



Notice of Revised Planning Applications

20 and 37 Cityview Drive North

Files: 23T-12502, ZC1208

Date: October 18, 2021

Purpose and Effect of Planning Applications

The applicant has submitted a revised a Draft Plan of Subdivision to create lots and blocks on the 'subject lands' (20 and 37 Cityview Drive South) for 83 single detached dwellings, 54 semi-detached dwellings, 27 on-street townhouse dwellings and 59 cluster townhouses (stacked and conventional). In total, 223 new dwelling units are proposed in the revised draft plan of subdivision (See Schedule-1 to this Notice). The draft plan also includes a 0.599 hectare park block, two (2) stormwater management blocks, and two open space blocks.

A revised Zoning Bylaw Amendment application has also been submitted to the City to rezone the subject lands from the current 'Urban Reserve' (UR) Zone to allow the above noted mixed density residential subdivision development. The following zones have been requested with the revised Zoning By-law Amendment application:

- Lots 19-101 – 'Single Detached Residential' (R.1D)
- Lots 1-17, 102-111 – 'Specialized Semi-Detached Residential' (R.2-26)
- Blocks 112-115 – 'On-Street Townhouse' (R.3B)
- Block 116 – 'Cluster Townhouse' (R.3A)
- Block 117 – 'Park' (P.2)
- Blocks 18, 118, 119 and Part of Block 120 – 'Walkway, Stormwater Management and Open Space' (P.1)
- Part of Block 120 – 'Wetland' (WL)

The initial development applications were deemed complete on April 19, 2012, and a statutory Public Meeting was held before Council on November 4, 2013. The initial submission has been revised and resubmitted two additional times, including in 2015 and 2017. The current is the fourth formal resubmission of the Draft Plan of Subdivision and Zoning By-law Amendment to the City.

Application Revisions

Revisions have been made to the previous subdivision and rezoning proposals described above. The current revisions include:

- Elimination of an apartment block that was initially proposed for the property's frontage on Watson Parkway North. The entire frontage along

Watson Parkway North is now proposed to be left as a natural area to be conveyed to the City and zoned P.1 (Conservation).

- An increase in the setback to the Metrolinx right-of-way immediately south of the subject lands to ensure greater slope stability.
- Realignment of 'Street 2' that originally connected to Cityview Drive North. The intersection with Cityview Drive North has been removed due to previously identified sightline concerns.
- Revisions to the residential unit mix to include single-detached, semi-detached, on-street townhouse units as well as a cluster townhouse block with both stacked and conventional townhouse units. A total of 223 new dwelling units is now proposed.
- Relocation of the park block to be adjacent to the park block in the adjacent draft approved subdivision to the north (55 and 75 Cityview Drive North – 23T-12501).
- Block 120 on the revised and proposed Draft Plan of Subdivision is proposed to be zoned ____ (Wetland?) and is 6.5 hectares in size. This block will not contribute to parkland dedication requirements as it is considered part of the City's Natural Heritage System.
- A link to the City's Master trail network that will connect the Cedarvale neighbourhood to the west and the new Cityview (The Glade) neighbourhood to the northeast.
- A walkway connection between Henry Court and Cityview Drive North.

New Materials Submitted

On September 27, 2021, the following items were submitted to the City for review:

- Draft Plan of Subdivision 23T-12502, prepared by Black, Shoemaker, Robinson & Donaldson Limited, revised January 6, 2021;
- Planning Policy Update, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated August 31, 2021;
- Comment Response Matrix, prepared by GMBLuePlan Engineering, dated August 31, 2021;
- Environmental Impact Study (EIS) Update (Memo), prepared by North-South Environmental Inc., dated July 20, 2021;
- Revised Engineering Plans; prepared by GMBLuePlan Engineering, revised August 30, 2021;
- Revised Preliminary Servicing and Stormwater Management Report, prepared by GMBLuePlan Engineering, dated August 30, 2021; and
- Revised Tree Compensation Planting Concept (Memo), prepared by GSP Group, dated October 14, 2020;

These documents as well as previous submission materials are available online at **guelph.ca/development** under **20 and 37 Cityview Drive North**. For additional information please contact the planner managing the file:

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