



June 5, 2023

Project: 16-14-214

Mr. Michael Witmer
Senior Development Planner
Planning and Building Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mr. Witmer:

**Re: Revisions to Draft Plan of Subdivision and Zone Change
Cityview Ridge Subdivision - 20 and 37 Cityview Drive
City Files: 23T-12502 and ZC1208
Part Lot 4, Concession 3, Division 'C and
Lot 34 and Part Lots 30, 32 & 33, Registered Plan 53
(Geographic Township of Guelph)
Owner: Cityview Ridge Developments Inc. and Carson Reid Homes Ltd.**

The original draft plan of subdivision and zone change was submitted to the City in March of 2012 and a Notice of Complete application was circulated to commenting agencies and the public in May of 2012.

As a result of comments from the Environmental Advisory Committee, the Grand River Conservation Authority and City staff, a revised plan was submitted to the City and a public meeting was held in November of 2013. Further changes were made to the plan and a revised application was circulated by the City in 2015. Further comments by City staff resulted in a 3rd submission of the subdivision plan and technical reports in 2017.

It has taken some time to receive and address comments from City staff and Metrolinx as well as ensuring that this proposed subdivision integrated well with the park and road network recently approved for the Cityview Drive subdivision immediately north of the subject lands. City staff have also requested that we provide a policy update relative to the Provincial Policy Statement and the Growth Plan, along with a brief report addressing the changes to the subdivision plan and zoning.

The most significant changes to the original draft plan include the following:

- Elimination of the apartment block initially proposed for the property frontage on Watson Parkway North. The entire frontage along Watson Parkway is now being left as a natural area to be conveyed to the City and zoned NHS (Natural Heritage System).
- An increased setback to the Metrolinx property line along the south side of the subject lands to ensure the slope stability in this area.
- Originally the plan included two connections to Cityview Drive. City staff expressed concern about the sight lines around the most northerly connection and therefore this intersection has been

Surveying | Mapping | GIS

257 Woodlawn Road West, Unit 101 | Guelph | Ontario | Canada | N1H 8J1
T: 519-822-4031 | F: 519-822-1220
www.jdbarnes.com

eliminated. The southerly connection to Cityview Drive and the two connections to the subdivision to the north will provide sufficient road connections for this residential community.

- The plan now includes a mix of single detached, semi-detached, on-street townhouse units and a cluster townhouse block that will include stacked townhouse units for a total of 234 units.
- The park has been increased in size and is located adjacent to the park in the Cityview subdivision thereby providing a larger community facility for these two subdivisions.
- Two additional walkways have been added to the plan connecting Henry Court to Cityview Drive and a walkway along the south side of the park, connecting Street 3 and the internal parts of the plan to Street 1.

In support of these changes, the following plans and reports are included:


- Planning Policy Update
- Response Letter to City staff and Grand River Conservation Authority comments
- Update to North-South Environmental Figure 3 in EIS and EIS Technical Memo
- Tree Compensation Planting Concept
- Revised Draft Plan of Subdivision
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Reliance Letter on Phase I ESA
- Phase II Environmental Assessment Letter
- Clean Water Collector Sewer Design
- Sanitary Sewer Design
- Storm Sewer design
- Cityview Ridge Subdivision – Preliminary Engineering Design Drawings
- Preliminary Servicing & Stormwater Management Report
- Water Balance (Appendix F in the Preliminary Servicing & Stormwater Management Report)
- Scoped Heritage Impact Assessment Report

Please advise if you require hard copies of this material. Thank you for your attention to this matter.

Yours very truly,

J.D. BARNES LIMITED

(Formerly Black, Shoemaker, Robinson & Donaldson Limited)


Nancy Shoemaker, BAA, RPP

Attachments

Copy: Chris DeVriendt, City of Guelph
Carson Reid, Cityview Ridge Developments Inc.
Angela Kroetsch, GM BluePlan
Mirek Sharp, North-South Environmental
Sal Spitale, North-South Environmental

Surveying | Mapping | GIS

257 Woodlawn Road West, Unit 101 | Guelph | Ontario | Canada | N1H 8J1
T: 519-822-4031 | F: 519-822-1220
www.jdbarnes.com