

VICTORIA ROAD N



CASSINO AVENUE



MHBC

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

103 & 105 VICTORIA ROAD NORTH PROPOSED TOWNHOUSE DEVELOPMENT

September 13, 2021

GEMINI
HOMEBUILDERS

SITE LOCATION



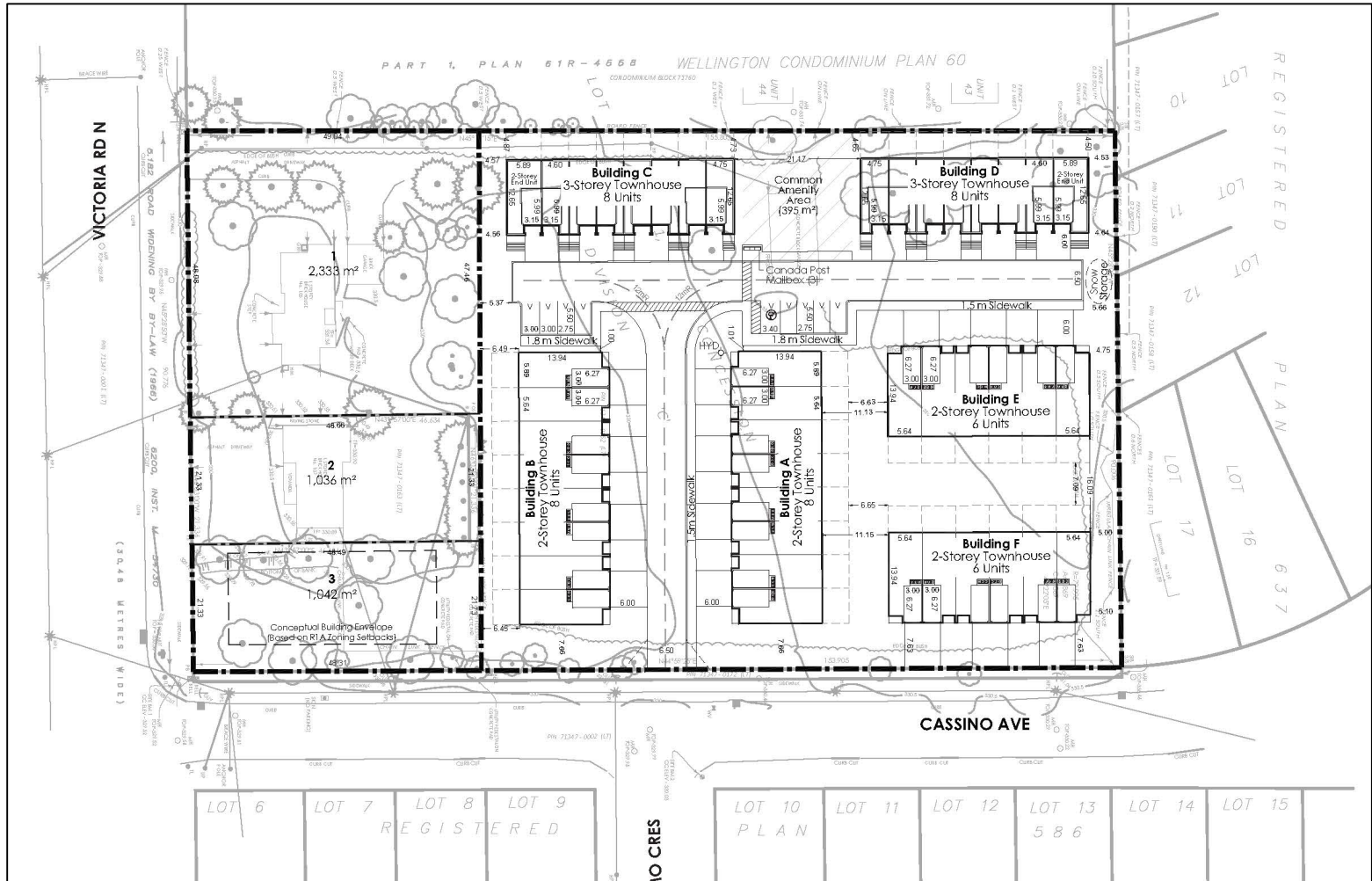
- Northeast corner of Victoria Road North and Cassino Avenue
- Comprised of two properties
- Area of 1.4 ha (3.46 ac)
- 90 metres of frontage on Victoria Road North and 154 metres of frontage on Cassino Avenue
- Presently developed with two single detached dwellings fronting Victoria Road North
- Rear portion of site currently vacant
- Existing municipal services available

CONCEPT PLAN



- 44 townhouse units in six blocks
- Existing homes on Victoria Rd N to remain
- Heights ranging from two to three storeys
- Privacy fence surrounding property proposed
- Internal visitor parking and common amenity area
- No impact to trees on adjacent properties proposed

CONCEPT PLAN



- Vehicular and pedestrian access from private laneway to Cassino Avenue
- Homes to be constructed to be Energy Star Certified

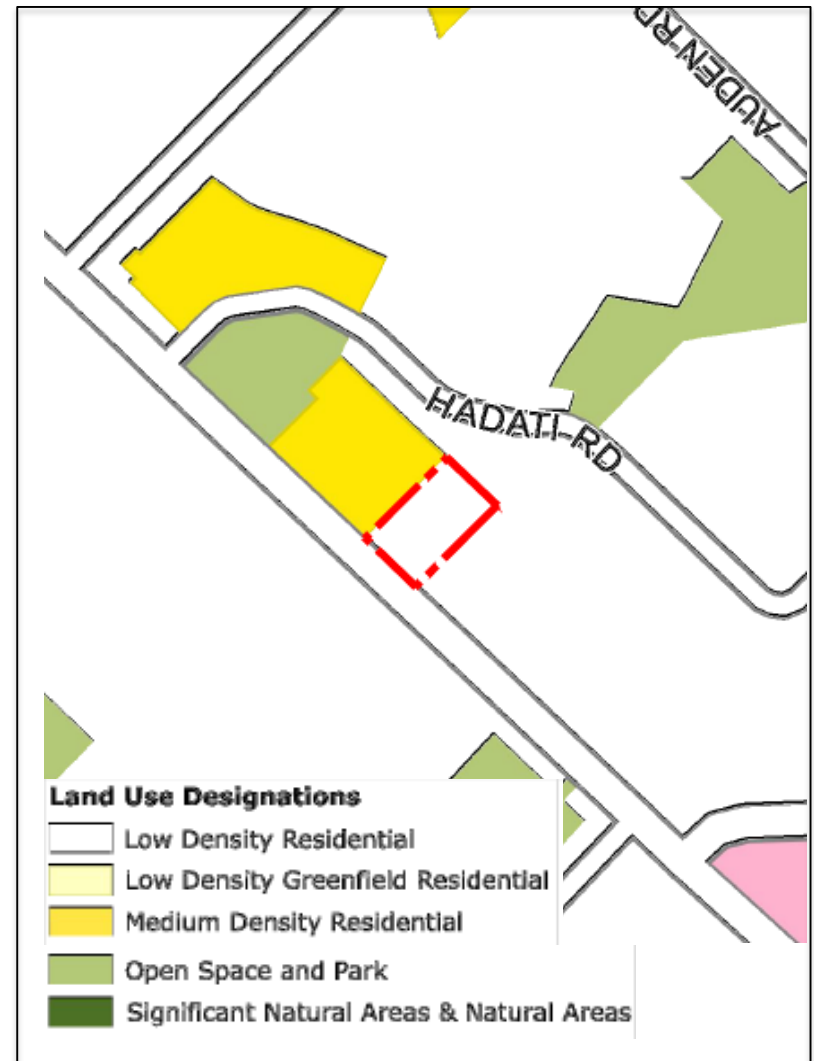
- Parking satisfies by-law requirements
- Serviced by existing infrastructure
- Grading to match perimeter and road grades

CONCEPTUAL RENDERING



OFFICIAL PLAN

- Official Plan identifies the site as:
 - Located within the Built-up Area
 - Designated Low Density Residential
- Low Density Residential designation permits:
 - Single detached, semi-detached and multiple unit residential buildings (townhouse / apartment) permitted.
 - Maximum height of 3 storeys
 - Maximum density of 35 units per hectare
- Additional information:
 - Meets multi-unit residential and intensification development criteria established by the Official Plan
 - Proximate to existing public transit facilities and supports Transportation Demand Management objectives
 - No natural or cultural heritage features located on the site or surrounding lands

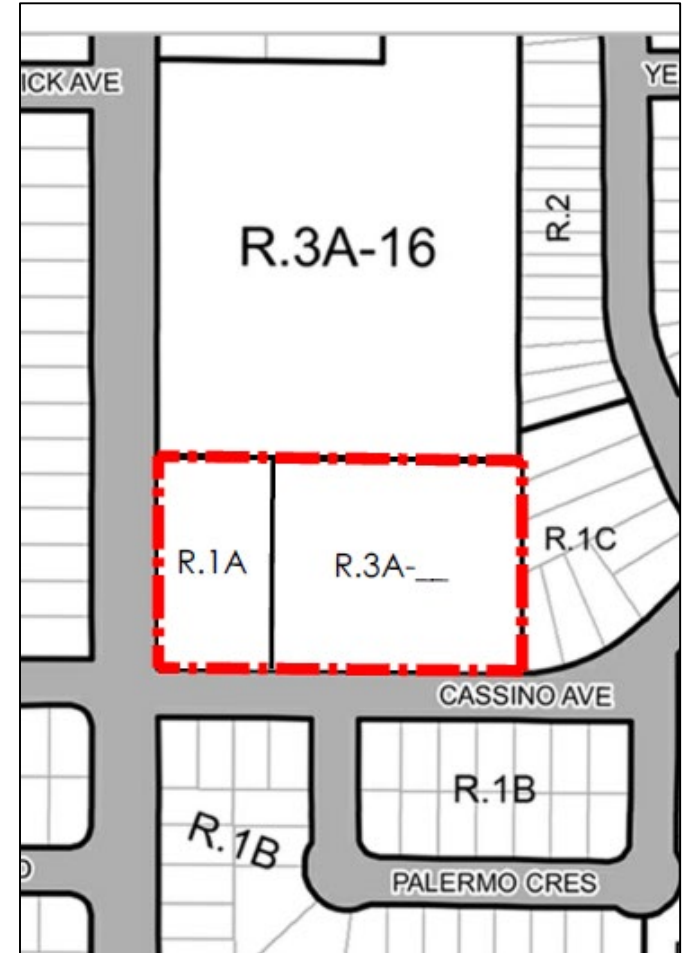


ZONING BY-LAW AMENDMENT

- Presently zoned Urban Reserve (UR)
- Proposed to be re-zoned:
 - R.1A - to permit single detached dwellings
 - R.3A – *special use* - to permit cluster townhomes and establish site-specific provisions

Site Specific Provisions

- A maximum density of 45.5 units per hectare; whereas a density of 37.5 units per hectare is permitted;
- A minimum lot area of 219 m² per unit; whereas 270 m² per unit is required;
- A minimum distance of 11 m between the rear of one building and exterior side of another, each containing windows to habitable rooms; whereas 15m is required;
- A minimum distance of 6.5m between a private amenity area to a wall in another building containing windows of habitable room facing the private amenity area; whereas 10.5 m is required;
- A private amenity area to be setback 0 m to a rear lot line; whereas 3.0 m is required.



PRELIMINARY DOCUMENTS & REPORTS

- Concept Plan
- Planning Justification Report
- Urban Design Brief
- Functional Servicing and Stormwater Management Report
- Salt Management Plan
- Traffic Impact Brief
- Landscape Plan
- Tree Inventory and Preservation Plan
- Stage 1 Archaeological Assessment
- Noise Feasibility Study
- Geotechnical Investigation
- Phase I and Phase II Environmental Site Assessment

MORE INFORMATION

Digital copies of submitted information relating to the Zoning Amendment Application is located on the City of Guelph's Website:

<https://guelph.ca/2021/07/103-105-victoria-road-north/>

CONCLUSION

The proposed Zoning By-law Amendment to permit the development of the subject lands, is in the public interest and represents good planning.

- The proposed development is consistent with the Provincial Policy Statement and conforms to A Place to Grow Growth Plan for the Greater Golden Horseshoe
- The proposed development conforms to the City of Guelph Official Plan. The multi-unit residential and intensification development criteria are addressed
- The proposed development provides for the intensification and redevelopment of an underutilized site in the Built-Up Area of the City of Guelph on lands that are well located with respect to transportation and public spaces and amenities
- The proposed development will be built on the range of residential building types within the community and contribute to housing affordability through the provision of new townhouse dwellings in an area where existing infrastructure, public services, amenities and transit exists.
- The proposed development can be adequately serviced through connections to existing infrastructure.

THANK YOU