



## **Notice of Revised Planning Application**

**103 – 105 Victoria Road North**

**File: OZS21-008**

**Date: June 6, 2022**

### **Purpose and Effect of Planning Applications**

The property owner is proposing to redevelop and intensify 103-105 Victoria Road North (the 'subject lands') to a residential development. The development proposal includes 6 blocks of townhouses resulting in 44 townhouse units, accessed by a private laneway accessed of Cassino Ave. The applicant also proposes to retain 2 single detached dwellings with frontage on Victoria Road and will create a third lot on the corner of Victoria Rd. and Cassino Ave. for a third single detached dwelling.

A Zoning Bylaw Amendment application was originally submitted to rezone the subject property from Urban Reserve (UR) to Single Detached Residential (R.1A) for the single detached lots and Specialized Residential Townhouse (R.3A-X). The R.1A zone would permit the single detached dwellings; no special provisions are needed. Within the R.3A-X zone, site specific provisions are required for the townhouse development and includes:

- An increase in maximum density to 45.5 units per hectare, whereas the R.3A Zone limits density to 37.5 units per hectare;
- A reduction in minimum lot area to 219 square metres per unit, whereas the R.3A Zone requires a minimum 270 square metres per unit;
- A reduction in minimum distance of 11 metres between a rear wall and exterior side of another townhouse building, each with habitable rooms, whereas the R.3A Zone requires a minimum distance of 15 metres;
- A reduction in minimum distance of 6.63 metres between private amenity area and a wall containing windows of a habitable room, whereas the R.3A Zone requires a minimum distance of 10.5 metres; and
- A reduction in private amenity area minimum setback to rear lot line of 0 metres, whereas the R.3A Zone requires a minimum setback of 3 metres.

The Zoning By-law Amendment application was originally submitted to the City on June 4, 2021. The application was deemed complete on July 12, 2021, and a statutory Public Meeting was held before Council on September 13, 2021.

## **Application Revisions**

Changes to the Zoning By-law Amendment application, including revised supporting information have been received by the City.

Key changes include:

- Townhouse blocks A, B and F were moved south for Blocks C and D to increase the setback to the northerly lot line to 6.0 metres;
- Townhouse blocks E and F were moved closer to each other to have a 15-metre minimum setback; and
- Additional trees and fencing requirements are outlined in the updated Tree Preservation Plan.

## **New Materials Submitted**

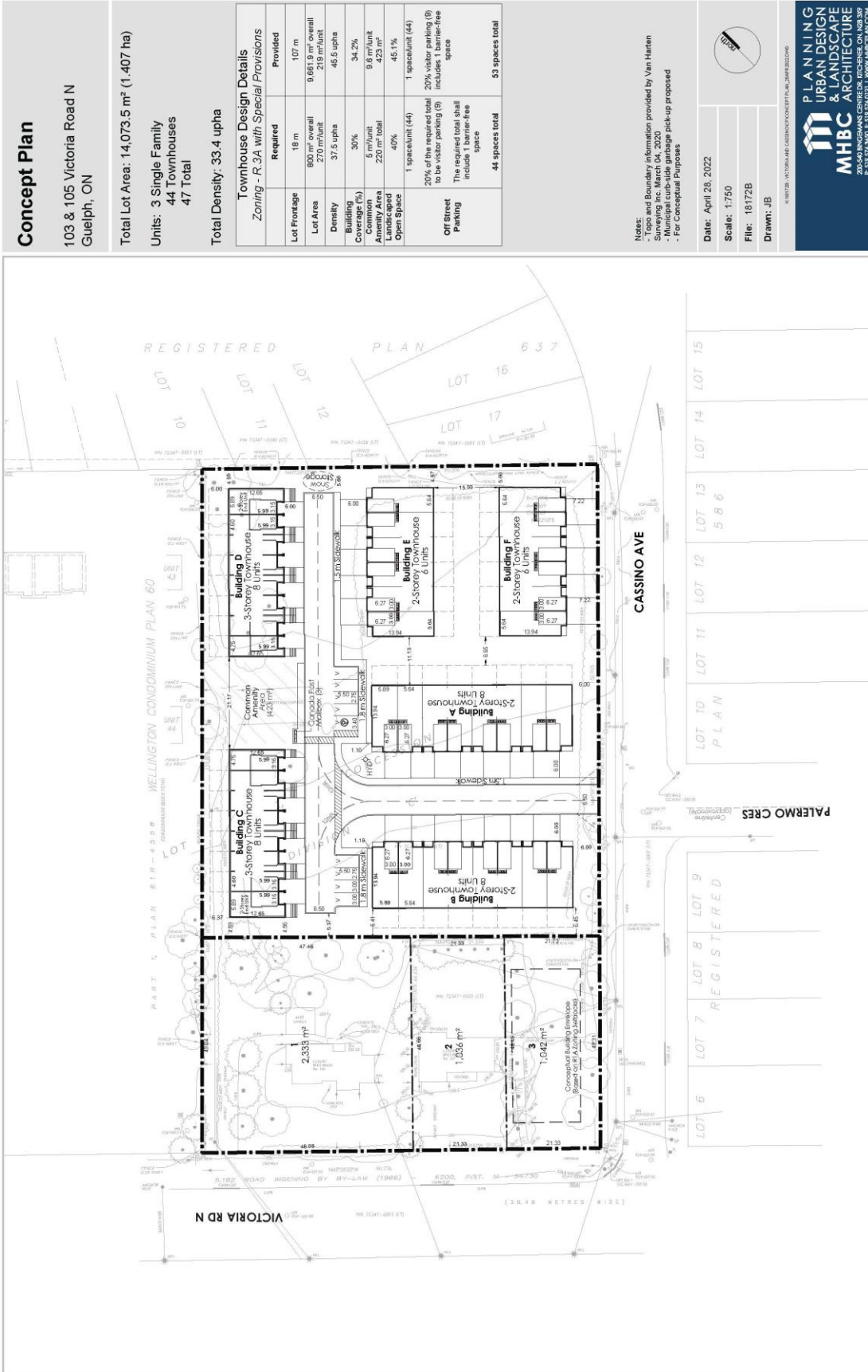
On May 13, 2022, the following items were submitted to the City for review:

- Resubmission Matrix; prepared by MHBC Planning, dated May, 2022;
- Revised Concept Plan, prepared by MHBC Planning, dated April 28, 2022;
- Revised Functional Servicing Report, prepared by Stantec, dated May, 2022;
- Updated Tree Preservation Plan, prepared by JK Consulting Arborists, dated May, 2022; and
- Letter of Reliance for Phase I and II ESA, prepared by MTE Consultants, dated April 29, 2022.

These documents as well as previous submission materials are available online at **[guelph.ca/development](http://guelph.ca/development)** under **103-105 Victoria Road North**. For additional information please contact the planner managing the file:

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# Schedule 1 - Conceptual Site Plan (Revised)



**Concept Plan**  
 103 & 105 Victoria Road N  
 Guelph, ON

Total Lot Area: 14,073.5 m<sup>2</sup> (1,407 ha)  
 Units: 3 Single Family  
 44 Townhouses  
 47 Total  
 Total Density: 33.4 uptha

Townhouse Design Details Zoning - R.3A with Special Provisions		
	Required	Provided
Lot Frontage	18 m	107 m
Lot Area	800 m <sup>2</sup> overall 270 m <sup>2</sup> /unit	9,661.9 m <sup>2</sup> overall 219 m <sup>2</sup> /unit
Density	37.5 uptha	46.5 uptha
Building Coverage (%)	30%	34.2%
Common Amenity Area	5 m <sup>2</sup> /unit 250 m <sup>2</sup> total	9.6 m <sup>2</sup> /unit 425 m <sup>2</sup>
Open Space	1 space/unit (44)	45.1%
Off Street Parking	20% of the required total to be visitor parking (9) include 1 barrier-free space The required total shall include 1 barrier-free space	1 space/unit (44) 20% of the required total to be visitor parking (9) includes 1 barrier-free space
	44 spaces total	53 spaces total

Notes:  
 - Topo and Boundary information provided by Van Heuten Survey Inc. dated 04, 2020  
 - Municipal pick-up proposed  
 - For Conceptual Purposes

Date: April 28, 2022  
 Scale: 1:750  
 File: 18172B  
 Drawn: JB

PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
**MHBC**  
 ARCHITECTURE

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