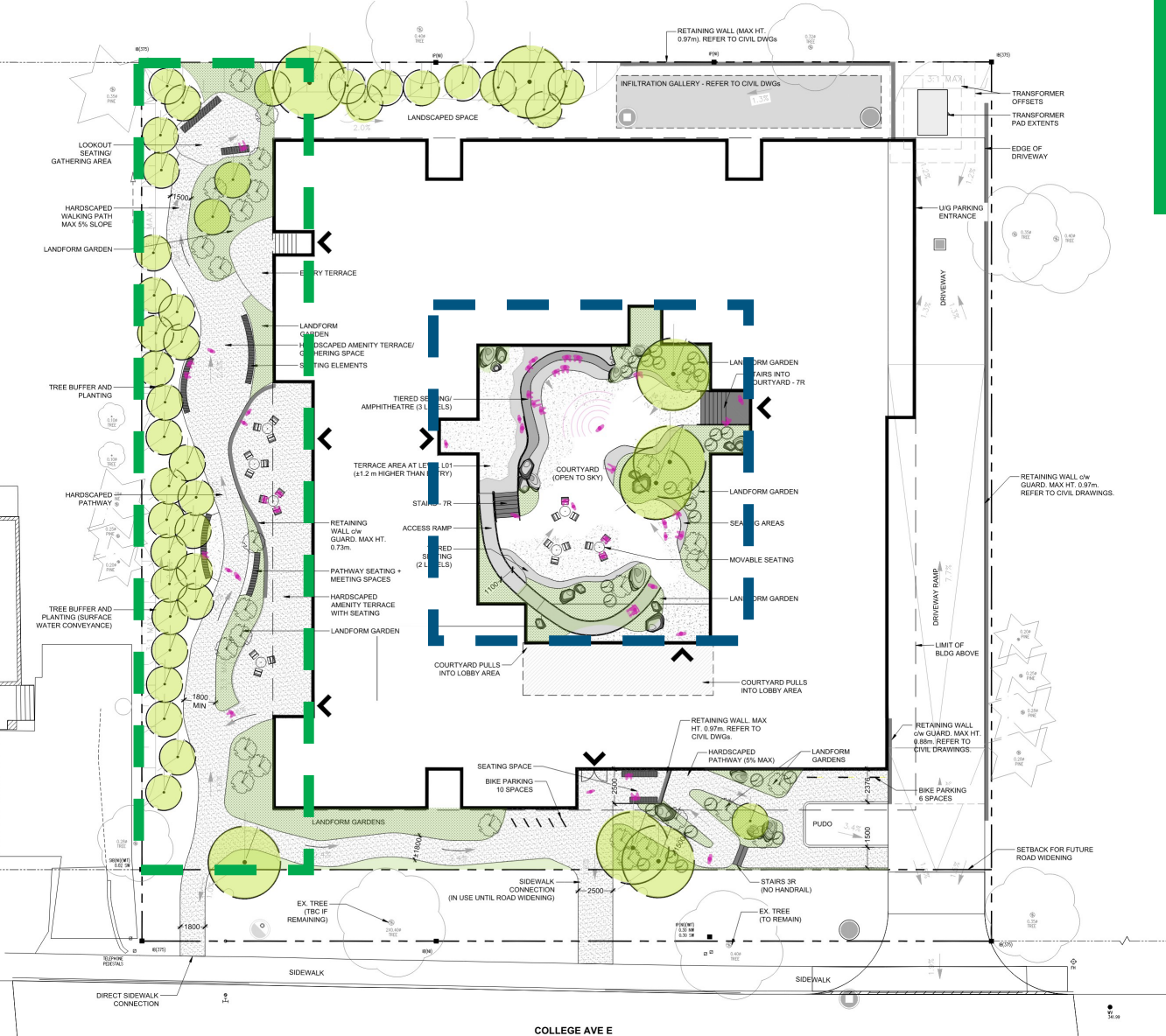
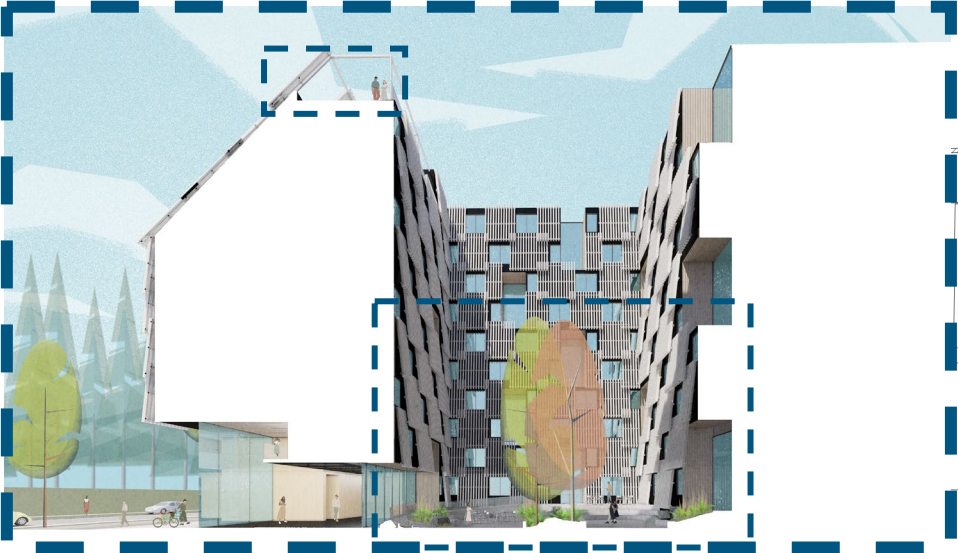


# Exterior Amenities

Westerly Outdoor Amenity



Courtyard and Terrace



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# Thank You

## Questions?

Official Plan & Zoning By-law Amendment  
Public Meeting

2026.04.15



# SPRING EQUINOX

APRIL 21 - SPRING EQUINOX  
SCALE 1:2500m



08:00

09:00

10:00

**LEGEND**

- PROPERTY LINES
- LIMIT OF SHADOW OF PROPOSED BUILDING
- PROPOSED BUILDING
- EXISTING NEIGHBOURING BUILDINGS



11:00

12:00

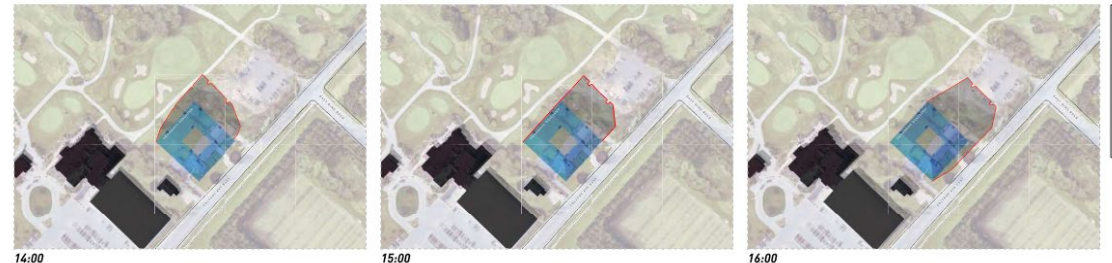
13:00

NOT FOR CONSTRUCTION

210-214-222  
COLLEGE AVE EAST

SHADOW STUDY - APRIL 21  
D1.1

APRIL 21 - SPRING EQUINOX  
SCALE 1:2500m



14:00

15:00

16:00

**LEGEND**

- PROPERTY LINES
- LIMIT OF SHADOW OF PROPOSED BUILDING
- PROPOSED BUILDING
- EXISTING NEIGHBOURING BUILDINGS



17:00

18:00

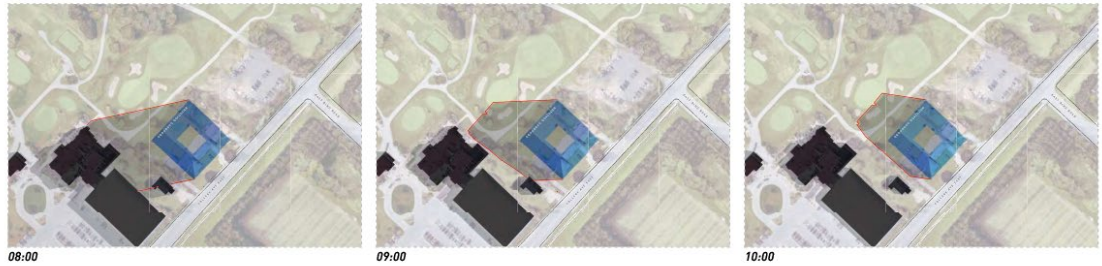
NOT FOR CONSTRUCTION

210-214-222  
COLLEGE AVE EAST

SHADOW STUDY - APRIL 21  
D1.2

# SUMMER SOLSTICE

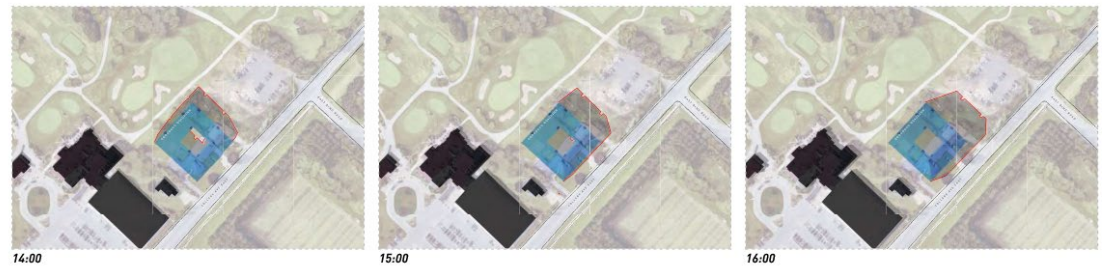
JUNE 21 - SUMMER SOLSTICE  
SCALE 1:2500m



**LEGEND**

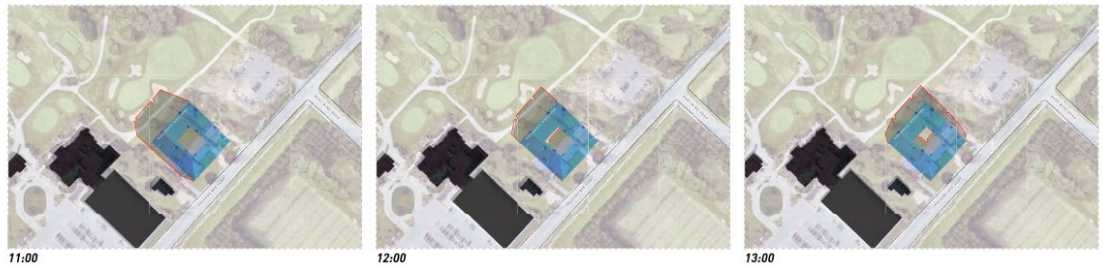
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- EXISTING NEIGHBOURING BUILDINGS

JUNE 21 - SUMMER SOLSTICE  
SCALE 1:2500m



**LEGEND**

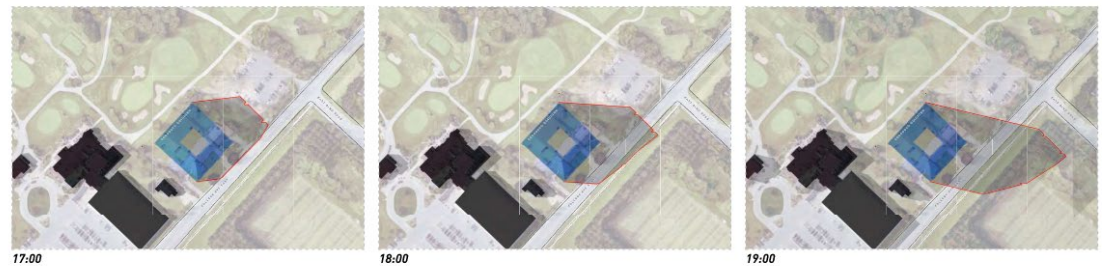
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- PROPOSED BUILDING
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NOT FOR CONSTRUCTION

210-214-222  
COLLEGE AVE EAST

GULFSTREAM/ON  
SUNSHINE STUDY - 2017  
JUNE 21  
D1.3



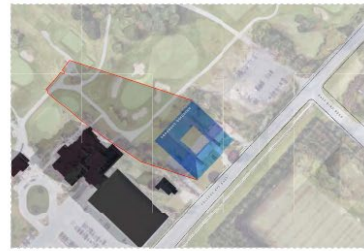
NOT FOR CONSTRUCTION

210-214-222  
COLLEGE AVE EAST

GULFSTREAM/ON  
SUNSHINE STUDY - 2017  
JUNE 21  
D1.4

# FALL EQUINOX

SEPTEMBER 21 - FALL EQUINOX  
SCALE 1:2500m



09:00



10:00

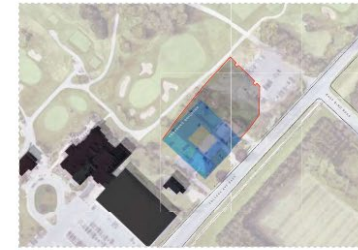


11:00

**LEGEND**

- PROPERTY LINES
- LIMIT OF SHADOW OF PROPOSED BUILDING
- PROPOSED BUILDING
- EXISTING NEIGHBOURING BUILDINGS

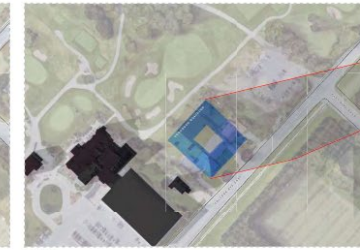
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SCALE 1:2500m



15:00



16:00



17:00

**LEGEND**

- PROPERTY LINES
- LIMIT OF SHADOW OF PROPOSED BUILDING
- PROPOSED BUILDING
- EXISTING NEIGHBOURING BUILDINGS



12:00



13:00



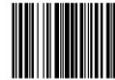
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NOT FOR CONSTRUCTION



210-214-222  
COLLEGE AVE EAST  
ALPHA GROUP  
SHADOW STUDY -  
SEPTEMBER 21  
D1.5

NOT FOR CONSTRUCTION



210-214-222  
COLLEGE AVE EAST  
ALPHA GROUP  
SHADOW STUDY -  
SEPTEMBER 21  
D1.6

**Table 6 Student-Oriented Apartment Parking Demand Review**

<b>Site</b>	<b>Date</b>	<b>Unit Count</b>	<b>Distance to Campus</b>	<b>Peak Demand<sup>2</sup></b>
601 Scottsdale Drive Guelph	Tue, Nov 25 <sup>th</sup> , 2025	164 units	<b>University of Guelph</b> ~1.8 km (~25-minute walk)	<b>0.27 spaces / unit</b>
228 Albert Street Waterloo	Tue, Dec 2 <sup>nd</sup> , 2025	104 units	<b>Wilfred Laurier University</b> ~75 m (~1-minute walk)  <b>University of Waterloo</b> ~800 m (~10-minute walk)	<b>0.32 spaces / unit</b>
246 Albert Street Waterloo	Tue, Dec 2 <sup>nd</sup> , 2025	58 units	<b>Wilfred Laurier University</b> ~170 m (~2-minute walk)  <b>University of Waterloo</b> ~900 m (~12-minute walk)	<b>0.21 spaces / unit</b>
<b>Recommended Parking Rate<sup>1</sup></b>		<b>153 units</b>	<b>University of Guelph</b> ~120 m (~2-minute walk)	<b>0.42 spaces / unit</b>

Notes:

1. Based on Site statistics provided by 5468796 Architecture, dated January 9<sup>th</sup>, 2026.
2. Peak parking demands / proposed parking supply reflect overall parking activity levels inclusive of resident and residential visitor activity, consistent with Zoning By-law (2023)-20790 requirements for "Apartment Buildings".

As indicated above, the recommended parking strategy for the Site aligns with observed parking demands at comparable student-oriented apartment buildings in both the City of Guelph and City of Waterloo. Furthermore, the geographic context of the Site is comparable to those of the proxy sites, with respect to its location relative to the most proximate post-secondary institutions. On this basis, the proposed overall parking rate for the Site of 0.42 spaces / unit is considered appropriate and reflective of expected parking demands for a student-oriented apartment building near the University of Guelph campus.