

# Staff Report

To City Council

Service Area Infrastructure, Development & Enterprise Services

Date Monday, December 10, 2018

**Subject Statutory Public Meeting Report  
127 Cityview Drive North  
Proposed Zoning By-law Amendment  
File: OZS18-006  
Ward 1**

Report Number IDE-2018-142

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## Recommendation

That Report IDE-2018-142 regarding a proposed Zoning By-law Amendment application (File: OZS18-006) by Black, Shoemaker, Robinson & Donaldson Limited on behalf of the owner, Linda Da Maren to permit the development of two new single detached residential dwellings on the property municipally known as 127 Cityview Drive North, and legally described as Lot 23, Registered Plan 462, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

## Executive Summary

### Purpose of Report

To provide planning information on an application requesting approval of a Zoning By-law Amendment to permit the development of two new single detached residential dwellings on the property municipally known as 127 Cityview Drive North. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

### Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

### Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

# **Report**

## **Background**

An application to amend the Zoning By-law was received for the property municipally known as 127 Cityview Drive North from Black, Shoemaker, Robinson & Donaldson Limited on behalf of the owner, Linda Da Maren on October 3, 2018 and deemed to be complete on November 1, 2018.

## **Location**

The subject property is located on the east side of Cityview Drive North between Lee Street and Cedarvale Avenue (see ATT-1 and ATT-2 - Location Map and Orthophoto). The subject property has an area of 0.1186 hectares and a frontage of 22.86 metres along Cityview Drive North. The subject property is currently occupied by a single detached residential dwelling and an accessory shed.

Surrounding land uses include:

- To the north, single detached residential dwellings;
- To the south, single detached residential dwellings;
- To the east, beyond the rear property line is William C. Winegard Public School which has access from Lee Street; and,
- To the west, along the opposite side of Cityview Drive North, is single detached residential dwellings.

## **Existing Official Plan Land Use Designations and Policies**

The Official Plan land use designation that applies to the subject property is "Low Density Greenfield Residential." This designation applies to residential areas within the greenfield area of the city. Permitted uses within this designation includes single detached, semi-detached and duplex dwellings as well as multiple unit residential buildings, such as townhouses and apartments. The net density of developments within the Low Density Greenfield Residential designation is to be between 20 and 60 units per hectare.

The land use designations and relevant policies contained in the Official Plan are included in ATT-3.

## **Existing Zoning**

The subject property is currently zoned "Urban Reserve" (UR), according to Zoning By-law (1995)-14864, as amended. The UR zone does not permit residential uses.

The existing zoning map is included as ATT-4.

## **Proposed Zoning By-law Amendment**

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current "Urban Reserve" (UR) Zone to a "Specialized Residential Single Detached" (R.1C-?) Zone to permit the development of two single detached residential dwellings.

In addition to the regulations set out in Section 5.1 – Residential Single Detached (R.1) Zone of Zoning By-law (1995)-14864, as amended, the following additional specialized regulation has been requested to facilitate the two single detached residential lots:

- To permit a minimum Lot Frontage of 11.43 metres, whereas the Zoning By-law requires a minimum Lot Frontage of 12 metres.

The proposed Zoning is shown in ATT-5.

### **Proposed Development**

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the "Urban Reserve" (UR) zone to a "Specialized Residential Single Detached" (R.1C-?) zone to permit the development of two single detached residential dwellings. A future severance application will accommodate the development of two new residential dwellings.

The proposed redevelopment plan is shown in ATT-6.

### **Supporting Documents**

The following information was submitted in support of the application:

- Planning Justification Report, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated September 28, 2018; and,
- Proposed Redevelopment Plan, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated September 25, 2018.

### **Staff Review**

The review of this application will address the following issues:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposal's land use and built form compatibility with adjacent and established land uses;
- Review of the proposed zoning, including the requested site specific regulation and the need for any further specialized regulations;
- Review of site servicing; and,
- Address all comments and issues raised during the review of the application.

Once the application is reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

### **Financial Implications**

Financial implications will be reported in the future staff recommendation report to Council.

## Consultations

The Notice of Complete Application and Public Meeting was mailed on November 14, 2018 to local boards and agencies, City service areas and all property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised in the *Guelph Tribune* on November 15, 2018. Notice of the application has also been provided by signage on the property and all supporting documents submitted with the application have been posted on the City's website.

## Corporate Administrative Plan

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

### Overarching Goals

Service Excellence

### Service Area Operational Work Plans

Our People- Building a great community together

## Attachments

|       |  |
|-------|--|
| ATT-1 | Location Map and 120 m Circulation               |
| ATT-2 | Orthophoto                                       |
| ATT-3 | Official Plan Land Use Designations and Policies |
| ATT-4 | Existing Zoning                                  |
| ATT-5 | Proposed Zoning and Details                      |
| ATT-6 | Proposed Redevelopment Plan                      |

## Departmental Approval

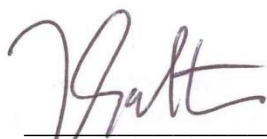
Not applicable.

### Report Author

Michael Witmer  
Senior Development Planner

### Approved By

Chris DeVriendt  
Manager of Development Planning



### Approved By:

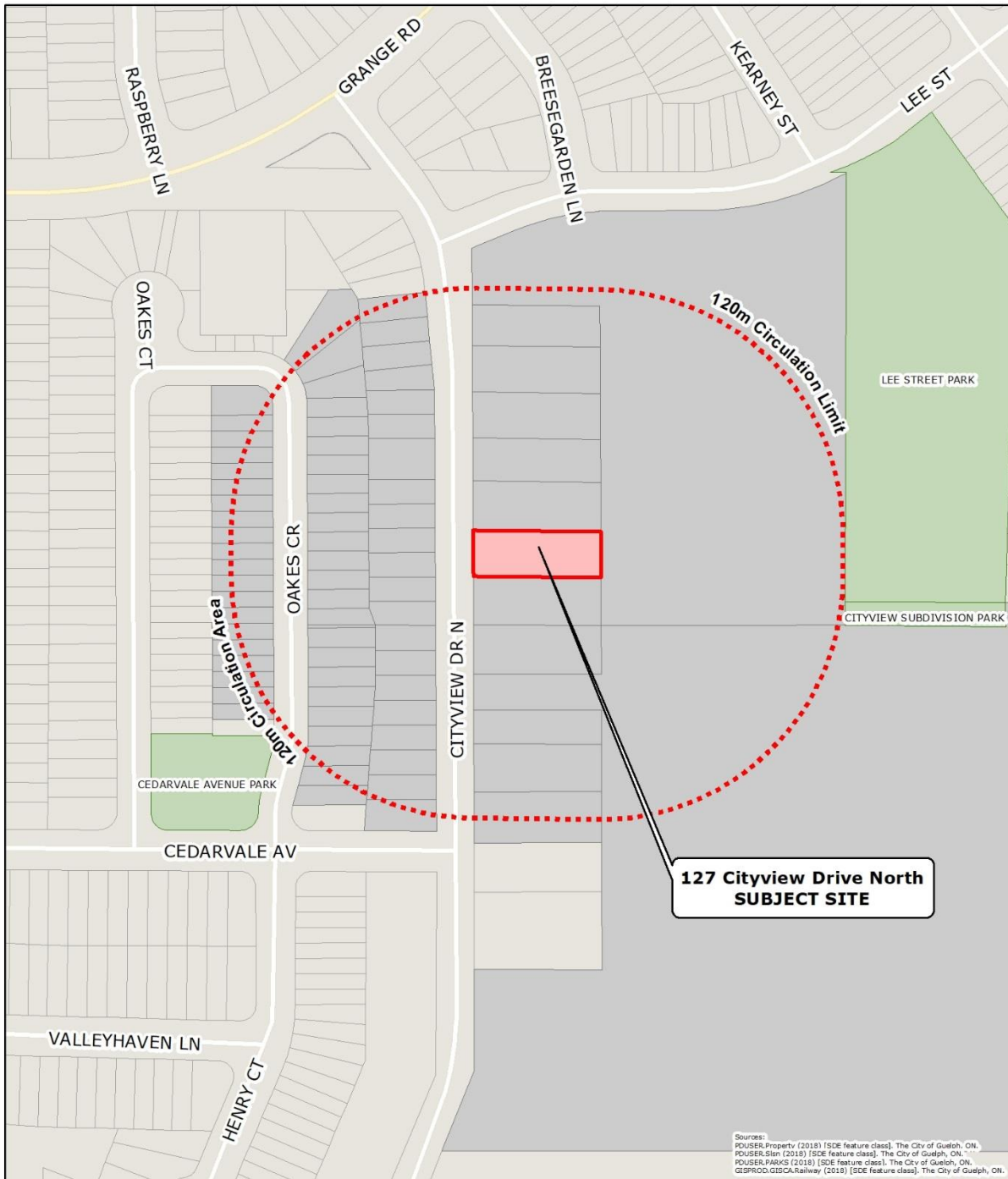
Todd Salter  
General Manager  
Planning and Building Services  
519-837-5615, ext. 2395  
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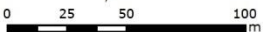


### Recommended By:


Scott Stewart, C.E.T.  
Deputy CAO  
Infrastructure, Development and Enterprise  
519-822-1260, ext. 3445  
scott.stewart@guelph.ca

# **ATT-1** **Location Map and 120 m Circulation**



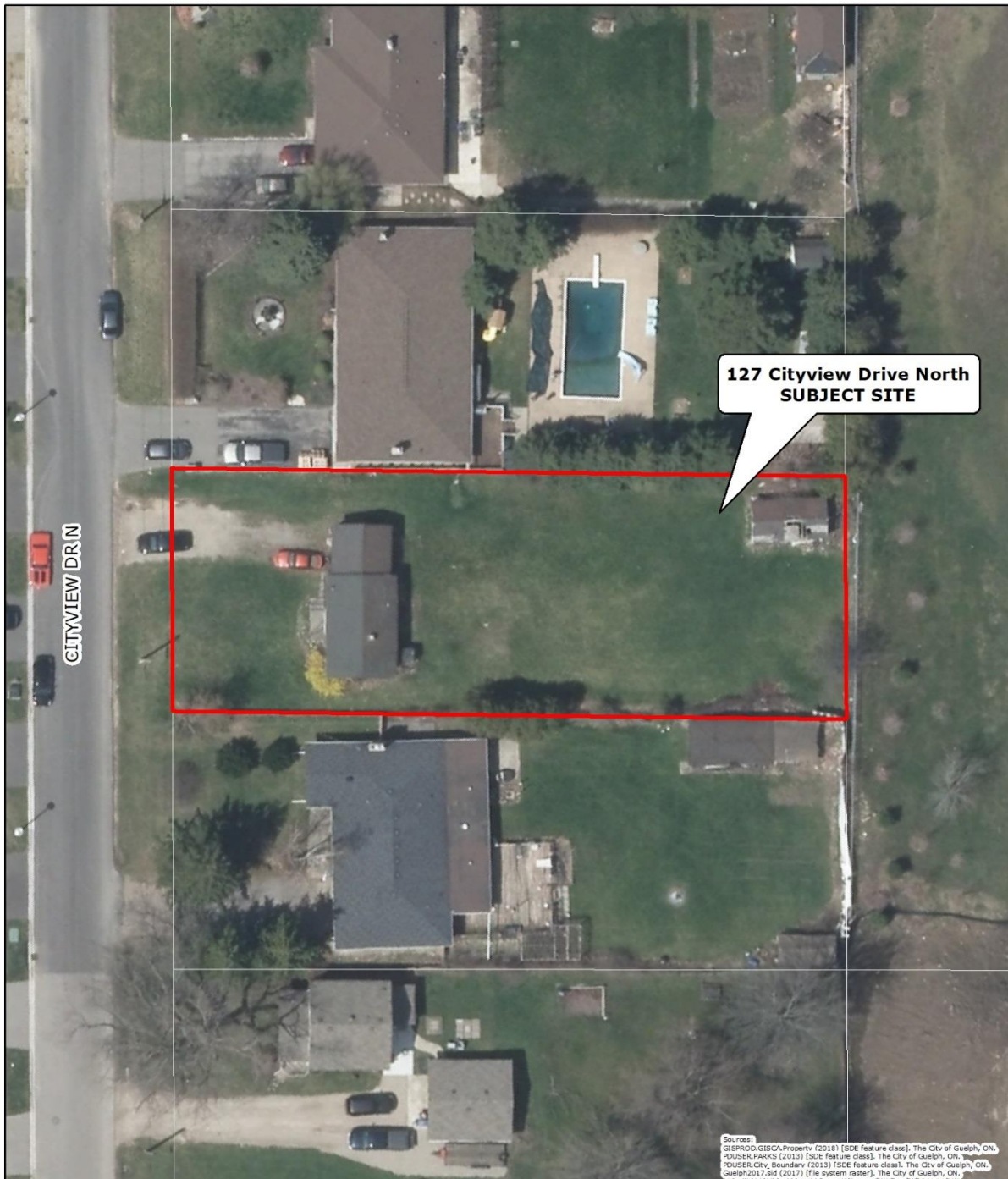
  



**LOCATION MAP and**  
**120m CIRCULATION AREA**  
**127 Cityview Drive North**



Produced by the City of Guelph  
 Planning, Urban Design and Building Services - Development Planning  
 November 2018

## ATT-2 Orthophoto






0 3 6 12 18 24 m

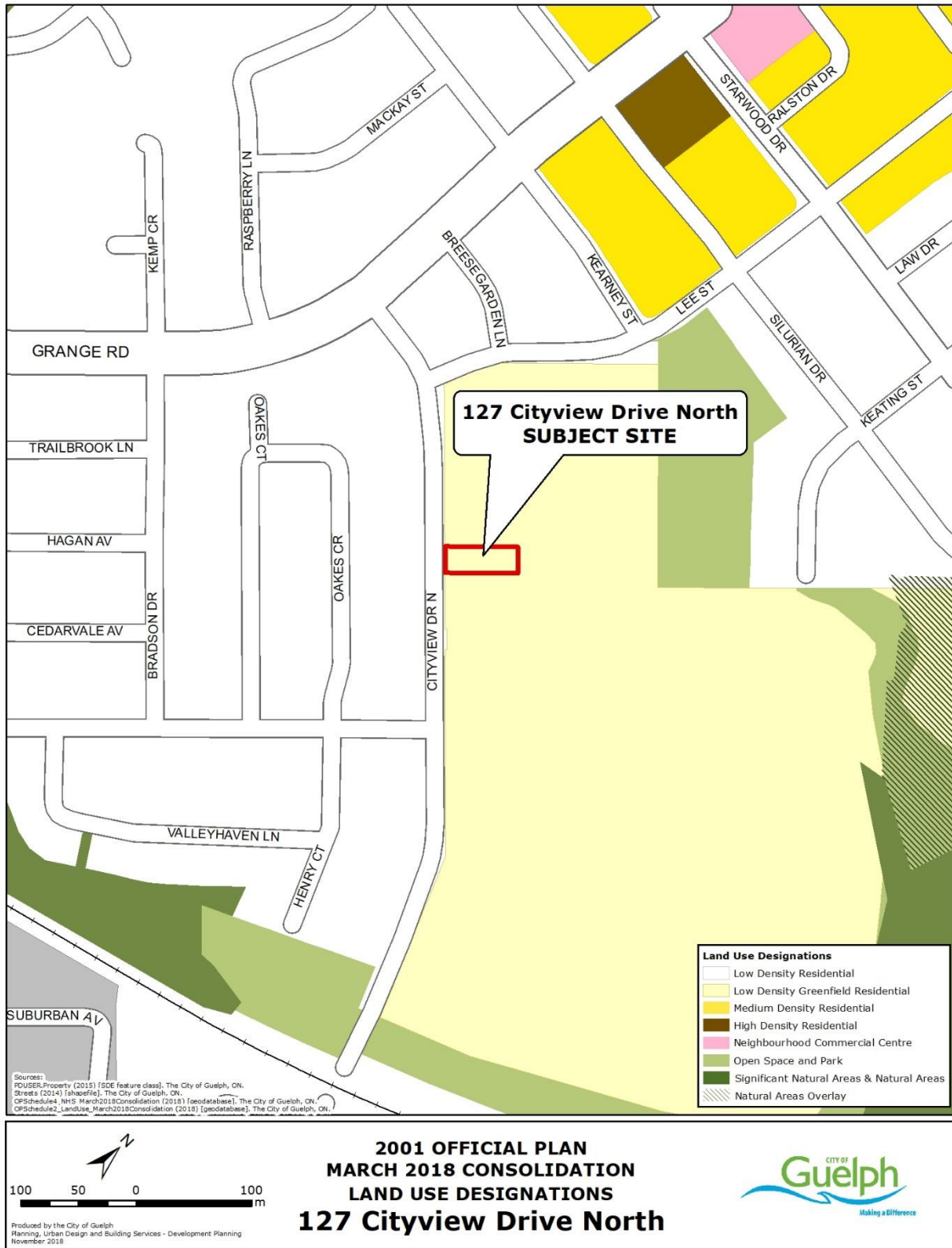
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### 2017 ORTHOPHOTO 127 Cityview Drive North





# **ATT-3** **Official Plan Land Use Designations and Policies**



**ATT-3 (continued)**  
**Official Plan Land Use Designations and Policies**

**9.3.3 Low Density Greenfield Residential**

This designation applies to residential areas within the greenfield area of the city. The greenfield area is planned to achieve an overall minimum density target of 50 persons and jobs per hectare.

**Permitted Uses**

1. The following uses may be permitted subject to the applicable provisions of this Plan:
  - i) detached, semi-detached and duplex dwellings; and
  - ii) multiple unit residential buildings, such as townhouses and apartments.

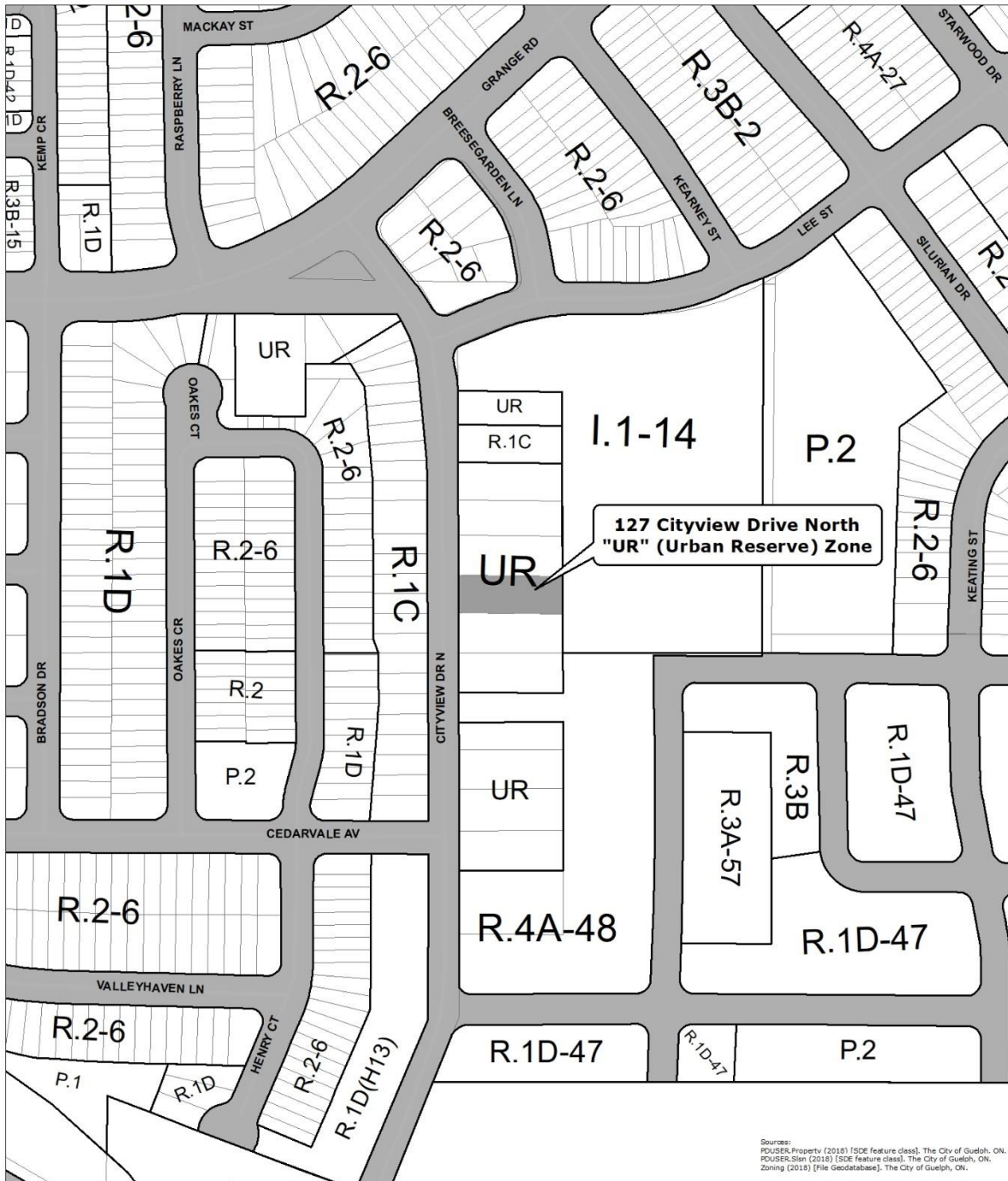
**Height and Density**

To allow for flexibility and to contribute toward the achievement of the overall minimum density target of 50 persons and jobs per hectare for the greenfield area, the following height and density policies apply.

2. The maximum height shall be six (6) storeys.
3. The maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per hectare.
4. Notwithstanding policy 9.3.3.3, increased density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.



# **ATT-4** **Existing Zoning**



Sources:  
POUSER, Property (2018) [SDE feature class], The City of Guelph, ON.  
POUSER, Slin (2018) [SDE feature class], The City of Guelph, ON.  
Zoning (2018) [File Geodatabase], The City of Guelph, ON.

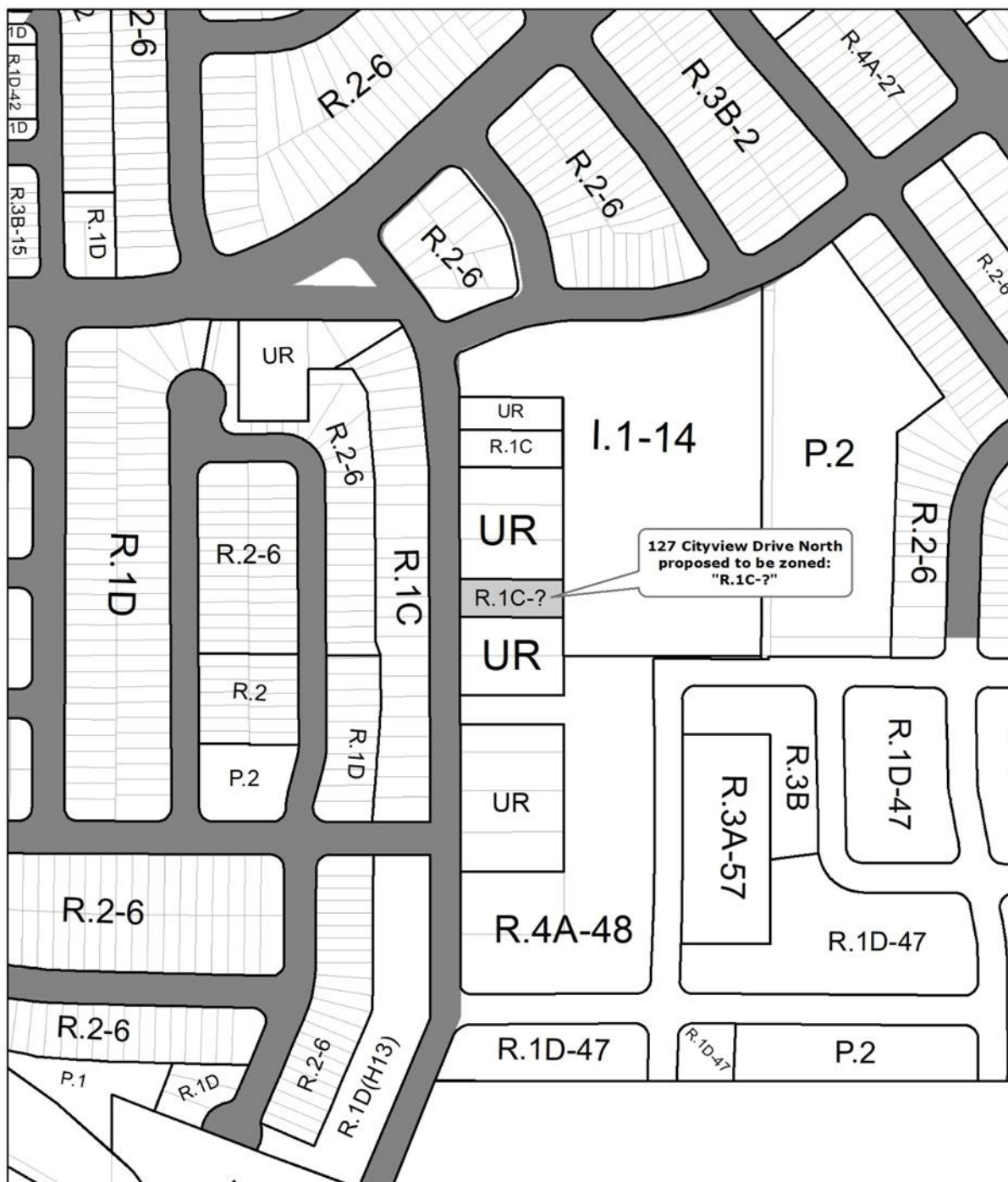
0 12.5 25 50 75 100 m


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## EXISTING ZONING

### 127 Cityview Drive North

# **ATT-5** **Proposed Zoning**





0 15 30 60 90 120  
m

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**PROPOSED ZONING**  
**127 Cityview Drive North**

