

By-law Number 2025-\_\_\_\_\_  
A By-law to Amend the City of Guelph Official Plan

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

**Title and Components**

This document is entitled '1 Clair Road East Site Specific Amendment' and will be referred to as 'Amendment No. \_\_\_\_\_'.

**PART A - THE PREAMBLE** The Preamble contains the rationale and certain background information in support of the amendment. The Preamble does not form part of this amendment.

**PART B - THE AMENDMENT** consists of the specific text changes introduced to the Official Plan for the City of Guelph through the Amendment.

**PART A – PREAMBLE**

**PURPOSE**

The purpose of Official Plan Amendment No. \_\_\_\_\_ is to amend the Official Plan by adding the following site-specific policy in Section 9.12.3.X to permit the redevelopment of the Subject Lands to include four mixed-use residential buildings containing 715 units and grade related commercial retail uses.

**LOCATION**

The Subject Lands affected by this proposed amendment are on lands known municipally as 1 Clair Road East and are 5.3497 hectares in total area. This amendment only affects the eastern 2.2188 hectares, including a 0.18 ha parkland dedication, as identified on Schedule A.

**BASIS FOR THE AMENDMENT**

- a) The proposed Amendment is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan for the Greater Golden Horseshoe (Growth Plan).
- b) The proposal can be adequately serviced and does not create any adverse impacts;
- c) The proposal is well-served by existing community infrastructure including public transit, bike lanes, parks and schools; and,
- d) The proposal appropriately transitions to and is compatible with the surrounding area and provides an opportunity for intensification within a Strategic Growth Area.

## **PART B- THE AMENDMENT**

This Section of Amendment XX for 1 Clair Road East sets out the changes to text in the Official Plan.

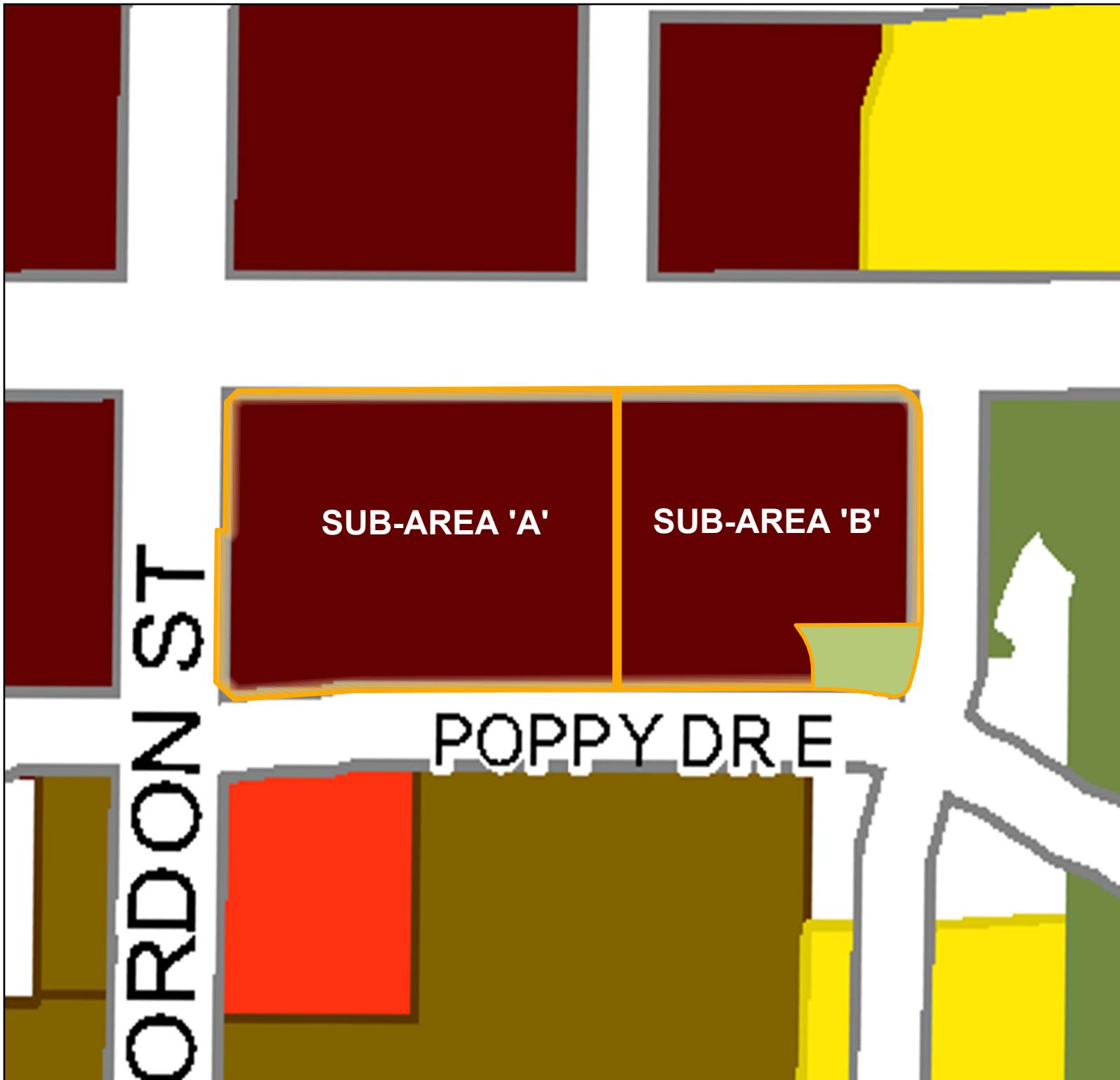
### **Implementation and Interpretation**

Amendment No.\_\_\_\_\_ is to be read in conjunction with the current Official Plan.

### **Details of the Proposed Amendment**

The Official Plan for the City of Guelph is amended by adding a site-specific provisions in Section 9.12.3.X as follows:

- 9.12.3.X      1 Clair Road East
- Notwithstanding Part III, Subsections 9.4.3.19 (ii) of this Plan, for the lands described as 1 Clair Road East, for freestanding residential and residential within mixed-use buildings, the maximum net density of 250 units per hectare shall apply to the entirety of the block, despite any future severance, partition or division for any purpose. Sub Area A on Schedule "A", the maximum net density is 184 units per hectare. Sub Area B on Schedule "A", the maximum net density is 351 units per hectare.



Schedule A

## OFFICIAL PLAN AMENDMENT

Schedule 2: Land Use  
Plan

1 Clair Rd E,  
Guelph, Ontario

### LEGEND

- Subject Lands
- Currently *Commercial Mixed Use Centre* to be amended to *Open Space*
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial Mixed-Use Centre
- Service Commercial
- Significant Natural Areas & Natural Areas

Date: April 1, 2025

Scale: 1:2,662



Z:\14130\AN - 85 Clair Road East, Guelph\1 - MHBC Documents\Technician  
Data\14130\AN GIS Data\

Data Source:



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

301-12 JAMES STREET NORTH, HAMILTON, ON, L8R 2Z9 | P: 905.639.8686 | WWW.MHBCPLAN.COM