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# Notice of Revised Planning Applications

## 20 & 37 Cityview Drive

### Files: 23T-12502 and ZC1208

### **Date**: June 16, 2023

### 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 76 single detached dwellings, 54 semi-detached dwellings, 20 on-street townhouse dwellings and 84 stacked townhouses. In total, 234 new dwelling units are proposed in the revised draft plan of subdivision (See Schedule-1 to this Notice). The draft plan also includes a 0.78 hectare park block, two (2) stormwater management blocks, a trail system, walkway and open space. A revised Zoning Bylaw Amendment application has also been submitted to the City to rezone the subject lands from the current Low Density Residential 1 and 2 (RL.1, RL.2 & RL.2(H)), Specialized Commercial Mixed-Use Centre (CMUC (PA)(H12)), Open Space (OS) and Natural Heritage System (NHS) Zones in the Comprehensive Zoning By-law (2023)-20790 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 19-94 – ‘Low Density Residential 2’ (RL.2)
* Lots 1-17, 95-104 – ‘Specialized Low Density Residential 2’ (RL.2-19)
* Blocks 105-107 – ‘Low Density Residential 3’ (RL.3)
* Block 108 – ‘Medium Density Residential 6’ (RM.6)
* Block 109 & 110 – ‘Neighborhood Park’ (NP)
* Blocks 18, 111, 112 and Part of Block 113 – ‘Open Space’ (OS)
* Part of Block 113 – ‘Natural Heritage System’ (NHS)

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 three additional times, including in 2015, 2017 and 2021. The current is the fifth formal resubmission of the Draft Plan of Subdivision and Zoning By-law Amendment to the City.

### Application Revisions

Revisions have been made to the original applications and include:

* 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 to be zoned NHS (Natural Heritage System).
* An increased setback to the Metrolinx property (rail line) along the south side of the subject lands to ensure the slope stability in this area.
* The park block has increased in size and is located adjacent to the park in the Cityview subdivision.
* Two additional walkways have been added to the plan connecting Henry Court to Cityview Drive and a walkway along the southside of the park, connecting Street 3 and the internal parts of the plan to Street 1.

### New Materials Submitted (Second Submission)

On June 5, 2023, the following items were submitted to the City for review:

* Revised Draft Plan of Subdivision, prepared by J.D. Barnes Limited, dated November 9, 2022;
* Planning Policy Update, prepared by J.D. Barnes Limited, dated April 2023;
* Revised Servicing and Stormwater Management Report, prepared by GM BluePlan Engineering Limited, dated June 2023;
* Engineering Drawings (Servicing, Grading and Drainage, Stormwater) prepared by GM BluePlan Engineering Limited, Revision No. 11 dated June 2023;
* Scoped Heritage Impact Assessment Report, prepared by MHBC Planning, dated March 2023.
* General Comment Response Letter, prepared by GM BluePlan Engineering Limited, dated June 1, 2023;
* Environmental Impact Study (EIS) Update Memo, prepared by North-South Environmental, dated May 11, 2023;
* Tree Compensation Planting Concept Memo, prepared by GSP Group, dated November 30, 2022
* Phase One Environmental Site Assessment, prepared by GM BluePlan Engineering Limited, dated March 22, 2023;
* Environmental Site Assessment Letter of Reliance, prepared by GM BluePlan Engineering Limited, dated March 22 2023; and
* Environmental Site Assessment Comment Response Letter, prepared by GM BluePlan Engineering Limited, dated March 20, 2023.

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

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# Schedule 1 – Draft Plan of Subdivision 23T-12502 (Revised)

The proposed subdivision is located at 20-37 Cityview Drive, which is situated in the North East portion of Guelph. The site is on the west side of Cityview Drive, directly north of a Metrolinx owned railway line. The site occupies approximately 1.1 hectares and currently holds a residential use. The proposed subdivision plan will consist of a mixed density residential development that includes single
detached dwellings, semi-detached dwellings, on-street townhouse dwellings, a cluster townhouse block that will contain stacked townhouse units, for a total of 234 units. The plan will also include a neighbourhood park, two stormwater management facilities, a trail system, walkway and open space.