



December 23, 2024

File No. 23002

City of Guelph  
Planning and Building Services  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

Attn: Chris DeVriendt  
Manager of Development Planning

**Re: Official Plan Amendment and Zoning By-law Amendment Application: Pre-Submission  
266 & 280 Clair Road West, City of Guelph  
2742707 Ontario Limited**

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GSP Group Inc. has been retained by 2742707 Ontario Limited (the “Owner”) for the property located at 280 Clair Road West in the City of Guelph (the “Subject Lands”). We are pleased to submit the enclosed Official Plan Amendment and Zoning By-law Amendment applications to the City for **Pre-Submission Review**. The Official Plan Amendment and Zoning By-law Amendment are required to permit the development by Home Opportunities (the “Developer”) of 2 apartment buildings and 31 stacked townhouse blocks totalling 960 dwelling units with associated parking and amenity space on an assembly of three (3) pre-existing vacant lots.

### **Subject Lands Description**

The Subject Lands are known municipally as 266 & 280 Clair Road West, and is legally described as Part of Lot 11, Concession 7, Geographic Township of Puslinch, Now in the City of Guelph, County of Wellington. The Subject Lands have approximately 51 metres of frontage along Clair Road West with a depth of 400-410 metres. The Subject Lands have an area of approximately 85,500 square metres (8.5 ha) and is irregular in shape. The Subject Lands are currently vacant.

### **Planning Policy**

The Subject Lands are currently within the Built-Up Area of the City and are designated as an Employment Area. The designated land uses in Schedule 2 of the Official Plan include Industrial and Significant Natural Areas & Natural Areas (Ecological Linkages and City of Guelph Natural Heritage System).

The Subject Lands are currently split zoned, including Conservation Land (P.1) and Urban Reserve (UR) in the City of Guelph Zoning By-law (1995)-14864. The Site is zoned Industrial (B) and Natural Heritage System (NHS) in the new Comprehensive City of Guelph Zoning By-law (2023)-20790.

### **PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE**

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## **Official Plan Amendment**

An Official Plan Amendment is required to:

- Remove the Subject Lands from the City of Guelph's Employment Areas as highlighted on Schedule 1b of the Official Plan.
- Redesignate the developable portions of the Site from the 'Industrial' and 'Significant Natural Area and Natural Areas' designations in Schedule 2 of the Official Plan to the 'High Density Residential' designation.
- Facilitate the realignment of the Ecological Linkage portion of the City of Guelph's Natural Heritage System from the east to the west portion of the Site by redesignating a portion from the current 'Industrial' designation to 'Significant Natural Area and Natural Areas' designation.

The above land use changes will require Schedule 4 (Natural Heritage System) to be amended in a similar manner, changing the location of the Ecological Linkage within the Significant Natural Areas from the east to the west portion of the Site. The Ecological Linkage feature will be refined to a width of 60 metres, as recommended in the enclosed Environmental Impact Study.

Various site-specific policies are proposed to be added to the Official Plan. These site-specific policies can be found in the Draft Official Plan Amendment in the Planning Justification Report submitted within this application package.

## **Zoning By-law Amendment**

An application for Zoning By-law Amendment is required to facilitate a zone change from Industrial (B) and Natural Heritage System (NHS) in By-law (2023)-20790 and Urban Reserve (UR) and Open Space (P.1) in By-law (1995)-14864 to High Density Residential 7 with Site-Specific Provisions and a Holding Provision (RH.7-xx(Hxx)). The proposed site-specific provisions can be found in the attached Draft Zoning By-law Amendment submitted within this application package.

The Holding Provision is requested to be applied to the Site to allow for consolidation of the parcels forming the developable area, while exchanging the adjusted ecological linkage corridor lands to the City. The Holding Provision is also being requested to pause development on the Subject Lands until an appropriate long-term scope for affordable ownership housing can be established between the Owner and the City.

## **Submission Materials**

As part of the materials identified in the Development Review Committee ("DRC") Pre-Consultation Summary and Checklist for a complete Official Plan Amendment and Zoning By-law Amendment package, the following list of materials are hereby enclosed within this application package:

1. Completed and signed **Application form** for an Amendment to the Official Plan and/or Zoning By-law (to be considered through Pre-submission Review);
2. **Planning Justification Report**, including Draft Official Plan Amendment and Draft Zoning By-law Amendment prepared by GSP Group;
3. **Architectural Package**, including Site Plan, Site Statistics; Context Plan, Floor Plans, Building Elevations, Renderings, Cross Sections, and Shadow Studies prepared by Architecture Unfolded;
4. **Urban Design Brief**, including Sun and Shadow Study prepared by Architecture Unfolded;
5. **Functional Servicing Report and Stormwater Management Report** prepared by Counterpoint Land Development;
6. **Engineering Civil Drawings**, including Grading Plan, Erosion and Sediment Control Plan, Site Servicing Plan, Storm Drainage Plan, Post-Development Drainage Plan prepared by Counterpoint Land Development;
7. **Environmental Impact Study**; prepared by North-South Environmental;
8. **Hydrogeological Report**, including a Feature Based Water Balance Analysis prepared by JLP Geotechnical & Environmental Consultants;
9. **Geotechnical Report** prepared by JLP Geotechnical & Environmental Consultants;
10. **Employment Land Conversion Report** prepared by Urban Metrics;
11. **Phase I Environmental Site Assessment** prepared by Dillon Consulting;
12. **Traffic Impact Study**, including Traffic Geometric Plans prepared by Dillon Consulting;
13. **Parking Justification Memo** prepared by Dillon Consulting;
14. **Detailed Noise Study** prepared by Dillon Consulting;
15. **Air Quality Impact Study** prepared by Dillon Consulting;
16. **Pedestrian Wind Conditions Letter of Opinion** prepared by Rowan Williams Davies & Irwin Inc. (RWDI);
17. **Topographic Survey** prepared by J.D. Barnes Limited;
18. **Community Energy Initiative** letter prepared by Newton Group;
19. Cheque made payable to the City of Guelph in the amount of **\$10,300.00** for the City's 2024 Combined Major Official Plan Amendment and Zoning By-law Amendment Pre-Submission Review fee.

We trust that the above is sufficient to proceed with the pre-submission review circulation of the Official Plan Amendment and Zoning By-law Amendment application. Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

**GSP Group Inc.**



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