

May 3, 2012



**NOTICE OF COMPLETE APPLICATION
20 & 37 CITYVIEW DRIVE**

**Proposed Draft Plan of Subdivision (File No. 23T-12502)
Proposed Zoning By-law Amendment (File No. ZC1208)
Applicant: BSRD Ltd.**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that complete applications have been received by the City of Guelph's Planning Services for a Draft Plan of Subdivision and Zoning By-law Amendment. The applications apply to properties municipally known as 20 and 37 Cityview Drive and legally described as Part of Lot 4, Concession 3, Division 'C' and Lot 34 and Part Lots 30, 32, and 33, Registered Plan 53, City of Guelph. The applications were deemed to be complete on April 19, 2012.

The subject lands comprise 17.68 hectares of land located north of York Road, west of Watson Parkway North and east of Elizabeth Street (**see Location Map in Schedule 1**). The subject site is bounded by Watson Parkway to the east, CN Railway lands to the south, existing residential development lands to the west (Valleyhaven Subdivision Phase 3) and future development lands to the north. These adjacent lands to the north at 55 and 75 Cityview Drive are subject to a separate residential draft plan of subdivision application (File: 23T-12501). The notice of complete application for this adjacent subdivision proposal was circulated to area residents and agencies on January 31, 2012.

Proposed Draft Plan of Subdivision

The proposed draft plan of subdivision includes the creation of lots and blocks to provide a total of 261 dwelling units, comprised of 101 single detached dwellings, 40 semi-detached dwellings, 66 on-street townhouse units and 54 apartment units. The draft plan also includes a park block (0.66 ha in size), two stormwater management blocks and 2 open space blocks. The applicant's proposed draft plan of subdivision and details are included in **Schedule 2**.

The proposed draft plan has also been coordinated with the separate draft plan of subdivision application on the adjacent lands to the north (23T-12501) to provide the necessary public street connections. This adjacent subdivision proposal on the abutting lands to the north is shown on **Schedule 3**.

Zoning By-law Amendment Application

The purpose of the proposed amendment is to rezone the subject lands from the UR (Urban Reserve) Zone, FL (Floodplain Lands) Zone, R.1D (Single Detached Residential) Zone and R.1C (H13) Zone to the R.1C (Single Detached Residential) Zone, R.1D Zone, R.2 (Residential Semi-Detached/Duplex) Zone, R.3B-7 (Specialized On-Street Townhouse) Zone, R.4A (General Apartment) Zone, P.1 (Conservation Land) Zone, P.2 (Neighbourhood Park) Zone and WL (Wetland) Zone.

The effect of the proposed zoning by-law amendment is to implement the proposed draft plan of subdivision. The details of the proposed zoning are provided in **Schedule 4**.

Other Applications

The lands subject to this application are currently not subject to any other planning application.

Additional Information

A separate notice will be mailed to you confirming the date, time and location of the Public Meeting and will include additional details of the application.

The public may view information and material relating to this application at the City of Guelph's Planning Services at 1 Carden Street, 3rd Floor, Guelph, ON, Monday to Friday, between 8:30 am and 4:30 pm.

If you wish to be notified of the decision of the City of Guelph in respect to the proposed Zoning Bylaw Amendment, you must make a written request to the City Clerk, City Hall, 1 Carden Street, Guelph, ON, N1H 3A1.

Appeals

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Guelph before the decision is made regarding the proposed Zoning Bylaw Amendment:

- i The person or public body is not entitled to appeal the decision of the Council of the City of Guelph to the Ontario Municipal Board.**
- ii The person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.**

Should you have any questions about this application, or wish to submit comments, please contact Chris DeVriendt at (519) 822-1260 ext. 2360.

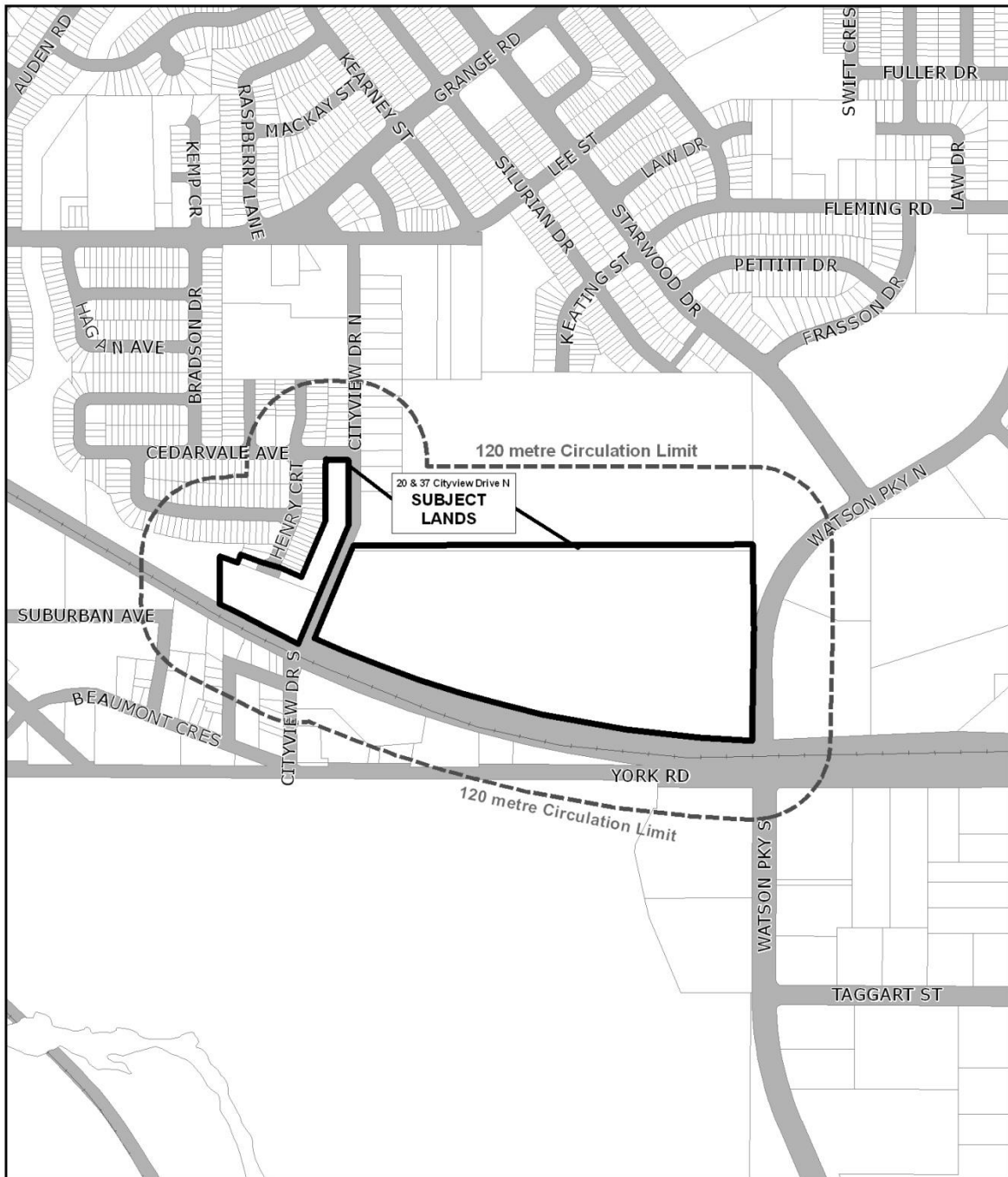
Yours truly,

Chris DeVriendt, MCIP, RPP
Senior Development Planner
Planning and Building Services
Planning & Building, Engineering and Environment

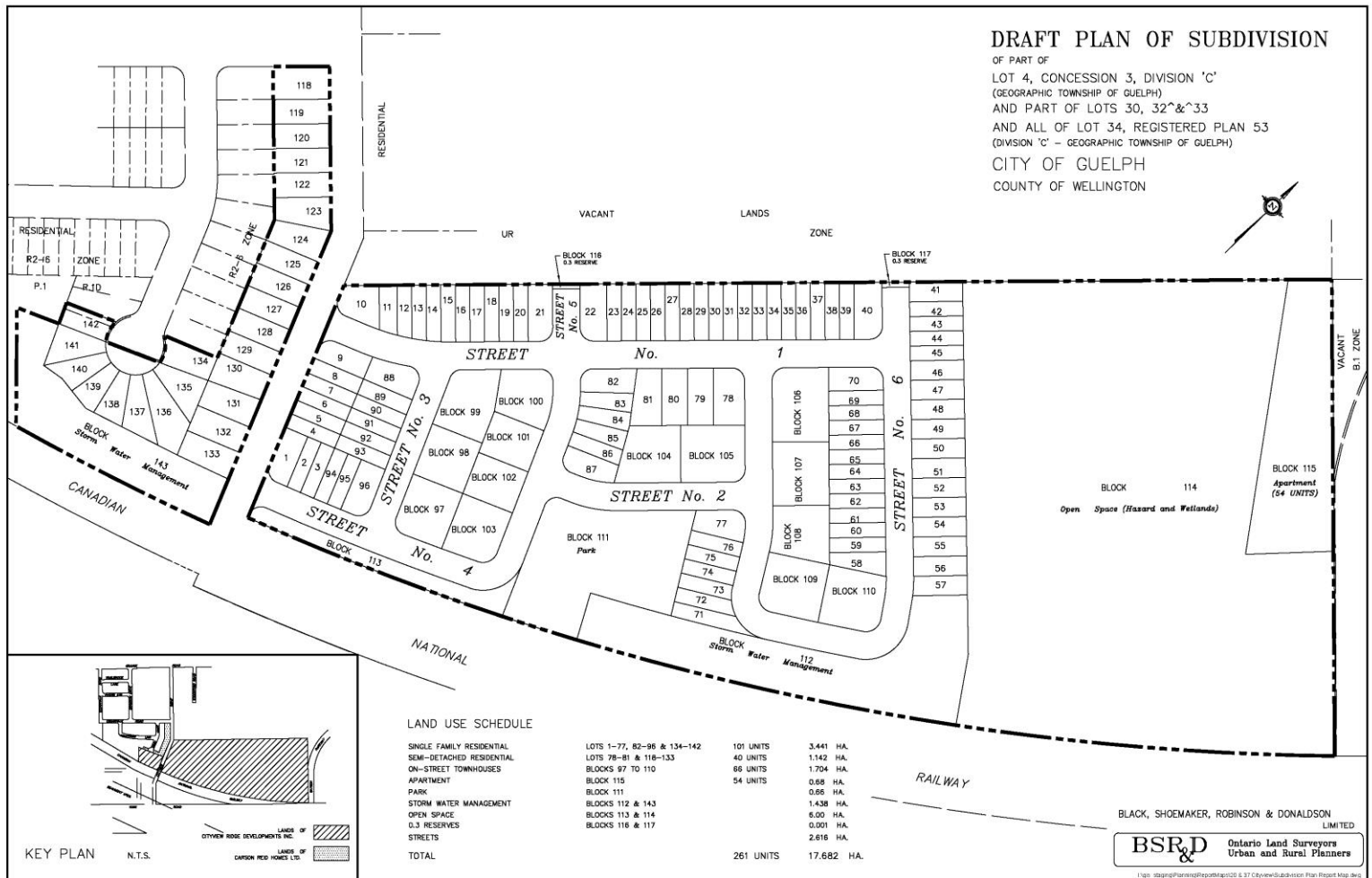
T 519-822-1260 x 2360
F 519-822-4632
E chris.devriendt@guelph.ca

Attach.

Schedule 1
LOCATION MAP
20 & 37 Cityview Drive



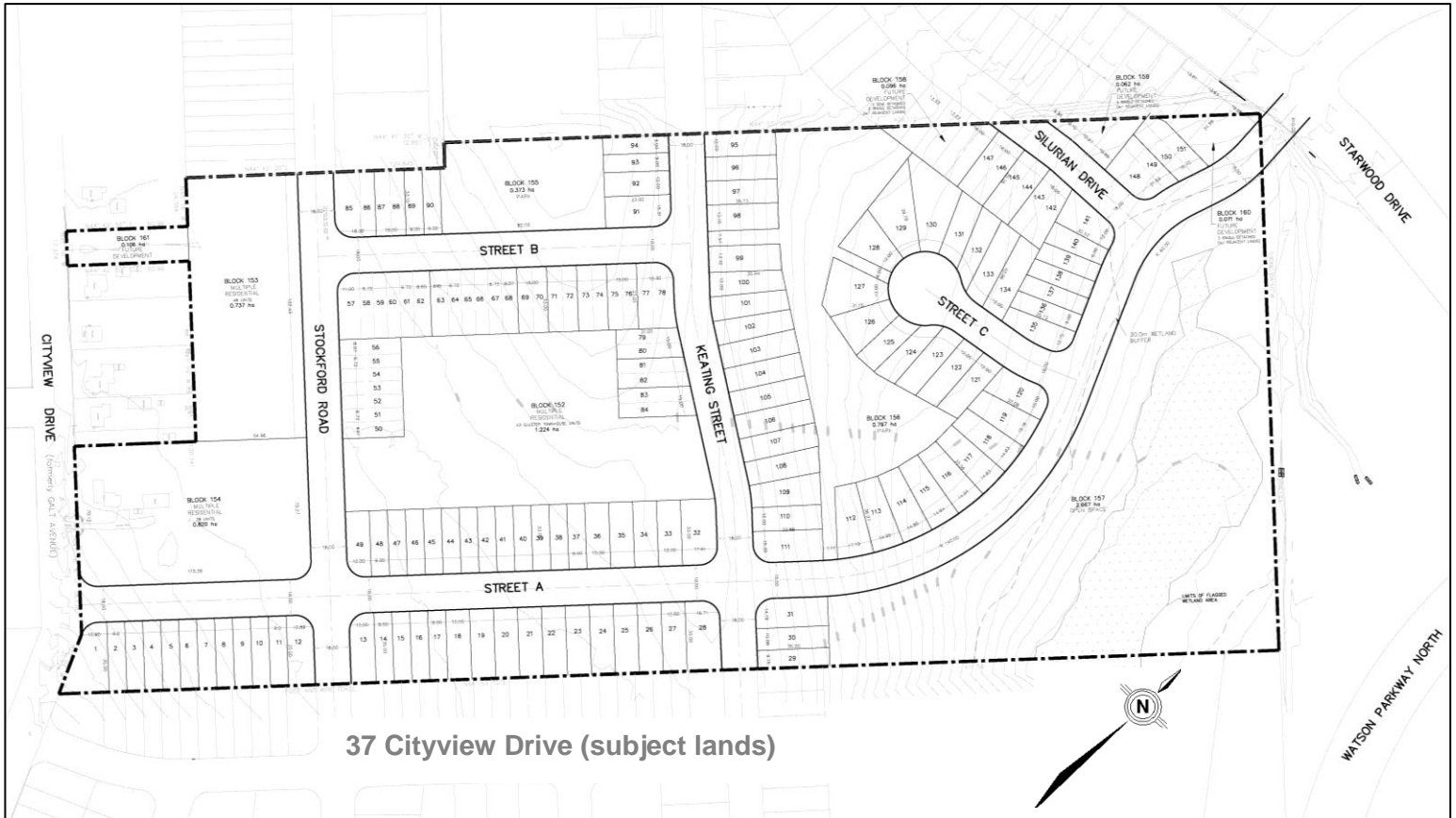
Schedule 2
PROPOSED DRAFT PLAN OF SUBDIVISION
20 and 37 Cityview Drive



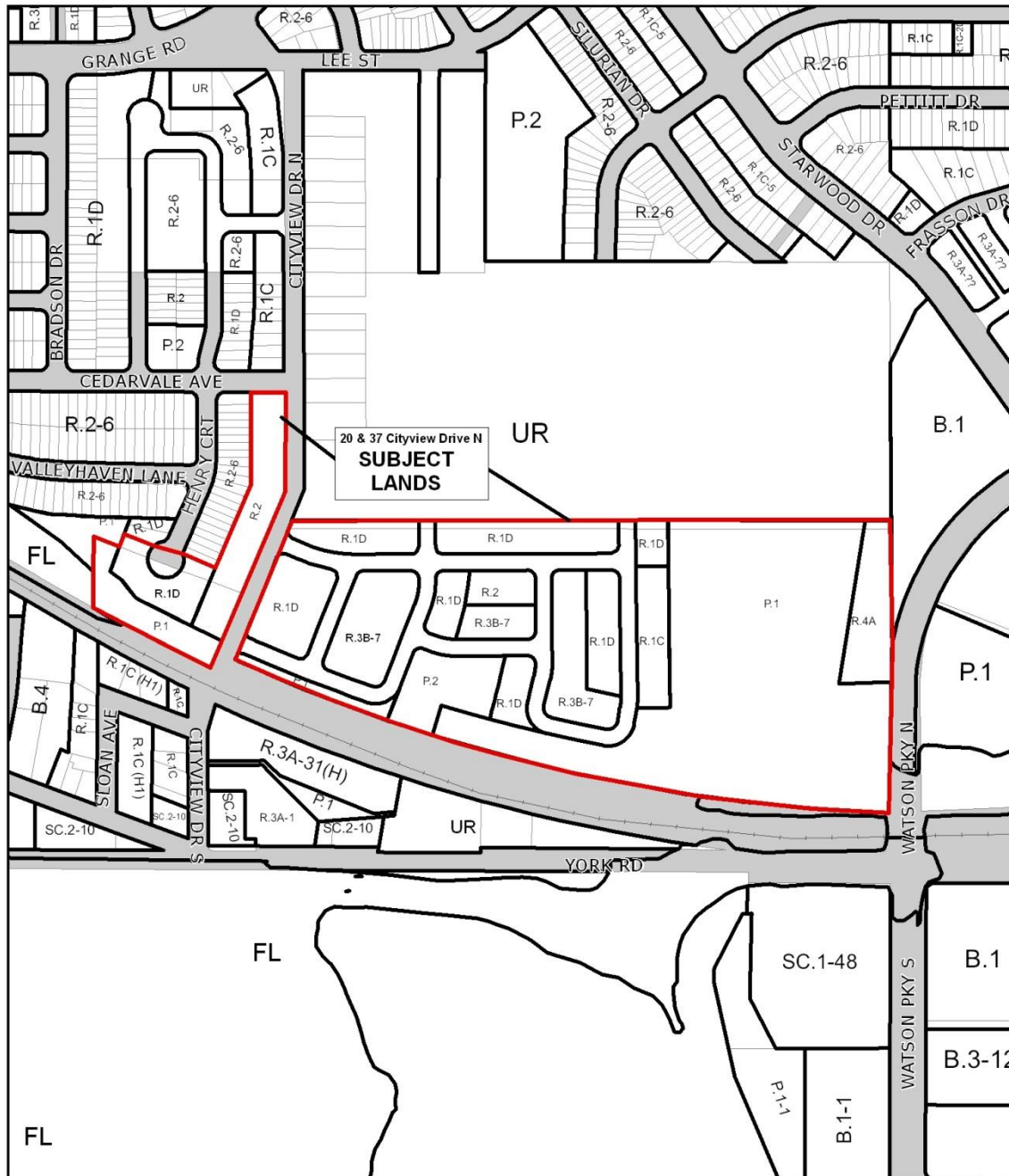
Schedule 2 (continued)
PROPOSED DRAFT PLAN OF SUBDIVISION DETAILS
 20 and 37 Cityview Drive

LAND USE	NO. OF UNITS	AREA (Ha)	DENSITY (UNITS/DWELLINGS) PER HECTARE
Single Detached Dwellings Lots 1-77, 82-96, 134-142	101	3.441	29.35
Semi-Detached Dwellings Lots 78-81, 118-133	40	1.142	35.03
On-Street Townhouse Blocks 97-110	66	1.704	38.73
Apartment Dwellings Block 115	54	0.68	79.41
Park/Open Space Blocks 111, 113, 114	n/a	6.66	n/a
Roads Streets 1-6	n/a	2.616	n/a
Storm Water Management Blocks 112, 143	n/a	1.438	n/a
TOTAL	261	17.682	37.46 (net)

Schedule 3
SEPARATE DRAFT PLAN OF SUBDIVISION APPLICATION (23T-12501)
ON ADJACENT LANDS TO THE NORTH
55 and 75 Cityview Drive



Schedule 4
PROPOSED ZONING BY-LAW AMENDMENT
20 and 37 Cityview



To: Agencies and Departments

The City of Guelph is initiating the review of the Draft Plan of Subdivision and Zoning By-law Amendment applications 23T-12502/ZC1208 for the property known as **20 and 37 Cityview Drive**.

Please submit your comments by **June 8, 2012**. If you have any questions or require further information, please call Chris DeVriendt at (519) 837-5616 Extension 2360, or email planning@guelph.ca

If you have no comments or concerns regarding this application, **20 and 37 Cityview Drive (File # 23T-12502/ZC1208)** please sign and submit this form to:

Chris DeVriendt

Planning, Building, Engineering and Environment

City of Guelph

Fax # (519) 822-4632

Agency

Representative (Please Print)

Representative (Signature)

Date