

NOTICE OF REVISED SUBMISSION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

Subject Lands:

77 Victoria Road North

Legal Description: Part of Lot 1, Concession 4, Division 'C' (Geographic Township of Guelph), City of Guelph

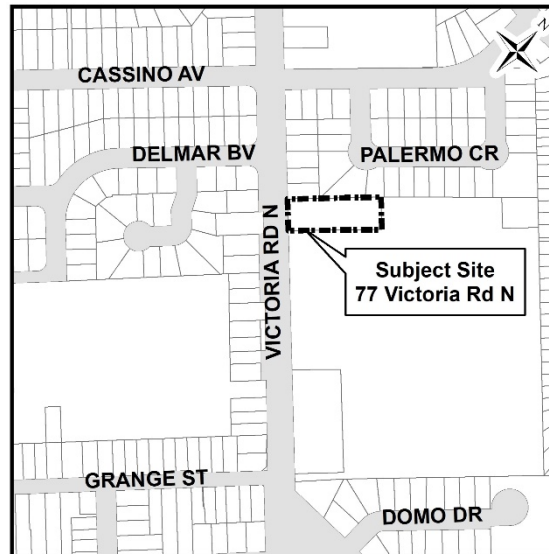
File No.: OZS20-013

Proposal:

18, three-storey stacked townhouse units.

The revised conceptual site plan is included in Schedule 1.

Key Map:



Application Details:

Revised materials for the Official Plan and Zoning By-law Amendment applications have been received for the subject property from Astrid J. Clos Planning Consultants on behalf of the owner, 2601265 Ontario Inc. The original applications were deemed to be complete on December 8, 2020 and the statutory public meeting was held on January 25, 2021.

Key changes to the original proposal include the following:

- The townhouse blocks have been relocated on the property.
- The number of units has decreased from 24 units to 18 units.
- The private condominium access road has been relocated over the existing easement.
- The landscape area along the north property limit has been increased with greater tree retention opportunities provided.
- The relocation of the Common Amenity Area abutting the north property line provides more landscaping along this buffer and the opportunity for additional tree retention.
- The Zoning By-law requires that 18 parking spaces be provided. The revised proposal includes a total of 25 parking spaces.
- The Common Amenity Area provided in the proposal exceeds the minimum required by the Zoning By-law.
- No specialized zoning regulations are being requested to the Residential Cluster Townhouse (R.3A) Zone.
- The proposed density has been reduced from 77 units per hectare to 57.6 units per hectare. This density is less than the maximum 60 units per hectare permitted by the Residential Cluster Townhouse (R.3A) Zone. The 57.6 units per hectare density is greater than the maximum 35 units per hectare permitted in the Low Density Residential land use designation of the Official Plan, therefore, a special provision in the Official Plan continues to be required.

The applicant is requesting to add a site specific Official Plan policy to the "Low Density Residential" land use designation that would permit a maximum net density of 58 units per hectare.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Institutional" (I.1) Zone to the "Residential Cluster Townhouse" (R.3A) Zone, to implement the proposed development.

Additional Information

Revised documents relating to these planning applications are available online at guelph.ca/development. Alternate document formats are available upon request.

You are receiving this notice as you have either provided comments on the original applications or spoke at the statutory public meeting held on January 25, 2021.

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Development Planner
Planning and Building Services
Phone: 519-822-1260, ext. 3313
TTY: 519-826-9771
Email: lindsay.sulatycki@guelph.ca

Other Applications

The subject lands are not subject to any other application under the Planning Act.

To submit written comments:

You can submit written comments any time via email to lindsay.sulatycki@guelph.ca or by mail to Lindsay Sulatycki, Planning and Building Services, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall.

Appeals Information:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Guelph to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Guelph before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Guelph before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notice of Collection of Personal Information:

Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Comments provided are considered a public record and may be posted on the City's website or made public upon request.

This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca.

June 24, 2021

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

Schedule 1 – Revised Conceptual Site Plan

