

NOTICE OF COMPLETE APPLICATION

Subject Lands:

1 Clair Road East

Legal Description:

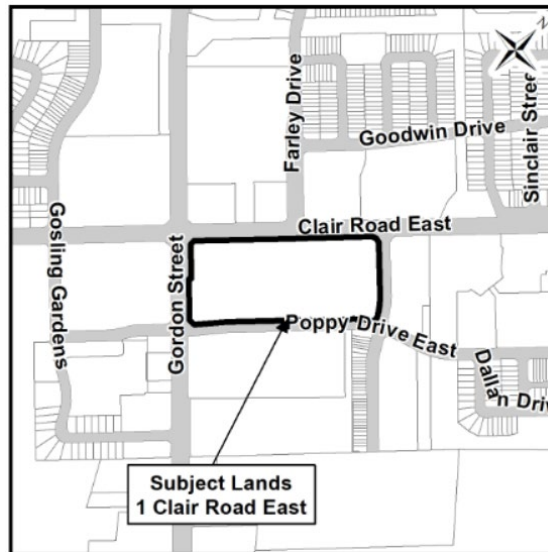
Block 1, Plan 61m165, City of Guelph

File No.: OZS25-005

Future Public and Decision Meeting:

A separate notice will be mailed confirming the date, time and location of the Statutory Public Meeting and Decision Meeting.

Key Map:



Application Details:

Official Plan Amendment to the Official Plan by adding the site-specific policy in Section 9.12.3.X to permit the redevelopment of the Subject Lands to include four mixed-use and residential buildings, with five high-rise tower, varying in height from 10 to 14 storeys. A total of 715 residential units are proposed, with 2,127 square metres of ground floor commercial and retail uses, and Zoning By-law Amendment Application for CMUC-XX with site specific provision for the east and west portions of the site; the remaining commercial lands on the west side of the site to be zoned CMUC-XX.1 and the development lands on the east side of the site to be zoned CMUC-XX.2 along with removal of Holding Provision 12(H12).

Further details of the requested Zoning By-law Amendment can be found in the supporting documents submitted with this application.

The proposed conceptual site plan is shown in Schedule 1.

Additional Information

Documents relating to these planning applications are available online at guelph.ca/development. Alternate document formats are available upon request.

For additional information, please contact the planner managing the file:

Anand Shah, Senior Development Planner
Planning and Building Services
Phone: 519-822-1260, ext. 4141
TTY: 519-826-9771
Email: anand.shah@guelph.ca

July 7, 2025

How to Get Involved:

Any person may provide written or verbal comments on these applications, and at any future public meetings in any of the following ways:

- By Email to clerks@guelph.ca
- In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
- By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

Public and Decision Meeting:

A separate notice will be mailed confirming the date, time and location of the Statutory Public Meeting and Decision Meeting.

How to Stay Informed:

If you wish to be notified of the Council decision, when one is made on these applications, you must make a written request to the City Clerk by way of email, in person or regular mail/courier as listed above.

Appeals Information:

Only the applicant, specified person and public bodies as defined in the Planning Act, and registered owners of lands to which the by-law will apply and who made oral submissions at the public meeting or who have made written submissions to the City before the by-law is passed, will be able to appeal the decision of the City of Guelph to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Guelph before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Requirement for Owners of Multi-tenant Buildings

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice of Complete Application in a location that is clearly visible to all tenants (i.e. building or community notice board).

Notice of Collection of Personal Information:

Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the City's website or made public upon request.

This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

July 7, 2025

Schedule 1 – Concept Plan

