



August 5, 2025

City of Guelph  
City Hall, Planning and Building Services  
1 Carden Street  
Guelph, ON N1H 3A1

Via Email To  
[Planning@guelph.ca](mailto:Planning@guelph.ca)

To Whom it May Concern:

**RE: Planning Applications – Mattamy (TruVilla) Limited  
Stage 2 Submission – Official Plan and Zoning Bylaw Amendments  
132 Clair Road, Guelph  
OUR FILE(S) '06131AD' & '06131AE'**

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On behalf of our client, Mattamy (TruVilla) Limited, we are pleased to submit these applications for an Official Plan Amendment (“OPA”) and Zoning Bylaw Amendment (“ZBA”), together hereinafter referred to as “the subject applications”. The subject applications are the second in a staged submission pertaining to the lands at 132 Clair Road West in the City of Guelph (“the subject lands”).

The first stage of the submission included a Draft Plan of Subdivision (“DPS”) for the lands south of Poppy Drive West, hereinafter referred to as the South Poppy lands. This submission was provided to the City of Guelph on June 27, 2025. This second stage submission includes the subject applications as applicable to the South Poppy lands as well as Block 1 in draft approved plan of subdivision 23T-15501 hereinafter referred to as the Block 1 lands.

### **Proposal and Planning Applications**

The proposal includes a draft plan of subdivision inclusive of twenty-four low-density residential lots, one low-density multiple dwelling block, one natural heritage block, and two open space blocks. To support this draft plan of subdivision and establish a policy framework for the development of the surrounding lands, an official plan amendment and zoning by-law amendment are also proposed. This land division portion of the proposal is facilitated by the Draft Plan of Subdivision application provided on June 27, 2025 as part of the first stage submission.

The proposed OPA seeks to designate the subject lands as follows:

*Table 1: Proposed Official Plan Designations Through Subject OPA*

<b>Lands</b>	<b>Current Designation</b>	<b>Proposed Designation</b>
South Poppy, Blk 1-25	Low-Density Greenfield Residential Clair-Maltby High-Density Residential	Low-Density Greenfield Residential
South Poppy, Blk 26-27	Low-Density Greenfield Residential	Open Space and Parks
South Poppy, Blk 28	Natural Heritage System	Natural Heritage System
Block 1, 23T-15501	Corporate Business Park	High-Density Residential Site-Specific Policies

As shown in Table 1, the Clair-Maltby High-Density Residential designation presently exists on South Poppy Blocks 1 through 25 (as defined through the Stage 1 DPS submission). The OPA proposes to reallocate this designation to Block 1. The Block 1 lands are appropriately located for high density use and are of a configuration that better lends itself to high density residential uses.

The site-specific policies proposed for Block 1 allow for a range of commercial uses to retain opportunity to implement the intent of the current Corporate Business Park designation, considering the abundance of commercial uses located at the intersection of Clair Street West and Gordon Street. Further site-specific policies for Block 1 relate to minimum building height in order to permit townhouses, maximum building height, and maximum density in order to address the intended density planned for the Clair-Maltby High-Density Residential designation and account for the neighbouring townhouse development within Block 2 of Draft Plan 23T-15501. Additional discussion can be found in the Planning Justification Report addendum included in this submission.

The proposed ZBA seeks to zone the subject lands as follows:

*Table 2: Proposed Zoning Through Subject ZBA*

<b>Lands</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
South Poppy, Blk 1-11, 14-24	Urban Reserve 1 (UR.1)	Residential Low Density Two (RL.2) Site Specific Provisions (-AA)
South Poppy, Blk 12-13	Urban Reserve 1 (UR.1)	Residential Low Density Two (RL.2) Site Specific Provisions (-BB)
South Poppy, Blk 25	Urban Reserve 1 (UR.1)	Residential Medium Density Six (RM.6)

		Site Specific Provisions (-CC)
South Poppy Blk 26-27	Urban Reserve 1 (UR.1)	Open Space (OS)
South Poppy, Blk 28	Urban Reserve 1 (UR.1)	Natural Heritage System (NHS)
Block 1, 23T-15501	Business Park (BP)	Residential High Density Seven (RH.7)
	Site Specific Provision (-8)	Site Specific Provisions (-DD)
	Holding Provision 21 (H21)	

Justification for the site-specific provisions summarized in Table 2 and below can be found in the Planning Addendum Report included in this Stage 2 submission.

Site-specific provision set (-AA) provides for a reduced front yard setback to the façade of the dwelling while maintaining the garage setback, establishes a new minimum garage area to coincide with the dimensions outlined in the Zoning Bylaw, and provides a slight increase to the maximum garage width.

Site-specific provision set (-BB) would establish the same site-specific provisions as (-AA) and also permits a reduced minimum lot area for two South Poppy lots.

Site-specific provision set (-CC) reduces the maximum permitted density, reduces the front yard setback, sets a firm interior side yard setback based on the permitted built forms, and reduces the minimum private amenity area per dwelling unit. In addition, specific to townhouse uses, this site-specific provision set permits a reduced minimum unit width for townhouses and omits the requirements for front and rear yard setbacks from private streets, curbs, or sidewalks given the definitions therefor.

Site-specific provision set (-DD) allows a number of townhouse and commercial / service uses, reduces minimum building height to permit townhouses, increases the maximum building height and density, reduces front yard setbacks for townhouse uses, establishes a reduced visitor parking rate given the size of the applicable lands, omits a minimum floorplate size, reduces a tower's interior side yard setback given the nature of surrounding uses, and omits the requirements for front and rear yard setbacks from private streets, curbs, or sidewalks given the definitions therefor.

## Closing

A variety of materials have been identified in the pre-submission consultation comments as required to support the stage one submission of the DPS, and the stage two submission of the OPA and ZBA. A portion of these materials were provided as part of the stage one submission. This submission

includes a summary of the materials provided as part of the stage one submission and the additional materials provided as part of this stage two submission. Specifically, this stage two submission includes the following materials to satisfy the balance of the requirements indicated in the pre-submission consultation comments:

- 1) Summary of submission materials provided in stage one and stage two, respectively;
- 2) Fully executed application for an Official Plan Amendment and Zoning Bylaw Amendment;
- 3) Preliminary concept plan for Block 1, prepared by MHBC, dated June 24, 2025;
- 4) Draft Plan of Subdivision for South Poppy, prepared by MHBC, dated June 16, 2025;
- 5) Image for Site Notice Sign, prepared by MHBC, dated October 7, 2024;
- 6) Planning Justification Report Addendum, prepared by MHBC and dated July 2025;
- 7) Draft Zoning Bylaw Amendment Bylaw, prepared by MHBC and dated July 15, 2025;
- 8) Draft Official Plan Amendment Bylaw, prepared by MHBC and dated July 15, 2025;
- 9) Draft Official Plan Amendment Schedule, prepared by MHBC and dated July 15, 2025;
- 10) Urban Design Brief, prepared by MHBC and dated July 2025;
- 11) Environmental Noise Assessment for Block 1, prepared by MTE and dated July 17, 2025;
- 12) Serviceability Report for Block 1, prepared by MTE, dated July 17, 2025;
- 13) General Plan of Services for 132 Clair Road, Rev. 06 of GP1.1, as applicable to Block 1, prepared by MTE, dated July 07, 2025;
- 14) Area Grading Plan for 132 Clair Road, Rev. 07 of AG1.2, as applicable to Block 1, prepared by MTE, dated May 30, 2025;
- 15) Preliminary Geotechnical Report, prepared for 132 Clair Road by V.A. Wood (Guelph) Incorporated, dated October 3, 2014;
- 16) Supplemental Geotechnical Investigation, prepared for 132 Clair Road by V.A. Wood (Guelph) Incorporated, dated May 2021;
- 17) Hydrogeological Investigation for 132 Clair Road as applicable to Block 1, prepared by Banks Engineering Ltd., dated October 2017;
- 18) Groundwater Mounding Calculations for 132 Clair Road West, as applicable to Block 1, prepared by MTE Consultants, dated September 11, 2024;
- 19) Results of Infiltration Testing for 132 Clair Road West, as applicable to Block 1, prepared by MTE Consultants, dated September 11, 2024;
- 20) Phase 1 Environmental Assessment for Block 1, prepared by Pinchin, dated December 2020;
- 21) Record of Site Condition for Block 1, dated April 2025;
- 22) Environmental Impact Study Addendum for Block 1, prepared by NRSI, dated July 2025;
- 23) Preliminary Sustainability Checklist for Block 1, prepared by Mattamy and dated July 2025;
- 24) Energy Initiative Letter for Block 1, prepared by Mattamy and dated July 17, 2025;
- 25) Energy Initiative Letter for South Poppy, prepared by Mattamy, dated July 17, 2025;
- 26) Section 59 Review for Block 1, prepared by Mattamy, dated July 17, 2025;
- 27) Section 59 Review for South Poppy, prepared by Mattamy, dated July 17, 2025;
- 28) Traffic Impact Study for Block 1, prepared by Paradigm and dated July 23, 2025;

- 29) Pre-Submission Comments from City for South Poppy, dated December 19, 2024;
- 30) Pre-Submission Comments from GRCA for South Poppy, dated December 5, 2024;
- 31) Pre-Submission Comments from City for Block 1, dated June 10, 2024;
- 32) Pre-Submission Comments from GRCA for Block 1, dated June 11, 2024

While a Traffic Geometrics Plan was requested for the Block 1 lands, the necessary information to complete this study is not available given preliminary nature of the concept plan and design for this site. As such, this plan can be requested at the Site Plan Application stage when more certain details of the proposal are known.

Additionally, while a tree inventory report was also requested for the Block 1 lands, these lands have been graded as part of the as part of the draft approval process through 23T-15501 and there are no trees present on site. As such, this study was not completed.

The required application fee, amounting to \$37,638.00 for a major Official Plan Amendment and Zoning Bylaw Amendment which have undergone pre-submission consultation, will be provided directly to the City of Guelph following this stage two digital submission. We would appreciate confirmation of receipt once these fees have arrived at your office.

The necessary application fee for the Draft Plan of Subdivision was provided to the City following the submission of the Stage 1 materials.

We thank you in advance for your attention to our applications, and request that all correspondence on these applications be sent to both Ms. Sinclair and Ms. McIntyre. Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**



Andrea Sinclair, BES, MUDES, RPP, MCIP  
Partner



Robyn McIntyre, BES, RPP, MCIP  
Senior Planner

cc. *Mattamy (TruVilla) Limited – Ryan Osterhoff, Michael O'Donnell, Josh Shenker*  
*MTE – Dave Hicks, Charles Carre*  
*NRSI – Nathan Miller*  
*Paradigm – Rajan Philips, Patrick Neal*  
*City of Guelph – Lindsay Sulatycki*