

Council Memo



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, June 13, 2023
Subject	Revision to Decision Report 103-105 Victoria Road North Proposed Zoning By-law Amendment File OZS21-008

This memo is to advise Council that the details of the proposed zoning provisions for the R.3A-70 and RL.4-22 Zones have been revised to be consistent between the in-effect 1995 Zoning By-law and the adopted 2023 Comprehensive Zoning By-law. The proposed zones and permitted uses have not been changed.

The Maximum Building Coverage has been revised from the proposed 32% lot coverage to 35% in order to accommodate the mix of cluster and stacked townhouse blocks.

The Active Entrance provision has been revised to require at least 3 active entrances facing Cassino Avenue. The 1995 Zoning By-law does not contain Active Entrance provisions. These provisions were added to ensure Active Entrances are included in the development under the current in-force 1995 Zoning By-law. The 2023 Comprehensive Zoning By-law includes Active Entrance provisions, however the requirements are proposed to be based on Building Length rather than Street Line length. The definition of Active Entrance was also slightly modified to accommodate the revised concept plan.

A severability provision has been added to both amendments to ensure the regulations of the R.3A-70 and RL.4-22 continue to apply to the whole of the lands regardless of any future severance of condominium registration of the lands. This will ensure there is no need for additional variances to accommodate the construction of the concept plan in stages or phase condominium registration.

This memo has been appended to Report 2023 - 161 Decision Report 103-105 Victoria Road North Proposed Zoning By-law Amendment. Further, the final recommended Zoning By-laws have also been updated accordingly.

Yours truly,

Michael Witmer, MCIP, RPP
Senior Development Planner

Ryan Mallory, MCIP, RPP
Senior Development Planner

Attachments

N/A

This memo was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2395

krista.walkey@guelph.ca

This memo was recommended by:

Jayne Holmes, P.Eng, PMP

Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

jayne.holmes@guelph.ca