



June 27, 2025

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

Via Email To
Planning@guelph.ca

To Whom it May Concern:

**RE: Planning Applications – Mattamy (TruVilla) Limited
Stage 1 Submission - Draft Plan of Subdivision
132 Clair Road, Guelph
OUR FILE '06131AD'**

On behalf of our client, Mattamy (TruVilla) Limited, we are pleased to submit this application for a Draft Plan of Subdivision (“the subject application”). This application is the first in a staged submission pertaining to a portion of the lands at 132 Clair Road West in the City of Guelph (“subject lands”).

The first stage includes the submission of a Draft Plan of Subdivision (“DPS”) for the lands south of Poppy Drive West, hereinafter referred to as the South Poppy lands. The second stage includes the submission of an accompanying Official Plan Amendment (“OPA”) and Zoning Bylaw Amendment (“ZBA”). The OPA and ZBA would apply 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. The stage two OPA and ZBA submission will be accompanied by a supplemental planning brief that will outline the details of the proposed designation and zoning, including any site-specific policies and regulations. We anticipate that the DPS, OPA and ZBA applications will be addressed through one staff report and ultimately considered by Council concurrently.

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.

The proposed official plan amendment seeks to redesignate a portion of the South Poppy lands from the existing Clair-Maltby High-Density Residential designation to Low-Density Greenfield Residential. The Block 1 lands are proposed to be designated High-Density Residential in part, to off-set the density lost on the south side of Poppy Drive. 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 proposed zoning by-law amendment would rezone the South Poppy lands to implement the land uses proposed by the draft plan of subdivision. The Block 1 lands would be rezoned for high density residential with commercial permissions to provide an opportunity for some potential mixed-use development within the site. The zoning application for the Block 1 lands reflect, in part, the proposed high-density residential designation and any site-specific policies that are being advanced by the associated official plan amendment.

Site-specific policies and regulations are proposed for portions of the affected lands. Additional details on these policies and regulations will be included in an addendum / supplemental planning brief which will be provided with the stage two submission. Draft OPA and ZBA amendments will also be included as part of the stage two submission which we anticipate will be fine tuned in consultation with City staff.

Closing

In support of this stage one submission, we have provided the following digital materials:

- 1) Fully executed application for Draft Plan of Subdivision;
- 2) Draft Plan of Subdivision, prepared by MHBC Planning and dated June 16, 2025;
- 3) An image for the Public Notice, prepared by MHBC Planning;
- 4) Planning Justification Report, inclusive of an Affordable Housing Analysis and Neighbourhood Information Meeting Summary, prepared by MHBC Planning and dated June 27, 2025;
- 5) Environmental Impact Statement Addendum, prepared by Natural Resource Solutions Inc. and dated June 26, 2025;
- 6) Phase I Environmental Site Assessment, prepared by Pinchin and dated December 2020;
- 7) A Tree Inventory and Protection Plan, prepared by Natural Resource Solutions Inc. and dated June 26, 2025;
- 8) Preliminary Landscape Plans, prepared by Hill Design Studios and dated May 28, 2025;

- 9) Stage 2 Archaeological Assessment and Supplemental Information Report prepared by Lincoln Environmental Consulting and dated January 20, 2025;
- 10) Environmental Noise Assessment, prepared by MTE Consultants and dated June 20, 2025;
- 11) Functional Servicing and Stormwater Management Report, prepared by MTE Consultants and dated June 20, 2025;
- 12) Hydrogeological Report, prepared by MTE Consultants and dated June 20, 2025;
- 13) Preliminary Grading and Drainage Plans, prepared by MTE and dated May 28, 2025;
- 14) Preliminary Site Servicing Plans, prepared by MTE and dated May 28, 2025;
- 15) Traffic Impact Brief, prepared by Paradigm and dated June 24, 2025;
- 16) Boundary Plan for the proposed Draft Plan of Subdivision lands, prepared by MTE and dated March 13, 2025.

The required application fee, amounting to \$ \$48,960.00 for a Draft Plan of Subdivision application, will be provided directly to the City of Guelph following the submission of this stage one submission package. We would appreciate confirmation of receipt once the fees have arrived at your office.

Additional application fees will be submitted alongside the OPA and ZBA applications as required through the stage two submission.

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, MUDES, MCIP, RPP
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