

77 Victoria Road North

Statutory Public Meeting for Proposed Official Plan Amendment and Zoning By-law Amendment applications

File: OZS20-013

January 25, 2021

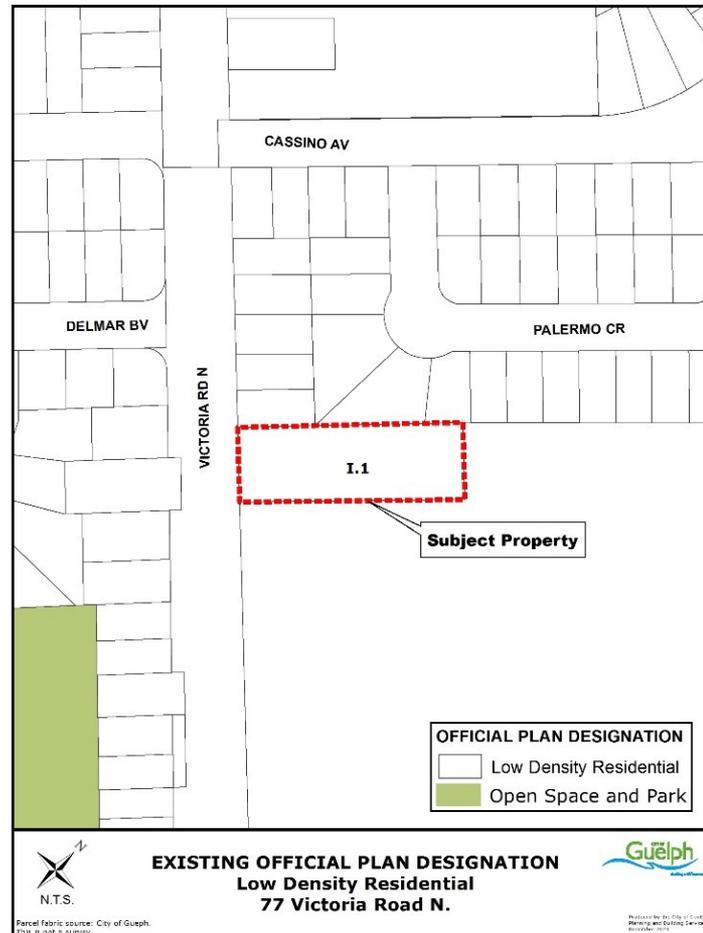
How to stay informed:

- If you wish to be notified of any future revisions or decisions on this application, please email planning@guelph.ca

Location



Existing Official Plan Land Use Designation



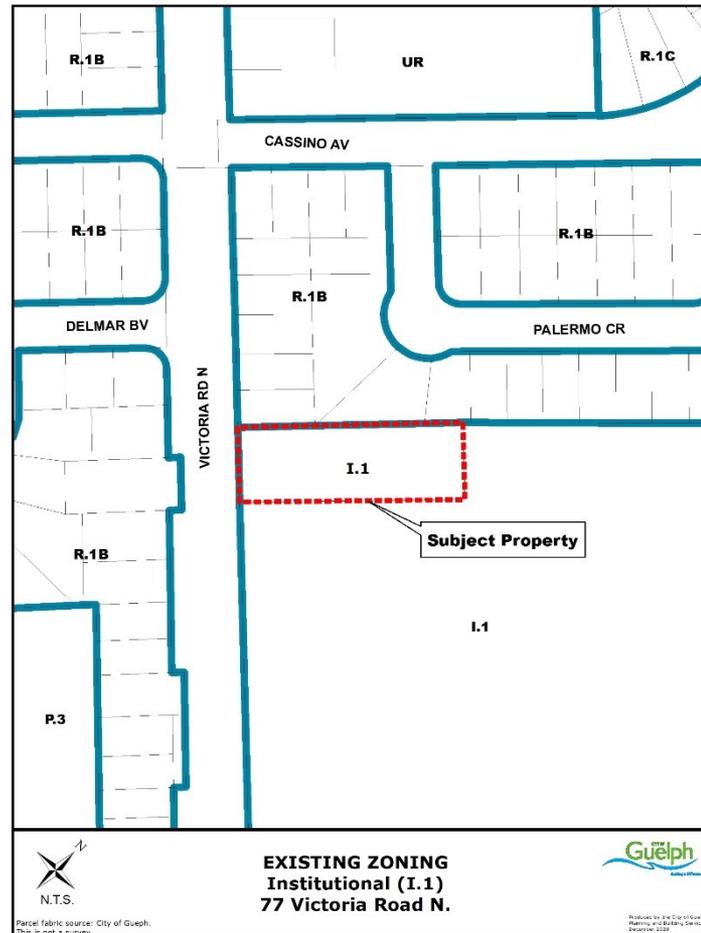
Proposed Official Plan Amendment

Proposed site-specific policy to be added to the “Low Density Residential” land use designation:

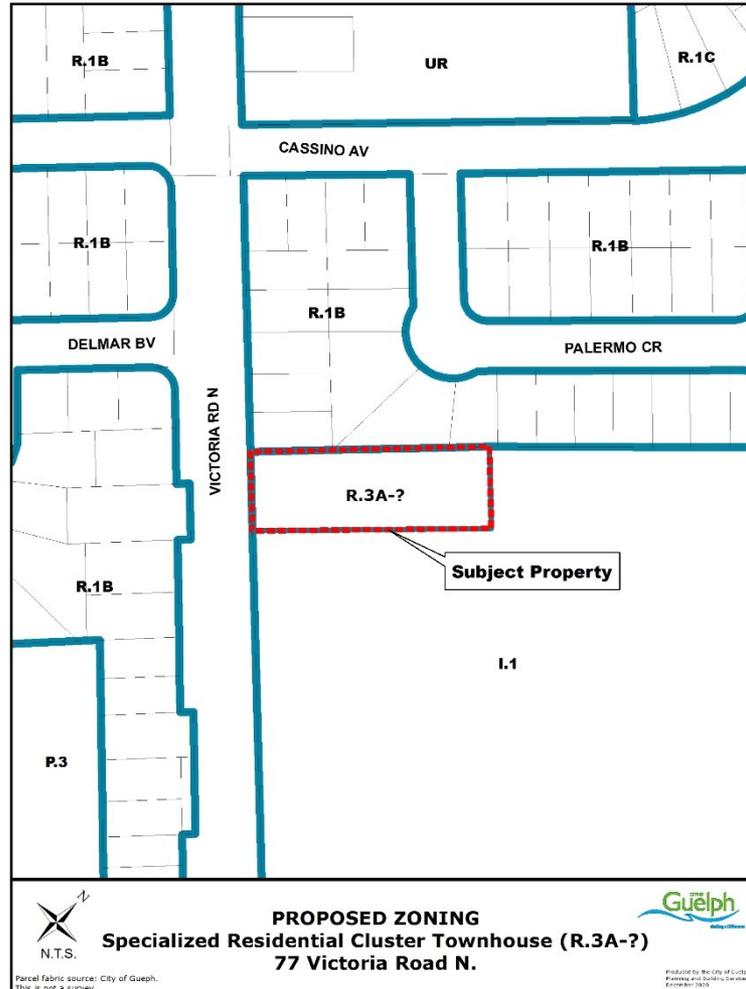
- In spite of section 9.3.2.3, the provisions of the Low Density Residential designation, a stacked townhouse development may be permitted at 77 Victoria Road North with a maximum net density of 77 units per hectare.

Existing Zoning

Existing Zoning: I.1 (Institutional)



Proposed Zoning



Requested Specialized Zoning Regulations

In addition to the regulations set out in Table 5.3.2 – for Stacked Townhouses of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit a minimum lot area per unit of 130 square metres, whereas a minimum lot area of 150 square metres per unit is required;
- To permit a maximum density of 77 units per hectare, whereas a maximum density of 60 units per hectare is permitted; and,
- To permit visitor parking in the required front yard a minimum of 3 metres from the street line, whereas Section 4.13.2.2.1 of the Zoning By-law does not permit visitor parking in the 6 metre front yard setback.

Proposed Conceptual Site Plan

VICTORIA ROAD NORTH

