

Staff Report



To **City Council**
Service Area Infrastructure, Development and Environment
Date Tuesday, June 11, 2024
Subject **Request for an Extension to Draft Plan Approval
55 and 75 Cityview Drive North
File: 23T-12501
Ward 1**

Recommendation

1. That in accordance with Section 51(33) of the Planning Act, the application by GSP Group on behalf of Debrob Investments Limited/Fusion Homes for an extension to Draft Plan Approved Subdivision 23T-12501, municipally known as 55 and 75 Cityview Drive North be approved with a three (3) year lapsing date to July 12, 2027, subject to the draft plan conditions approved by City Council on June 13, 2016, and subject to changes made to the original draft plan conditions approved by City Council on June 10, 2019 to allow transition to the City's assumption model, contained in Attachment-4 of Infrastructure, Development and Environment Report dated June 11, 2024.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions originally approved by City Council on June 13, 2016 and June 10, 2019 to update standard wording and new service area names and staff titles, and update By-law numbers.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

Executive Summary

Purpose of Report

This report provides a staff recommendation to grant a three (3) year extension to draft plan approved subdivision 23T-12501.

Key Findings

Planning staff support the request for an extension to draft plan approval subject to administrative and technical amendments to the draft plan conditions previously approved by Council.

Strategic Plan Alignment

This report aligns with the City Building theme in the 2024-2027 strategic plan. The requested draft plan extension request is in conformity with the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable City as Guelph grows.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

None.

Report

Background

On June 13, 2016 City Council approved an application to modify approved Draft Plan of Subdivision 23T-12501 and the associated Zoning By-law Amendment application to permit a residential subdivision for lands municipally known as 55 and 75 Cityview Drive North. The draft plan of subdivision was approved with a three (3) year lapsing date.

On March 12, 2019, the City received a request from GSP Group on behalf of Debrob Investments Limited/Fusion Homes for an extension to Draft Plan Approved Subdivision 23T-12501. A five (5) year extension was approved by City Council on June 10, 2019.

On February 14, 2024, the City received a second request from GSP Group on behalf of Debrob Investments Limited/Fusion Homes for an extension to Draft Plan Approved Subdivision 23T-12501.

Phase 1 was registered as 61M-233 on November 27, 2019 and was comprised of:

- 67 single detached lots
- 4 blocks for future development
- 1 park block
- 1 open space block
- 1 wetland block

Phase 2 is comprised of:

- 59 single detached lots
- 2 blocks for on-street townhouse units (23 townhouse units)
- 3 multiple residential blocks
- 1 future residential block
- 1 park block

Timing for the registration of Phase 2 is unknown at this time and is constrained due to the availability of services downstream. Staff are recommending a three (3) year extension to allow sufficient time for necessary upgrades to downstream infrastructure.

Section 51 (33) of the Planning Act allows the municipality to grant an extension of draft plan approval. In the event this draft plan extension is not approved by Council, this subdivision approval will lapse on July 12, 2024 and the owners would have no subdivision planning approvals in place. This would necessitate the submission of a new draft plan of subdivision application for the subject lands.

Location

The subject lands are approximately 15.21 hectares in size and located on the east side of Cityview Drive, north of York Road and west of the intersection of Starwood Drive and Watson Parkway North (see Attachment-1 Location Map and Attachment-2 Aerial Photograph).

Official Plan Land Use Designations

The original applications for Draft Plan of Subdivision and application to amend the Zoning By-law were received in 2015, prior to Official Plan Amendment 48 (OPA 48) coming into full force and effect and prior to Official Plan Amendment 80 (OPA 80). The Official Plan land use designations that applied to the subject lands at the time of submission of the applications were General Residential, Open Space, Significant Natural Areas and Natural Areas and Natural Areas Overlay. The current Official Plan land use designations that apply to the subject lands are Low Density Residential, Open Space and Park, Significant Natural Areas and Natural Areas and Natural Areas Overlay as shown in Attachment-5.

Existing Zoning

The associated Zoning By-law Amendment for 55 and 75 Cityview Drive North was approved by Council on June 13, 2016. The existing 1995 Zoning can be found in Attachment-6, and the existing 2023 Zoning can be found in Attachment-7.

Recommendation

Staff are recommending approval of the draft plan extension, subject to the draft plan conditions outlined in Attachment-4. The requested draft plan extension is supported on the basis that the plan remains an appropriate subdivision that will contribute towards meeting the intensification targets within the Greenfield Area as per "Places to Grow" policy. The draft plan continues to conform to the land use designations of the Official Plan and represents a low-density residential development that is considered compatible with the surrounding neighbourhood in terms of its scale, intensity and design.

Planning staff support the request to extend draft plan approval with a three (3) year lapsing date.

Financial Implications

None.

Consultations and Engagement

The Planning Act does not require a circulation to agencies for an extension of draft plan approval. The following internal City Departments/Divisions were circulated for input: Engineering, Environmental Planning and Park Planning.

The conditions of draft plan approval included in Attachment-4 that apply to the subject lands remain relevant and include all of the same conditions approved by Council with administrative and technical revisions made to update standard

wording and new service area names and staff titles. These revisions are considered to be minor and, therefore, no further notice under the Planning Act is required in accordance with Section 51(47) of the Planning Act.

An extension to a draft plan approval does not require public notification.

Attachments

Attachment-1 Location Map

Attachment-2 Aerial Photograph

Attachment-3 Draft Approved Plan of Subdivision

Attachment-4 Conditions of Draft Plan Approval

Attachment-5 Official Plan Land Use Designations

Attachment-6 Existing Zoning, 1995 Zoning By-law

Attachment-7 Existing Zoning, 2023 Zoning By-law

Departmental Approval

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