

81 College Avenue west

**Statutory Public Meeting and Decision
Meeting for Proposed Zoning By-law
Amendment**

File: OZS26-005

April 15, 2026

Site Context

- Lots area is 0.32 hectare.
- Frontage of 32 metres on College Avenue West



Existing Official Plan Designation

- Low Density Residential in Schedule 2 (Land Use Plan)
- City's Built-Up Area on Schedule 1A – Urban Structure



Proposed Site Plan

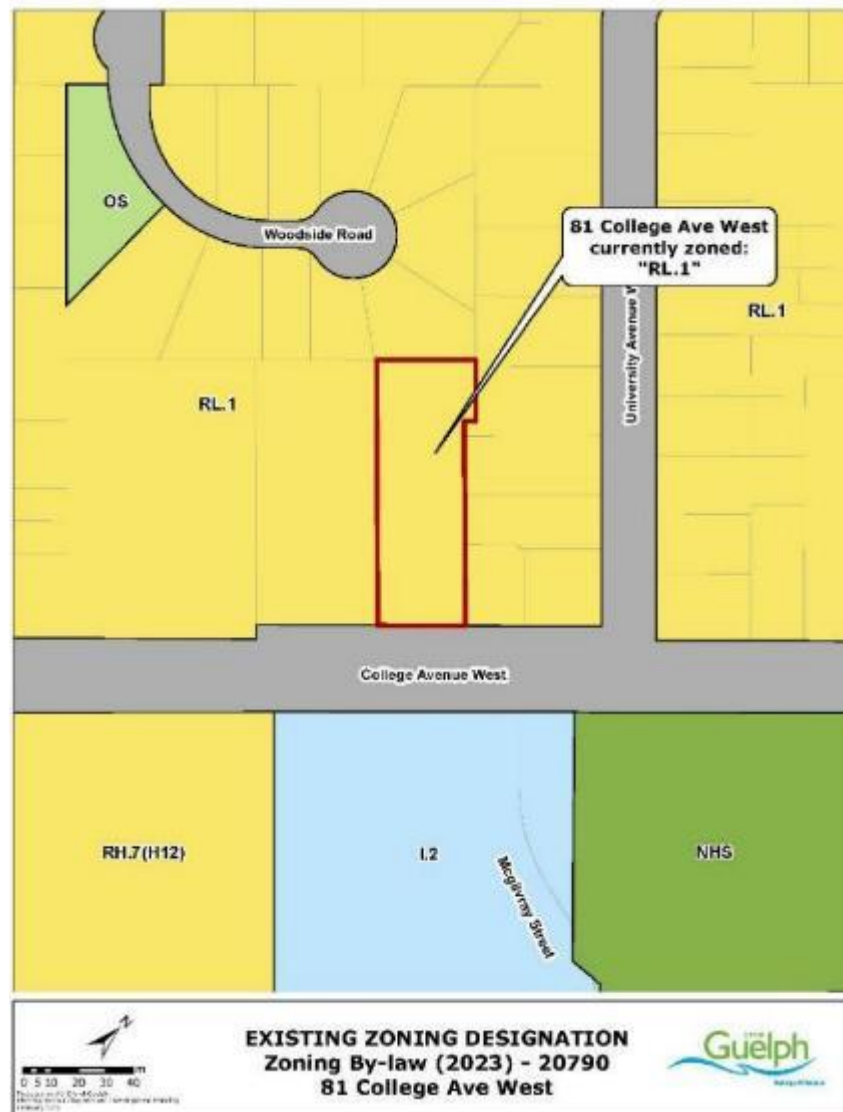


Existing Zoning

City of Guelph Zoning By-law (2023)-20790, as amended

'Low Density Residential 1 (RL.1)' on Map 26, Schedule A

Permitted Uses: Residential uses, and childcare facility



Proposed Zoning

Low Density Residential 1 (RL.1)

to

Neighbourhood Institutional (NI-xx)

with site-specific special provisions



Requested Specialized Zoning Regulations:

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

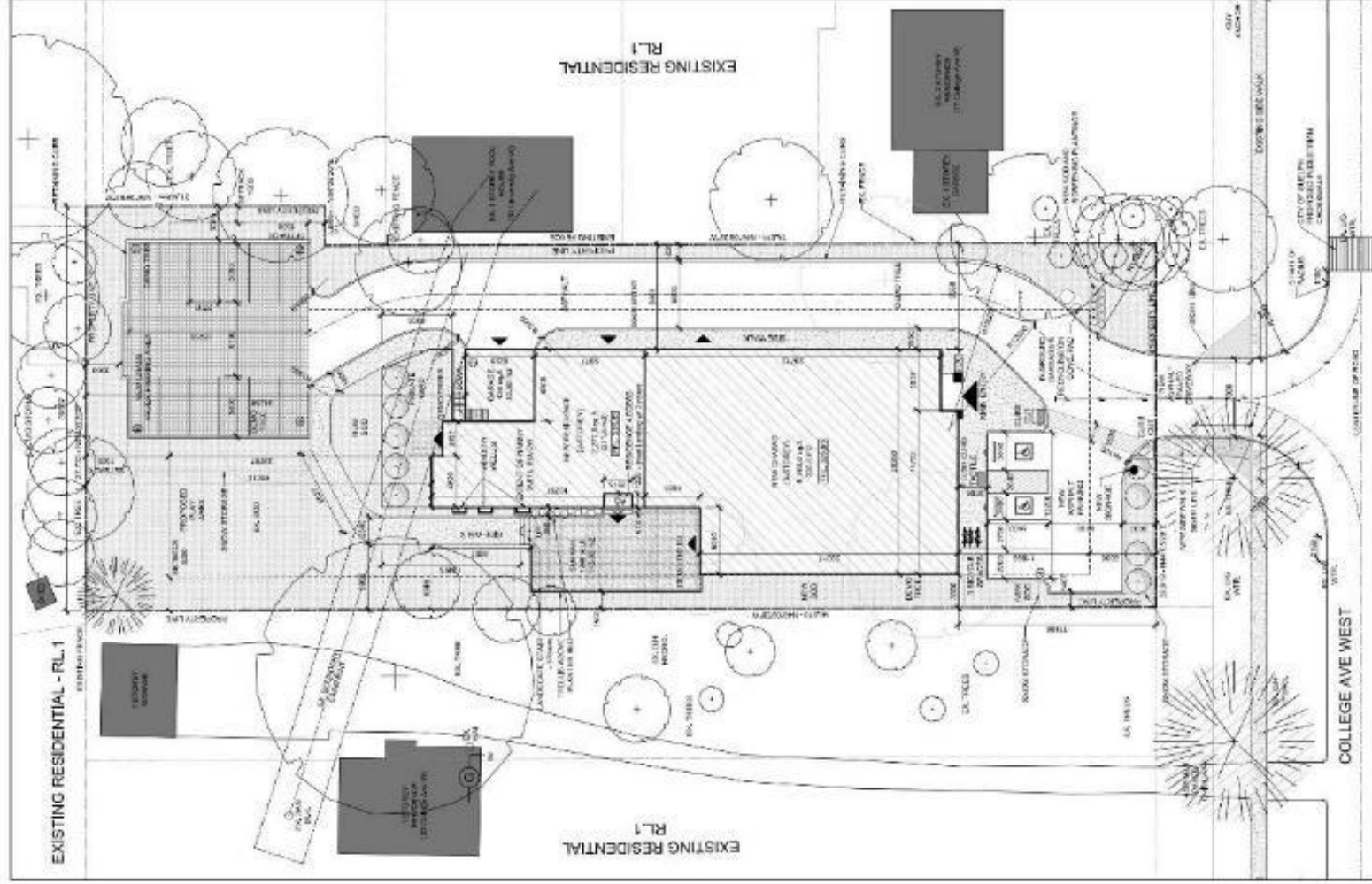
- Adding a residential use, and an additional residential dwelling unit (ADU) use as an additional permitted use to the site-specific NI zone
- Reducing the minimum interior side yard depth on the west side to 3.0 metres, whereas the zoning provisions require 6.0 metres (or half the building height)
- Reducing the minimum buffer strip along the east interior side yard to 1.2 metres, whereas 3.0 metres is required
- Reducing the minimum buffer strip along the rear yard and west interior side yard to 0.0 metres, whereas 3.0 metres is required

Requested Specialized Zoning Regulations:

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

- Establishing a minimum parking requirement of 11 spaces for the place of worship component of the proposed development, whereas parking for the Chabad would otherwise be calculated at 5.5 spaces per 100 square metres of gross floor area
- Providing relief from Section 4.9(a) of the Zoning By-law to permit garbage and refuse storage in the front yard, screened within an enclosed structure.

Specialized Zoning Regulations:



Conceptual Rendering of the Proposed Development



Conceptual Rendering of the Proposed Development



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How to stay informed:

If you wish to be notified of the decision on this application, please email clerks@guelph.ca