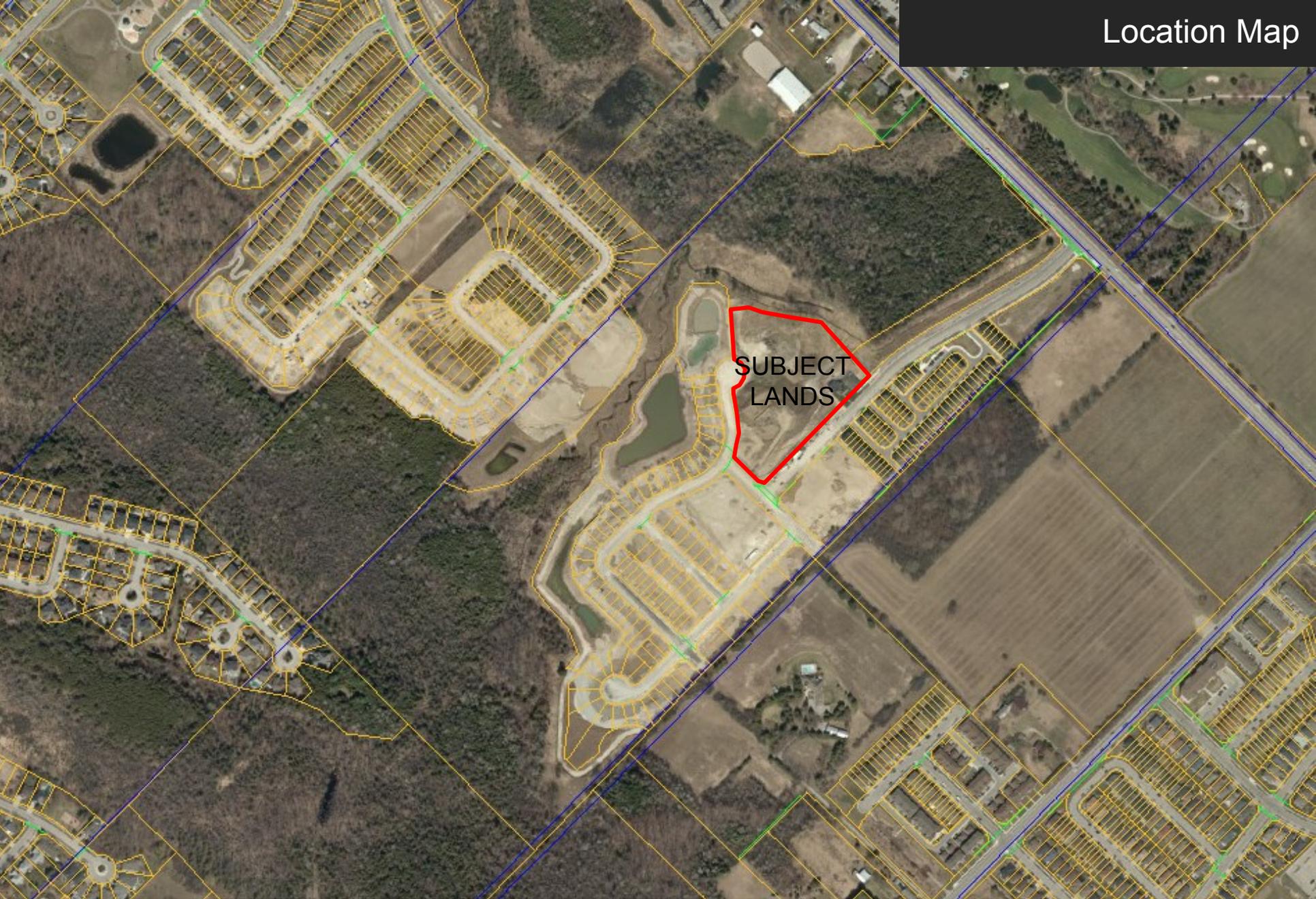


Statutory Public Meeting

Official Plan Amendment



IBI Group
Victoria Park Village Inc.
12 Poole Street, Guelph
April 11, 2022



SUBJECT
LANDS



- Stepped 6 to 10 storey residential apartment building (185 units)
- Perimeter stacked townhouses (4 storeys) (308 units)
- Underground parking garage
- Surface lay-by visitor parking
- Amenity Space
- Density: 208 UPH

Development Proposal





NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



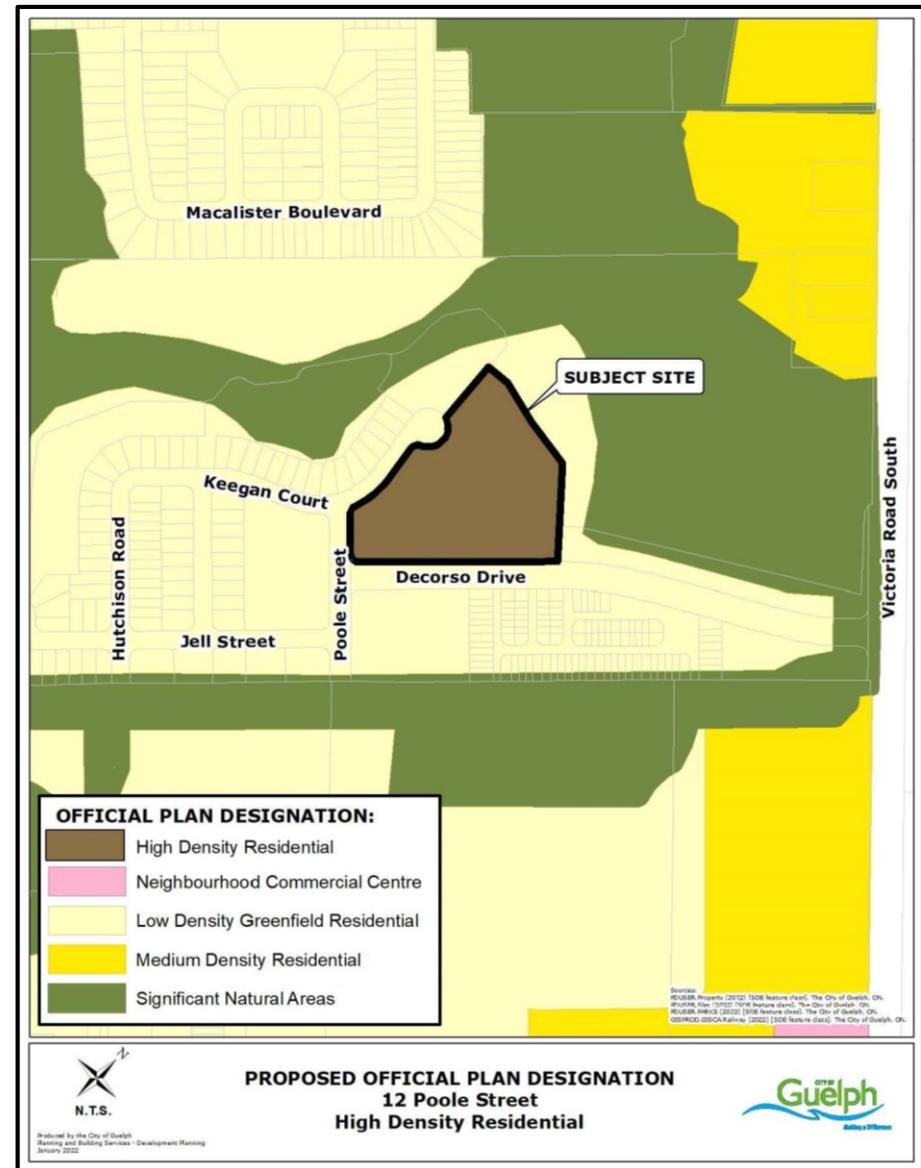
Proposed OP Amendment

- High Density Residential
 - Max. Height: 10 storeys
 - Max. Density: 150 UPH

Site Statistics:

- 493 units
- 2.4 ha
- 208 UPH
- 10 storeys

Site Specific Policy Area to permit density of 208 units per hectare



Growth Plan for the Greater Golden Horseshoe

- Greenfield Development
 - Minimum density of 50 people and jobs per net hectare over the entire Greenfield Area

Subdivision Phase 1 & 2 less subject lands:

- 287 units
- 7.13 net ha
- 40.3 UPNH

Subdivision Phase 1 & 2 with subject lands:

- 780 units
- 9.5 net ha
- 82.1 UPNH

Additional Lands:

Open Space, Environmental, SWM, Roads: 29.8 hectares

Shadow Analysis



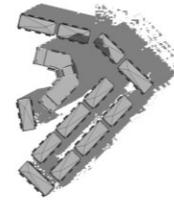
March 21, 10am



March 21, 12pm



March 21, 2pm



March 21, 4pm



March 21, 6pm



June 21, 10am



June 21, 12pm



June 21, 2pm



June 21, 4pm



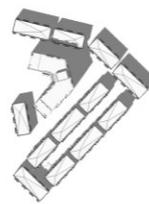
June 21, 6pm



September 21, 10am



September 21, 12pm



September 21, 2pm



September 21, 4pm



September 21, 6pm



December 21, 10am



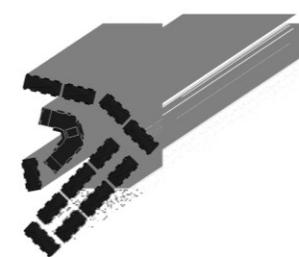
December 21, 12pm



December 21, 2pm



December 21, 4pm



December 21, 6pm

DRAWINGS ARE NOT TO BE CALLED

NO.	REVISIONS	DATE



CHRONOLOGY	DATE



VICTORIA PARK VILLAGE BLOCK 107

SHADOW STUDY

SCALE	1:2000
DATE	24/04/2022
PROJECT NUMBER	2017-184
REVISION NUMBER	SPA-5.01

C:\Users\ibid\Documents\2022\184_Victoria Park_Village\SPA-5.01

Conclusion

Official Plan Amendment to permit the development of a 493 residential units:

- Contributes to the minimum Greenfield development density target for the City;
- Provides additional housing forms;
- Provides more affordable housing options;
- Will not create adverse environmental impact, as environment lands were evaluated and protected through the Draft Plan of Subdivision;
- Adequate servicing capacity to accommodate the development;

Thank you

