

Staff Report



To City Council
Service Area Infrastructure, Development and Environment
Date Tuesday, September 9, 2025
Subject **Statutory Public Meeting Report
1 Clair Road East
Proposed Official Plan Amendment and Zoning
By-law Amendment
File: OZS25-005
Ward 6**

Recommendation

1. That Statutory Public Meeting Report regarding a proposed Official Plan Amendment and Zoning By-law Amendment application submitted by the owner, FCHT Holding Corporation to permit the development of four mixed use buildings with 5 towers in 3 phases with a total of 715 dwelling units ranging in height from 10 to 14 storeys and 2,127 square metres of at-grade commercial space, on lands municipally known as 1 Clair Road East and legally described as Block 1, Plan 61m165, City of Guelph, from Infrastructure, Development and Environment dated September 09, 2025 be received.

Executive Summary

Purpose of Report

To provide planning information on the Official Plan Amendment and Zoning By-law Amendment application submitted for the lands municipally known as 1 Clair Road East to permit the development of four mixed use buildings with five towers with 715 dwelling units ranging in height from 10 to 14 storeys and 2,127 square metres of at-grade commercial space. This report has been prepared in conjunction with the Statutory Public Meeting for the application.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Environment Services recommendation report to Council.

Strategic Plan Alignment

This report aligns with the priority of City Building in the 2024-2027 Strategic Plan. The review of this development application will include an assessment of its conformity with City's Official Plan, which is the City's key document for guiding future land use and development. The Public Meeting being held on the proposed development application provides the opportunity for City Council, residents, and community groups to learn more, ask questions and provide comments on the proposed development.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

Financial implications will be reported in the future staff recommendation to Council.

Report

Background

An application for an Official Plan and Zoning By-law Amendment has been received for the subject lands municipally known as 1 Clair Road East to permit the development of four mixed use buildings with 5 towers with 715 dwelling units ranging in height from 10 to 14 storeys and 2,127 square metres of at-grade commercial space. The application was received by the City on June 06, 2025 and deemed to be completed on June 24, 2025.

Location

The subject land is surrounded by Clair Road East, Howkins Drive, Poppy Drive East and Gordon Street (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The subject lands are approximately 5.35 hectares in size with 2.20 hectares lands for the proposed development. The subject lands are currently used for Galaxy Cinemas, Harvey's, the Beer Store, State and Main, and the associated surface parking area.

Surrounding land uses include:

- To the north: Clair Road East, beyond which is a commercial plaza and further north is predominantly single detached and semi detached dwellings;
- To the south: Poppy Drive East, beyond which is townhouse development and Clair-Maltby Secondary Plan Area;
- To the east: Hawkins Drive, beyond which is stormwater management facility, and further east is Dallon park and Hall's Pond;
- To the west: Farley Drive extension is to the west of proposed lands for development, beyond which are Pergola Commons Shopping Centre.

Existing Official Plan Land Use Designations and Policies

The subject lands are predominantly designated as **Commercial Mixed-use Centre** in the Official Plan.

The Commercial Mixed-use Centre land use designation is intended to develop over time into distinct areas with centralized public spaces that provide a range of uses including retail and office uses, live/work opportunities and medium to high density residential uses. Permissible uses within this designation include medium and high-density multiple unit residential buildings, institutional uses, commercial uses, community uses, retail, and service uses.

The subject lands are also located within a Strategic Growth Area (SGA) as shown in the Official Plan, Schedule 1a: Urban Structure. Strategic Growth Areas are areas

classified for community mixed use nodes or intensification corridors and are envisioned to provide higher density development. Lands designated as Commercial Mixed-use Centre within an SGA, are permitted to have a maximum net density of 250 units per hectare for freestanding residential and residential mixed-use buildings and a maximum building height of 14 storeys is permitted.

Details of the Official Plan land use designations and policies are included in Attachment-4 – Official Plan Designation.

Proposed Official Plan Amendment

The applicant is proposing to change the land use designation from the existing “Commercial Mixed Use Centre” to a “Commercial Mixed Use Centre Sub Area “A” and “B” and “Open Space” land use designation. Further, the applicant requests a site-specific policy for freestanding residential and residential within mixed-use buildings, the maximum net density of 250 units per hectare shall apply to the entirety of the block, despite any future severance, partition or division for any purpose. Sub Area A on Schedule “A”, the maximum net density is 184 units per hectare. Sub Area B on Schedule “A”, the maximum net density is 351 units per hectare.

Details of the proposed Official Plan Amendment are included in Attachment-5.

Existing Zoning

The subject lands are zoned **Commercial Mixed-use Centre with a Parking Adjustment and Holding Provisions (CMUC(PA)(H12))**.

Details of the existing zoning are provided in Attachment-3.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations through a **Site-specific Commercial Mixed-use Centre with a Parking Adjustment (CMUC-XX.1(PA) and CMUC-XX.2(PA)) Zone and** zone the proposed open space as **Neighbourhood Park (NP)**.

Site-specific regulations to the Commercial Mixed-use Centre Zone requested by the applicant include site-specific regulations that would apply to the whole of the lands.

Site-specific regulations requested for the lands include:

Density

- A maximum combined net density of 250 units per hectare, whereas Table 7.2 permits a maximum of 150 units per hectare;
- For the lands zoned CMUC – XX.1(PA) a maximum density of 184 units per hectare, whereas Table 7.2 permits a maximum of 150 units per hectare;
- For the lands zoned CMUC – XX.2(PA) a maximum density of 351 units per hectare, whereas Table 7.2 permits a maximum of 150 units per hectare;

Built Form Provisions

- For the lands zoned CMUC – XX.2(PA) the maximum building height shall be 14 storeys, whereas Table 7.4 required a maximum of 10 storeys.
- For the lands zoned CMUC – XX.2(PA) the building stepback from the private street shall be 1.5 metres, whereas Table 7.4 requires a 3 metres stepback for

all portions of the building above the 6th storey facing a street for buildings located within 15 m of a street.

- For the lands zoned CMUC – XX.2(PA) no minimum first storey height for the residential component whereas Table 7.4 required a minimum of 4.5 metre first storey height.
- For the lands zoned CMUC – XX.2(PA) despite Section 4.14.4(a)(i), the angular plane from the street shall be 66 degrees.
- For the lands zoned CMUC – XX.2(PA) despite Section 4.14.4(a)(ii), the angular plane from a lot line abutting a park shall be 66 degrees.

Common Amenity Area Provisions

- For the lands zoned CMUC – XX.2(PA) a minimum common amenity area of 9.9 square metres per unit, whereas Table 7.4 requires a minimum of 20 square metres per unit;
- For the lands zoned CMUC – XX.2(PA) the additional regulations for Table 7.2-7.13, regulations 4(a) and 4(d) does not apply, whereas condition 4(a) requires Common amenity areas shall be aggregated into one area or grouped into areas of not less than 50 m² and shall be designed and located so that the length does not exceed 4 times the width, and 4(d) requires Rooftop common amenity area shall be located a minimum of 2 metres from the roof edges facing an interior side yard.
- The Common Amenity area shall be shared between all lands subject to the CMUC – XX.2(PA) zone.
- For the lands zoned CMUC – XX.2(PA) the minimum private amenity area shall be provided at a rate of 4.8 square metre per unit, where no private amenity area is required.
- Private Amenity Area Regulations for Table 6.18, Footnote 11 - 13 do not apply, whereas regulation 11 requires the following regulations apply to private amenity areas for cluster townhouses:
 - a. Have a minimum depth of 4.5 metres, measured from the wall of the dwelling unit, and a minimum width equal to the dwelling unit width and no less than 4.5 metres, whichever is greater;
 - b. Not form part of a required front yard or exterior side yard;
 - c. Be setback a minimum of 3 metres from rear lot line;
 - d. Not face onto a street, public;
 - e. Be accessed from the dwelling unit;
 - f. Be separate and not include walkways, play areas, or any other communal area;
 - g. Be defined by a wall or fence between adjacent units;
 - h. A minimum distance of 6 metres is required between private amenity areas of two separate buildings or 3 metres for the private amenity areas between two end units of a building; and
 - i. A minimum distance of 4.5 metres is required between the private amenity area and a wall of another building containing windows of habitable rooms which face the private amenity area.;
 - j. Condition 12 requires Private amenity areas for ground level units in stacked townhouses, back-to-back townhouses and stacked back-to-back townhouses shall be a minimum of 10 m² in area and may be provided in the front yard on an unenclosed porch or balcony with no privacy screen. Private amenity areas for units below finished grade shall be a minimum of

10 m² in area and have a maximum 50% first storey projection above the below grade patio.;

- k. Condition 13 requires Private amenity areas for above grade units in stacked townhouses, back-to-back townhouses and stacked back-to-back townhouses shall be a minimum of 10 m² in area, consist of a balcony and be defined by a wall or railing between adjacent units to a height of 1.8m and a minimum depth of 1.8m.

Parking Provisions

- For the lands zoned CMUC – XX.1(PA) minimum required parking for all non-residential uses:
 - a. 0 spaces for the first 500 m² Gross Floor Area;
 - b. Plus 3.5 spaces per 100 m² of Gross Floor Area in excess of 500 m² and 5,000 m²; and
 - c. Plus 2.5 spaces per 100 m² of Gross Floor Area in excess of 5,000 m².
- For the lands zoned CMUC – XX.2(PA) a minimum residential parking rate of 1.1 parking spaces per dwelling unit (1 parking space per unit + 0.1 parking space per unit for visitors), and minimum required parking for all non-residential uses:
 - a. 0 spaces for the first 500 m² Gross Floor Area;
 - b. Plus 3.5 spaces per 100 m² of Gross Floor Area in excess of 500 m² and 5,000 m²; and
 - c. Plus 2.5 spaces per 100 m² of Gross Floor Area in excess of 5,000 m².Furthermore, Residential visitor parking spaces and non-residential parking spaces may be provided on a non-exclusive basis and may be shared above and below ground.
- From the above, a total of 827 parking spaces are provided, where 844 parking spaces (787 for residential use at 1.1 parking space per unit + 57 for non residential use) are required per Table 5.3
- For the lands zoned CMUC – XX.2(PA) despite Section 5.9 (a)(b)(c), a minimum of 95% of the total required parking spaces shall be provided as designed electric vehicle parking spaces, where Section 5.9 (a) requires a minimum of 20% of the total required parking spaces for multi-unit buildings with 3 or more dwelling units and mixed-use buildings on lots identified with a (PA) suffix shall be provided as electric vehicle parking spaces, Section 5.9 (b) requires a minimum of 80% of total required parking spaces for multi-unit buildings with 3 or more dwelling units, townhouse – cluster, stacked, stacked back-to-back, and mixed-use buildings shall be provided as designed electric vehicle parking spaces, and Section 5.9 (c) requires for any non-residential use, a minimum of 10% of required parking spaces shall be provided as electric vehicle parking spaces and a minimum of 20% of required parking spaces shall be provided as designed electric vehicle parking spaces.
- From the above, 0 EV parking spaces and 786 designed EV spaces are proposed where 161 EV parking spaces and 641 designed EV spaces are required per Section 5.9 (a)(b) and (c).

Details of the proposed zoning are provided in Attachment-6.

Proposed Development

The applicant is proposing a mixed-use residential and commercial development comprised of four mixed use buildings with five towers with 715 dwelling units

ranging in height from 10 to 14 storeys and 2,127 square metres of at-grade commercial space.

The internal road network is proposed to be privately owned and maintained. Farley Drive is proposed to be extended at the intersection with Clair Road East to create the main access to the subject lands, which is proposed to be flanked by the mixed-use and residential buildings, creating a gateway feature into the development. The same extension connects the Poppy Drive East to provide additional access. Another additional access is proposed along Hawkins Drive. A combination of underground and surface parkings are proposed for the residential, visitor, and commercial parking needs of the mixed-use buildings.

The proposed conceptual site plan is included in Attachment-7.

Supporting Documents

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

- Planning Justification Report (PJR), prepared by MHBC, dated March 2025;
- Draft Zoning By-Law Amendment (2023-20790), prepared by MHBC;
- Draft Official Plan Amendment, prepared by MHBC;
- Architectural Plans including Site Plan, Building Elevations, Building Sections, prepared by SVN Architects, dated March 2025;
- Angular Plane Sections prepared by SVN Architects, dated March 2025;
- Urban Transportation consideration Report, prepared by BA Group, dated March 2025;
- Functional Servicing Report, prepared by CivilGo, dated March 2025;
- Civil Drawing Set, prepared by CivilGo, dated March 2025;
- Landscape Drawings, prepared by SVN Architects, Landscape Division, dated March 2025.
- Hydrogeological Report, prepared by WSP, dated June 2025;
- Commercial Function Study, prepared by Tate Research, dated February 2025;
- Affordable Housing Report, refer to section 2.8 of PJR, prepared by MHBC, dated March 2025;
- Neighbourhood Information Meeting and Community Engagement Report, prepared by Bousfields Inc, submitted August 2024;
- Urban Design Brief, prepared by Bousfields Inc., submitted August 2024;
- Wind Tunnel Study, prepared by RWDI, submitted August 2024;
- Sun and Shadow Study, prepared by SVN architects, submitted August 2024;
- Feasibility Noise Study, prepared by RWDI, submitted August 2024;
- Phase 1 Environmental Site Assessment, prepared by WSP, submitted December 2023;
- Phase 2 Environmental Site Assessment, prepared by WSP, submitted August 2024;
- Salt Management Plan, prepared by CivilGo, submitted August 2024;
- Tree Inventory & Preservation Plan, prepared by Kuntz Forestry, submitted August 2024;
- Bird Friendly Design Checklist, refer to PJR Appendix (10);
- Community Energy Initiative Strategy Study, refer to PRJ Appendix (9);

Staff Review

The review of this application will address 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;
- Evaluation of the proposal's conformity with Zoning By-law (2023)-20790, including the review of the proposed Zoning By-law 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 proposal against the Gordon/Clair mixed-use node concept plan;
- Review of the overall layout, built form, parking 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 application; and,
- Address all comments and issues raised during the review of the application.

Once the application is reviewed and all issues are addressed, a report from Infrastructure, Development and Environment with a recommendation will be considered at a future meeting of Council.

Financial Implications

Financial Implications will be reported in the future staff recommendation report to Council.

Consultations and Engagement

The applicant held an in-person neighbourhood information meeting on November 28, 2023 to inform the community about the proposed development and obtain feedback. A Community Engagement Report that summarizes public comments and changes made to the proposed development has been submitted with the complete Official Plan Amendment and Zoning By-law Amendment submission package.

A combined Notice of Complete Application was emailed on July 08, 2025 to local boards and agencies and City service areas and to property owners within 120 metres of the subject lands. Notice of the Public Meeting was also emailed on August 14, 2025 to local boards and agencies and City service areas and to property owners within 120 metres of the subject lands and advertised on the City's website and in Guelph Today on August 14, 2025. Notice of the application has also been provided by signage on the subject lands and all supporting documents submitted with the application have been posted on the City's website.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Zoning

Attachment-4 Existing Official Plan Designation

Attachment-5 Proposed Official Plan

Attachment-6 Proposed Zoning

Attachment-7 Conceptual Site Plan

Attachment-8 1 Clair Road East, Public Meeting Staff Presentation

Departmental Approval

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