

1 Clair Road East

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

September 09, 2025

Location

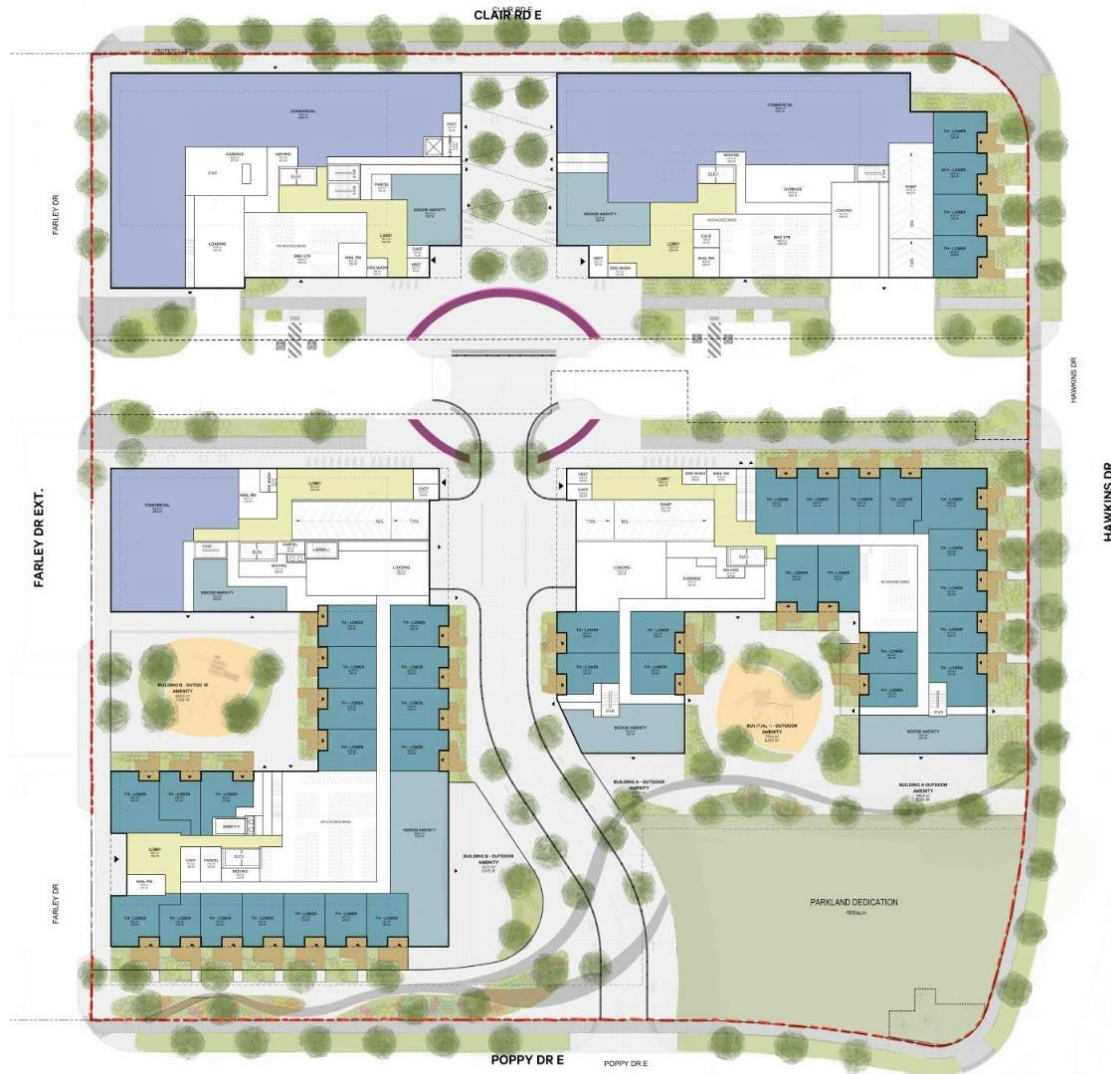
- Overall land is 5.35 hectares in size.
- Lands for the proposed development is 2.20 hectares in size.
- Lands for the proposed development has;
- 145 metres of frontage on Clair Road East.
- 155 metres of frontage on Hawkins Drive.
- 130 metres of frontage on Poppy Drive East.



Proposed Development

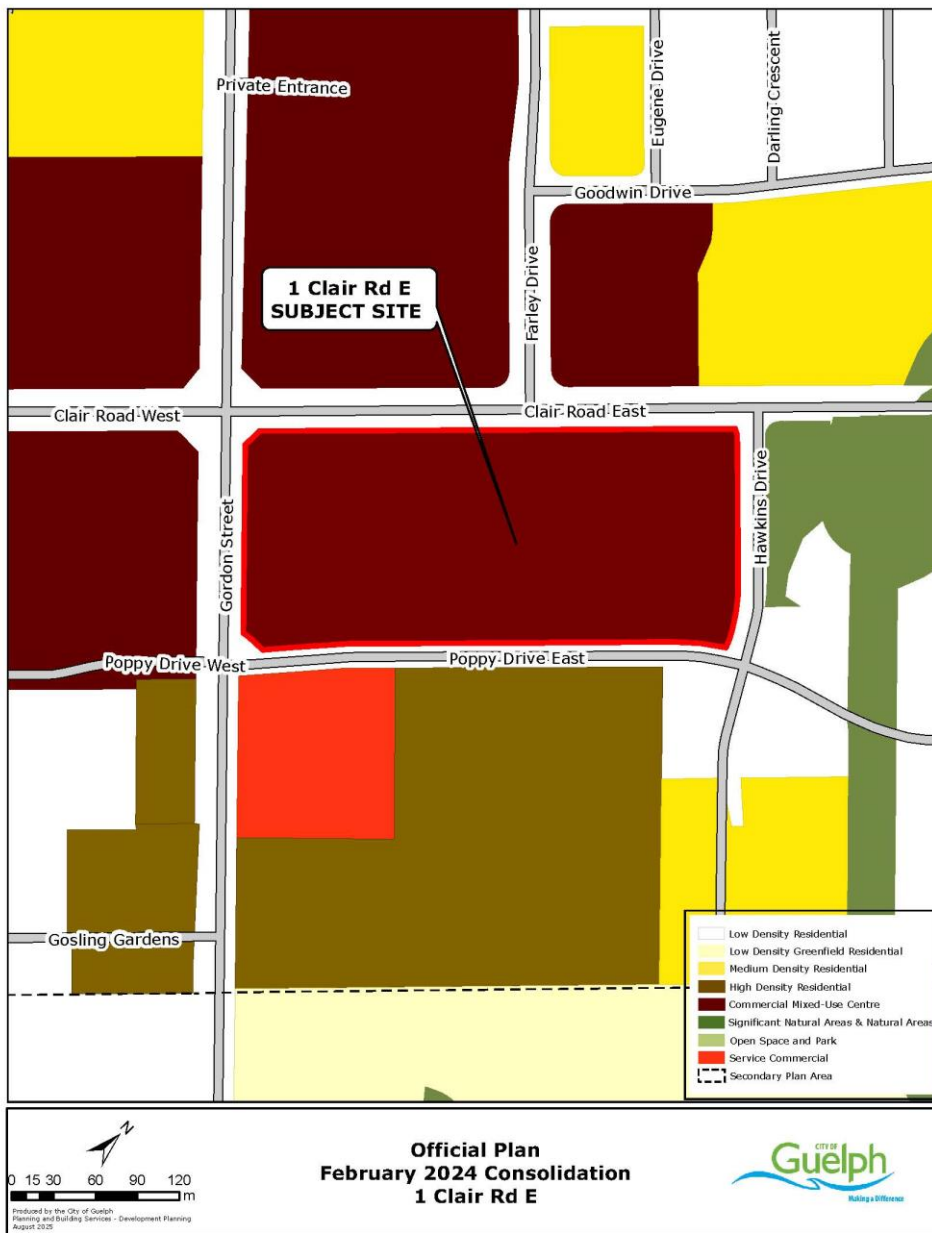
- The applicant is proposing a mixed-use residential and commercial development comprised of four mixed use buildings with five high rise towers with 715 dwelling units ranging in height from 10 to 14 storeys, 2,127 square metres of at-grade commercial space.
- A combination of underground, and surface, parking spaces are proposed for the residential, visitor, and commercial parking needs of the mixed-use buildings.
- One access has been provided from the extension of Farley Drive which further connects the proposed lands with Poppy Drive East and another site access has been provided from Hawkins Drive.

Proposed Site Plan



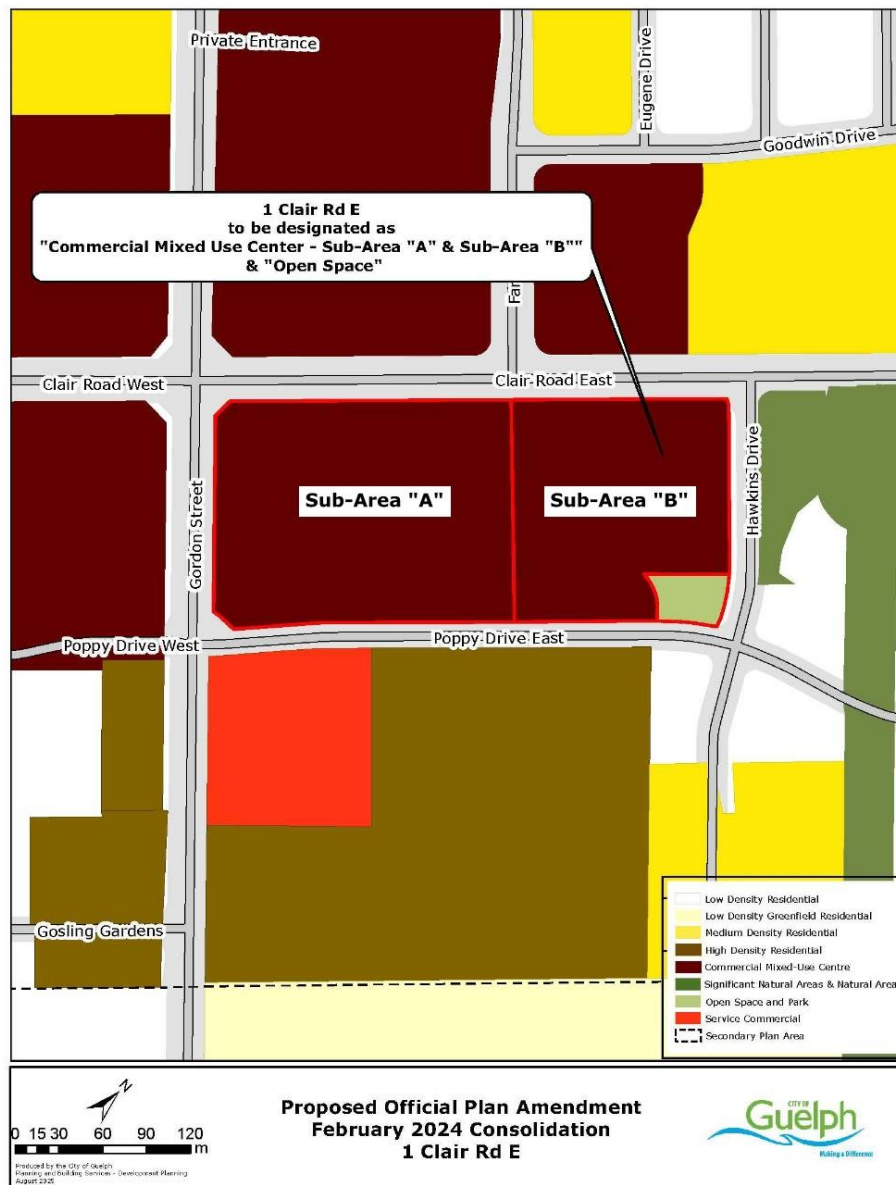
Official Plan Designation

- Commercial Mixed-Use Centre



Proposed Official Plan Designation

- Commercial Mixed-Use Center – Sub Area A and Sub Area B and Open Space



Requested Official Plan Policy:

Notwithstanding Part III, Subsections 9.4.3.19 (ii) of this Plan, for the lands described as 1 Clair Road East, 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.

Existing Zoning

- Commercial Mixed-Use Centre with Parking Adjustment Suffix and an H12 Holding Provision



0 12.5 25 50 75 100 m
Produced by the City of Guelph
Planning and Building Services - Development Planning
August 2023

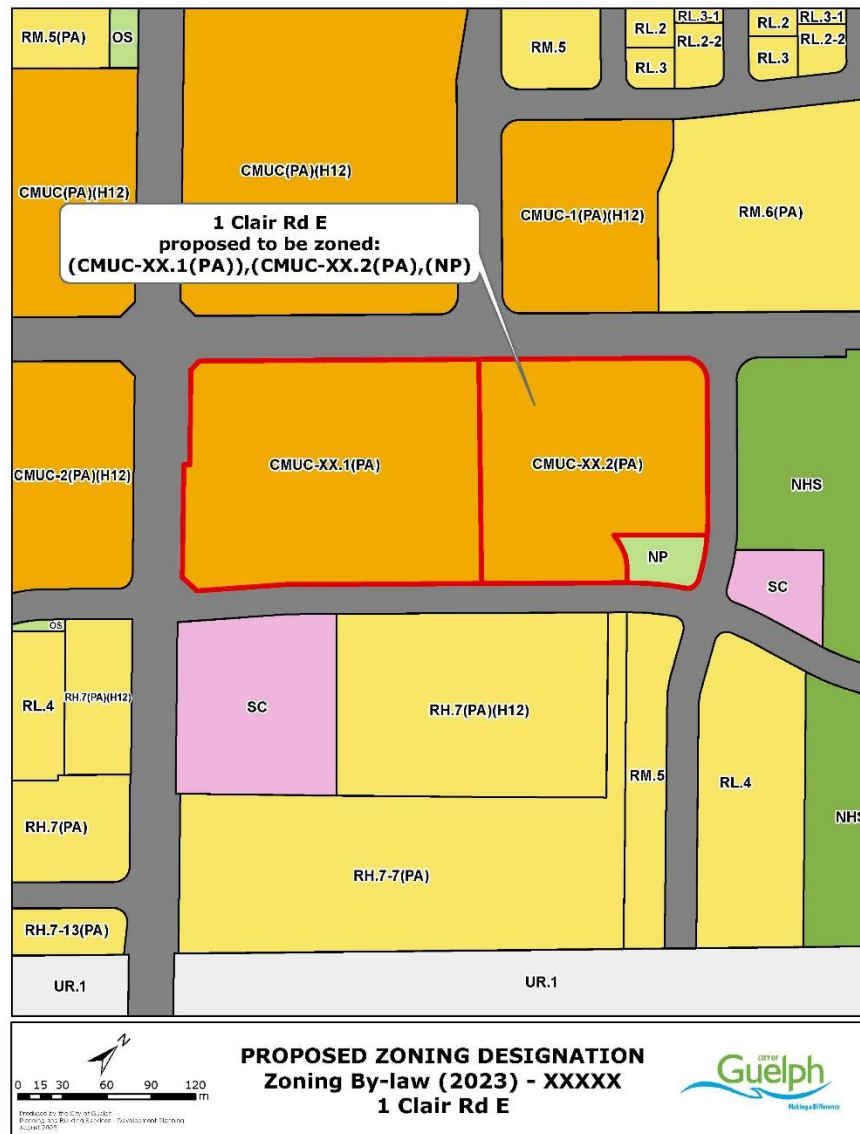
EXISTING ZONING DESIGNATION
Zoning By-law (2023) - 20790
1 Clair Rd E

CITY OF Guelph
Making a Difference

Proposed Zoning

Proposed Zoning:

“Site-specific Commercial Mixed-Use Center” (XX.1(PA) and XX.2(PA)) and “Neighborhood Park zone” under City of Guelph Zoning By-law (2023)-20790.



Requested Specialized Zoning Regulations (1 of 7):

The following specialized regulations are requested to facilitate the proposed mixed-use buildings with 715 Units and 2127 square metre of commercial area, where such regulations would permit:

- 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;
- 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;

Requested Specialized Zoning Regulations (2 of 7):

- 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;
- 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;

Requested Specialized Zoning Regulations (3 of 7):

- 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;

Requested Specialized Zoning Regulations (4 of 7):

- a. Be separate and not include walkways, play areas, or any other communal area;
- b. Be defined by a wall or fence between adjacent units;
- c. 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
- d. 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.;

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.;

Requested Specialized Zoning Regulations (5 of 7):

- 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.
- 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

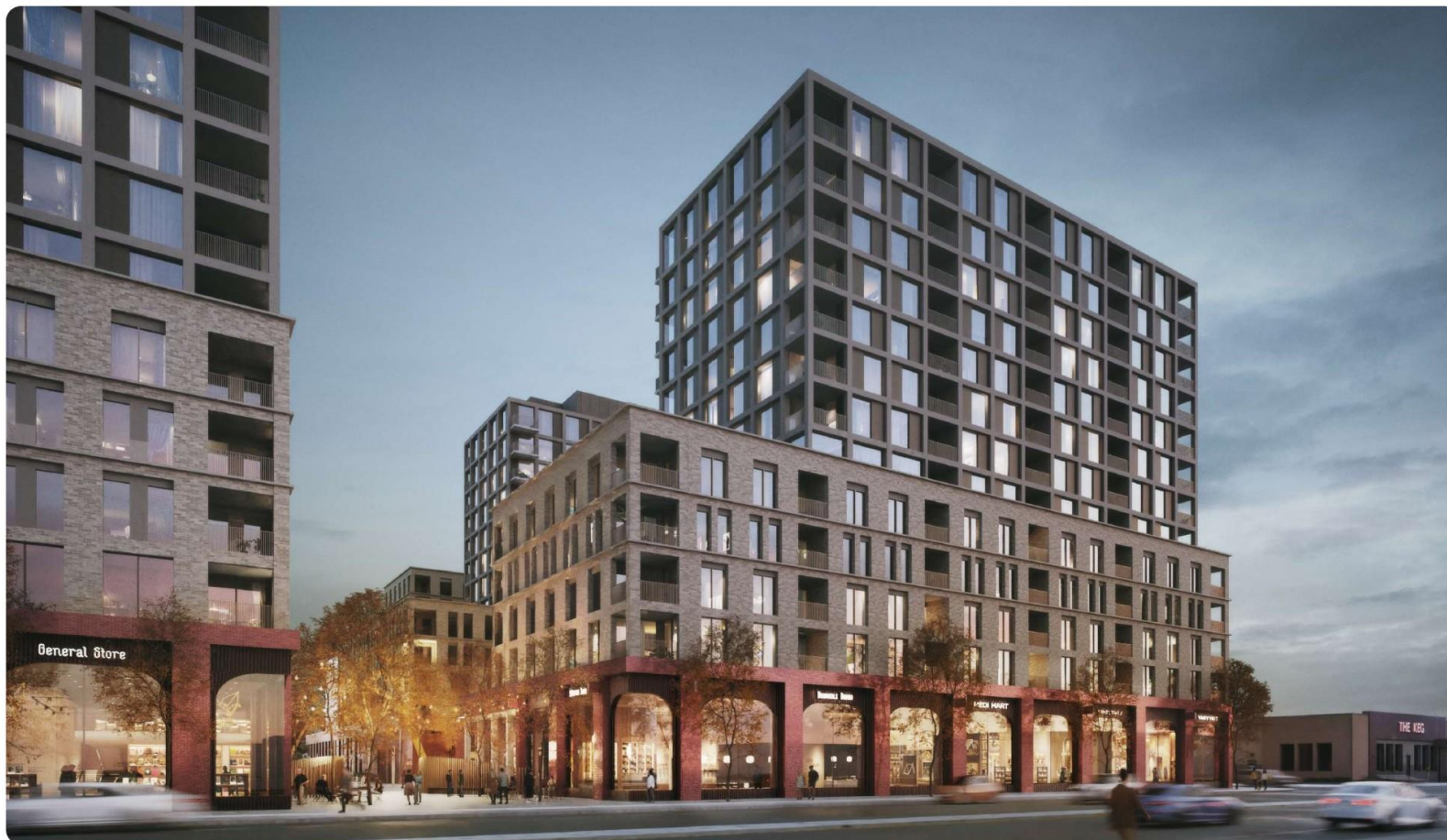
Requested Specialized Zoning Regulations (6 of 7):

- 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

Requested Specialized Zoning Regulations (7 of 7):

- 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).

Proposed Building Rendering (View from Clair Road East)



Proposed Building Rendering (View from private driveway)



Proposed Building Rendering (View from Woonerf)



How to stay informed:

If you wish to be notified of the decision on this application, please email clerks@guelph.ca