

Schedule-1 Amendment Number 104

**AMENDMENT NO. 104
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '132 Clair Road West Site-Specific Amendment' and will be referred to as 'Amendment No. 104'. Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment and summary of changes to the Official Plan but does not form part of this amendment.

Part B – The Amendment forms Amendment No. 104 to the Official Plan for the City of Guelph and contains the specific text of the new policy introduced to the Official Plan for the City of Guelph through the Amendment.

Part C – The Appendices include information about public participation, background studies and the staff recommendation report to Council.

Purpose

The purpose of Amendment No. 104 is to add a site-specific policy to the "Commercial Mixed-Use Centre" land use designation for the subject lands to permit a residential development with a minimum net density of 60 units per hectare.

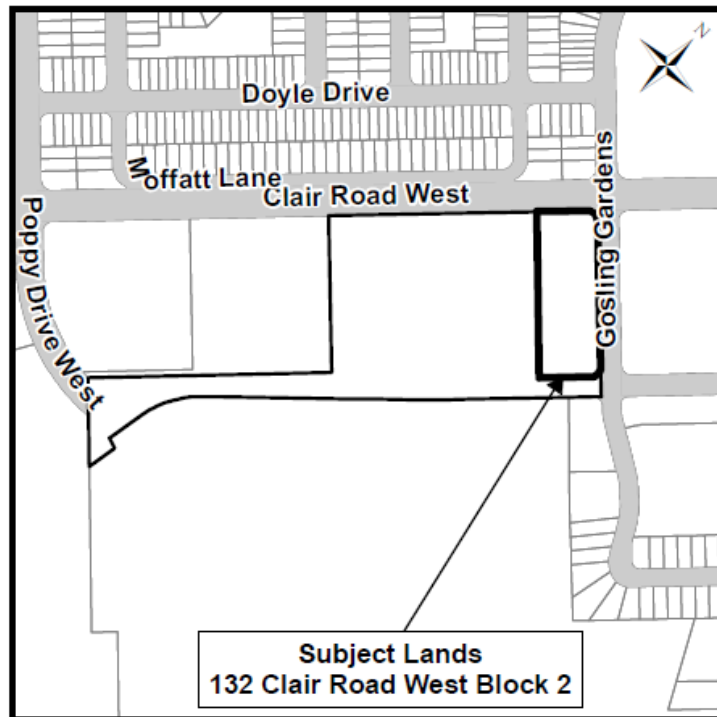
Location

The lands affected by Official Plan Amendment No. 104 are municipally known as 132 Clair Road West (Block 2, Draft Plan of Subdivision 23T-15501) and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph. 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 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.

Location Key Map



Basis of the Amendment

The Official Plan Amendment application was submitted to the City of Guelph in conjunction with an application to amend the Zoning By-law (File OZS25-002) on January 29, 2025. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on February 21, 2025. The applications were presented to Council at a Public Meeting held on April 8, 2025.

Summary of Changes to the Official Plan

The Official Plan Amendment will add a site-specific policy to the "Commercial Mixed-Use Centre" land use designation to permit a stacked townhouse development with a minimum net density of 60 units per hectare.

PART B – THE AMENDMENT

Format of the Amendment

This section of Amendment No. 104 for 132 Clair Road West sets out additions and changes to the text in the Official Plan. Text that is proposed to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added).

Implementation and Interpretation

Amendment No. 104 should be read in conjunction with the current Official Plan (2024 Consolidation) which is available on the City’s website at **guelph.ca**, or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

Details of the Proposed Amendment

The Official Plan for the City of Guelph is further amended by adding a new policy 9.12.3.2.

9.12.3.2 132 Clair Road West

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 (north of Poppy Drive – Block 2, Draft Plan of Subdivision 23T-15501), with a minimum net density of 60 units per hectare.

~~2.~~ **3.** 180 Clair Road West

In addition to the Corporate Business Park uses permitted for the property located at the southeast corner of Clair Road and Poppy Drive, the lands may also be used for a religious establishment and associated institutional uses.

~~3.~~ **4.** 166-178 College Avenue West

Notwithstanding the maximum net density and permitted uses in the “High Density Residential” land use designation, the maximum net density shall be 172 units per hectare and a Seniors Day Use and/or Day Care Centre shall be permitted on the subject lands with a maximum total gross floor area of 537 square metres.

~~4.~~ **5.** 262 Edinburgh Road South

In addition to the Medium Density Residential uses permitted, the property located at 262 Edinburgh Road South may be used as a medical clinic.

~~5.~~ **6.** 716 Gordon Street

In spite of the provisions of policies 9.3.5.2 and 9.3.5.3, the minimum height is three (3) storeys and the maximum height is eleven (11) storeys; and the maximum net density is 156 units per hectare and not less than a minimum net density of 100 units per hectare.

~~6.~~ **7.** 1077 Gordon Street

In spite of the maximum density provisions of Subsection 9.4.6.8, residential development may be permitted to a maximum net density of 150 units per hectare.

~~7.~~ **8.** 1354 Gordon Street

In spite of the maximum density provisions of Subsection 9.4.6.8, residential development may be permitted to a maximum net density of 150 units per hectare.

~~8.~~ **9.** 1373-1389 Gordon Street

In spite of the maximum height provisions of policy 9.3.3.2 for the Medium Density Residential designation and policy 9.4.5.15 for the Neighbourhood Commercial Centre designation, the maximum height shall be seven (7) storeys.

~~9.~~ **10.** 1888 Gordon Street

In spite of the provisions of policies 9.3.5.2 and 9.3.5.3, the minimum height is two (2) stories and the maximum height is fourteen (14) stories; and the maximum net density is 175 units per hectare and not less than a minimum net density of 100 units per hectare.

~~10.~~ **11.** 30 and 65 Hanlon Creek Boulevard

- i) In addition to the uses permitted in the "Industrial" and "Corporate Business Park" land use designations, the corner portion comprising approximately 0.965 hectares of the property municipally addressed as 30 Hanlon Creek Boulevard and legally described as Part of Block 2, 61M-176, and all of the property municipally addressed as 65 Hanlon Creek Boulevard, legally described as Block 1, 61M-176, being located at the main entrance to the Hanlon Creek Business Park are also permitted to be used for service commercial uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business park and industrial uses in the Hanlon Creek Business Park. The Zoning By-law will establish the appropriate range of service commercial uses which may include: convenience commercial,

financial establishment, child care centre, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway service commercial type uses and vehicle related uses shall not be permitted.

- ii) In addition to the uses permitted in the "Industrial" designation, the lands municipally addressed as 30 Hanlon Creek Boulevard located at the main entrance to the Hanlon Creek Business Park and legally described as Block 2, 61 M -17 6, are also permitted to be used for Office uses in free standing or multi-tenant buildings.

~~11.~~ **12.** 132 Harts Lane West

In spite of the maximum density provisions of the High Density Residential designation, the *net density* of residential *development* on Block Number 121 of draft plan of subdivision 23T-14502 shall not exceed 152 units per hectare.

~~12.~~ **13.** 160 Kortright Road West

Notwithstanding policy 9.4.4.6 for the Neighbourhood Commercial Centre designation, the existing Neighbourhood Commercial Centre located at Kortright Road and Edinburgh Road shall be permitted to provide an individual retail use of a maximum of 5,200 square metres.

~~13.~~ **14.** 12 Poole Street

Notwithstanding the maximum density provisions of the High Density Residential land use designation in Section 9.3.5, an apartment and stacked townhouse development is permitted on the property municipally known as 12 Poole Street with a maximum net density of 192 units per hectare.

PART C – THE APPENDICES

The following appendices do not form part of Amendment Number No. 104 but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: April 8, 2025, Planning Staff Decision Report

Appendix 1 to Official Plan Amendment No. 104

Public Participation and Notification Timeline

January 29, 2025	Applications received by the City of Guelph.
February 21, 2025	Applications deemed complete.
February 24, 2025	Combined Notice of Complete Application, Public Meeting and Decision Meeting mailed to local boards and agencies, City service areas and property owners within 120 metres of the subject lands.
March 13, 2025	Notice of Public Meeting advertised on the City's website and in Guelph Today.
April 8, 2025	Statutory Public Meeting and Decision Meeting of Council.

Appendix 2 to Official Plan Amendment No. 104

Background Studies

The following studies were submitted by the property owner in support of the Official Plan Amendment and Zoning By-law Amendment:

- 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.

Appendix 3 to Official Plan Amendment No. 104

April 8, 2025, Planning Staff Decision Report [2025-150](#)