

**132 Clair Road West**

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

**File: OZS25-013**

**October 15, 2025**

# Location

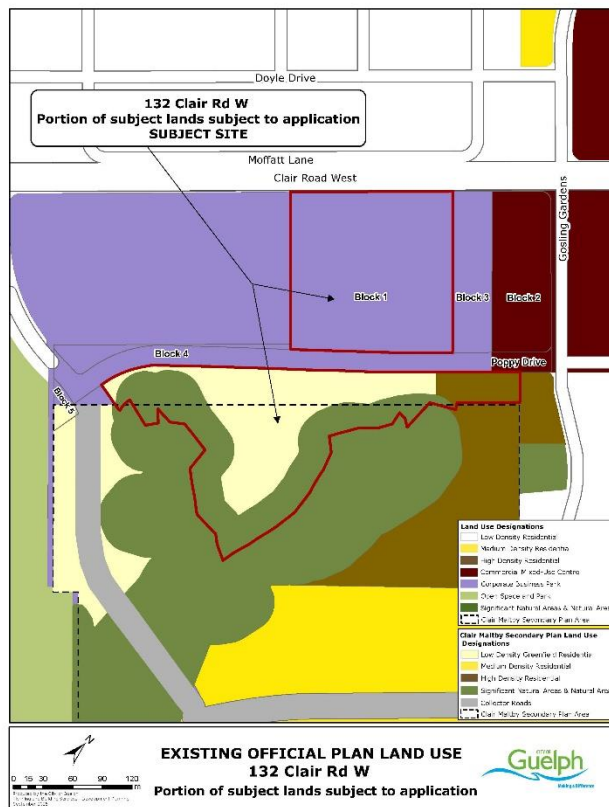


# Proposed Conceptual Site Plan for Block 1 (lands north of the future Poppy Drive West)

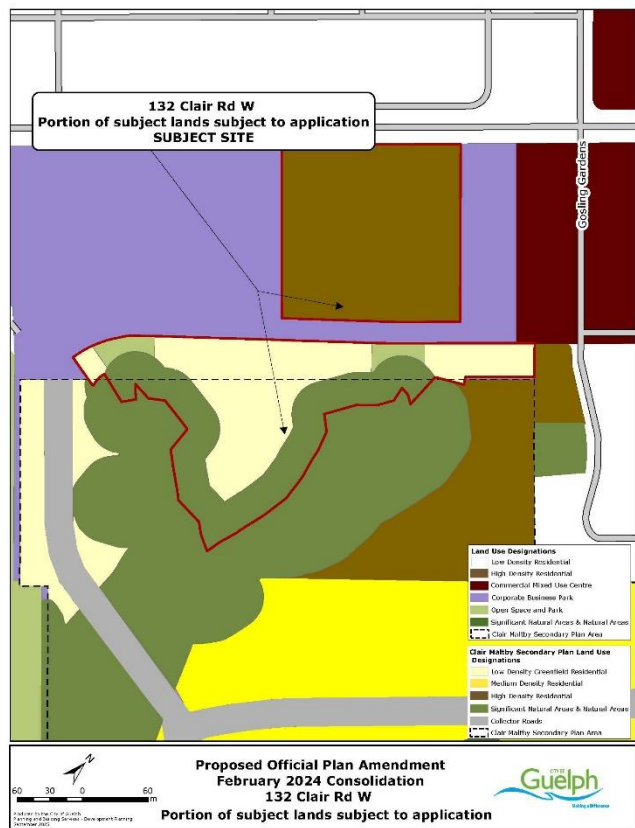




# Existing Official Plan Land Use Designations



# Proposed Official Plan Amendment

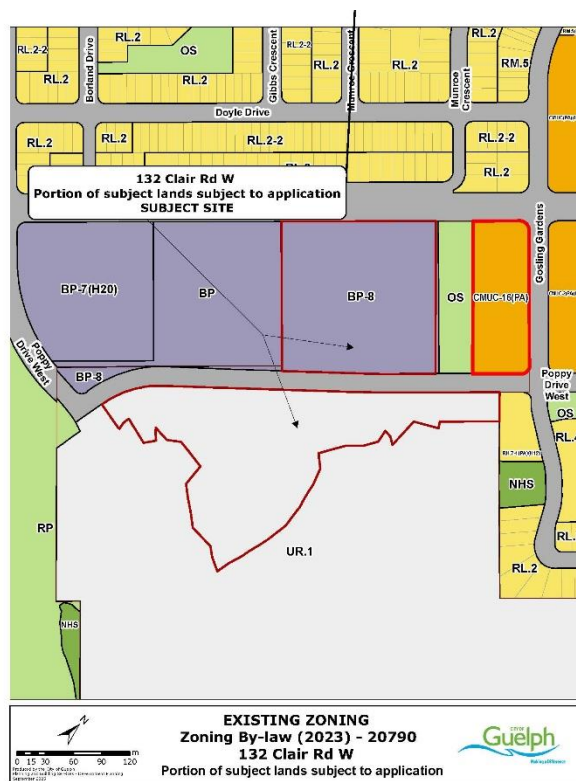


# Proposed Site-specific Official Plan Policies

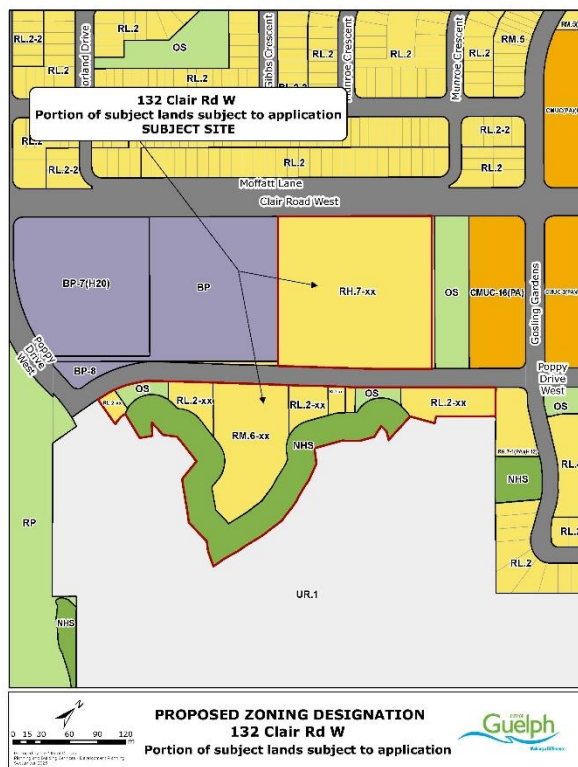
## **Proposed site-specific policies to be added to the High-density Residential land use designation for Block 1, of Draft Approved Plan of Subdivision 23T-15501 (lands north of the future Poppy Drive West):**

- In addition to the High-density Residential uses permitted for the lands, the lands may also be used for convenience commercial, small-scale retail commercial, small-scale service commercial, small-scale office, personal service, and townhouse uses.
- Despite policy 9.3.4.2, the minimum building height shall be two (2) storeys.
- Despite policy 9.3.4.3, the maximum building height shall be fourteen (14) storeys.
- Despite policy 9.3.4.3, the maximum density shall be 250 units per net hectare.

# Existing Zoning, Zoning By-law (2023)-20790



# Proposed Zoning, Zoning By-law (2023)-20790



# Proposed Zoning

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

- 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.
- To add townhouses (on-street, and rear-access on-street) as a permitted use, subject to the regulations of the RM.5 Zone.
- To add a mixed-use building, a convenience store, retail establishment, office, service establishment uses as permitted uses.
- 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 density to 250 units per hectare, whereas Table 6.32 establishes a maximum of 150 units per hectare.

## Proposed Zoning – Block 1 (north of the future Poppy Drive West) Continued

- To increase the maximum building height for apartments to 14 storeys, whereas a maximum building height of 10 storeys is permitted in the RH.7 Zone.
- 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 7<sup>th</sup> and 8<sup>th</sup> storeys and then 1,000 square metres for every storey above the 9<sup>th</sup>.
- 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 Zoning – Proposed Draft Plan of Subdivision (lands south of the future Poppy Drive West)**

The purpose of the 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% of the lot width or 5 metres whichever is greater from the required greater of 50% or 5 metres for single detached dwellings in the RL.2 Zone.

## **Proposed Zoning – Proposed Draft Plan of Subdivision (lands south of the future Poppy Drive West) Continued - 1**

Site-specific regulations to the Residential Multiple 6 (RM.6) Zone for Block 25 include the following site-specific regulations 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.
- To reduce the minimum private amenity space per townhouse dwelling unit to 7 square metres, whereas a minimum of 20 square metres per dwelling unit is required.

## **Proposed Zoning – Proposed Draft Plan of Subdivision (lands south of the future Poppy Drive West) Continued - 2**

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.
- 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.

# How to stay informed:

**If you wish to be notified of any future revisions or decisions on this application, please email [planning@guelph.ca](mailto:planning@guelph.ca)**