



# PLANNING JUSTIFICATION REPORT ADDENDUM

## PREPARED FOR:

Draft Plan of Subdivision  
Official Plan Amendment  
Zoning Bylaw Amendment

Mattamy (TruVilla) Limited  
132 Clair Road West, Guelph

July 17, 2025



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

*Your Vision*

*Designed | Planned | Realized*

MHBC - MacNaughton Hermsen Britton Clarkson Planning Limited  
200-540 Bingemans Centre Drive Kitchener, ON N2B 3X9

T: 519 576 3650

F: 519 576 0121

[www.mhbcplan.com](http://www.mhbcplan.com)

# Contents

Contents.....	1
Appendices .....	2
1.0 Introduction.....	3
1.1 Purpose .....	3
1.2 Proposal.....	3
1.3 Background.....	4
1.4 Application Requirements.....	4
1.5 Assumptions.....	6
2.0 Affected Lands .....	7
2.1 Subject Lands.....	7
2.2 Affected Lands .....	8
3.0 OPA Details.....	10
3.1 Purpose .....	10
3.2 Proposed Designations.....	10
4.0 ZBA Details .....	16
4.1 Purpose .....	16
4.2 Proposed Zones.....	16
5.0 Conclusion.....	27

# Appendices

Appendix A: Aerial and Context Maps

Appendix B: Proposed Site Plan and Draft Plan of Subdivision

Appendix C: Current Official Plan Designations

Appendix D: Proposed Official Plan Designations

Appendix E: Draft Official Plan Amendment

Appendix F: Current Zoning

Appendix G: Proposed Zoning

Appendix H: Draft Zoning Bylaw Amendment

# 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. In summary, the subject lands include the entirety of 132 Clair Road West, and the affected lands includes only those parcels impacted by the proposed applications discussed herein.

## 1.2 Proposal

As discussed in this Report, 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 Draft Plan of Subdivision as described has been included in Appendix B: Proposed Site Plan and Draft Plan of Subdivision.

The official plan amendment and zoning bylaw amendment are also proposed to address Block 1 in Draft Plan of Subdivision 23T-15501 to permit residential development. Site-specific policies and provisions are proposed to accommodate a mix of townhouse and apartment building forms. The Plan for Block 1 23T-15501 is preliminary in nature and has been included in Appendix B: Proposed Site Plan and Draft Plan of Subdivision. This Plan has been prepared for conceptual purposes to illustrate possible development for this site and does not reflect a final proposal for these lands.

## 1.3 Background

The initial submission of a draft plan of subdivision application (“DPS” or “draft plan”) was provided to the City of Guelph on June 27, 2025. The DPS applied to a portion of the subject lands south of the proposed Poppy Drive West. The second submission includes accompanying official plan amendment (“OPA”) and zoning by-law amendment (“ZBA”) applications.

The OPA ZBA applies to a portion of the subject lands as well, specifically being the lands south of Poppy Drive West and 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). We anticipate that the DPS, OPA, and ZBA applications will be addressed through one staff report and ultimately considered by Council concurrently.

A Planning Justification Report dated June 2025 (“Original PJR”) was prepared in support of the draft plan of subdivision, official plan amendment, and zoning by-law amendment applications. The applications are being submitted in a staged sequence as outlined in the Original PJR.

The policy analysis provided in the Original PJR applies to the OPA ZBA applications as well. This report is intended to supplement (“Supplemental PJR”) the Original PJR to provide the details of the proposed designations, zoning, and site-specific

regulations proposed by the OPA ZBA. **This report is intended to be read alongside the Original PJR, which includes a fulsome description of the proposal for the affected lands and policy analysis therefor.** As such, discussion on the following is provided in the Original PJR and is not replicated in this Supplemental PJR given the aforementioned purpose of this report:

- Fulsome Site Description – please refer to Section 2.0 of Original PJR;
- Context of Site Surroundings – please refer to Section 3.0 of Original PJR;
- Fulsome Review of Proposed Applications – please refer to Section 4.0 of Original PJR;
- Policy Review & Justification – please refer to Section 5.0 of Original PJR.

Notwithstanding the above, this Supplemental PJR considers and implements the applicable policies from the Original PJRs policy discussion as necessary.

## 1.4 Application Requirements

A Development Review Committee meeting was held in June 2024 to discuss the proposal for the South Poppy lands. The pre-submission consultation comments from this meeting outline the submission requirements for the South Poppy lands with respect to the DPS, OPA, and ZBA.

Another Development Review Committee meeting was held in December 2024 to

discuss the proposal for the Block 1 lands. The City of Guelph's formal comments from this meeting confirmed the submission requirements for the Block 1 lands with respect to an OPA and ZBA.

The submission materials outlined in the respective pre-submission consultation materials have been provided to support the subject applications. A number of these materials were provided as part of the initial submission with the draft plan as outlined in the Original PJR. The following additional materials have been provided as part of this second submission to satisfy the balance of the complete application requirements. Where a submission item indicates a specific area (i.e. for Block 1, "Blk1", and for South Poppy, "SP"), the item was prepared primarily for that area. Where a submission item does not indicate a specific area (i.e. Block 1 or South Poppy), the item applies to both areas.

- Covering Letter;
- Development Application Form;
- Major OPA ZBA with Pre-Sub Fees;
- EIS Addendum (Blk1);
- Supplemental Planning Report;
- Preliminary Site Plan (Blk1);
- Draft Official Plan Amendment;
- Draft Zoning Bylaw Amendment;
- Urban Design Brief (Blk1);
- Noise Feasibility Study (Blk1);
- Traffic Impact Study (Blk1);
- Traffic Geometrics Plan (Blk1);
- FSR and SWM Report (Blk1);
- Grading Plan (Blk1);
- Servicing Plan (Blk1);

- Geotechnical Report (Blk1);
- Hydrogeological Report (Blk1);
- Phase 1 ESA (Blk1);
- Record of Site Condition (Blk1);
- Sustainability Checklist;
- Community Energy Initiative Letter;
- Section 59 Applicability Review; and
- Image for Notice Sign (Blk1).

The following materials were outlined as a requirement for the OPA ZBA, and have been provided as part of the initial submission:

- Draft Plan (SP);
- Planning Report;
- Affordable Housing Report;
- Neighbourhood Meeting Summary;
- EIS Addendum (SP);
- TIPP (SP);
- Noise Feasibility Study (SP);
- FSR and SWM Report (SP);
- Hydrogeological and Geotechnical Report (SP);
- Site Grading Plan (SP);
- Site Servicing Plan (SP);
- Phase 1 ESA (SP);
- Traffic Impact Brief (SP);
- Image for Notice Sign (SP).

Through discussions with Staff, it has been determined that a number of materials could be deferred for the time being and be submitted as part of a site plan approval application. A site plan approval application will be necessary for South Poppy Block 28 and Block 1 23T-15501 in accordance with the Planning Act. The stage one submission

proposed holding provisions to ensure these materials are submitted at the site plan approval stage.

However, as these materials are required components of a complete site plan application, the establishment of a Holding Provision for the same materials would create a redundant process to prepare, revise, and finalize the materials. Such would first be required to remove the holding provision before the site plan application could be submitted, and again during the site plan control process to accommodate any detailed design elements. As such, in order to forgo redundant process and cost, this proposal no longer includes holding provisions for the following materials:

- Wind Tunnel Study (Blk1);
- Sun and Shadow Study (Blk1);
- Building Elevations (Blk1); and
- Salt Management Plan.

## 1.5 Assumptions

As outlined in the Original PJR, 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.

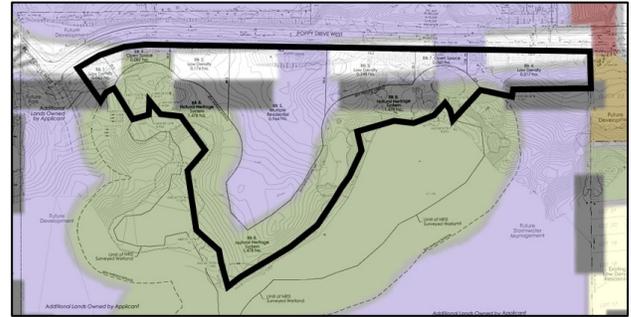


Figure 1: Proposed draft plan of subdivision overlaid onto the Guelph Official Plan Land Use Mapping.

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.

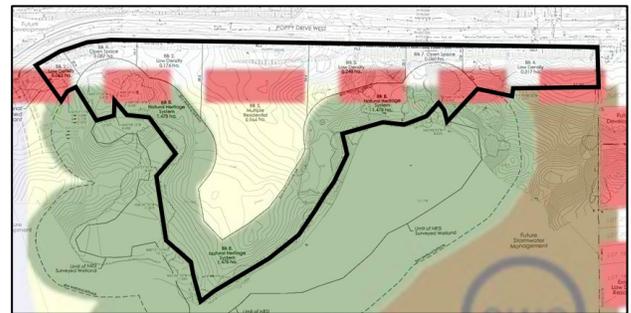


Figure 2: Proposed draft plan of subdivision overlaid onto the Clair Maltby Secondary Plan Land Use Mapping.

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 Affected Lands

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.

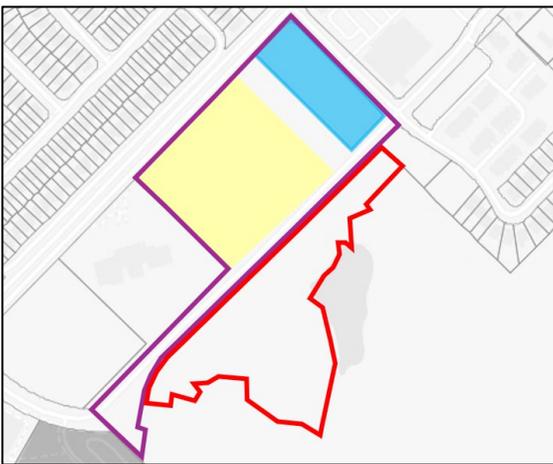


Figure 3: An aerial map showing a portion of the subject lands divided by development proposals.

### 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, 23T-15501

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. Which is anticipated to be finalized during the week of July 21, 2025.

#### Block 2, 23T-15501 / 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 which is anticipated to be finalized during the week of July 21, 2025; 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 or “South Poppy” 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 are subject to the OPA and ZBA applications.

### **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, 23T-15501 lands are affected (Figure 3). Hereinafter, these lands are referred to as the ‘Affected Lands’.

# 3.0 OPA Details

## 3.1 Purpose

The proposed OPA would affect the South Poppy lands and Block 1. The South Poppy lands are within the Clair Maltby Secondary Plan and are predominantly designated Low-Density Greenfield Residential with portions being Significant Natural Areas and Clair-Maltby High-Density Residential. Block 1 is within the Guelph Official Plan area and is presently designated Corporate Business Park in its entirety. The current designations implemented for the affected lands are outlined in Appendix C: Current Official Plan Designations hereto.

## 3.2 Proposed Designations

The proposed designations for the affected lands are shown in Appendix D: Proposed Official Plan Designations. A draft OPA which summarizes the following proposal has been included in Appendix E: Draft Official Plan Amendment.

### South Poppy – Blocks 1-25

Blocks 1 through 25 are proposed to be designated Low-Density Greenfield Residential under the Clair-Maltby Secondary Plan. There are no site-specific

policies proposed for these Blocks through the OPA.

### South Poppy – Blocks 26 and 27

Block 26 and 27 are proposed to be designated Open Space and Parks under the Clair-Maltby Secondary Plan. There are no site-specific policies proposed for these Blocks through the OPA.

### South Poppy – Blocks 28

Block 28 is proposed to be designated Natural Heritage System under the Clair-Maltby Secondary Plan. There are no site-specific policies proposed for this Block through the OPA.

### Subdivision 23T-15501 – Block 1

Block 1, Subdivision 23T-15501 is proposed to be designated High-Density Residential under the Guelph Official Plan. A number of site-specific policies are proposed as outlined below. This OPA ZBA summarizes these policies as “Site-Specific Policy AA” or “OPA-AA” hereinafter.

The site-specific policies proposed for Block 1 intend to broaden the development options for the site given the size of the block and respecting its location in proximity to commercial uses at the intersection of

Clair Road West and Gordon Street, as well as a range of residential forms to the north, east, southeast, and south as proposed.

### **Permitted Uses**

In addition to multiple residential buildings generally in the form of apartments permitted by Section 9.3.4.1 of the Guelph Official Plan, OPA-AA proposes to also include convenience commercial, small-scale retail commercial, small-scale service commercial, small-scale office, personal service, and townhouses.

This site-specific policy intends to allow permission for ground floor commercial uses along Clair Road West. Specifically, the proposed commercial uses recognize the current Corporate Business Park designation on the subject lands and would allow optional limited commercial uses on the site. The maintenance of select commercial uses acknowledges the variety of commercial uses presently existing at the intersection of Clair Road West and Gordon Street to the northeast (grocery stores, pharmacies, restaurants, banks, etc.); the proposed uses promote commercial diversity in the area.

Given the size of Block 1, the addition of townhouse uses intends to permit a greater range of residential uses to allow for diversity in built form throughout the site. This provides opportunity for the site to transition between existing and proposed residential uses, including the single detached dwellings and multiple residential built forms proposed on the South Poppy

lands through the DPS, as well as the townhouses proposed for the Block 2 lands to the northeast of Block 1, and the existing townhouses to the east of the site.

### **Maximum Density and Height**

Presently, Section 9.3.4.3 of the Guelph Official Plan states that the maximum permitted density in the High-Density Residential designation is 150 units per hectare. This density is to be accommodated by a maximum building height of 10-storeys as outlined in Section 9.3.4.2 of the Guelph Official Plan. OPA-AA proposes to increase the maximum permitted density to 250 units per hectare, and the maximum building height to 14-storeys.

This density is permitted in High-Density Residential designations within Strategic Growth Areas, and this height is permitted in Commercial Mixed-Use Centre designations within Strategic Growth Areas. The Block 1 lands are not themselves within a Strategic Growth Area. They are, however, proximal to other lands held by the same Owner which are within a Strategic Growth Area and were unable to fill their density permissions due to site constraints.

Block 2 in Draft Plan 23T-15501 (Clairmont lands) is northeast of the subject lands and is within the boundary of a Strategic Growth Area (Community Node) which generally centers around the intersection of Clair Road West and Gordon Street. Within this Strategic Growth Area, the Clairmont Site is designated Commercial Mixed-Use Centre

which establishes a maximum density of 250 units per hectare (9.4.3.19) and affords up to 14-storeys in building height to accommodate this density (9.3.4.17). As the Clairmont Site is approximately 0.97 hectares in size, this equates to potentially 242.5 dwelling units permitted on the site.

Given the size of the Clairmont lands and their positioning as a through-corner lot, there were constraints to achieving this intended density given the necessary setbacks, proximity to Clair / Gordon & Poppy / Gosling intersections, angular plane requirements, and grading, among other components. These constraints posed notable challenges to achieving the density that the Strategic Growth Area allocated to the site. As such, a proposal was prepared to provide 62 townhouse dwelling units on the Clairmont lands, and an OPA ZBA was approved in April 2025 to permit this reduced height and density with the understanding that the 'lost' density could be accommodated on proximal lands also held by the Owner (Block 1). In comparison to the maximum density permitted on the site by the Strategic Growth Area, 180.5 fewer dwelling units are proposed for the Clairmont lands.

The Block 1 lands are an appropriate location to accommodate the lost height and density on the Clairmont site in order to support the forecasted growth of the Strategic Growth Area / Community Node, which aims to achieve a density target of 130 people and jobs combined per hectare (3.6.6).

The size of Block 1 allows for flexibility in providing compact, mixed-use developments which include residential and potentially commercial uses as proposed by site-specific policies (3.6.3 iii), 3.6.3 iv), 3.6.7). Further, the size allows for the site to achieve increased residential and potential commercial densities to support the forecasted growth of the area (3.6.2, 3.6.3 i), 3.6.6).

Block 1 has direct frontage on Clair Road West (Arterial) and Poppy Drive (Collector) to balance both vehicular and pedestrian / active transportation access points. The site is proximal to both transit and active transportation opportunities which could accommodate both pedestrian and active transportation traffic; this including sidewalks, bike lanes, trails, and a number of transit stops (3.6.3 i), 3.6.3 ii)). In addition to the broader sidewalk network, this includes the Clairfields Perimeter Trail which 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. Further, 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.

While Block 1 is not in an intensification corridor, the nature of the through lot provides frontage on an Arterial and Collector Street, allowing future development to naturally be oriented toward both frontages (3.6.5). With the opportunity for ground floor commercial uses on Block 1, the development of Block 1 will naturally contribute to the intended urban village concept for the Community Mixed-use Node, by providing compact development which is potentially mixed-use and addresses a main street area (Clair Road West) (3.6.7, 3.6.8).

Though Block 1 is not within a Strategic Growth Area, the concept plan demonstrates alignment with applicable policies and objectives of a Strategic Growth Area, making the site an appropriate location for additional height and density.

*"linkages between properties, buildings, and uses of land both within and adjacent to the Strategic Growth Area;" (3.6.10 i))*

Sidewalks are provided through Block 1 to provide opportunity for pedestrian connection between Clair Road West and Poppy Drive. Maintaining potential for ground floor commercial uses establishes linkages between the use of Block 1 and the commercial uses present at the intersection of Clair and Gordon; though the proposed commercial uses themselves vary to ensure diversity in the neighbourhood. Additionally, with a range of residential uses being proposed on the site, there are increased

opportunities to relate the residential built form on Block 1 to surrounding lands.

*"identification of an appropriate location for Main Street area within Community Mixed-Use Nodes;" (3.6.10 ii)).*

Due to the through-lot nature of Block 1 it naturally addresses Clair Road West as shown on the preliminary concept plan which could be identified as a main street area in the Community Mixed-Node; this considers that the Strategic Growth Area centres around the intersection of Clair Road West and Gordon Street. The addition of potential commercial uses along the ground floor of the site strengthens how the site addresses Clair Road West through opportunities for active facades.

*"locations of new public and/or private streets and laneways;" (3.6.10 iii)*

The through-lot nature of the site allows for future development to also address Poppy Drive, a proposed public street to the south of Block 1. Block 1 will include internal drive aisles, and potentially private streets depending on the definitions in the Zoning Bylaw therefor.

*"general massing and location of buildings that establish a transition to the surrounding area;" (3.6.10 v))*

Establishing taller buildings towards Clair Road West and shorter buildings along Poppy Drive, as shown on the concept plan, allows for a transition towards the

residential uses to the south of Poppy Drive (as proposed by the DPS. The tallest buildings on the concept plan have been oriented north-south to allow for the central six-storey building to transition towards the residential uses to the north.

*"pedestrian, cycling, and transit facilities;" (3.6.10 vi)).*

The sidewalks throughout the site provide connections to the broader active transportation network in the area. Without vehicular connections on Clair Road West, the north frontage of Block 1 is dedicated to pedestrian and active transportation access which provides more direct connections to surrounding bike lanes, trails, sidewalks, and transit stops in the area.

As discussed, Block 1 is proposed to be designated High-Density Residential through the subject OPA. Without site-specific provisions, the High-Density Residential designation permits a maximum density of 150 units per net hectare (9.3.4.3) and a maximum building height of 10-storeys to accommodate this density (9.3.4.2). Where High-Density Residential designations are located in strategic growth areas, up to 250 units per net hectare are permitted (9.3.4.4).

Block 1 is an appropriate location to accommodate the lost height and density afforded to the Clairmont lands (14-storeys and 250uph) as intended by the OPA ZBA approved for the Clairmont lands in April 2025. The proposed site-specific height and

density recognize that Block 1 is naturally sized, oriented, and programmable to be an extension of the Strategic Growth Area to the northeast.

### **Minimum Height**

While the minimum height permitted in the High-Density Residential designation is 3-storeys as outlined in Section 9.3.4.2 of the Guelph Official Plan, OPA-AA proposes to reduce this to 2-storeys for Block 1.

As this site-specific provision also proposes townhouse uses, this adjusted minimum building height allows for standard two-storey townhouses. A reduced minimum building height contributes to a range and mix of housing options available in the area. Reducing the height to two storeys accommodates typical townhouse heights, but does not preclude taller, three-storey townhouses such as those proposed in Block 2 / Clairmont Lands to the east. In addition to varying heights, variety in built form can be maintained through the range of townhouses types permitted on the site, as regulated by the Zoning Bylaw (street townhouses, stacked townhouses, back-to-back townhouses, among others).

With Block 1 being outside of the neighbouring Strategic Growth Area but proposing increased density as previously discussed, a reduced building height allows for transitions to the surrounding area with existing and proposed residential uses. This considers the building heights proposed along South Poppy Drive (single detached

dwellings and multiple dwelling forms), as well as the townhouses permitted on Block 2 to the northeast, and those presently existing along Gosling Gardens to the east.

# 4.0 ZBA Details

## 4.1 Purpose

The proposed ZBA would affect the South Poppy lands and Block 1. 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 has been recommended by City Staff and is anticipated during the week of July 21, 2025. The current zones for the affected lands are outlined in Appendix F: Current Zoning.

## 4.2 Proposed Zones

The proposed ZBA would rezone the South Poppy lands to implement the land uses proposed by the draft plan of subdivision. The ZBA would also rezone the Block 1 lands to accommodate high density residential uses to align with the subject OPA. Proposed zoning maps can be found in Appendix G: Proposed Zoning, and a draft zoning bylaw amendment has been included in Appendix H: Draft Zoning Bylaw Amendment.

South Poppy – Block 1-11, 14-24

Blocks 1 through 11 and 14 through 24 are proposed to be zoned Residential Low Density Two (“RL.2”) in Zoning Bylaw 2023-20790. A number of site-specific provisions are proposed as outlined below. These site-specific provisions are summarized as “Site Specific Provision AA” or “ZBA-AA” hereinafter.

### Front Yard Setback

The minimum front yard setback is proposed to be 4.5 metres to the dwelling and 6.0 metres to the garage, whereas Table 6.3 presently requires 6.0 metres to both.

The northmost draft plan boundary of Poppy Drive is not a straight line but bends with the proposed road alignment creating variable front lot lines. To the south, a sizeable Natural Heritage Buffer creates inconsistent lot depths and variable rear lot lines; Blocks 1 through 24 range in depth from 19.4 to 58.1 metres. A reduced front yard setback would accommodate these opposing constraints to allow for a visually consistent townhouse façade along the length of the Poppy Drive.

Additionally, reducing the front yard setback to only the habitable portion of the dwelling allows visual emphasis to remain on the dwelling portion of the structure instead of

the garage. This contributes to a pedestrian friendly streetscape by increasing visual engagement with the dwellings through porches, patios, and windows along the front of the dwelling. These features offer natural surveillance which improves both real and perceived safety to further support the pedestrian realm.

This reduction to the habitable portion of the dwelling does not compromise potential driveway parking spaces. With the garage remaining 6.0 metres from the front lot line, the zoning bylaw requirements for exterior parking spaces associated with single detached dwellings in the RL.2 zone can be accommodated.

In terms of amenity area, the reduction in front yard area is compensated by the depth of the Blocks, which provide notable rear yard space as private amenity area. Further, there are a number of trails and parks in proximity to the South Poppy lands.

### **Minimum Area of Garage**

The minimum area of the garage is proposed to be 18 square metres, whereas Table 5.2 presently requires 20 square metres.

Notwithstanding this minimum garage area, the minimum dimensions of the garage's interior are 3 metres by 6 metres which provide for a minimum interior garage area of 18 square metres.

Typically, these provisions are established to ensure functional space within the garage aside from vehicle parking space. With the minimum dimensions (3 metres by 6 metres) and proposed minimum area of 18 square metres, the garage parking area will still exceed the minimum parking space size in the RL.2 zone by 0.5 metres in both directions to ensure there is sufficient space for vehicles as intended. Further, as another site-specific provision for these Blocks proposes a minimal increase the maximum garage width (discussed below), it is understood that some garages will exceed these minimum dimensions; this requested provision would not preclude garages from being larger than the minimum dimensions outlined in the Zoning Bylaw.

### **Maximum Garage Width**

The maximum width of the garage is proposed to be 55% of the lot width or 5 metres, whichever is greater, whereas Table 5.9 presently requires the greater of 50% or 5 metres for single detached dwellings in the RL.2 zone.

As shown on the Draft Plan of Subdivision included in Appendix B: Proposed Site Plan and Draft Plan of Subdivision, the proposed widths for Blocks 1 through 11 and 14 through 24 range from 9.2 metres to 11.0 metres. Considering these proposed widths, increasing to the greater of 55% or 5 metres would allow for up to 0.55 metres of additional garage width for 11.0-metre-wide Blocks, and up to 0.06 metres for 9.2-metre-wide Blocks.

Often, the intent of this provision is to ensure the garage portion of the façade does not overwhelm the dwelling portion of the façade. While the potential maximum width is increasing slightly, the other site-specific provisions proposed for these blocks contribute to maintaining balance in the dwelling's façade. The first site-specific request for these blocks is to reduce the front yard setback to 4.5 metres but maintain 6.0 metres to the garage. This provides for the habitable portion of the dwelling to be closer to the street and potentially more visually prominent than the garage portion of the façade. The second request is to reduce the minimum interior garage area to 18 square metres. This would allow a garage to be built to the minimum specification of 3 metres by 6 metres, which would result in a reduced garage façade where proposed. As such, though the proposal includes a slight reduction, it effectively provides flexibility for the design of the dwelling units in combination with the other zoning regulations and site-specific provisions proposed.

## South Poppy – Blocks 12-13

Blocks 12 and 13 are proposed to be zoned Residential Low Density Two ("RL.2") in Zoning Bylaw 2023-20790. A number of site-specific provisions are proposed, the majority of which are identical to those outlined in ZBA-AA. One additional provision is proposed for Blocks 12 and 13. Cumulatively, the site-specific provisions

requested for Blocks 12 and 13 are summarized as "Site-Specific Provision BB" or "ZBA-BB" hereinafter.

### **Minimum Front Yard Setback**

The built form for Blocks 12 and 13 is the same as is proposed for Blocks 1-11 and 14-24. As such, please see the justification provided earlier for Blocks 1-11 and 14-24.

### **Minimum Interior Garage Area**

The built form for Blocks 12 and 13 is the same as is proposed for Blocks 1-11 and 14-24. As such, please see the justification provided earlier for Blocks 1-11 and 14-24.

### **Maximum Garage Width**

The built form for Blocks 12 and 13 is the same as is proposed for Blocks 1-11 and 14-24. As such, please see the justification provided earlier for Blocks 1-11 and 14-24.

### **Minimum Lot Size**

For Blocks 12 and 13 specifically, the minimum lot area is proposed to be 250 square metres, whereas Table 6.2 presently requires a minimum lot area of 275 square metres.

The reduced lot areas for Blocks 12 and 13 result from the physical constraint posed by the required 30-metre buffer for the wetland to the south as shown on the Draft Plan of Subdivision in Appendix B: Proposed Site Plan and Draft Plan of Subdivision. This results in lots that are generally rectangular but have irregular, diagonal rear lot lines

which has the effect of reducing the overall lot area in comparison to the lots being more typical rectangular shapes. For example, if Block 12 were to be rectangular based on the longest side lot lines (30.9 metres) and include a portion of the buffer area within the parcel instead of excluding such to be part of the Natural Heritage buffer area, Block 12 would be 284.3 square metres in size. This would comply with the minimum lot area requirements. The exclusion of the natural heritage features from the proposed blocks effectively reduces the proposed lot areas past the minimum permissions of the zoning bylaw.

The products intended for these lands generally require 9 or 11 metre lot widths which made efficient use of the affected lands. As a result of these frontage requirements, opportunities to reduce the frontage of neighbouring blocks to increase the frontage / width and ultimately the area of Blocks 12 and 13 are limited. Given the layout of the subdivision and lot depth constraints posed by Block 27 to the east and Block 25 to the west, frontage / width adjustments are generally limited to Blocks 8, 9, 10, 11, and 14.

Lots 8, 9, and 10 have frontages of 11 metres and could be reduced to 9 or 9.2 metres for consistency with the balance of the subdivision. However, as a result of the physical constraint of the wetland setback, these Blocks are already lotted to be approximately three, four, and five times longer than they are wide. These dimensions can begin to reflect strip lotting,

which is generally not a best practice for land division as it can result in land being used inefficiently. In this instance, the minimal strip lotting proposed by the subject draft subdivision makes efficient use of the subject lands given the physical constraint of the wetland setback. However, if Blocks 8, 9, and 10 were reduced to 9 or 9.2 metre frontages, the perceived strip lotting on these lands would be exacerbated which is not desirable.

Block 11 already has a frontage of 9.2 metres which is the lowest frontage proposed across the subdivision.

Block 14 has a frontage of 10.8 metres and reducing to 9 or 9.2 metres would cause the lot to also be non-compliant with minimum frontage requirements.

With these alternatives considered, a site-specific provision to permit reduced lot areas for Blocks 12 and 13 is appropriate.

## South Poppy – Block 25

Block 25 is proposed to be zoned Residential Multiple Six ("RM.6") in Zoning Bylaw 2023-20790. Site-specific provisions are proposed as outlined below. These provisions are summarized as "Site-Specific Provision CC" or "ZBA-CC" hereinafter. Where preceded by "ES" in this Supplemental PJR, the specific provision is proposed for the Entire Site similar to the structure of Table 6.18 in the Zoning Bylaw. Where preceded by "B", the specific provision is proposed to apply to each individual block similar to the structure

of Table 6.19 in the Zoning Bylaw. The following provisions are proposed for the entire site.

### **ES – Maximum Density**

The maximum density is proposed to be 60 units per hectare, whereas Table 6.17 requires a maximum density of 100 units per hectare.

The subject OPA proposed to designate these lands as Low-Density Greenfield Residential to permit residential development. This designation permits a maximum density of 60 uph per the Clair-Maltby Secondary Plan and Guelph Official Plan. As such, this site-specific provision is intended to align the proposed zoning with the proposed designation and limit the maximum density to 60 uph.

### **ES – Minimum Front Yard Setback**

The minimum front yard setback is proposed to be 4.5 metres, whereas Table 6.18 presently requires a minimum of 6.0 metres.

This setback reduction is proposed to align with the reductions for South Poppy Blocks 1 through 24, and the same proposed for the Block 1 lands in 23T-15501. Establishing the same setback for Block 25 as proposed would further contribute to the pedestrian realm as discussed previously for Blocks 1 through 24, and as discussed for Block 1 in 23T-15501 later in this report.

### **ES – Interior Side Yard Setback**

The minimum interior side yard setback is proposed to be 5.0 metres, whereas Table 6.18 presently requires a minimum of one half the building height but no less than 3 metres.

Block 25 is irregularly shaped and features concave and convex curves along the interior side yard lot lines which are a result of the required Natural Heritage System buffer area / Block 28. As such, the reduction in interior side yard setback would allow for more efficient design of the site while respecting natural heritage areas.

Block 25 shares a portion of its interior side yard lot lines with only two residential parcels as proposed to be zoned RL.2 with site specific provisions. With the proposed dimensions of the RL.2 lots, the shared lot lines would mainly be along their rear yard area. Other than these residential uses, the uses surrounding Block 25 include Poppy Drive to the north and natural heritage uses surrounding all other sides. The nature of these surrounding uses being mainly natural heritage area and back yards to the residential uses mitigates concerns typically associated with reduced side yard setbacks, such as shadowing, privacy concerns, and the imposition of building mass.

The proposed site-specific provision increases the absolute minimum interior side yard setback from 3.0 metres to at least 5.0 metres. While the proposed interior side yard setback would no longer be sized based

on the proposed building height, typical nuisance would be mitigated with the nature of the surroundings, environmental features would be respected and maintained in Block 28, and the site could be more efficiently designed to accommodate a range of housing options.

### **ES – Minimum Private Amenity Area**

The minimum private amenity space per townhouse dwelling unit is proposed to be 7 square metres, whereas Table 6.18 presently requires a minimum of 20 square metres per dwelling unit.

Block 25 is intended to accommodate multiple residential built forms rather than low density forms such as single detached dwellings. Preliminary concept designs for this Block propose a mix of townhouse styles, including on-street and stacked. The reduction in private amenity area would mainly pertain to stacked townhouse styles should they be proposed on this site, as there are limited opportunities for front and rear yard private amenity space which typically accompany other townhouse styles (on-street, on-street rear-access, back-to-back, etc.). Where proposed, each stacked townhouse unit would have a porch, a balcony, or both, however this proposed site-specific reduction recognizes that the size of each varies with the unit types.

Amenity area will still be provided on site. There is no proposed reduction in common amenity area, which will be provided on-site at the rate required by the Zoning Bylaw.

Further, there are a number of parks and trail systems in the area that are connected to Block 25 through the broader sidewalk network.

*(Note: a concept plan for Block 25 has not been provided as the Block has not yet been created and such concept is premature given the status of the policy framework for the site.)*

### **B – Unit Width**

The minimum unit width is proposed to be 5.0 metres for all townhouses, whereas Table 6.19 requires a minimum of 6 metres, but 7 metres for back-to-back townhomes, and no requirement for stacked townhomes.

With the complexities of the provincial housing crisis and in an effort to provide a range and mix of housing options to the City of Guelph's housing stock, the Owner would like to be able to consider a 5.0-metre-wide townhouse product on this site. The request has been expanded to more generally apply to all townhouse types to provide additional design flexibility without providing blanket relief from all zoning requirements relating to dwelling unit widths. Notably, some townhouse styles have other zoning regulations which inform the width of a unit, such as garage and driveway widths for on-street townhouses. In these instances, the affected townhouse units would be required to meet the requirements of the Zoning Bylaw as well, even if it means increasing the unit width accordingly.

As such, applying the proposed minimum unit width requirement to all townhouses provides flexibility where possible, but does not circumvent other Zoning Bylaw requirements for specific townhouse styles.

### **B – Front Yard Setback from Private St.**

The minimum front yard setback from private street, curb, or sidewalk shall not apply, whereas Table 6.19 presently requires a minimum of 6 metres but 3 metres where a stacked townhouse has no garage.

The Zoning Bylaw defines a private street as: *“a right-of-way or roadway providing access for vehicles to individual free hold lots and is maintained by a condominium corporation as a private road.”* While the tenure of the units to be proposed on Block 25 has not yet been determined it is generally known at this time that the Block will not be divided into individual freehold lots with a main road being maintained by a condominium corporation. As such, relief from this provision is requested to clarify that the definition of private street—and associated curbs and sidewalks by extension—is not applicable to this site.

### **B – Rear Yard Setback from Private St.**

The minimum rear yard setback from private street, curb, or sidewalk shall not apply, whereas Table 6.19 presently requires a minimum of 7.5 metres, but 0 metres for back-to-back townhomes.

Similarly to the front yard setback requirement from private streets, relief from this provision is requested to clarify that the definition of private street—and associated curbs and sidewalks by extension—is not applicable to this site.

### **South Poppy – Block 26-27**

Blocks 26 and 27 are proposed to be zoned Open Space and Parks (“OS”) in Zoning Bylaw 2023-20790. There are no site-specific provisions proposed for these Blocks through the ZBA.

### **South Poppy – Block 28**

Block 28 is proposed to be zoned Natural Heritage System (“NHS”) in Zoning Bylaw 2023-20790. There are no site-specific provisions proposed for this Block through the ZBA.

### **23T-15501 – Block 1**

Block 1 is proposed to be zoned Residential High Density Seven (“RH.7”) in Zoning Bylaw 2023-20790. A number of site-specific provisions are also proposed as outlined below. These provisions are summarized by “Site-Specific Provision DD” or “ZBA-DD” hereinafter.

### **Permitted Residential Uses**

In addition to those set out in Table 6.1, the following additional residential uses are proposed as subject to the provisions of the RM.6 zone: townhouse, back-to-back;

townhouse, cluster; townhouse, stacked; townhouse, stacked back-to-back.

In addition to those set out in Table 6.1, the following additional residential uses are proposed as subject to the provisions of the RM.5 zone: townhouse, on-street; townhouse, rear-access on-street.

These additional townhouse uses were discussed through the OPA-AA portion of this report. Additional residential uses are proposed to increase the range and mix of housing options available on the land, and to provide additional transition opportunities to surrounding land uses to satisfy the applicable Official Plan policies.

### **Permitted Non-Residential Uses**

In addition to those set out in Table 6.1, the following non-residential uses are proposed as subject to the provisions of the NCC zone: mixed-use building; convenience store; retail establishment; office; service establishment.

These non-residential uses were discussed through the OPA-AA portion of this report. These commercial uses are proposed to align with the OPA-AA policies which would allow certain commercial uses to be maintained on Block 1. These uses are intentionally limited to a select few permitted in the Neighbourhood Commercial Centre zone which generally regulates commercial uses in predominantly residential areas. A full range of commercial uses was not proposed due to the variety of

commercial outlets available to the northeast at the intersection of Clair and Gordon.

### **Minimum Height**

The minimum building height is proposed to be 2-storeys, whereas Table 6.34 presently requires a minimum of 3-storeys. The proposed reduction in minimum building height for Block 1 is discussed in depth earlier in this report with respect to the subject OPA. This provision is proposed to align with the subject OPA and promote opportunities for transitions to surrounding land uses and built forms.

### **Maximum Height**

For apartments, the maximum building height is proposed to be 14-storeys, whereas Table 6.34 presently establishes a maximum height of 10-storeys. The proposed increase in maximum building height for Block 1 is discussed in depth earlier in this report with respect to the subject OPA. This provision is proposed to align with the subject OPA to accommodate the density increase proposed for the site without extending building lengths and creating monotonous built forms.

### **Maximum Density**

The maximum density is proposed to be 250 units per hectare, whereas Table 6.32 presently establishes a maximum of 150 units per hectare. The proposed increase in maximum density for Block 1 is discussed in depth earlier in this report with respect to

the subject OPA. This provision is proposed to align with the subject OPA and accommodate the density that could not be provided on the Clairmont lands as intended by the OPA ZBA approved therefor in April 2025.

### **Front Yard Setback**

For townhouse back-to-back, townhouse cluster, townhouse stacked, and townhouse stacked back-to-back, the minimum front yard setback from Poppy Drive West is proposed to be 4.5 metres, whereas Table 6.18 requires a minimum of 6.0 metres.

Also, for townhouse on-street, and townhouse rear-access on-street, the minimum front yard setback from Poppy Drive West is proposed to be 4.5 metres, whereas Table 6.15 requires a minimum of 5.0 metres.

Similarly to the South Poppy lands, the south lot line for the Block 1 lands is not a straight line; the lot is narrower along its west lot line and longer along its east lot line, resulting in an angled frontage along Poppy Drive. A reduced front yard setback would allow for a visually consistent townhouse façade along the length of the South Poppy frontage. Per the preliminary concept plan for Block 1, when the townhouses to the west are set 4.6 metres from the front lot line, the townhouses to the east can maintain a 10.58 metre setback from the front lot line while all townhouses along this frontage remain generally in line

with each other due to the angled nature of the lot line itself.

Further, these same setbacks are being applied along the south side of the Street. Cumulatively, this creates visual consistency along Poppy Drive which contributes to a comfortable pedestrian realm along Poppy Drive West by improving sight lines along sidewalks and providing clarity on public vs. private use boundaries.

### **Maximum Floorplate Size**

The maximum floorplate size requirements are proposed to not apply, whereas Table 6.34 requires a minimum of 1,200 square metres for the 7<sup>th</sup> and 8<sup>th</sup> storeys, and then 1,000 square metres for every storey above the 9<sup>th</sup>.

Per the preliminary concept plan, Building B is proposed to be six storeys tall and as such would not be impacted by the maximum floorplate requirements which only applies above the sixth storey.

To maintain similar forms on site, Buildings A and C on the preliminary concept plan maintain the same 19 metre width as Building B, but are 70 metres long. Buildings A and C are proposed to be fourteen storeys tall. Individually, each building would be required to reduce the floorplates by 390 square metres for the 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> storeys cumulatively, and 1,650 square metres for the 10<sup>th</sup> through 14<sup>th</sup> storeys cumulatively. This equates to a loss of approximately 2,040 square metres (11% of

the building area) for Buildings A or C individually, and a total of 4,080 square metres for both buildings.

This translates to a loss of dwelling units, though the specific number of units lost is not known at this time. This site is intended to accommodate the height and density lost from the Clairmont lands as discussed earlier in this report. The loss of 11% potential building area for Buildings A and C would challenge the ability of Block 1 to accommodate the intended unit counts. As such, a site-specific provision is proposed to ensure the intended densities can be accommodated on Block 1 as proposed by the other site specifics proposed for these lands.

### **Tower Setbacks**

The minimum tower setback from an interior side yard is proposed to be 7.5 metres, whereas Table 6.34 presently requires a minimum of 12.5 metres.

The central six-storey tower maintains these setback requirements. The preliminary concept plan for Block 1 orients the tallest towers north-west along the interior side lot lines closer to Clair Road West. This orientation allows for a more functional use of the site, including a large flexible community amenity area central to the site and being approximately 1,750 square metres in size.

With the proposed tower style and proposed removal of a maximum floorplate area,

applying a 12.5 metre setback from both interior side lot lines would omit 25 metres (15% of the lot width) of developable area from the site. A reduction to a 7.5 metre tower setback from the interior side lot line reduces this yard area to 15 metres overall, or 9% of the lot width. This allows for generally uniform setbacks for towers as well as the proposed townhouses shown closer to Poppy Drive in the preliminary concept plan.

This proposed reduction considers the property uses adjacent to Block 1, which include the Guelph Wellington Emergency Services to the southwest and a Stormwater Management Pond to the northeast. On these adjacent properties, the uses immediately beside the shared lot lines are established or proposed landscaped areas. As such, the 5-metre reduction in tower setback from the interior side lot lines is not anticipated to negatively affect the function of adjacent properties.

Further, the adjacent lands do not presently include residential uses and are not zoned to permit residential uses. These uses are vital to the surrounding community and adjusting the uses of these lands would require notable consideration. The Stormwater Management Pond is necessary to accommodate the stormwater from surrounding lands. The Guelph Wellington Emergency Services building is required to cover a catchment area to provide necessary emergency services.

For these reasons, typical nuisances associated with reduced interior side yard setbacks such as overlook and shadowing are mitigated by the nature of the uses.

### **Parking Rate**

The minimum parking rate is proposed to be 1.0 space per dwelling unit plus 0.15 visitor spaces per dwelling unit (1.15 / unit total), whereas Table 5.3 presently requires a minimum of 1.0 spaces per unit plus 0.25 visitor spaces per dwelling unit (1.25 / unit total).

The proposed parking rate for the main residential uses is not proposed to change. This site-specific provision would apply specifically to the visitor portion of the parking rate.

A number of transportation demand management ("TDM") best practices have been considered and will be implemented in order to support this proposed reduction in visitor parking including those discussed below. Additional TDM measures can continue to be evaluated as the detailed design of the site continues.

Block 1 is proximal to a range of transit connections including 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.

The site is proposed to include bicycle parking in accordance with the

requirements of the Zoning Bylaw and will remain connected to the surrounding community through the broader sidewalk and active transportation network.

If overflow parking is required at any time, a number of on-street parking bays are proposed on Poppy Drive which connects directly to the subject lands.

Proximity to surrounding commercial, institutional, and recreational uses promotes active transportation for residents, who may not all have a personal vehicle.

For these reasons, the visitor parking rate is proposed to be reduced to 0.15 parking spaces per dwelling unit.

# 5.0 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 Supplemental PJR mainly pertains to the proposed OPA ZBA and is to be read in conjunction with the Original PJR, which applies to the proposed DPS, OPA, and ZBA.

Further to the findings of the Original PJR, this Supplemental PJR has determined the following for the subject OPA and ZBA applications:

- 1) Has regard for matters of Provincial interest as outlined in Section 2 of the Planning Act as discussed in the Original PJR;
- 2) Conforms to the Provincial Planning Statement, 2024 as discussed in the Original PJR;
- 3) Supports the intent of the City of Guelph’s Official Plan;
- 4) Supports the intent and purpose of the Clair-Maltby Secondary Plan;
- 5) Implements the intent and purpose of the City of Guelph’s Zoning By-law;
- 6) Proposes land use patterns which effectively use the South Poppy lands while protecting identified significant natural heritage areas;
- 7) Is compatible with surrounding uses including commercial, institutional, open space, natural heritage, and park areas;
- 8) Contributes to the City of Guelph’s minimum density targets for the Clair-Maltby Secondary Plan, Greenfield Areas, and the City overall;
- 9) Provides for appropriate density that is transit-supportive and is located along existing transit routes;
- 10) Provides urban growth that is compact and promotes active transportation through proximity to a range of land uses; and
- 11) 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.

For the aforementioned reasons, the proposal represents good planning. I certify that this report was prepared by the identified author who is a Registered Professional Planner (RPP).

Respectfully submitted,

**MHBC**



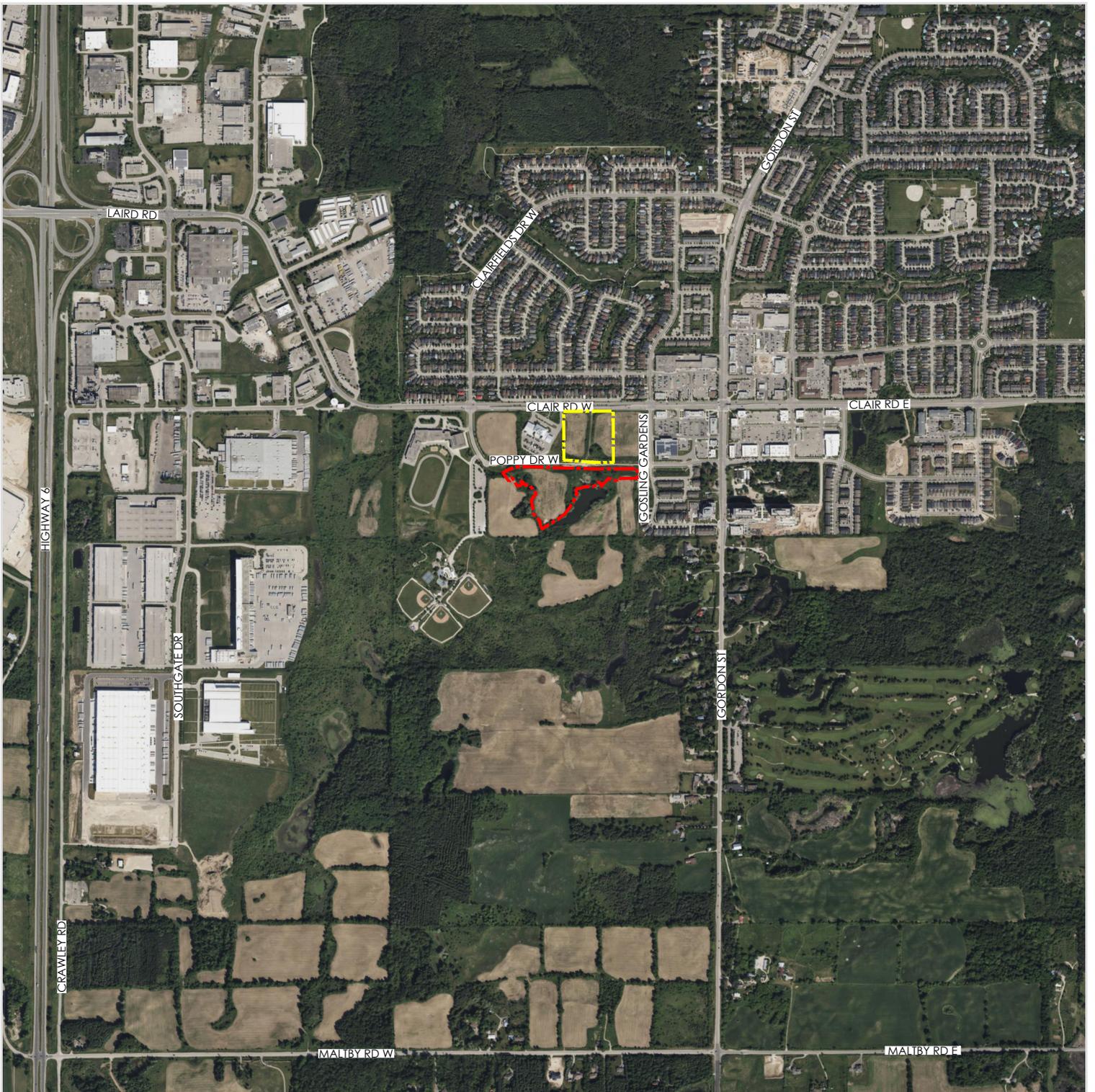
Robyn McIntyre, BES, MCIP, RPP  
Senior Planner

*Reviewed by  
Andrea Sinclair, BES, MUDS, MCIP, RPP  
Partner*

# A

---

## Appendix A: Aerial and Context Maps



# Location Map

## LEGEND

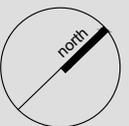
- Proposed Draft Plan of Subdivision
- Proposed Multi-Residential Site

**DATE:** May, 2025

**SCALE:** NTS

**FILE:** 06131AC

**DRAWN:** GC



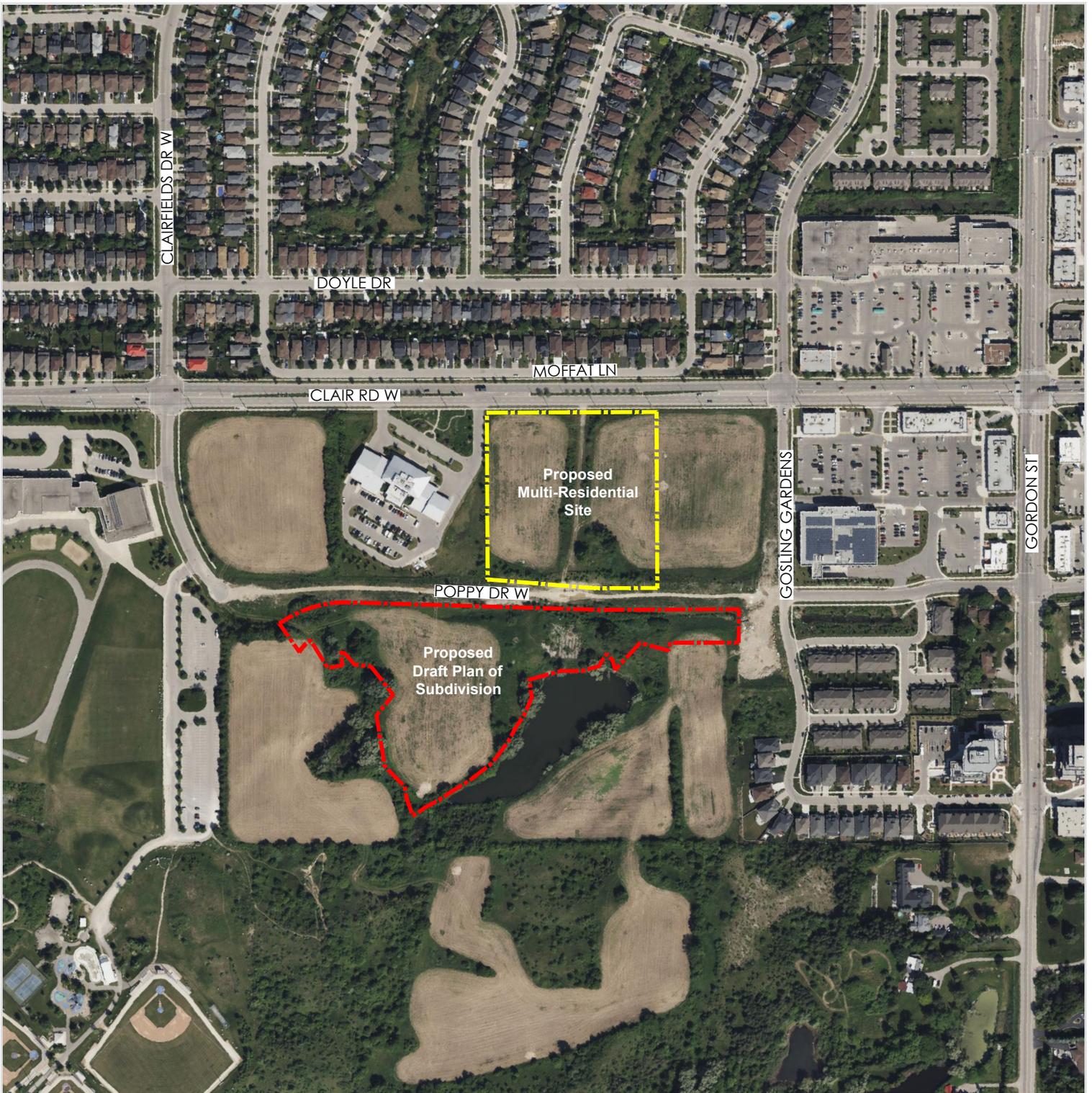
K:06131AD- SOUTH POPPYRPTLOCATION\_2.DWG

**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



# Aerial Imagery

## LEGEND

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

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



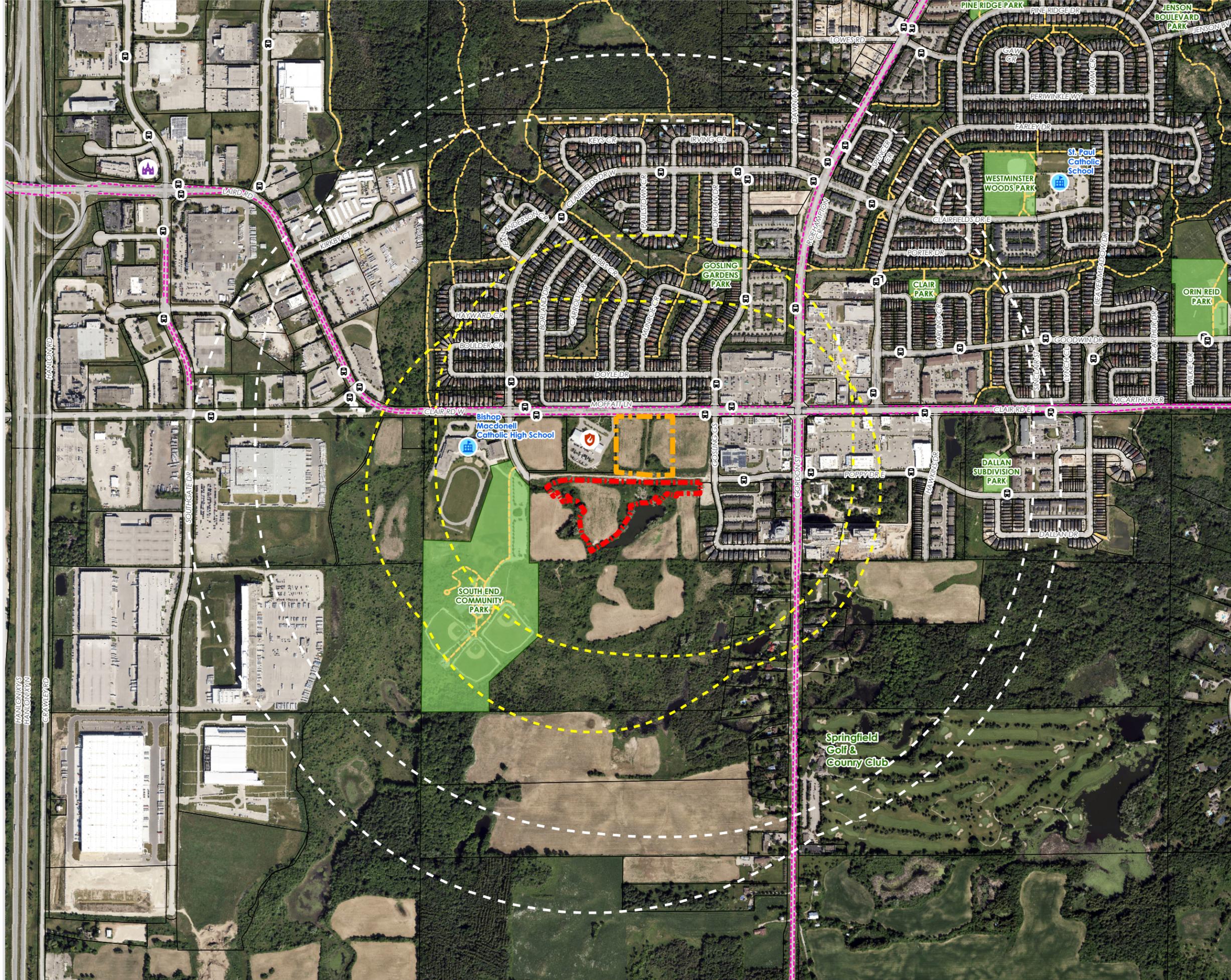
K:\06131AD- SOUTH POPPY\RP\TAERIAL\_2.DWG

**Poppy Drive**  
 City of Guelph  
 Wellington County, ON

**MHBC** | PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE

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

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 PoppyRPT\Context\_Plan\_2.aprx

# B

---

## **Appendix B: Site Plan and 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
<b>Total</b>	<b>28</b>	<b>35-72</b>	<b>3.393</b>

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

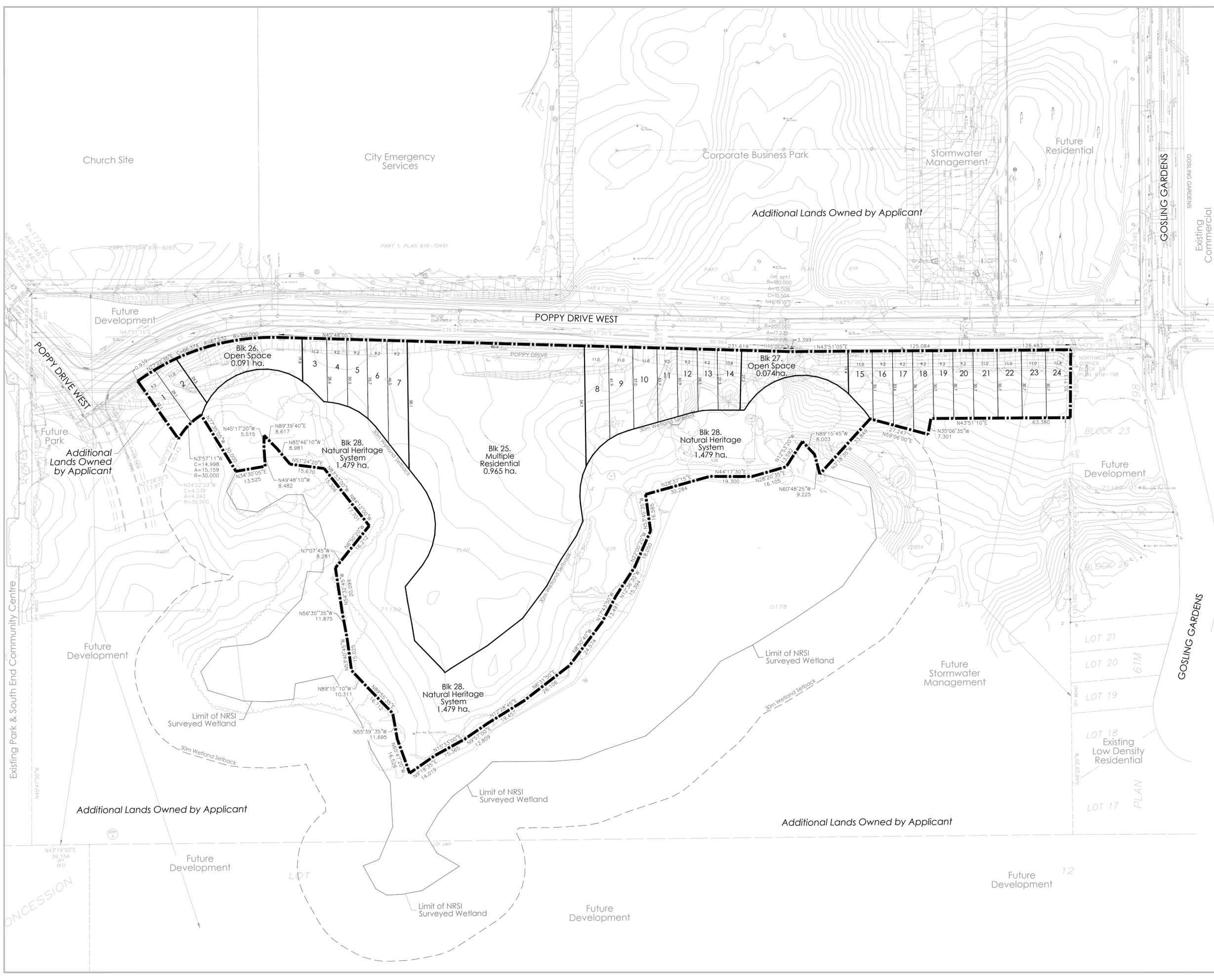
- Notes**
- All dimensions are in meters unless otherwise shown.
  - Topographical survey base & property boundary information provided by MTE Consultants Inc.
  - Existing wetlands & 30m buffer area provided by Natural Resource Solutions Inc.
  - Adjacent property mapping is approximate for information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

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
200-340 BINGEMANS CENTRE DR. KITCHENER, ON N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

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

GOSLING GARDENS  
Future Development

GOSLING GARDENS  
LOT 21  
LOT 20  
LOT 19  
LOT 18 Existing Low Density Residential  
LOT 17

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.

Blk 28 Natural Heritage System 1.479 ha.

Additional Lands Owned by Applicant

Additional Lands Owned by Applicant

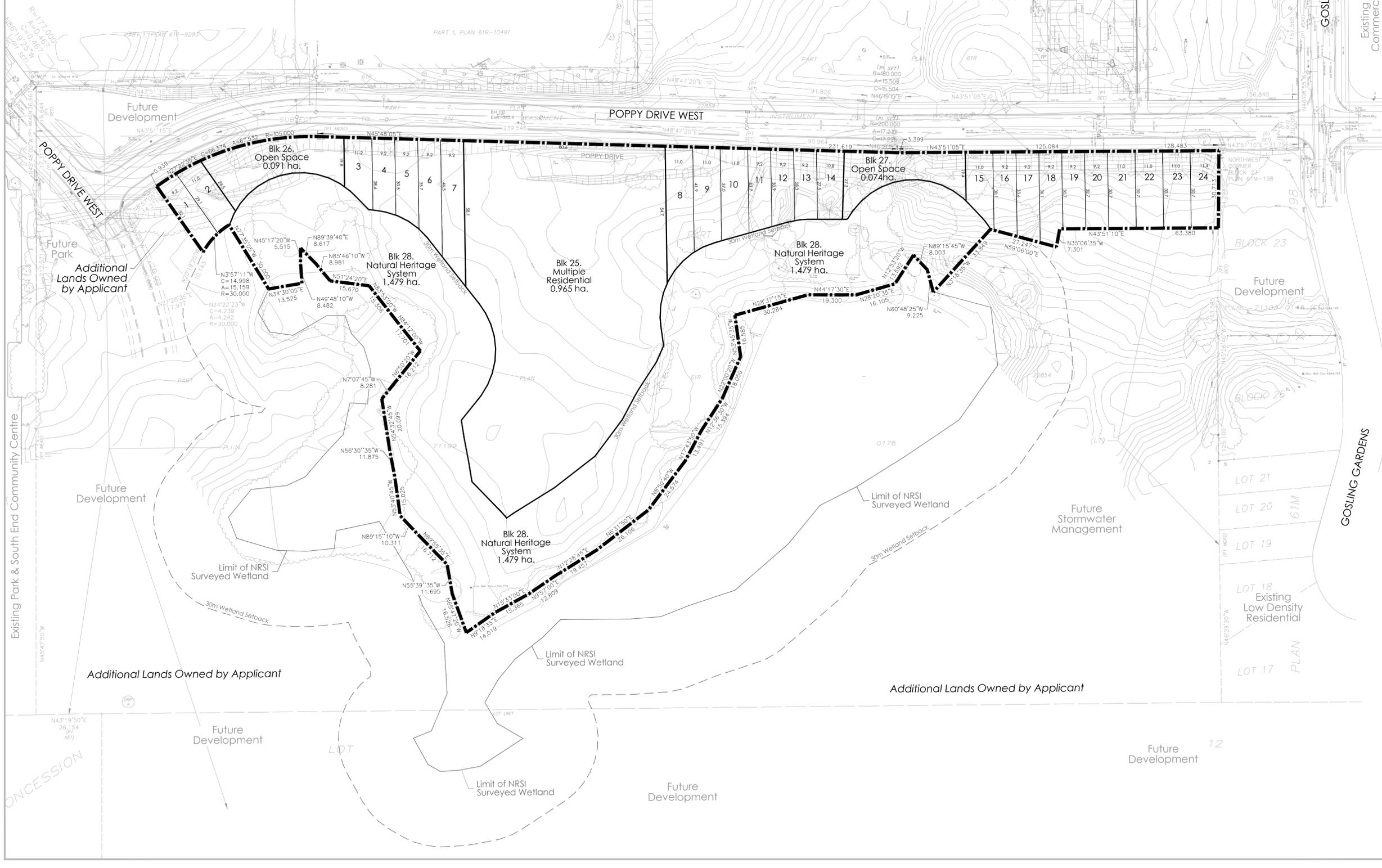
Future Development

Future Development

Future Development

Limit of NRSI Surveyed Wetland

Future Stormwater Management



# CONCEPT PLAN

PART OF LOT 11, CONCESSION 7  
BEING BLOCK 2 ON DRAFT APPROVED  
PLAN OF SUBDIVISION 23T-15501

 Subject Lands 26,207 m<sup>2</sup> (2.62 ha)

**Proposed Units:**  
Apartment Units: 522  
Stacked Units: 56  
Back-to-Back Units: 16  
**Total Units: 594**  
**Density: 227 units/ha**

**Proposed Parking:**  
Surface: 82 Spaces  
Driveway: ± 72  
Garage: ± 72  
**Total: 226 Spaces + Underground (TBD)**

**Notes:**

- For discussion/ conceptual purposes only.
- Unit & parking estimates are approximate only/ subject to final building and underground parking design.
- Site area breakdown is approximate.
- Landscaped area includes sidewalks & common amenity area.

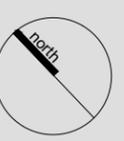
**DATE:** June, 2025

**FILE:** 06131AE

**SCALE:** 1:750

**DRAWN:** GC

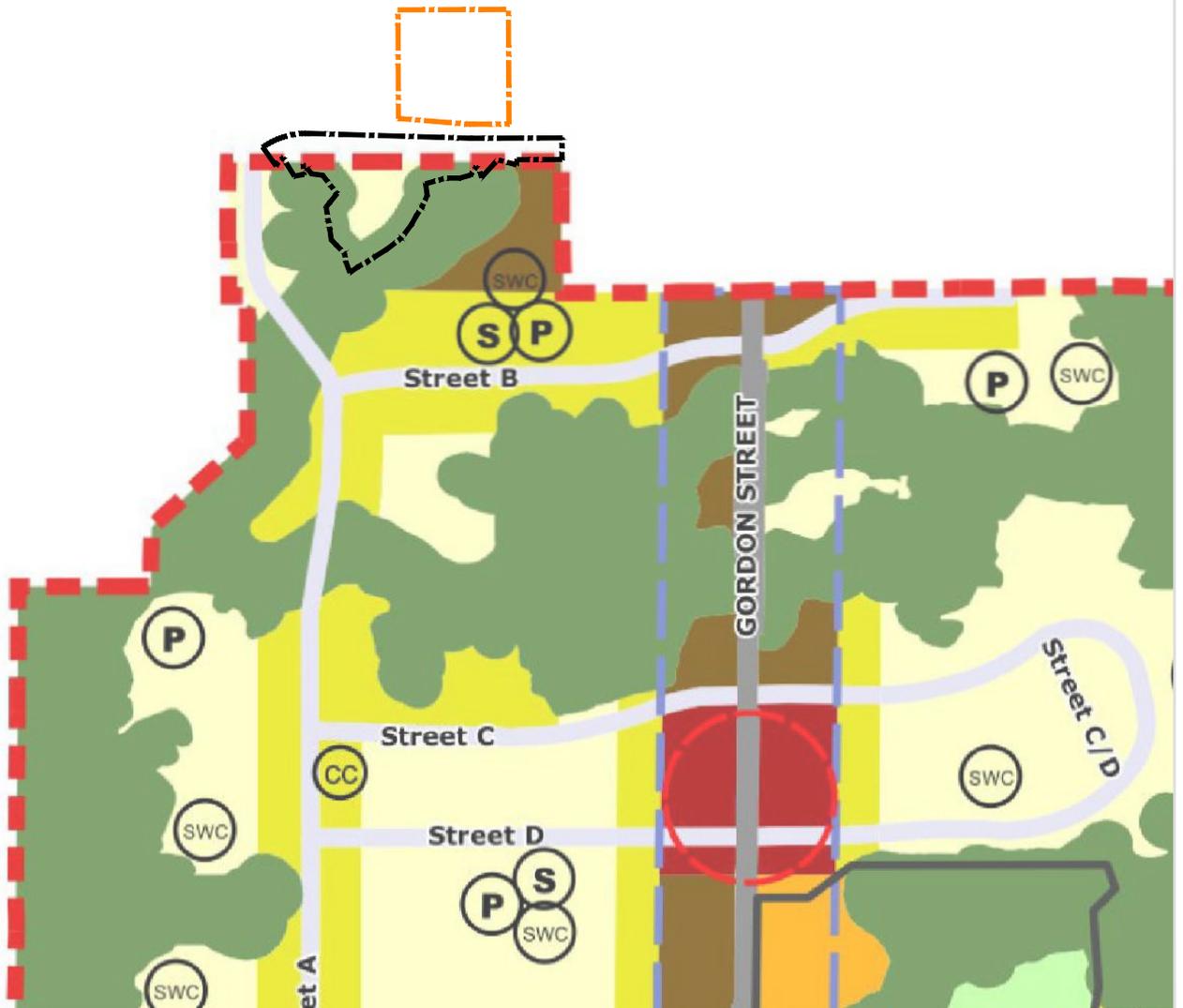
K:\06131AE-NEUMANN\ICP1\_JUNE24\_2025.DWG



# C

---

## **Appendix C: Current Official Plan Designations**



# 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	
Designated Cultural Heritage Landscape	
Urban Village Core	

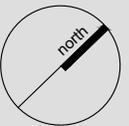
\*As designated on Official Plan Schedules 4, 4A - E.  
\*\*Lands are subject to Section 11.3.7.2.

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC

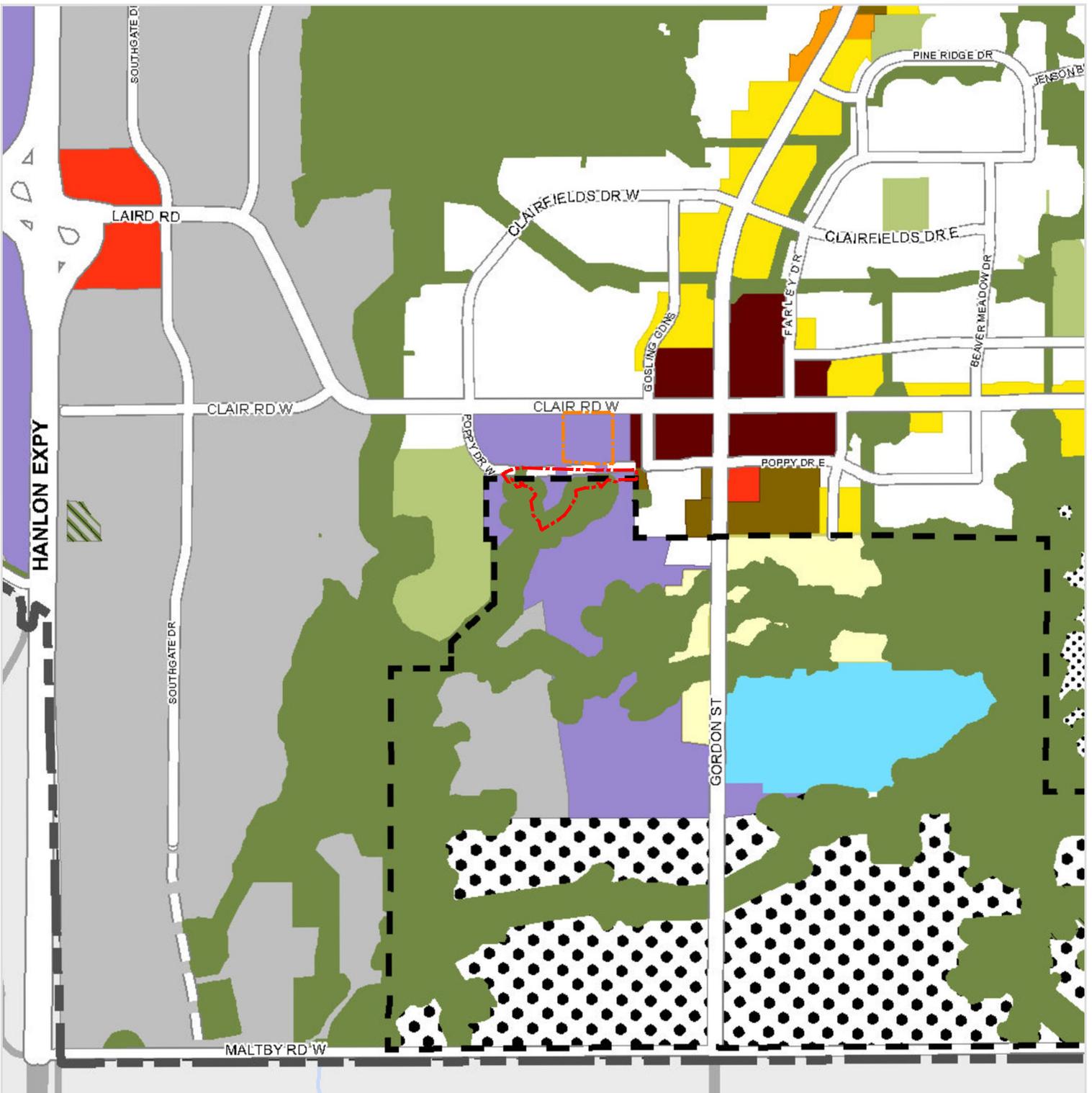


K:\06131AD-SOUTH POPPY\RP\TC\MSP\_SCHEDULEB\_2.DWG



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

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

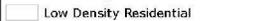
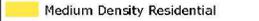
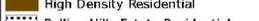
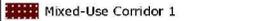
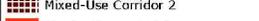
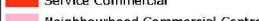
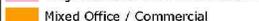
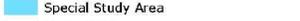
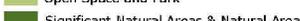
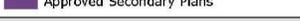
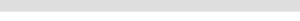


# City of Guelph Official Plan Schedule 2: Land Use

**Poppy Drive**  
City of Guelph  
Wellington County, ON

## LEGEND

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

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

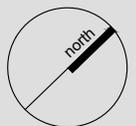
Source: City of Guelph Official Plan Consolidation February, 2024

DATE: May, 2025

SCALE: NTS

FILE: 06131AC

DRAWN: GC



K:\06131AD- SOUTH POPPY\IPTOP\_SCH2\_2\_DWG



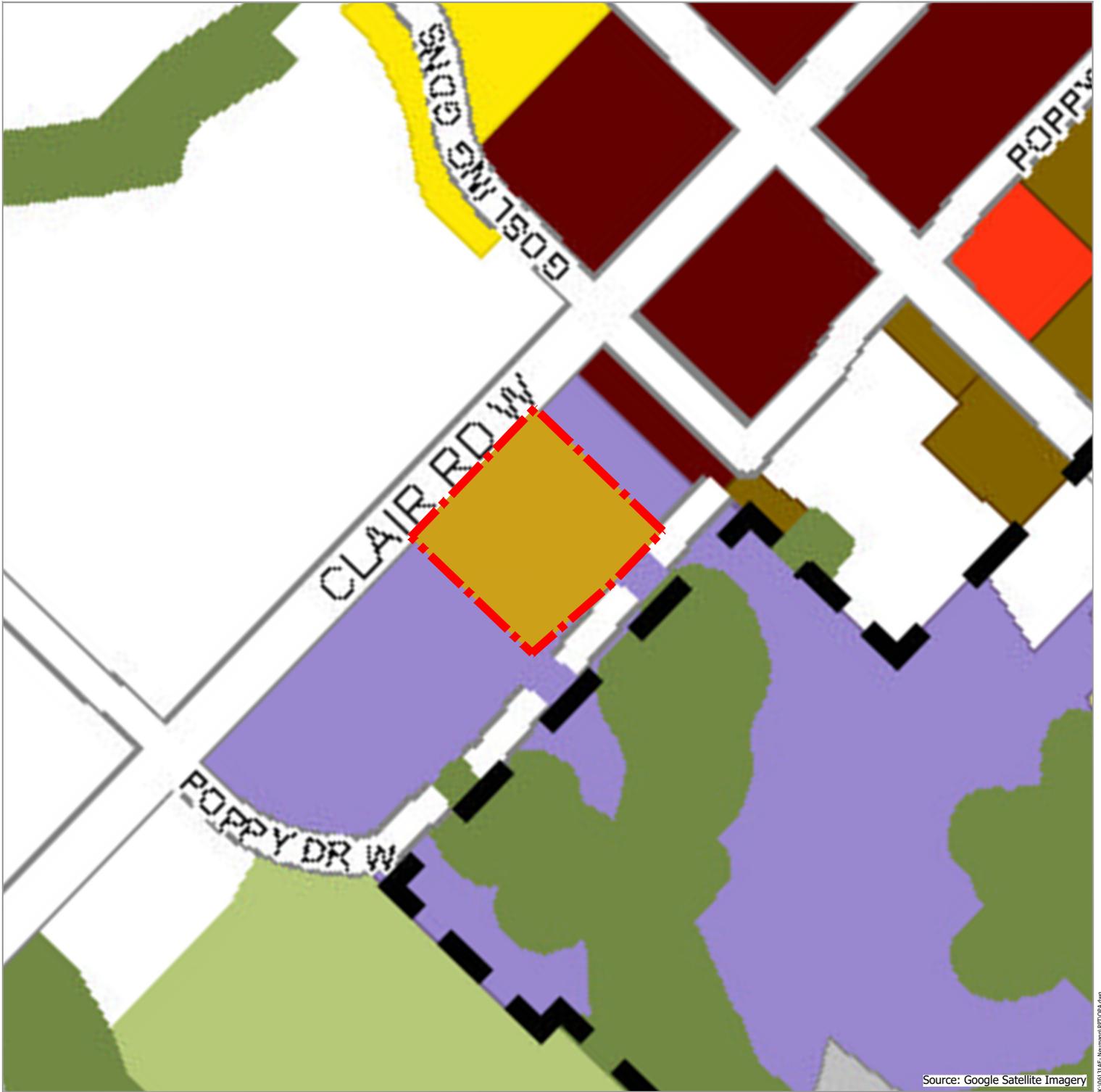
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

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

# D

---

## **Appendix D: Proposed Official Plan Designations**



Source: Google Satellite Imagery

### Official Plan Amendment

- |  |                             |   |                               |
|--|-----------------------------|---|-------------------------------|
|  | Subject Lands               |  | Low Density Residential       |
|  | Open Space and Park         |  | Medium Density Residential    |
|  | Natural Heritage System     |  | High Density Residential      |
|  | Commercial Mixed Use Centre |  | High Density Residential (AA) |
|  | Corporate Business Park     |   |                               |
|  | Service Commercial          |   |                               |





**Official Plan Amendment**

- |  |                                 |   |                             |
|--|---------------------------------|---|-----------------------------|
|  | Subject Lands                   |  | Commercial Mixed Use Centre |
|  | Open Space and Park             |  | Low Density Residential     |
|  | Natural Heritage System         |  | Medium Density Residential  |
|  | Low Rise Greenfield Residential |  | High Density Residential    |
|  | Corporate Business Park         |   |                             |
|  | Service Commercial              |   |                             |



# E

---

## Appendix E: Draft Official Plan Amendment

# The Corporation of the City of Guelph

## By-law Number (2025) - X

A by-law to amend the Official Plan for the City of Guelph as it affects lands municipally known as 132 Clair Road West (Block 1, Draft Plan of Subdivision 23T-15501 and Blocks 1 through 28, Draft Plan of Subdivision 23T-X) and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph (File#OZS25-X).

**WHEREAS** the Official Plan of the City of Guelph was adopted November 1, 1994, and approved December 20, 1995, pursuant to s. 17 of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

**AND WHEREAS** after giving of the required notice, a Public Meeting was held on **DATE** 2025, pursuant to s. 17(15)(d) of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

### The Council of the Corporation of the City of Guelph enacts as follows:

1. Amendment Number X to the Official Plan for the City of Guelph, as amended, consisting of the text attached to and forming part of this By-law is hereby adopted.
2. Where notice of this by-law is given in accordance with the *Planning Act*, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Land Tribunal.

Passed this X day of DATE, 2025.

### Schedules:

Schedule-1 Amendment Number X

---

**Cam Guthrie, Mayor**

---

**Garrett Meades, Acting Deputy City Clerk**

**Schedule-1 Amendment Number X**

**AMENDMENT NO. X  
TO THE OFFICIAL PLAN  
FOR THE CITY OF GUELPH**

## **PART A – THE PREAMBLE**

### **Title and Components**

This document is entitled '132 Clair Road West Site-Specific Amendment' and will be referred to as 'Amendment No. X'. Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment and summary of changes to the Official Plan but does not form part of this amendment.

Part B – The Amendment forms Amendment No. X to the Official Plan for the City of Guelph and contains the specific text of the new policy introduced to the Official Plan for the City of Guelph through the Amendment.

Part C – The Appendices include information about public participation, background studies and the staff recommendation report to Council.

### **Purpose**

The purpose of Amendment No. X is to redesignate lands at 132 Clair Road West to permit a range of residential densities and establish natural heritage and open space designations and to add a site-specific policy to the "High-Density Residential" land use designation for Block 1 on Draft Approved Plan of Subdivision 23T-15501 to permit additional uses on the affected lands, reduce the minimum building height to two-storeys, increase the maximum building height to fourteen-storeys, and increase the maximum net density of 250 units per hectares.

### **Location**

The lands affected by Official Plan Amendment No. X are municipally known as 132 Clair Road West and specifically include Block 1, Draft Plan of Subdivision 23T-15501 and those lands south of Poppy Drive. The subject lands are legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph.

The Block 1 lands are approximately 2.62 hectares (26,200 square metres) in size with approximately 165 metres of frontage on Clair Road West. The South Poppy lands are approximately 3.393 hectares (33,930 square metres) in size with approximately 425 metres on Poppy Drive. The subject lands are currently undeveloped. Surrounding land uses include:

#### Block 1, 23T-15501

- To the east: graded, undeveloped lands subject to approved draft plan of subdivision 23T-15501 and beyond Gosling Gardens, being further east, is an existing commercial plaza and on-street townhouses;
- To the west: institutional lands with the Guelph Wellington Paramedics Service, beyond which is Poppy Drive;

- To the south: the future Poppy Drive extension, beyond which are lands within the Clair-Maltby Secondary Plan specifically the South Poppy lands; and,
- To the north: Clair Road West, beyond which are single detached dwellings and a commercial plaza.

#### South Poppy Lands

- To the east: townhouse dwellings in an established residential development, beyond which is Gordon Street;
- To the west: Street A proposed through Draft Plan 23T-15501, beyond which is the Bishop MacDonnell High School;
- To the south: a significant wetland and vacant lands also owned by the applicant; and,
- To the north: the future Poppy Drive extension, past which is graded, undeveloped lands subject to approved draft plan of subdivision 23T-15501 and Clair Road West which is further north;

#### **Location Key Map**

**TO BE INSERTED**

#### **Basis of the Amendment**

The Official Plan Amendment application was submitted to the City of Guelph in conjunction with an application to amend the Zoning By-law (File OZS25-X) on **DATE**, 2025. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on **DATE**, 2025. The applications were presented to Council at a Public Meeting held on **DATE**, 2025.

#### **Summary of Changes to the Official Plan**

The Official Plan Amendment will redesignate lands at 132 Clair Road West to permit a range of residential densities and establish natural heritage and open space designations, as well as to provide site specific policies for the "High-Density Residential" designation to permit additional uses on the affected lands, reduce the minimum building height to two-storeys, increase the maximum building height to fourteen-storeys, and increase the maximum net density of 250 units per hectares.

# PART B – THE AMENDMENT

## Format of the Amendment

This section of Amendment No. **X** for 132 Clair Road West sets out additions and changes to the text in the Official Plan. Text that is proposed to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added).

## Implementation and Interpretation

Amendment No. **X** should be read in conjunction with the current Official Plan (2024 Consolidation) which is available on the City’s website at **guelph.ca**, or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

## Details of the Proposed Amendment

**ITEM 1:** The purpose of “ITEM 1” is to amend Schedule B to the Clair-Maltby Secondary Plan to redesignate the lands at 132 Clair Road West and located south of Poppy Drive, specifically being Blocks 1 through 25 on Draft Plan of Subdivision 23T-**X**, from the current designation of ‘Low-Density Greenfield Residential’ and ‘Clair-Maltby High-Density Residential’ to ‘Low-Density Greenfield Residential’.

Schedule B to the Clair-Maltby Secondary Plan is hereby amended as indicated.

**ITEM 2:** The purpose of “ITEM 2” is to amend Schedule B to the Clair-Maltby Secondary Plan to redesignate the lands at 132 Clair Road West and located south of Poppy Drive, specifically being Blocks 26 and 27 on Draft Plan of Subdivision 23T-**X**, from the current designation of ‘Low-Density Greenfield Residential’ to ‘Open Space and Parks’.

Schedule B to the Clair-Maltby Secondary Plan is hereby amended as indicated.

**ITEM 3:** The purpose of “ITEM 3” is to amend Schedule B to the Clair-Maltby Secondary Plan to redesignate the lands at 132 Clair Road West and located north of Poppy Drive, specifically being Block 1 on Draft Plan of Subdivision 23T-15501, from the current designation of ‘Corporate Business Park’ to ‘High-Density Residential’.

Schedule 2 to the Guelph Official Plan is hereby amended as indicated.

**ITEM 4:** The purpose of "ITEM 4" is to apply site specific policies to the lands at 132 Clair Road West and located north of Poppy Drive, specifically being Block 1 on Draft Plan of Subdivision 23T—15501, as re-designated to 'High-Density Residential' via ITEM 3.

Section X of the Guelph Official Plan is hereby amended by adding a new policy X as follows:

**X. 132 Clair Road West**

**In addition to the High-Density Residential uses permitted for the lands municipally known as 132 Clair Road West and located north of Poppy Drive, being Block 1 on Draft Plan of Subdivision 23T-15501, the lands may also be used for convenience commercial, small-scale retail commercial, small-scale service commercial, small-scale office, personal service, and townhouse uses.**

**Despite policy 9.3.4.2, the minimum building height shall be two (2) storeys for the lands municipally known as 132 Clair Road West and located north of Poppy Drive, being Block 1 on Draft Plan of Subdivision 23T-15501.**

**Despite policy 9.3.4.3, the maximum building height shall be fourteen (14) storeys for the lands municipally known as 132 Clair Road West and located north of Poppy Drive, being Block 1 on Draft Plan of Subdivision 23T-15501.**

**Despite policy 9.3.4.3, the maximum density shall be 250 units per net hectare for the lands municipally known as 132 Clair Road West and located north of Poppy Drive, being Block 1 on Draft Plan of Subdivision 23T-15501.**

## **PART C – THE APPENDICES**

The following appendices do not form part of Amendment Number No. X but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: DATE, 2025, Planning Staff Decision Report

## **Appendix 1 to Official Plan Amendment No. X**

### **Public Participation and Notification Timeline**

<b>DATE</b> , 2025	Applications received by the City of Guelph.
<b>DATE</b> , 2025	Applications deemed complete.
<b>DATE</b> , 2025	Combined Notice of Complete Application, Public Meeting and Decision Meeting mailed to local boards and agencies, City service areas and property owners within 120 metres of the subject lands.
<b>DATE</b> , 2025	Notice of Public Meeting advertised on the City's website and in Guelph Today.
<b>DATE</b> , 2025	Statutory Public Meeting and Decision Meeting of Council.

## **Appendix 2 to Official Plan Amendment No. X**

### **Background Studies**

The following studies were submitted by the Applicant in support of the Official Plan Amendment and Zoning Bylaw Amendment:

For Block 1:

- X

For South Poppy lands:

- X

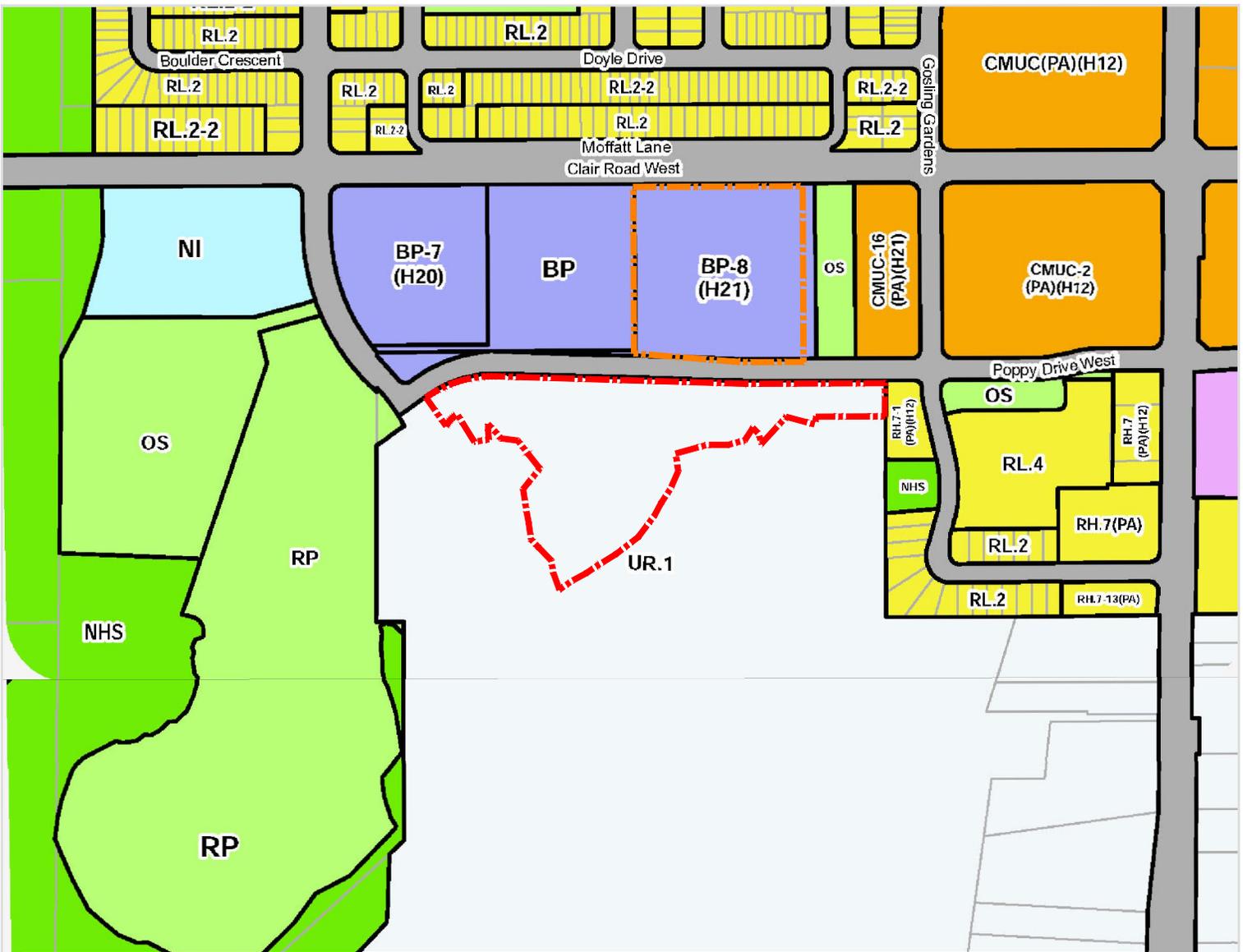
## **Appendix 3 to Official Plan Amendment No. X**

**DATE** 2025, Planning Staff Decision Report X

# F

---

## Appendix F: Current Zoning



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

# City of Guelph Zoning By-law 2023-20790

## LEGEND

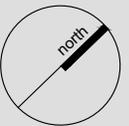
- Proposed Draft Plan of Subdivision
- Proposed Multi-Residential Site

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



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

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

# G

---

## Appendix G: Proposed Zoning



Source: Google Satellite Imagery

### Zoning By-law Amendment

 Subject Lands





Source: Google Satellite Imagery

**Zoning By-law Amendment**

 Subject Lands



K:\06131AD - South Poppy Lands\06131AD.dwg

# H

---

## **Appendix H: Draft Zoning Bylaw Amendment**

## The Corporation of the City of Guelph

### By-law Number (2025) – X

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law for the City of Guelph as it affects the lands municipally known as 132 Clair Road West (Block 1, Draft Plan of Subdivision 23T-15501 and Blocks 1 through 28, Draft Plan of Subdivision 23T-X) and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph (File#OZS25-X).

**WHEREAS** Section 34(1) of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

### The Council of the Corporation of the City of Guelph enacts as follows:

1. By-law Number (2023)-20790, as amended, is hereby further amended by transferring property legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, and municipally known as 132 Clair Road West (south of Poppy Drive – Blocks 1 through 11 and 14 through 24, Draft Plan of Subdivision 23T-X) from the existing “Urban Reserve One” (UR.1) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a “Site-specific Residential Low Density Two” (RL.2-AA) Zone.
  2. Section 18.1 of By-law Number (2023)-20790, as amended, is hereby further amended by adding the following:
    - X. RL.2-AA  
132 Clair Road West  
As shown on Defined Area Map 30 of Schedule “A” of this **By-law**.
      - (a) Permitted **Uses**  
In accordance with Table 6.1 (RL.2 **Zone**) of this **By-law**.
      - (b) Regulations  
In accordance with the provisions of Section 6.3.1 of this **By-law**, with the following additions or exceptions:
        - i. Minimum Front Yard  
Despite Table 6.3, a minimum **front yard** setback of 4.5 metres from Poppy Drive is required to the façade of the dwelling, and a minimum **front yard** setback of 6.0 metres to the garage is required.
        - ii. Minimum Interior Garage Area  
Despite Table 5.2, the minimum interior area of a **garage** shall be 18 square metres.
        - iii. Minimum Garage Width  
Despite Table 5.9, the maximum **garage width** shall be 55% of the lot width or 5.0 metres, whichever is greater.
  3. By-law Number (2023)-20790, as amended, is hereby further amended by transferring property legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, and municipally known as 132 Clair Road West (south of Poppy Drive – Blocks 12 and 13, Draft Plan of Subdivision 23T-X) from the existing “Urban Reserve One” (UR.1) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a “Site-specific Residential Low Density Two” (RL.2-BB) Zone.
  4. Section 18.1 of By-law Number (2023)-20790, as amended, is hereby further
- By-law Number (2025) – X

amended by adding the following:

**X.** RL.2-BB

132 Clair Road West

As shown on Defined Area Map 30 of Schedule "A" of this **By-law**.

(a) Permitted **Uses**

In accordance with Table 6.1 (RL.2 **Zone**) of this **By-law**.

(b) Regulations

In accordance with the provisions of Section 6.3.1 of this **By-law**, with the following additions or exceptions:

i. Minimum **Lot Area**

Despite Table 6.2, the minimum **lot area** shall be 250 square metres.

ii. Minimum **Front Yard**

Despite Table 6.3, a minimum **front yard** setback of 4.5 metres from Poppy Drive is required to the façade of the dwelling, and a minimum **front yard** setback of 6.0 metres to the garage is required.

iii. Minimum Interior **Garage Area**

Despite Table 5.2, the minimum interior area of a **garage** shall be 18 square metres.

iv. Minimum **Garage Width**

Despite Table 5.9, the maximum **garage width** shall be 55% of the lot width or 5.0 metres, whichever is greater.

5. By-law Number (2023)-20790, as amended, is hereby further amended by transferring property legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, and municipally known as 132 Clair Road West (south of Poppy Drive – Block 25, Draft Plan of Subdivision 23T-X) from the existing "Urban Reserve One" (UR.1) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a "Site-specific Residential Medium Density Six" (RM.6-CC) Zone.

6. Section 18.6 of By-law Number (2023)-20790, as amended, is hereby further amended by adding the following:

**X.** RM.6-CC

132 Clair Road West

As shown on Defined Area Map 30 of Schedule "A" of this **By-law**.

(a) Permitted **Uses**

In accordance with Table 6.1 (RM.6 **Zone**) of this **By-law**.

(b) Regulations

In accordance with the provisions of Section 6.3.5 (RM.6 **Zone**) of this **By-law**, with the following additions or exceptions:

*Townhouse Lot Regulations*

i. Maximum Density

Despite Table 6.17, the maximum density shall be 60 units per hectare.

ii. Minimum **Front Yard**

Despite Table 6.18, a minimum **front yard** setback of 4.5 metres is required.

iii. Minimum Interior **Side Yard Setback**

Despite Table 6.18, the minimum interior **side yard** setback shall be 5.0 metres.

iv. **Minimum Private Amenity Area**

Despite Table 6.18, the minimum **private amenity area** shall be 7.0 square metres per **dwelling unit**.

*Townhouse Block Regulations*

i. **Minimum Dwelling Width**

Despite Table 6.19, the minimum **dwelling width** shall be 5.0 metres for all Townhouses.

ii. **Minimum Front Yard Setback**

Despite Table 6.19, the minimum **front yard** setback to private street, curb, or sidewalk shall not apply.

iii. **Minimum Rear Yard Setback**

Despite Table 6.19, the minimum **rear yard** setback to private street, curb, or sidewalk shall not apply.

7. By-law Number (2023)-20790, as amended, is hereby further amended by transferring property legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, and municipally known as 132 Clair Road West (south of Poppy Drive – Block 26 and 27, Draft Plan of Subdivision 23T-X) from the existing “Urban Reserve One” (UR.1) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a “Open Space” (OS) Zone.
8. By-law Number (2023)-20790, as amended, is hereby further amended by transferring property legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, and municipally known as 132 Clair Road West (south of Poppy Drive – Block 28, Draft Plan of Subdivision 23T-X) from the existing “Urban Reserve One” (UR.1) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a “Natural Heritage System” (NHS) Zone.
9. By-law Number (2023)-20790, as amended, is hereby further amended by transferring property legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, and municipally known as 132 Clair Road West (north of Poppy Drive – Block 1, Draft Plan of Subdivision 23T-15501) from the existing “Site-specific Business Park” (BP-8) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a “Site-specific Residential High Density Seven” (RH.7-DD) Zone.
10. Section 18.7 of By-law Number (2023)-20790, as amended, is hereby further amended by adding the following:

X. **RH.7-DD**

132 Clair Road West

As shown on Defined Area Map 30 of Schedule “A” of this **By-law**.

(a) **Permitted Uses**

In addition to the permitted **uses** listed in Table 6.1 (RH.7 **Zone**) of this **By-law**, the following additional uses shall be permitted:

- The following, in accordance with the appropriate RM.6 provisions:
  - Townhouse, back-to-back
  - Townhouse, cluster
  - Townhouse, stacked
  - Townhouse, stacked back-to-back
- The following, in accordance with the appropriate RM.5 provisions:
  - Townhouse, on-street
  - Townhouse, rear-access on-street

- The following, in accordance with the appropriate NCC provisions:
  - Mixed use building
  - Convenience store
  - Retail establishment
  - Office
  - Service establishment

(b) Regulations

In accordance with the provisions of Section 6.3.9 (RH.7 **Zone**), and, where applicable as noted by the permitted uses, Section 6.3.5 (RM.6 **Zone**), Section 6.3.3 (RM.5 **Zone**), Section 6.3.4 (RM.5 **Zone**), Section and Section 7.3.3 (NCC **Zone**) of this **By-law**, with the following additions or exceptions:

- i. Minimum Building Height  
The minimum **building height** shall be two (2) storeys.
- ii. Maximum Building Height  
The maximum **building height** shall be fourteen (14) storeys.
- iii. Maximum Density  
The maximum **density** shall be 250 units per net hectare.
- iv. Minimum Front Yard  
The minimum **front yard** setback from Poppy Drive shall be 4.5 metres.
- v. Parking Rate  
Despite Section 5.5, The minimum parking rate for residential uses shall be 1 parking space per dwelling unit plus 0.15 visitor parking spaces per dwelling unit.
- vi. Maximum Floorplate Size  
There shall be no maximum **floorplate** size.
- vii. Minimum Front Yard Setback  
The minimum **front yard** setback to private street, curb, or sidewalk shall not apply.
- viii. Minimum Rear Yard Setback  
The minimum **rear yard** setback to private street, curb, or sidewalk shall not apply.
- ix. Minimum Tower Setback  
Despite Table 6.34, the **tower** portion of a **building** shall be setback a minimum of 7.5 metres from an **interior side lot line** and **rear lot line** measured perpendicularly from the exterior wall of the 6th storey.

11. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 30 and adding a new Defined Area Map 30 attached hereto as Schedule "A".

12. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Land Tribunal.

**Passed this X day of DATE, 2025.**

**Schedules:**

Schedule A: Defined Area Map 30

---

**Cam Guthrie, Mayor**

---

**Garrett Meades, Acting Deputy City Clerk**



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE