

VICTORIA RD

Tyler Shantz  
Municipal Services Office - Western Ontario  
659 Exeter Road  
Floor 2  
London, ON  
N6E 1L3  
Canada

December 31, 2022

**RE: ERO number:** 019-5981, **Ministry reference number:** 23-OP-221935, **Notice type:** Instrument, **Act:** Planning Act, R.S.O. 1990. **Posted by:** Ministry of Municipal Affairs and Housing, **Notice stage:** Proposal, **Proposal posted:** December 5, 2022. Regarding the decision in accordance with Sections 17 and 26 of the *Planning Act*.

**Subject:** 48-50 Victoria Road South – Re-development to mixed commercial/mid high rise residential mixed use development

Dear Minister of Municipal Affairs and Housing,

The landowners of 56 Victoria Road South, Guelph. (municipal number of units is 46-54 Victoria Road for mailing purposes.) and 66 Victoria Road and Vacant land holdings – refer to attachments. We are collectively writing to you and encourage and support the government's introduction of the **More Homes Built Faster Act**, which takes bold action to advance the province's plan to address the housing crisis by building 1.5 million homes over the next 10 years. Together with the lands adjacent, whereby the owner is also in support and has approximately 2.3 acres of lands which comprise over 3 acres of developable lands to contribute to the growth strategies.

We are asking to change the "Industrial" zoning outlined in the City of Guelph's Official Plan 80 by proposing mixed commercial/mid high rise development to meet the density and intensification targets

This 3 + acre parcel of land does not have any encumbrances or constraints based on the City of Guelph Official Plan outlined as follows:

1. Schedule 1A: Urban Structure – Built up area – (see building example)
2. Schedule 2: Land Use Plan - Industrial (change to Mixed Commercial and high rise residential development)
3. Schedule 3: Development Constraints – No Constraints
4. Schedule 4: Natural Heritage System – Not part of the Natural Heritage System
5. Schedule 5: Road and Rail Network – Road access - on the corner of Victoria Road and Elizabeth
6. Schedule 6: Open Space System – Trail Network
7. Schedule 7A & 7B: Source Water Protection – No Wellhead Protection or Contributing Issue areas

I am supportive of Ontario's initiative and want to ensure that this direction is adopted. I am committed to working with Ontario to ensure that the best solution is implemented and provides value to all stakeholders and elicit your support to ensure that our voice is heard and our feedback taken into account.

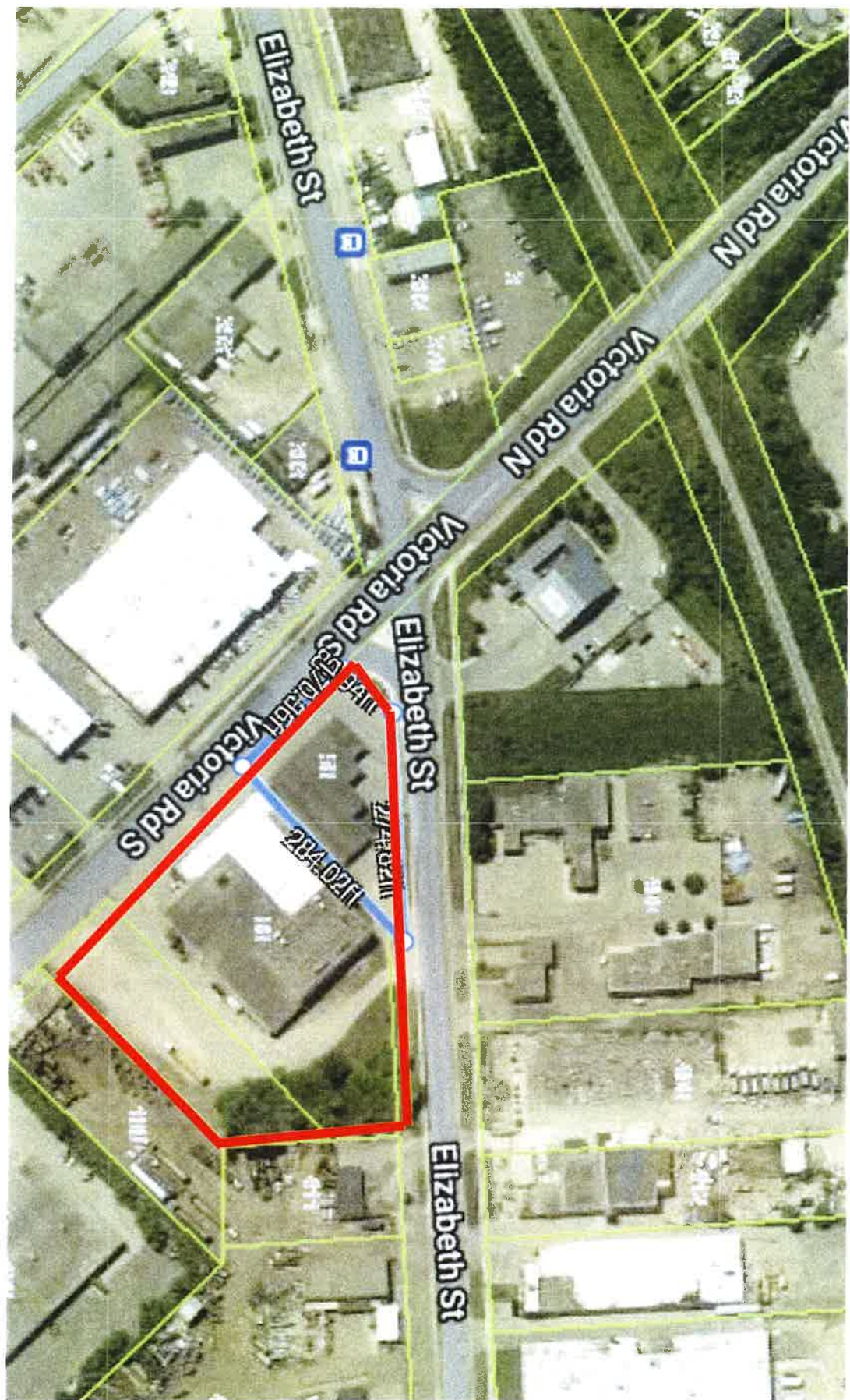
Thank you for your commitment, and I look forward to receiving a response from you.

Sincerely, James Nagy, 242661 Ontario Inc.

  
Rob Holody, per Joseph Holody

01-03-2022







56 Victoria Rd S, Guelph, N1E5P6

[Suggest an address correction](#)



**Owner Name**  
2442661 ONTARIO INC.



**Last Sale**  
\$671,000  
Jan 06, 2015



**Lot Size**  
31,840 ft<sup>2</sup> 807 ft  
Area Perimeter  
Measurements Available  
(See Site & Structure)

#### Legal Description

PT LOT 1, CONCESSION 3, DIVISION C, TOWNSHIP OF GUELPH AS IN R0755161 ; S/T MS97680 GUELPH

#### Property Details



#### GeoWarehouse Address

56 VICTORIA RD S, GUELPH, N1E5P6

#### Land Registry Office

Wellington (61)

#### Owner Names

2442661 ONTARIO INC.

#### Ownership Type

Freehold

#### Land Registry Status

Active

#### Property Type

OTHER NON RES

#### Registration Type

Certified (Land Titles)

#### PIN

713440027

#### Site & Structure





**Lot Size**      Area: 31,839.62 ft<sup>2</sup> (0.731 ac)      Perimeter: 807.09 ft  
 Measurements: 274.82 ft x 80.94 ft x 170.36 ft x 284.02 ft  
 Lot Measurement Accuracy: LOW

**Assessment 1**      ARN : 230801000823000      [mpac .propertyline](#)

**Site**      Frontage: 170.00 ft      Depth: N/A      Zoning: M2

**Structure**      Property Description: Industrial mall      Property Code: 580

**Assessment Details**      Current Assessed Value : \$782,000      Previous Assessed Value : N/A

Valuation Date: 2016-01-01

4 Year Phased-In Assessed Values	Taxation Year	Phased-In Assessment
	2023	\$782,000
	2022	\$782,000
	2021	\$782,000
	2020	\$782,000

<b>Structures:</b>	N/A
<b>Assessment Roll Legal Description</b>	DIV C CON 3 PT LOT 1
<b>Site Area</b>	31839.65 F
<b>Site Variance</b>	Irregular
<b>Driveway Type</b>	Unspecified/Not Applicable
<b>Garage Type</b>	N/A
<b>Garage Spaces</b>	N/A
<b>Water Service Type</b>	Unspecified Service
<b>Sanitation Type</b>	Unspecified Service

**Assessment Property Information**

Property Address:  
 48-56 VICTORIA RD S GUELPH ON N1E5P6  
 Unit Number:  
 N/A

Municipality:  
 GUELPH  
 Property Type:  
 INDUSTRIAL

## Valuation & Sales

### Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Jan 06, 2015	\$671,000	Transfer	2442661 ONTARIO INC.;	



66 Victoria Rd S, Guelph, N1E5P6

[Suggest an address correction](#)



Owner Name

HOLODY ELECTRO-PLATING LIMITED



Last Sale

\$2,000

Mar 20, 1957



Lot Size

79,438 ft<sup>2</sup>

1,171 ft

Area

Perimeter

Measurements Available  
(See Site & Structure)

### Legal Description

PT Lot 1, Concession 3, Division C, AS IN CS69232 & CS65899; Save and Except PT 1 61R2489 & ROS140079 ; GUELPH

### Property Details



#### GeoWarehouse Address

66 VICTORIA RD S, GUELPH, N1E5P6

#### Land Registry Office

Wellington (61)

#### Owner Names

HOLODY ELECTRO-PLATING LIMITED

#### Ownership Type

Freehold

#### Land Registry Status

Active

#### Property Type

OTHER NON RES

#### Registration Type

Certified (Land Titles)

#### PIN

713440028

### Site & Structure





**Lot Size** Area: 79,437.58 ft<sup>2</sup> (1.824 ac) Perimeter: 1,171.26 ft  
 Measurements: 253.24 ft x 240.39 ft x 226.14 ft x 373.16 ft x 81.28 ft  
 Lot Measurement Accuracy: LOW

**Assessment 1** ARN : 230801000823100

[mpac](#) [propertyline](#)

**Site** Frontage: 223.08 ft Depth: N/A Zoning: M2

**Structure** **Property Description:** Standard industrial properties not specifically identified by other industrial Property Codes **Property Code:** 520

**Assessment Details** **Current Assessed Value :** \$1,542,000 **Previous Assessed Value :** N/A

**Valuation Date:** 2016-01-01

4 Year Phased-In Assessed Values	Taxation Year	Phased-In Assessment
	2023	\$1,542,000
	2022	\$1,542,000
	2021	\$1,542,000
	2020	\$1,542,000

<b>Structures:</b>	N/A
<b>Assessment Roll Legal Description</b>	DIV C CON 3 PT LOT 1
<b>Site Area</b>	1.86 A
<b>Site Variance</b>	N/A
<b>Driveway Type</b>	Unspecified/Not Applicable
<b>Garage Type</b>	N/A
<b>Garage Spaces</b>	N/A
<b>Water Service Type</b>	Unspecified Service
<b>Sanitation Type</b>	Unspecified Service

<b>Assessment Property Information</b>	<b>Property Address:</b> 66 VICTORIA RD S GUELPH ON N1E5P6 <b>Unit Number:</b> N/A <b>Municipality:</b> GUELPH <b>Property Type:</b> INDUSTRIAL
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## Valuation & Sales

### Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Mar 20, 1957	\$2,000	Transfer	HOLODY ELECTRO-PLATING LIMITED;	



Address Not Available

[Suggest an address correction](#)



**Owner Name**  
HOLODY, JOSEPH



**Last Sale**  
\$5,000  
Nov 29, 1963



**Lot Size**  
36,543 ft<sup>2</sup> 935 ft  
Area Perimeter  
Measurements Available  
(See Site & Structure)

#### Legal Description

PT Lot 1, Concession 3, Division C, Township OF GUELPH, AS IN MS36288 ; GUELP

#### Property Details



**GeoWarehouse Address**  
Address Not Available

**Land Registry Office**  
Wellington (61)

**Owner Names**  
HOLODY, JOSEPH

**Ownership Type**  
Freehold

**Land Registry Status**  
Active

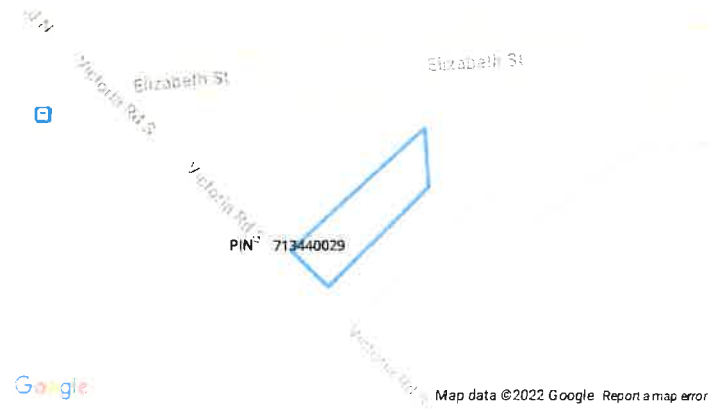
**Property Type**  
LAND

**Registration Type**  
Certified (Land Titles)

**PIN**  
713440029

#### Site & Structure





**Lot Size**      Area: 36,543.44 ft<sup>2</sup> (0.839 ac)      Perimeter: 935.04 ft  
 Measurements: 128.48 ft x 390.18 ft x 113.37 ft x 303.91 ft  
 Lot Measurement Accuracy: LOW

**Assessment 1**      ARN : 230801000823200

[mpac .propertyline](#)

<b>Site</b>	<b>Frontage:</b> 111.00 ft	<b>Depth:</b> N/A	<b>Zoning:</b> M2
<b>Structure</b>	<b>Property Description:</b> Vacant industrial land		<b>Property Code:</b> 106
<b>Assessment Details</b>	<b>Current Assessed Value :</b> \$231,000		<b>Previous Assessed Value :</b> N/A
	<b>Valuation Date:</b> 2016-01-01		

<b>4 Year Phased-In Assessed Values</b>	<b>Taxation Year</b>	<b>Phased-In Assessment</b>
	2023	\$231,000
	2022	\$231,000
	2021	\$231,000
	2020	\$231,000

<b>Structures:</b>	N/A
<b>Assessment Roll Legal Description</b>	DIV C CON 3 PT LOT 1
<b>Site Area</b>	N/A
<b>Site Variance</b>	N/A
<b>Driveway Type</b>	Unspecified/Not Applicable
<b>Garage Type</b>	N/A
<b>Garage Spaces</b>	N/A
<b>Water Service Type</b>	Unspecified Service
<b>Sanitation Type</b>	Unspecified Service

<b>Assessment Property Information</b>	<b>Property Address:</b> VICTORIA RD S GUELPH ON N1E5P6 <b>Unit Number:</b> N/A <b>Municipality:</b> GUELPH <b>Property Type:</b> INDUSTRIAL
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## Valuation & Sales

### Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Nov 29, 1963	\$5,000	Transfer	HOLODY, JOSEPH;	



### Schedule 1A: Urban Structure – Built Up Area

**Legend**

- Dark Blue: Major Transport Network
- Medium Blue: Major Transport Network Area
- Light Blue: Strategic Growth Areas
- Orange: Urban Strategic Corridor
- Yellow: Built-up Area

**Strategic Plan Elements**

- Major Transport Network
- Major Transport Network Area
- Strategic Growth Areas
- Urban Strategic Corridor
- Built-up Area
- Greenfield Area
- Non-Permitted Area
- Conservation Boundary

**City of Dundee**

The City of Dundee is a city in the south of Scotland, on the east coast of the Firth of Tay. It is a major urban area and a significant economic hub for the region. The city is known for its historic architecture, including the Dundee City Hall and the Dundee City Museum. The city is also a major port and a significant manufacturing center. The map shows the city's urban structure, including the built-up area, strategic growth areas, and urban strategic corridors. The map is a valuable tool for understanding the city's urban structure and for planning future development.

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**City of Dundee**

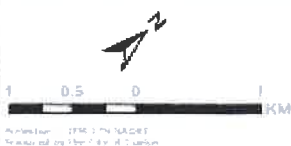
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SA Chas. E. Sampson, an investigator with the FBI, said he was unable to find any other individuals of the same ethnicity of the subject or individuals named Fife, and will not be taking the case forward. The Birmingham Post-Herald wrote that Sampson described a "very unusual" case, saying nothing of the subject's ethnicity or name. He said he preferred to keep the matter quiet and not make any assumptions. The paper says that the Birmingham Post-Herald had contacted the FBI on the day of Sampson's release, and that the FBI's DSI group had been informed of the arrest on 8/10/2002 at 12:00.

Further information available upon request from  
Royal Free Consultants' Society's Data  
Link (0208 353 210)

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0893-3200/99/\$12.00 DOI: 10.1037/0893-3200.13.4.555

Manufactured in the City of New York

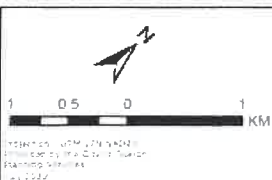
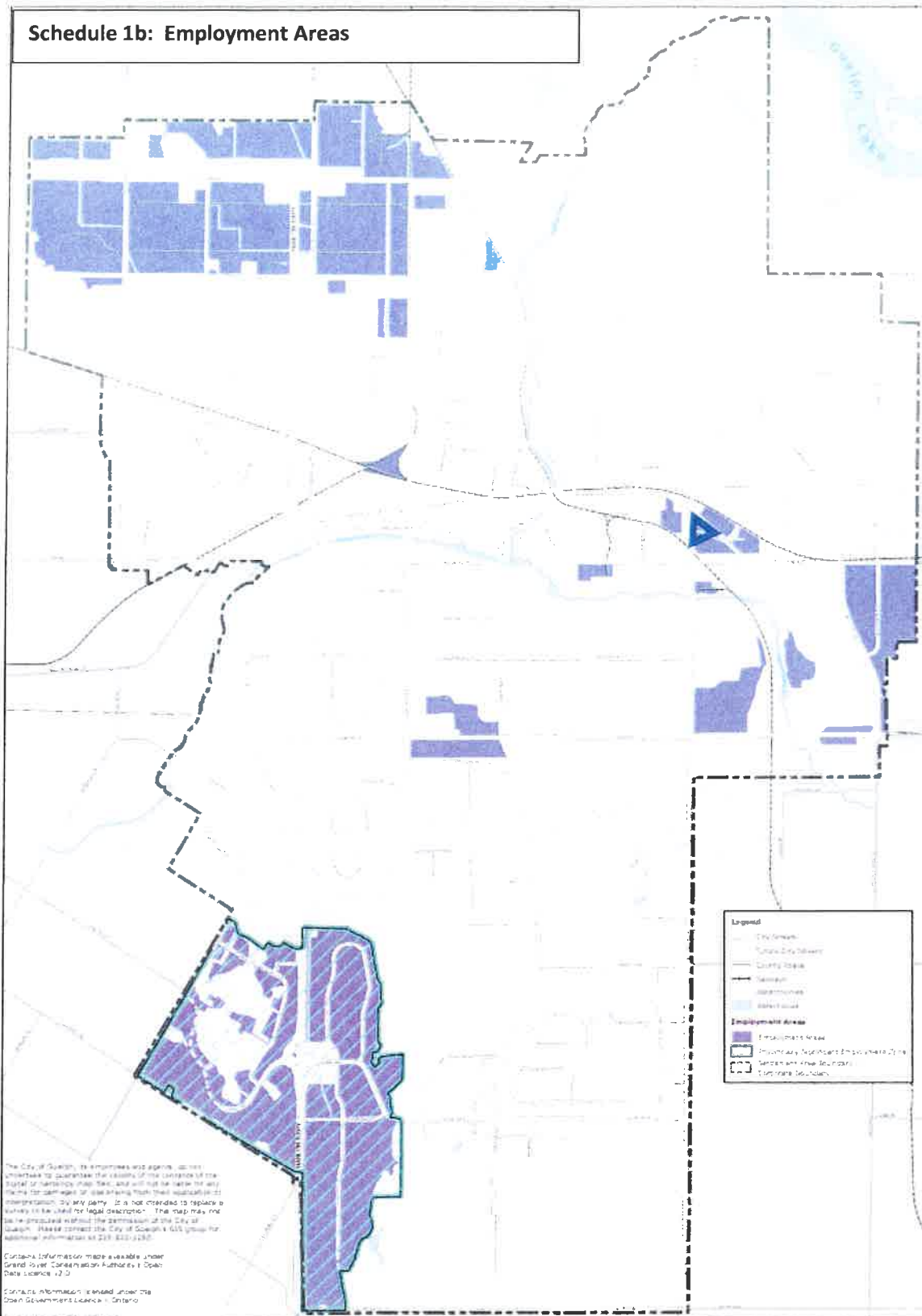


**CITY OF GUELPH  
OFFICIAL PLAN  
SCHEDULE 1a:  
URBAN STRUCTURE**





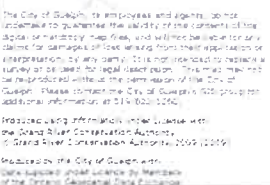
## Schedule 1b: Employment Areas



## CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 1b: STRUCTURE Employment Areas

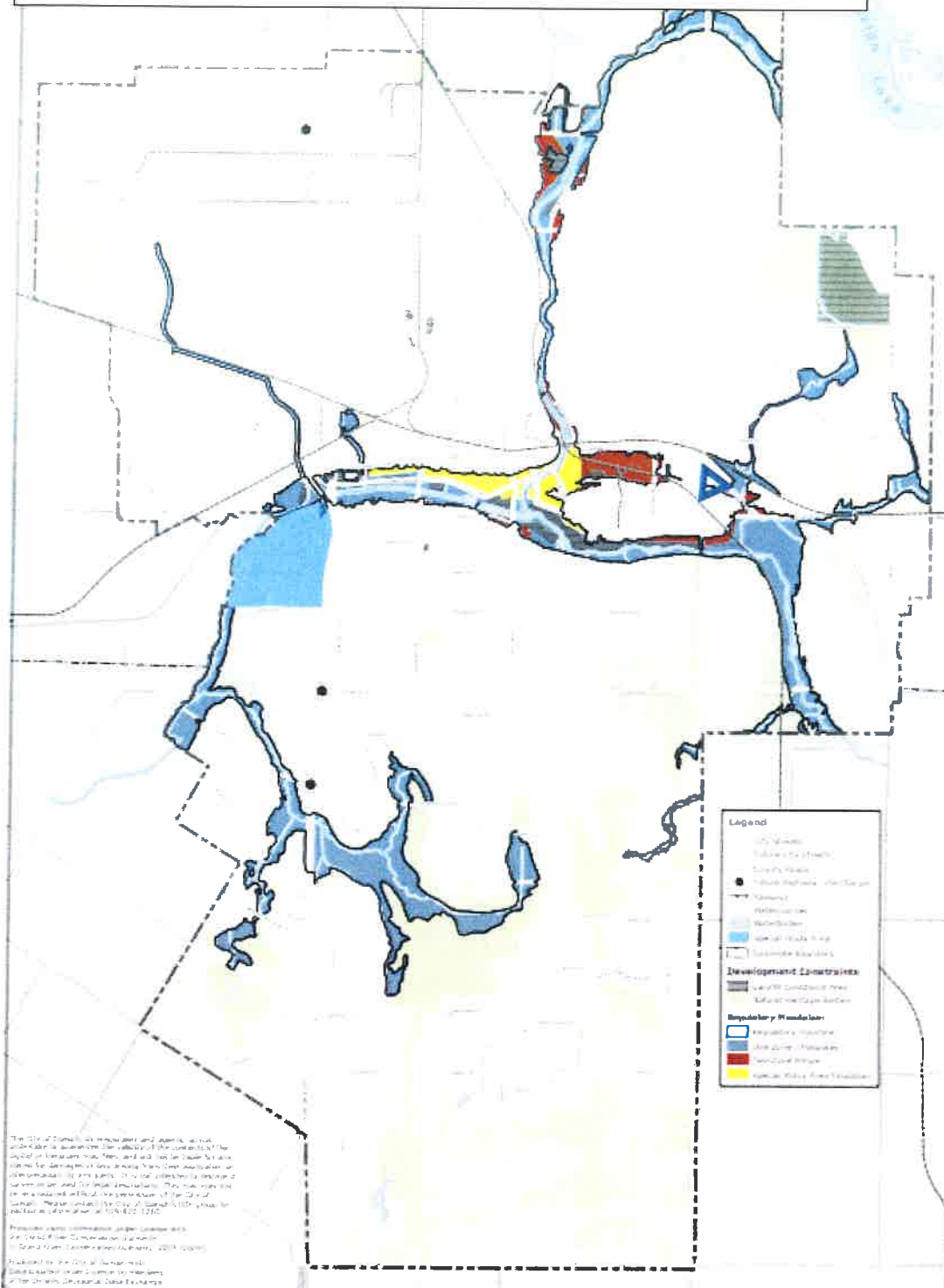


This schedule is to be read in conjunction with the other Schedules and the text of The Official Plan





# Schedule 3: No Regulatory Floodplain or Developmental Constraints



The City of Guelph, its employees and agents, do not warrant or assume any liability for the content of the map. The map is provided for informational purposes only. The map is not intended to be used for any purpose other than the purpose for which it was created. The map is not intended to be used for any purpose other than the purpose for which it was created.

Prepared using information from the City of Guelph, the Township of Guelph, and the County of Guelph. The map is not intended to be used for any purpose other than the purpose for which it was created.

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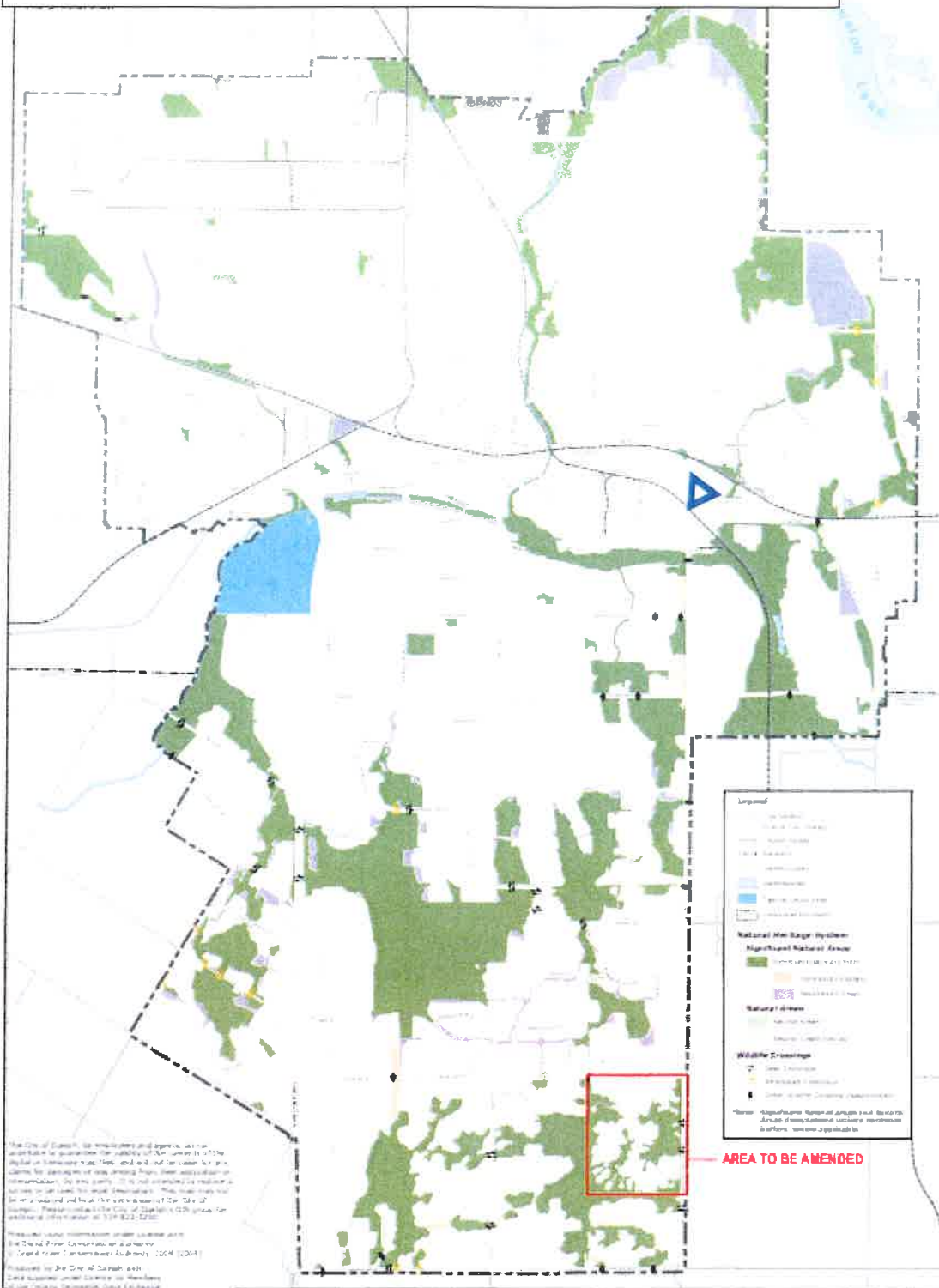


**CITY OF GUELPH  
OFFICIAL PLAN  
SCHEDULE 3:  
DEVELOPMENT CONSTRAINTS**





# Schedule 4: No Natural Heritage System Constraints



The City of Guelph, its members and agencies, do not warrant or guarantee the accuracy of the information contained in this map. The City of Guelph, its members and agencies, do not warrant or guarantee the accuracy of the information contained in this map. The City of Guelph, its members and agencies, do not warrant or guarantee the accuracy of the information contained in this map.

Revised: 2014-01-01  
 Prepared by: City of Guelph  
 Approved by: City of Guelph  
 Date: 2014-01-01

**CITY OF GUELPH**  
**OFFICIAL PLAN**  
**SCHEDULE 4:**  
**NATURAL HERITAGE SYSTEM**  
**Natural Heritage System**

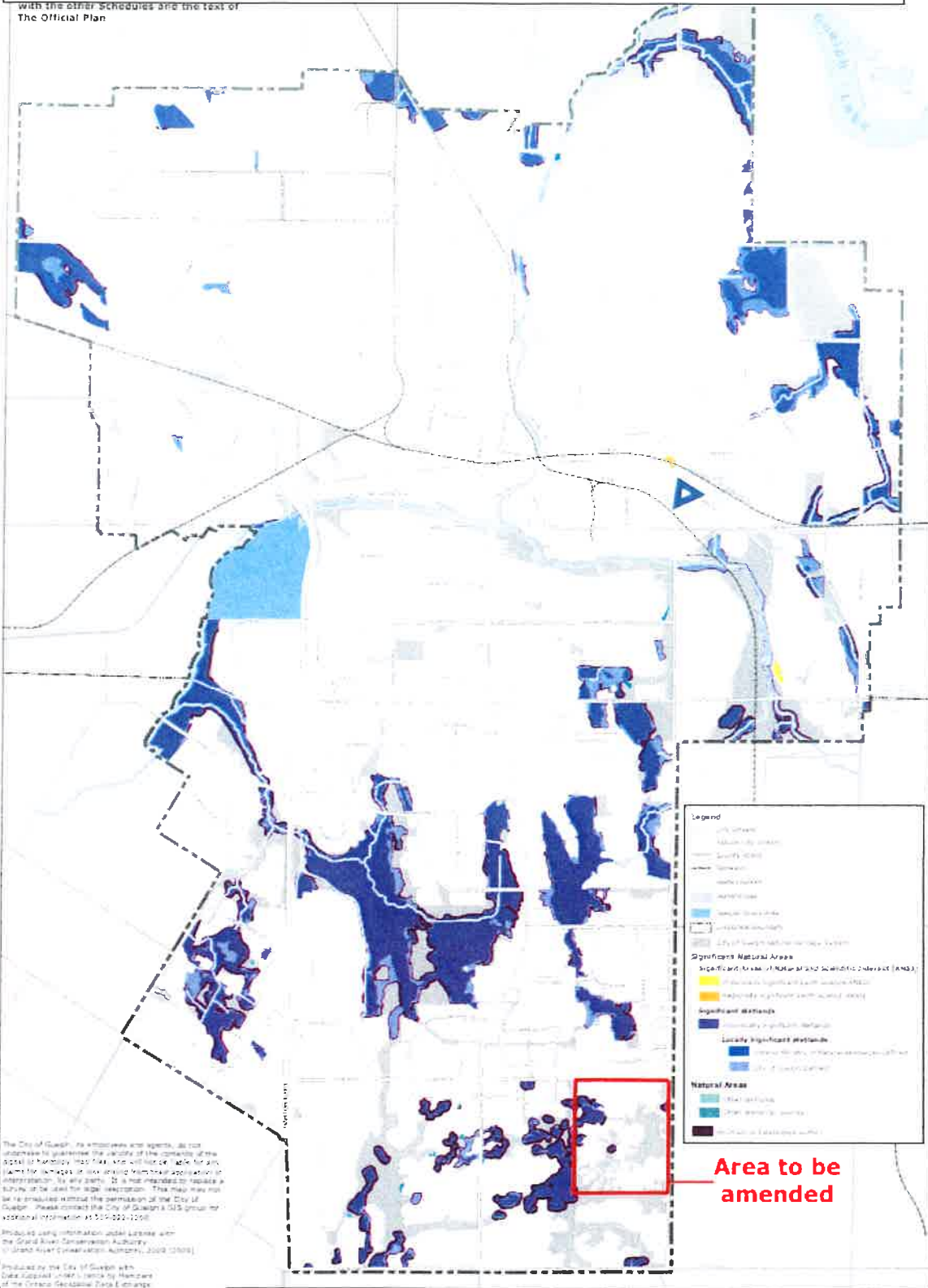
Scale: 1:50,000  
 Date: 2014-01-01  
 Prepared by: City of Guelph  
 Approved by: City of Guelph  
 Date: 2014-01-01





# Schedule 4A: No Natural Heritage System Constraints - Wetlands, Natural Areas

With the other Schedules and the text of  
The Official Plan



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Produced using information under license with the Grand River Conservation Authority (© Grand River Conservation Authority, 2009-2010).

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The map displays the Grand River watershed with various land use designations and significant natural areas. A red rectangle highlights a specific area in the lower right, labeled "Area to be amended".

**Legend:**

- City of Guelph
- County of Wellington
- County of Waterloo
- Province
- Water Agency
- Settlements
- Water Bodies
- Water Bodies
- Water Bodies
- City of Guelph map of heritage waters

**Significant Natural Areas**

- Area subject to proposed and potential changes
- Area subject to proposed changes
- Area subject to potential changes
- Area subject to potential changes
- Area subject to potential changes

**Area to be amended**

**Area to be amended**



Suspension LT4 272142033  
 2012-04-04 by the City of Guelph  
 Planning Division

**CITY OF GUELPH  
OFFICIAL PLAN  
SCHEDULE 4B:  
NATURAL HERITAGE SYSTEM**

### Fish Habitat and Permanent and Intermittent Streams





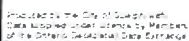
### The Official Plan



**Guelph**

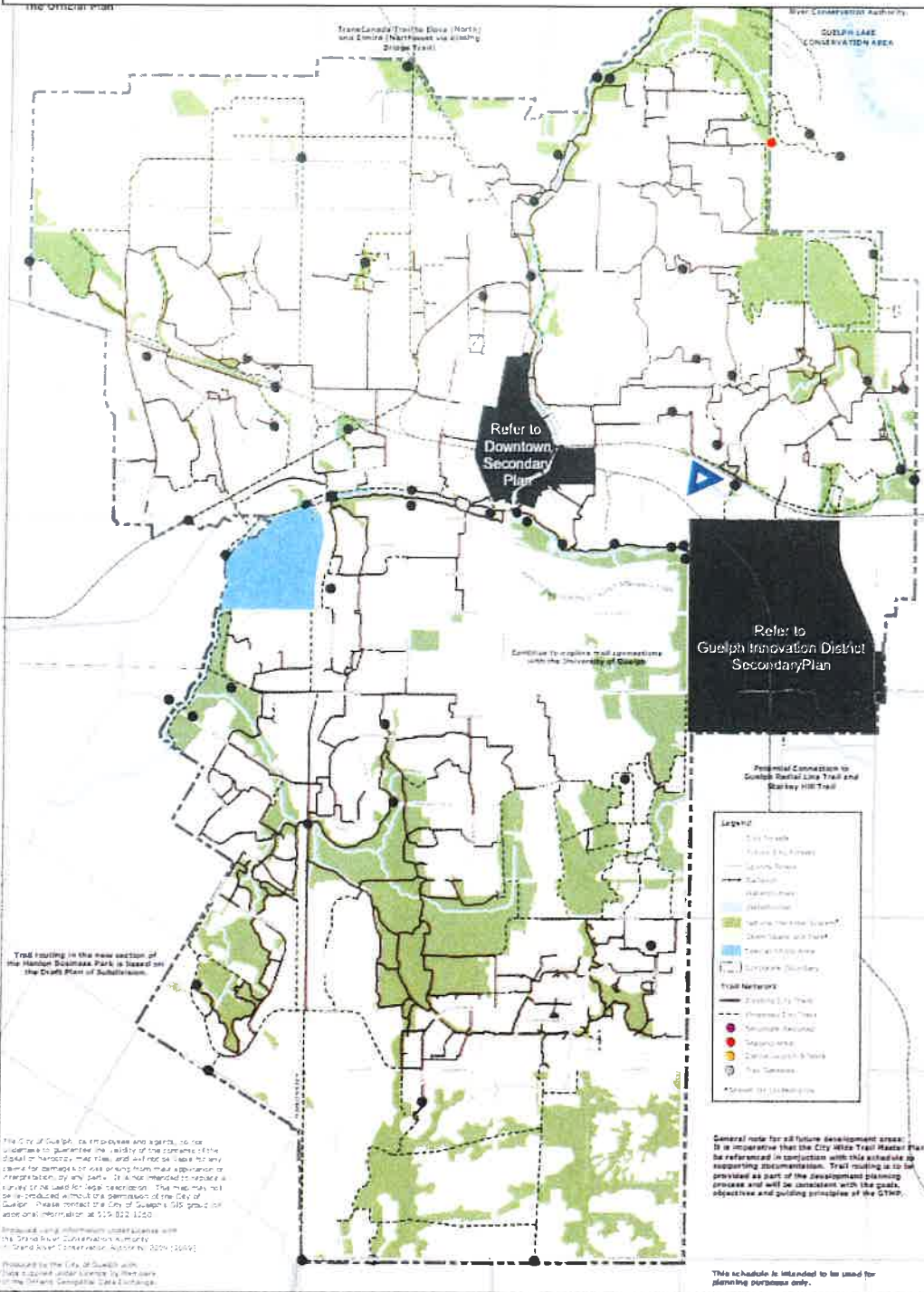


### The Official Plan





## Schedule 6: Open Space System – Rail Network





## Schedule 7b: Source Water Protection – No issue contributing areas

