

**132 Clair Road West**

**Statutory Public Meeting and Decision  
Meeting for Proposed Official Plan and  
Zoning By-law Amendment  
Applications**

**File: OZS25-002**

**April 8, 2025**

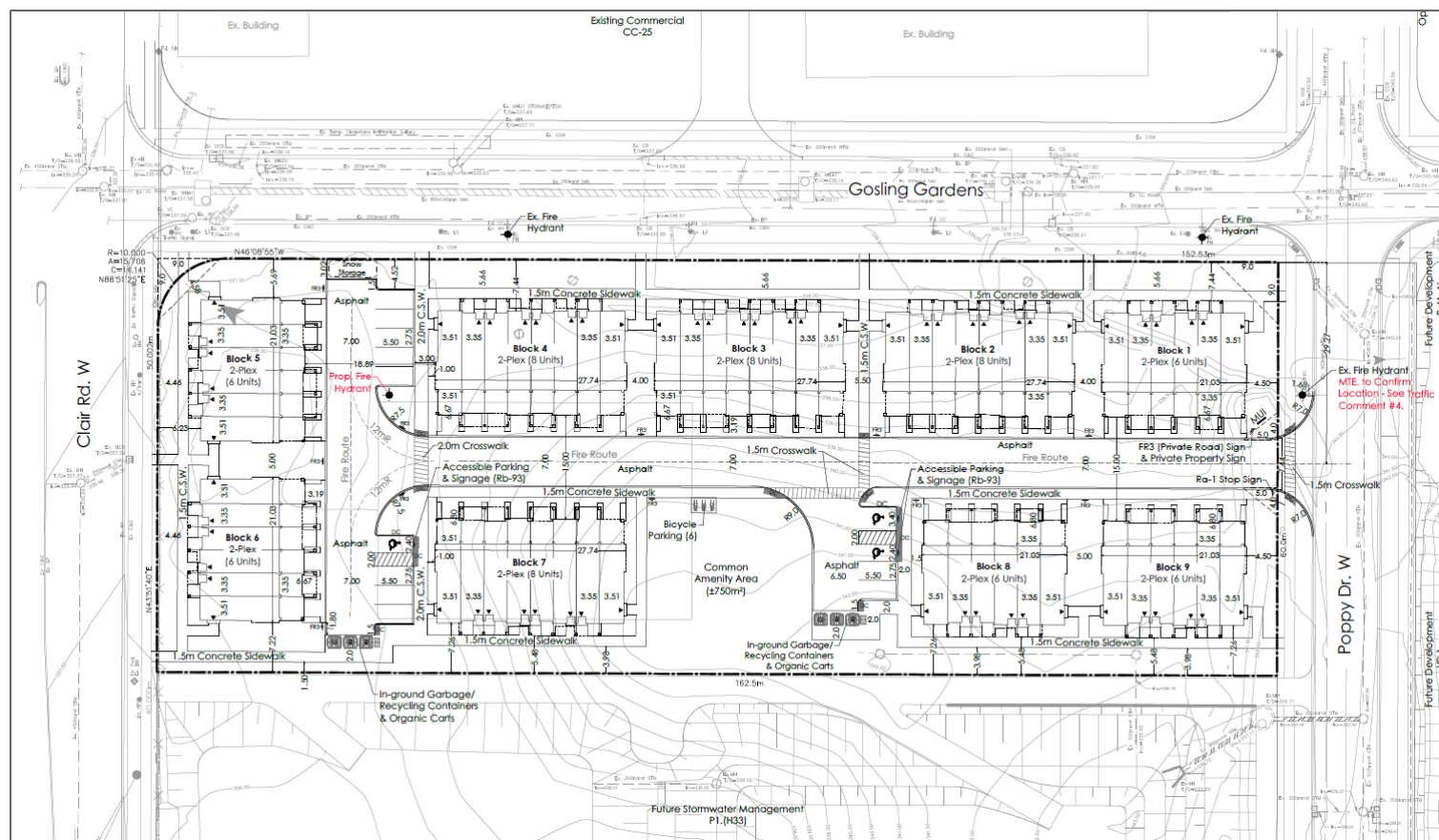
# Location



# Proposed Development

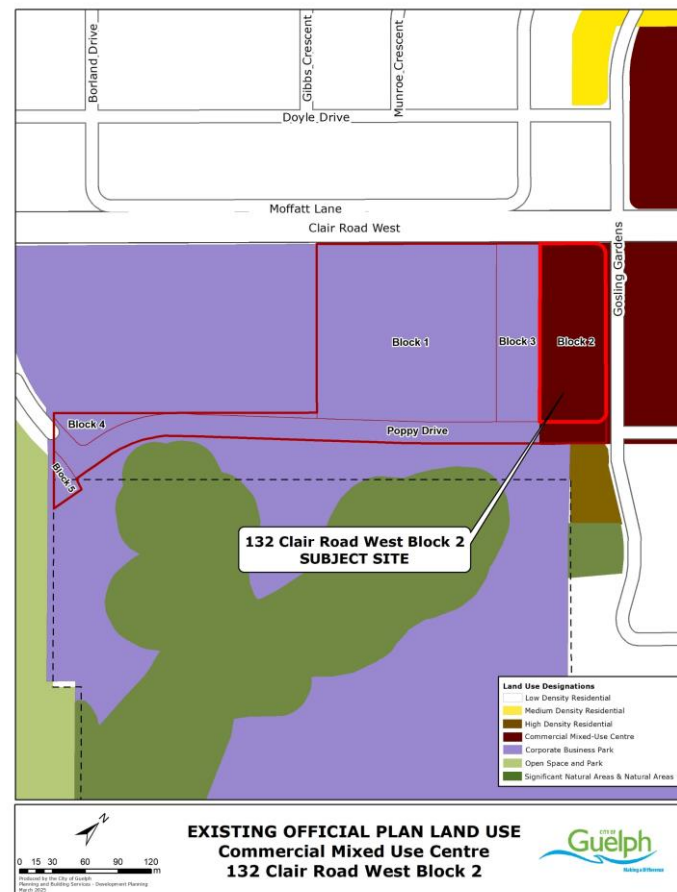
- The applicant is proposing a stacked townhouse development comprised of 9 townhouse blocks. A total of 62 dwelling units are proposed.
- 750 square meters of common amenity space is provided for the residents.
- Access to the site is provided via Poppy Drive West.
- Each of the stacked townhouse units provides a minimum of one (1) garage parking space, with some dwellings offering an additional driveway parking space. 13 visitor parking spaces are proposed.

# Proposed Conceptual Site Plan



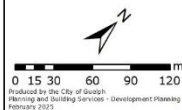
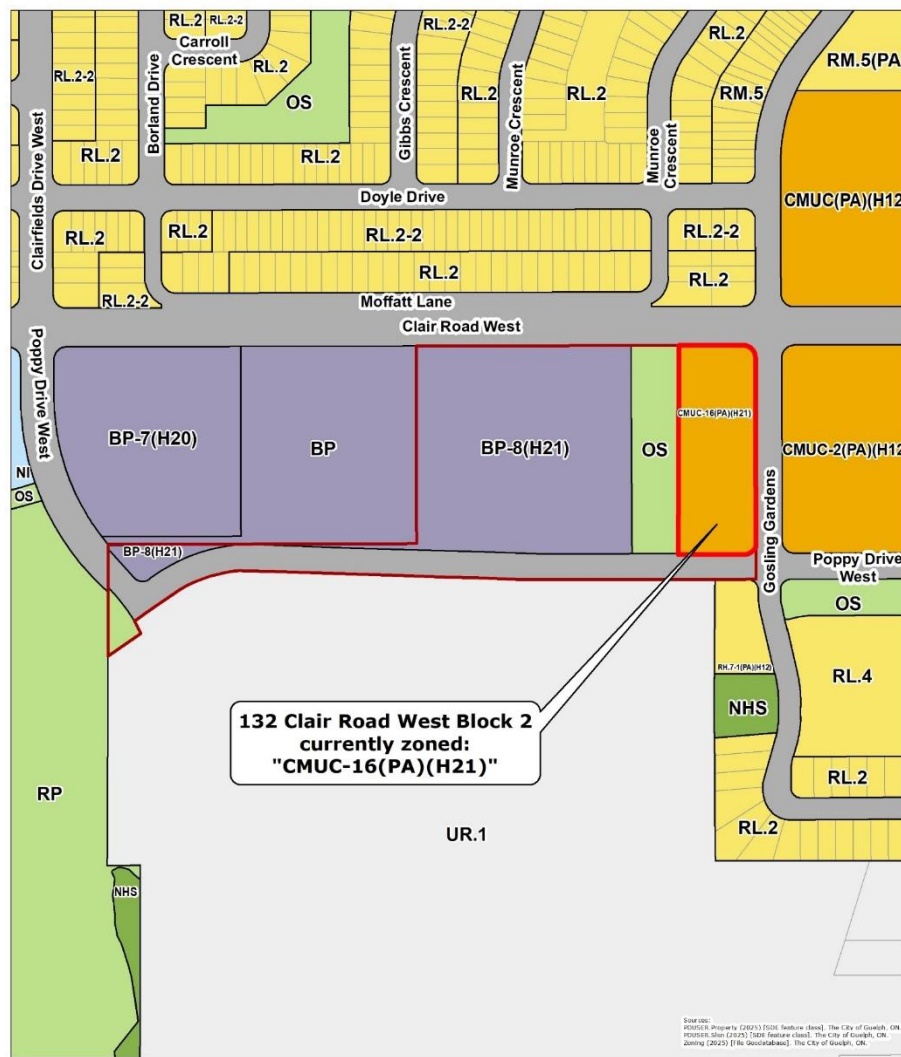
# Official Plan Land Use Designations and Proposed Official Plan Amendment

In spite of the minimum net density provisions of policy 9.4.3.19 for the Commercial Mixed-Use Centre land use designation, a stacked townhouse development is permitted on the lands municipally known as 132 Clair Road West with a minimum net density of 60 units per hectare.



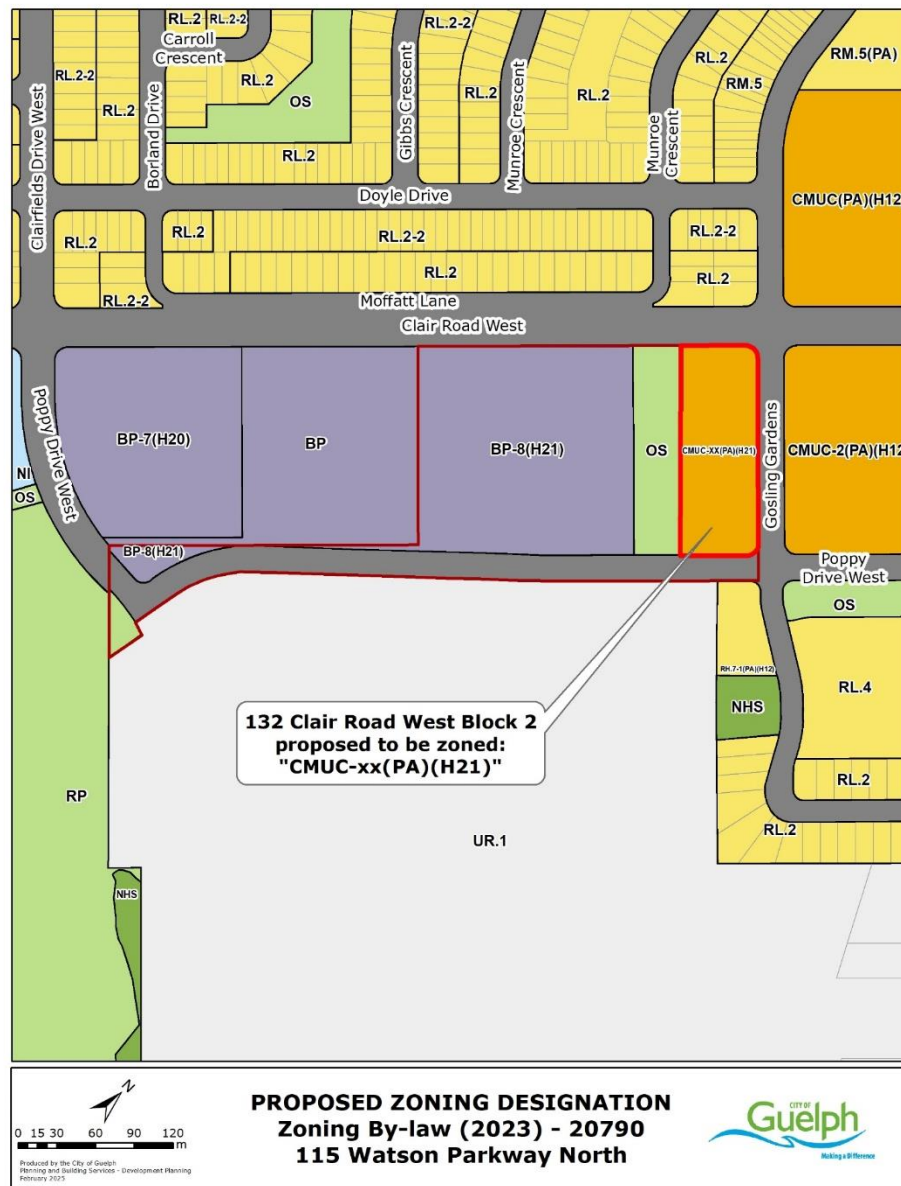


# Existing Zoning (2023 Zoning By-law)



**EXISTING ZONING DESIGNATION**  
**Zoning By-law (2023) - 20790**  
**132 Clair Road West Block 2**

# Proposed Zoning (2023 Zoning By- law)



# Proposed Zoning - Regulations

- 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 due.
- 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 at-grade (ground level) and above grade units.



# How to stay informed:

**If you wish to be notified of the decision on this application, please email [clerks@guelph.ca](mailto:clerks@guelph.ca)**