

331 Clair Road East

Zoning By-law Amendment

Public Meeting
October 17th, 2023



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

PROJECT OVERVIEW – SITE LOCATION

- Located in the south part of Guelph
- Frontage on Clair Road East
- Area of 1.65 hectares
- Presently contains one vacant single detached dwelling
- Existing municipal services
- Existing public transit



PROJECT OVERVIEW – CONCEPT PLAN



- 136 three-storey stacked townhouse units
- Stacked townhouses along Clair Road to have integrated rear garages
- Four blocks to the rear as traditional stacked townhouses
- Parking within surface parking area, driveway and garage spaces
- Access from Clair Road, aligned with Tolton Drive

PROJECT OVERVIEW – CONCEPT PLAN



- Central private amenity area
- Relocation and reuse of existing building within central amenity area
- Municipal services are in place to service the proposed development
- Condominium community – all community maintenance (landscaping, snow clearing, etc) to be managed by Condominium Corporation

PROJECT OVERVIEW – CONCEPTUAL RENDERING

Stacked Townhouses with Rear Garage



Conceptual only, subject to change

PROJECT OVERVIEW – CONCEPTUAL RENDERING

Stacked Townhouses with Rear Garage



Conceptual only, subject to change

PROJECT OVERVIEW – CONCEPTUAL RENDERING

Internal Stacked Townhouses



Conceptual only, subject to change

PROJECT OVERVIEW – CONCEPTUAL RENDERING

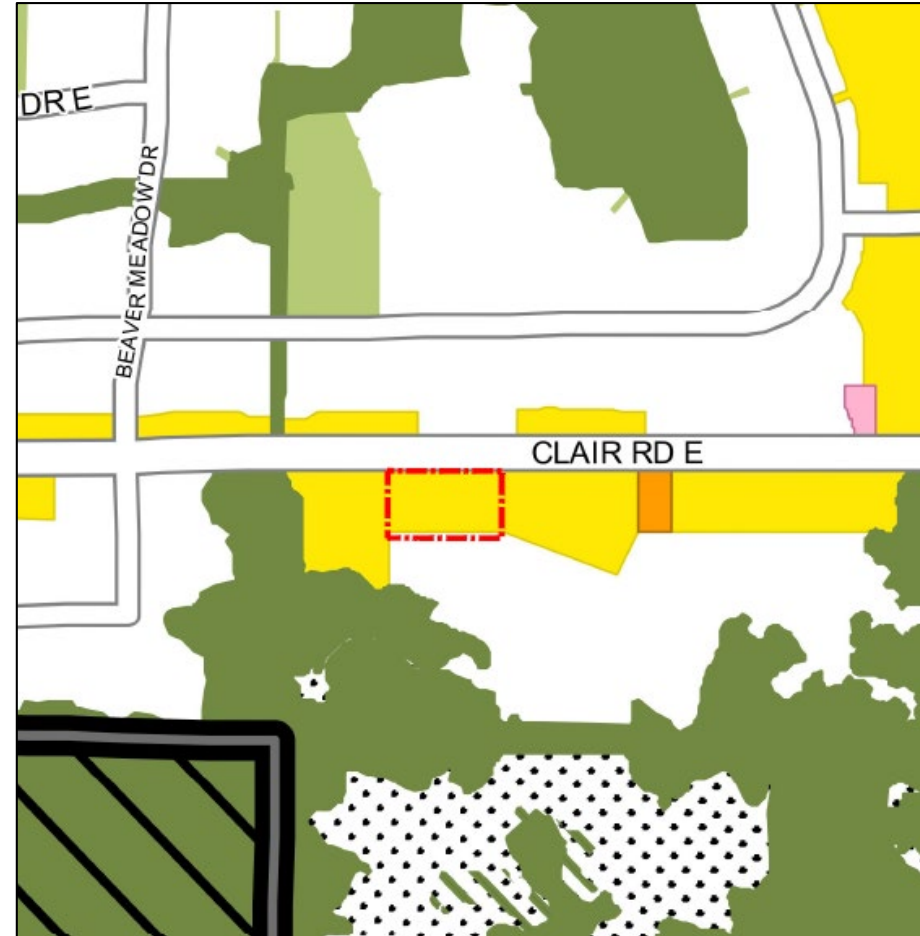
Internal Stacked Townhouses



Conceptual only, subject to change

PROJECT OVERVIEW – CITY OF GUELPH OFFICIAL PLAN

- Official Plan identifies the subject lands as:
 - Built-up Area
 - Designated *Medium Density Residential*
- Additional Information:
 - Intensification target of 46% for the Built-up Area
 - *Medium Density Residential*
 - Maximum height of 6 storeys
 - Maximum density of 100 units per hectare
- Use, height and density permitted
- Meets the development criteria for multi-unit residential buildings and intensification

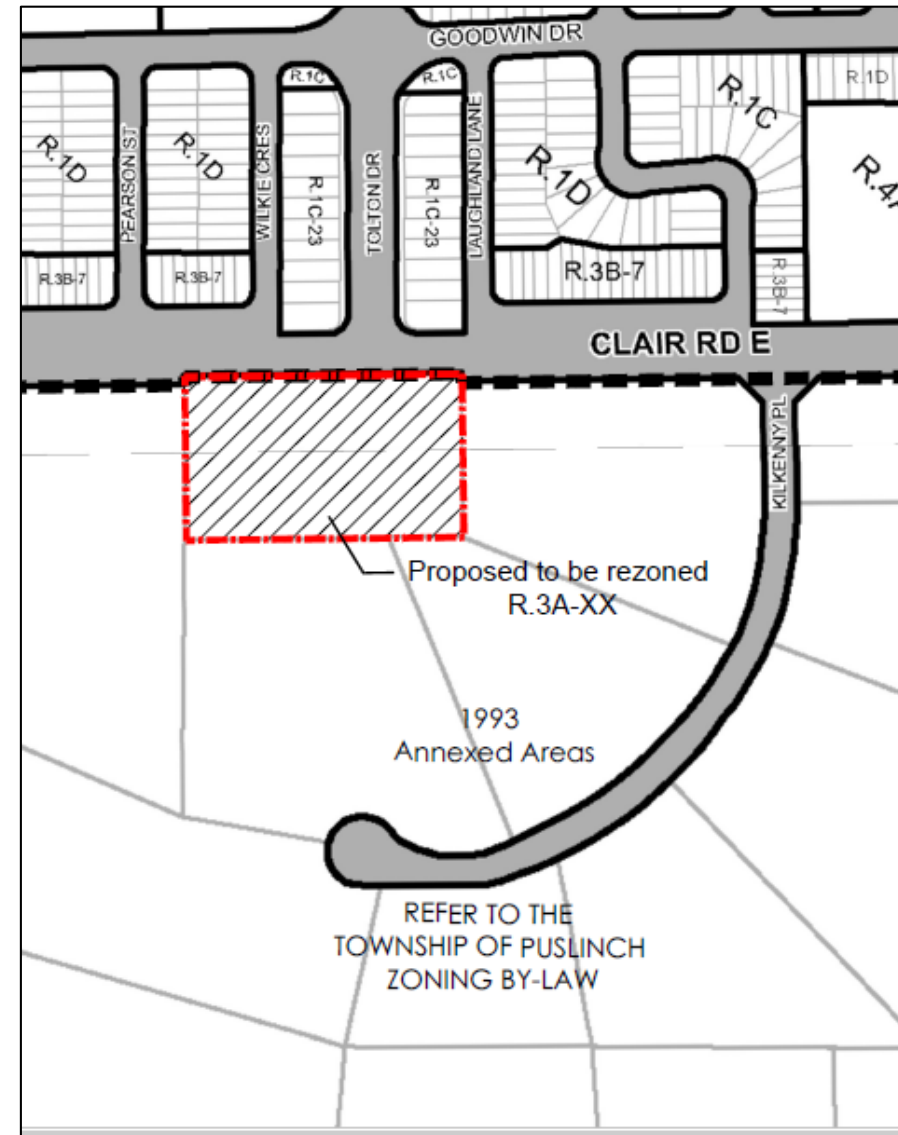


PROJECT OVERVIEW – PROPOSED ZONING BY-LAW AMENDMENT

- Site currently zoned Agriculture (A-2) under Town of Puslinch Zoning By-law 19/85
- Application to rezone the site Specialized Cluster Townhouse Zone R.3A-xx, under Guelph Zoning By-law (1995)-14864
- Zoning By-law Amendment application brings site into conformity with Medium Density Residential designation of Official Plan

Site Specific Provisions

- Maximum density of 85 units per hectare
- Minimum lot area per unit of 120m²/unit
- Minimum private amenity area of 9m²/unit
- Maximum 24 dwelling units in a row
- Recognize driveway parking spaces as visitor spaces
- Severability clause to ensure site specific polices apply following Plan of Condominium



PRELIMINARY DOCUMENTS & REPORTS

- Concept Plan
- Planning Justification Report
- Urban Design Brief
- Heritage Impact Assessment
- Geotechnical Investigation
- Phase I Environmental Site Assessment
- Noise Impact Study
- Functional Servicing Report
- Hydrogeological Investigation
- Transportation Impact Study
- Tree Inventory and Preservation Plan

MORE INFORMATION

Digital copies of submitted information relating to the Zoning Amendment Application is located on the City of Guelph's Website:

<https://guelph.ca/2023/09/331-clair-road-east/>

CONCLUSION

The proposed Zoning By-law Amendment to permit the development of the subject lands, represents good planning.

- Consistent with the Provincial Policy Statement
- Conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe and represents intensification in the Built-Up Area
- Conforms to the City of Guelph Official Plan. The proposed use, height and density are permitted
- Addresses multi-unit development criteria and contributes to the range of residential building types within the community
- Provides for the intensification and redevelopment of an underutilized site and efficiently uses land and existing infrastructure
- Preserves and adaptively reuses the existing house on the subject lands



THANK YOU!