



PLANNING JUSTIFICATION REPORT

PREPARED FOR:
Draft Plan of Subdivision
Official Plan Amendment
Zoning Bylaw Amendment

Mattamy (TruVilla) Limited
132 Clair Road West, Guelph

June 26, 2025



PLANNING
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1.0 Introduction

1.1 Purpose

MacNaughton Hermsen Britton Clarkson Planning Limited (hereinafter “MHBC”) has been retained by Mattamy (TruVilla) Limited (“the Owner”) to provide planning justification in support of a draft plan of subdivision, official plan amendment, and zoning by-law amendment as proposed to support the development of the lands located at 132 Clair Road West in the City of Guelph (“the subject lands”). The subject lands in their entirety front along Clair Road West, Gosling Gardens, and Gordon Street. It is noted that the proposed applications apply to only a portion of the subject lands. The location of the subject lands can be found in Appendix A: Aerial and Context Maps.

Given the size of the subject lands and the number of active planning applications affecting different portions of the subject lands, this report differentiates between the “subject lands” and the “affected lands” as outlined in Section 2.

While this report has been prepared in support of the draft plan of subdivision, official plan amendment, and zoning by-law amendment applications, applications will

be submitted in a staged sequence. The staged submission includes the initial submission of a draft plan of subdivision application (“DPS” or “draft plan”) followed by the submission of accompanying official plan amendment (“OPA”) and zoning by-law amendment (“ZBA”) applications. The OPA and ZBA applications apply to both the DPS lands (south of Poppy Drive) and to an additional portion of the property that is identified as Block 1 within approved draft plan of subdivision 23T-15501 (located on the north side of Poppy Drive). Future OPA and ZBA applications will be accompanied by a supplemental planning brief that will outline the details of the proposed designation and zoning, including any site-specific regulations. We anticipate that the DPS, OPA and ZBA applications will be addressed through one staff report and ultimately considered by Council concurrently.

The proposed DPS would facilitate the creation of twenty-four low-density residential lots, one low-density multiple residential block, one natural heritage system block, and two open space blocks within a portion of the subject lands.

Within the DPS area, the OPA would redesignate a portion of the property from Clair Maltby High Density Residential to

Low-Density Greenfield Residential. Within Block 1 of draft approved subdivision 23T-15501, the OPA proposes to redesignate the block from Corporate Business Park to High Density Residential. A number of site-specific policies would be included to ensure the proposed designation for Block 1 complements the neighbouring strategic growth area and surrounding residential uses (both existing and proposed) while also providing sufficient density to offset the density lost from the proposed redesignation on the south side of Poppy Drive. The OPA would also identify and designate the proposed open space and natural heritage blocks identified on the DPS.

Similar to the OPA, the ZBA will relate to both the DPS area as well as the Block 1 lands on the north side of Poppy Drive. The ZBA will implement the existing and proposed land use designations, will establish the appropriate zones for the DPS area and Block 1 in draft plan 23T-15501 and will identify site-specific regulations.

Details on the site-specific requests for the OPA and ZBA will be provided in addendum to this report as will be included in the second stage submission.

1.2 Application Requirements

A Development Review Committee meeting was held in 2024 to discuss the proposal for the South Poppy Drive lands. The City of

Guelph's formal comments from this meeting confirmed that the following materials are required to form a complete application package for the proposal, in addition to the required application forms and fees:

- Covering Letter;
- Development Application Form;
- Planning Justification Report;
- Affordable Housing Report;
- Draft Plan of Subdivision;
- Image for Public Notice;
- Draft Zoning By-law Amendment;
- Draft Official Plan Amendment;
- EIS Addendum;
- Phase 1 + 2 ESA;
- Record of Site Condition (if needed);
- Tree Inventory + Preservation Plan;
- Noise Feasibility Study;
- Functional Servicing Report;
- Stormwater Management Report;
- Hydrogeological Report;
- Grading and Drainage Plan;
- Site Servicing Plan;
- Traffic Impact Study;
- Community Energy Analysis (*);
- Section 59 Applicability Review; and
- Salt Management Plan (*).

The submission items with a subsequent asterisk have been subject to further discussions with Staff. The following has been confirmed:

- The community energy initiative analysis will be submitted prior to a council meeting for the draft plan of subdivision application; and

- The salt management plan will be deferred to site plan approval via holding provision.

Further, as a result of the proposed staged submission, the draft zoning by-law amendment and draft official plan amendment will be provided as part of the stage two submission package.

1.3 Assumptions

It is noted that the mapping for the Clair Maltby Secondary Plan and the City of Guelph’s Official Plan omits a section of the subject lands immediately south of Poppy Drive West.

Figure 1 shows the survey base of the proposed DPS overlaid onto the Land Use Schedule of the City of Guelph Official Plan. The limits of the ‘Secondary Plan Area’ are shown in a dashed black line, and the limits of the DPS are shown in solid black.

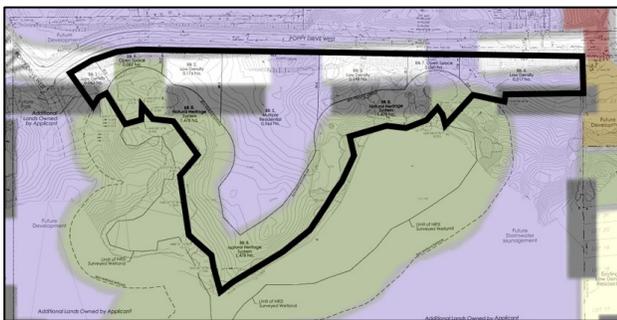


Figure 1: Proposed draft plan of subdivision overlaid onto the Guelph Official Plan Land Use Mapping.

Figure 2 shows the survey base of the proposed DPS overlaid onto the Land Use

Schedule of the Clair Maltby Secondary Plan (“CMSP”). The limits of the CMSP are shown in a red dash, and the limits of the proposed DPS are shown in a solid black line.

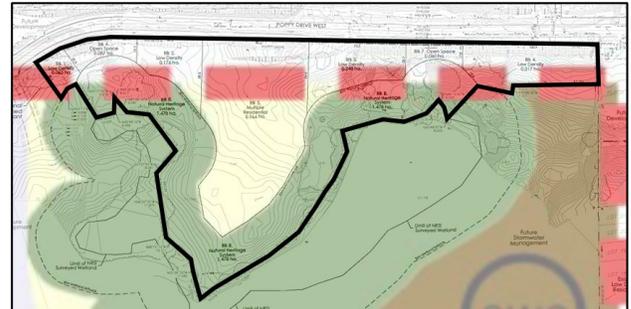


Figure 2: Proposed draft plan of subdivision overlaid onto the Clair Maltby Secondary Plan Land Use Mapping.

We understand the intent was for the land use designations within the Clair Maltby Secondary Plan to apply to all lands south of the limits of Poppy Drive West. This report has been prepared on that understanding. This is consistent with staff’s interpretation of the current land use designations applying to the DPS lands as confirmed in the Pre-Consultation Summary (October 2024).

2.0 Description of Site

The entirety of the subject lands are municipally addressed as 132 Clair Road West. Within this larger property there are lands that have already been draft plan approved (23T-15501); lands proposed to be draft plan approved through these applications; and lands located further south that will be subject to future planning applications. For the purposes of this report, the subject lands are differentiated by the affected lands as follows.

2.1 Subject Lands

The development and future development of the subject lands has been divided into various projects as identified in Figure 3.

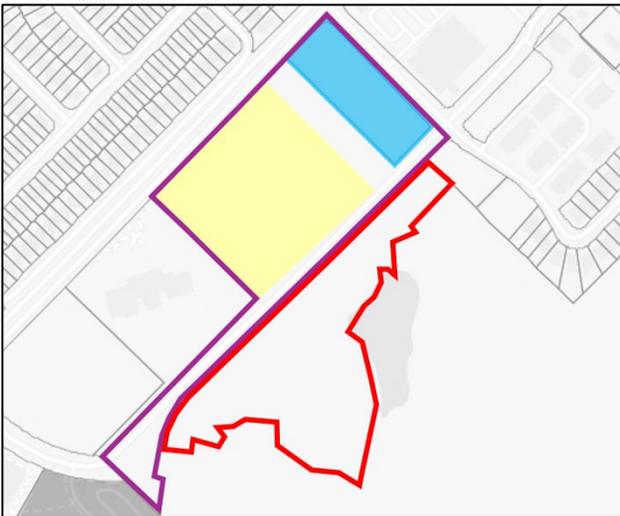


Figure 3: An aerial map showing a portion of the subject lands divided by development proposals.

Draft Plan of Subdivision 23T-15501

A portion of the subject lands have received draft approval for draft plan of subdivision 23T-15501 as outlined in purple on Figure 3. The Owner is presently working towards registration of this subdivision. Blocks within draft plan of subdivision 23T-15501 are subject to various development proposals and approvals, including Block 1 and Block 2 outlined below.

Block 1

Block 1 in Draft Plan of Subdivision 23T-15501 is illustrated in yellow on Figure 3. These lands are a through lot with frontage on both Clair Road West and Poppy Drive West. The Block 1 lands will be included in the OPA and ZBA applications and are proposed to be redesignated for high density residential use. Commercial permissions are also being requested to provide for the potential for mixed-use development along the Clair Road frontage. The Block 1 lands are currently subject to holding removal application OZS25-006.

Block 2 / Clairmont Lands

Block 2 from Draft Plan of Subdivision 23T-15501 is hereinafter referred to as the Clairmont Lands as illustrated in blue on Figure 3. These lands are a corner through

lot located southwest of the intersection of Clair Road West and Gosling Gardens. The Clairmont Lands were subject to a recent official plan amendment and zoning by-law amendment application (OZS25-002) which was approved in April 2025. The Clairmont Lands are presently subject to the following applications: holding removal application OZS25-006; and site plan application SP24-027. Registration of Draft Plan 23T-15501 is required prior to final site plan approval of Block 2.

South Poppy Lands

The lands immediately south of Poppy Drive West are hereinafter referred to as the South Poppy Lands as outlined in red on Figure 3. These lands have frontage on Poppy Drive West and are approximately 3.393 hectares in area with frontage on Poppy Drive West. The South Poppy Lands have not previously been, and are not presently, subject to any active planning applications but form the basis for the proposed draft plan of subdivision. These lands will also be subject to the future OPA and ZBA applications (Phase 2 submission).

Remaining Lands

The remainder of lands currently addressed as 132 Clair Road are located further south of the proposed DPS area. These lands will be subject to future planning applications but are not subject to the proposed Draft Plan, OPA and ZBA applications addressed in this report.

2.2 Affected Lands

Only a portion of the subject lands are affected by the proposed draft plan of subdivision, official plan amendment, and zoning by-law amendment. For the purposes of the proposed draft plan of subdivision, only the South Poppy lands are affected (red outlined area in Figure 3). For the purposes of the official plan amendment and zoning by-law amendment, only the South Poppy lands and Block 1 lands are affected (Figure 3). Hereinafter, these lands are referred to as the 'Affected Lands'.

3.0 Site and Context

The subject lands are located at 132 Clair Road. The affected lands are generally in the north end of the subject lands with varying frontages on Clair Road West and Poppy Drive West.

3.1 Site Conditions

The South Poppy lands are approximately 3.393 hectares in area with approximately 442 metres of frontage on Poppy Drive. The lands are irregular in shape.

The High-Density Residential lands are approximately 2.644 hectares in area with approximately 163.8 metres of frontage on Clair Road West and 163.8 metres of frontage on Poppy Drive. The lands are rectangular in shape.

Both of the affected lands are vacant of any development as shown on Appendix A: Aerial and Context Maps.

3.2 Context

The affected lands are within a developing suburban context. The surrounding area is a mix of low and medium density residential uses, institutional uses, and commercial uses with a range of undeveloped, naturalized lands surrounding. A context plan showing the area surrounding the

subject lands is labelled can be seen in Appendix A: Aerial and Context Maps. Specifically, surrounding uses include:

North

Immediately north is a low-density subdivision consisting of predominantly single detached dwellings and a commercial plaza with grocery stores, cafes, and personal service establishments.

East

To the east is a mix of low and medium-density residential uses such as semi-detached dwellings and street townhouses. Further east, there are a number of low to medium rise apartment buildings and a garden nursery.

South

The lands to the south are predominantly vacant, naturalized lands. The South End Community Park is also south of the subject lands, and offers recreational facilities such as trail systems, baseball diamonds, tennis courts, and playgrounds.

West

West of the subject lands is the Guelph Paramedic Building and the Bishop MacDonnell Catholic Highschool. Past the high school are a number of employments

uses such as the Denso Manufacturing facility and the Organic Meadow Limited Partnership building.

Community Elements

Transit

Bus stops for Routes 16, 19, and 99 can be found along Clair Road West. Additional bus stops for Routes 17, 29, and 48 can be found along Gordon Street. Both streets are in proximity to the subject lands.

Active Transportation

The Clairfields Perimeter Trail can be found west of the intersection of Clair Road West and Clairfields Drive West. This trail connects to the City's extensive Active Transportation Network, which provides access to the Southgate Trail, the Carlington Trail, Preservation Park Field, and the Royal Recreational Trail among others. Bike lanes are present along Clair Road West and connect to additional bike lanes on Gordon Street and Victoria Road South.

Recreation Facilities

The South End Community Park provides a number of recreational facilities, including tennis courts, baseball diamonds, and playgrounds. Access to the Preservation Park Field can be obtained through the City's extensive Active Transportation Network via the Clairfields Perimeter Trail.

Commercial Uses

There are a number of commercial uses in proximity to the subject lands which support daily activities. Surrounding grocery stores include Longos, M&M Food Market, Food Basics, and Zehrs. Nearby banks include Scotiabank, TD Bank, CIBC, RBC Financial, and Bank of Montreal. Personal service providers and establishments such as eye doctors, chiropractors, hair salons, and gyms. These facilities can all be found in the Clairfield Commons and Pergola Commons.

4.0 Proposed 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 subject applications are proposed to be submitted in stages. The first stage includes only the draft plan of subdivision. The second stage includes the accompanying official plan amendment and zoning by-law amendment. This report supports all three applications as they cumulatively facilitate the proposed development of the subject lands. Details regarding the site-specific requests for the OPA and ZBA will be included in a supplemental planning brief and will be submitted in the second stage.

4.1 Draft Plan of Subdivision

The proposed draft plan of subdivision includes a total of twenty-eight blocks as shown in Appendix B: Draft Plan of Subdivision and outlined in Table 1. The proposal includes a mix of low-density residential uses, open spaces, and natural

heritage uses. The proposal is not intended to be phased.

Table 1: Proposed Blocks in DPS.

Blocks	Proposed Use	Area (ha)
1-24	Low-Dens. Res.	0.785
25	Low-Dens. Multiple Res.	0.965
26-27	Open Space	0.165
28	Natural Heritage	1.479
TOTAL		3.393

Low-Density Residential (1-24)

Blocks 1 through 24 are proposed to contain low-density residential uses (single detached dwellings). These blocks are intended to accommodate one dwelling unit each, for a total of twenty-four dwelling units. All units will have frontage on Poppy Drive West.

Multiple Residential (25)

Block 25 is planned to accommodate low-density multiple residential uses through multiple residential building types including street townhouses and cluster townhouses. This block is intended to accommodate between 11 and 48 dwelling units. This block will have frontage on Poppy Drive West and could contain a private street or driveway to provide access to interior

dwelling units. A final design for this block has not been determined and will ultimately require site plan approval.

Open Space (26-27)

Blocks 26 and 27 are proposed as open space. These blocks provide access to the natural heritage block and provide a visual break between the low-density residential uses fronting on Poppy Drive West.

Natural Heritage (28)

Block 28 is proposed as a natural heritage block. This block reflects the limits of the thirty-metre buffer required from the wetland south of the South Poppy lands. Details on the wetland can be found in the associated Environmental Impact Statement submitted alongside the subject application.

Density

The proposed draft plan of subdivision provides for a range of low-density residential units to complement surrounding land uses. The integration of low-density residential blocks (Blocks 1 through 24) reflects those uses to the north and east of the subject lands, while the proposed low-rise multiple residential block (Block 25) reflects the massing of the existing apartment and townhouses uses to the east and the north as proposed for the Clairmont Lands and eventually Block 1 once developed.

Table 2 summarizes the unit counts proposed by the subject DPS. Table 3

expands on this summary by calculating the gross and net densities proposed by the draft plan of subdivision. Ultimately, these tables demonstrate that, with a proposed unit count of 35 to 72 units, the gross density would be 8.8 to 25.3 units per hectare (“uph”) and 17.1 to 49.1 units per net hectare (“upnh”).

Table 2: Unit Count Summary for DPS.

Blocks	Proposed Use	Unit(s)
1-24	Low-Density Res.	24
25	Multiple Res.	11-48
26-27	Open Space	-
28	Natural Heritage	-
TOTAL		35-72

Table 3: Proposed Gross and Net Density.

Type	Area (ha)	Total (*)
Gross Density	3.393	8.8-25.3
Net Density	1.750	17.1-49.1

(*) Measured in units per hectare and units per net hectare respectively and based on the proposed unit counts summarized in Table 2.

People and Jobs Per Unit

The following tables summarize the density proposed by the subject draft plan of subdivision in terms of people per unit and jobs per unit. In terms of estimated people and jobs per unit, Tables 4 and 5 find that, based on a count of 35 to 72 units, the proposed draft plan of subdivision would

result in 108.5 to 199.1 people and 3.2 to 5.9 jobs. Cumulatively, this would yield 111.7 to 205 people and jobs.

Table 4: Proposed People Per Unit.

Unit Type	Count	Rate (*)	PPU (**)
Singles	24	3.401	81.6
Multiples	11-48	2.449	26.9-117.5
TOTAL		108.5 – 199.1	

(*) The rates herein are from the City of Guelph’s 2023 Development Charges Background Study.

(**) PPU stands for People Per Unit.

Table 5: Proposed Jobs Per Unit.

Unit Type	Count	PPU (*)	JPU (**)
Singles	24	81.6	2.4
Multiples	11-48	26.9-117.5	0.8-3.5
TOTAL		3.2-5.9	

(*) PPU stands for People Per Unit. The associated values are from Table 3.

(**) JPU stands for Jobs Per Unit and is calculated as 3% of the total PPU.

4.2 Official Plan Amendment

The proposed official plan amendment would affect the South Poppy Lands and Block 1. The official plan designations on the affected lands are outlined in Appendix C: Guelph Official Plan Maps and Appendix D: Clair Maltby Secondary Plan Maps.

The South Poppy lands are predominantly designated Low-Density Greenfield Residential with portions being Significant Natural Areas and Clair-Maltby High-Density Residential.

Block 1 is presently designated Corporate Business Park in its entirety.

Proposed OPA Changes

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. Block 1 is proposed to be designated High-Density Residential to offset the density lost on the south side of Poppy Drive. Block 1 is appropriately located for high density use and is of a configuration that better lends itself to high density use and underground parking.

Site-specific policies are proposed for Block 1 to ensure that the proposed High-Density Residential designation is compatible with surrounding land uses, such as the residential subdivision located on the north side of Clair Road, the Strategic Growth Area at the intersection of Clair Road West and Gordon Street, as well as the balance of the Clair-Maltby Secondary Plan area.

Additional details on these policies will be included in a supplemental planning brief which will accompany the official plan amendment application in the stage two submission. A proposed designation map

will also be included in the stage two submission.

4.3 Zoning By-law Amendment

The proposed zoning by-law amendment would affect the South Poppy lands and Block 1. The current zones implemented for the affected lands are outlined in Appendix E: Guelph Zoning By-law Maps.

The South Poppy lands are presently zoned Urban Reserve 1 ("UR.1") in their entirety. The proposed High-Density Residential lands are presently zoned Business Park 8 with holding provision 21 ("BP-8 (H21)"). An application to lift the holding provision has already been submitted. Approval is forthcoming.

Proposed ZBA Changes

The proposed zoning by-law amendment would rezone the South Poppy lands to implement the land uses proposed by the draft plan of subdivision. Specifically:

- Blocks 1 through 24 are intended for low-density residential uses through single detached dwelling units and would be zoned RL.2;
- Block 25 is intended for low-density residential uses through multiple residential built forms and would be zoned RM.6;

- Blocks 26 and 27 are intended for open space areas and would be zoned OS; and
- Block 28 is intended to remain as a natural heritage area and would be zoned NHS.; and
- The High-Density Residential lands are intended for medium to high density residential uses and would be zoned RH.7.

The Block 1 lands would be rezoned for high density residential with commercial permissions to reflect, in part, the proposed reallocation of the high-density residential designation by the associated official plan amendment. Specifically, the Block 1 lands are proposed to zoned RH.7 with additional medium density uses added.

Site-specific regulations are proposed for portions of the affected lands. Additional details on these regulations will be included in an addendum/supplemental planning brief which will accompany the zoning by-law amendment application in the stage two submission. A proposed designation map will also be included in the stage two submission.

5.0 Policy Review

This section reviews the policy applicable to the proposal and outlines conformity, consistency, and amendments where required. This review applies to the proposed DPS, OPA, and ZBA cumulatively.

5.1 Planning Act

The Planning Act, R.S.O., 1990 c. P. 13 (“the Planning Act”) provides direction on planning matters in the Province of Ontario.

Matters of Provincial Interest

Section 2 of the Planning Act pertains to matters of provincial interest. This section states that Planning authorities shall have regard to a number of matters of provincial interest ranging from the protection of ecological systems and agricultural resources to the conservation of heritage features and provision of communication, transportation, and other servicing systems.

Buffers have been established to protect natural heritage features and ecological systems as outlined in the associated Phase I and II Environmental Site Assessments. Notably, the entirety of Block 28 includes the buffer lands required between the proposed subdivision and the wetland to the south. The associated OPA and ZBA would ensure the appropriate designations and

zoning is established on the subject lands to protect these features (2(a), 2(c)).

The affected lands are located within the urban boundary and would not remove lands from active agricultural production (2(b)).

The proposed residential uses do not require substantial water consumption and can be adequately serviced via the infrastructure proposed within Poppy Drive West (2(e), 2(f)); see associated Functional Servicing and Stormwater Management Report. The affected lands will utilize Poppy Drive West for vehicular access and are in proximity to the City’s transportation network which includes bike lanes, sidewalks, and transit routes (2(f), 2(q)); see associated Traffic Impact Brief.

A portion of the affected lands are part of the Clair Maltby Secondary Plan (“CMSP”) as approved by the Ontario Land Tribunal in 2024 establishing secondary plan policies to guide the development of the area. With Poppy Drive West currently under construction, the development of the subject lands represents the orderly development of the area (2(h), 2(p)). The proposal would establish 35 to 72 low and medium density dwelling units to the City’s

housing stock to contribute to a full range of housing options (2(j)).

The neighbourhood includes a range of educational, health, social, cultural, and recreational facilities to service the existing and proposed community (2(i)). This includes the Guelph Wellington Paramedic Services, South End Community Park, proximal commercial plazas, and MacDonnell Catholic Highschool, among other uses.

An Urban Design Brief for the Mixed-Use block will be submitted alongside the future official plan amendment and zoning by-law amendment applications which will address well designed built form, sense of place, and high quality, attractive, and vibrant public spaces as appropriate (2(r)).

A Community Energy Initiative Letter will also be submitted as part of the stage two submission to address the mitigation of greenhouse gas emissions and adaptation to a changing climate (2(s)).

Subdivision of Land

Section 51(24) of the Planning Act includes direction on criteria for the division of land. Specifically, this section states that regard shall be had to:

"The effect of development of the proposed subdivision on matters of provincial interest [...];" (51(24)(a))

As previously discussed, the proposal has appropriate regard for matters of provincial interest under Section 2 of the Planning Act.

"whether the proposed subdivision is premature or in the public interest;" (51(24)(b))

The lands affected by the proposed DPS are located within the Clair-Maltby Secondary Plan ("CMSP") area which is intended for urban growth. The affected lands can be adequately serviced via the proposed infrastructure within Poppy Drive West. The proposal would establish additional housing units within the City of Guelph and contribute to the City's density targets as outlined in Tables 2, 3, 4, and 5. Therefore, the proposal is not premature.

"whether the plan conforms to the official plan and adjacent plans of subdivision, if any;" (51(24)(c)).

The proposed subdivision conforms to the City of Guelph's land division policies as included in the Official Plan as discussed later in this report. The proposed DPS aligns with draft approved subdivision 23T-15501 in terms of the South Poppy Drive Road network, ecological function of surrounding natural heritage areas, and complementary residential densities.

In terms of designation, the majority of the subject lands are intended for low-density residential development. The Clair-Maltby High-Density Residential designation portion of the South Poppy lands would be

reallocated to the High-Density Residential lands to maintain the intended density of the general area.

"the suitability of the land for the purposes for which it is to be subdivided;" (51(24)(d))

The affected lands are within the CMSP area which has recently been approved by the OLT to coordinate the broader development of the area. The affected lands can be adequately serviced, have access to community facilities, and are connected to the greater transportation network in the City of Guelph; see associated Functional Servicing and Stormwater Management Report as well as the Traffic Impact Brief. The shape of the subject lands presents physical constraints to opportunities for development as a result of the required buffer from the adjacent wetland. As such, the proposed draft plan of subdivision would make efficient use of these lands while providing housing to the city. The subject lands are suitable to be subdivided.

"if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;" (51(24)(d.1)).

The tenure of the proposed dwelling units within the Mixed-Use block has not yet been established. The design of the units allows for flexibility in the future if the Owner determines that non-market housing is a feasible tenure and can be balanced with the broader development of the CMSP area.

"the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;" (51(24)(e))

The affected lands front onto Poppy Drive West which was established as an extension of the City's road network following an extensive Environmental Assessment process. The affected lands front directly onto Poppy Drive West which provides connections to Gosling Gardens, a Local Road, and Clair Road West, an Arterial Road. Poppy Drive West is presently under construction. This road network is suitable for the proposed development.

"the dimensions and shapes of the proposed lots;" (51(24)(f)).

The subject lands are irregular in shape given the presence of the wetland to the south and the necessary buffer lands to be preserved via Block 28. Efforts have been made to ensure that the proposed lots are generally rectangular in shape to allow for a development pattern similar to surrounding lands. Lots 6, 7, and 8 are generally longer than the balance of lots 1 through 24, however these dimensions make efficient use of the subject lands given the physical constraints presented by the natural heritage system and wetland to the south.

Block 26 and 27 are wide, shallow lots which present challenges in establishing

residential uses and as such have been proposed as open space blocks to provide access to Block 28 (natural heritage) as appropriate. Block 25 (low-density multiple residential) is irregularly shaped but makes efficient use of the subject lands. The specific design of Block 25 will be determined at a later date and will be subject to the Site Plan control process as more than ten units are proposed for this site.

"the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;" (51(24)(g))

Establishing a separate block for the natural heritage system (Block 28) allows for the associated environmental restrictions—including development prohibitions in natural heritage areas—to be limited to a single block of land. This maintains flexibility for the balance of the residential lots to be developed in accordance with the Official Plan, Secondary Plans, and Zoning By-law while protecting the natural heritage feature to the south.

Any necessary height or density restrictions will be established through the accompanying OPA and ZBA. There are no holding provisions on the lands affected by the DPS at this time. Holding provisions are proposed by the ZBA to ensure the necessary studies are completed prior to development and will be removed once the holding provisions are satisfied. Therefore,

restrictions have been appropriately considered.

"conservation of natural resources and flood control;" (51(24)(h))

The associated natural heritage features are conserved through the establishment of Block 28. As noted, this approach allows the necessary restrictions to be limited to a single block of land and maintain the development potential of the balance of the subject lands. The necessary natural resources will be conserved.

It is not anticipated that flood control measures will be required for the development of the affected lands. For more information on the environmental status of the lands, please refer to the associated Phase I and II Environmental Site Assessment. Should it be determined that flood control is required, such will be implemented and can be necessitated through draft approval conditions.

"the adequacy of utilities and municipal services;" (51(24)(i))

The affected lands can be adequately serviced via the proposed infrastructure in Poppy Drive West. More information on proposed servicing can be found in the associated Functional Servicing and Stormwater Management Report and Plans. Coordination with utility companies to produce a comprehensive utility plan ("CUP") is anticipated as a condition of draft approval. The affected lands can be

adequately serviced by municipal infrastructure and utilities.

"the adequacy of school sites;" (51(24)(j))

The affected lands are proximal to MacDonnell Catholic Highschool to the west. Additional school sites are anticipated to the south as the CMSP area is built out. The recent passing of Bill 17 further supports the eventual establishment of school sites in the CMSP area.

"the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;" (51(24)(k))

The Blocks 26 and 27 are intended to be conveyed to the City as open space. Block 28 is also intended to be conveyed to the City. This includes the proposed open space and natural heritage blocks.

"the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and" (51(24)(l))

A community energy initiative letter will be submitted with stage two to demonstrate how the proposed development would address energy conservation, supply, and efficient use.

"the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also

located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006." (51(24)(m))

Blocks 1 through 24 would not be subject to site plan control under Section 41 of the Planning Act. Block 25 would be subject to site plan control as more than ten dwelling units are proposed. This block has been sized to be able to accommodate the necessary site features of a multiple residential site, including garbage storage, parking, amenity space, setbacks, mail facilities, etc. The ultimate design of this block has not yet been determined.

Summary of Planning Act

The proposal has appropriate regard for matters of provincial interest as included in Section 2 of the Planning Act. Further, the proposal satisfies the criteria for the subdivision of land as included in Section 51(24) of the Planning Act.

5.2 Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 ("PPS 2024") came into effect on October 20, 2024, as a policy statement issued under the authority of Section 3 of the Planning Act. All comments, submissions, or advice that affects a planning matter shall be consistent with the PPS 2024. The PPS 2024 provides directions on matters of provincial interest related to land use planning and

development. This direction is divided into six chapters including: Building Homes, Sustaining Strong and Competitive Communities; Infrastructure and Facilities; Wise Use and Management of Resources; Protecting Public Health and Safety.

Planning for People and Homes

The proposal would assist with achieving the City of Guelph's population growth targets. Specifically, the lands affected by the DPS would contribute 108.5 to 199.1 people and 3.2 to 5.9 jobs as outlined in Tables 4 and 5. The High-Density Residential lands would further contribute additional dwelling units in line with the proposed High-Density Residential designation to be reallocated to the lands, though the exact count has not yet been determined (2.1.1, 2.1.2). This would contribute to the City of Guelph's population growth and employment forecast targets of 74 residents and jobs combined per hectare.

The proposal includes a mix of low, medium, and high-density residential uses in addition to open space and natural heritage systems. The proposal would continue to diversify the housing stock in the area by providing additional single-detached and multiple dwelling housing starts to address the long-term needs of the community (2.1.6(a)).

The location of the affected lands in proximity to a number of commercial uses, institutional uses, recreational opportunities, and personal service establishments reduces some land use

access barriers to these facilities and contributes to an improved quality of life (2.1.6 (b)).

By continuing to diversify the local housing stock, there are more housing options and opportunities available to residents of various ages, abilities, and socioeconomic statuses (2.1.6(c)).

Housing

The DPS includes 24 low-density residential lots and 1 low-density multiple residential block planned for 11 to 48 dwelling units. Compound housing options such as single detached dwellings with an additional dwelling unit or accessory apartment units can be considered for the affected lands to continue diversifying the types and affordability of housing units available in the City (2.2.1(a), 2.2.1(b)). Further, the reallocation of the proposed High-Density Residential designation to the High-Density Residential lands continues to diversify the size and type of housing units available in the area to provide contrast to the predominantly single detached residential uses to the north.

Existing and proposed municipal service infrastructure and transportation networks can accommodate the proposal as confirmed through the Environmental Assessment process completed for Poppy Drive West (2.2.1(c)).

The affected lands are proximal to a number of public transit bus routes. The proposal is

transit supportive as it would intensify the residential uses in proximity to existing transit routes along Clair Road West and Gordon Street (bus routes 16, 17, 19, 29, 48, and 99). Active transportation is also supported through proximity to the Active Transportation Network and existing bike paths (2.2.1(d)). Further opportunities for connections to the active transportation network can be considered through the site plan approval process for the High-Density Residential lands and Block 25.

Settlement Areas and Strategic Growth Areas

The affected lands are within the City of Guelph's settlement area, which identifies the lands as a focus area for growth and development (2.3.1.1). While the affected lands are not within the boundaries of the strategic growth area (Appendix C: Guelph Official Plan Maps), their proximity allows the proposed development to support the function of the adjacent strategic growth area generally surrounding the intersection of Gordon Street and Clair Road West. The proposed OPA would establish site-specific policies to ensure the development of the High-Density Residential lands is complementary to the neighbouring strategic growth area. The associated ZBA would include provision to implement the same. The subject lands contribute to diversified land uses (2.3.1.2(a)), utilize planned infrastructure within Poppy Drive West (2.3.1.2(b)), increased transit ridership (2.3.1.2(c), 2.4.2(c)), the promotion of active transportation /

walkability (2.3.1.2(d)), and propose a contribution of at least 108.5 to 199.1 people and 3.2 to 5.9 jobs through the lands affected by the DPS as outlined in Tables 4 and 5 (2.4.2(a)).

Energy Conservation, Air Quality, and Climate Change

The nature of the proposed multiple residential block (Block 25) and High-Density Residential lands allows for compact development to support the reduction of greenhouse gas emissions and prepare for the impacts of a changing climate (2.9.1(a)).

All proposed buildings and structures can consider designing trusses to handle solar panels, energy efficient windows and doors, on-demand water heaters, energy recovery ventilators, and other building components as the units themselves are designed (2.9.1(c), 2.9.1(d)).

The proposal is transit-supportive given its proximity to the City's transit network and is also proximal to opportunities for active transportation such as trails and bike lane networks (2.9.1(d)).

Infrastructure and Public Service Facilities

The proposal does not include any infrastructure or public service facilities to accommodate the broader neighbourhood area. Existing neighbouring public service

facilities proximal to the subject lands include the South End Community Park, Guelph-Wellington EMS, and the Bishop MacDonnell Catholic Highschool.

Poppy Drive West has been designed to accommodate the projected needs of the community (3.1.1) and will be able to service the affected lands. The Functional Servicing Report prepared by MTE Consultants speaks to the servicing proposal for the subject lands.

Transportation Systems

Poppy Drive West was established as an extension of the city road network following an extensive Environmental Assessment process. The affected lands front directly onto Poppy Drive West which provides connections to Gosling Gardens, a Local Road, and Clair Road West, an Arterial Road. The proposal would make use of the existing and planned infrastructure available in this area (3.2.2, 3.2.3).

Sewage, Water, Stormwater

The proposal will be on full municipal services via Poppy Drive West (3.6.2) and will adequately address stormwater management (3.6.8). The Functional Servicing Report and Stormwater Management Brief prepared by MTE Consultants speaks to the servicing plan for the subject lands. It is understood that servicing capacity for the subject lands will be confirmed after draft approval and detailed design of the servicing systems,

and before final approval is granted for the DPS (3.6.7).

Public Spaces, Recreation, Parks, Trails, and Open Space

There is a range of publicly accessible recreation opportunities available in proximity to the subject lands that are both built and natural; these features are available for residents of the proposed lots / dwelling units (3.9.1(a), 3.9.1(b)). This includes the South End Community Facilities, Clairfields Perimeter Trail, Preservation Park Field, and the gym facilities around the Pergola Commons / Clairfield Commons commercial areas. These places and spaces can be accessed by the City's sidewalk network which connects to the subject lands via the sidewalk extending along the southern extent of Poppy Drive West.

Through the site plan control process for the Block 25 and the High-Density Residential lands, additional amenity space will be planned that is accessible to those of all ages and abilities while fostering social interaction and community connectivity (3.9.1(a), 3.9.1(b)).

Both the Block 1 lands and the South Poppy Drive DPS area will be subject to cash-in-lieu of parkland payments.

Natural Heritage

The establishment of Block 28, which includes the entirety of the thirty-metre

buffer area for the wetland identified to the south (4.1.3), allows for natural features and areas to be protected for the long-term (4.1.1, 4.1.2). As the affected lands are within ecoregion 6E and 7E, this block will allow for the protection of the wetland and ensures development will not occur within those lands (4.1.4, 4.1.5). An Environmental Impact Study (“EIS”) was completed by Natural Resource Solutions Inc. (“NRSI”) and an addendum to this study was completed to support the proposal. The findings of the EIS have been summarized herein for ease of reference, and the fulsome conclusions can be found in the report.

Summary of PPS 2024

This report finds that the subject draft plan of subdivision application, official plan amendment application, and zoning by-law amendment application are consistent with the Provincial Planning Statement 2024 as required by the Planning Act.

5.3 City of Guelph Official Plan

The City of Guelph’s Official Plan (“GOP”) was adopted by Council on November 1, 1994, and was most recently consolidated in February 2024 to include Official Plan Amendment 80. The GOP is intended to guide decision making and community building to the year 2031, and establishes a vision, guiding principles, strategic goals, objectives, and policies to manage future

land use patterns, promote long-term community sustainability, and promote the public interest in the future development of the City, among others.

Portions of the subject lands are also located within the CMSP area which includes an additional set of applicable policies as discussed later in this report.

Strategic Goals

Section 2.3 outlines the City of Guelph’s Strategic Goals with respect to the GOP. By allowing for a range of low, medium, and high-density residential uses, the DPS, OPA, and ZBA contributes to the range and mix of housing available in the City of Guelph to meet current and projected needs to the year 2051. The proposal balances low-density development opportunities through the compact nature of the multiple residential sites (Block 25 and High-Density Residential lands). Diversifying the housing stock in the City of Guelph supports community members of all ages, abilities, and socioeconomic statuses (2.3.1(b), 2.3.1(c), 2.3.1(d), 2.3.2(a)).

The affected lands are proximal to a number of social, recreation, and education opportunities to promote healthy lifestyles. The location of the proposed development also provides for active transportation opportunities through walking, cycling, etc. Cycling infrastructure is available along Clair Road West and connects to the City’s greater road network (2.3.1(g), 2.3.3).

The design of the proposed draft plan of subdivision creates a separate Block for the required buffer area (Block 28) from the significant wetland to the south in order to preserve the City's Natural Heritage System (2.3.2(b)). Sustainable building elements will be considered during the detailed design of the buildings and structures. This could include low impact development features, green infrastructure options, electric vehicle parking spaces, and low-flow household appliances, among others (2.3.2(g), 2.3.2(e), 2.3.2(f)).

Planning a Complete and Healthy Community

The lands affected by the DPS would provide an additional 35-72 low and medium dwelling units to a greenfield site within the City's settlement area and built-up area (3(a), 3(b), 3(c), 3.1, 3.3, 3.4). Densities of 108.5 to 199.1 people and 3.2 to 5.9 jobs for this site contribute to achieving the City's density targets and projected growth to the year 2051 (3(a), 3(d), 3.2). The proposed density and additional residents support the existing transportation network inclusive of the roads, transit, sidewalks, trails, and bike lanes, among other features (3(f), 3(l), 3(n)). These networks will further be supported by the residential dwelling units proposed on the High-Density Residential lands as well.

The affected lands can be appropriately accessed and serviced via the infrastructure proposed within Poppy Drive West, which is presently under construction (3(h), 3(i)).

Designated Greenfield Areas

The affected lands are within a designated greenfield area per Schedule 1a of the GOP (Appendix C: Guelph Official Plan Maps). This proposal contributes to the achievement of complete and healthy communities as previously discussed (3.7.1, 3.7.3). The proposal contributes 108.5 to 199.1 people and 3.2 to 5.9 jobs through the lands affected by the DPS to the overall target for the CMSP area of 74 residents and jobs combined per hectare (3.7.2). Additional density is proposed through the High-Density Residential lands, with a maximum density of 250 units per hectare contemplated. The ultimate design of dwelling units within the affected lands will consider energy and water conservation as necessary (3.7.3(i)).

Natural Heritage System

The limits of the wetland to the south were determined through the approval of draft plan 23T-15501 and this feature forms part of the City's natural heritage system. These lands continue to be protected and retained with a 30-metre buffer incorporated within the proposed Draft Plan limits. The proposed draft plan has been supported by NRSI and will ensure the conservation of natural heritage features (3.10.1).

Water, Wastewater, and Stormwater

The affected lands can be adequately serviced via the infrastructure available in Poppy Drive West (3.12.1).

Protecting What is Valuable

The subject lands are identified as having Significant Natural Areas, Significant Wetlands, and some Significant Portions of the Paris Galt Moraine, as shown on the Figures in Appendix C: Guelph Official Plan Maps (4.1.1.5). Specific to the affected lands, only the South Poppy lands contain these features. Block 28 implements the required buffer area from these features as required by the GOP (4.1.1.6 through 4.1.1.11, Table 4.1). Permitted uses in the proposed natural heritage system areas are generally limited to recreation and conservation (4.1.2.1).

An Environmental Impact Study has been completed in accordance with the City-provided scope to support this proposal which includes site alteration adjacent to Significant Natural Areas (4.1.5, 4.2). The proposal does not include development within the Significant Natural Areas identified on the subject lands. All requisite buffer areas are to be respected by the proposed policy framework.

Transportation System

As Poppy Drive West is presently under construction, the proposal is coordinated with the growth objectives of the GOP without causing undue financial burden (5.1.2, 5.1.3, 5.1.4). The affected lands remain in proximity to a range of transit connections and multi-modal facilities including sidewalks, bike lanes, trails, and other features (5.1.5, 5.1.7).

There are no new transportation systems or networks proposed as part of the subject applications. Access to the affected lands would be from Poppy Drive West, a planned road (5.2).

Transportation Demand Management

The development of Block 25 on the South Poppy lands and the High-Density Residential lands through the site plan approval process will allow for the integration of bicycle storage facilities and connective sidewalks as well as consideration for assigning rideshare parking spaces and carpool parking spaces where appropriate (5.3.2, 5.3.4). In addition to the proposed compact development of Block 25 and the High-Density Residential lands, the proximity of the subject lands to the commercial plazas at the intersection of Gordon and Clair allow for reduced trip distances to promote walking and active transportation (5.3.3).

Active Transportation

Poppy Drive West will connect the affected lands to the greater sidewalk, bike lane, and trail network in the area to support walking and cycling (5.4.1, 5.4.3). These networks can be further connected and integrated into Block 25 and the High-Density Residential lands through the site plan approval process to provide linkages to adjacent neighbourhoods and transit stops as appropriate (5.4.2, 5.4.3). The development of Poppy Drive West includes

sidewalks on both sides of the street, as required (5.4.7).

Public Transit

Providing compact urban forms and urban intensification supports the greater public transit network in the City (5.5.2). As shown in Appendix A: Aerial and Context Maps, there are a number of transit stops in proximity to the subject lands that would remain accessible through, and following, the proposed development (5.5.2).

Road Network and Hierarchies

There are no additional roads included as part of the subject applications or proposed development (5.6, 5.8). The greater road network for the subject lands as a whole will continue to be developed through the Environmental Assessment process as necessary, however these future roads are not required for the development of the south Poppy DPS lands. A private street or private driveway will provide access to units within Block 25 and the High-Density Residential lands, however the ultimate configuration of private accesses will be determined and ultimately detailed at the site plan approval stage.

Poppy Drive West is appropriate to provide access to the affected lands as it is a Collector Road which is intended to move low to moderate traffic volumes while dispersing to arterial and provincial road systems such as Clair Road West and Gordon Street (5.7.3).

Additional information on the road network's sufficiency to accommodate the proposed development can be found in the Transportation Impact Brief prepared by Paradigm and submitted in support of the subject applications.

Parking

Sufficient parking will be provided for the affected lands in accordance with the requirements of the Zoning By-law (5.11). When parking is designed for Block 25 and the High-Density Residential lands, the parking counts will balance the Zoning By-law requirements with the TDM direction of the GOP (5.3).

Municipal Services

Development on the affected lands would be serviced by full municipal services (6.1.3). Through the design of Poppy Drive West, electrical and cabled services have been located underground (6.1.5).

It is understood that servicing capacity for the subject lands will be confirmed after draft approval and detailed design of the servicing systems, and before final approval of the DPS is granted (6.1.6). Additional information on servicing capacity and adequacy can be found in the associated Functional Servicing and Stormwater Management Report prepared by MTE and submitted in support of the subject applications (6.2, 6.3, 6.4, 6.5).

Community Infrastructure

While there are no exclusive community facilities proposed as part of the subject applications, there are a number of community facilities in proximity to the affected lands which would support the proposal. The South End Community Park provides a number of recreational facilities, including tennis courts, baseball diamonds, and playgrounds. Access to the Preservation Park Field can be obtained through the City's extensive Active Transportation Network via the Clairfields Perimeter Trail (7.3). The South End Community Centre (currently under construction) will include twin ice pads, an aquatic centre, walking track and multi-purpose rooms and is adjacent to the subject lands.

The Bishop MacDonnell Catholic Highschool can be found to the west of the subject lands (7.1.4). The establishment of additional school facilities will be considered throughout the ultimate development of the entire subject lands in accordance with the Clair-Maltby Secondary Plan policies and the planning horizon outlined therein (7.1.5, 7.1.6).

Affordable Housing

Affordable housing and the associated policies are discussed and analyzed further in Appendix F: Affordable Housing Report.

Open Space System, Trails, and Parks

The proposed DPS includes the establishment of two open space blocks (26 and 27) to provide access to the proposed natural heritage block (28). The open space

blocks are intended to be conveyed to the City of Guelph as open space. Parkland requirements will be addressed as draft plan approval conditions (7.3.5).

Urban Design

The detailed design of the subject lands—and more specifically Block 25 and the Multiple Residential Block through the site plan approval processes—can consider urban design elements in more detail. The following discussion on the GOP's urban design policies is provided based on the preliminary nature of the proposed development at this time—mainly with respect to Block 25 and the High-Density Residential lands. This discussion considers that detailed design of the affected lands has not yet taken place.

The intent of the DPS is to obtain draft approval of the proposal prior to undertaking the detailed design component of the site. The intent of the OPA and ZBA are to establish the policy and provisional frameworks to accommodate the DPS.

An Urban Design Brief for the Block 1 lands will be submitted as part of the second stage submission, accompanying the OPA and ZBA applications.

Sustainable Urban Design

The proposal would generally orient dwelling units along a north-south axis with the development of Block 25 and the High-Density Residential lands potentially

accommodating some east-west orientations as well. The associated solar exposures and impacts on building design systems can be reviewed in more detail during the detailed design of the lands (8.1.1).

The integration of low impact stormwater infiltration systems and drought resistant landscaping would be most effective through the site plan approvals process for Block 25 and the High-Density Residential lands (8.1.1).

Preliminary grading plans have been provided in support of the proposal (8.1.2).

As demonstrated in Appendix A: Aerial and Context Maps, there is a range of community facilities, commercial uses, and other neighbourhood elements in proximity to the subject lands (8.1.3).

Public Realm

Poppy Drive West has been designed as an interconnected public realm which provides access to the affected lands (8.2.1, 8.2.2). There are no street networks to be extended or established through the subject applications (8.2.3), other than potential private streets in Block 25 and the High-Density Residential lands. The orientation of Poppy Drive West establishes the block length for the neighbourhood. There are no new neighbourhood blocks proposed through the DPS (8.2.4).

The DPS avoids reverse lotting and side lotting while appropriately establishing building envelopes adjacent to and addressing the street edge with principal entrances facing Poppy Drive West (8.2.6, 8.2.11). The High-Density Residential lands are a through lot and will be designed to appropriately address both Clair Road West and Poppy Drive West (8.2.6, 8.2.11).

The design of Poppy Drive West has taken place through 23T-15501 and is not part of the subject applications (8.2.7, 8.2.10,). The location of required street trees will be determined through the detailed design process for 23T-15501 (8.2.8, 8.2.9).

Landmarks, Views, and Vistas

There have been no landmarks identified on the affected lands (8.3.1). The affected lands remain a great distance from the Church of Our Lady and are not anticipated to impact any associated public views thereof (8.3.2).

A number of parks, schools, and other community facilities have been established in proximity to the affected lands as shown in Appendix A: Aerial and Context Maps (8.3.3). Further development of these neighbourhood elements will take place through the broader development of the subject lands in accordance with the CMSP and GOP.

Blocks 26 and 27 are proposed as open space to provide views of, and potentially

access to, the natural heritage area included in Block 28 (8.3.4).

Block 28 creates a physical constraint to the development of the subject lands as a result of the wetland to the south and necessary buffer therefrom. As such, the proposed orientation of the blocks included in the subject DPS recognizes the need to preserve the wetland identified to the south, while also allowing the subject lands to be used effectively when considering matters of provincial interest from the Planning Act, the direction of the PPS 2024, and the natural heritage policies of the GOP (8.3.5).

There is potential for a public view of a significant natural area to be established at the intersection of Street A and Poppy Drive West, however this area is outside the scope of the subject applications and affected lands (8.3.6, 8.3.7).

Gateways

The proposal does not necessitate a gateway feature given its association to Poppy Drive West (8.4.1). On a smaller scale, if such should be deemed appropriate for the future development of Block 25 or the High-Density Residential lands, it can be incorporated into the site through the site plan approval process.

Built Forms: Low Rise Residential

The final architectural design of blocks 1 through 24 on the draft plan of subdivision has not yet been determined, however Mattamy remains committed to a high

degree of visual interest in the design of their homes (8.5.1). Precedent images have been included in the submission package in support of the subject applications to demonstrate the same.

The requirements of the Zoning By-law with respect to setbacks, garages, projections, etc. will be complied with unless otherwise discussed as part of the accompanying OPA and ZBA (8.5.2, 8.5.3). Appropriate front yard vegetation will be provided (8.5.5).

Built Form: All Others

The High-Density Residential lands (Block 1) will retain the opportunity to provide commercial development close to Clair Road West within a mixed-use development. The ultimate design and development of these lands will ensure any proposed buildings enhance the rhythm and frequency in the immediate vicinity and will establish entrances and windows along Clair Road West as appropriate (8.6.1, 8.6.2, 8.6.3, 8.6.5, 8.6.7).

The High-Density Residential lands have approximately 163.8 metres of frontage on Clair Road West which presents the opportunity for multiple buildings to be established along the frontage of the site. However, should the lands be developed with any long building façades, the appropriate recesses, projections, and active façade components will be integrated to reduce the mass of the built form (8.6.8). Opportunities to add sidewalks, landscaping, and other interactive site

components will further assist with reducing the visual bulk of any long building facades, should such be proposed when the design of the site is finalized. Further, where buildings are deemed by the City to be 'large', the necessary architectural elements will be incorporated to reduce the visual of flat rooflines (8.6.8).

With the opportunity for commercial uses on the High-Density Residential lands, any storefront designs will be in keeping with the character and identity of the immediate context (8.6.9). Building heights will be determined to establish an appropriate pedestrian scale and define street edges (8.6.10, 8.6.13).

Built Forms: High Rise Buildings

The High-Density Residential lands will maintain flexibility in building heights given the preliminary nature of the affected lands' design. The accompanying OPA will request a maximum building height of 14 storeys for the High-Density Residential lands. Where any buildings are proposed that are 6-storeys or taller, the policies and guidelines for high rise buildings will be adhered to (8.9.1).

Detailed Site Design Components

Specific site elements including parking layouts (8.12), access / circulation / loading / storage (8.13), signage (8.14), display areas (8.15), lighting (8.16), landscaping (8.17), safety (8.18), accessible design (8.19), and overall urban design

implementation (8.23) will be evaluated in more detail when the sites are designed.

Current Land Uses from GOP

As outlined in Appendix C: Guelph Official Plan Maps, the current land use designations for the affected lands vary. The South Poppy lands are designated Low-Density Greenfield Residential, Significant Natural Areas, and Clair-Maltby High-Density Residential in the CMSP to the GOP. The Block 1 lands are designated Corporate Business Park in the GOP.

The CMSP land use designations are discussed later in this report in the context of the broader CMSP area.

Business Park

Presently, the Block 1 lands are designated Corporate Business Park in the GOP. The GOP states that where Corporate Business Park and residential uses are in proximity to each other, the City shall require the appropriate planning and land use controls to enhance compatibility between these land use types in accordance with the provincial government's guidelines (9.5.3.6). Permitted uses in the Corporate Business Park designation include office and administrative facilities, manufacturing, warehousing, hotel facilities, research facilities, ancillary retail uses, and complementary uses, among others (9.5.3.9). These uses are further established and controlled through the Zoning By-law (9.5.3.10).

At the time the Business Park designation was applied, the lands further south (within CMSP) were also proposed to be developed for office/business park uses. Through the CMSP, lands south of Poppy Drive were designated for residential use, instead of office/business park purposes. Instead, a large office/business park area has emerged along the Hanlon. As such, the Block 1 lands no longer form part of a larger business park complex and are isolated from other employment uses. This, combined with a lesser demand for office space, provides an opportunity to explore an alternative land use for the Block 1 lands. Given the residential designations to the north and south of Block 1 as well as the stacked townhouse development proposed to the east, redesignation of these lands for residential use is appropriate.

Proposed Land Uses from GOP

The accompanying OPA will propose to redesignate the South Poppy lands in accordance with the land uses illustrated on the draft plan. The majority of the South Poppy lands will remain designated as Low-Density Greenfield Residential. The OPA proposes to reallocate the high-density land use currently existing on the South Poppy lands by redesignating the Block 1 lands on the north side of Poppy Drive as High-Density Residential with site-specific policies through the GOP.

High Density Residential

The Block 1 lands are proposed to be redesignated to High-Density Residential in the GOP with a number of site-specific policies.

The predominant use in this designation is to be high-density multiple residential building forms, generally in the form of apartments (9.3.4.1). Building heights generally range from three to ten storeys (9.3.4.2) with densities ranging from 100 units per hectare ("uph") to 150 uph (9.3.4.3). In strategic growth areas and the associated CMSP designation, the maximum density is increased to 250 uph (9.3.4.4).

This designation is being proposed, in part, to reallocate the current High-Density Residential Designation from the South Poppy lands. A number of site-specific policies are proposed, including those relating to height and density, as well as those to continue to permit commercial uses in acknowledgement of the current designation of the lands, Corporate Business Park, to ensure the intended jobs per hectare of land are not lost.

The OPA and ZBA applications will seek increased height and density permissions consistent with the Strategic Growth Area permissions that apply to lands to the east of Block 1. Given the recent approval of decreased density requirements for the stacked townhouse site to the east, it would be appropriate to reallocate some of that density loss to the Block 1 lands. The OPA

and ZBA applications will also seek a wider range of residential permissions (allowing the block to develop with apartments and other forms of multiple dwellings (stacked towns, back-to-back, etc.). The addition of commercial uses will provide the opportunity for mixed-use development depending on market demand.

Criteria for Plans of Subdivision

While the South Poppy lands are designated under the Clair-Maltby Secondary Plan, it does not provide specific directions on land division and Plans of Subdivision. In these instances, the GOP shall prevail (10.2).

As outlined in Section 5.1 of this Report, the proposal has regards for the matters of provincial interest and land division direction of the Planning Act (10.8.1). Further to the Planning Act, the GOP includes another set of criteria that plans must adhere to in order to be considered for approval:

"the plan conforms to the objectives, targets, policies, and land use designations of this Plan;" (10.8.1 i))

As outlined in Section 5.3 of this report, the subject draft plan of subdivision conforms to the objectives, targets, and policies of the Guelph Official Plan. The proposal complies with the land use designations of the Clair-Maltby Secondary Plan, under which the affected lands are designated. The Clair-Maltby Secondary Plan is outlined later in this report. Where affected by the associated OPA, the intended residential

densities, jobs per hectare, and general built forms are maintained through reallocation across the affected lands (i.e. high density residential from South Poppy lands to High-Density Residential lands and maintaining commercial uses on the High-Density Residential lands).

"the plan can be supplied with adequate municipal services such as water, sewage disposal, drainage, fire and police protection, roads, utilities, solid waste collection and disposal and other community facilities;" (10.8.1 ii))

The subject lands are to be serviced through the infrastructure to be established in Poppy Drive West; this includes water, sewage disposal, and drainage as outlined in the accompanying Functional Servicing Report prepared by MTE.

It is understood that fire and police services have the capacity to service the affected lands. The Guelph-Wellington Paramedic Service building is adjacent to the affected lands.

Poppy Drive West is a planned road on which the affected lands would front. There is no further public road network proposed by the subject draft plan of subdivision.

It is understood that solid waste collection and disposal services can be made available to the affected lands following the municipal assumption of Poppy Drive West. Lands with multiple residential units proposed—such as Block 25 and the High-Density Residential

lands—may be eligible for municipal solid waste collection and disposal as can be determined at the Site Plan approval stage.

"the plan will not adversely impact upon the transportation system, adjacent land uses and the Natural Heritage System;" (10.8.1 iii))

The associated Transportation Impact Brief indicates that the proposed draft plan of subdivision would not adversely impact Poppy Drive West. Adjacent land uses include similarly scaled residential forms to the east and northeast (Clairmont lands). The adjacent lands to the south have not yet been developed. Block 28 has been specifically established to protect the natural heritage system without adverse impacts. Additional information on the natural heritage system can be found in the associated Environmental Site Assessment prepared by Natural Resource Solutions Inc.

"the plan can be serviced economically without imposing an undue financial burden upon the City;" (10.8.1 iv))

The construction of Poppy Drive West was draft approved through 23T-15501; the detailed design of such is being undertaken through resubmissions under that subdivision process. The services to be established under Poppy Drive West can service the affected lands economically without imposing undue financial burden upon the City.

"the plan has incorporated all necessary studies and assessments to ensure impacts on natural heritage features and cultural heritage resources are minimized;" (10.8.1 v))

The required environmental studies have been submitted alongside the application for draft plan of subdivision. There have been no cultural heritage resources identified on the affected lands.

"the plan can be integrated with adjacent lands, subdivisions, and streets;" (10.8.1 vi))

By nature of the South Poppy lands' orientation towards Poppy Drive West, the proposed draft plan of subdivision integrates with draft approved plan 23T-15501. The lands provide sufficient space to align and establish Street A to the west, allowing for further integration of future developments of adjacent lands.

"the plan is considered to be necessary, timely, and in the public interest;" (10.8.1 vii))

The Ontario Land Tribunal approved the Clair-Maltby Secondary Plan in 2024 to guide the development of the associated lands. The necessary Secondary Plan policies are in place and Poppy Drive West is under construction to provide access and servicing to the affected lands. The physical constraints presented by the wetland to the south create an irregularly shaped parcel of land south of Poppy Drive West. The

proposed draft plan of subdivision makes efficient use of these lands in conformity with provincial directions. The proposed draft plan of subdivision is considered necessary, timely, and in the public interest.

"the plan is designed in accordance with accepted subdivision design principles as articulated in the Urban Design Policies of this Plan;" (10.8.1 viii)

The Urban Design policies included in Section 8 of the GOP have been discussed in this report. Those policies relating to Sustainable Urban Design, Public Realms, Landmarks, Public Views, Public Vistas, and Gateways—all components with the potential to be impacted by a proposed draft plan of subdivision—have been considered. Detailed design components including parking layouts (8.12), access / circulation / loading / storage (8.13), signage (8.14), display areas (8.15), lighting (8.16), landscaping (8.17), safety (8.18), accessible design (8.19), and overall urban design implementation (8.23) will be evaluated in more detail when the sites are designed.

"and the plan is designed to be sustainable, to support public transit and to be walkable." (10.8.1 ix)

The compact nature of the proposed development with a net density of 49.1 upnh for the lands affected by the draft plan of subdivision application. The subdivision has been designed to retain the natural heritage buffer area through Block 28. All proposed Blocks will front onto Poppy Drive

West with pedestrian connections to the City's network of sidewalks, trails, and bike paths. Opportunities for green infrastructure and building elements can be considered during the detailed design of the proposed units.

Bus stops for Routes 16, 19, and 99 can be found along Clair Road West. Additional bus stops for Routes 17, 29, and 48 can be found along Gordon Street. Both streets are in proximity to the subject lands.

Summary of Guelph Official Plan

The proposal conforms to the City of Guelph's Official Plan. The proposal aligns with the City's strategic goals, implements the complete and healthy community policies, and protects natural heritage areas. The proposal supports the transit network and would not require the extension of any municipal road or servicing networks that have not already been planned. The proposal satisfies the GOP's criteria for plans of subdivision as applicable to the South Poppy lands.

5.4 Clair-Maltby Secondary Plan

The GOP states that secondary plans will be prepared for specific areas of the city where it is considered necessary to provide more detailed planning objectives and policies to guide and direct development (10.2.1). Secondary Plans are to be incorporated into the GOP by amendment (10.2.2) and shall

be subject to, and implement the provisions of, the Official Plan except where the Secondary Plan provides more detail, then it shall prevail (10.2.3).

In accordance with the GOP, the Clair-Maltby Secondary Plan ("CMSP") was originally established through Official Plan Amendment 79 ("OPA 79") to the City of Guelph's Official Plan. OPA 79 was approved by the City of Guelph's Council on May 16, 2022, and was subsequently appealed to the Ontario Land Tribunal ("OLT"). The Clair-Maltby Secondary Plan was modified and approved by the OLT on March 6, 2024, in decision OLT-22-004020.

Of the affected lands, only the South Poppy lands are located within the CMSP area.

Guiding Principles and Objectives

The wetland to the south of the South Poppy lands is identified as being part of the Paris Galt Moraine. This feature is protected and preserved through Block 28. (Principle 1.1, 1.2, 1.3). To minimize changes to the topography of the Paris Galt Moraine, no grading is proposed within Block 28 (Principle 1.6).

The infrastructure within Poppy Drive West has been designed through the subdivision process for 23T-15501. Details regarding the servicing of the site and opportunities for green servicing infrastructure can be found in the associated functional servicing report and otherwise detailed (Principle 1.4, 1.5).

Healthy and Sustainable

The proposal provides connections to active transportation infrastructure via Poppy Drive West and remains in proximity to a number of transit connections for varied mobility options (Principle 2.1).

The development of the South Poppy lands would establish approximately 49.1 upnh maximum to make efficient use of the services available in Poppy Drive West (Principle 2.2).

Blocks 1 through 24 would include low rise residential development, and Block 25 would include low-density multiple residential development. The associated OPA and ZBA reallocate the intended High-Density Residential designation currently on the South Poppy lands instead of omitting the designation entirely to ensure a range and mix of unit types are retained in this area of the City. The High-Density Residential use is to be established on the Block 1 lands, and though they are outside of the CMSP area, this supports the policy on concentrating higher density residential development on Collector (Poppy Drive West) and Arterial (Clair Road West) roads (Principle 2.3) (Appendix D: Clair Maltby Secondary Plan Maps). Relocating the High-Density Residential use also addresses concerns heard at the neighbourhood meeting about the proposed CMSP High-Density Residential area located west of Gosling Gardens.

Vibrant and Urban

The proposal includes compact built forms that connect to the walkable network in the neighbourhood via Poppy Drive West (Principle 3.1). Development within the CMSP area will remain at human scale (Principle 3.3).

Interconnected and Interwoven

The proposal fronts on, and supports, the existing street pattern and would not require the approval of any new roads (Principle 4.1). This allows for the affected lands to be linked to the existing active transportation and transit network (Principle 4.3, 4.4, 4.5). Connections to the natural heritage area (Block 28) are proposed through the open space blocks (Blocks 26 and 27).

Balanced and Liveable

The development of the South Poppy lands contributes to the City's greenfield area density target by contributing a combined 111.7 to 205 people and jobs as outlined in Tables 4 and 5 (Principle 5.1).

The proposal is in a walkable area with access to various trails and parks as previously outlined (Principle 5.2, 5.3, 5.4).

Managing Growth and Structure

The proposal represents the north to south development of the subject lands and CMSP area overall (11.3.2.1.1). The development of the South Poppy lands contributes to the

City's greenfield area density target by contributing a combined 111.7 to 205 people and jobs as outlined in Tables 4 and 5 (11.3.2.1.2, 11.3.2.1.3).

CMSP Community Structure

The Paris Galt Moraine has been preserved through the proposed draft plan of subdivision (11.3.2.2.1). The proposed open space blocks connect to the proposed natural heritage block to provide a continued network of open spaces (11.3.2.2.2). The proposal for the South Poppy lands includes mainly low-density residential development (11.3.2.2.5).

Water and Natural Heritage

Details on the water resource system and integration of the proposed development can be found in the associated Environmental and Engineering reports submitted alongside the subject applications (11.3.3.1, 11.3.3.2.2).

Natural Heritage System

The proposed natural heritage block would comprise part of the Clair-Maltby natural heritage system (11.3.3.2.1). The proposed open space blocks increase the connectivity of the system (11.3.3.2.11). There is no development or site alteration proposed in the natural heritage system (11.3.3.2.9).

The CMSP Natural Heritage System is subject to the Chapter 4 policies of the GOP, titled "*Protecting What is Valuable*" (11.3.3.2.2). As discussed earlier in this

report in Section 5.3, the proposal conforms to the policies of GOP Chapter 4, “*Protecting what is Valuable*”.

Energy, Water, Wastewater, Stormwater

Energy

Development in the CMSP area is to be in accordance with Section 3.18, “*Energy Sustainability*” and Section 4.7 “*Community Energy*” of the GOP (11.3.5.2.1).

Given the size of the affected lands and status of the Poppy Drive West design and development, there are limited feasible opportunities to integrate water and energy conservation systems on a subdivision-wide basis, such as the integration of a district energy system (11.3.5.2.2, 11.3.5.2.3). As such, energy conservation can be reviewed on a site-by-site basis for Blocks 1 through 25 at the building permit stage, including the inclusion of solar technologies and alternate roofing colours (11.3.5.2.4).

Water and Wastewater Servicing

Servicing measures can be reviewed in the associated Functional Servicing Report prepared by MTE in support of the proposal (11.3.5.3).

Stormwater

The Stormwater and drainage strategy proposed for the affected lands can be reviewed in the supporting materials prepared by MTE (11.3.5.4).

Mobility

Active Transportation, Transit

As discussed in Section 5.3 of this report, the proposal is connected to a range of active transportation infrastructure, transit networks, and overall road network through Poppy Drive West (11.3.6.2).

Transit

Additional bus stops have been integrated into the design of Poppy Drive South through the detailed design of the road as part of 23T-15501 (11.3.6.3).

Road Networks

There are no new road networks proposed through the subject applications (11.3.6.4).

Transportation Demand Management

The affected lands have the opportunity to address TDM measures in detail during the site plan approval stage as outlined earlier in this report in response to the policies in Section 5.3 of the GOP as referred to in the CMSP (11.3.6.5).

The development of Block 25 on the South Poppy lands through the site plan approval process will allow for the integration of bicycle storage facilities and connective sidewalks as well as consideration for assigning rideshare parking spaces and carpool parking spaces where appropriate (GOP 5.3.2, 5.3.4). In addition to the proposed compact development of Block 25, the proximity of the subject lands to the

commercial plazas at the intersection of Gordon and Clair allow for reduced trip distances to promote walking and active transportation (GOP 5.3.3).

Open Space System

There are no Community Parks, Neighbourhood Parks, or Moraine Ribbon components included in the proposal. Blocks 26 and 27 have been established to provide connections to the natural heritage system block (Block 28) to ensure connectivity between the balance of the subject lands to the south and the existing trail and park network in the City (11.3.7.5, 11.3.7.8.1 a, 11.3.7.8.1 b).

Land Use

The South Poppy lands are designated Clair-Maltby High-Density Residential, Low-Density Greenfield Residential, and Significant Natural Areas in the CMSP as shown in Appendix D: Clair Maltby Secondary Plan Maps.

Clair-Maltby High-Density Residential

The Clair Maltby High Density Residential land use designation is to permit multiple unit residential buildings (11.3.8.6.4.2). The minimum building height is 3 storeys, and the maximum height is 10 storeys (11.3.8.6.4.4). The minimum density is 100 uph and the maximum is 250 uph (11.3.8.6.4.5).

While this designation presently exists on the South Poppy lands, it is proposed to be

redesignated as Low-Density Greenfield Residential. The High-Density Residential designation is proposed to be reallocated to the Block 1 lands, which will be able to accommodate more units than the block within the South Poppy DPS area. Site-specific policies are proposed to be integrated into the High-Density Residential lands to ensure the density intended to be accommodated by this designation is retained (with increased density and height permissions being requested).

Low-Density Greenfield Residential

Low-Density Greenfield Residential designations are to be developed in accordance with the Low-Density Residential policies of the Guelph Official Plan (11.3.8.6.2.1).

These policies include detached, semi-detached, and duplex dwellings in addition to multiple unit residential buildings such as townhouses and apartments (9.3.2.1). The proposed low-density residential uses conform to the CMSP and GOP.

The maximum building height is four storeys (9.3.2.4). Proposed building heights are not yet known but will comply with this maximum height restriction when designed.

The maximum net density in the designated greenfield area is 60 units per hectare (9.3.2.3). The proposal includes 49.1 upnh / 25.3 uph and conforms to the maximum density policies.

Open Space and Parks

The Open Space and Parks land use designation in the CMSP is subject to the Open Space and Parks designation in Section 9.7 of the GOP (11.3.8.6.10.1).

Permitted uses in these areas include public and private recreation facilities, parks, golf courses, conservation lands, cemeteries, and complementary uses (9.7.6). The proposed open space blocks are intended for conservation / naturalization or as access points to the natural heritage system lands in Block 28. The proposal conforms to the intended open space designation.

Special Studies and Future Initiatives

The CMSP includes policy language (11.3.9.3.4.3 c) relates to landowner agreements, including cost sharing. Through Pre-Consultation it was agreed that the South Poppy Drive DPS lands could proceed in advance of the rest of the CMSP lands as this portion of the property is not depending on "Street A" or any other collector road that still requires the completion of an Environmental Assessment. Likewise, the DPS and Block 1 lands are not dependant on any future servicing that will be established in the CMSP. Following Pre-Submission, the draft plan was modified to remove the block immediately adjacent to the future extension of Street A to ensure the approval of the south Poppy draft plan does not

prejudice the outcome of the Street A EA process.

Stormwater management for the proposed DPS has been accommodated within approved subdivision 23T-15501 and any additional SWM measures will be addressed via on-site controls within the proposed low-density multiple residential block. Required sanitary and water services are within the Poppy Drive right-of-way. There are no cost sharing arrangements with respect to Poppy Drive or the SWM block within 23T-15501. A landowner agreement will be prepared for the balance of the subject lands located further to the south. The balance of the lands will be subject to future planning applications. The policy language in the CMSP confirms that a landowner agreement "may apply". With respect to the subject applications, it is our opinion that such an agreement is not necessary or required.

CMSP Summary

The proposal conforms to the CMSP policies. The proposal would include low-density residential land uses—mainly single detached dwellings and multiple residential built forms—which align with the Low-Density Greenfield Residential policies. The Significant Natural Heritage Areas are preserved in accordance with the requirements of the CMSP. The proposed draft plan complies with the subdivision criteria of the GOP as none are included in the CMSP. While the proposed applications would redesignation a small portion of the draft plan lands from High-Density to Low-

Density, the density permissions will be transferred to Block 1 which is of a size and configuration to accommodate more units than the High-Density area within the south Poppy Draft plan lands. The Minutes of Settlement related to the CMSP contemplated changes in land use through future planning applications. Ultimately, the proposal conforms to the CMSP.

5.5 City of Guelph Zoning By-law

The City of Guelph's Zoning By-law 2023-20790 ("New ZBL") was approved by Council on April 18, 2023, and was subsequently appealed to the OLT. As of February 6, 2024, the New Zoning By-law is in force and effect save and except the sections that remain under city-wide appeal that have yet to be resolved. The City of Guelph has directed that reference should be made to the Old Zoning By-law (1995)-14864 ("Old ZBL") for those provisions, regulations, and sections that remain under city-wide appeal in the New ZBL.

Current Zoning

The South Poppy lands are presently zoned Urban Reserve 1 ("UR.1"). The Block 1 lands are presently zoned Corporate Business Park with site-specific provision 8 and holding provision 21 ("BP-8 (H21)") (Appendix E: Guelph Zoning By-law Maps).

Urban Reserve 1 ("UR.1")

The intent of the UR.1 zone is to protect natural heritage features and limit development until such time as further studies are completed (15.1). The UR.1 zone permits conservation uses or legally existing uses / buildings / structures (15.2).

As this zone does not permit the residential, open space, and natural heritage uses proposed for the South Poppy lands, a zoning by-law amendment is proposed to rezone the South Poppy lands accordingly. The specific provisions of this rezoning will be detailed in a subsequent Planning Report to be included in the second stage submission.

Corporate Business Park ("BP")

The purpose of the BP zone is to permit knowledge-based technology uses such as offices, administrative and/or research development, and limited manufacturing uses as well as, "*commercial uses that serve the needs of the surrounding industrial lands*" (10.1). The BP zone permits conference and convention facilities, food vehicles, hotels, manufacturing, offices, research and development establishments, post-secondary schools, and the University of Guelph as well as accessory uses, community centres, day care centres, drive-through facilities, and financial establishments, among others (10.2).

Given the size and orientation of the Block 1 lands, as well as their frontage on both an Arterial (Clair Road West) and Collector

(Poppy Drive West) Road, the lands are proposed to be rezoned to permit high-density residential uses in alignment with the proposed OPA and the policies of the GOP. It is proposed that commercial uses still be permitted on the Block 1 lands to provide an opportunity for potential mixed-use development in addition to standalone residential uses. The specific provisions of this rezoning will be detailed in a subsequent Planning Report to be included in the second stage submission.

Site-specific Provision 8

Site-specific provision 8 adds a number of permitted uses to the BP zone where applicable, including computer establishments, pharmacy, school (commercial), and complementary uses such as print or publishing establishments, school (post-secondary), and veterinary services (18.19.8 a). Site-specific regulations are also included to permit a minimum interior side yard of 3 metres and restrict parking areas to be a minimum of 3 metres from Poppy Drive and 6 metres from Clair Road West (18.19.9 b).

A number of these site-specific provisions will be retained through the proposed zoning by-law amendment application for the High-Density Residential lands to ensure a range of commercial uses remain permitted on the affected lands. The specific provisions of this rezoning will be detailed in a subsequent Planning Report to be included in the second stage submission.

Holding Provision 21

The purpose of the H21 holding provision is to ensure the required environmental site assessment is completed (17.1.20 a). In order to remove the holding provision, an ESA must be completed in accordance with draft plan conditions for 23T-15501 to the satisfaction of the City of Guelph's Engineers (17.1.20 b).

Application OZS25-006 was submitted to the City of Guelph in May 2025 to remove the holding provision for the High-Density Residential lands and Clairmont lands. This provision will be removed from the affected lands and will not restrict the development potential for the High-Density Residential lands.

Proposed Zoning

The accompanying ZBA would rezone the South Poppy lands as Residential Low-Density Two ("RL.2"), Residential Medium Density Six ("RM.6"), Open Space and Parks ("OS"), and Natural Heritage System ("NHS"). The accompanying ZBA would also rezone the Block 1 lands as Residential High Density Seven ("RH.7").

Residential Low-Density Two

Blocks 1 through 24 are proposed to be zoned as Residential Low-Density Two ("RL.2"). This zone establishes the associated Official Plan designation proposed for these blocks, Low-Density Greenfield Residential from the CMSP.

This zone would permit apartment buildings, semi-detached dwellings, single detached dwellings, on-street townhouses, and rear access on-street townhouses, among others (6.2). Generally, lots in the RL.2 zone are required to have a minimum lot area of 275 square metres and a minimum frontage of 9 metres for an interior lot (6.3).

Site-specific provisions for the reduction in minimum lot area are proposed for Lots 12 and 13. These provisions, as well as additional site-specific provisions required to facilitate the development of the affected lands, will be discussed in detail in a subsequent addendum to this report as will be provided with the accompanying zoning by-law amendment application.

Residential Medium Density Six

Block 25 is proposed to be zoned Residential Medium Density Six ("RM.6"). This zone establishes the associated Official Plan designation proposed for the Block, Medium Density Residential with a site-specific policy to address density, among others.

The RM.6 zone permits apartments, back-to-back townhouses, cluster townhouses, stacked townhouses, and stacked back-to-back townhouses among other uses (6.2). This zone requires a minimum lot frontage of 30 metres and establishes a maximum density of 100 units per hectare (6.3).

A site-specific provision is proposed to align this zone with the site-specific designation and policy requested by the associated OPA.

The proposed site-specific provisions will be detailed in a future addendum to this report.

Open Space

The Open Space ("OS") zone would be applied to Block 26 and 27. This zone establishes the associated Official Plan Designation proposed for this Block, Open Space and Parks.

The OS zone permits conservation uses, stormwater management facilities, and trails (12.2). There are no minimum lot area or frontage requirements for this zone (12.3).

Natural Heritage System

The Natural Heritage System ("NHS") zone is proposed for Block 28 to implement the associated Significant Natural Heritage Area designation proposed by the associated Official Plan Amendment.

The NHS zone permits only conservation uses and legally existing uses, buildings, and structures (13.2). There are no minimum lot area or frontage requirements for this zone (13.3).

Residential High Density Seven

The Block 1 lands are proposed to be zoned Residential High Density Seven ("RH.7"). This zone implements the High-Density Residential designation proposed by the associated Official Plan Amendment.

This zone permits apartment buildings and associated complementary uses (6.2). The minimum lot frontage for the RH.7 zone is 30 metres and there is no minimum lot area (6.3.9).

A number of site-specific provisions are proposed for this zone to add complementary medium-density residential uses, permit a broader range of commercial uses, increase the maximum building height, and increase the maximum permitted density to align with the OPA. The proposed site-specific provisions will be detailed in a future addendum to this report.

Draft Plan Compliance

The proposed draft plan of subdivision complies with the vast majority of the provisions of the proposed zoning categories to be established through the associated zoning by-law amendment as outlined in Table 6 below. Where Table 6 includes red text, it demonstrates that such metric does not comply with the requirements of the Zoning By-law and a site-specific provision will be requested through the accompanying zoning by-law amendment.

Table 6: Draft Plan Zoning Compliance Table for South Poppy Lands Only

Block	Proposed Zone	Min. Lot Area (m ²)		Min. Lot Frontage (m)		Min. Lot Depth (m)	
		Req.	Prop. (*)	Req.	Prop.	Req.	Prop. (**)
1	RL.2	275	~ 282.6	9	9.2	n/a	29.1
2	RL.2	275	~ 296.6	9	11	n/a	24.5
3	RL.2	275	~ 276.7	9	11.2	n/a	19.8
4	RL.2	275	~ 280.0	9	9.2	n/a	28.6
5	RL.2	275	~ 297.9	9	9.2	n/a	30.5
6	RL.2	275	> 328.4	9	9.2	n/a	35.7
7	RL.2	275	> 427.8	9	9.2	n/a	46.5
8	RL.2	275	> 460.9	9	11	n/a	41.9
9	RL.2	275	> 407.0	9	11	n/a	37.0
10	RL.2	275	> 370.7	9	11	n/a	33.7
11	RL.2	275	> 284.3	9	9.2	n/a	30.9
12	RL.2	275	~ 266.7	9	9.2	n/a	28.3
13	RL.2	275	~ 253.5	9	9.2	n/a	27.5
14	RL.2	275	~ 285.9	9	10.8	n/a	27.2
15	RL.2	275	~ 281.1	9	11	n/a	19.4
16	RL.2	275	> 286.1	9	9.2	n/a	31.1
17	RL.2	275	> 309.1	9	9.2	n/a	33.6
18	RL.2	275	> 332.1	9	9.2	n/a	36.1
19	RL.2	275	~ 282.4	9	9.2	n/a	30.7

20	RL.2	275	~ 282.4	9	9.2	n/a	30.7
21	RL.2	275	~ 337.7	9	11	n/a	30.7
22	RL.2	275	~ 337.7	9	11	n/a	30.7
23	RL.2	275	~ 337.7	9	11	n/a	30.7
24	RL.2	275	~ 350.0	9	11.4	n/a	30.7
25	RM.6	n/a	~ 965.0	30	80.6	n/a	54.7
26	OS	n/a	~ 91.0	n/a	~58.7	n/a	19.8
27	OS	n/s	~ 74.0	n/a	~ 48.5	n/a	19.4
28	NHS	n/a	1,479.0	n/a	0.0	n/a	variable

(*) Where denoted as being greater than (“>”) the value included in the table, the area was calculated using the shortest lot depth and the frontage to demonstrate that the lot is larger than the minimum requirements of the applicable zone category. Where denoted as being approximately (“~”) the value included in the table, the area of the lot was measured to demonstrate that it exceeds the minimum requirements of the applicable zone category.

(**) Where a proposed block has varying lot depths on either side lot line, the shorter of the two has been included in the table to demonstrate compliance.

Site-specific Requirements

As demonstrated in Table 6, site-specific provisions are proposed for Blocks 12 and 13. These requests will be discussed in a subsequent addendum to this report as will be submitted with the ZBA application.

Zoning By-law Summary

In summary, the South Poppy lands are presently zoned UR.1 and the High-Density Residential lands are zoned BP-8 (H21). A zoning by-law amendment will be submitted

to establish the policies of the associated official plan amendment. These applications are necessary to support the draft plan of subdivision application and implement the GOP and CMSP.

The South Poppy lands are subject to the draft plan of subdivision application. The draft plan of subdivision would allow for a range and mix of low and medium density residential uses on the subject lands through the establishment of the RL.2 and RM.6 zones. The proposed OS and NHS zones would protect the significant natural

heritage features and open spaces identified
in the GOP and CMSP.

6.0 Supporting Reports

A number of reports and studies have been prepared to support the proposal and required planning applications at the City of Guelph's request. While summaries of the report findings are included below, all accompanying reports should be reviewed in their entirety for the appropriate, fulsome context which their conclusions and recommendations are based on.

Where a report is prepared specific to the South Poppy lands and additional information is required for the High-Density Residential lands, addendum reports will be included in the stage two submission where required.

6.1 Affordable Housing Report

This report has been included in Appendix F to this Planning Justification Report as permitted by the Pre-Submission Consultation comments provided after the pre-submission consultation comments.

6.2 Neighbourhood Information Meeting Summary

This report has been included in Appendix G to this Planning Justification Report as

permitted by the Pre-Submission Consultation comments provided after the pre-submission consultation comments.

6.3 Environment and Sustainability Reports

Environmental Impact Statement

Natural Resource Solutions Inc. ("NRSI") prepared an addendum to the original Environmental Impact Statement that was completed for the broader subject lands. The Addendum is dated June 26, 2025, and applies to the South Poppy lands.

This EIS Addendum states that the proposed development of the Poppy South lands is planned to be located outside of the Neumann Pond 30m Provincially Significant Wetland buffer. No habitats for Species at Risk ("SAR") or Significant Wildlife Habitat ("SWH") were found to overlap with the project footprint.

Due to the presence of herpetofauna species and associated SWH for amphibians and turtles within the Neumann Pond, extensive mitigation and enhancement measures have been recommended to avoid potential impacts. This includes the installation of a permanent exclusion fence that will help prevent direct mortality of herpetofauna on Poppy Drive. In addition,

the removal of the old barn foundation within the wetland buffer will require considerable mitigation measures, which have been described within this report.

Providing the identified mitigation and enhancement measures are implemented, negative impacts to the NHS are not expected.

Tree Inventory and Preservation Plan

NRSI also completed a Tree Inventory and Preservation Plan (“TIPP”) for the proposal as dated June 26, 2025.

The TIPP states that NRSI Certified Arborists conducted an inventory of trees within the proposed development area and surrounding lands on April 28, 2022, and November 5, 2024. A total of 122 trees belonging to 13 common native and non-native species were assessed, including 39 trees that were previously inventoried as part of the approved 132 Clair Road West TIPP attributed to adjacent lands (NRSI 2023a). Of these previously inventoried trees, 20 have already been removed as part of the approved TIPP. A total of 89 trees are designated for removal as part of the Poppy South lands, 73 of which will require compensation. An estimated 164 replacement trees will be required as compensation for these removals, in accordance with the City of Guelph Tree Technical Manual (2025) and City of Guelph Private Tree Protection By-law (2025) – 21059. Where available planting space is

limited, a cash-in-lieu fee should be paid to the City of Guelph.

It is recommended that all proposed tree removals occur in consideration of general timing windows for migratory birds and Species at Risk bats. Tree Protection Fencing (“TPF”) / Erosion and Sediment Control (“ESC”) is to be installed prior to any construction work in order to provide adequate protection for retained trees and their root systems. All TPF is to conform to the specifications of the Tree Technical Manual (City of Guelph 2025).

Phase I Environmental Site Assessment

Phase I Environmental Site Assessments (“Phase I ESA”) was completed by Pinchin for the subject lands—being 132 Clair Road West—in December 2020.

The subject lands were vacant and undeveloped, free of any permanent structures and/or buildings. Pinchin was advised by the Client (previous owner) that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site, as well as in order to meet the requirements of the City of Guelph Draft Plan Conditions.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (“CSA”) document entitled “Phase I Environmental Site Assessment, CSA Standard Z768-01” dated November

2001 (reaffirmed 2016), including a review of readily-available historical records, a review of readily accessible regulatory records, a site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of the report. Exceptions to following CSA Standard Z768-01 include access to City Directories, as these were not available for Pinchin’s review due to current government information repository closures.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) was recommended.

6.4 Engineering Reports

Environmental Noise Assessment

An Environmental Noise Assessment dated June 20, 2025, was prepared by MTE for the proposal. The Environmental Noise Assessment concluded that an analysis for special building components is not required for this development and that noise attenuating barriers are not required for this development. Various Type A, B, and C Noise Warning Clauses are required to be registered on title depending on the outdoor living areas proposed on the South Poppy lands and their location within the identified setback lines. Specific Noise Warning Clauses are required for Lots 1, 2, 3, and 4

as included in the Environmental Noise Study Report. Forced air heating and provisions for future air conditioning installations by the owners are also required for certain lots.

Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report (“FSSWMR”) dated June 20, 2025, was prepared by MTE for the proposal.

The FSSWMR concluded that the proposed site grading strategy will meet the City of Guelph’s standards, is compatible with the proposed DPS, provides major overland flow routes to end-of-pipe SWMFs where applicable, and respects environmental buffers. The planned sanitary sewer network along Poppy Drive West will adequately service the South Poppy Drive lands. The planned watermain distribution network will adequately service the South Poppy lands. The planned storm sewer network along Poppy Drive West will adequately service the South Poppy lands. The stormwater management strategy will provide the South Poppy lands with appropriate levels of water quality, quantity, and erosion control.

The FSSWMR recommended that no revisions be required to the quantity / quality stormwater management facility as described in the *132 Clair Road West Subdivision – Stormwater Management Report*; that stormwater management plans

for the residential areas shall adhere to the criteria therein; that erosion and sediment control measures be implemented as indicated therein; and that salt management plans be prepared for all Blocks that are subject to site plan approval.

Hydrogeological Report

A Hydrogeological Report prepared by MTE consultants and dated January 20th, 2025, has been included in the submission package in support of the proposal.

The report recommends that ongoing groundwater monitoring program continues to document seasonal high groundwater conditions. Any monitoring wells required to be decommissioned to allow for construction activities shall be done so in accordance with Ontario Regulation 903.

A private well inventory of existing wells should be completed to establish background water level and water quality conditions prior to future construction dewatering activities.

Based on observed groundwater levels (10-17m bgs) construction dewatering is not anticipated. However, perched groundwater conditions may exist. In the event that significant grading activities are required construction dewatering needs should be evaluated to address potential short-term and long-term impacts (e.g. Permit to Take Water (PTTW) or Environmental Activity and Sector Registry (EASR) requirements.

To preserve existing groundwater recharge for the protection of natural features, MTE recommends that additional test pits and infiltration tests be conducted across the Subject Lands at the infiltration cell locations and more broadly across the lot level infiltration areas to confirm infiltration rates.

6.5 Traffic

Traffic Impact Brief

A Traffic Impact Brief ("TIB") dated June 24 and prepared by Paradigm Transportation Solutions has been included in the application package for the proposal.

The TIB finds that the projected development traffic volumes for peak PM hours are 73 vehicles per hour ("vph") westbound and 37 vph eastbound. This compares to the CMSP 2031 peak PM trip projections of 130 vph westbound and 84 vph eastbound. The TIB states that these projected volumes are moderate and well within the single lane capacity of Poppy Drive West. The combined transportation impacts of the DPS lands and the draft approved development within 23T-15501 are minimal and can be accommodated by the study area road system (Poppy Drive).

The report should be reviewed in its entirety for the fulsome context relating to these conclusions. A Traffic Impact Study applicable to the High-Density Residential lands will be prepared and submitted as part of the stage two submission where required.

7.0 Conclusion

MHBC has prepared this Planning Justification Report to support development of a portion of the lands located at 132 Clair Road West in the City of Guelph (“subject lands”). This report applies to the proposed draft plan of subdivision proposed for the South Poppy lands as described herein, as well as the proposed official plan and zoning by-law amendments required to accommodate the draft plan of subdivision.

This report has determined that the proposed development:

- 1) Conforms to the land division policies outlined in Section 51(26) of the Planning Act;
- 2) Has regard for matters of Provincial interest as outlined in Section 2 of the Planning Act;
- 3) Conforms to the Provincial Planning Statement, 2024;
- 4) Implements the purpose and intent of the City of Guelph’s Official Plan;
- 5) Conforms to the land division policies of the City of Guelph’s Official Plan;
- 6) Implements the intent and purpose of the Clair-Maltby Secondary Plan;
- 7) Implements the intent and purpose of the City of Guelph’s Zoning By-law;
- 8) Proposes land use patterns which effectively use the South Poppy lands while protecting identified significant natural heritage areas;
- 9) Is compatible with surrounding uses including commercial, institutional, open space, natural heritage, and park areas;
- 10) Contributes to the City of Guelph’s minimum density targets for the Clair-Maltby Secondary Plan, Greenfield Areas, and the City overall;
- 11) Provides for appropriate density that is transit-supportive and is located along existing transit routes;
- 12) Provides urban growth that is compact and promotes active transportation through proximity to a range of land uses;
- 13) Provides a range and mix of housing types and densities to support the needs of the current and future residents in the City of Guelph;
- 14) Can be adequately serviced through existing and planned hard and soft infrastructure networks without requiring undue from extensions;
- 15) Allows for development that can promote sustainable communities with opportunities for implementing low-impact development features, clean-energy production, energy conservation, and transportation demand management measures;
- 16) Is supported by the associated Environmental Noise Assessment through the implementation of noise warning clauses as required;

- 17) Is supported by the associated Functional Servicing and Stormwater Management Report; and
- 18) Is supported by the associated Environmental, Engineering, and Traffic Reports summarized herein.

For the aforementioned reasons, the proposal represents good planning. We certify that this report was prepared jointly by the identified authors who are Registered Professional Planners (RPP).

Respectfully submitted,

MHBC



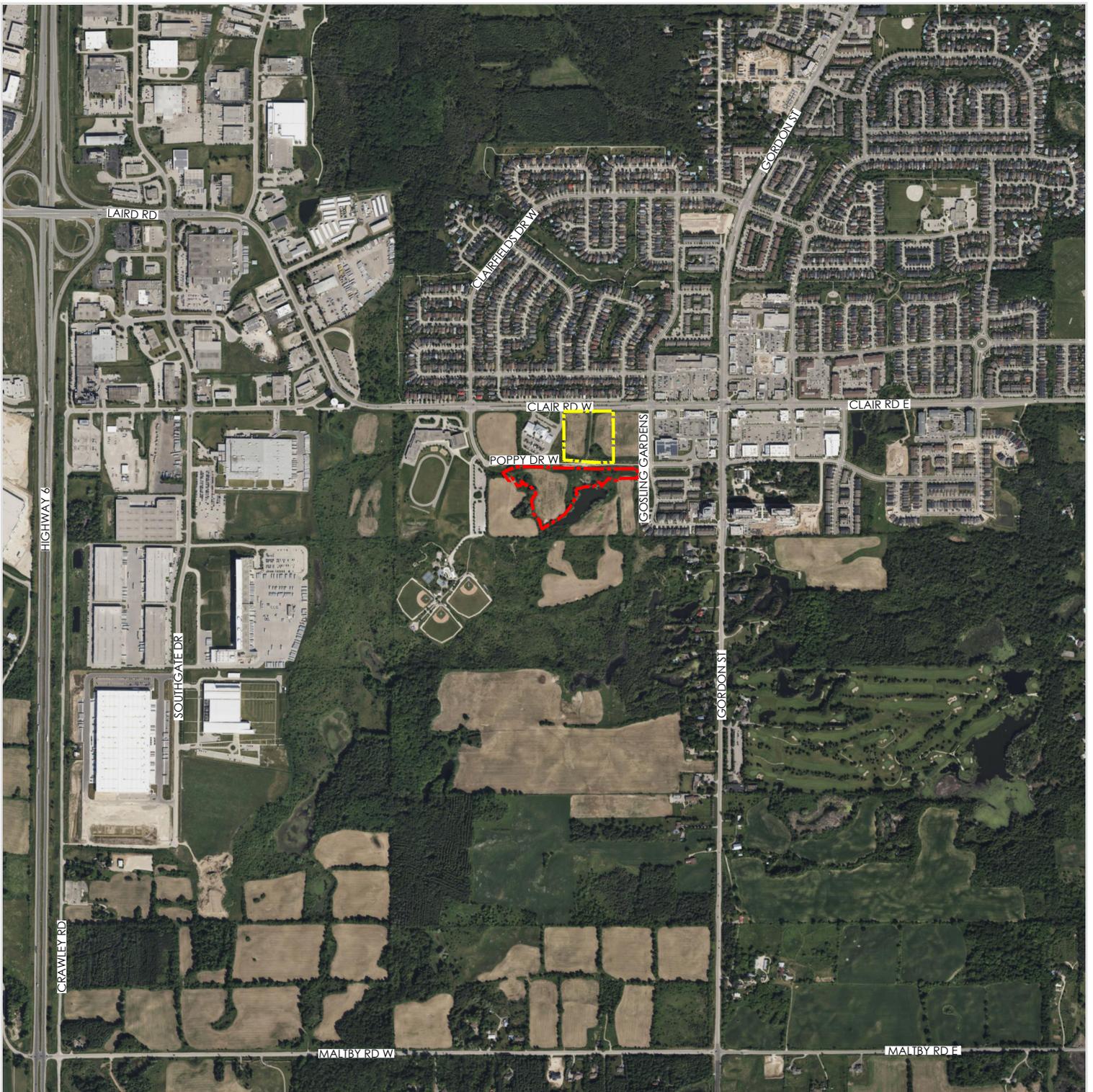
Andrea Sinclair, BES, MUDES, MCIP, RPP
Partner



Robyn McIntyre, BES, MCIP, RPP
Senior Planner

A

Appendix A: Aerial and Context Maps



Location Map

LEGEND

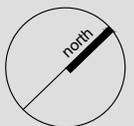
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-  Proposed Multi-Residential Site

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



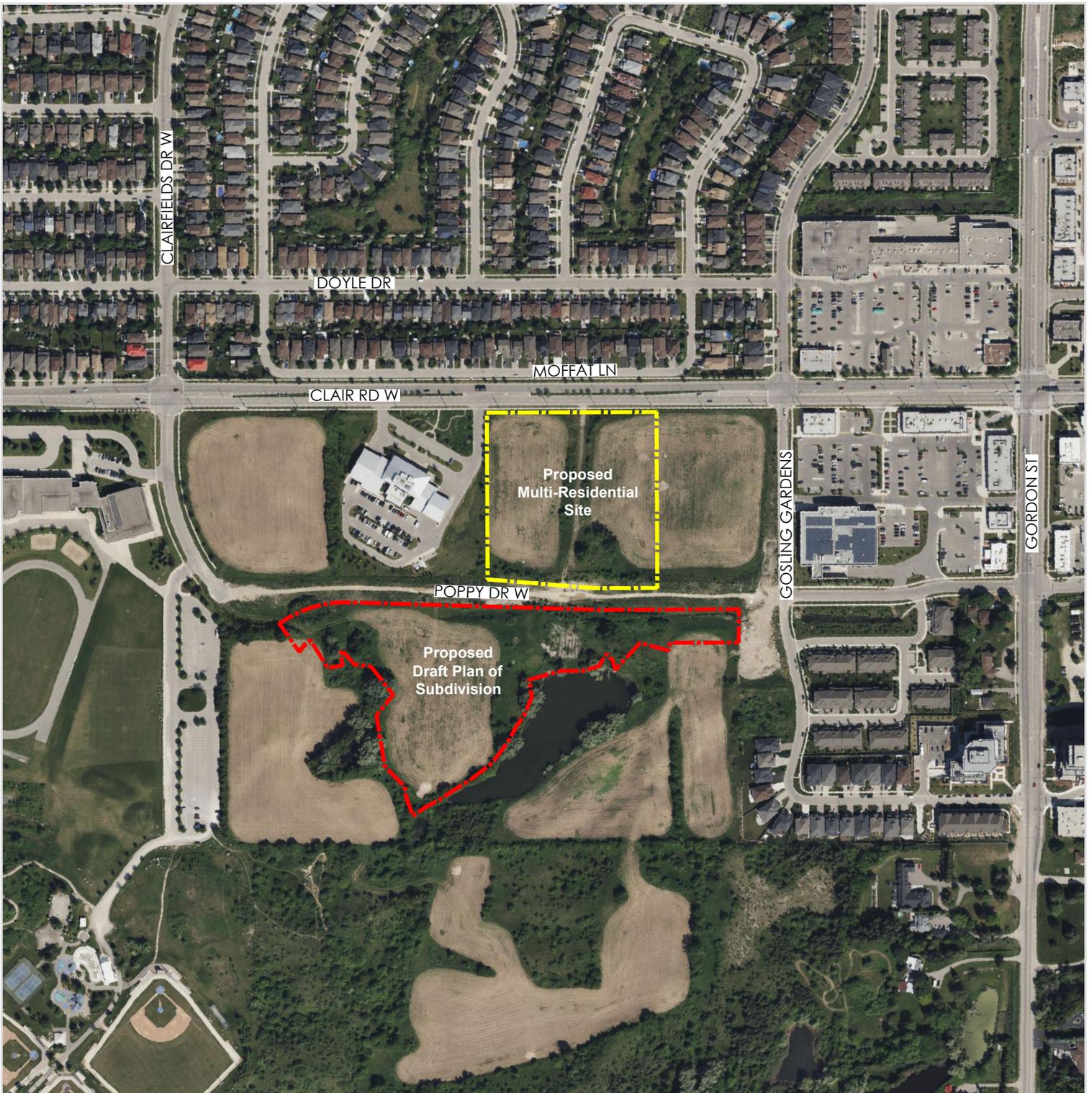
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Poppy Drive
 City of Guelph
 Wellington County, ON



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 & LANDSCAPE
 ARCHITECTURE

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Aerial Imagery

LEGEND

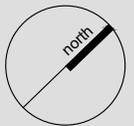
-  Proposed Draft Plan of Subdivision
-  Proposed Multi-Residential Site

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



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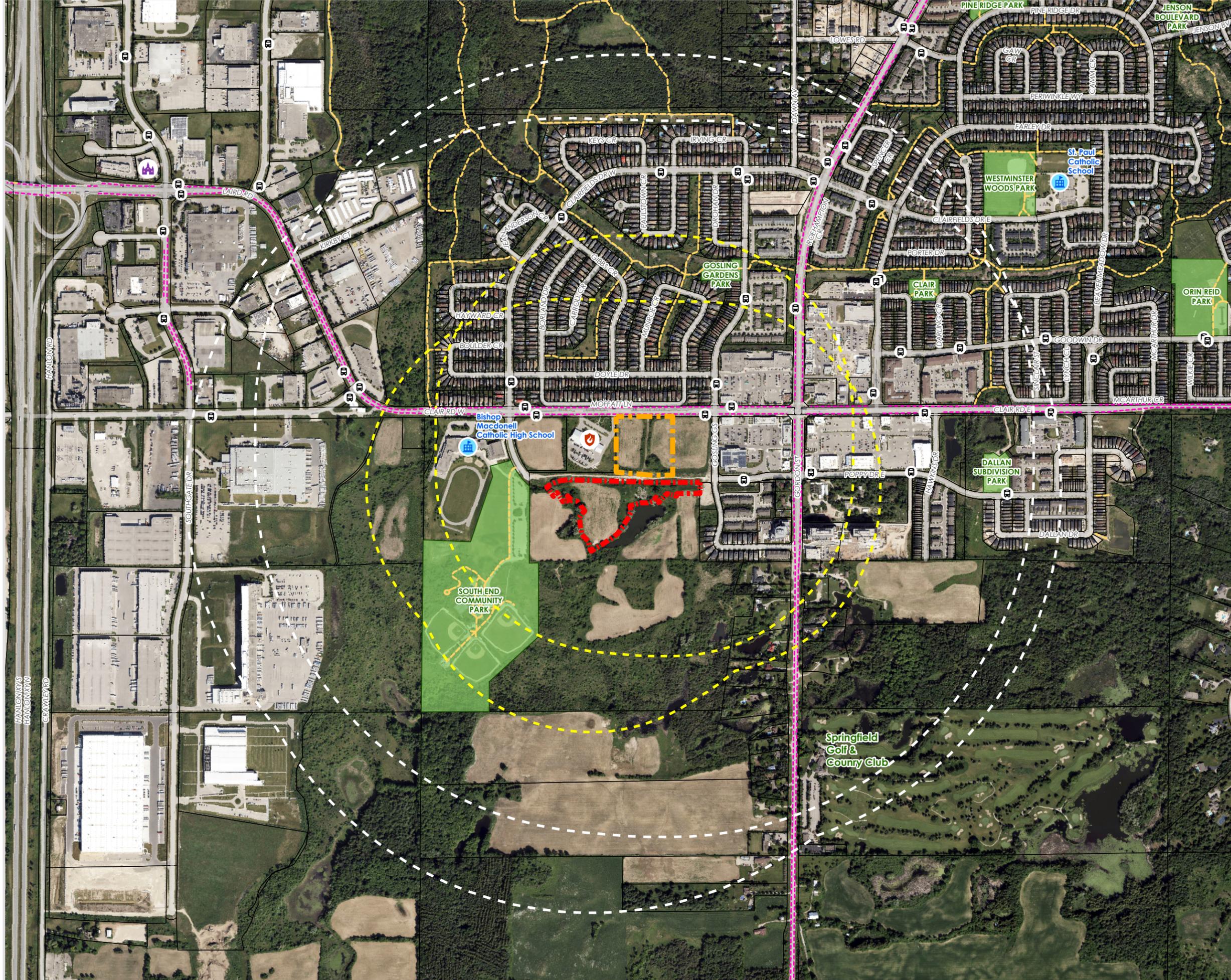
Poppy Drive
 City of Guelph
 Wellington County, ON



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Figure #: Context map



Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

-  Proposed Draft Plan of Subdivision
-  Proposed Multi-Residential Site
-  500m Buffer
-  1 km Buffer
-  Schools
-  Fire Station
-  Places of Worship
-  Bus Stop
-  Trails
-  Cycling
-  Park

Sources:
- City of Guelph Open Data
- Contains information licensed under the Open Government Licence – Ontario.

DATE: January, 2025
FILE: 06131AC
SCALE: 1:10,000
DRAWN: GC



Document Path: K:\06131AC - South Poppy RPT\Context_Plan_2.aprx

B

Appendix B: Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION

Legal Description
PART OF LOT 11 CONCESSION 7 (GEOGRAPHIC TOWNSHIP OF PUSLINC)
NOW IN THE CITY OF GUELPH
COUNTY OF WELLINGTON

Owner's Certificate
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____ OWNER

Surveyor's Certificate
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: _____ O.L.S.

Key Plan

City of Guelph
Subject Lands
SCALE: NTS

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

- | | | |
|-----------------------------------|---------------|-------------|
| A. AS SHOWN | B. AS SHOWN | C. AS SHOWN |
| D. RESIDENTIAL, PARK, OPEN SPACE, | | |
| E. AS SHOWN | F. AS SHOWN | G. AS SHOWN |
| H. MUNICIPAL WATER SUPPLY | I. SANDY LOAM | J. AS SHOWN |
| K. ALL SERVICES AS REQUIRED | L. AS SHOWN | |

Area Schedule

Description	Blocks	Units	Area (ha)
Low Density Residential	1-24	24	0.785
Multiple Residential	25	11-48	0.965
Open Space	26,27		0.165
Natural Heritage System	28		1.479
Total	28	35-72	3.393

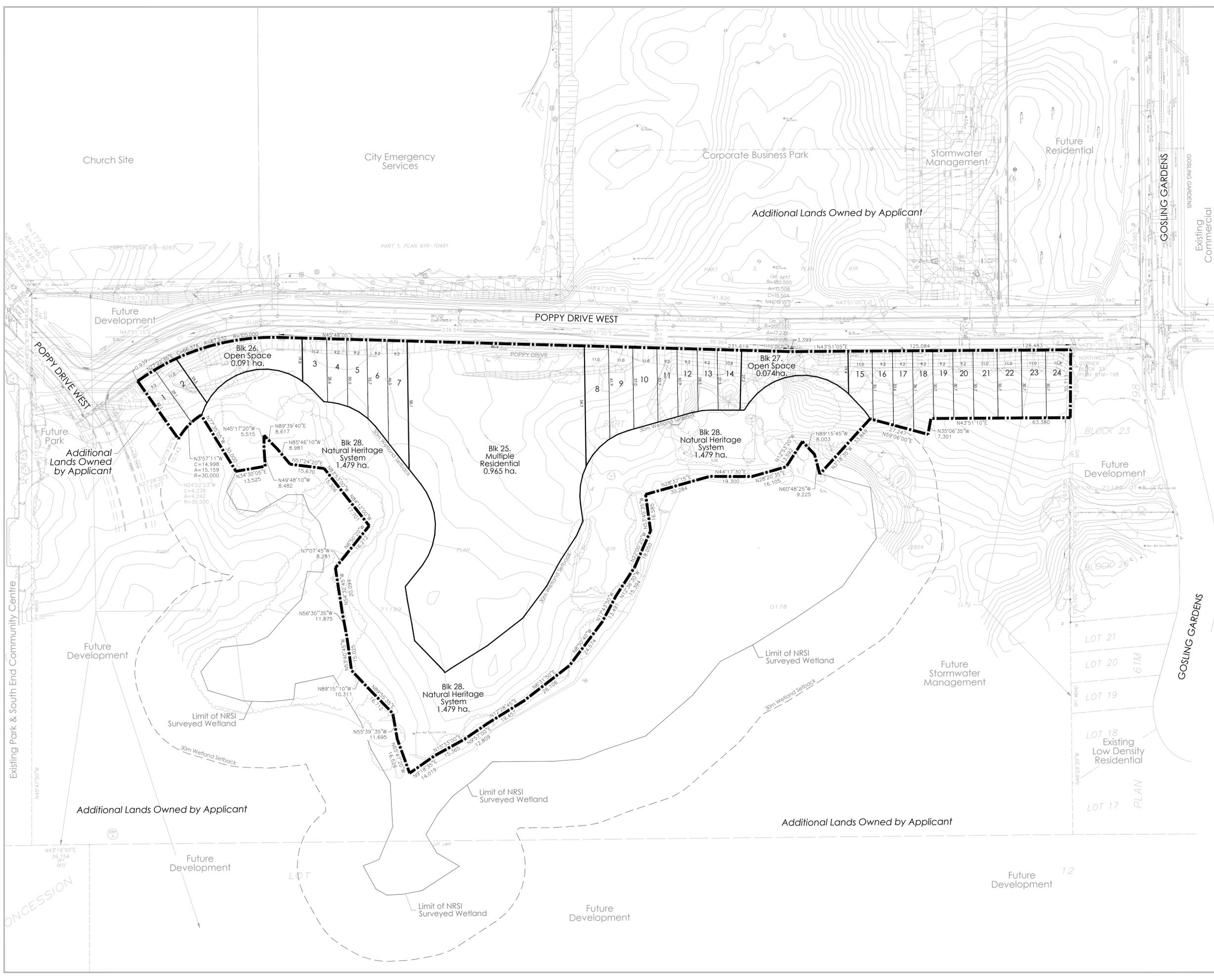
Revision No.	Date	Issued / Revision	By
3.	June 16, 2025	Issued for formal submission;	DS
2.	May 20, 2025	For Client Review;	DS
1.	May 12, 2025	For Client Review;	GC

- Notes**
- All dimensions are in meters unless otherwise shown.
 - Topographical survey base & property boundary information provided by MTE Consultants Inc.
 - Existing wetlands & 30m buffer area provided by Natural Resource Solutions Inc.
 - Adjacent property mapping is approximate/ for information purposes only.
 - Contains information provided by the City of Guelph under an Open Government License.
 - Contains information licensed under the Open Government License - Ontario.

Stamp	Date
	June 16, 2025
File No.	06131AD
Plan Scale	1:750 (Arch D)
Drawn By	GC/DS
Checked By	A.S.

Project
South Poppy Lands
132 Clair Road West, City of Guelph
Mattamy (TruVilla) Limited
6696 Fintancy Drive, Mississauga, ON

File Name	Dwg No.
DRAFT PLAN	1 of 1



CONCESSION

Existing Park & South End Community Centre

Church Site

City Emergency Services

Corporate Business Park

Stormwater Management

Future Residential

Additional Lands Owned by Applicant

POPPY DRIVE WEST

GOSLING GARDENS
Existing Commercial

Future Development

Blk 26
Open Space
0.091 ha.

Blk 27
Open Space
0.074 ha.

Blk 28
Natural Heritage System
1.479 ha.

Blk 25
Multiple Residential
0.965 ha.

Blk 28
Natural Heritage System
1.479 ha.

BLOCK 23

Future Development

Future Park

Future Development

Limit of NRSI Surveyed Wetland

Future Stormwater Management

GOSLING GARDENS

LOT 21

LOT 20

LOT 19

LOT 18

Existing Low Density Residential

LOT 17

Additional Lands Owned by Applicant

Additional Lands Owned by Applicant

Future Development

Future Development

Future Development

Limit of NRSI Surveyed Wetland

C

Appendix C: Guelph Official Plan Maps



City of Guelph Official Plan Schedule 1a: Urban Structure

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

-  Proposed Draft Plan of Subdivision
-  Proposed Multi-Residential Site

Growth Plan Elements	
	Major Transit Station
	Major Transit Station Area
	Strategic Growth Areas
	Urban Growth Centre <i>(Downtown Guelph)</i>
	Built-Up Area
	Greenfield Area
	Settlement Area Boundary / Corporate Boundary
	City Streets
	Future City Streets
	County Roads
	Railways
	Watercourses
	Waterbodies

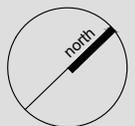
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DATE: May, 2025

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FILE: 06131AC

DRAWN: GC

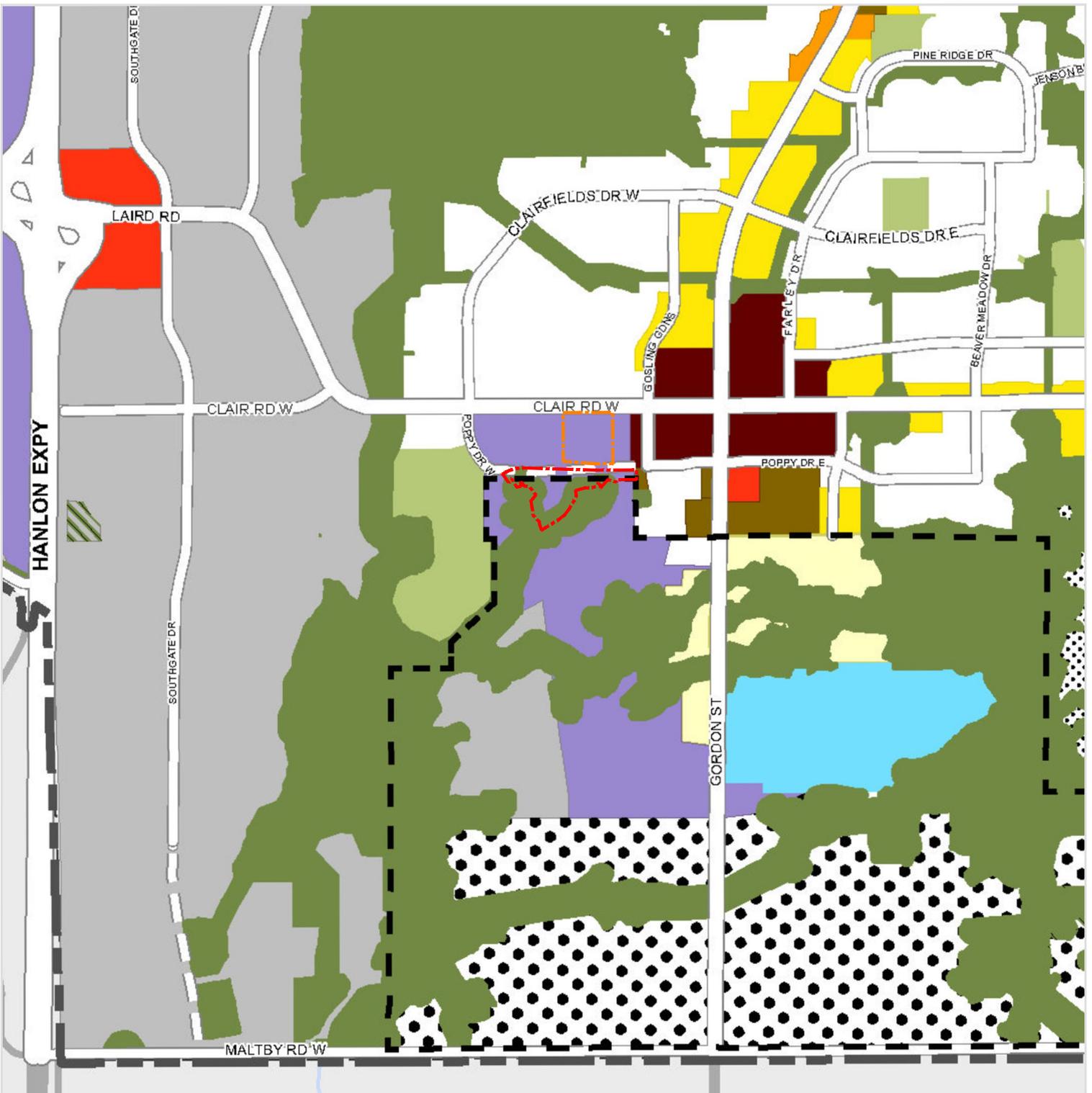


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City of Guelph Official Plan Schedule 2: Land Use

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

- Proposed Draft Plan of Subdivision
- Proposed Multi-Residential Site

Land Use Designations	
 Low Density Residential	 Mixed Business
 Medium Density Residential	 Institutional / Research Park
 High Density Residential	 Major Institutional
 Rolling Hills Estate Residential	 Special Study Area
 Commercial Mixed-Use Centre	 Major Utility
 Mixed-Use Corridor 1	 Open Space and Park
 Mixed-Use Corridor 2	 Significant Natural Areas & Natural Areas
 Service Commercial	 Natural Areas Overlay
 Neighbourhood Commercial Centre	 Reserve Lands
 Mixed Office / Commercial	 Approved Secondary Plans
 Industrial	 Secondary Plan Area
 Corporate Business Park	 Approved Secondary Plans

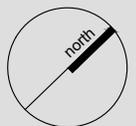
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City of Guelph Official Plan Schedule 3: Development Constraints

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

-  Proposed Draft Plan of Subdivision
-  Proposed Multi-Residential Site

 City Streets	 Development Constraints Landfill Constraint Area
 Future City Streets	 Natural Heritage System
 County Roads	Regulatory Floodplain
 Future Highway Interchange	 Regulatory Floodline
 Railways	 One Zone / Floodway
 Watercourses	 Two-Zone Fringe
 Waterbodies	 Special Policy Area Floodplain
 Special Study Area	
 Corporate Boundary	

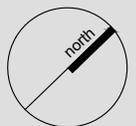
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**City of Guelph Official
Plan Schedule 4:
Natural Heritage System**

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

- Proposed Draft Plan of Subdivision
- Proposed Multi-Residential Site

Natural Heritage System	
Significant Natural Areas	
 Significant Natural Areas*	 City Streets
 Ecological Linkages	 Future City Streets
 Restoration Areas	 County Roads
Natural Areas	
 Natural Areas*	 Railways
 Natural Areas Overlay	 Watercourses
	 Waterbodies
	 Special Study Area
	 Corporate Boundary
Wildlife Crossings	
 Deer Crossings	
 Amphibian Crossings	
 Other Wildlife Crossing Opportunities	

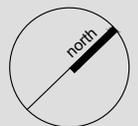
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DATE: May, 2025

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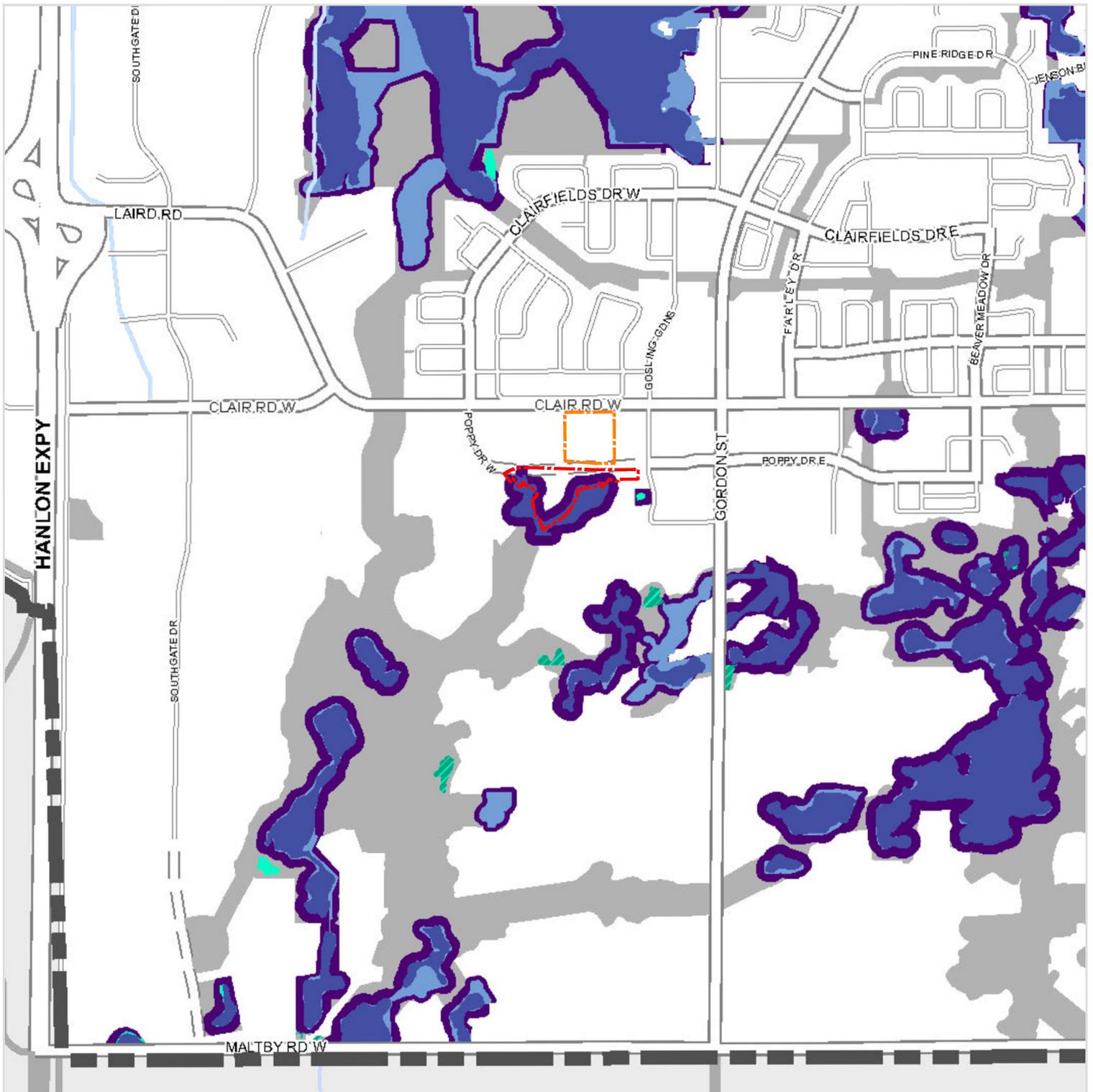
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City of Guelph Official Plan Schedule 4a: Natural Heritage System ANSIs & Wetlands

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

- Proposed Draft Plan of Subdivision
- Proposed Multi-Residential Site

Significant Natural Areas	
Significant Areas of Natural and Scientific Interest (ANSI)	
 Provincially Significant Earth Science ANSIs	 City Streets
 Regionally Significant Earth Science ANSIs	 Future City Streets
Significant Wetlands	
 Provincially Significant Wetlands	 County Roads
Locally Significant Wetlands	
 Ontario Ministry of Natural Resources Defined	 Railways
 City of Guelph Defined	 Watercourses
 Other Wetlands	 Waterbodies
 Other Wetlands (overlay)	 Special Study Area
 Minimum or Established Buffers	 Corporate Boundary
	 City of Guelph Natural Heritage System

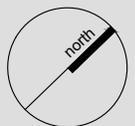
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DATE: May, 2025

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City of Guelph Official Plan Schedule 4c: Natural Heritage System Significant Woodlands

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

-  Proposed Draft Plan of Subdivision
-  Proposed Multi-Residential Site

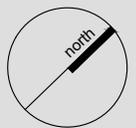
Significant Natural Areas	
 Significant Woodlands	 City Streets
 Cultural Woodlands	 Future City Streets
 Cultural Woodlands (overlay)	 County Roads
 Minimum or Established Buffers	 Railways
	 Watercourses
	 Waterbodies
	 Special Study Area
	 Corporate Boundary
	 City of Guelph Natural Heritage System

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



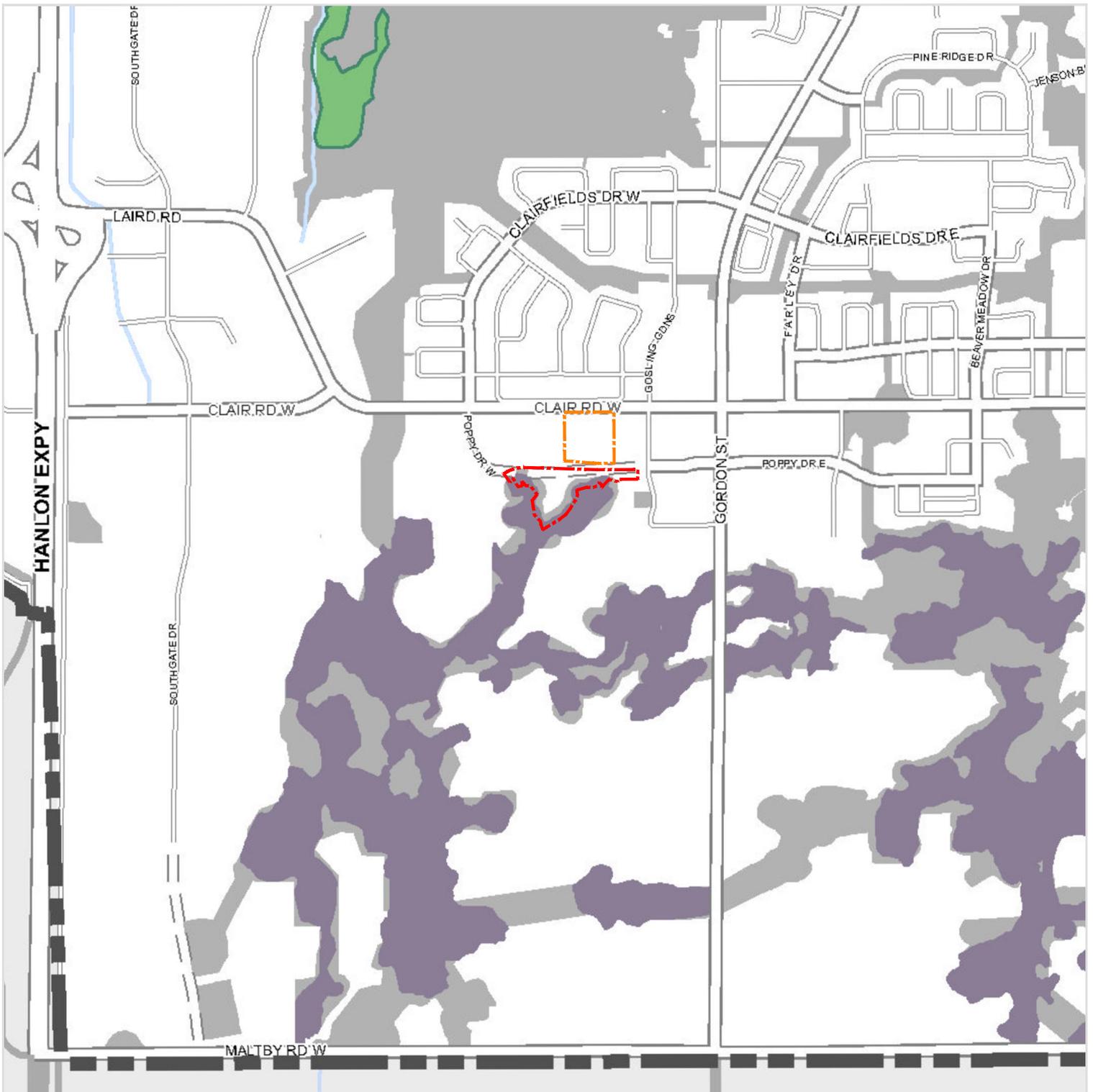
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Source: City of Guelph Official Plan Consolidation February, 2024



**City of Guelph Official
Plan Schedule 4d:
Natural Heritage System
Significant Valleylands
& Significant Landform**

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

-  Proposed Draft Plan of Subdivision
-  Proposed Multi-Residential Site

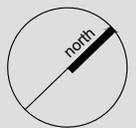
Significant Natural Areas	
 Significant Valleylands	— City Streets
Undeveloped Portions of the Regulatory Floodplain	- - - Future City Streets
 Other Valleylands	— County Roads
Significant Landform	— Railways
 Significant Portions of the Paris-Galt Moraine	 Watercourses
	 Waterbodies
	 Special Study Area
	 Corporate Boundary
	 City of Guelph Natural Heritage System

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



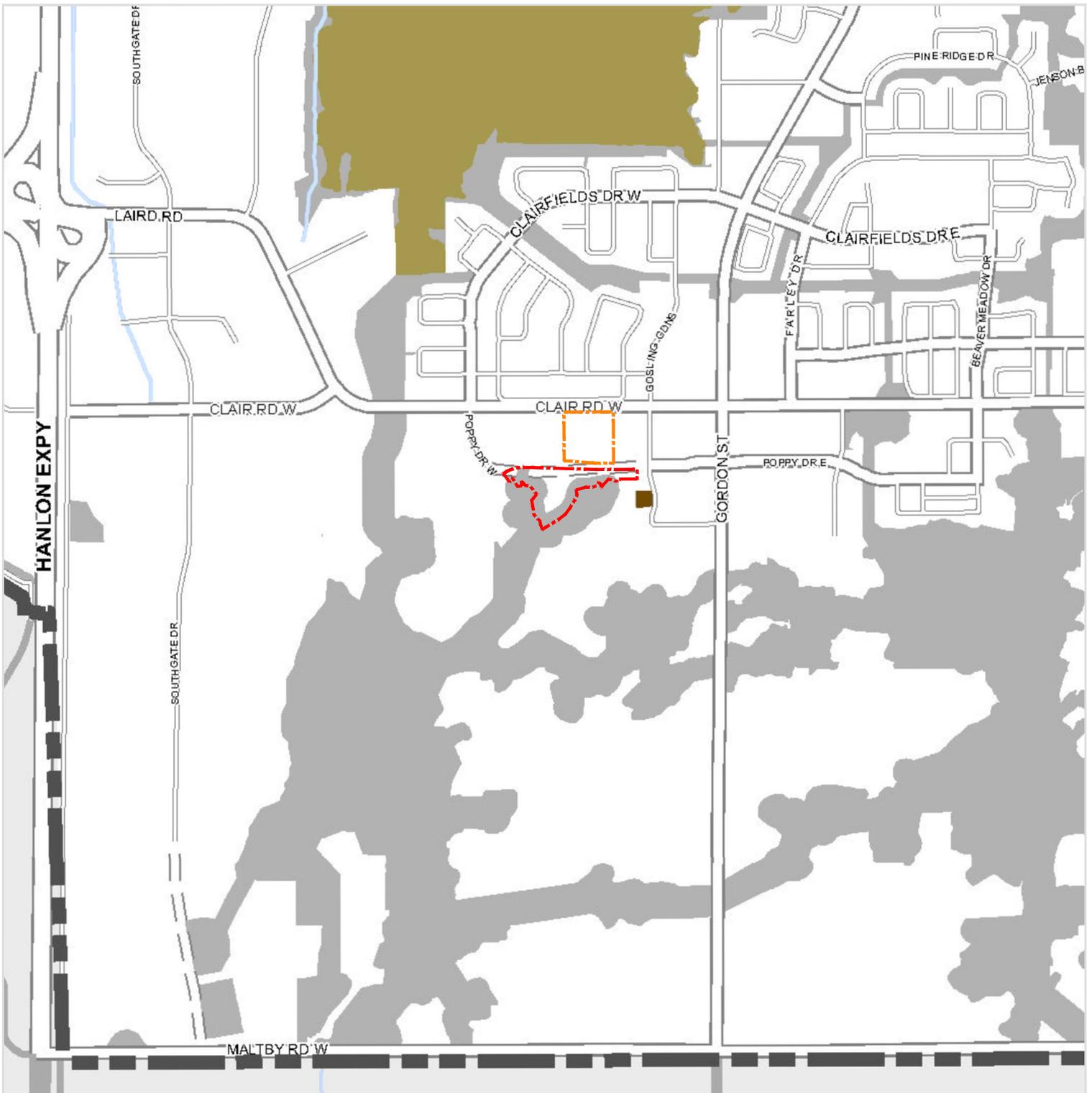
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Source: City of Guelph Official Plan Consolidation February, 2024



**City of Guelph Official
Plan Schedule 4e:
Natural Heritage System
Significant Wildlife
Habitat & Habitat for
Significant Species**

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

-  Proposed Draft Plan of Subdivision
-  Proposed Multi-Residential Site

	City Streets
	Future City Streets
	County Roads
	Railways
	Watercourses
	Waterbodies
	Special Study Area
	Corporate Boundary
	City of Guelph Natural Heritage System
Significant Natural Areas	
	Significant Wildlife Habitat
Natural Areas	
	Habitat for Significant Species (confirmed)

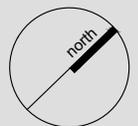
Source: City of Guelph Official Plan Consolidation February, 2024

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC

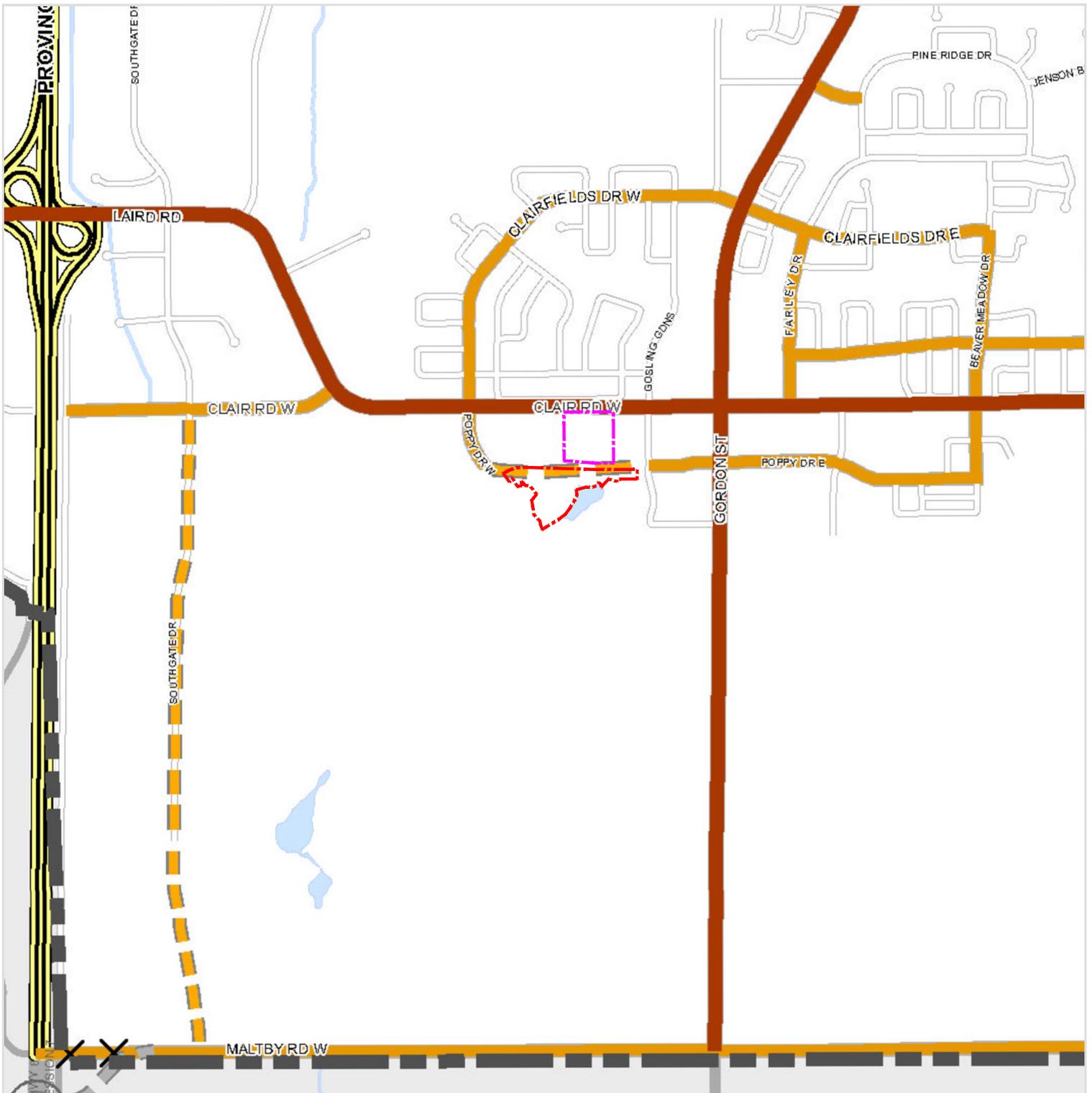


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City of Guelph Official Plan Schedule 5: Road & Rail Network

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

Proposed Draft Plan of Subdivision

Proposed Multi-Residential Site

Existing Roads

- Provincial Highway
- Arterial
- Collector
- Local
- Private
- University

Proposed Roads

- Proposed Provincial Highway
- Proposed Arterial Roads
- Proposed Collector Roads

Infrastructure Improvements

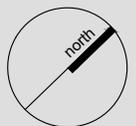
- Potential Passenger Rail
- Railway Grade Separation
- Full Interchange
- Partial Interchange
- Proposed Road Closure

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



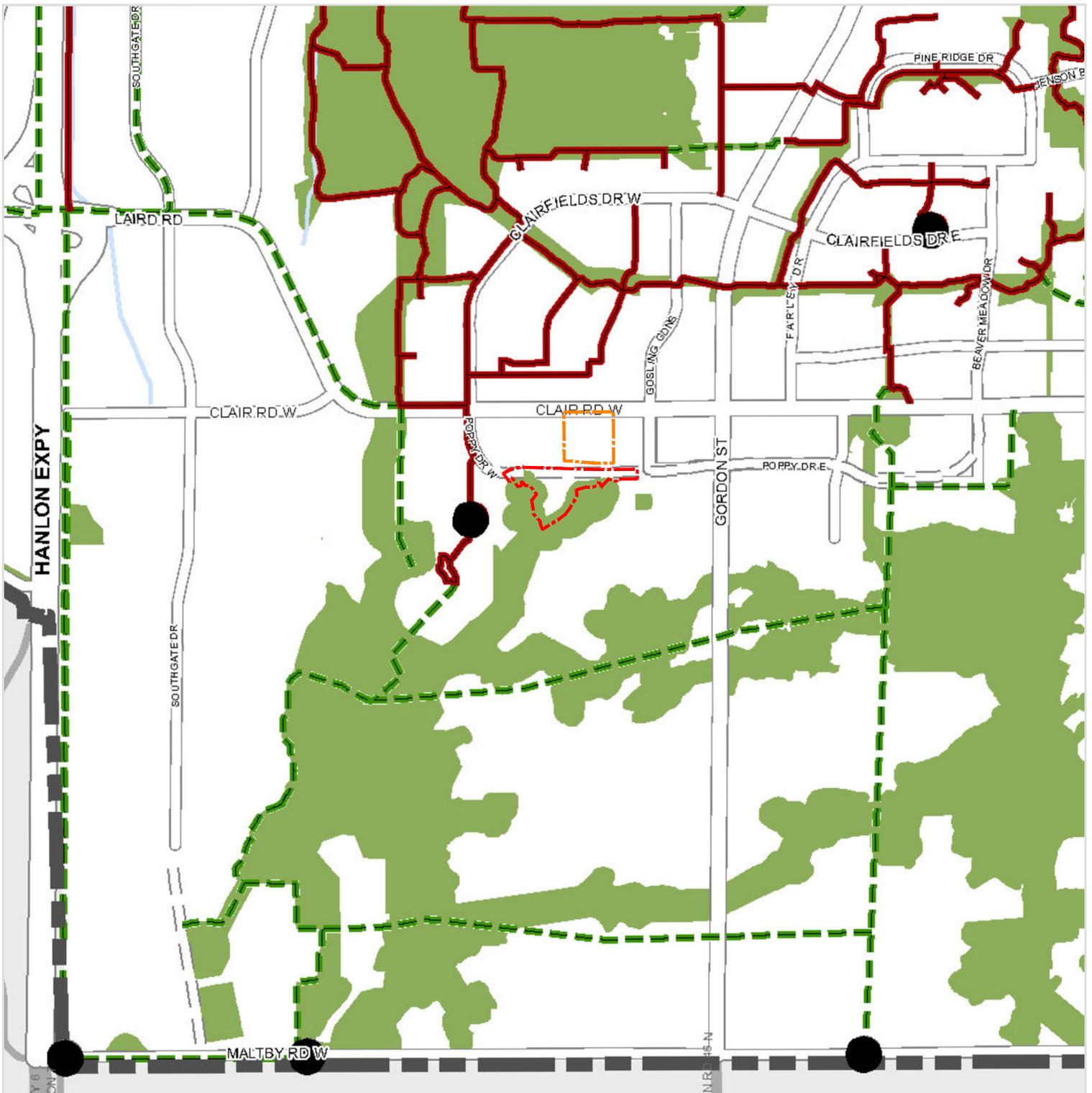
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**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

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Source: City of Guelph Official Plan Consolidation February, 2024



City of Guelph Official Plan Schedule 6: Open Space System: Trail Network

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

- Proposed Draft Plan of Subdivision
- Proposed Multi-Residential Site

City Streets	Trail Network
Future City Streets	Existing City Trails
County Roads	Proposed City Trails
Railways	Structure Required
Watercourses	Staging Area
Waterbodies	Canoe Launch & Node
Natural Heritage System*	Trail Gateway
Open Space and Park*	
Special Study Area	
Corporate Boundary	

*Shown for context only

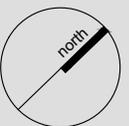
Source: City of Guelph Official Plan Consolidation February, 2024

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC

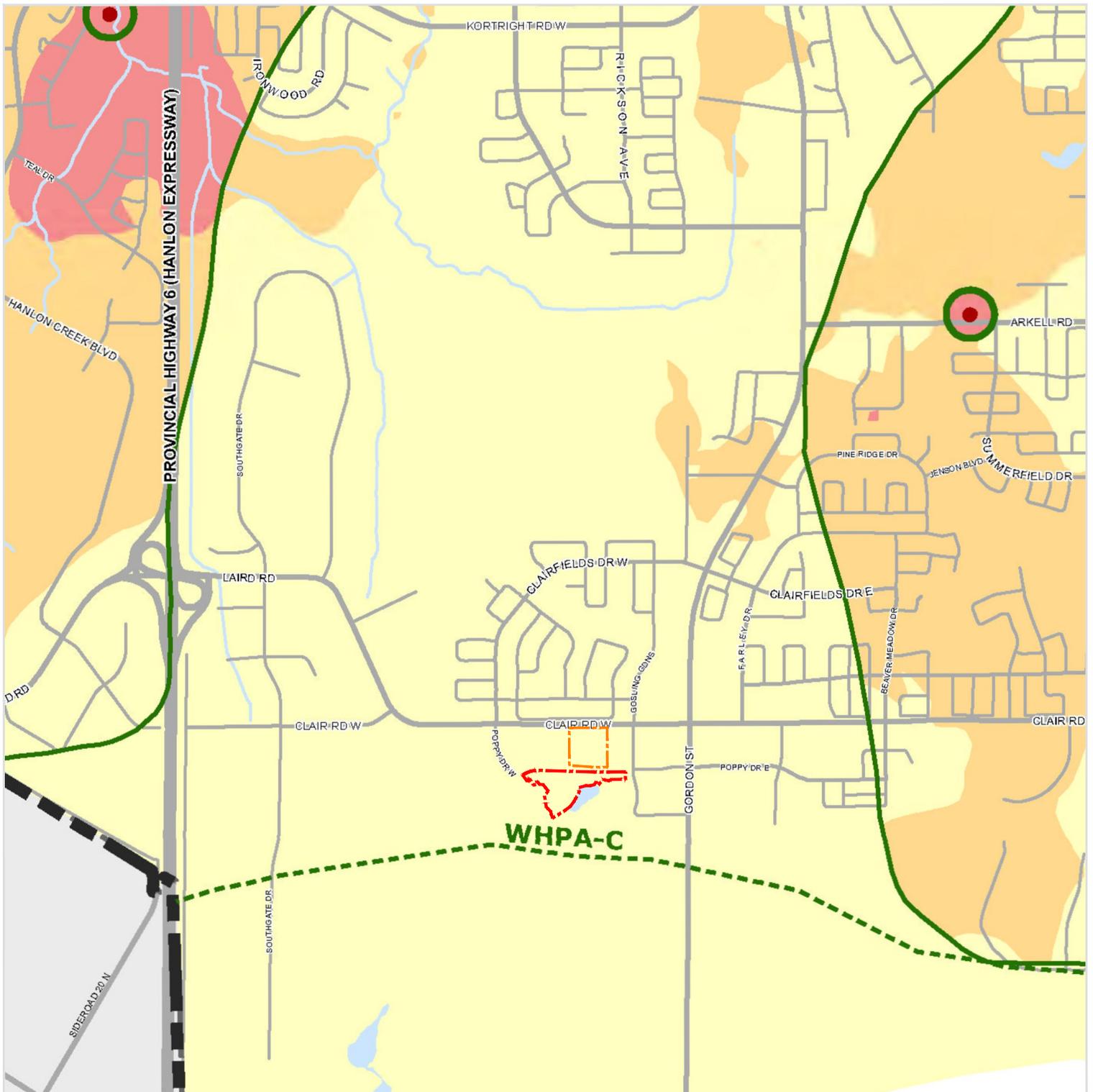


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**City of Guelph
Official Plan
Schedule 7a:
Source Water
Protection Wellhead
Protection Areas**

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

-  Proposed Draft Plan of Subdivision
-  Proposed Multi-Residential Site

 Roads	Significant Drinking Water Threat Vulnerability Score
 Railways	
 Corporate Boundary	
 Township Boundary	 2, 4, or 6
Wellhead Protection Zones	 8
 Wellhead Locations	 10
 WHPA-A	
 WHPA-B	
 WHPA-C	

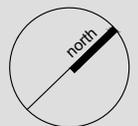
Source: City of Guelph Official Plan Consolidation February, 2024

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



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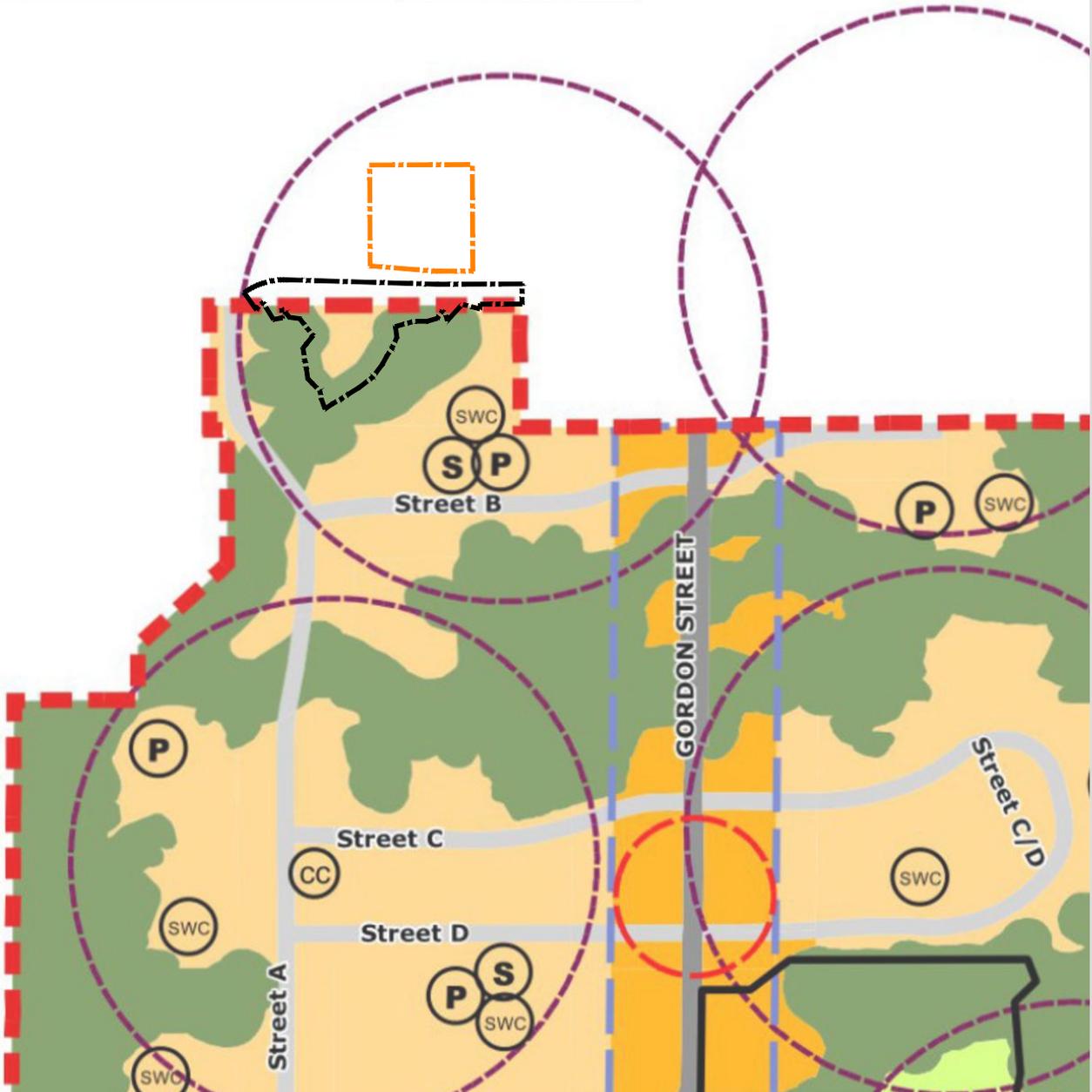


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D

Appendix D: Clair-Maltby Secondary Plan Maps



Clair-Maltby Secondary Plan: Schedule A- Community Structure

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

- Proposed Draft Plan of Subdivision
- Proposed Multi-Residential Site

Community Structure	Infrastructure Framework
Residential	Collector Road
Mixed-use	Arterial Road
Commercial	Potential Elementary School
Open Space	Convenience Commercial Area
Natural Heritage System*	Stormwater Capture Area (SWC)
	Potential Community Park**
	Potential Neighbourhood Park

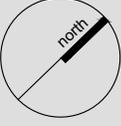
*As designated on Official Plan Schedules 4, 4A - E.
**Lands are subject to Section 11.3.7.2

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

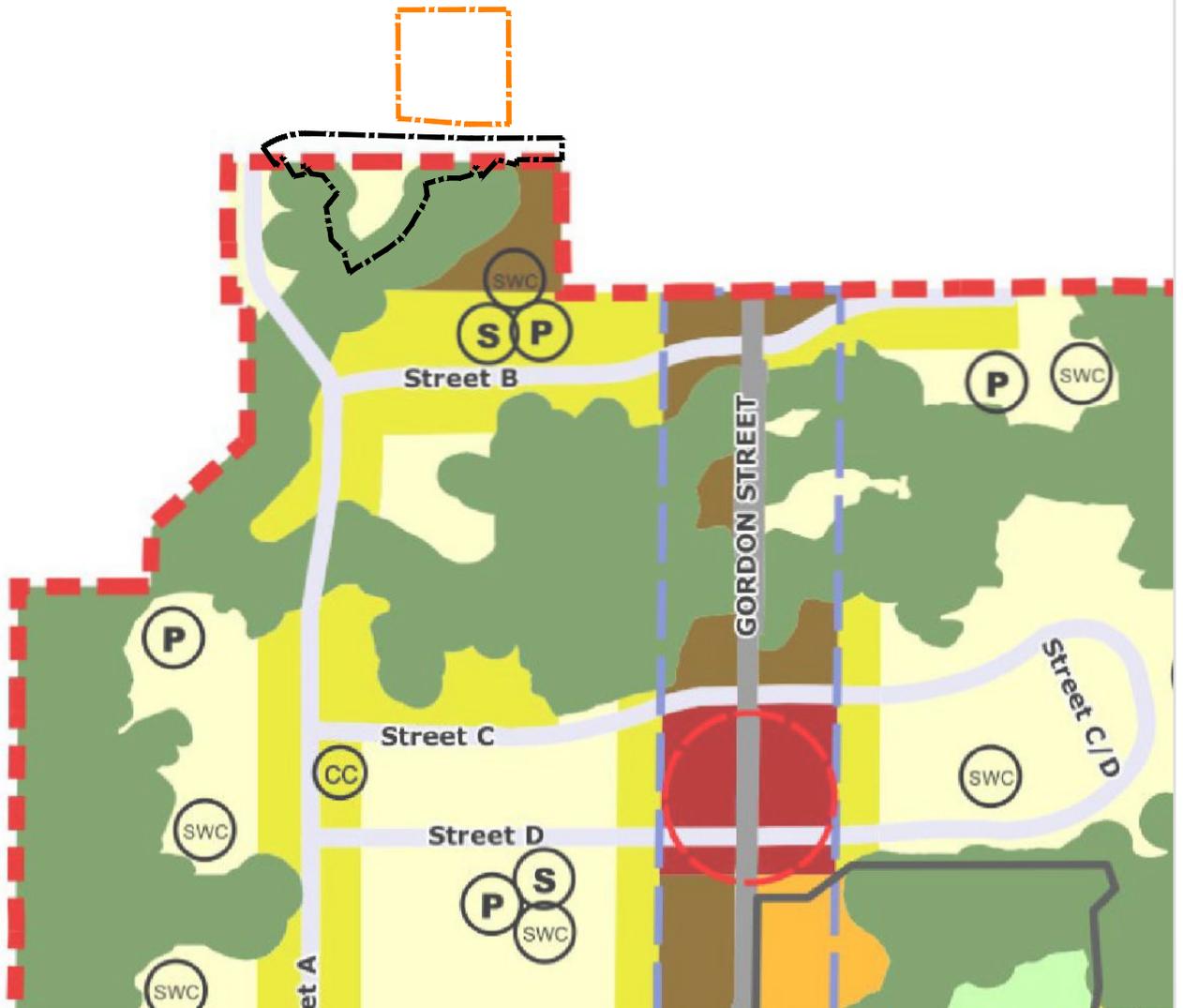
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Clair-Maltby Secondary Plan: Schedule B- Land Use

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

- Proposed Draft Plan of Subdivision
- Proposed Multi-Residential Site

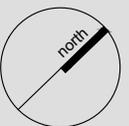
Land Use Designations	Infrastructure Framework
Low Density Greenfield Residential	Collector Road
Medium Density Residential	Arterial Road
Clair-Maltby High Density Residential	Potential Elementary School
Mixed-use	Convenience Commercial Area
Neighbourhood Commercial Centre	Stormwater Capture Area (SWC)
Clair-Maltby Mixed Office/Commercial	Potential Community Park**
Service Commercial	Potential Neighbourhood Park
Open Space and Park	
Significant Natural Areas & Natural / Natural Areas Overlay*	
Gordon Street Corridor	
Property subject to Policy 11.3.8.6.2.2	*As designated on Official Plan Schedules 4, 4A - E.
Designated Cultural Heritage Landscape	**Lands are subject to Section 11.3.7.2.
Urban Village Core	

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC

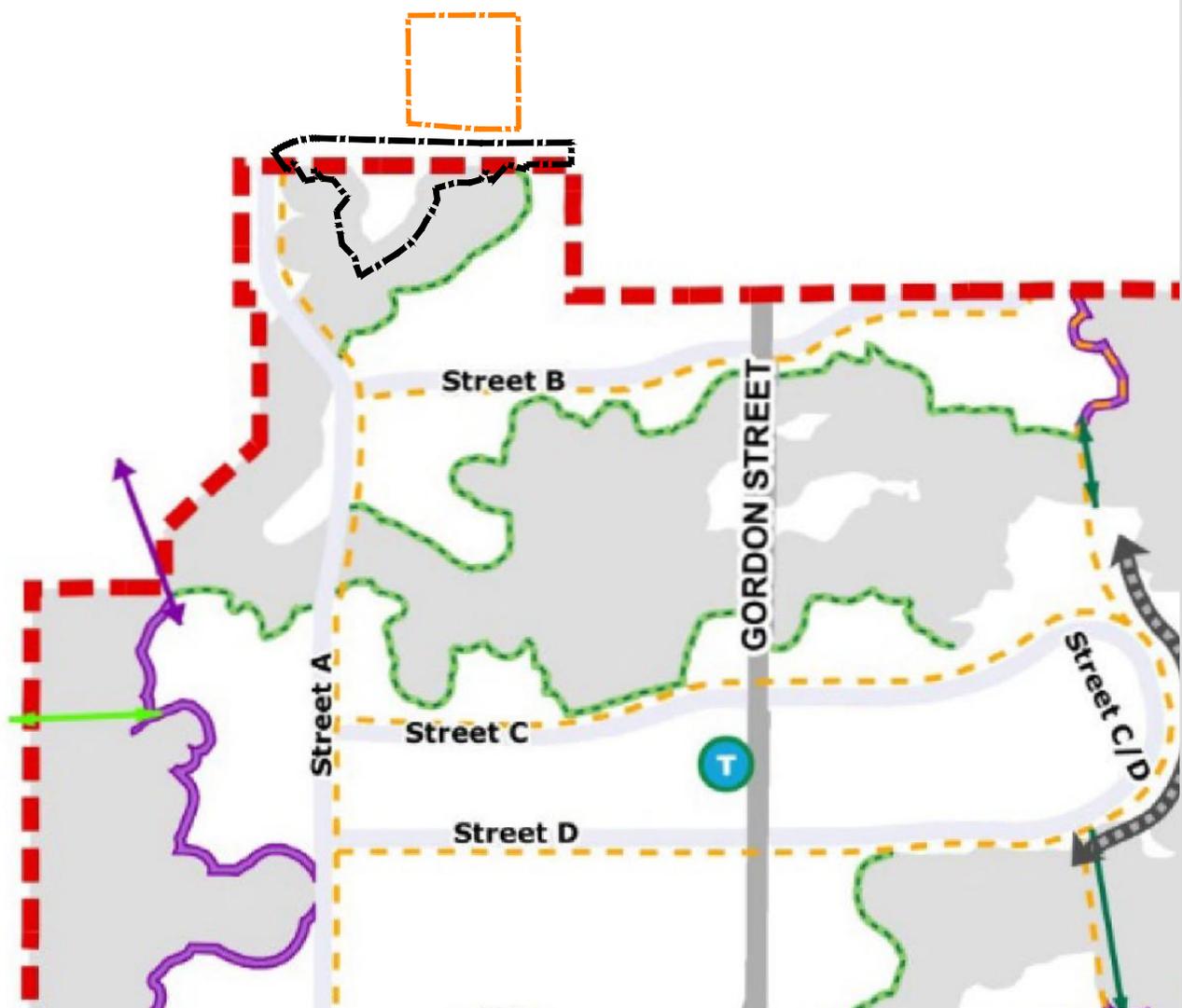


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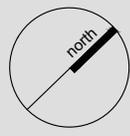


Clair-Maltby Secondary Plan: Schedule C- Mobility Plan

LEGEND

- Proposed Draft Plan of Subdivision
 - Proposed Multi-Residential Site
- | Active Transportation and Trail Network | |
|---|---|
| Clair-Maltby Secondary Plan Boundary | Essential Active Transportation Route |
| Natural Heritage System | Moraine Ribbon with primary trail |
| Green Gateway | Moraine Ribbon with primary trail and Essential Active Transportation |
| Mobility Framework | Trail |
| Road Network | Essential Active Transportation Link |
| Arterial Road | Potential Active Transportation Link |
| Collector Road | Potential Trail Connection |
| Enhanced Pedestrian & Cycle Facilities | Multi-use Connection |
| Transit Hub | Essential Linear Infrastructure Block |

DATE:	May, 2025
SCALE:	NTS
FILE:	06131AC
DRAWN:	GC

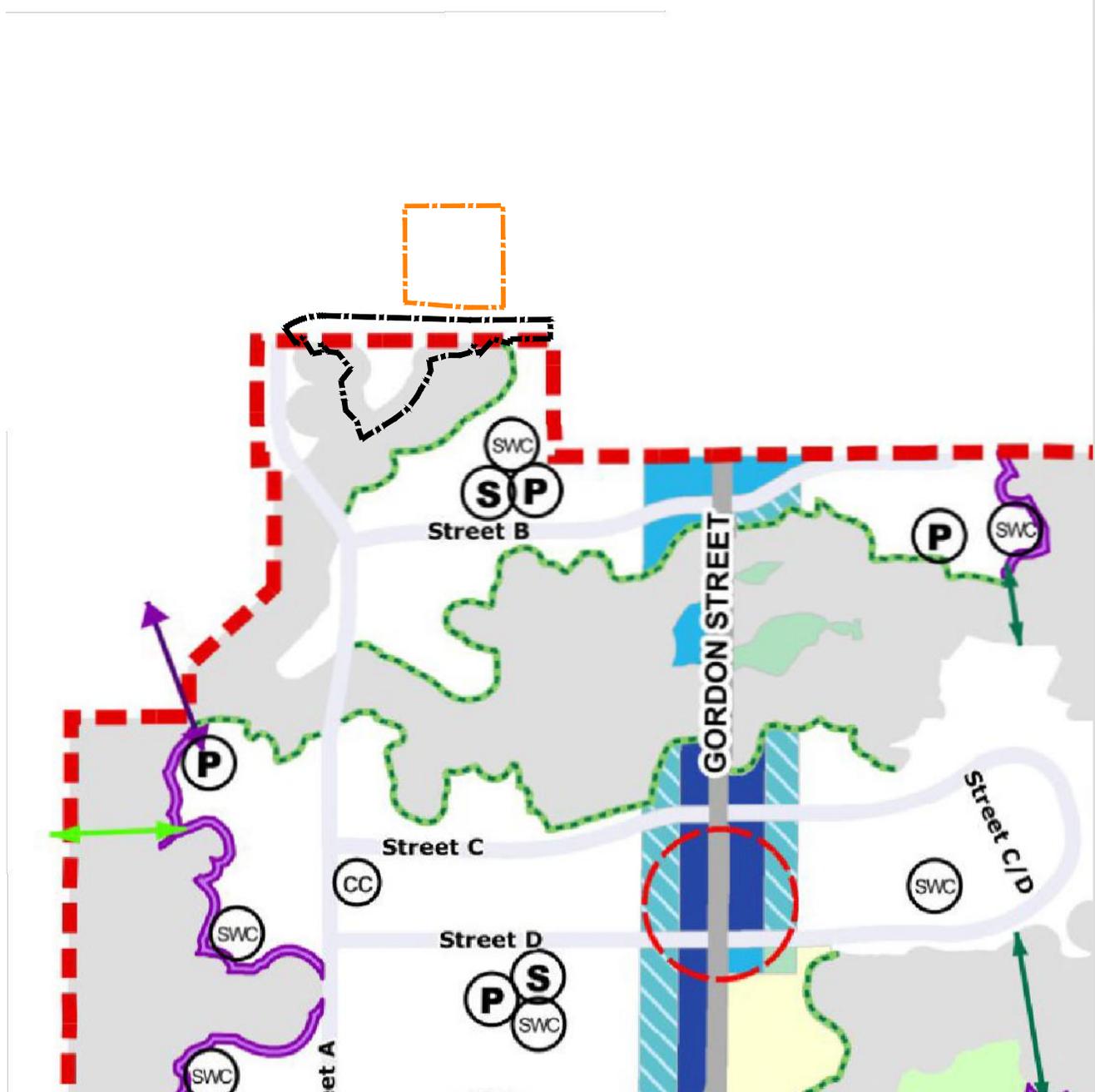


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Poppy Drive
City of Guelph
Wellington County, ON

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Clair-Maltby Secondary Plan: Schedule D- Built Form & Open Space System Elements

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

- Proposed Draft Plan of Subdivision
- Proposed Multi-Residential Site

Clair-Maltby Secondary Plan Boundary		Open Space System	
	Clair-Maltby Secondary Plan Boundary		Potential Community Park*
	Gordon Street Corridor		Potential Neighbourhood Park
	Natural Heritage System		Open Space and Park
	Urban Village Core		Moraine Ribbon Locations
Gordon Street Corridor Maximum Building Heights			Trail
	4 Storeys	Infrastructure Framework	
	6 Storeys		Arterial Road
	8 Storeys		Collector Road
	10 Storeys		Essential Active Transportation Link
	14 Storeys		Potential Active Transportation Link
			Potential Trail Connection
			Potential Elementary School
			Convenience Commercial Area
			Stormwater Capture Area (SWC)

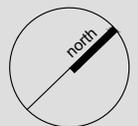
*Lands are subject to Section 11.3.7.2.

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



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NOTES:

- (1) This Schedule displays the Natural Heritage System as designated on Official Plan Schedules 4, 4A - E.
- (2) Significant Natural Areas include Significant Wetlands, Significant Woodlands, Significant Landform and confirmed Significant Wildlife Habitat, as well as Ecological Linkages which are mapped separately. Location of additional Restoration Areas to be determined through site-specific studies.
- (3) Natural Areas include areas confirmed as Other Wetlands or Cultural Woodlands.
- (4) Natural Areas Overlays include areas identified as Other Wetlands or Cultural Woodlands which have not been field verified and require further study to determine if they are to be protected.
- (5) Wildlife Crossings flag locations across existing roads where wildlife movement (primarily frogs, turtles and snakes) needs to be considered.



Clair-Maltby Secondary Plan: Schedule E- Natural Heritage System

Poppy Drive
City of Guelph
Wellington County, ON

LEGEND

- Proposed Draft Plan of Subdivision
- Proposed Multi-Residential Site

Clair-Maltby Secondary Plan Boundary

- Clair-Maltby Secondary Plan Boundary
- Collector Road
- Arterial Road

Natural Heritage System

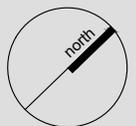
- Significant Natural Areas²
- Ecological Linkages
- Restoration Areas
- Natural Areas³
- Natural Areas Overlay⁴
- Wildlife Crossings⁵

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



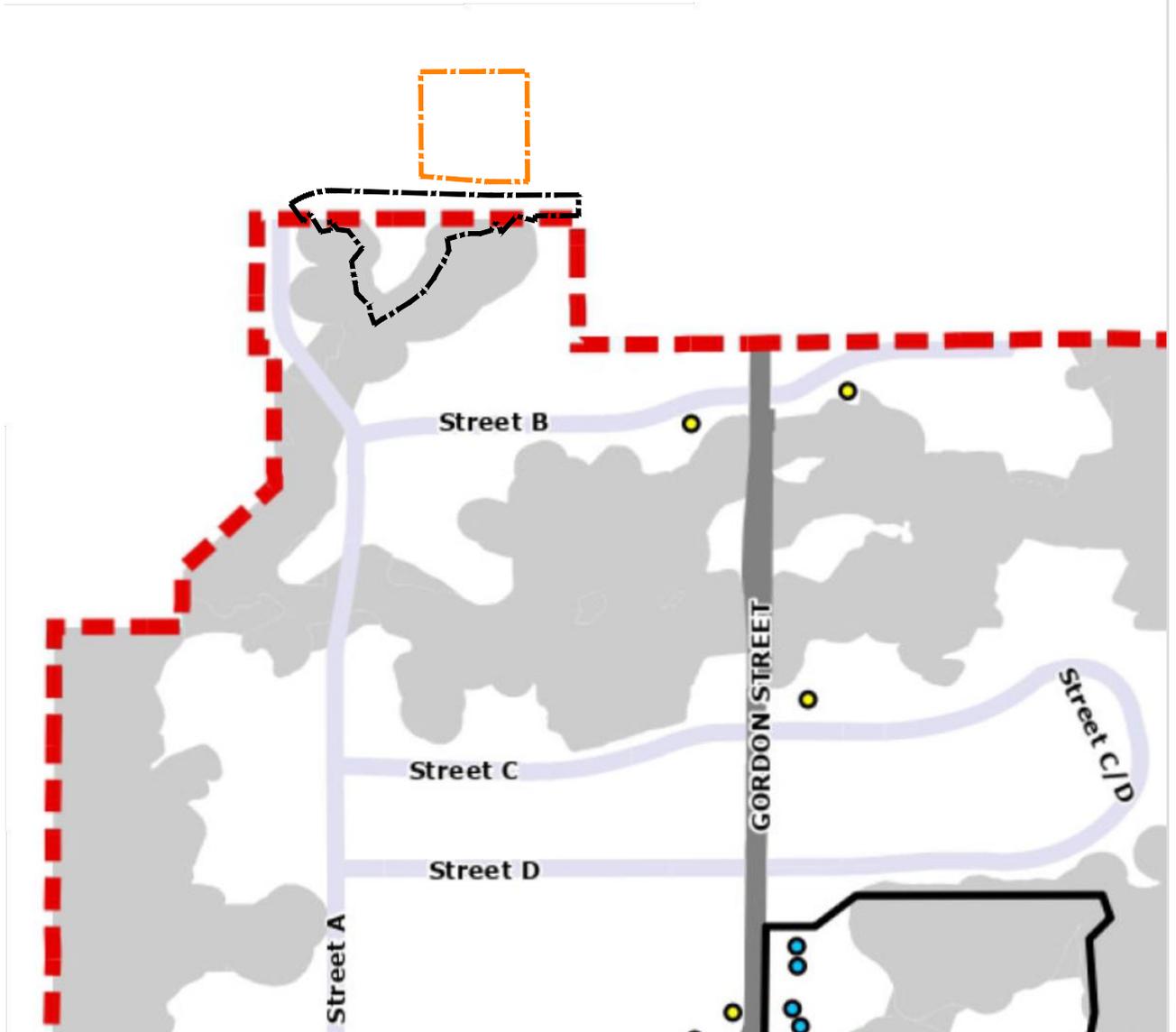
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NOTE:
 (1) The status of Cultural Heritage Resources shown on this schedule are accurate as of October 1, 2023. This schedule is to be read in accordance with the provisions of the Ontario Heritage Act and the City of Guelph Municipal Register of Cultural Heritage Properties.



Clair-Maltby Secondary Plan: Schedule F- Cultural Heritage Resources

Poppy Drive
 City of Guelph
 Wellington County, ON

LEGEND

-  Proposed Draft Plan of Subdivision
-  Proposed Multi-Residential Site

-  Clair-Maltby Secondary Plan Boundary
-  Natural Heritage System
-  Collector Road
-  Arterial Road

Cultural Heritage Resources

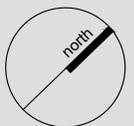
-  Designated Cultural Heritage Landscape (Part IV, Section 29)
-  Designated (Part IV, Section 29)
-  Listed (Part IV, Section 27)

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



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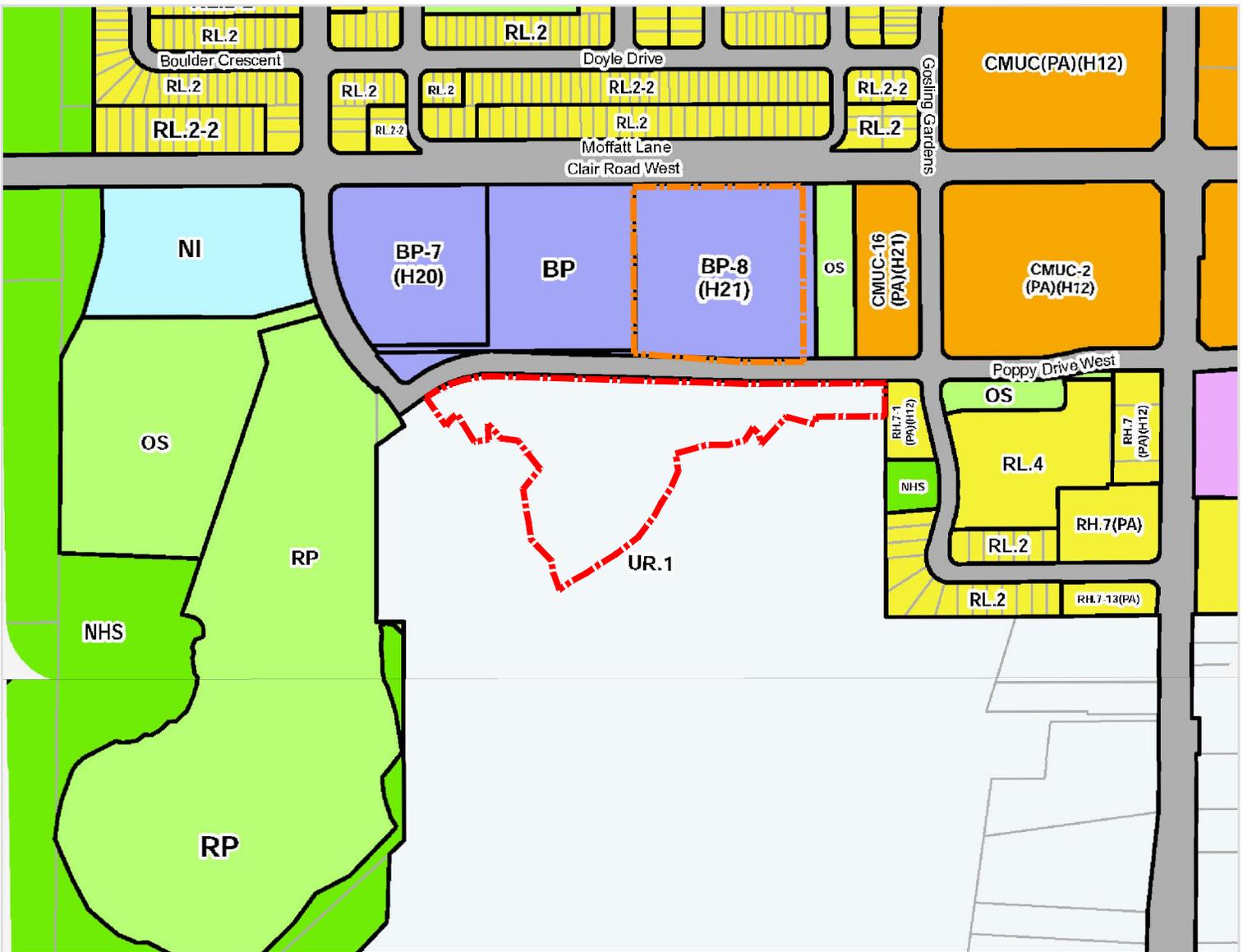


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E

Appendix E: Guelph Zoning By-law Maps



Residential Zones	Commercial Zones	Institutional Zones	Natural Heritage System Zone	Urban Reserve Zones
<ul style="list-style-type: none"> RL.1 (Low Density Residential 1) RL.2 (Low Density Residential 2) RL.3 (Low Density Residential 3) RL.4 (Low Density Residential 4) RM.5 (Medium Density Residential 5) RM.6 (Medium Density Residential 6) RH.7 (High Density Residential) 	<ul style="list-style-type: none"> MOC (Mixed Office/Commercial) CC (Convenience Commercial) SC (Service Commercial) 	<ul style="list-style-type: none"> BP (Corporate Business Park) IRP (Institutional/Research Park) MB (Mixed Business) EMU (Employment Mixed-Use) NI (Neighbourhood Institutional) I.1 (Major Institutional 1) I.2 (Major Institutional 2 - University of Guelph) 	<ul style="list-style-type: none"> GC (Golf Course) US (Urban Square) NP (Neighbourhood Park) CP (Community Park) RP (Regional Park) NHS (Natural Heritage System) 	<ul style="list-style-type: none"> UR.1 (Urban Reserve 1) UR.2 (Urban Reserve 2) City of Guelph Boundary
Mixed-Use Zones	Downtown Zones	Open Space, Golf Course and Park Zones	Major Utility Zone	Zoning Suffixes
<ul style="list-style-type: none"> CMUC (Commercial Mixed-Use Centre) MUC (Mixed-Use Corridor) NCC (Neighbourhood Commercial Centre) 	<ul style="list-style-type: none"> D.1 (Downtown 1) D.2 (Downtown 2) D.3 (Downtown 3) D.3a (Downtown 3a) 	<ul style="list-style-type: none"> OS (Open Space) 	<ul style="list-style-type: none"> U (Major Utility) 	<ul style="list-style-type: none"> H (Holding Symbol) PA (Parking Adjustment)

City of Guelph Zoning By-law 2023-20790

LEGEND

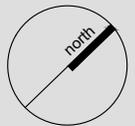
- Proposed Draft Plan of Subdivision
- Proposed Multi-Residential Site

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



K:106131AD-SOUTH POPPY(IRPT)ZBL_2023-20790_2.DWG

Poppy Drive
City of Guelph
Wellington County, ON



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F

Appendix F: Affordable Housing Analysis

Affordable Housing Report

The City of Guelph requires an Affordable Housing Report to be prepared by a full member of the Canadian Institute of Planners or Association of Ontario Land Economics when certain Planning applications are submitted to accommodate residential development containing four or more dwelling units.

Staff have indicated that this Report may be prepared as part of the Planning Justification Report. This appendix has been prepared in accordance with the City of Guelph's Terms of Reference ("TOR") for Affordable Housing Reports.

Proposal and Additional Considerations

As discussed in the Planning Justification Report, the proposal includes the development of a portion of the lands located at 132 Clair Road West. A draft plan of subdivision is proposed to create 24 low-density residential blocks, 1 low-density multiple-residential block, 2 open space blocks, and 1 natural heritage system block. An official plan amendment (OPA) and zoning bylaw amendment (ZBA) are proposed to establish the necessary policies and provisions to establish the required policy framework to accommodate flexible residential development opportunities on the subject lands. In addition, the OPA and ZBA applications propose to redesignate and rezone Block 1 in approved Draft Plan 23T-15501 for high density residential purposes. This block is proposed to be developed with a variety of built form that may include apartments, stacked townhomes and back-to-back townhomes.

Net Number of Dwelling Units and Bedrooms

The subject lands are presently vacant. There are no dwelling units to be removed as part of the proposal. Any new dwelling units constructed would be a net positive contribution to the City's housing stock.

The Draft Plan of Subdivision includes 24 low density residential blocks intended to be developed with single detached dwellings. In addition, it is anticipated 11 to 48 dwelling units can be accommodated on the low-density multiple residential block through cluster townhouses, stacked townhouses, or other similar built forms. In total, this would estimate 35 to 72 low density dwelling units within the proposed Draft Plan of Subdivision.

Given the preliminary nature of the proposal, floorplans have not been finalized for future dwelling units and number of bedrooms per unit cannot be confirmed at this time. Mattamy's product portfolio includes a variety of single detached dwellings, multiple dwellings, and townhouses. All of these units range in size and style depending on the community and context in which they are developed. For example, floorplans within Mattamy's Wildflowers development in the City of Kitchener show attached dwellings as generally having three to four bedrooms each, and detached dwellings having three to six bedrooms each.

Tenure and Price Range

Exact tenure of the proposed units is unknown at this stage of the proposal. It is generally anticipated that units within lots 1 through 24 blocks will be freehold, for-purchase units, and those units within the low-density multiple residential block will be for-purchase, condominium units. Notwithstanding, there is nothing in the planning applications that would preclude a homeowner from adding an Additional Residential Unit(s) in the future, which could provide for additional rental stock.

Anticipated price ranges have not yet been determined. This is a result of the preliminary nature of the proposal as the intent is for the subject Applications to create the policy framework required to establish future dwelling units. Unit prices will be a function of the final unit types and real estate market conditions, among other factors.

Additional Considerations

In addition to the features discussed above, the following elements of the proposal have been considered to address the City's housing policies and strategies. These additional considerations recognize that existing policy frameworks are supportive of a range and mix of housing options. They also acknowledge that the provision of affordable housing is a joint effort amongst various levels of government, developers, renters, and purchasers.

Community Improvement Plan for Affordable Housing

The City has established a Community Improvement Plan ("CIP") for Affordable Housing which provides a basis for the City to create plans, programs, and initiatives that promote and finance the provision of affordable housing. The CIP gives opportunities for grants and loans to create new dwelling units through building additions and establishing additional dwelling units, among

others. These are programs that future homeowners and residents can take advantage of to establish additional residential units and secondary rental units with support from the City.

Flexibility for Small Units

As previously mentioned, housing products constructed in the area include single detached dwellings with three to six bedrooms, and attached dwellings with three to four bedrooms. These dwelling types can be considered larger conventional dwellings, but they also provide opportunities for niche housing types such as boarding / rooming houses where permitted by Zoning Bylaw. This flexibility contributes to addressing relative affordability challenges as discussed in Figure 2 of the City's Affordable Housing Strategy ("AHS"). This could also contribute to the need for smaller rental units discussed in the AHS.

Block 1 is anticipated to include a range of dwelling types, including apartment units. Apartment units will likely include studio, one and two-bedroom units and will add to the mix of available housing in the area.

Floorplan Options and Attached Additional Residential Units

Mattamy's housing product portfolio includes a range of dwelling unit types and sizes. Notably, many of their single detached dwelling models include the option to add a side entry door which provides access to the internal stairwell of the home and provides the opportunity to establish a basement apartment unit / additional residential unit. The basements of these models include plumbing 'rough-ins' to for washrooms, and kitchen facilities can be accommodated if needed.

Detached Additional Residential Unit Opportunities

The proposed low density residential blocks will have rear yards and interior side yards, in which detached Additional Residential Units can be established where performance standards in the Zoning Bylaw can be met.

Policy and Provision Flexibility for Affordable Units

As outlined later in this report, the City of Guelph's Official Plan and AHS indicate that Council may provide accommodations such as setback and parking reductions to support the establishment of housing options. These accommodations work in-hand with the opportunities for additional residential units and flexible housing options provided by Mattamy's product portfolio. For example, setback reductions can be applied for in order to accommodate a

detached additional dwelling unit in a rear yard, or, driveway and parking relief can be applied for in order to accommodate parking for an additional dwelling unit.

Planning Rationale and Analysis

Further to the policy discussion provided in the Planning Justification Report, the below policy analysis and planning rationale are specific to the applicable housing policies and strategies.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (“PPS”) states that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet the needs of residents in the regional market area (2.2.1). To do so, Planning authorities can: implement minimum targets for housing that is affordable to low and moderate income households (2.2.1 a)); permit and facilitate all housing options required to meet the requirements of current and future residents (2.2.1 b) 1.); promoting densities for new housing which efficiently use land, resources, infrastructure, public service facilities, and support active transportation (2.2.1 c)); and requiring transit supportive development (2.2.1 d)).

The proposal would establish the policy framework to permit a range and mix of low density housing options on the subject lands. These housing options contribute to meeting the requirements of Guelph’s residents given the proximity of the subject lands to commercial, recreational, and institutional establishments. With the planned construction of South Poppy Drive and the services to be located therein, the proposal can efficiently use land, servicing infrastructure, and transportation infrastructure. Active transportation is supported by the sidewalk network to be connected along South Poppy Drive and the proximity to the bicycle network along Gordon Street and Clair Road. The subject lands are in proximity to the City of Guelph’s transit system and would contribute to the ridership catchment in the area.

The proposal is consistent with the housing direction of the PPS.

City of Guelph Official Plan

The City of Guelph’s Official Plan (“GOP”) includes policies on Affordable Housing in section 7.2, and defines ‘affordable’ as follows:

- a) *"in the case of ownership housing, the least expensive of:*

1. *housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or*
 2. *housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the City of Guelph;*
- b) *in the case of rental housing, the least expensive of:*
1. *a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or*
 2. *a unit for which the rent is at or below the average market rent of a unit in the City of Guelph.”*

As previously mentioned, section 2.2.1 a) of the PPS permits planning authorities to implement minimum targets for housing that is affordable to low and moderate income households. This is implemented in section 7.2.1 of the GOP where it is stated that the annual affordable housing target requires that an average of 30% of new residential development constitute affordable housing. This is comprised of 25% affordable ownership units, 1% affordable primary rental units, and 4% affordable purpose built secondary rental units.

Section 7.2.2 provides other general housing policies directing the City on achieving their affordable housing targets. Through these policies, Council can consider alternative development standards to minimize the cost of housing and facilitate a compact urban form (7.2.2.4). These policies also promote the provision of affordable housing throughout all areas of the City (7.2.2.9), and specifically encourages locations proximal to transit, shopping, parks, and other community facilities (7.2.2.10). Retention of existing housing and rental units is encouraged (7.2.3, 7.2.4).

The City implemented an Affordable Housing Strategy (“AHS”) under section 7.2.2.1 and 7.2.6.1 of the GOP, which implements sections 7.2.6.2 through 7.2.6.8. The City reviews their affordable housing targets as part of the five-year Official Plan review process (7.2.6.10), but annually monitors: count / type of new affordable housing; count / type of lost affordable housing; ownership and rental prices; rental vacancy rates; and achievement of affordable housing targets (7.2.6.11). These monitoring results set priorities with respect to the affordable housing needs of the community (7.2.6.12).

The proposal is not intended to accommodate affordable housing as defined in the GOP. The proposal supports the overall goals of housing affordability as outlined in the GOP by providing for a range and mix of units, including multiple residential units and apartment units and by providing an opportunity for future affordable units via ARUs. As previously noted, there are no existing houses on the subject lands, so no dwellings need to be removed to accommodate the

proposal. Any future residential construction is a net positive contribution to the City's housing stock. This contribution recognizes that number of households in Guelph is projected to increase by 48% between 2011 and 2031, and acknowledges that the City of Guelph has a consistently low unemployment rate which indicates that, "*more people are typically able to afford a house*" (AHS, Section 3).

The proposal accommodates a mix of housing types and densities, with the low-density multiple residential block and the Block 1 lands intended specifically to accommodate more compact urban forms such as Street Townhouses, Stacked Townhouses, and Cluster Townhouses, among others. Within Block 1, apartment units are also proposed. Multiple residential dwelling types are typically considered to be more affordable than single detached dwellings. These dwelling types recognize the needs of the aging population who increase demand for multi-unit housing (AHS, Section 3).

The blocks intended to accommodate low density residential development, such as single detached dwellings, maintain the ability to establish attached or detached additional residential units. These units are categorized as secondary rental units in the GOP and would contribute to the City's goal of 4% affordable purpose built secondary rental units.

As mentioned, many of Mattamy's single detached products have the option to include a side door entry, which could provide access to an additional residential unit established in the basement of a dwelling. While this does not presume that additional residential units will be established in the basements of all or most future dwellings, it provides structural consideration for purchasers to establish additional residential units without significant retrofits at a later date. Potential contributions to the City's rental stock considers that immigration is expected to be a strong contributor to the demand for rental accommodations in Guelph (AHS, Section 3).

The subject lands are proximal to a number of commercial, institutional, and recreational uses which support daily activities. Further, there are a number of transit stops in the area, and connections to sidewalks, bike networks, and trails. Proximity to these community elements allows residents to function independent from a vehicle, which can be considered a more affordable lifestyle.

The proposal addresses the affordable housing policies of the Official Plan.

Summary and Conclusion

The proposal is not intended to provide affordable housing but contributes to the overall housing policy and strategy framework established by the City of Guelph. The range in dwelling unit types, potential bedroom counts, unit configurations, and yard spaces provide flexibility for future homeowners to accommodate attached additional residential units, detached additional residential units, and / or boarding houses, where permitted by Zoning Bylaws. The City of Guelph provides financial support and can provide provision relief for those looking to establish and maintain affordable housing units.

The proposal is consistent with the housing policies of the Provincial Planning Statement 2024, supports the housing policies within the City of Guelph's Official Plan, and addresses concerns outlined in the City's Affordable Housing Strategy. The proposal represents good planning.

Certification

We certify that this report has been prepared by Andrea Sinclair and Robyn McIntyre, both of whom are full members of the Canadian Institute of Planners and Ontario Provincial Planners Institute, holding their MCIP RPP designations accordingly.



Andrea Sinclair, BES, MUDS, RPP, MCIP
Partner



Robyn McIntyre, BES, RPP, MCIP
Senior Planner

G

Appendix G: Neighbourhood Meeting Summary

Community Engagement Report

The City of Guelph requires that a Neighbourhood Meeting be held by the applicant in order to discuss the preliminary proposal with the community prior to submitting a formal planning application. A Community Engagement Report is to be prepared and submitted alongside a Planning application in order to summarize the feedback received at the Neighbourhood Meeting and indicate how community feedback was incorporated into the development proposal.

This brief Report has been prepared in accordance with the City of Guelph's Terms of Reference ("TOR") for Community Engagement Reports, as attached to the TOR for Neighbourhood Meetings. This report includes the following attachments:

- **Attachment A:** Existing Conditions Aerial Map.
- **Attachment B:** Notice of Neighbourhood Information Meeting as circulated.
- **Attachment C:** Presentation Boards from Neighbourhood Information Meeting.
- **Attachment D:** Redacted Sign-In Sheet from Neighbourhood Information Meeting.

Through discussion with the City of Guelph it was agreed that the Neighbourhood Meeting could be a combined meeting to address both the proposed south Poppy Drive Draft Plan, as well as the high-density residential proposal for Block 1 within approved draft plan 23T-15501.

Proposal

The lands subject to the proposed draft plan of subdivision are located at 132 Clair Road and are specifically south of Poppy Drive West ("the subject lands"). The subject lands are approximately 3.393 hectares in area with approximately 442 metres of frontage on Poppy Drive. The lands are irregular in shape. As shown in Appendix A, the subject lands are naturalized and vacant of any urban improvements.

As discussed in the Planning Justification Report, the proposal includes the development of a portion of the lands located at 132 Clair Road West. A draft plan of subdivision is proposed to create 24 low-density residential blocks, 1 low-density multiple-residential block, 2 open space blocks, and 1 natural heritage system block. An official plan amendment and zoning bylaw amendment are proposed to establish the necessary policies and provisions to establish the required policy framework to accommodate flexible residential development opportunities on

the subject lands. The OPA also proposes to redesignate a portion of the south Poppy lands from high-density residential to low-density residential.

Block 1 is located on the north side of Poppy Drive and is also located within 132 Clair Road. Block 1 is a through lot with frontage on both Poppy Drive and Clair Road. This block is proposed to be redesignated and rezoned for High-Density residential development, with flexible zoning that will allow for a range of multiple residential forms to be developed in conjunction with apartment units.

Neighbourhood Information Meeting

As previously noted, this Neighbourhood Information Meeting (“NIM”) was held jointly for the proposal at South Poppy Drive, and for the proposal at 132 Clair Road West referred to as the Block 1 site. This was discussed with, and confirmed by, the City of Guelph’s Planning Department before the meeting was held. This is in alignment with Stage 2 of the City’s Community Engagement Policy.

Organization and Attendees

The organization for and hosting of the NIM was done so in alignment with Stage 3 of the City’s Community Engagement Policy, which promotes engagement through a variety of channels and encourages hosting engagement events within the community. The NIM aligned with the City’s principles for designing and delivering community engagement, which includes addressing barriers to participation, engagement early in the process, meeting people where they are, and delivering diverse engagement opportunities, among others.

A Notice of Neighbourhood Information Meeting was circulated to all neighbouring property owners within 120 metres of the subject lands on October 21, 2024. This notice invited neighbours to attend an in-person NIM at the Springfield Golf Course (2054 Gordon Street, Guelph) on November 4, 2024 from 6:30pm until 8:00pm. The Notice also contained information on the purpose of the NIM, confirmed that no decisions would be made at the NIM, and provided contact information for questions and comments that arose ahead of the NIM. Each of the developments were detailed on the Notice as well. The Notice was prepared in plain language in alignment with Stage 4 of the City’s Community Engagement Policy. The Notice was reviewed by City staff prior to finalizing. A copy of the Notice has been attached to this Report for ease of reference.

The NIM was attended by the following members of the project team:

- **MHBC Planning** – Andrea Sinclair (Partner), Robyn McIntyre (Senior Planner).
- **MTE Consultants** – Dave Hicks (Senior Project Manager).
- **Mattamy Homes** – Ben Pattenick (Senior Land Development Manager).

Presentation boards were prepared for the NIM and were displayed throughout the room. The presentation boards included information on the location of the subject lands, details on the preliminary proposals, the applicable zoning and official plan designation, the planning process and timeline for each site, and precedent images. There was also a presentation board displayed with the Poppy Drive Engineering plan in case any related questions arose from the public. The NIM presentation boards have been attached to this Community Engagement Report for reference.

At the meeting, a sign-in sheet was provided as people entered the room. There were eleven sign-ins which included neighbouring property owners, staff from the City of Guelph, and the local Ward Councillor. A redacted version of the sign-in sheet has been appended to this Report for reference.

Public Comments

Multiple opportunities were given for attendees to provide comments before, at, and following the meeting. An email address and phone number were provided on the Notice for any comments or questions that arose in advance of the meeting. This information was re-provided to residents at the NIM in case any comments or questions arose following the meeting. At the meeting, a table with comment sheets, pens, and copies of the Notice were provided for residents to provide written comments. Additionally, members of the project team circulated through the room to discuss the proposal with attendees, answer any questions that arose, and gather public comments.

Table 1: Summary of public comments received on preliminary proposal for South Poppy Drive.

Comment / Notes	Format	Response / Addressed
I live at [REDACTED]. We are [REDACTED] southwest of the designated wetlands area. As I speak, there is a huge digger, digging a deep hole right behind my house. According to your plans, I see no development	Received via Email October 31, 2024	Test pits were being dug for infiltration. This was discussed with the commenting resident at the NIM on November 4.

<p>scheduled for the space immediately behind us. Can you please let us know what is going on there?</p>		
<p>Attendees expressed satisfaction with a stormwater management pond being proposed behind the existing residential lots on Gosling Gardens instead of the current High Density Residential designation found in the Clair Maltby Secondary Plan.</p>	<p>In-Person Discussion at Open House on November 4, 2024.</p>	<p>Noted. Proposed SWM pond would service future developments to the south of the subject lands and is not proposed as part of the current draft plan of subdivision south of Poppy Drive. It was confirmed to residents that the City has not yet approved any plans for the lands further south and the SWM pond location at this time is conceptual and would need to be reviewed as part of a future application.</p>
<p>Residents living on Gosling Gardens expressed support for the low-rise residential proposed along Poppy Drive and the reallocation of high-density to the Block 1 lands.</p>	<p>In-Person Discussion at Open House on November 4, 2024.</p>	
<p>General concern was expressed about parking along Poppy Drive, both on-street parking and alternatives.</p>	<p>In-Person Discussion at Open House on November 4, 2024.</p>	<p>Parking options have been explored as part of the draft plan design. The City prefers no on-street parking on the south side of Poppy Drive. The proposed lots / units would provide sufficient parking for the proposed residential uses. There are no parking reductions requested</p>

		through the associated Zoning Bylaw Amendment application for the south Poppy Drive lands.
General concern was expressed about construction safety and walkability in the interim.	In-Person Discussion at Open House on November 4, 2024.	A Construction Management Plan will be prepared as required to ensure here is reasonably minimal impact on neighbours.
Residents in the subdivision on the north side of Clair Road liked the precedent images for the apartment style units within Block 1. They asked about shadow impacts.	In-Person Discussion at Open House on November 4, 2024.	It was confirmed that the concepts are very preliminary and that through the site plan approval process the City would require both wind and shadow studies.

Proposal Refinements

There were few public comments were received on the proposal, and not all were directly related to elements of the design or layout. Generally, the reallocation of the High-Density Residential land uses from the South Poppy lands to the Mixed-Use lands was seen as a positive change by neighbours, in particular those residing on Gosling Gardens. As such, there were not revisions that expressly resulted from public comments received before, at, or following the NIM. The majority of those in attendance were there to see what was proposed but opposition was not expressed. As part of the future OPA and ZBA applications, a Design Brief will be included with an update concept for the Block 1 lands. While still conceptual at this stage, buildings have been reoriented to minimize the potential for shadow impacts on the low-density residential units on the north side of Clair Road.

Future Engagement Opportunities

Additional opportunities for public engagement will arise throughout the statutory Planning process once formal applications are submitted to the City of Guelph. This includes public notice circulations, commenting periods, and public meetings as applicable.

Summary and Conclusion

A Neighbourhood Information Meeting was held on November 4, 2024, in accordance with the City of Guelph's requirements. The south Poppy Drive proposal was not revised to address any public comments as the scope of the comments did not warrant such and were generally supportive thereof. The proposal was refined as necessary to address detailed zoning requirements, functional lotting layouts, natural heritage connections, and other elements as discussed in the Planning Justification Report. The concept plan for Block 1 has been updated to reorient the apartments to minimize impacts on existing low-density development to the north



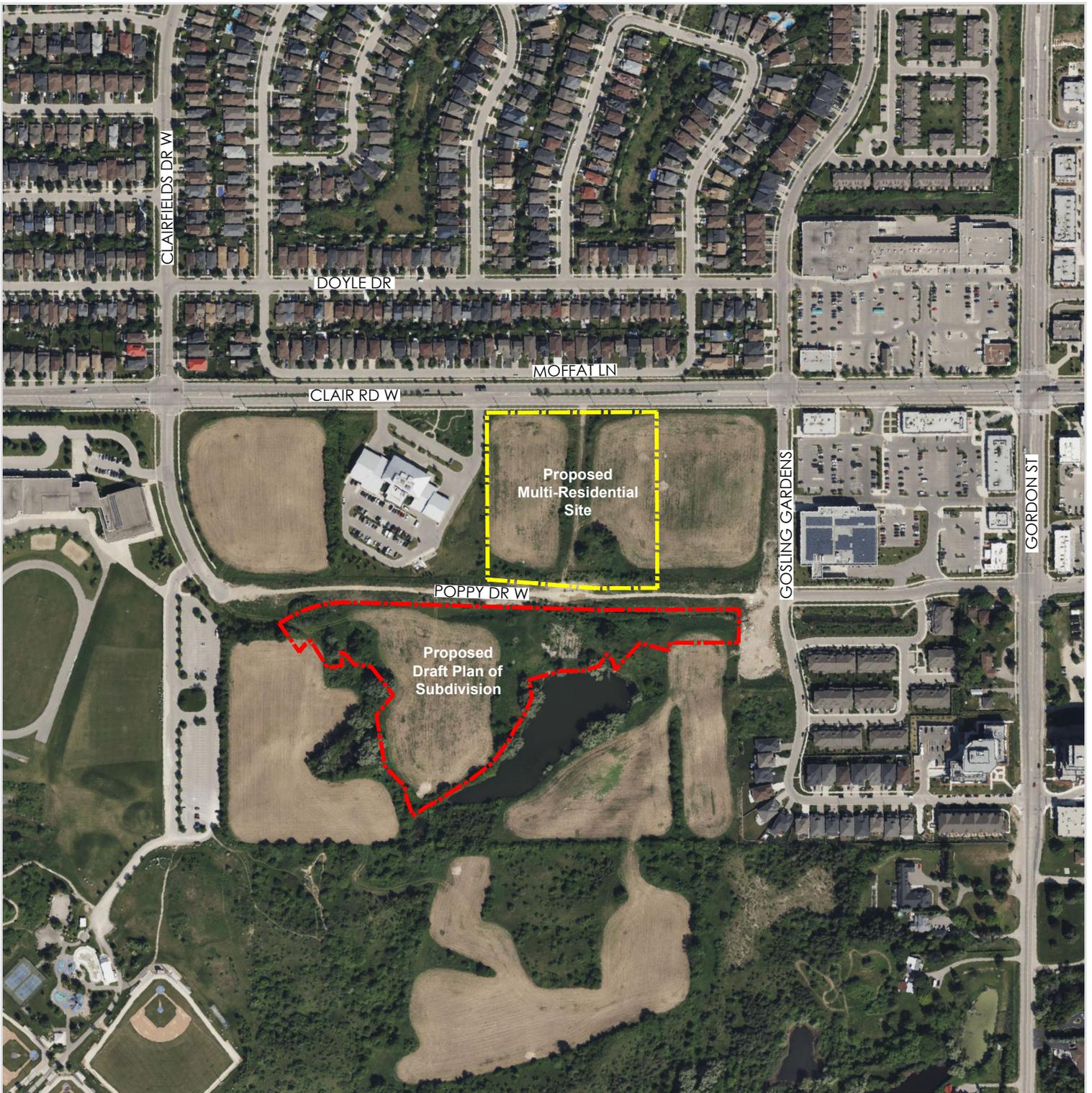
Andrea Sinclair, BES, MUDS, RPP, MCIP
Partner



Robyn McIntyre, BES, RPP, MCIP
Senior Planner

Attachment **A**





Aerial Imagery

LEGEND

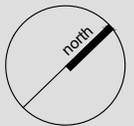
-  Proposed Draft Plan of Subdivision
-  Proposed Multi-Residential Site

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



K:\06131AD- SOUTH POPPY\RP\TAERIAL_2.DWG

Poppy Drive
 City of Guelph
 Wellington County, ON



PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3J9 | P: 519.576.3650 | WWW.MHBCPLAN.COM

Attachment **B**



October 21, 2024

Invitation to Neighbourhood Open House

You are invited to attend an **in-person** Neighbourhood Open House to learn about two developments that are proposed in your neighbourhood at 132 Clair Road West. The meeting details are on the front of this invitation, and the proposed developments are explained on the back of this invitation.

Meeting Details

DATE:	November 4, 2024
TIME:	6:30pm – 8:00pm There is no formal presentation, please arrive at your convenience.
FORMAT:	In-Person.
LOCATION:	Springfield Golf Course 2054 Gordon Street, Guelph, Ontario N1L 1G6
REGISTER:	You do not need to register in advance for this meeting.

Purpose

The purpose of the Neighbourhood Open House is for neighbours to learn about the proposed developments and related Planning applications. There will be information available on the proposed developments. There will be a chance to provide comments and a chance to have questions answered before formal submissions are made to the City. There will also be time to talk with the development team.

Important Information

The City of Guelph asks the developer to host this meeting before formal development applications are submitted. This process is a result of Provincial Bill 109. The comments and questions from the Neighbourhood Open House will be documented with a summary report provided to the City of Guelph with the formal development application.

No development applications have been submitted yet. No decisions will be made at this meeting.

Questions and Comments Ahead of Meeting

If you have any questions or comments before the Neighbourhood Open House, please provide them to Robyn McIntyre, a Planner with MHBC Planning who is working with the Owner.

Robyn McIntyre, Planner
rmcintyre@mhbcplan.com
 519-576-3650 x821

Proposed Developments

The proposed developments are for 132 Clair Road West, Guelph. The map below shows the location of the subject lands. There are two separate proposals that will be discussed at the Neighbourhood Open House. Preliminary plans will be presented at the meeting.



Proposed Multi-Residential Site

The first proposed development is a multi-residential development with a mix of housing types which may include apartment buildings, back-to-back townhouses, and stacked townhouses. A detailed concept plan will be prepared for this site with consideration given to comments received during the Neighbourhood Meeting. Taller buildings are proposed to be located closer to Clair Road, with low-rise multi-units located closer to Poppy Drive. The property where the multi-residential development is proposed is outlined in yellow on the map.

This property is designated 'Corporate Business Park' in the Official Plan and is zoned 'Corporate Business Park Special Provision 8' with Holding Provision 21 in the Zoning Bylaw (2023)-20790. An Official Plan Amendment Application and Zoning Bylaw Amendment Application will be required to support the proposed development.

Proposed Draft Plan of Subdivision Development

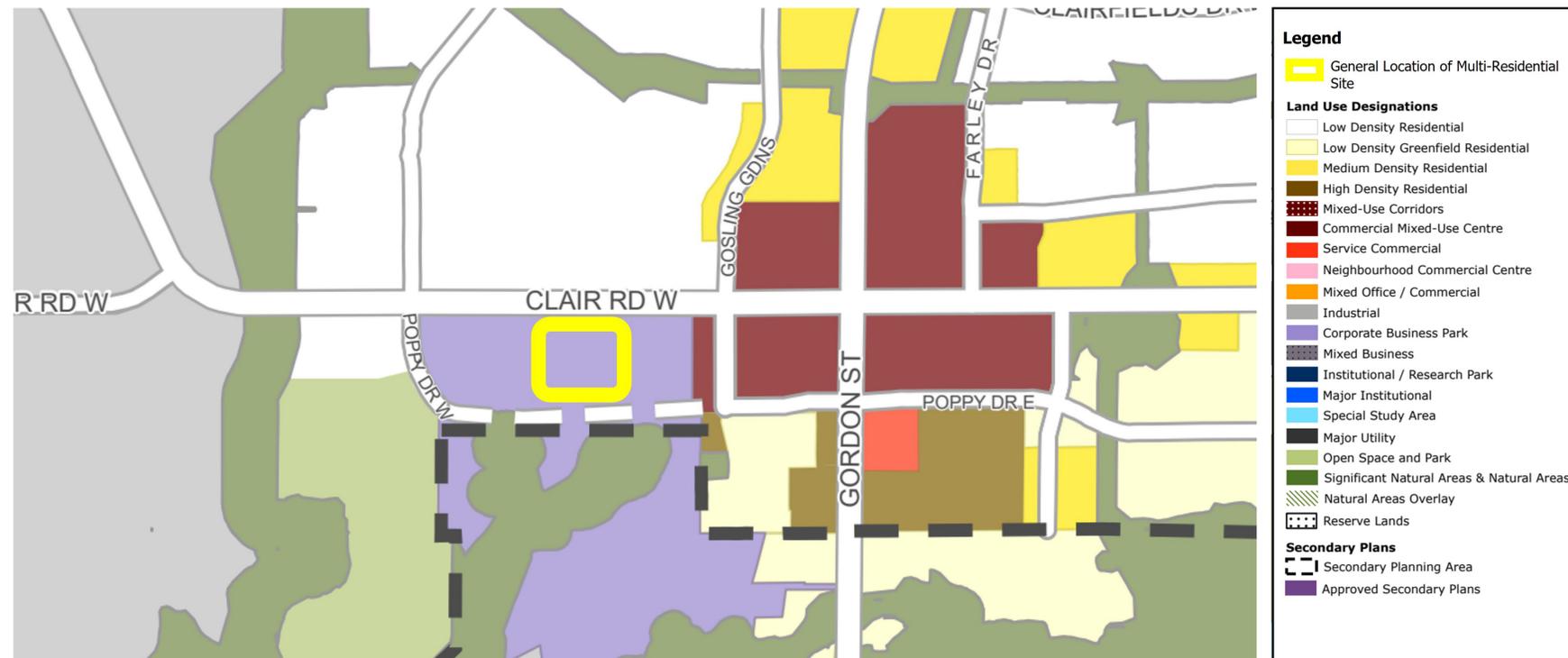
The second development proposal is a residential subdivision for lands on the south side of the Poppy Drive extension. The preliminary concept includes single-detached and multi-residential units. Street town homes may also be considered. The existing natural area and wetland will be retained as open space. The property where the Draft Plan of Subdivision Development is proposed is outlined in red on the map.

This property is designated 'Low Density Greenfield Residential', 'Clair Maltby High-Density Residential' and 'Natural Heritage' in the Clair Maltby Secondary Plan and is zoned 'Urban Reserve 1' in the Zoning Bylaw (2023)-20790. A Draft Plan of Subdivision Application, Official Plan Amendment Application, and Zoning Bylaw Amendment Application are needed to create the lots and allow this development. The Official Plan Amendment is required to redesignate the portion of the property designated High Density for Low Density uses.

Attachment C

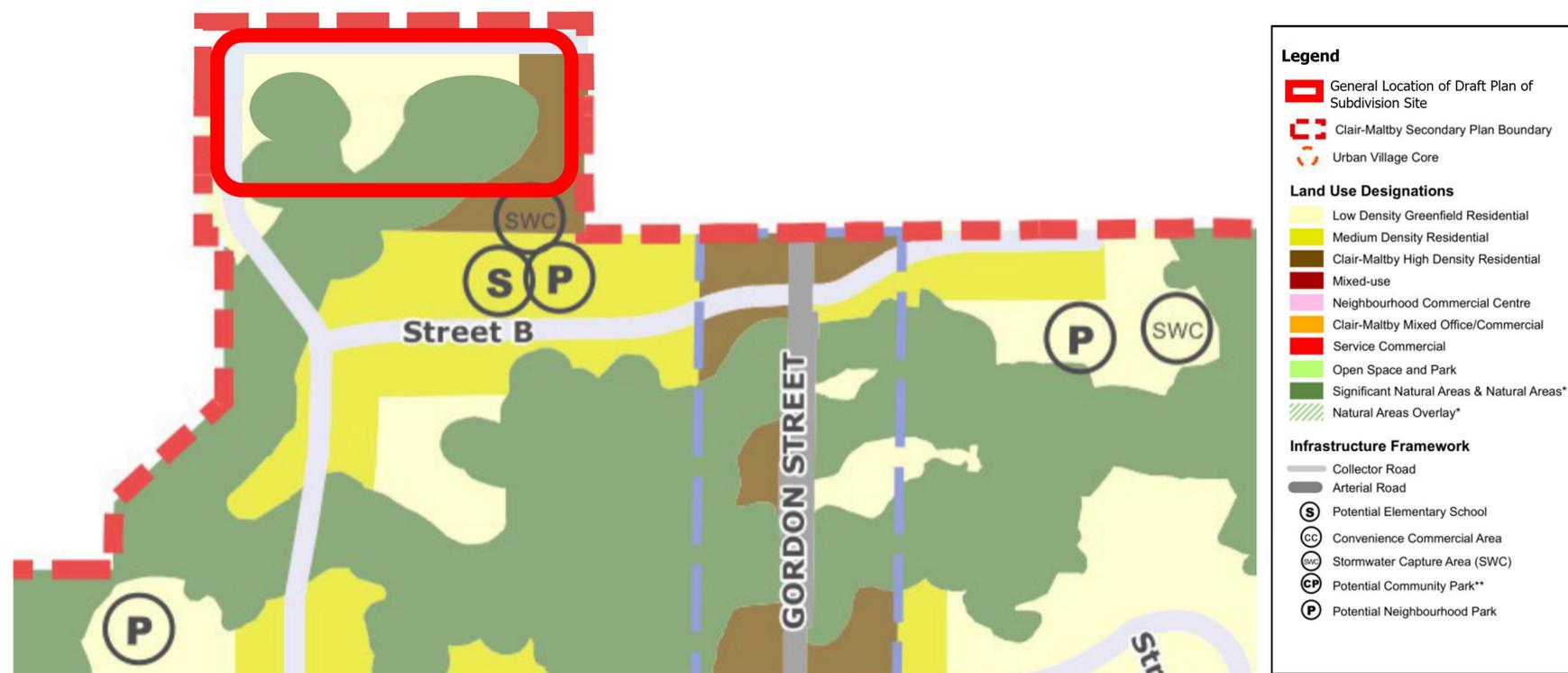






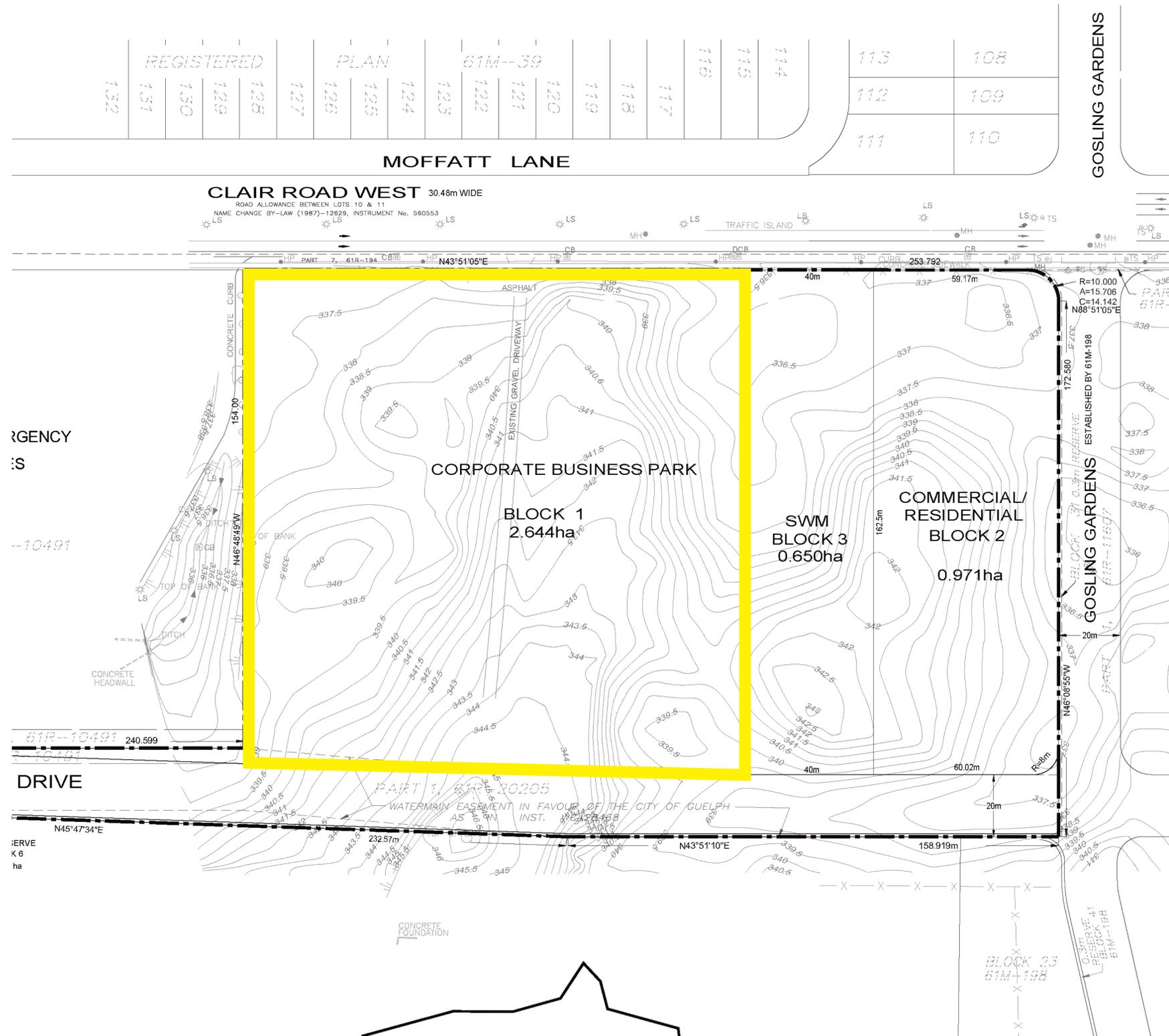
City of Guelph Official Plan, Schedule 2 (Land Use Plan)

- The Multi-Residential Site is designated Corporate Business Park in the Official Plan.
- The Draft Plan of Subdivision Site is within the Clair Maltby Secondary Plan area identified by the black dashed line.



City of Guelph Official Plan Amendment 79, Clair-Maltby Secondary Plan, Schedule B

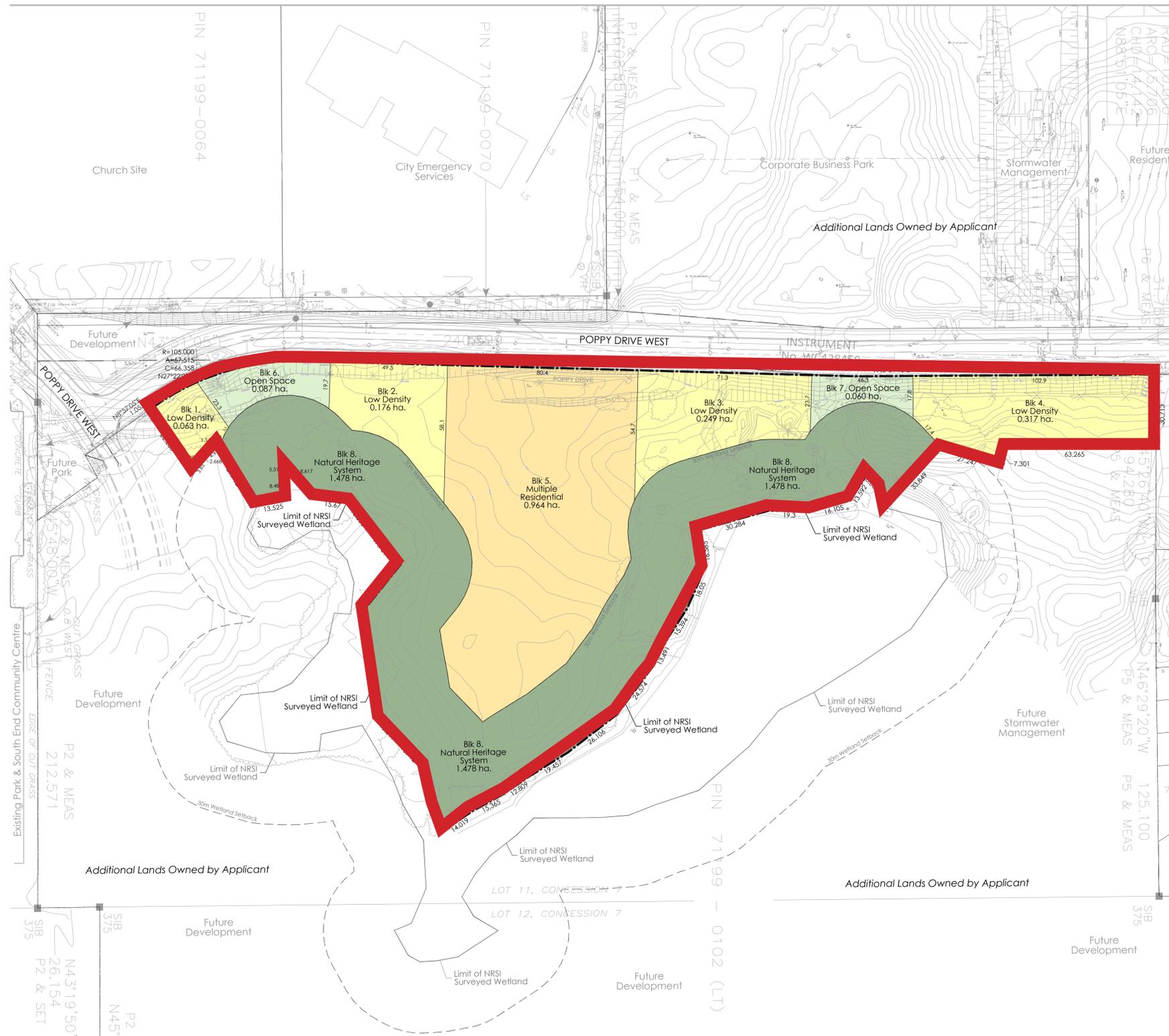
- The Draft Plan of Subdivision Site is designated Low Density Greenfield Residential, Clair-Maltby High-Density Residential, and Natural Heritage.
- The Multi-Residential Site is not within the Clair-Maltby Secondary Plan Area which is shown by the red dashed line.



Existing North Poppy Draft Plan

- This block was originally planned to be an office space. We are proposing to re-designate it for residential purposes
- The Multi-Residential Site is a part of a draft plan of subdivision that has already been approved. The Development Team is working on registering this draft-approved subdivision.
- Development of the Multi-Residential Lands requires an Official Plan Amendment and a Zoning Bylaw Amendment.

— Multi-Residential Site



Draft Plan of Subdivision for South Poppy

- The proposed draft plan of subdivision would include a mix of low-density residential blocks, and a multiple residential block.
- The natural heritage lands would be their own block to make sure the natural features are maintained.
- Low density residential uses would mainly include single detached dwellings.
- Multiple residential uses would include townhouses, but the specific type of townhouse has not yet been determined.

PRECEDENT IMAGES

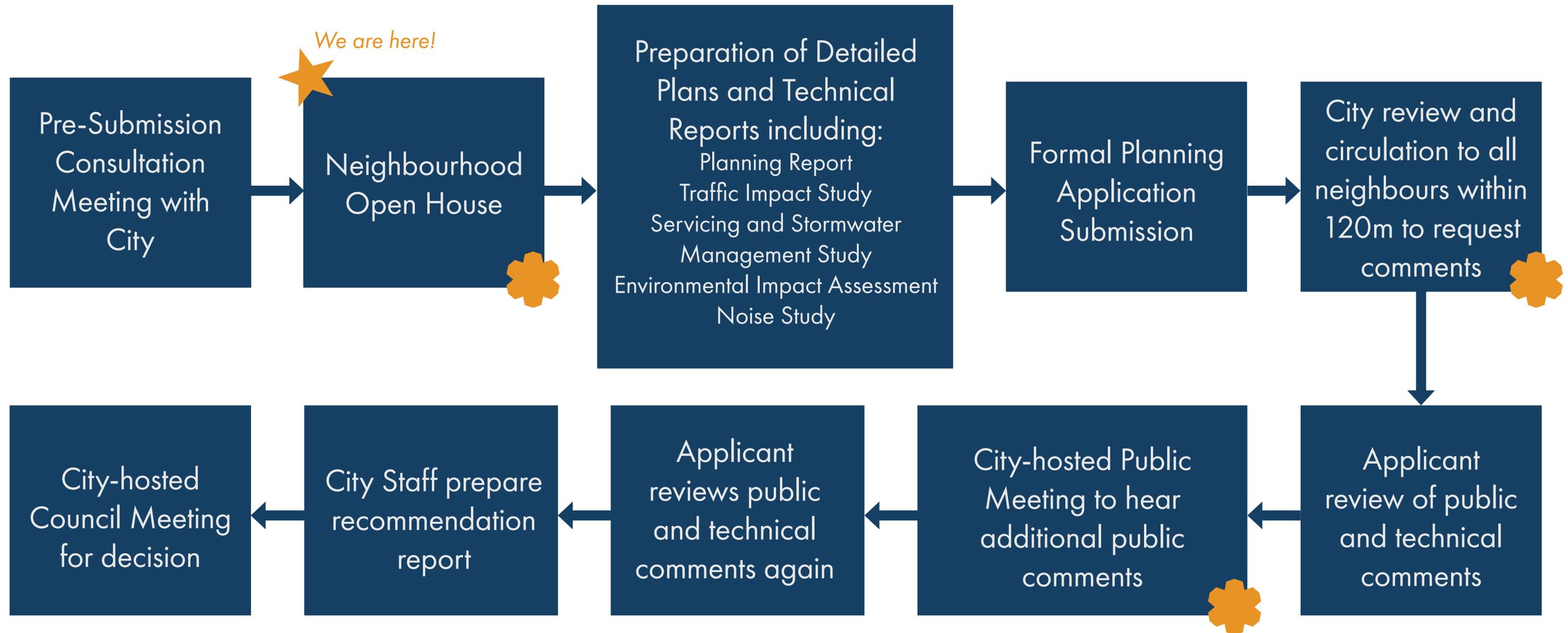
132 CLAIR ROAD WEST, GUELPH
NEIGHBOURHOOD OPEN HOUSE



NOVEMBER 2024

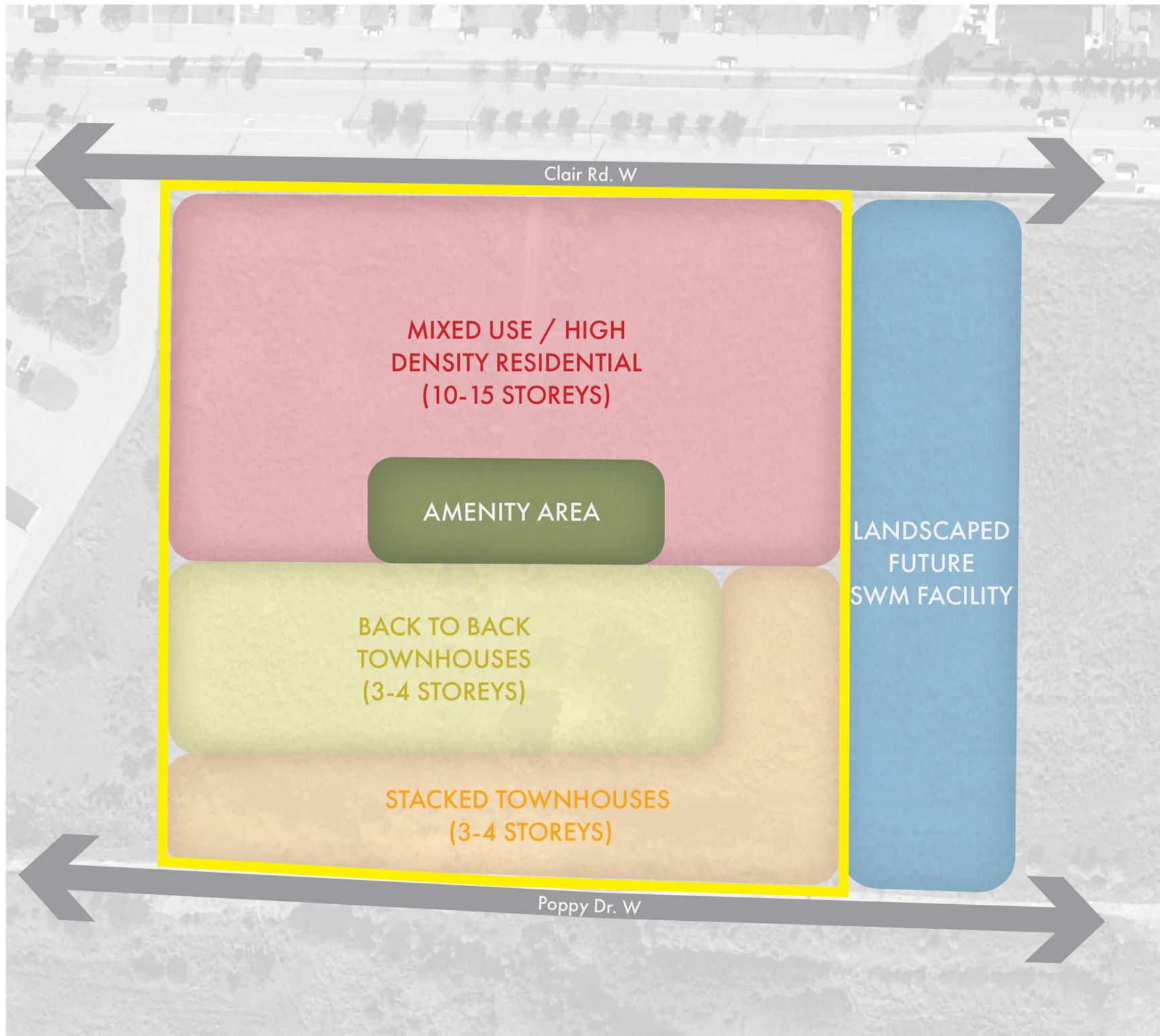
SOUTH POPPY PROCESS

The graphic below illustrates the planning process that would facilitate a draft plan of subdivision for the South Poppy lands and a redesignation of high density lands.



Note: If approved, Applicant will begin fulfilling technical conditions of draft subdivision approval.

 Opportunity for public to provide input



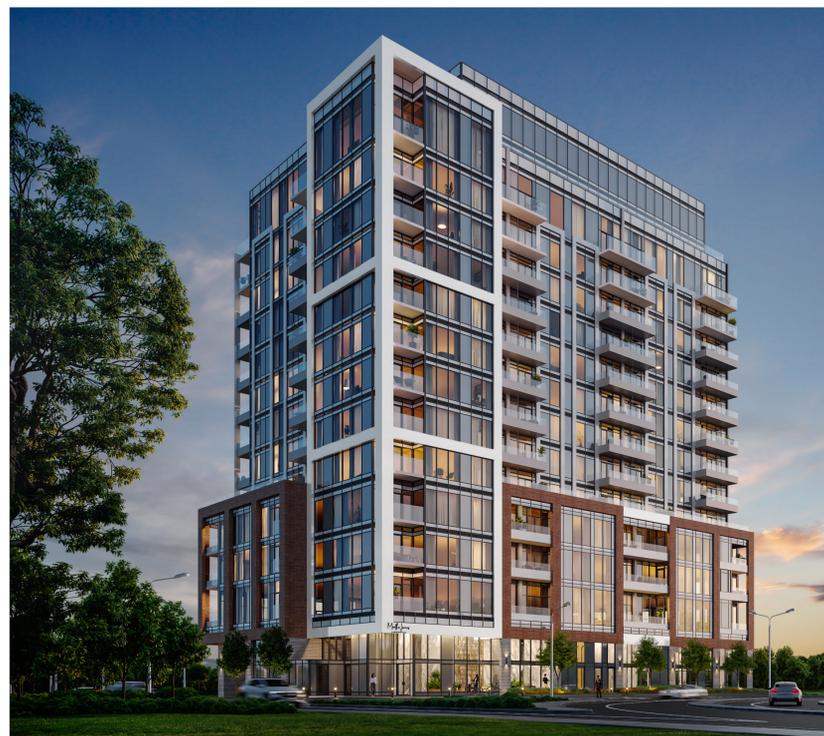
— Multi-Residential Site

Preliminary Multi-Residential Land Use Concept

- This plan is conceptual and shows the general locations of proposed residential land uses. A final site plan has not been determined.
- The site will have a mix of apartment units, back-to-back townhouses, and stacked townhouses.
- Taller buildings will be located closer to Clair Road. Townhouses will be located closer to Poppy Drive.

PRECEDENT IMAGES

132 CLAIR ROAD WEST, GUELPH
NEIGHBOURHOOD OPEN HOUSE



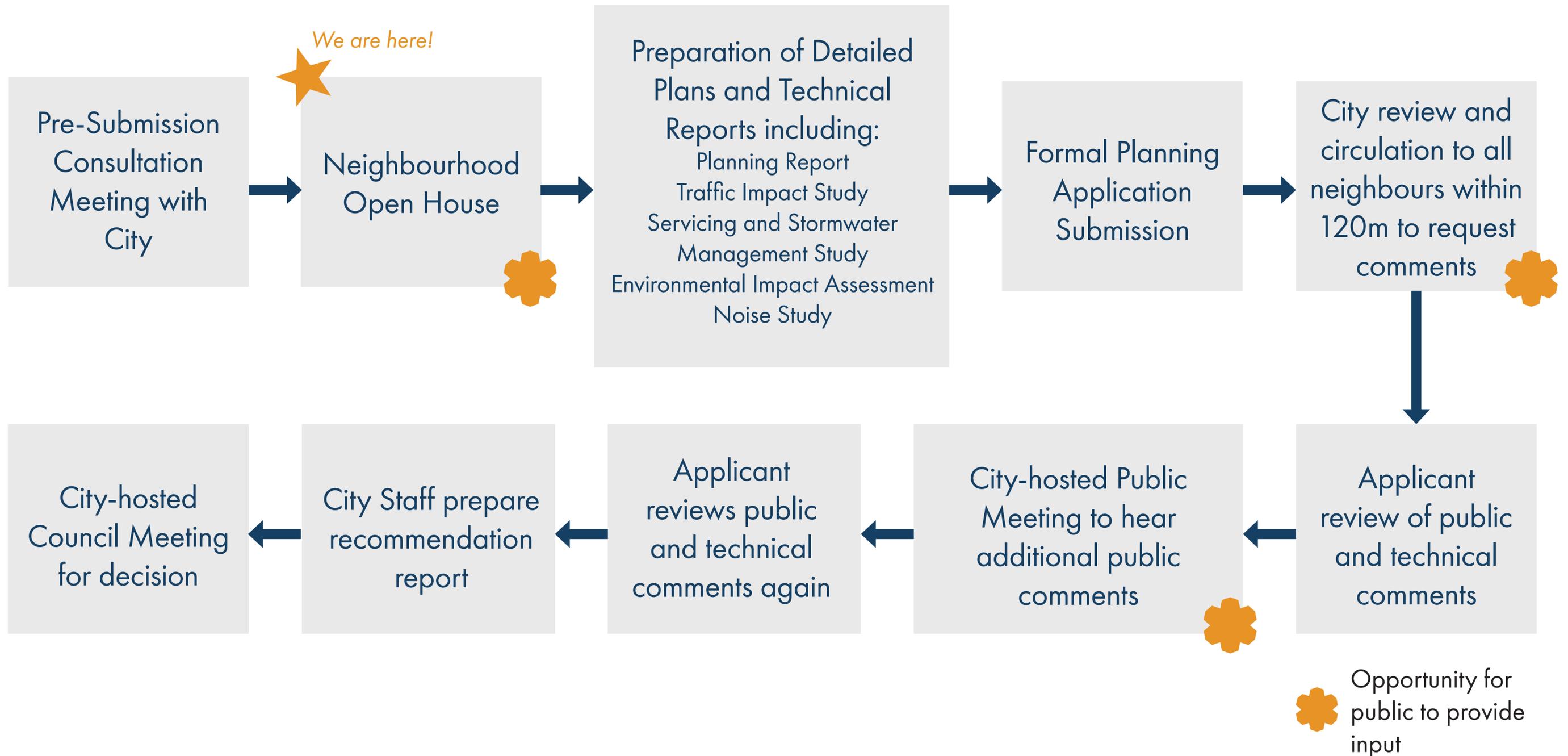
NOVEMBER 2024

MULTI-RESIDENTIAL SITE PROCESS

132 CLAIR ROAD WEST, GUELPH

NEIGHBOURHOOD OPEN HOUSE

The graphic below illustrates the planning process that would allow the Multi-Residential Site to be redesignated for Residential/Mixed-Use purposes.



Attachment **D**





PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Neighbourhood Open House Sign-In Sheet

Monday, November 4, 2024

6:30pm – 8:00pm

Springfield Golf Course, Guelph

	Name	Email Address	Request Future Information?
1	Marionette Kelly	[REDACTED]	<input checked="" type="checkbox"/>
2	Virginia + Jack Buchanan-Smith	[REDACTED]	<input checked="" type="checkbox"/>
3	Zoharah Patel	[REDACTED]	<input type="checkbox"/>
4	Brian Howard	[REDACTED]	<input checked="" type="checkbox"/>
5	Leah Letler	[REDACTED]	<input type="checkbox"/>
6	Barbara Wojcieszynski	[REDACTED]	<input checked="" type="checkbox"/>
7	Anand Shah	[REDACTED]	<input checked="" type="checkbox"/>
8	Margaret + Bill DuPracmont	[REDACTED]	<input type="checkbox"/>
9	Debbie Leech + Sten Mossop	[REDACTED]	<input checked="" type="checkbox"/>
10	Mike Marcolongo	[REDACTED]	<input checked="" type="checkbox"/>
11	Ken Yee Chew	[REDACTED]	<input checked="" type="checkbox"/>
12			<input type="checkbox"/>
13			<input type="checkbox"/>
14			<input type="checkbox"/>
15			<input type="checkbox"/>
16			<input type="checkbox"/>



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE