

**The Corporation of the
City of Guelph By-law Number (2023) - _____**

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 properties municipally known as 1 Clair Road East, City of Guelph (File# _____).

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. Schedule A, Map No. 67 in Zoning By-law (2023)-20790 is hereby amended by changing the Zone on the property shown on SCHEDULE XX from “Community Mixed-Use Commercial” (CMUC (PA)(H12)) Zone to ‘Community Mixed-Use Commercial with Site-Specific Provision’ (CMUC-XX (PA)) and “Neighbourhood Park” (NP).
2. Schedule B, Schedule B-13 in Zoning By-law (2023)-20790 is hereby amended by removing the Low Density Greenfield Residential Overlay from the property.
3. Section 18.8 of By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.8.____

18.8.____ CMUC-XX
1 Clair Road East, as shown on Map No. 67 of Schedule A of this By-law

18.8.____ Regulations
In accordance with all regulation outlined in Section 7.3.1 of the by-law, with the following exceptions and additions:

- (i) Lot Area Maximum
Despite Table 7.2, the maximum lot area shall be 53,497 m²
- (ii) Minimum Yards Requirements
3 m from all public road allowance (Gordon Street, Clair Road East, Hawkins Drive and Poppy Drive East)
- (iii) Maximum Yard Requirements
13 m
- (iv) Buffer Strip
Despite Table 7.3, a buffer strip is not required along the interior side yard, rear yard (Hawkins Drive) and Street Line.

- (v) Minimum Building Height
Despite Table 7.4, the minimum building height regulations shall not apply to new or existing non-residential buildings.
- (vi) Density
Notwithstanding anything to the contrary, the maximum combined permitted density shall be 250 units per hectare for all lands zoned CMUC.XX. For clarity, this provision applies to both the development lands and the remaining lands together.
- (vii) Severability Provision
The provisions of this By-law shall continue to apply collectively to the whole of the lands identified on Defined Area Map 67 as CMUC-XX, as amended, despite any future severance, partition or division for any purpose.

18.8.____ CMUC-XX.1
1 Clair Road East, as shown on Map No. 67 of Schedule A of this By-law.

18.8.____ Regulations
In accordance with all regulation outlined in Section 7.3.1 of the by-law, with the following exceptions and additions:

- (i) Maximum Density (Units per ha)
Despite Table 7.2, the maximum density shall be 184 Dwelling Units per hectare.
- (ii) Off-Street Parking
Minimum required parking for all non-residential uses:
 - (a) 0 spaces for the first 500 m² Gross Floor Area;
 - (b) Plus 3.5 spaces per 100 m² of Gross Floor Area in excess of 500 m² and 5,000 m²; and
 - (c) Plus 2.5 spaces per 100 m² of Gross Floor Area in excess of 5,000 m².

18.8.____ CMUC-XX.2
1 Clair Road East, as shown on Map No. 67 of Schedule A of this By-law.

18.8.____ Regulations
In accordance with all regulation outlined in Section 7.3.1 of the by-law, with the following exceptions and additions:

- (i) Maximum Density (Units per ha)
Despite Table 7.2, the maximum density shall be 351 Dwelling Units per hectare.

(ii) Maximum Building Height

Despite Table 7.4, the maximum building height permitted shall be 14 Storeys.

(iii) Building Stepbacks

Despite Table 7.4, building stepback from a private street shall be 1.5 m.

(iv) First Storey Height (min)

Does not apply to residential uses on the ground floor.

(v) Common Amenity Area

Despite Table 7.4, the minimum common amenity area shall be provided at a rate of 9.9 m² per unit.

Additional Regulations for Table 7.2-7.13, Footnote 4(a) and 4(d) do not apply.

Common Amenity area shall be shared between all lands subject to this zone.

(vi) Private Amenity Area

The minimum private amenity area shall be provided at a rate of 4.8 m² per unit.

Regulations for Table 6.18, Footnote 11 - 13 do not apply.

(vii) Angular Plane

Despite Section 4.14.4(a)(i), the angular plane from the street shall be 66 degrees.

Despite Section 4.14.4(a)(ii), the angular plane from a lot line abutting a park shall be 66 degrees.

(viii) Off-Street Parking

A minimum of 1.0 parking spaces per dwelling unit shall be provided.

A minimum of 0.1 parking spaces per dwelling unit shall be provided for visitors.

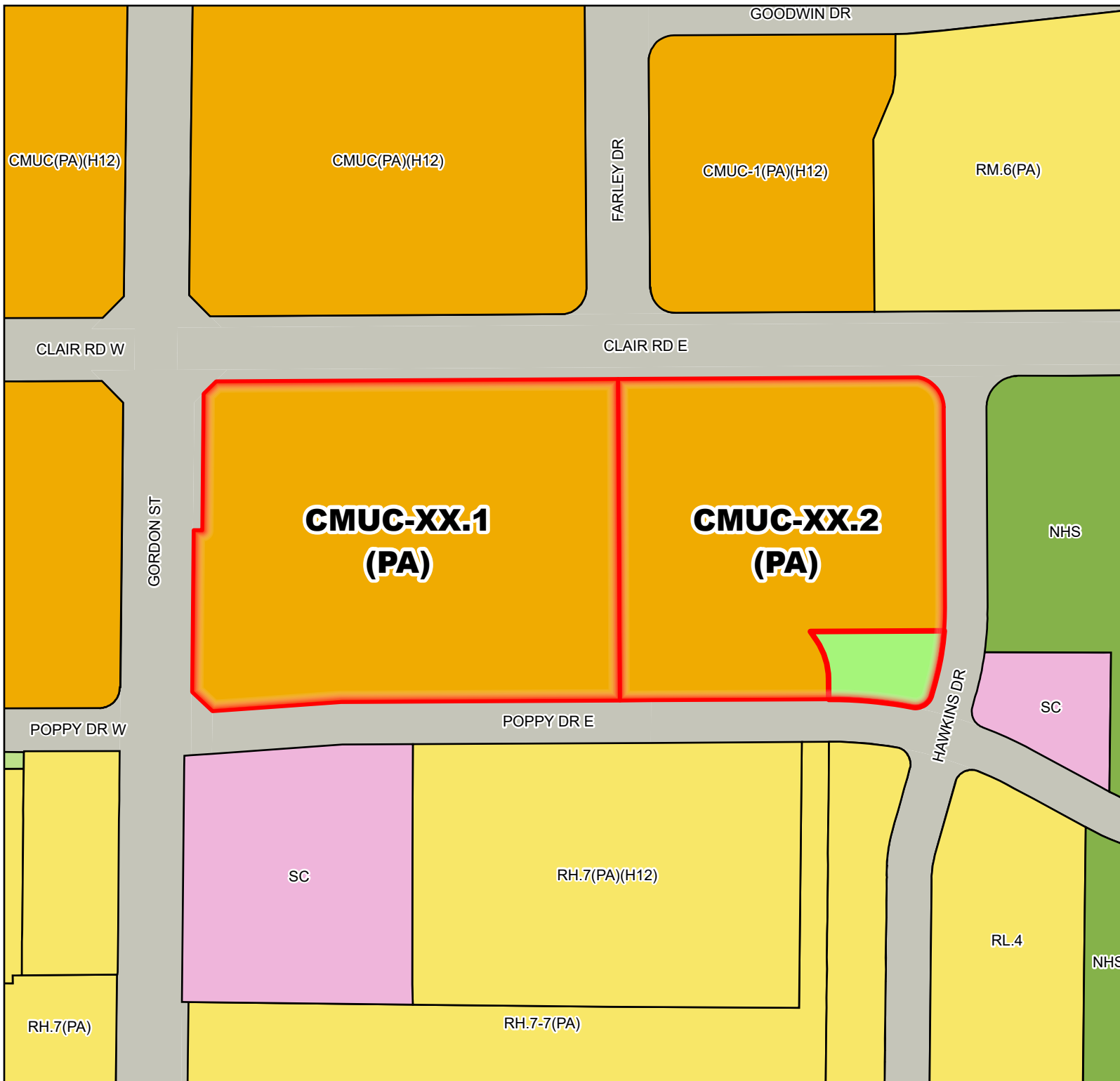
Minimum required parking for all non-residential uses:

- (a) 0 spaces for the first 500 m² Gross Floor Area;

- (b) Plus 3.5 spaces per 100 m² of Gross Floor Area in excess of 500 m² and 5,000 m²; and
- (c) Plus 2.5 spaces per 100 m² of Gross Floor Area in excess of 5,000 m².

Residential visitor parking spaces and non-residential parking spaces may be provided on a non-exclusive basis and may be shared above and below ground.

- (ix) Electric Vehicle Parking
Despite Section 5.9 (a)(b)(c), a minimum of 95% of the total required parking spaces shall be provided as designed electric vehicle parking spaces.



SCHEDULE A

AMENDMENT TO ZONING BY-LAW (2023)-20790

Defined Area Map 67

1 Clair Rd E,
Guelph, Ontario

LEGEND

- Subject Lands - Currently *CMUC(PA)(H12)* to be amended to *CMUC-XX.1(PA)*
- Development Area - Currently *CMUC(PA)(H12)* to be amended to *CMUC-XX.2(PA)*
- NP (Neighbourhood Park) - Currently *CMUC(PA)(H12)* to be amended to *NP*
- RL (Low Density Residential)
- RM (Medium Density Residential)
- RH (High Density Residential)
- CMUC (Commercial Mixed-Use)
- SC (Service Commercial)
- OS (Open Space)
- NHS (Natural Heritage System)

Date: April 1, 2025

Scale: 1:2,500



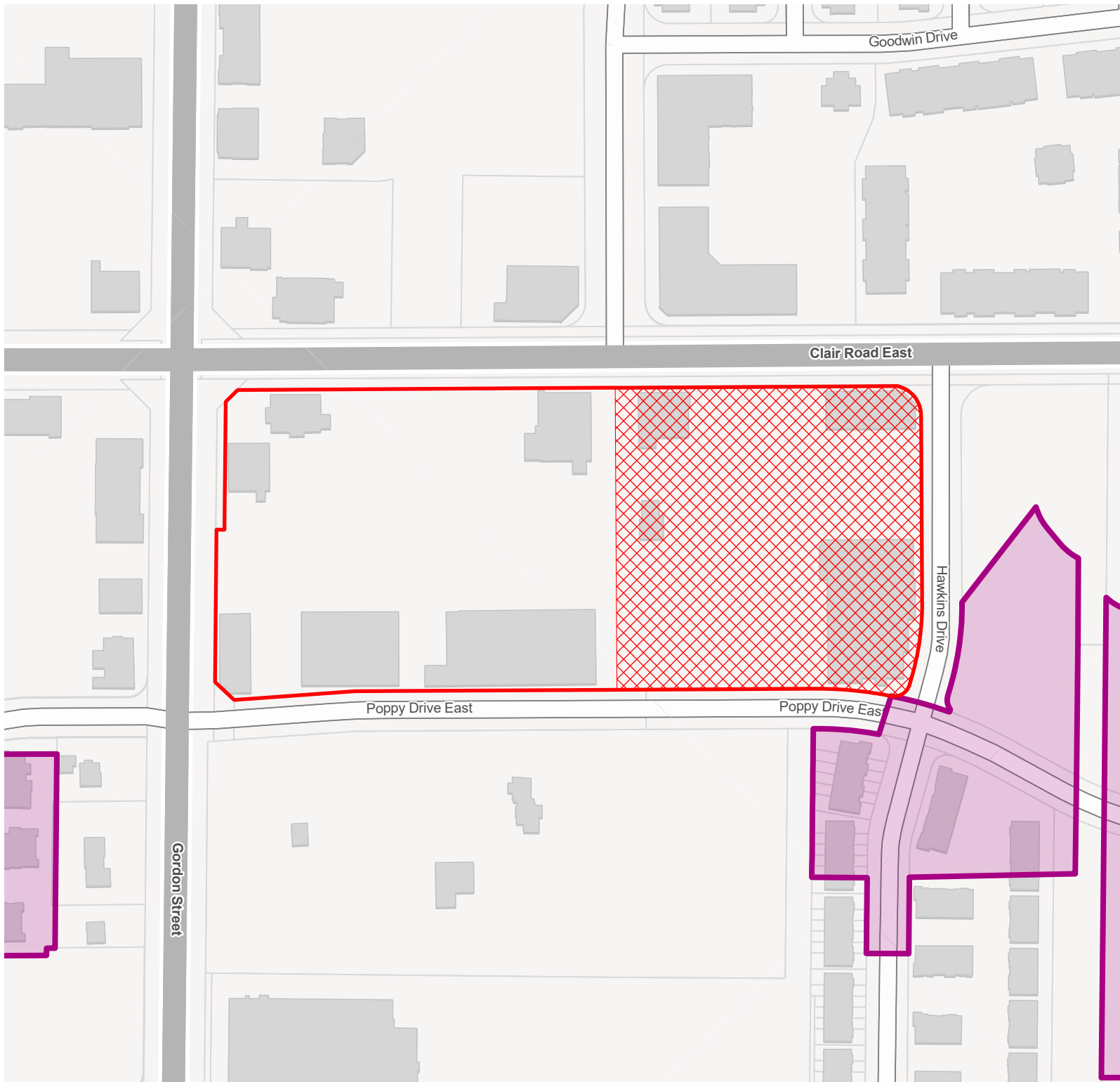
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Data Source:



PLANNING
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& LANDSCAPE
ARCHITECTURE

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Schedule B
**AMENDMENT TO
ZONING BY-LAW
(2023)-20790**
Schedule B-13: Low
Density Greenfield
Residential
**1 Clair Rd E,
Guelph, Ontario**

LEGEND

- Development Area
- Subject Lands
- Low Density Greenfield Residential

Date: April 1, 2025
Scale: 1:2,662

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