

665

WOOLWICH STREET GUELPH, ONTARIO



PREMIER DEVELOPMENT OPPORTUNITY FOR SALE

AVISON
YOUNG

Property Highlights

EXCLUSIVE DEVELOPMENT OPPORTUNITY AT 665 WOOLWICH STREET, GUELPH

Avison Young is excited to present a prime development opportunity at 665 Woolwich Street in Guelph, Ontario. This 11,431 square foot (0.26 acres) site offers a unique chance to create a residential or mixed-use development in one of Guelph's most sought-after areas. With approximately 66 feet of frontage on Woolwich Street and access via Gemmel Lane, this property is ideally situated for a townhouse development that will enhance the existing residential landscape.

STRATEGIC LOCATION IN A VIBRANT COMMUNITY

Located on the northern portion of the City of Guelph, this site is surrounded by a blend of residential and commercial developments, offering a balanced mix of urban convenience and suburban tranquility. The property is just north of Speedvale Avenue East, providing easy access to local amenities and services.

NATURAL SETTING WITH URBAN AMENITIES

To the immediate east of the property lies a naturalized area along the Speed River, offering residents a serene environment with scenic views. This combination of natural beauty and urban convenience makes 665 Woolwich Street a highly attractive location for investment.

DEVELOPMENT POTENTIAL

The property is ideally zoned and supported by local by-laws, encouraging intensification and higher-density projects. The site will allow a purchaser to potentially redevelop the site to build mid density residential or mixed-use developments. With a supportive regulatory environment and ample space, this is your chance to capitalize on growing demand for residential housing and commercial uses in the area.

Municipal Address 665 Woolwich Street

Municipality Guelph

Land Area 11,431 sf (0.26 acres)

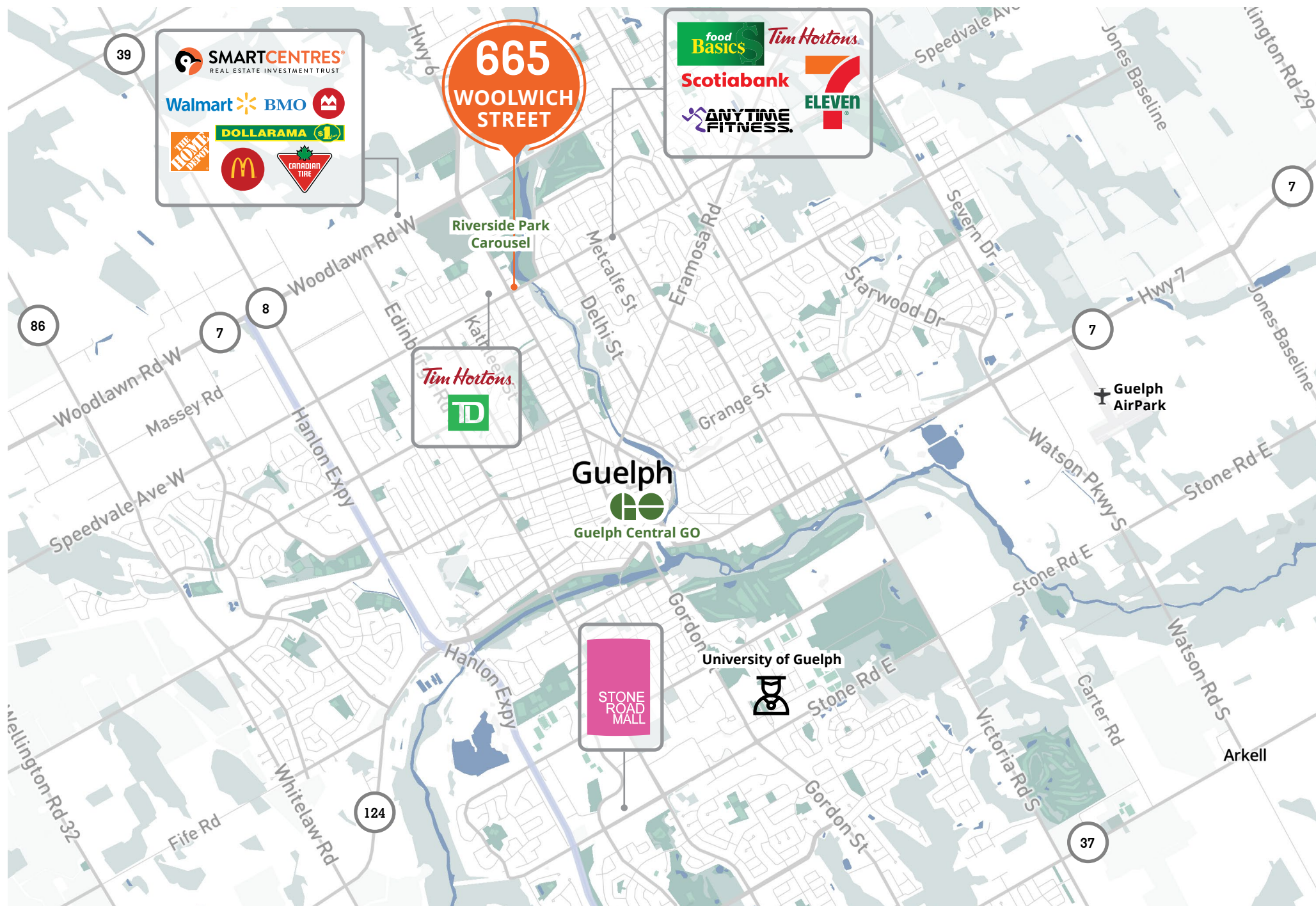
Frontage 66.34 ft.

Zoning RH.7 (PA) (H12)

Asking Price \$800,000

Taxes (2024) \$5,384





Amenities within 8 km



66

Schools



168

Restaurants



441

Retail



24

Gas Stations



16

Banks



11

Fitness Centres



6

Parks

Area Overview

GROWING WITH GUELPH

The City of Guelph is a thriving community with a population of over 150,000 people, located in the heart of southern Ontario, just 100 km west of Toronto. As the city prepares for significant growth, with projections estimating a population of 208,000 by 2051, there is a strong focus on smart and sustainable urban development. To support this growth, at least 46% of all new residential projects are planned within the delineated built-up area.

PRIME ACCESSIBILITY

The subject site represents a rare opportunity to contribute to Guelph's strategic growth plan. Located on a key transit route with Guelph GO Station approximately 2.8 km from the site, this underutilized lot is well-positioned to accommodate additional density, making it an ideal candidate for residential development. The site offers the potential to meet and exceed the city's established density targets, providing much-needed housing in a rapidly growing urban area.



153,380

Population of Guelph



93.4%

Employment Rate



\$102,052

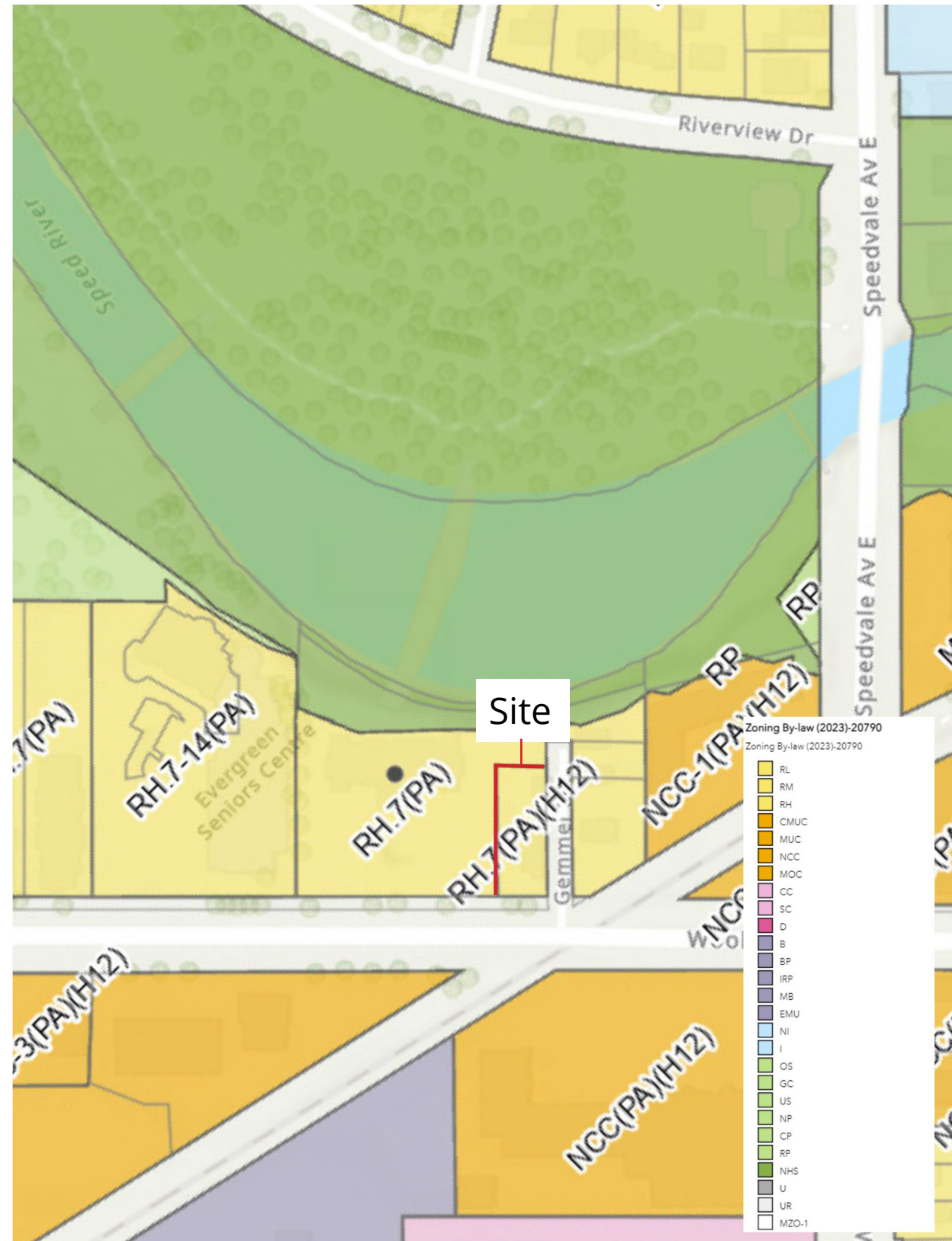
Median Household Income



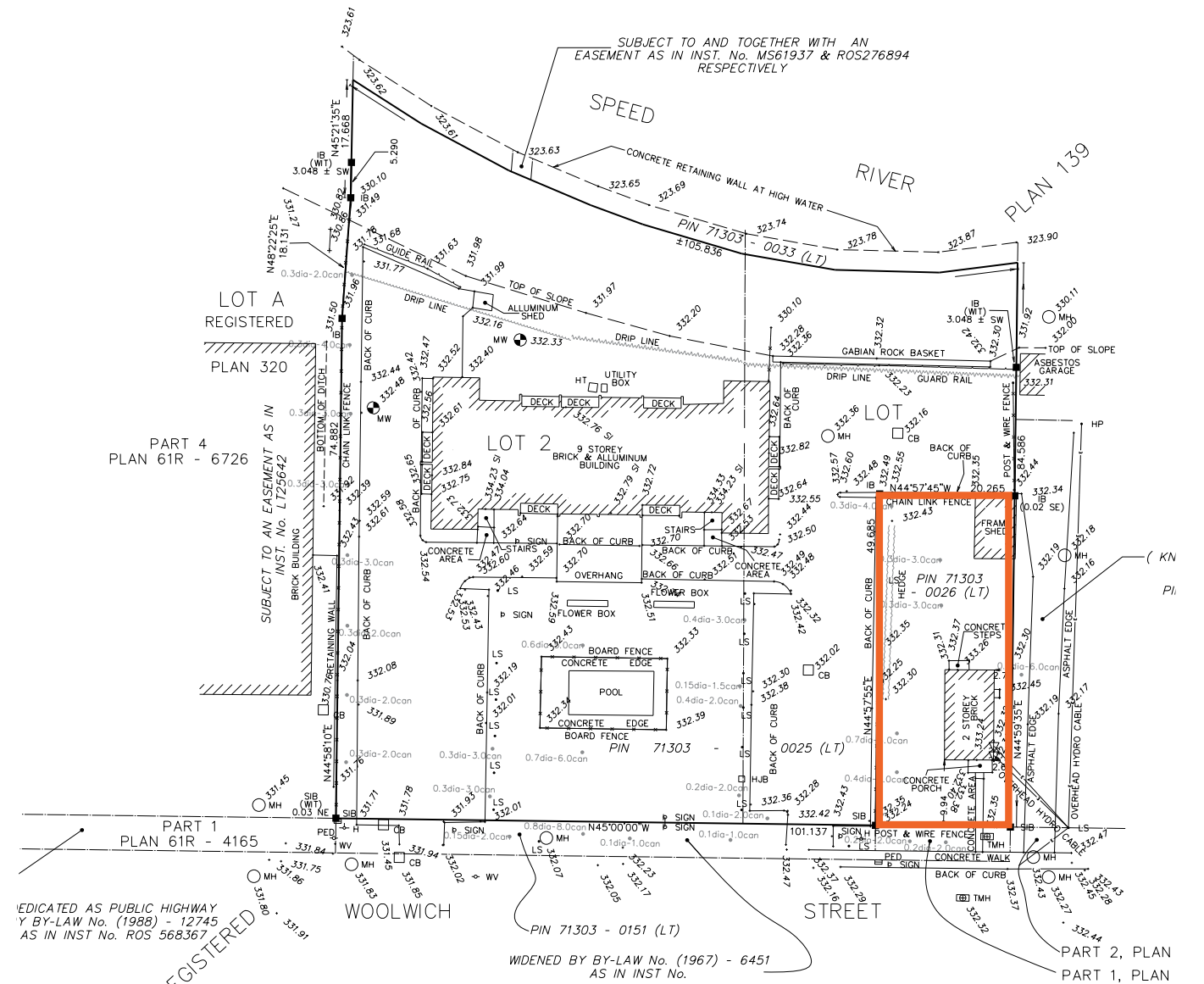
13,248

Vehicles pass by the site daily

Official Plan (HIGH DENSITY RESIDENTIAL)



Survey



Official Plan



Per the City of Guelph Zoning By-Law 2023, the permitted uses for the RH.7 zone are as follows:

- 13. Apartment Building; 15. Day Care Centre; 17. Long Term Care Facility; 19. Supportive Housing.
- 14. Convenience Store; 16. Home Occupation; 18. Retirement Residential Facility;

Below are tables from the Zoning By-Law of the relevant zoning regulations applicable to the Site:

Table 6.32: RH.7 Apartment building lot regulations

A. Lot frontage (min)	30 m
Residential density units per hectare (uph)	min 100
	max 150

Table 6.34: RH.7 Apartment building - building regulations

A. Building height (min)	3 storeys
B. Building height (max)	10 storeys in accordance with Section 4.14
C. Floorplate size (max)	7th and 8t storeys - 1,200 m ² Each storey above 9th storey - 1,000 m ²
D. Building setbacks (min)	3m for all portions of the building above the 6th storey facing a street for buildings located within 15m of a street
E. Building length (max)	75m for buildings located within 15m of a street for the portion of the building adjacent to the street

Table 6.34: RH.7 Apartment building - building regulations

A. Tower separation	The tower portion of the building, which is the portion of a building 7 storeys and above, shall be setback a minimum of 25m from any portion of another tower measured perpendicularly from the exterior wall of the 6th storey.
Common amenity area (min)	20m ² per dwelling unit ⁽²⁾⁽³⁾⁽⁴⁾

Table 6.33: RH.7 Apartment building setback regulations

A. Front yard or exterior side yard	min 6m
	max 11m
B. Interior side yard (min)	3m ⁽¹⁾
C. Rear yard (min)	7.5m
D. Buffer strip (min)	A 3 buffer strip is required adjacent to interior side and rear lot lines 3m buffer strip is required around the perimeter of surface parking lots
Landscape open space (min)	40% of lot area ⁽⁵⁾⁽⁶⁾⁽⁷⁾

Table 6.34: RH.7 Apartment building - building regulations

F. Distance between buildings (min)	Where two or more buildings are located on a lot, the distance between the wall of one building and the wall of another building either of which contain windows of habitable rooms, shall be one - half of the building height to a maximum of 15m and a minimum of 3m
Active entrance	The distance between the faces of any two buildings with no windows to habitable rooms shall be a minimum of 3m When a building(s) or portion thereof is within 15m of a street line, a minimum number of 1 active entrance for every 30m of street line shall be required for the portion of the building facing the street

Table 6.35: RH.7 Apartment building angular plane regulations

A. Angular plane	Building heights shall not exceed and angular plane of 30 degrees measured from the property line for the interior side yard and/ or rear yard lot lines when adjacent to RL.1 and/ or RL.2 zone
A. Angular plane	Building heights shall not exceed and angular plane of 45 degrees measured 10.5m above the average elevation of the grade at the property line for the interior side yard or rear yard lot lines when adjacent to RL.3, RL.4, RM.5 RM.6 and/or institutional zone
A. Angular plane	In accordance with Section 4.14.4

Market Overview

APPROVED DEVELOPMENTS 2024

Guelph's growth reflects broader regional trends in Southern Ontario, where mid-sized cities are experiencing increased urban development due to spillover demand from larger metropolitan areas like Toronto. Similar to nearby cities such as Kitchener-Waterloo and Cambridge, Guelph is seeing a rise in mid-rise residential and mixed-use developments, often between 3 and 15 storeys, which cater to a growing population seeking more affordable housing options compared to the Greater Toronto Area (GTA).

Regionally, Guelph stands out for its commitment to sustainable growth, incorporating projects with innovative housing models like co-housing. The city's focus on redeveloping existing urban spaces, as seen in projects that involve the demolition or repurposing of older buildings, aligns with the regional trend of intensification and maximizing the use of available land in city centers and other communities, like the exhibition park area.

While Guelph's development is somewhat smaller in scale compared to larger cities like Hamilton or Kitchener-Waterloo, it is consistent with the region's push towards densification, and mixed-use projects. Overall, Guelph is keeping pace with the regional growth trend, positioning itself as a desirable alternative to larger urban centers in the region.

ACTIVE SALES IN THE AREA – EXHIBITION PARK 2024

The condominium market in Guelph is performing well, with three active projects collectively reaching a 95% sell-through rate across 713 units. These projects, which include Anthem at the Metalworks, Edgewater Condos, and West Peak Condos, demonstrate strong demand, with most units already sold. Pricing reflects confidence in the market, with an average sold price of \$774 per square foot and unsold units slightly higher at \$791 per square foot. The developments offer a range of unit sizes, with Edgewater Condos featuring notably larger suites averaging 1,367 square feet.

In addition to the condo market, the low-rise housing sector in Guelph is also thriving. The city features 25 townhouse communities with 47 available floorplans, along with 13 single-family home communities offering 197 different floorplans. The median price per square foot for low-rise homes is \$560, while the average resale price for townhomes stands at \$659,400.

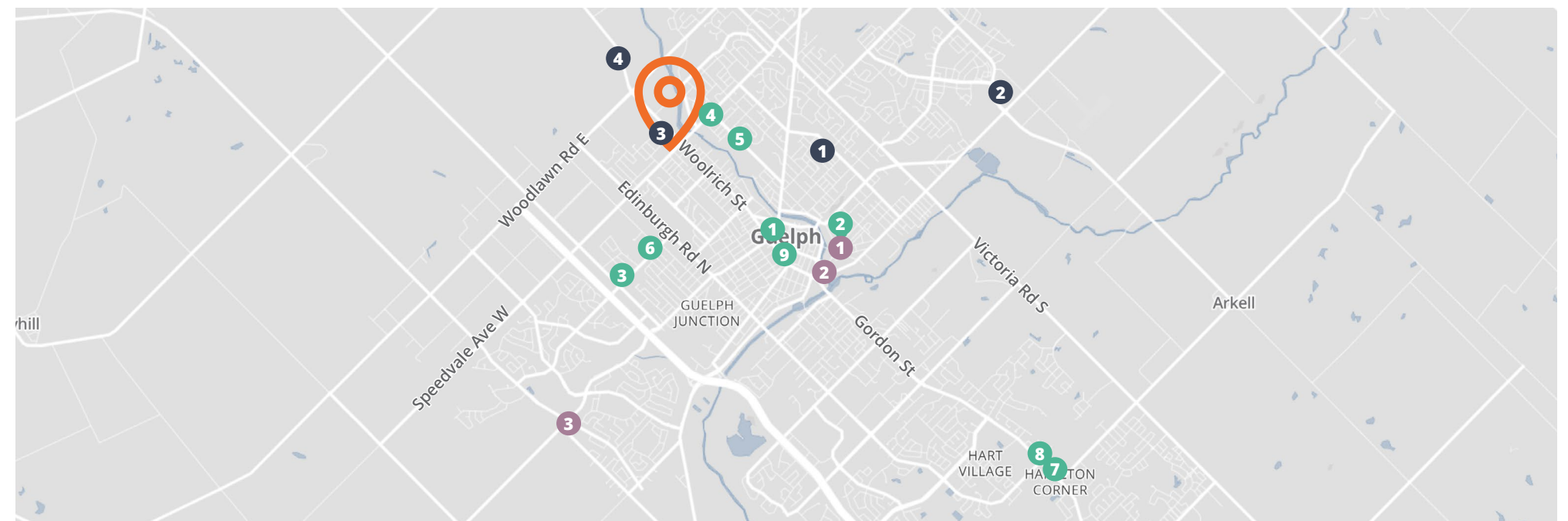
LEGEND

- Approved developments
- Townhouse developments
- Active Sales in the area
- 📍 665 Woolrich Street

Developer/Owner	Address	Structure Description	Comments
1 Windmill Development Group Ltd.	55 Baker St 152-160 Wyndham St N	15-storeys	Two bldgs: 15 & 15-storeys. Incl. proposed library on site. Incl. 16 TH units. 12% of units will be AH.
2 IT Enterprises	66 Duke St	4-storeys	OPA & ZBA approved. 4-storeys. Land for sale.
3 Starlight Group Property Holdings Inc.	111 Silvercreek Pwy N	6-storeys	ZBA submitted. 6-storeys. RBC on site to be demolished.
4 Baryl Isobel Bear & Michael Fortin	205-213 Speedvale Ave E	3.5-storeys	OPA & ZBA approved. 3.5-storeys. Co-housing Project.
5 2483847 Ontario Ltd. (Blue Valley Building)	106 Sunnylea Cres	2-storeys	ZBA approved. 2-storeys. Land for sale.
6 Black, Shoemaker, Robison & Donadson Ltd. (Willow Court Ltd.)	47-75 Willow Rd	6-storeys	ZBA approved. Two bldgs: 6 & 6-storeys.
7 Carousel Estate Homes Ltd.	1300 Gordon St	6-storeys	OPA & ZBA submitted. 6-storeys. Current site of one single detached dwelling.
8 Gordonview Apartments	1204 Gordon St	3-storeys	OPA: Under Review, ZBA: Under Review
9 Church Hill Residences	11 Cork St W	4-storeys	Minor Variance: Council Approved

Developer/Owner	Address	Structure Description	Comments
1 14 Stevenson Street N	14 Stevenson Street N	3-storeys	In circulation in planning
2 115 Watson Parkway N	115 Watson Parkway N	4-storeys	Zoning By-law Amendment (ZBA) / Pre-Consultation
3 Reid's Heritage Properties	708 Woolwich Street	4-storeys	Approved - Condo Townhome, 901 - 1,008 sf - Fall Occupancy
4 Granite Homes	824 Woolwich Street	4-storeys	Approved - Condo Townhome, 869 - 1120 sq ft - 2025 Occupancy

Project	Developer	Address	Opening Date	Construction Status	Storeys	Total Suites	% Sold	Sold Price (psf)	Unsold Price (psf)	Avg. Suite Size (sf)	
1 Anthem at the Metalworks	Fusion Homes	93 Athur St S	Apr 2022	U/C	14	193	92%	\$797	\$885	796	
2 Edgewater Condos	Tricar Group	71 Wyndham St S	Sep 2021	Reg	14	139	98%	\$621	\$594	1,367	
3 West Peak Condos - Building A, B, C	E Squared Developments	201 Elmira Rd S 1098 Paisley Rd	Dec 2021	Occ	9	381	95%	\$820	\$741	863	
							713	95%	\$774	\$791	943





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