

September 24, 2013

## **NOTICE OF REVISED APPLICATION & PUBLIC MEETING NOTICE**

### **Proposed Draft Plan of Subdivision and Zoning By-law Amendment: 20 and 37 Cityview Drive North (File: 23T-12502/ZC1208)**

This letter is to advise that revised applications for a Draft Plan of Subdivision and Zoning By-law Amendment have been received by the City of Guelph's Planning Services for the property municipally known as 20 and 37 Cityview Drive North, in accordance with the provisions of the Planning Act, as amended. The original application was circulated on May 3, 2012.

#### **Public Meeting:**

City Council will hold a Public Meeting in accordance with the Planning Act for the Draft Plan of Subdivision and Zoning By-law Amendment applications from BSRD Ltd. for the property known as **20 and 37 Cityview Drive North**.

Meeting Date:	<b>November 4, 2013</b>
Location:	<b>Council Chambers, City Hall, 1 Carden Street</b>
Time:	<b>7:00 p.m</b>

#### **SUBJECT LANDS**

**20 and 37 Cityview Drive North:** The subject site comprises 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 and future development lands to the north.

#### **PURPOSE AND EFFECT OF APPLICATIONS**

The purpose of the proposed Draft Plan of Subdivision is to subdivide the subject lands for residential use in accordance with the attached draft plan of subdivision in Schedule 3.

The proposed draft plan of subdivision includes the creation of lots and blocks to provide a total of 264 residential units, consisting of 98 single detached dwellings, 46 semi-detached dwellings, 42 on-street townhouse units, 24 cluster townhouse units, and 54 apartment units. The draft plan also includes a 0.608 hectare park block (Block 107), two stormwater management blocks (Blocks 110 and 139) and two open space blocks (Blocks 108 and 111).

Revisions to the previous subdivision proposal that was circulated on May 3, 2012 have been made to design development in coordination with the separate draft plan of subdivision application on the adjacent lands to the north at 55 and 75 Cityview Drive (23T-12501) (see Schedule 5) The revisions included a modified street network to align street connections and to allow Park Block 107 to be consolidated with the proposed park block in the draft plan to the north to implement a larger neighbourhood park between the two developments. The original draft plan of subdivision proposal that was circulated on May 3, 2012 is included in Schedule 6.

The purpose of the proposed Zoning By-law Amendment is to rezone the property from the current UR (Urban Reserve) Zone, FL (Floodplain Lands) Zone, R.1D (Single Detached Residential) Zone and R.1C (H13) Zone to the following zoning categories to implement the proposed draft plan of subdivision:

- R.1D (Single Detached Residential) Zone
- R.1C (Single Detached Residential) Zone
- R.2 (Residential Semi-Detached/Duplex) Zone
- R.3B-7 (Specialized On-Street Townhouse) Zone
- R.3A (Cluster Townhouse) Zone
- R.4A (Residential General Apartment) Zone
- P.2 (Neighbourhood Park) Zone
- P.1 (Conservation Land) Zone

The proposed zoning concept is provided in Schedule 2.

The following information was submitted in support of the revised application:

1. Revised Preliminary Servicing and Stormwater Management Report prepared by Gamsby and Mannerow Ltd. August, 2013.
2. Addendum #2 to Cityview Ridge Environmental Impact Study prepared by North-South Environmental Ltd. August, 2013.
3. Revised Road and Rail and Vibration Noise Impact Study prepared by Howe Gastmeier Chapnik Ltd. August, 2013.

These submissions can be found on the City's website at the following link:

<http://guelph.ca/2012/01/55-75-cityview-drive/> or visit [guelph.ca](http://guelph.ca) and search for 'Active Development Files'.

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

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## **TO SPEAK AT THE PUBLIC MEETING OR PROVIDE WRITTEN COMMENTS:**

Any person may attend the public meeting and/or provide written or verbal representation on the proposal.

1. If you wish to **speak** to Council on the application you must register as a delegation by contacting the City Clerk's Office, City Hall, **no later than November 1, 2013 at 9:00 a.m. in any of the following ways:**
  - By Phone at **519-837-5603** or TTY **519-826-9771**
  - By Email at [clerks@guelph.ca](mailto:clerks@guelph.ca)
  - By Fax at 519-763-1269
  - In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
  - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1
2. If you wish to submit **written comments** to Council on the application you must submit the written comments to the City Clerk's Office, City Hall, **no later than November 1, 2013 at 9:00 a.m. in any of the following ways:**
  - By Email at [clerks@guelph.ca](mailto:clerks@guelph.ca)
  - By Fax at 519-763-1269
  - In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
  - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

**The purpose of the meeting is to provide more information about the application and an opportunity for public input. No recommendations are provided at the Public Meeting and City Council will not be making any decision at this meeting. A recommendation report will be prepared and presented at a subsequent meeting of City Council following a full review of the application.**

If you would like to be notified of the date when City Council will consider staff's recommendation on this application you must submit your full name and mailing address in writing or fill in the Public Meeting sign-in sheet at the Public Meeting.

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

## **IMPORTANT INFORMATION ABOUT MAKING A SUBMISSION**

If a person or public body does not make oral submissions at a public meeting or make written submissions to Guelph City Council before the by-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Municipal Board.

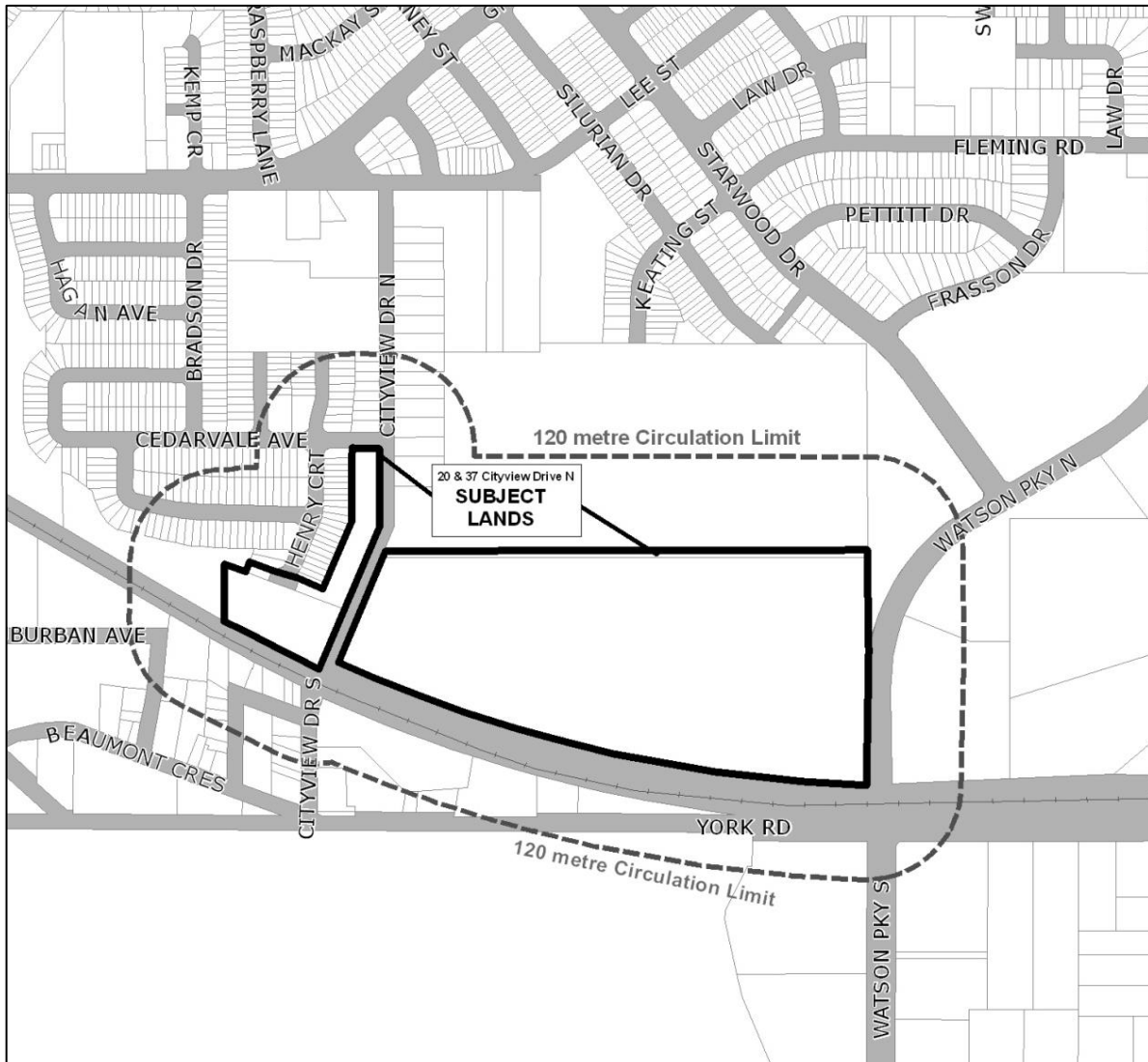
If a person or public body does not make oral submissions at a public meeting, or make written submissions to Guelph City Council before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**FOR MORE INFORMATION**

Additional information including copies of the staff report and related background information will be available for review by visiting 1 Carden Street, 3<sup>rd</sup> Floor or contacting **Chris DeVriendt at (519) 837-5616, ext. 2360** during regular office hours, or by email at: [chris.devriendt@guelph.ca](mailto:chris.devriendt@guelph.ca).

Please note that copies of the Staff report will be available on **October 25, 2013** and may be picked up at Planning, Building, Engineering and Environment (1 Carden Street, 3<sup>rd</sup> Floor) on, or after this date.

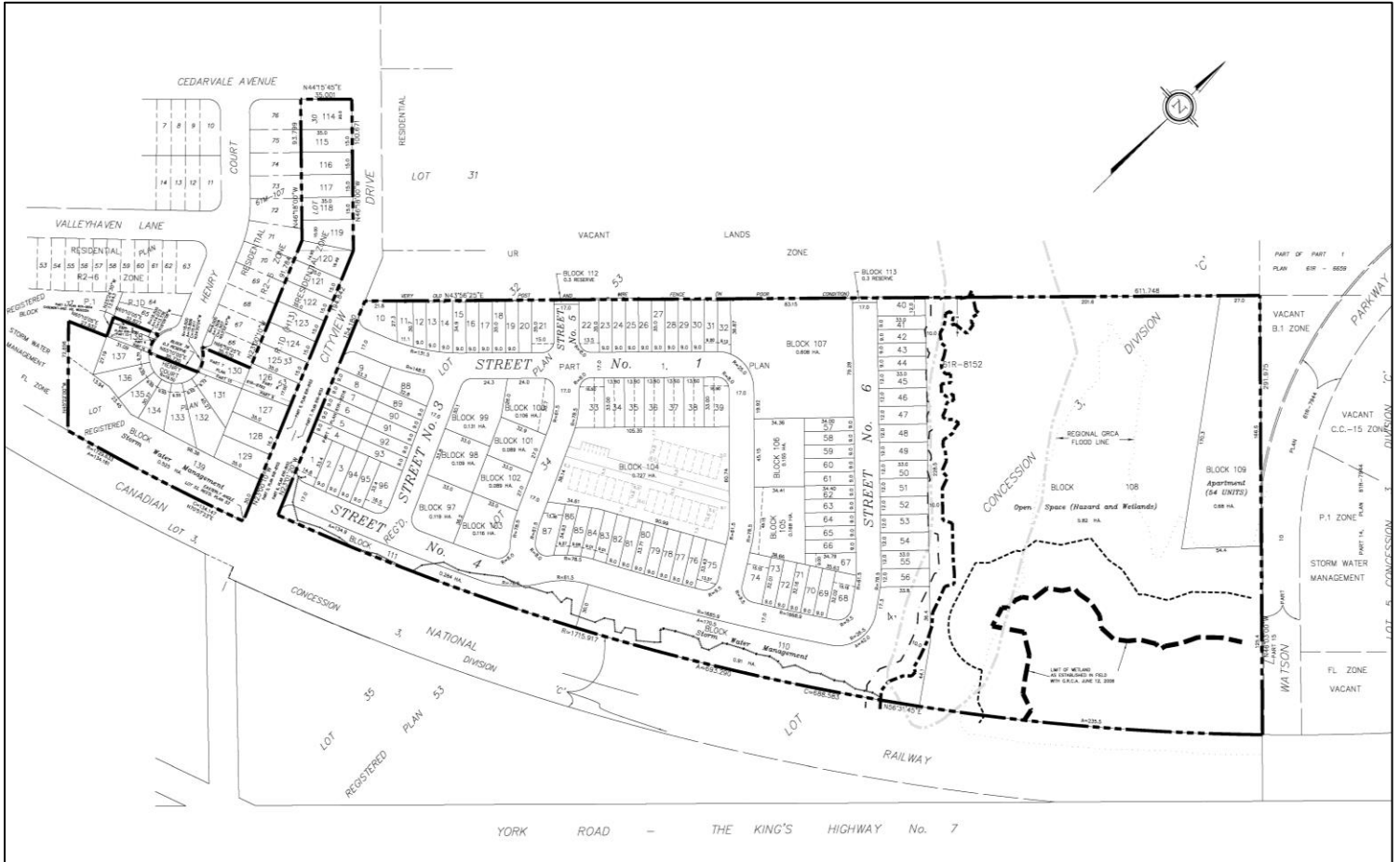
**Schedule 1: Location Map**



**Schedule 2: Details of Proposal**

<b>Applicant:</b>	BSRD Inc.
<b>Address:</b>	20 and 37 Cityview Drive North
<b>Legal Description:</b>	Part of Lot 4, Concession 3, Division C and Lot 34 and Part Lots 30, 32 and 33, Registered Plan 53, City of Guelph.
<b>Property Size:</b>	17.68 hectares
<b>Existing Land Use:</b>	Vacant and single detached dwelling.
<b>Existing Official Plan Designation:</b>	General Residential, Open Space, Core Greenlands, Mixed Use Node
<b>Existing Zoning:</b>	UR (Urban Reserve) Zone, FL (Floodplain Lands) Zone, R.1D (Single Detached Residential) Zone and R.1C (H13) Zone
<b>Proposed Zoning:</b>	<ul style="list-style-type: none"> <li>• R.1D (Single Detached Residential) Zone</li> <li>• R.1C (Single Detached Residential) Zone</li> <li>• R.2 (Residential Semi-Detached/Duplex) Zone</li> <li>• R.3B-7 (Specialized On-Street Townhouse) Zone</li> <li>• R.3A (Cluster Townhouse) Zone</li> <li>• R.4A (Residential General Apartment) Zone</li> <li>• P.2 (Neighbourhood Park) Zone</li> <li>• P.1 (Conservation Land) Zone</li> </ul>
<b>Proposal Description:</b>	<p>The applicant proposes to subdivide the subject lands develop a total of 264 residential units, consisting of 98 single detached dwellings, 46 semi-detached dwellings, 42 on-street townhouse units, 24 cluster townhouse units, and 54 apartment units. The draft plan also includes a 0.608 hectare park block (Block 107), two stormwater management blocks (Blocks 110 and 139) and two open space blocks (Blocks 108 and 111).</p> <p>Proposed development west of Cityview Drive (20 Cityview Drive) includes semi detached dwellings along Cityview Drive and single detached lots at the end of Henry Court. Proposed development east of Cityview Drive would be accessed by two new municipal streets on Cityview Drive and two municipal street extensions from the proposed development to the north at 55 Cityview Drive. A centralized neighbourhood park (Block 107) is also proposed in conjunction with the park block included in the adjacent draft plan proposal to the north to create a larger neighbourhood park between the two developments. Open Space Block 108 is proposed to recognize and protect natural features and steep slopes on the subject site.</p> <p>(see attached subdivision plan in Schedule 3)</p>
<b>Ward 1:</b>	<p><b>Councillor Bob Bell</b>  Phone: 519-822-6152  Email: bob.bell@guelph.ca</p>
	<p><b>Councillor Jim Furfaro</b>  Phone: 519-822-1260, x2502  Email: Jim.Furfaro@guelph.ca</p>

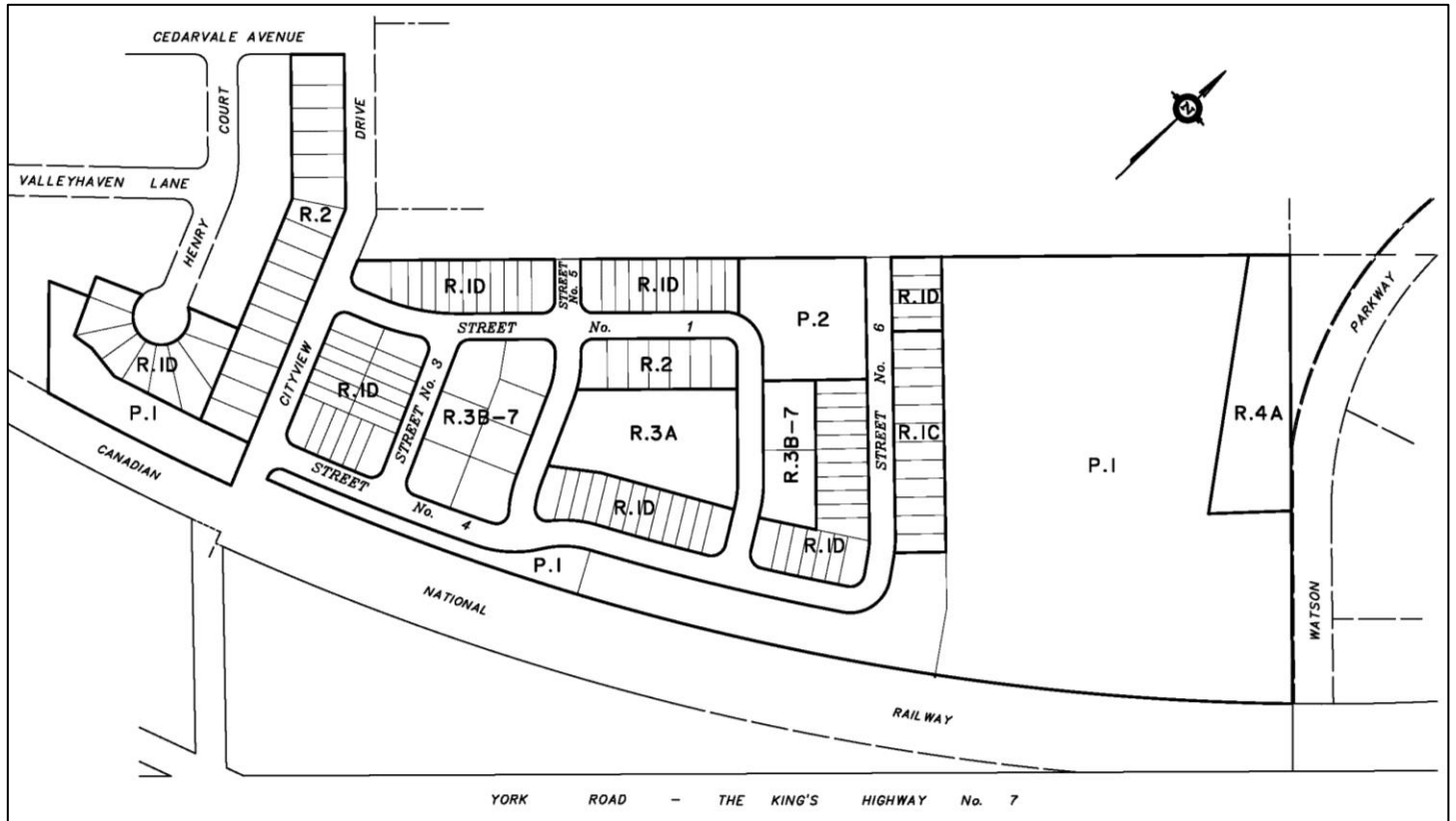
# **Schedule 3: Proposed Subdivision Plan**



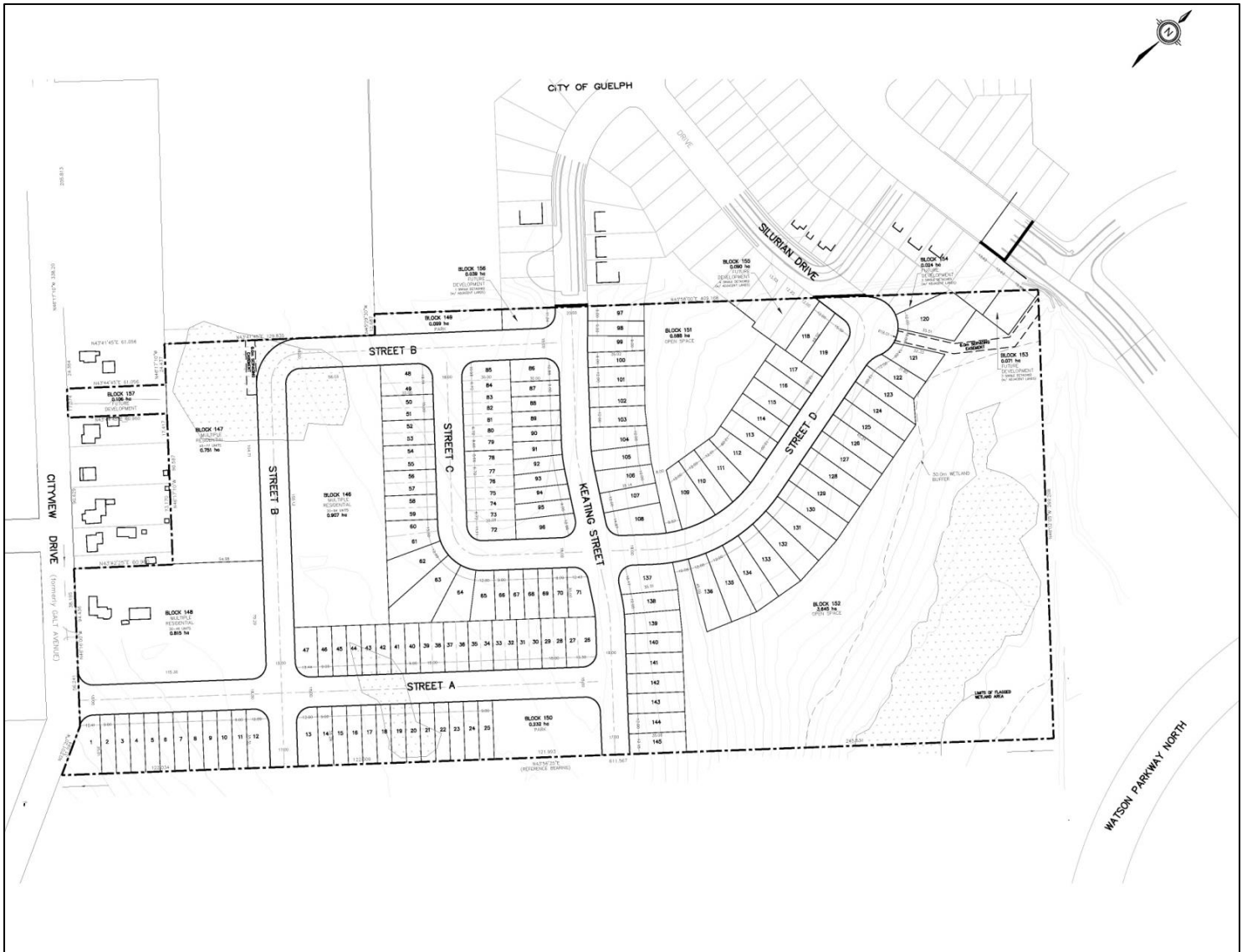
**Schedule 3: Proposed Subdivision Plan Details**

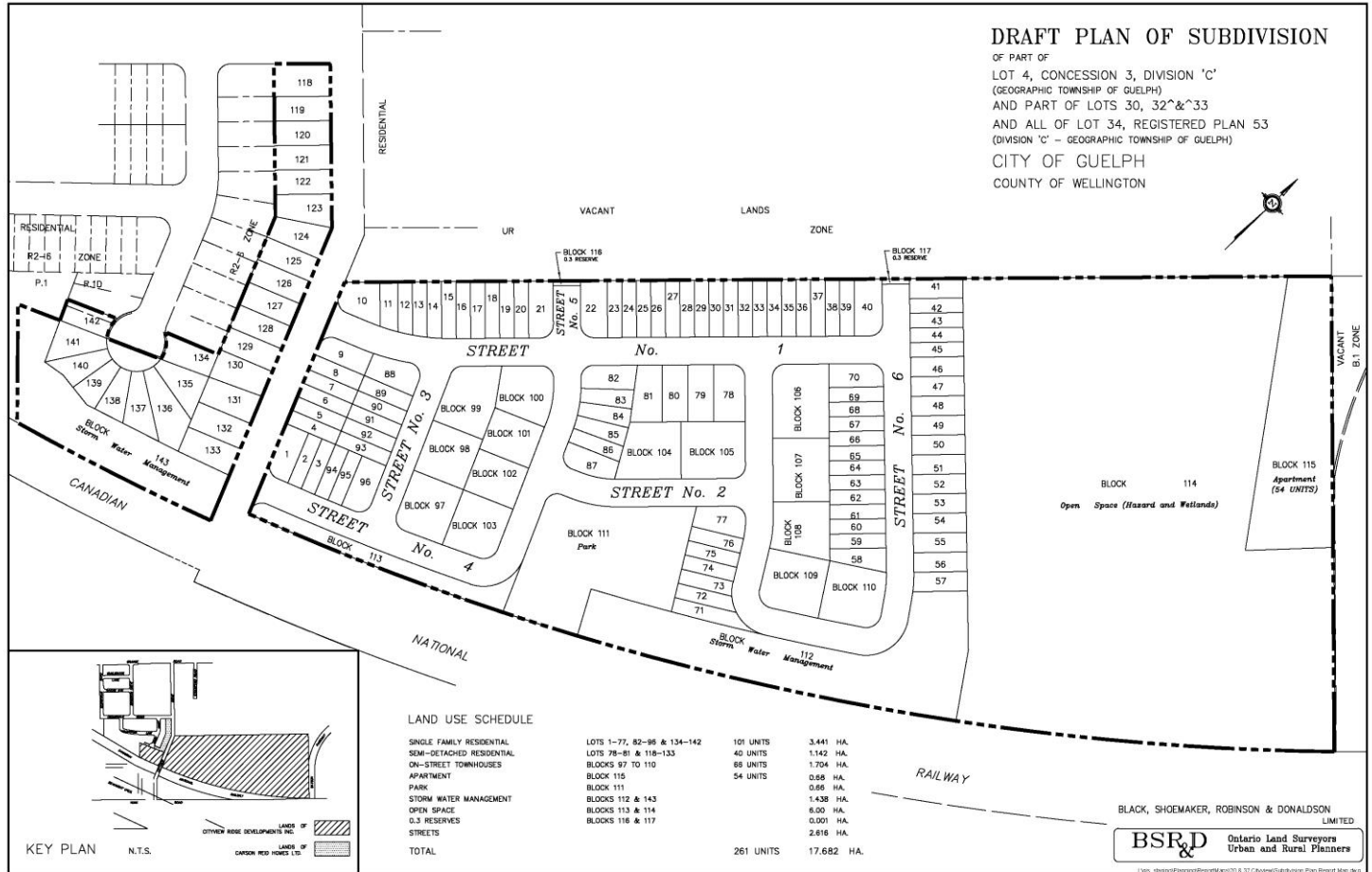
<b>LOTS/BLOCKS</b>	<b>LAND USE</b>	<b>AREA</b>	<b># OF UNITS</b>
Lots 1-32, 40-96, 130-138	Single Detached Residential	3.53 hectares	98
Lots 33-39, 114-129	Semi-Detached Residential	1.24 hectares	46
Blocks 97-103, 105, 106	On-Street Townhouses	1.08 hectares	42
Block 104	Cluster Townhouses	0.73 hectares	24
Block 109	Apartment	0.68 hectares	54
Block 107	Park	0.61 hectares	
Blocks 110 & 139	Stormwater Management	1.44 hectares	
Blocks 108 & 111	Open Space	6.1 hectares	
Blocks 112 & 113	0.3 metre reserves	0.001 hectares	
	Streets	2.28 hectares	
<b>TOTAL AREA</b>		<b>17.68 hectares</b>	<b>264</b>





**Schedule 5: Subdivision Proposal on Adjacent Lands (55 & 75 Cityview Drive)**



**Schedule 6: Initial Draft Plan of Subdivision Circulated May 3, 2012**



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**To: Agencies and Departments**

The City of Guelph is reviewing the revised Draft Plan of Subdivision and Zoning By-law Amendment application from BSRD Inc. for the properties known as 20 and 37 Cityview Drive North.

Please submit your comments by **November 4, 2013**. If you have any questions or require further information, please call Chris DeVriendt at (519) 837-5616 Extension #2360, or email / [planning@guelph.ca](mailto:planning@guelph.ca)

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If you have no comments or concerns regarding this application, 20 & 37 Cityview Drive North (**File # 23T12502/ZC1208**), please sign and submit this form to:

***Chris DeVriendt***

Planning, Building, Engineering and Environment

**City of Guelph**

Fax # (519) 822-4632

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Agency

Representative (Please Print)

Representative (Signature)

Date