

Staff Report



To City Council
Service Area Infrastructure, Development and Environment
Date Wednesday, October 15, 2025
Subject **Request for an Extension to Draft Plan Approval
Victoria Park Village Subdivision
1159 Victoria Road South
File: 23T-07506
Ward 5**

Recommendation

1. That in accordance with Section 51(33) of the Planning Act, the application by Victoria Park Village Limited for an extension to the Victoria Park Village Draft Plan of Subdivision (23T-07506), municipally known as 1159 Victoria Road South be approved with a three (3) year lapsing date to November 22, 2028, subject to the original draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 22, 2013, and subject to changes made to the original draft plan conditions approved by City Council on September 12, 2022, to allow transition to the City's assumption model, contained in Attachment-4 of Report 2025-459, dated October 15, 2025.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 22, 2013 to update standard wording and new service area names and staff titles, and update By-law numbers.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

Executive Summary

Purpose of Report

This report provides a staff recommendation to grant a three year extension to draft plan approved subdivision 23T-07506.

Key Findings

Planning staff support the request for an extension to draft plan approval subject to administrative and technical amendments to the draft plan conditions approved by the former Ontario Municipal Board.

Strategic Plan Alignment

This report aligns with the City Building theme in the 2024-2027 strategic plan. The requested draft plan extension request is in conformity with the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable City as Guelph grows.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

None.

Report

Background

The subject lands are located on the west side of Victoria Road South, between Stone Road East and Arkell Road. The subject lands were formally known as the Victoria West Golf Course lands and the whole subdivision development is referred to as Victoria Park Village (VPV). The subject lands have a total area of 39.3 hectares. The Location Map and Aerial Photograph can be found in Attachment-1 and Attachment-2 to this report.

The subject lands originally received draft plan of subdivision approval on January 14, 2011 and the related Zoning By-law Amendment was approved on February 28, 2011. The original draft approved plan of subdivision plan proposed a total of 489 dwelling units.

Since the original draft plan approval, the lands were sold to Victoria Park Village Limited. Victoria Park Village Limited requested red-lined revisions to the approved draft plan of subdivision in 2012. On November 29, 2012, Victoria Park Village Limited appealed the applications to the former Ontario Municipal Board (OMB) for non-decision as set out in the Planning Act. At the OMB Hearing, the Board accepted an agreement between the Parties and approved the draft plan conditions and the red-lined draft plan of subdivision for a period of three (3) years. Final approval of the plan of subdivision (registration) remains with the City.

A second red-line amendment and associated Zoning By-law Amendment were approved by Council in January 2021 to permit two additional single detached residential lots.

The owner requested a three (3) year extension in 2016 to draft plan approval, which was approved by Council on September 12, 2016. A second request for a three (3) year extension to November 22, 2022 was approved by Council on October 16, 2019. A third request for a three (3) year extension to November 22, 2025 was approved by Council on September 12, 2022. Since the subdivision will lapse on November 22, 2025, the owner is requesting another three (3) year extension to November 22, 2028.

Phase 1 of the subdivision was registered as 61M-217 on June 19, 2017 and included an open space block, stormwater management block and a block zoned for townhouses, which is now developed with 98 townhouse units.

Phase 2 of the subdivision was registered as 61M-244 on September 2, 2021, and includes 66 single detached residential dwellings, 18 semi-detached residential dwellings (36 units), 29 on-street townhouse units, one block zoned for 58 cluster townhouse units, a multi-residential block with 168 dwelling units, 3 stormwater management blocks, 1 open space block, 1 park block, and 2 blocks for 0.3 metre reserves.

The final phase of the subdivision to be registered includes 18 single detached residential dwelling lots.

In the event the draft plan approval is not extended beyond November 22, 2025, the subdivision will lapse and there will be no planning approvals in place for the subdivision.

Existing Official Plan Land Use Designations

The existing Official Plan land use designations that apply to the subject lands are "Low Density Residential", "High Density Residential" and "Significant Natural Areas and Natural Areas" as shown in Attachment-5.

Existing Zoning

In November 2013, the former OMB approved zoning for the majority of the subdivision except for three multi-residential blocks. Zoning for two of the remaining three blocks was approved by the Board through a settlement in May 2016. Zoning for the third block was approved by the Ontario Land Tribunal (OLT) through a settlement in August 2023. Zoning for the subject lands includes a range of residential zones that permit single detached, semi-detached, townhouse and multiple residential units (townhouses and apartments). There is also a park block, which is zoned "Neighbourhood Park" (NP). The wetlands and environmental features associated with the Torrance Creek are zoned "Natural Heritage System" (NHS) and the lands associated with stormwater management are zoned "Open Space" (OS). The existing zoning can be found in Attachment-6.

Recommendation

Staff are recommending approval of the draft plan extension, subject to the draft plan conditions outlined in Attachment-4. The requested draft plan extension is supported on the basis that the plan remains an appropriate subdivision that will contribute towards meeting the intensification targets within the Greenfield Area. The draft plan continues to conform to the land use policies of the Official Plan and represents a low-rise residential development that is considered compatible with the surrounding neighbourhood in terms of its scale, intensity and design.

Planning staff support the request to extend draft plan approval with a 3 year lapsing date.

Departmental and Agency Consultation

The Planning Act does not require circulation to agencies for an extension of draft plan approval. The extension of draft plan approval was circulated to the following internal City Departments/Divisions:

- Engineering
- Environmental Planning
- Parks Planning

Financial Implications

None arising from this report.

Consultations and Engagement

The Planning Act does not require circulation to agencies for an extension of draft plan approval. The following internal City Departments/Divisions were circulated for input: Engineering, Environmental Planning and Park Planning.

The conditions of draft plan approval included in Attachment-4 that apply to the subject lands remain relevant and include all the same conditions approved by Council with administrative and technical revisions made to update standard wording and new service area names and staff titles. These revisions are considered minor and, therefore, no further notice under the Planning Act is required in accordance with Section 51(47) of the Planning Act. An extension to a draft plan approval does not require public notification.

Attachments

Attachment-1 Location Map

Attachment-2 Aerial Photograph

Attachment-3 Draft Approved Plan of Subdivision

Attachment-4 Draft Plan Conditions

Attachment-5 Official Plan Land Use Designations

Attachment-6 Existing Zoning

Departmental Approval

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