



## **Notice of Revised Planning Application**

**103 – 105 Victoria Road North**

**File: OZS21-008**

**Date: December 22, 2022**

### **Purpose and Effect of Revised Planning Application**

The applicant is proposing to redevelop 103-105 Victoria Road North (the 'subject lands') to a cluster townhouse development. The original development proposal proposed 44 cluster townhouses fronting onto Cassino Avenue and three (3) single detached dwellings on Victoria Road North.

A Zoning By-law Amendment application was originally submitted to rezone the subject lands from the current "Urban Reserve" (UR) Zone in part to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone and in part to the "Residential Single Detached" (R.1A) Zone. The Zoning By-law Amendment application also requested specialized regulations for the R.3A-? Zone related to lot area per unit, setbacks between facades with habitable windows, setbacks to private amenity areas and maximum net density.

A second submission was received by the City on May 13, 2022. This revised the initial development proposal to relocate the townhouse blocks to be setback 6 metres to the northerly lot line and to be 15 metres setback between blocks and providing additional trees and fencing.

The 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. A previous Notice of Revised Planning Application for the second submission was made June 6, 2022.

### **Application Revisions**

Changes to the Zoning By-law Amendment, including revised supporting information have been received by the City. This represents the third submission.

Key changes include:

- Introduction of a 3-storey stacked townhouse block (Block 'D' with 32 units).
- Introduction of a 44-space surface parking area on the interior of the site, including 11 visitor parking spaces and 2 barrier-free parking spaces.
- Introduction of a building containing a mail room and 32 interior bicycle parking spaces.

- Increasing the net density of the subject lands from 33.4 units per hectare to 41.2 units per hectare.
- Relocating and increasing the common amenity area to the eastern portion of the subject lands.
- Reducing the total number of townhouse blocks from 6 to 4.
- Increasing the unit widths of the conventional townhouses (Blocks 'A', 'B' and 'C') to 6 metres.
- Townhouse Blocks 'B' and 'C' having a 6 metre setback to the north lot line.
- Reducing the height of the townhouse blocks along the north property line from 3 to 2 storeys.

### **New Materials Submitted (Third Submission)**

Between November 18 and December 19, 2022, the following items were submitted to the City for review:

- Revised Concept Plan, prepared by MHBC Planning, dated September 22, 2022;
- Revised Traffic Impact Brief, prepared by Stantec Consulting Ltd., dated November 8, 2022;
- Revised Tree Inventory and Preservation Plan, prepared by JK Consulting Arborists, dated November 17, 2022;
- Noise Feasibility Study Addendum, prepared by HGC Engineering, dated November 14, 2022;
- Revised Functional Servicing Report, prepared by Stantec Consulting Ltd., dated November 2022 (including Site Servicing Plan, Drainage Areas Plan and Grading Plan).
- Updated Urban Design Brief, prepared by MHBC Planning, dated December 19, 2022;
- Updated Landscaping Plans, prepared by MHBC Planning, dated December 6, 2022;
- Elevations for Stacked Townhouses, prepared by Orchard Design Studio Inc., dated December 2022; and
- Elevations for Standard Townhouses, prepared by Orchard Design Studio Inc., dated November 24, 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  
23 Townhouses  
32 Stacked Townhouses  
58 Total

Total Density: 41.2 upha

Townhouse Design Details		
Zoning - R-3A with Special Provisions		
	Required	Provided
Lot Frontage	18 m	107 m
Lot Area	163,768 overall 270 m <sup>2</sup> (for town) 150 m <sup>2</sup> (for stacked town)	9,661.9 m <sup>2</sup> overall 175 m <sup>2</sup> (for town) 175 m <sup>2</sup> (for stacked town)
Density	37.5 upha	56.9 upha
Building Coverage (%)	30%	32.7%
Common Amenity Area	5 m <sup>2</sup> /unit (town) 10 m <sup>2</sup> /unit (stacked town)	452m <sup>2</sup>
Landscaped Open Space	40%	40.9%
Off Street Parking	1 space/unit (65) 20% of the required total for the visitor parking (11) The required total shall include 2 Barrier-Free spaces 2 Barrier Free spaces	44 Surface 23 Driveway 23 Garage 90 Spaces total * includes 11 visitor & 2 Barrier Free spaces
		66 spaces total

Notes:  
- For Conceptual Purposes

Date: September 26 2022

Scale: N.T.S

File: 16172B

Drawn: LC



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