



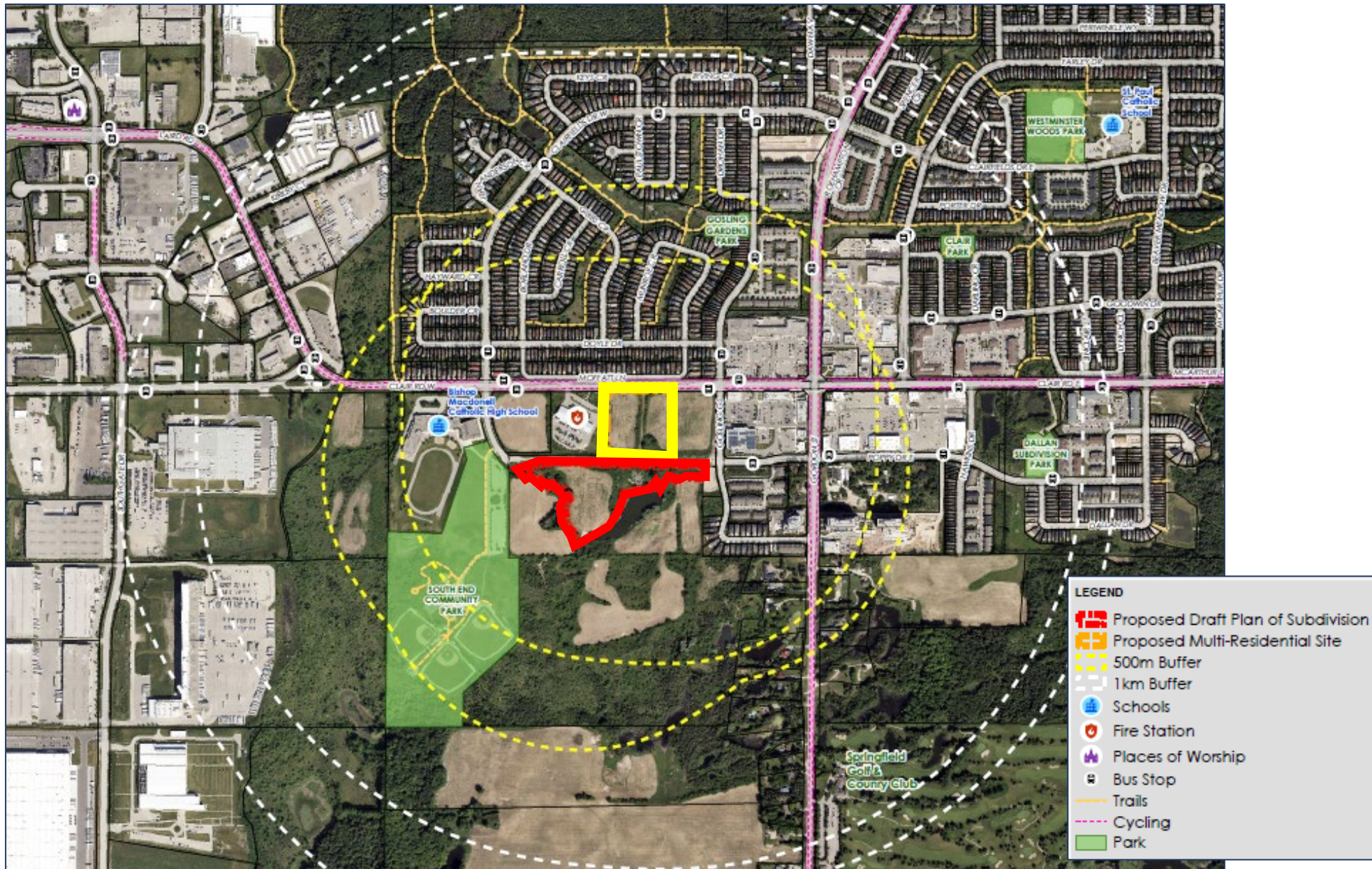
132 Clair Road West, Guelph

Official Plan Amendment and Zoning By-law Amendment

Council Planning Meeting | October 15, 2025



Subject Lands | Context



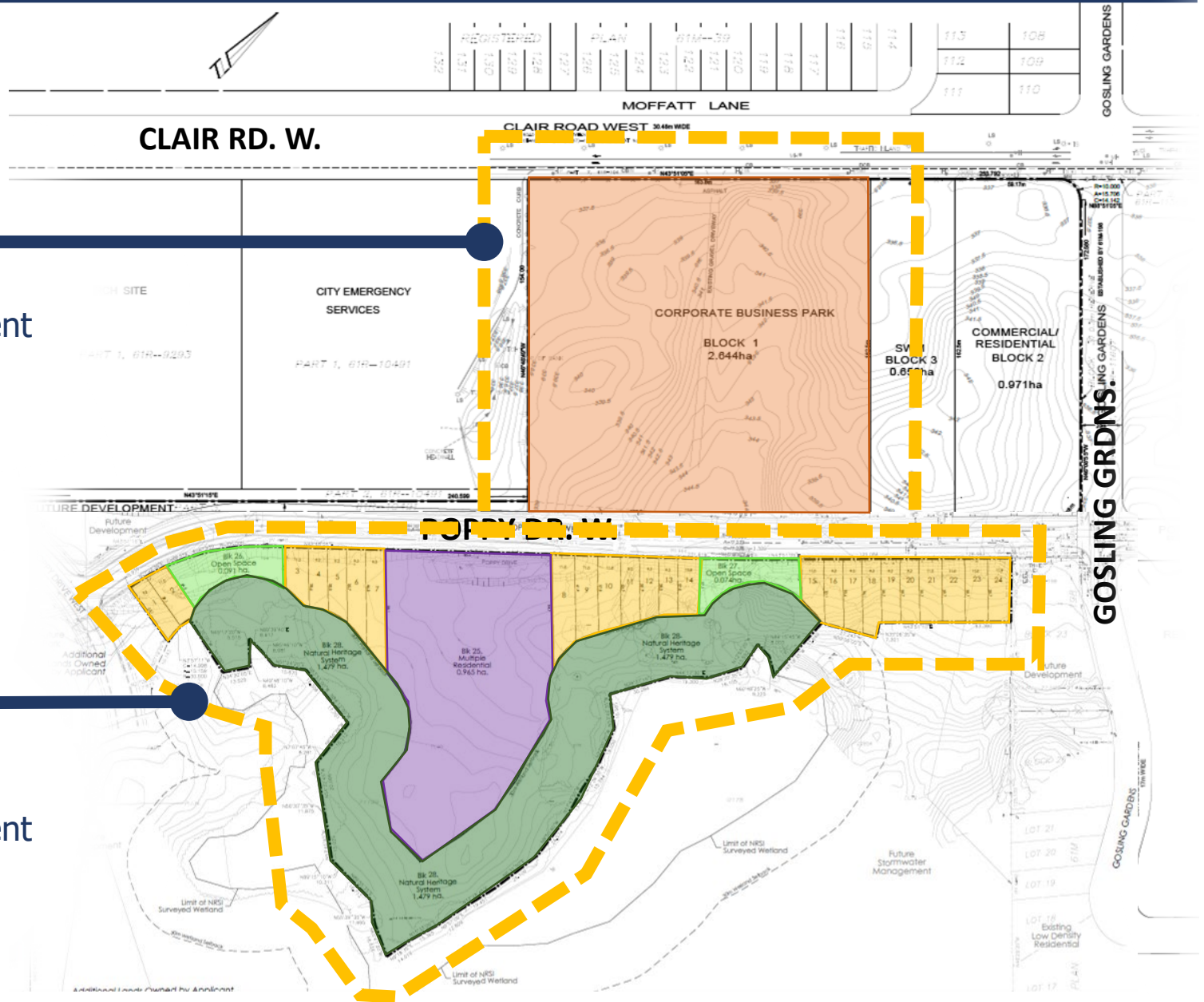
Proposal | Applications

Block 1

Official Plan Amendment
Zoning By-law Amendment

South Poppy

Draft Plan of Subdivision
Official Plan Amendment
Zoning By-law Amendment



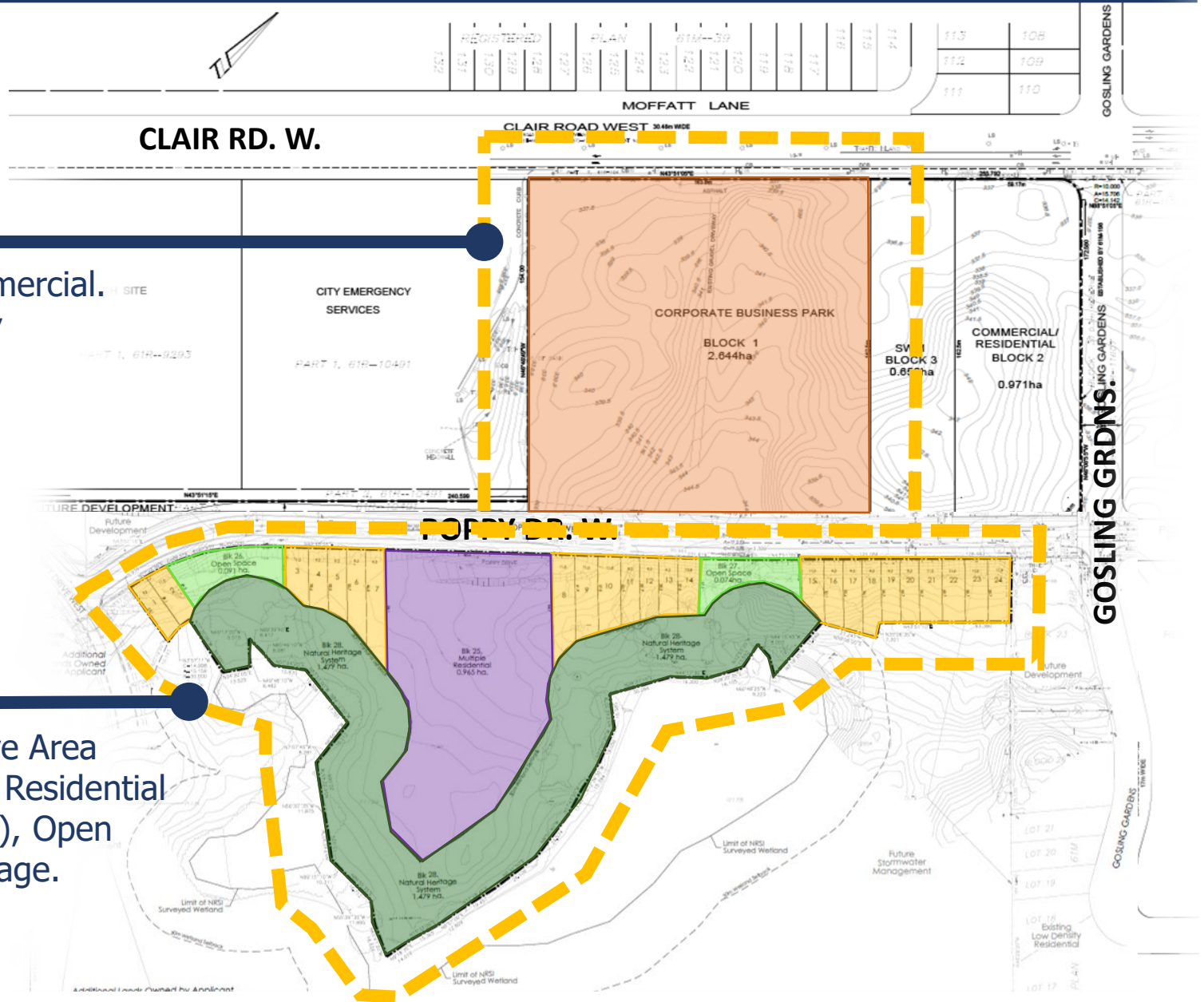
Proposal | Applications

Block 1

Currently Office / Commercial.
Proposing High-Density Residential.

South Poppy

Currently Urban Reserve Area
Proposing Low Density Residential (singles and townhouses), Open Space, and Natural Heritage.



Block 1 | Preliminary Concept



Block 1 | Precedent Designs



Block 1 | Application Merits



Near **strategic growth area** at Clair / Gordon; addresses related policies.



Density reduced for other lands owned by applicant in April 2025.



Clair-Maltby Secondary Plan **high-density area to be reallocated** from South Poppy lands.



Frontage on **arterial and collector roads** intended for higher traffic levels.



Provides for a **range of residential unit types** and allows opportunity for mixed use development.

South Poppy | Concept Plan



South Poppy | Precedent Images



South Poppy | Application Merits



Near **transit facilities** + **active transportation** connections.



Frontage on future collector road, Poppy Drive West.



High density designation in CMSP to be **reallocated** to Block 1.



Proposed designation **permits low rise residential** uses (single detached, street townhouses, back-to-back townhouses).



Natural Heritage feature protected.



Thank you.

132 Clair Road West, Guelph

Council Planning Meeting | October 15, 2025

