

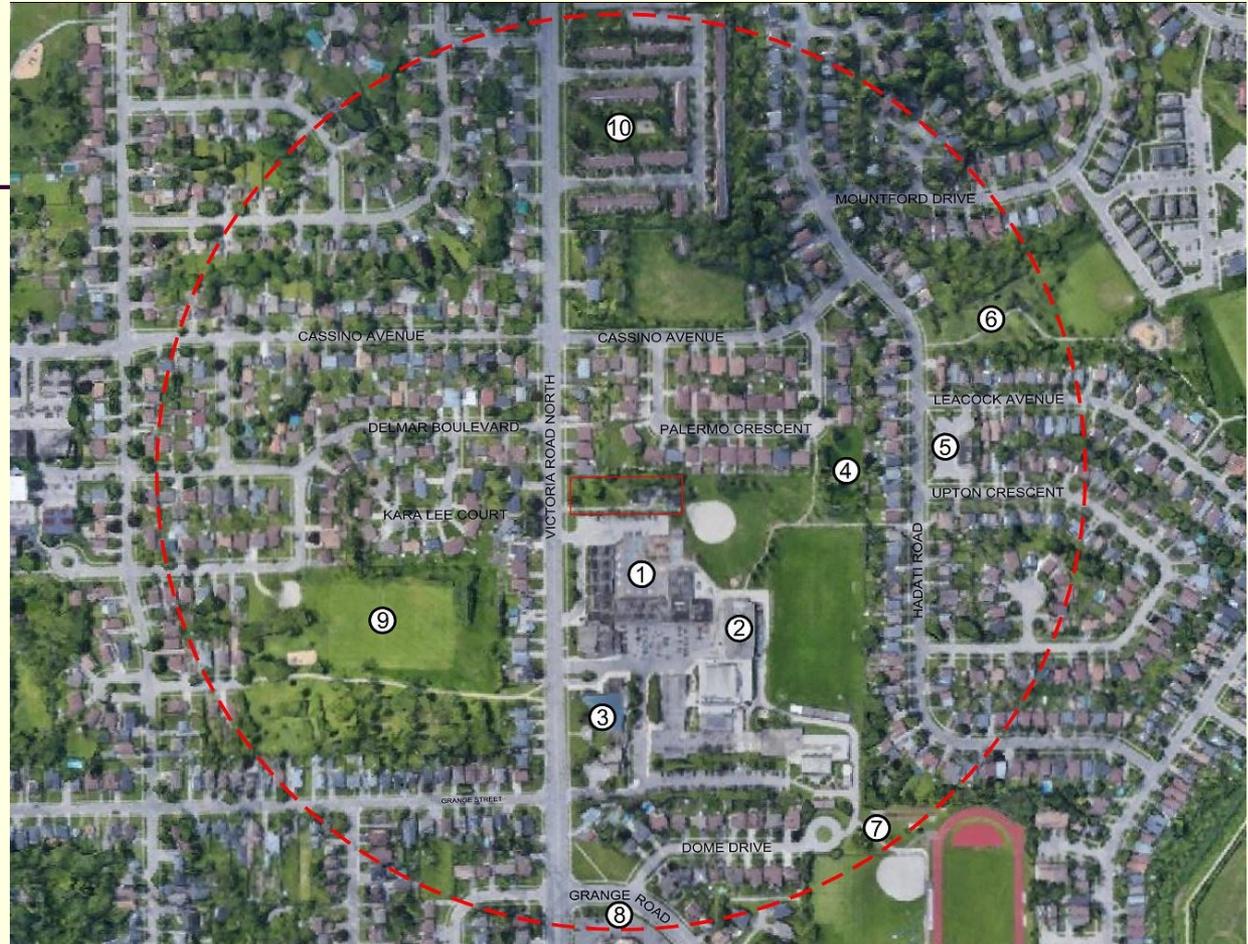
77 Victoria Road North
Official Plan Amendment
Zoning Amendment
OZS20-013

Prepared on behalf of 2601265 Ontario Inc.

ASTRID J. CLOS

PLANNING CONSULTANTS

Surrounding Land Uses



--- 400 m (5 minute walk time)

1 Elementary School

2 High School

3 Religious Establishment

4 Palermo Park

5 Convenience Store

6 Peter Misersky Park

7 School Sportfields

8 Shopping Plaza

9 Franchetto Park

10 Townhouses

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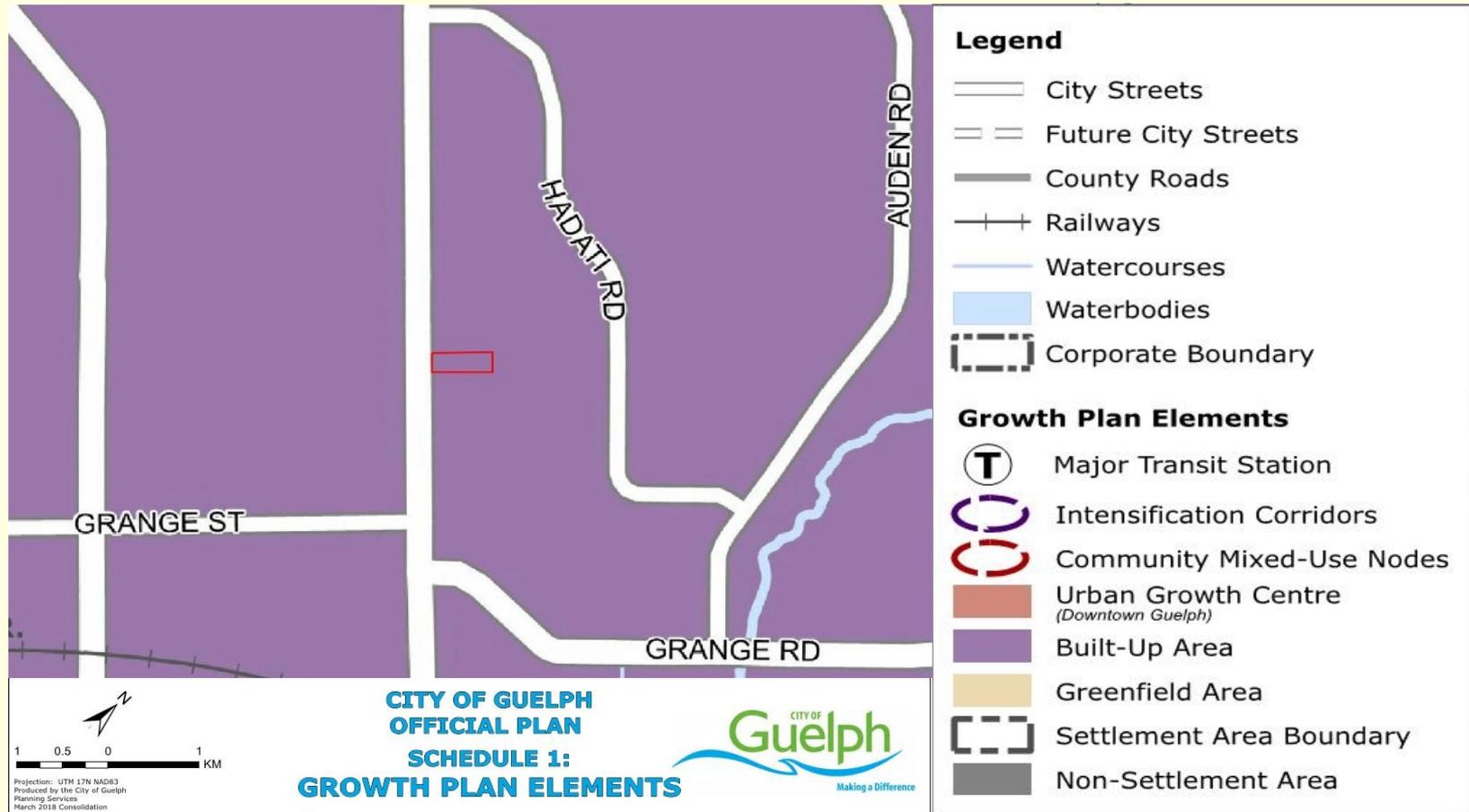
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Surrounding Land Uses



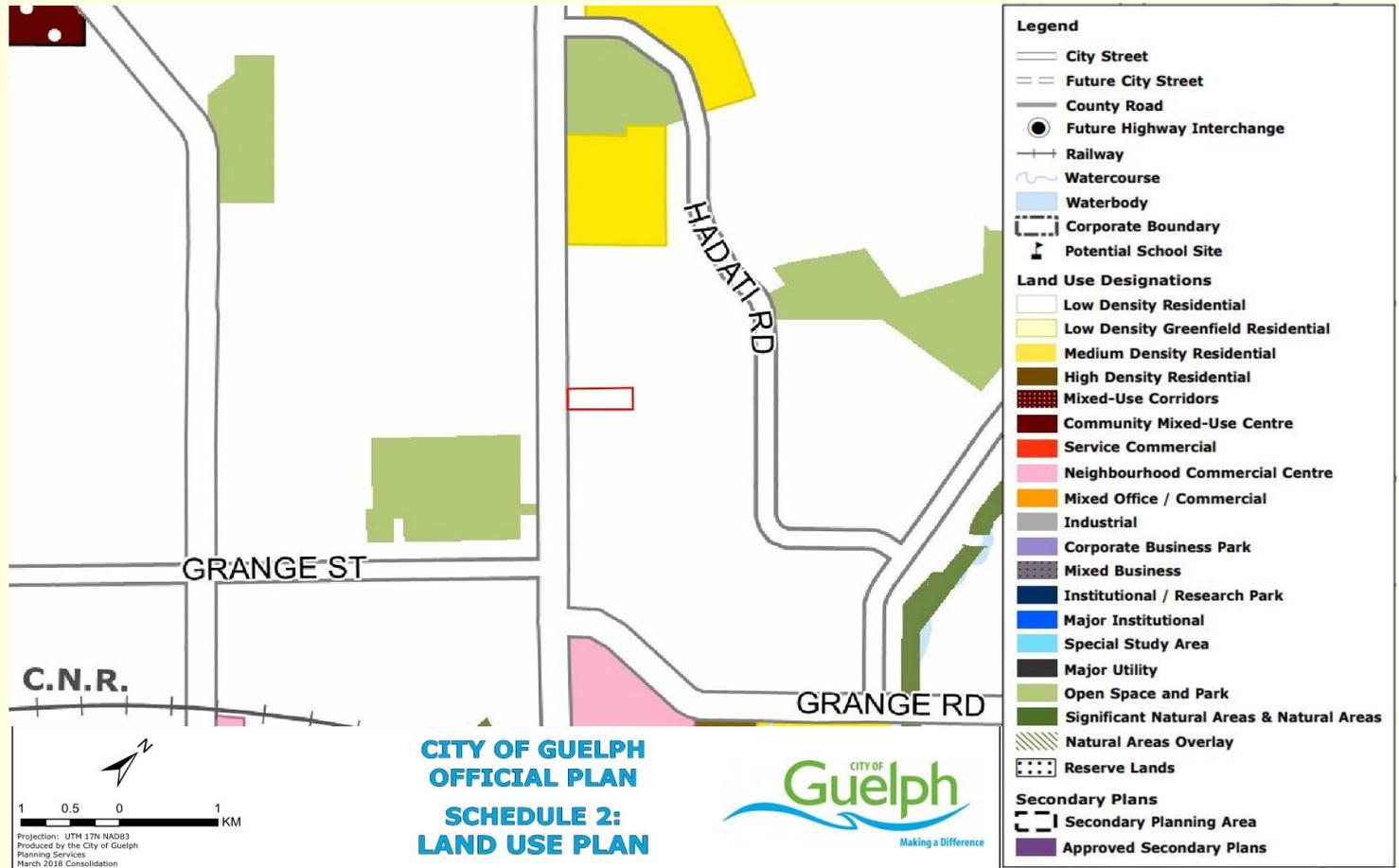
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Built-Up Area



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Low Density Residential



Low Density Residential

9.3.2 Low Density Residential

This designation applies to residential areas within the built-up area of the city which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) **multiple unit residential buildings, such as townhouses** and apartments.

Height and Density

The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within this designation:

2. The **maximum height shall be three (3) storeys.**
3. The **maximum net density is 35 units per hectare** and not less than a minimum net density of 15 units per hectare.”

Proposed Official Plan Amendment

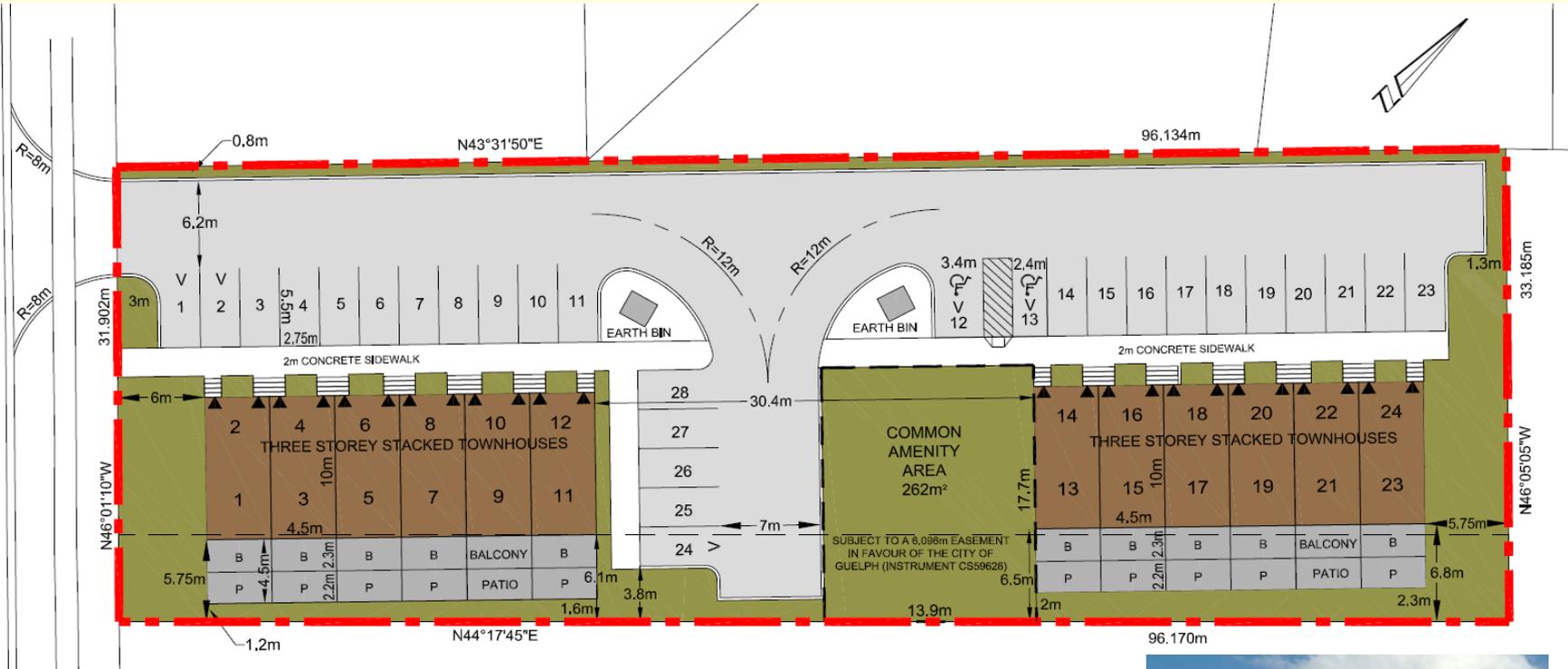
- The proposal for the subject property for **stacked townhouses** is a use **permitted** within the Low Density Residential designation.
- The proposed buildings are **3 storeys in height** which is **in conformity** with the maximum building height permitted in the Low Density Residential designation.
- The proposed density of the property, however, is 77 units per hectare which exceeds the maximum density permitted.
- An Official Plan amendment is being requested to permit a density of 77 units per hectare in order to implement the proposed development. An Official Plan Amendment is, therefore, being applied for to include a special policy in the Low Density Residential designation of 77 units per hectare.

Specialized Zoning provisions requested in the R.3A-__ Zone

- That a Minimum Lot Area per Unit of 130 m² be permitted where the zoning by-law requires a Minimum Lot Area per Unit of 150 m²
- That the Maximum Density of 77 units per hectare be permitted where the zoning by-law permits a maximum density of 60 units per hectare.
- That visitor parking be permitted in a Front Yard a minimum of 3 m from the Street Line where the zoning by-law requires 6 m.

Concept Plan

VICTORIA ROAD NORTH



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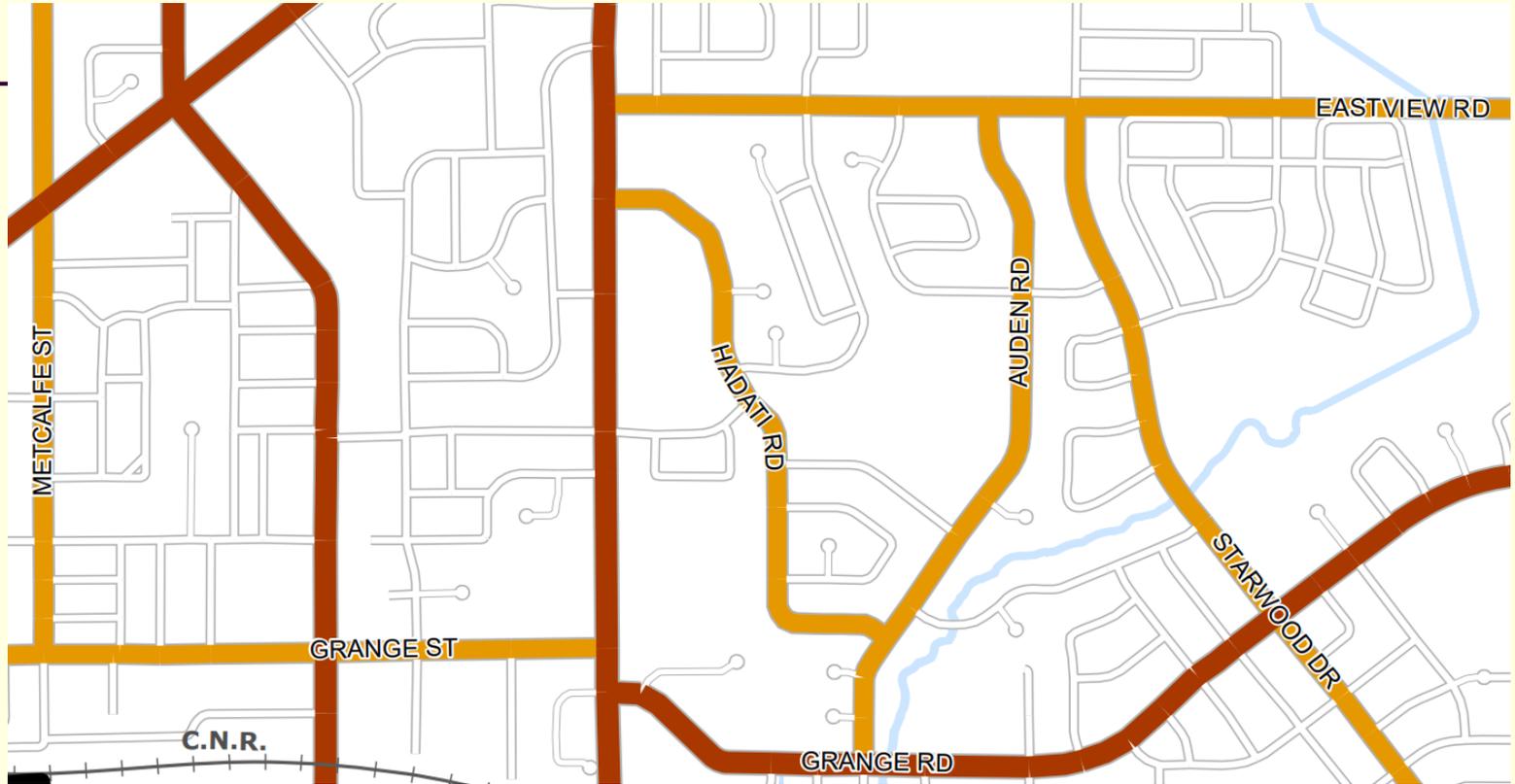
Parking

- The proposed development for the subject property consists of 24 three storey stacked townhouses.
- A total of 28 parking spaces are proposed to be provided.
- 5 of these parking spaces are allocated as visitor parking spaces.
- The proposal is in compliance with and exceeds the parking regulations related to the number of parking spaces required by the zoning by-law.

Common Amenity Area

The Common Amenity Area is proposed to have a total area of 262 m² which exceeds the 240 m² requirement of the zoning by-law.

Victoria Road North – 4 Lane Arterial Road



CITY OF GUELPH OFFICIAL PLAN

SCHEDULE 5: ROAD & RAIL NETWORK

Existing Roads

- Provincial Highway
- Arterial
- Collector
- Local

Guelph Transit Routes 13 and 14

- ▶ **Route 13 Victoria Road Recreation Centre** travels along Victoria Road with major stops at Guelph Central Station and Victoria Road Recreation Centre. This route operates Monday to Saturday (5:30AM to 1:00AM) with 30-minute headways, Sundays (9:00AM to 7:30PM) with 30-minute headways and Holidays (9:30AM to 7:30PM) with 60-minute headways. The nearest stop is located on Cassino Avenue at Palermo Crescent (115 metres from the subject site).
- ▶ **Route 14 Grange** travels along Grange Road with a major stop Downtown Guelph. This route operates Monday to Friday (5:30AM to 12:30AM) with 30-minute headways, Sundays (9:00AM to 7:00PM) with 30-minute headways and Holidays (9:00AM to 6:30PM) with 60-minute headways. The nearest stop is located on Grange Road at Victoria Road (360 metres from the subject site).

Source: Paradigm Transportation Solution Limited
Transportation Impact Study November 2020

