

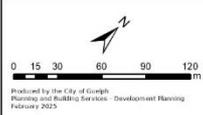
132 Clair Road West

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

File: OZS25-002

April 8, 2025

Location



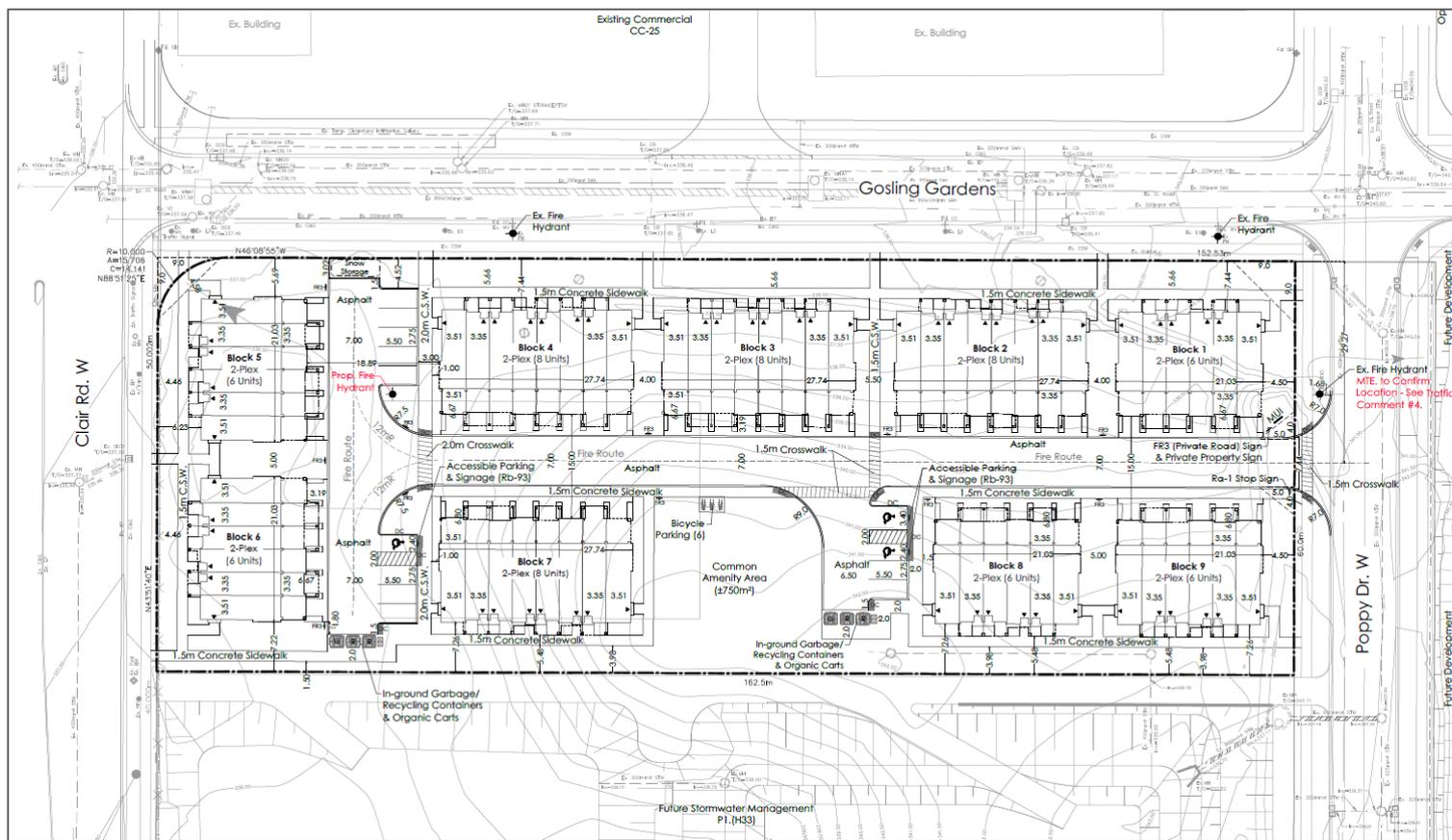
**2024 AERIAL PHOTOGRAPH
132 Clair Road West Block 2**

Source:
Geographic Information System (GIS): 2024 Aerial Photo, The City of Guelph, ON
GIS/PROJ GIS/CA Address (2021) SD/E feature class, The City of Guelph, ON
local/2024 and (2022) (in system: raster), The City of Guelph, ON

Proposed Development

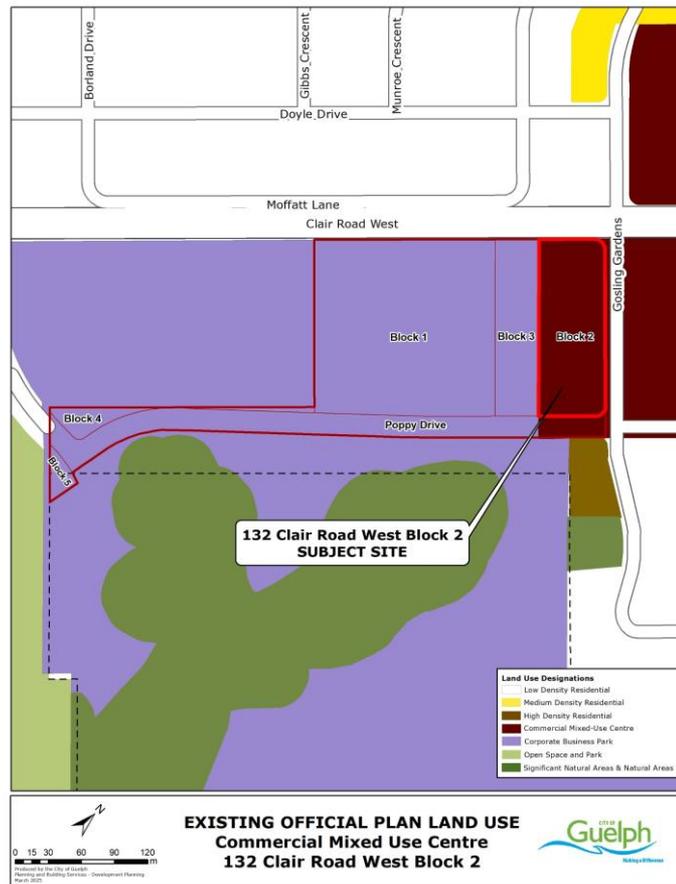
- The applicant is proposing a stacked townhouse development comprised of 9 townhouse blocks. A total of 62 dwelling units are proposed.
- 750 square meters of common amenity space is provided for the residents.
- Access to the site is provided via Poppy Drive West.
- Each of the stacked townhouse units 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

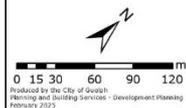


Official Plan Land Use Designations and Proposed Official Plan Amendment

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.

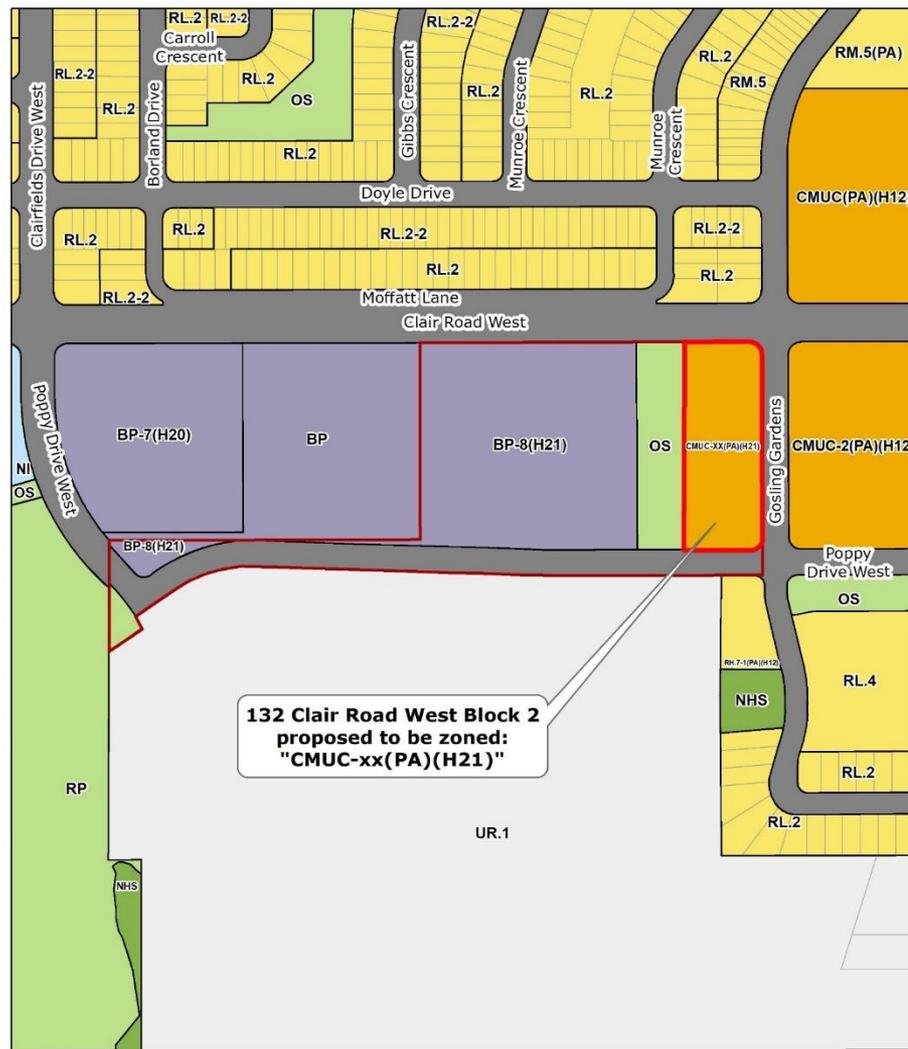


Existing Zoning (2023 Zoning By-law)



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