

Staff Report



To City Council
Service Area Infrastructure, Development and Environment
Date Wednesday, October 15, 2025
Subject **Statutory Public Meeting Report
132 Clair Road West
Proposed Official Plan and Zoning By-law
Amendments
File: OZS25-013
Ward 6**

Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by MHBC Planning Limited, on behalf of the owner, Mattamy (Truvilla) Limited, to facilitate the development of a residential subdivision on lands south of the future Poppy Drive West and a high density residential development on Block 1 lands within Draft Plan 23T-15501 (located north of the future Poppy Drive West), on lands municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7, (Geographic Township of Puslinch), City of Guelph, from Infrastructure, Development and Environment dated October 15, 2025 be received.

Executive Summary

Purpose of Report

To provide planning information on the Official Plan Amendment and Zoning By-law Amendment applications submitted for a portion of the lands municipally known as 132 Clair Road West. The Official Plan and Zoning By-law Amendments will facilitate the development of a residential subdivision on lands south of the future Poppy Drive West and a high density residential development on Block 1 lands within Draft Plan 23T-15501 (located north of the future Poppy Drive West). This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

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 Official Plan's vision is to plan and design an

increasingly sustainable City as Guelph grows. 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 report to Council.

Report

Background

Applications for an Official Plan Amendment and Zoning By-law Amendment have been received for a portion of the subject lands from MHBC Planning Limited, on behalf of the owner, Mattamy (Truville) Limited, to facilitate the development of a residential subdivision on lands south of the future Poppy Drive West and a high density residential development on Block 1 lands within Draft Plan of Subdivision 23T-15501 (located north of the future Poppy Drive West). The applications were received by the City on August 7, 2025 and deemed complete on September 3, 2025.

Location

The portion of lands municipally known 132 Clair Road West subject to these applications is comprised of Block 1 of the of the Draft Approved Plan of Subdivision 23T-15501(draft plan approved in 2021 by the Ontario Land Tribunal) and the lands directly south of the future Poppy Drive West. The subject lands are located at the south-west intersection of Clair Road West and Gosling Gardens (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). Lands subject to these applications are approximately 6.013 hectares combined in size. Block 1 has approximately 164 metres of frontage along Clair Road West and the lands south of Poppy Drive West will have approximately 425 metres of frontage along the future Poppy Drive West. The subject lands are currently vacant.

Surrounding land uses include:

- To the north: Clair Road West, beyond which are low-density residential uses consisting of predominantly single detached dwellings and a commercial plaza with grocery stores, cafes, and personal service establishments;
- To the south: vacant, naturalized lands and the South End Community Park which includes recreational facilities such as trail systems, baseball diamonds, tennis courts, and playgrounds;
- To the east: a mix of low and medium-density residential uses such as semi-detached dwellings and street townhouses;
- To the west: Guelph Paramedic Building and Bishop MacDonnell Catholic Highschool.

Existing Official Plan Land Use Designations and Policies

Block 1 of Draft Approved Plan of Subdivision 23T-15501 is designated as "Corporate Business Park" in the Official Plan. Permissible uses within this designation include office and administrative facilities, manufacturing, warehousing, hotel and convention facilities, research and development facilities, associated ancillary retail uses that are an integral component of the primary uses and complementary or accessory uses such as restaurants; financial institutions; medical services; fitness centres; open space and recreation facilities; and childcare centres.

The proposed Draft Plan of Subdivision lands are located within the Clair-Maltby Secondary Plan and are predominantly designated as "Low Density Greenfield Residential" with portions being designated as "Significant Natural Areas and Natural Areas" and "Clair-Maltby High-Density Residential".

The Low-Density Greenfield Residential designation is intended to facilitate a full range of housing types, affordability and tenure that is predominately low-density in character. Uses that may be permitted include detached, semi-detached and duplex dwellings, and multiple unit residential buildings, such as townhouses and apartments. The Clair-Maltby High Density Residential designation is intended to contribute to the full range of housing types, affordability and tenure at a high density scale. Permissible uses within this designation include multiple unit residential units.

The portion of the subject lands designated as Low-Density Greenfield Residential are permitted to have a maximum net density of 60 units per hectare for multiple unit residential buildings such as townhouses and apartments and a maximum building height of 4 storeys is permitted.

The Significant Natural Areas and Natural Areas land use designation does not permit development within it or in minimum or established buffers. Development is not proposed within this land use designation and the applicant has submitted an Environmental Impact Study to demonstrate no negative impact from the proposed development.

Details of the Official Plan land use designations and policies are included in Attachment-3.

Proposed Official Plan Amendment

Block 1 of Draft Approved Plan of Subdivision 23T-15501 is designated as "Corporate Business Park" in the Official Plan. The purpose of the Official Plan Amendment is to re-designate Block 1 to the "High Density Residential" land use designation of the Official Plan. Site-specific policies are proposed for Block 1 to add the following permitted uses: townhouses, convenience commercial, small-scale retail commercial, small-scale service commercial, small-scale office and personal service uses. The Official Plan allows a maximum permitted density in the High Density Residential land use designation of 150 units per hectare and a maximum building height of 10 storeys. The applicant is requesting a site-specific policy to increase the maximum permitted density to 250 units per hectare, and to increase the maximum building height to 14 storeys.

The proposed Draft Plan of Subdivision lands are located within the Clair-Maltby Secondary Plan and are predominantly designated as "Low Density Greenfield

Residential” with portions being designated as “Significant Natural Areas and Natural Areas” and “Clair-Maltby High-Density Residential”. The purpose of the proposed Official Plan Amendment is to re-designate the portion of lands currently designated as “Clair-Maltby High-Density Residential” to “Low Density Greenfield Residential” and to designate proposed Blocks 26 and 27 to “Open Space and Parks” under the Clair-Maltby Secondary Plan.

Further details of the proposed Official Plan Amendment are included in Attachment-4.

Existing Zoning

Block 1 is currently zoned “Site-specific Corporate Business Park” (BP-8), according to Zoning By-law (2023)-20790, as amended. The proposed Draft Plan of Subdivision lands are currently zoned “Urban Reserve 1” (UR.1), according to Zoning By-law (2023)-20790, as amended.

Details of the existing zoning are provided in Attachment-4.

Proposed Zoning By-law Amendment

Proposed Amendments for Block 1 of Draft Approved Plan of Subdivision 23T-15501 (lands north of the future Poppy Drive West)

Site-specific regulations to the Residential High Density 7 (RH.7) Zone for Block 1 of the Draft Approved Plan of Subdivision 23T-15501 requested by the applicant include:

- To add townhouses (back-to-back, cluster, stacked, stacked back-to-back) as a permitted use, subject to the regulations of the RM.6 Zone, in addition to the uses set out in Table 6.1;
- To add townhouses (on-street, and rear-access on-street) as a permitted use, subject to the regulations of the RM.5 Zone, in addition to the uses set out in Table 6.1;
- To add a mixed-use building, a convenience store, retail establishment, office, service establishment uses, in addition to the uses set out in Table 6.1;
- To reduce the minimum building height to 2 storeys for a townhouse use, whereas Table 6.34 requires a minimum height of 3 storeys;
- To increase the maximum building height for apartments to 14 storeys, whereas Table 6.34 permits a maximum building height of 10 storeys in the RH.7 Zone;
- To increase the maximum density to 250 units per hectare, whereas Table 6.32 establishes a maximum of 150 units per hectare;
- To reduce the front yard setback from Poppy Drive West for townhouse back-to-back, townhouse cluster, townhouse stacked back-to-back, to 4.5 metres, whereas Table 6.18 requires a minimum setback of 6.0 metres;
- To remove the maximum floorplate size requirement, whereas Table 6.34 permits a maximum of 1,200 square metres for the 7th and 8th storeys and then 1,000 square metres for every storey above the 9th;
- To reduce the minimum tower setback from an interior side yard to 7.5 metres, whereas Table 6.34 requires a minimum of 12.5 metres; and,
- To reduce the minimum parking rate to 1.0 space per dwelling unit plus 0.15 visitor spaces per dwelling unit (1.15/unit total), whereas Table 5.3 requires a minimum of 1.0 spaces per unit plus 0.25 visitor spaces per dwelling unit (1.25/unit total).

Proposed Amendments for proposed Draft Plan of Subdivision (lands south of the future Poppy Drive West):

The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations through multiple "Site-specific Residential Low Density 2" (RL.2-xx) Zones, a "Site-specific Residential Multiple 6" (RM.6-xx) Zone, and rezone portions of the subject lands to "Open Space and Parks" (OS) Zone and refine the "Natural Heritage System" (NHS) Zone.

Site-specific regulations requested through the Residential Low Density 2 zone for Blocks 1-11 and Blocks 14-24 of the proposed draft plan south of Poppy Drive West include:

- To reduce the minimum front yard setback from the required 6.0 metres in Table 6.3 to 4.5 metres and maintain a 6.0 metre front yard setback to the garage;
- To reduce the minimum interior area of the garage to 18 square metres from the required 20 square metres shown in Table 5.2; and,
- To increase the maximum width of the garage to 55 per cent of the lot width or 5 metres whichever is greater from the required greater of 50 per cent or 5 metres for single detached dwellings in the RL.2 Zone.

Site-specific regulations requested through the Residential Low Density 2 zone for Blocks 12-13 of the proposed draft plan south of Poppy Drive West include:

- To reduce the minimum front yard setback from the required 6.0 metres in Table 6.3 to 4.5 metres and maintain a 6.0 metre front yard setback to the garage;
- To reduce the minimum interior area of the garage to 18 square metres from the required 20 square metres required in Table 5.2;
- To increase the maximum width of the garage to 55 per cent of the lot width or 5 metres whichever is greater from the required greater of 50 per cent or 5 metres for single detached dwellings in the RL.2 zone; and,
- To reduce the minimum lot area to 250 square metres, whereas Table 6.2 requires a minimum lot area of 275 square metres.

Site-specific regulations to the Residential Multiple 6 (RM.6) Zone for Block 25 of the proposed draft plan south of Poppy Drive West requested by the applicant include site-specific regulations that would apply to the whole of Block 25 and regulations that would apply to the proposed townhouses within Block 25.

Site-specific regulations requested that apply to Block 25 in its entirety include:

- To permit a maximum density of 60 units per hectare, whereas Table 6.17 requires a maximum density of 100 units per hectare;
- To reduce the minimum front yard setback to be 4.5 metres, whereas Table 6.8 requires a minimum of 6.0 metres;
- To permit an interior side yard setback of 5.0 metres, whereas Table 6.18 requires a minimum of one half of the building but no less than 3 metres; and,
- To reduce the minimum private amenity space per townhouse dwelling unit to 7 square metres, whereas Tab 6.18 requires a minimum of 20 square metres per dwelling unit.

Site-specific regulations requested for proposed townhouses within Block 25 of the subject lands, south of Poppy Drive West include:

- To reduce the minimum unit width to 5.0 metres for all townhouses, whereas Table 6.19 requires a minimum of 6.0 metres, and 7 metres for back-to-back townhomes, and no requirement for stacked townhouses;
- To remove the minimum front yard setback from private street, curb, or sidewalk, whereas Table 6.19 requires a minimum of 6 metres, and 3 metres where a stacked townhouse has no garage;
- To remove the minimum rear yard setback from a private street, curb, or sidewalk, whereas Table 6.19 requires a minimum of 7.5 metres, and 0 metres for back-to-back townhouses.

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

Proposed Development

A proposed concept plan for Block 1 has been prepared for conceptual purposes to illustrate possible ultimate development for this site (up to 250 units per hectare and a maximum building height of 14 storeys) and does not reflect a final proposal for this Block. The internal road network is proposed to be privately owned and maintained on Block 1. This includes internal drive aisles and potentially private streets, further providing access to the proposed public street, Poppy Drive West.

The applicant is proposing a residential subdivision south of Poppy Drive West that includes: 24 low-density residential lots, one low-density multiple residential dwelling block, one natural heritage system block and two open space blocks.

The proposed conceptual site plan for Block 1 of Draft Approved Plan of Subdivision 23T-15501 is included in Attachment-7 and the proposed draft plan of subdivision for lands south of the future Poppy Drive West are included in Attachment-8.

Supporting Documents

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

- Application Form, dated July 2025;
- Area Grading Plan No. 2, prepared by MTE Consultants Inc., dated May 2025;
- Block 1 Section 59 Review Form, dated July 2025;
- Community Energy Initiative Letter, prepared by Mattamy Homes Limited, dated July 2025;
- Concept Plan for Block 1, prepared by MHBC Planning Limited, dated June 2025;
- Cover Letter, prepared by MHBC Planning Limited, dated August 2025;
- Draft Plan of Subdivision, prepared by MHBC Planning Limited, dated August 2025;
- Environmental Noise Assessment, prepared by MTE Consultants Inc., dated July 2025;
- Environmental Support Letter, prepared by Natural Resource Solutions Inc., dated July 2025;
- General Plan of Services, prepared by MTE Consultants Inc., dated July 2025;
- Groundwater Mounding Calculations, prepared by MTE Consultants Inc., September 2024;

- Hydrogeology Investigation Report, prepared by Banks Groundwater Engineering Limited, dated October 2017;
- Infiltration Testing Results, prepared by MTE Consultants Inc., dated September 2024;
- Phase I Environmental Site Assessment, prepared by Pinchin Ltd., dated December 2020;
- Planning Justification Report Addendum, prepared by MHBC Planning Limited, dated July 2025;
- Preliminary Geotechnical Report, prepared by V.A. Wood (Guelph) Incorporated Consulting Geotechnical Engineers, dated October 2014;
- Serviceability Report, prepared by MTE Consultants Inc., dated July 2025;
- South of Poppy Drive Section 59 Form, dated July 2025;
- Supplemental Geotechnical Investigation, prepared by V.A. Wood (Guelph) Incorporated Consulting Geotechnical Engineers, dated May 2021;
- Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited, dated July 2025; and,
- Urban Design Brief, prepared by MHBC Planning Limited, dated July 2025.

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, including Official Plan Amendment criteria;
- 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 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 applications; and,
- Address all comments and issues raised during the review of the applications.

Once the applications are 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 4, 2024 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 and Public Meeting was emailed on September 17, 2025 to local boards and agencies and City service areas and mailed to property owners within 120 metres of the subject lands on September 18, 2025. Notice of the Public Meeting was also advertised on the City's website and in Guelph Today on September 18, 2025.

The associated proposed draft plan of subdivision application for lands south of the future Poppy Drive West is being processed under file OZS25-011 and was circulated to local boards and agencies and service areas and mailed to property owners within 120 metres of the subject lands on August 6, 2025. A Statutory Public Meeting is no longer required for a draft plan of subdivision application as per Provincial changes made through Bill 23, which received Royal Assent on November 28, 2022.

Notice of the applications 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 metre Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designations and Policies

Attachment-4 Proposed Official Plan Amendment

Attachment-5 Existing Zoning, Zoning By-law (2023)-20790

Attachment-6 Proposed Zoning, Zoning By-law (2023)-20790

Attachment-7 Proposed Conceptual Site Plan for Block 1 of Draft Approved Plan of Subdivision 23T-15501

Attachment-8 Proposed Draft Plan of Subdivision (lands south of the future Poppy Drive West)

Attachment-9 Staff Presentation for Public Meeting

Departmental Approval

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