

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, April 8, 2025
Subject	Statutory Public Meeting and Decision Report 132 Clair Road West Proposed Official Plan and Zoning By-law Amendments File: OZS25-002 Ward 6

Recommendation

1. That the Statutory Public Meeting Report regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by MHBC Planning Limited on behalf of the owner, Mattamy (TruVilla) Limited to facilitate the development of 62 stacked townhouses on a portion of the lands municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, from Infrastructure, Development and Environment dated April 8, 2025 be received.
2. That the application from MHBC Planning Limited on behalf of the owner, Mattamy (TruVilla) Limited, for an Official Plan Amendment to add a site-specific policy to the Commercial Mixed-use Centre land use designation to permit a minimum net density of 60 units per hectare to facilitate the development of 62 stacked townhouses on the subject lands municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2025-150, dated April 8, 2025.
3. That the application from MHBC Planning Limited on behalf of the owner, Mattamy (TruVilla) Limited, for a Zoning By-law Amendment to change the current zoning from "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment and Holding Provisions" (CMUC -16 (PA)(H21)), according to Zoning By-law (2023)-20790, as amended, to a new "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment and Holding Provisions (CMUC-XX(PA)(H21)) Zone, according to Zoning By-law (2023)-20790, as amended, to facilitate the development of 62 stacked townhouses on a portion of the subject lands municipally known

as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2025-150, dated April 8, 2025.

Executive Summary

Purpose of Report

To provide planning information and a recommendation on the Official Plan and Zoning By-law Amendment applications submitted for the lands municipally known as 132 Clair Rd West to permit the development of 62 stacked townhouses. This report has been prepared in conjunction with both the Statutory Public Meeting and decision for the applications.

Key Findings

Planning staff support the proposed amendments subject to the recommended Official Plan Amendment in Attachment-3 and the recommended zoning regulations in Attachment-4.

Strategic Plan Alignment

This report aligns with the Improving Housing Supply priority in the 2024-2027 Strategic Plan. The recommended Official Plan Amendment and Zoning By-law Amendment align with the objective of City Building: improving housing supply. The proposed development applications are in conformity with the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows. A review of how the proposal is in conformity with the City's Official Plan can be found in the Staff Review and Planning Analysis in Attachment-9.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

As the City grows, each new unit added in Guelph has a budget impact.

As outlined in the [Shaping Guelph Municipal Comprehensive Review: Fiscal Impact Analysis Memo](#), as the City grows, there are new operating and capital costs that are required to support this growth. Council should anticipate with each new residential unit or job created in the City in the short- to medium-term (10 to 15 years), that it will mean tax levy and rate pricing increases. This study demonstrates that higher-density growth mitigates tax and rate pressures over time, as this is the most cost-effective use of land and drives the highest taxation revenue per acre. There may be

other social and economic benefits of the development to consider, and Council should continually weigh the potential City budget increase against the broader value proposition of any given development.

Estimated Development Charges: \$ 2,800,000

Estimated Community Benefit Charge: CBCs are not applicable

Estimated Annual Property Taxes: \$200,000 - \$220,000

Report

Background

Applications for Official Plan and Zoning By-law Amendments have been received for the subject lands from MHBC Planning Limited, on behalf of the owner, Mattamy (Truvilla) Limited, to permit the development of a 9-block stacked townhouse development providing 62 residential units. The applications were received by the City on January 29, 2025, and deemed to be complete on February 21, 2025.

Application History

The subject lands form part of a draft approved plan of subdivision (Draft Plan of Subdivision 23T-15501), which was advanced by the previous property owner along with a Zoning By-law Amendment (City File: ZC1510). The applications were filed in 2015. At the time the applications were filed, Zoning By-law (1995)-14864, as amended was the in-effect Zoning By-law. In 2018, Official Plan Amendment 48 (OPA 48) included a minimum density required of 100 units per hectare within the Commercial Mixed-Use Centre land use designation applying to the subject lands. In 2021, the Ontario Land Tribunal (OLT) approved both the Zoning By-law Amendment and Draft Plan of Subdivision applying to the subject lands.

The site-specific zoning approved by the OLT provided for additional permitted uses including Stacked Townhouses, in accordance with Section 5.3.2 of the Zoning By-law and Apartments, in accordance with Section 5.4.1.1 of the 1995 Zoning By-law. Site-specific density requirements were not included in the by-law approved by the OLT, rather density was determined by the parent by-law in effect at the time of decision. For stacked townhouse uses, this meant a maximum density of 60 dwellings per hectare. When the City passed Zoning By-law (2023)-20790, as amended, it carried forward the density permissions of OPA 48, meaning the subject lands are now zoned with a minimum density requirement of 100 units per hectare. While stacked townhouses remain a permitted use, it is not possible to achieve the minimum density with a stacked townhouse form of development. The primary purpose of these applications is to provide for the site-specific density permission previously approved by the OLT for stacked townhouses.

Location

The lands subject to these applications form part of the larger lands, municipally known as 132 Clair Road West. The lands that are the subject to this Official Plan Amendment and Zoning By-law Amendment are more specifically referred to as Block 2 in the approved draft plan of subdivision 23T-15501. Block 2 is located at the south-west corner of Clair Road West and Gosling Gardens and has frontage on both Clair Road West and Gosling Gardens (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The subject lands are approximately 9,725 square metres in size with approximately 55 metres of frontage along Clair Road West and approximately 185 metres of frontage along Gosling Gardens. The subject lands are currently undeveloped.

Surrounding land uses include:

- To the east: Gosling Gardens, beyond which is an existing commercial plaza and on-street townhouses;
- To the west: undeveloped lands subject to approved draft plan of subdivision 23T-15501 and the Guelph Wellington Paramedic Service, beyond which is Poppy Drive;
- To the south: the future Poppy Drive extension, beyond which are lands within the Clair-Maltby Secondary Plan; and,
- To the north: Clair Road West, beyond which are single detached dwellings and a commercial plaza.

Official Plan Land Use Designations and Policies

The subject lands are designated *Commercial Mixed-Use Centre* in the Official Plan. This designation is intended to accommodate a broad range of uses in a mix of highly compact development forms. Permissible uses within this designation include commercial, retail and service uses; live/work uses; small-scale professional and medically related offices; entertainment and recreational commercial uses; community services and facilities; cultural, educational and institutional uses; hotels; multiple unit residential; and urban squares and open space. The minimum net density is 100 units per hectare and the maximum net density is 150 units per hectare for free-standing residential and residential within mixed-use buildings. The maximum net density for lands located within a Strategic Growth Area (SGA) is 250 units per hectare.

Details of the existing land use designation and policies are included in Attachment-5.

Proposed Official Plan Amendment

The applicant is proposing to add a site-specific policy to the Official Plan for the subject lands that would permit a minimum density of 60 units per hectare.

Details of the proposed/recommended Official Plan Amendment are included in Attachment-3.

Existing Zoning

The subject lands are currently zoned "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment and Holding Provisions" (CMUC -16 (PA)(H21)), according to Zoning By-law (2023)-20790, as amended.

Details of the existing zoning are included in Attachment-6.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (2023)-20790, as amended, through a Site-specific Commercial Mixed-Use Centre with a Parking Adjustment and Holding Provisions (CMUC - XX (PA)(H21)) Zone. Stacked townhouses are a permitted use in the Commercial Mixed-Use Centre Zone and are regulated by the RM.6 Zone requirements in Table 6.18, 6.19 and Table 7.2 of the Zoning By-law.

- To permit a minimum density of 60 units per hectare, whereas Table 7.2 requires a minimum residential density of 100 units per hectare.
- To permit a minimum front yard setback of 4.5 metres from Poppy Drive and a minimum front yard setback of 4.4 metres from the sight line triangle at the intersection of Clair Road West/Gosling Gardens, whereas Table 6.18 requires a minimum front yard setback of 6 metres.
- To exempt the minimum front, exterior and rear yard setbacks from a private street back of curb, sidewalk or lot line.
- To permit a sidewalk within the minimum 3 metre buffer strip in the interior side yard, whereas Table 6.18 requires a minimum 3 metre buffer strip.
- To permit a minimum private amenity space of 7 square metres per dwelling unit, whereas Table 6.18 (F) requires 10 square metres of private amenity space per dwelling unit for ground and above grade units.

Further details of the recommended zoning and regulations are included in Attachment-4.

Proposed Development

The applicant is proposing 9 blocks of stacked townhouses with a total of 62 units and a common amenity space of 750 square metres. The development will include one parking space per unit, thirteen visitor spaces, and a private interior road acting as a communal driveway.

The units locate parking in the rear away from the primary entrances providing the façades with uninterrupted street frontage and sidewalk connectivity. Each unit is expected to have a porch, or a balcony providing a form of private amenity space. Pedestrian connectivity is provided

throughput the development with a total of 10 access points to municipal sidewalks.

The proposed conceptual site plan and building renderings are included in Attachment-8.

Financial Implications

As the City grows, there are new operating and capital costs that are required to support this growth. It is not possible for staff to identify the quantum and timing of these budget impacts at the time of development applications, but it needs to be recognized that as the City grows, so do the City services. As outlined in the [Shaping Guelph Municipal Comprehensive Review: Fiscal Impact Analysis Memo](#), Council should anticipate with each new residential unit or job created in the City in the short- to medium-term (10 to 15 years), that it will mean tax levy and rate pricing increases.

The following shows the revenue and cost implications for the addition of 62 stacked townhouse units. These are estimates only based on current rates and assessment values. Actuals will vary.

Expenses:

The City will be required to extend existing City services to these new residents / businesses at the time of occupancy. The City needs to account for the cost of providing these extended services and does so through the multi-year budget based upon forecasted estimated population growth. Each budget year, there is a review of the actual demand on services and adjustments are made through the confirmation budget process. Further, the City has invested in the growth-enabling capital servicing infrastructure necessary for the decision before Council. Growth-costs are not fully funded by development revenue and have an impact on the City's budget. For more information on the cost of growth and how its funded, the City's financial [Growth Strategy](#) is provided for in the multi-year budget.

Revenues:

Estimated Annual Property Taxes: \$200,000 - \$220,000

Estimated Development Charge impacts: \$ 2,800,000

Estimated Community Benefit Charge impacts: CBCs are not applicable

Estimated Parkland Dedication or Parkland Payment in Lieu: Parkland dedication has been calculated for the draft approved plan of subdivision 23T-15501. A top-up payment in lieu of parkland conveyance will be required prior to the issuance of any building permits in accordance with the City of Guelph's Parkland Dedication By-law (2022) – 20717, as amended by By-law (2024) – 20860, or any successor thereof.

These figures are approximate only, based on the Development Charge rates currently in effect. Actual numbers may vary depending on the final number of bedrooms per dwelling unit as well as the assessed property value.

Supporting Documents

The following information was submitted in support of the applications and can be found on the City's website under Current Development Applications:

- Cover Letter, prepared by MHBC Planning Limited, dated January 2025.
- Conceptual Site Plan, prepared by MHBC Planning Limited, dated January 2025.
- Planning Justification Brief, prepared by MHBC Planning Limited, dated January 2025.

Staff Review and Planning Analysis

The review of these applications addresses the following:

- Evaluation of the proposal for conformity and consistency with the Planning Act.
- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including the 2024 Provincial Planning Statement.
- Evaluation of the proposal's conformity with the Official Plan, including the review of the proposed Official Plan Amendment.
- Evaluation of the proposal's conformity with Zoning By-law (2023)-20790, including the review of the proposed zoning amendment and the need for any additional specialized zoning regulations.
- Review of the proposal's land use compatibility with adjacent and established land uses.
- Review of the overall layout built form, and pedestrian connections.
- Review of site servicing and grading.
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update.
- Review of supporting documents submitted in support of the applications; and,
- Address all comments and issues raised during the review of the applications.

Staff Recommendation

Planning staff are satisfied that the proposed Official Plan and Zoning By-law Amendments are consistent with the 2024 Provincial Planning Statement. The proposed Official Plan and Zoning By-law Amendments conform to the objectives and policies of the Official Plan and the specialized zoning regulations proposed are appropriate for the site. Staff recommend that Council approve the Official Plan and Zoning By-law Amendments subject to the recommended Official Plan Amendment in Attachment-3 and zoning regulations outlined in Attachment-4.

Consultations and Engagement

A combined Notice of Complete Application, Public Meeting and Decision Meeting was emailed on February 24, 2025 to local boards and agencies, City service areas and mailed to property owners within 120 metres of the subject lands. Notice of the Public Meeting was also advertised on the City's website and in Guelph Today on March 13, 2025. Notice of the applications has also been provided by signage on the subject property and all supporting documents submitted with the applications have been posted on the City's website.

The public notification summary is included in Attachment-12.

Attachments

Attachment-1 Location Map and 120 metre Circulation

Attachment-2 Aerial Photograph

Attachment-3 Recommended Official Plan Amendment No. 104

Attachment-4 Recommended Zoning and Regulations

Attachment-5 Existing Official Plan Land Use Designations and Policies

Attachment-6 Existing Zoning, Zoning By-law (2023)-20790

Attachment-7 Proposed Zoning, Zoning By-law (2023)-20790

Attachment-8 Conceptual Site Plan and Building Renderings

Attachment-9 Staff Review and Planning Analysis

Attachment-10 Community Energy Initiative

Attachment-11 Departmental and Agency Comments

Attachment-12 Public Notification Summary

Attachment-13 Staff Presentation for Public Meeting

Departmental Approval

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