

An architectural rendering of a modern multi-story building at dusk. The building features a prominent grid of windows and balconies. The ground floor is illuminated, showing storefronts and people walking. The sky is a deep blue with light clouds. The text is overlaid on the left side of the image.

1 Clair Road East City of Guelph

Public Meeting

General October 15th, 2025

AGENDA

01

THE PROPOSAL

02

PUBLIC MEETING COMMENTS

03

**REVISIONS TO DRAFT ZONING
BY-LAW AMENDMENT**

01

Proposal



Key Statistics



10-14
STOREYS



715
RESIDENTIAL UNITS



1800 sq.m
PARK SPACE



850
CAR PARKING SPACES



2100 + sq.m
COMMERCIAL SPACE



819
BIKE PARKING SPACES

Site Plan



Ground Floor



Legend

- Commercial
- Residential Lobby
- Indoor Amenity
- Outdoor Amenity
- Townhomes
- Park



WOONERF ENTRY AT POPPY DR. E



PRIVATE ACCESS ROAD



General Store

SHOES

SHIRT & CO.

ALY'S BAKERY

GRABBY

FRUIT

THE REG



AERIAL VIEW

02

Public Meeting Comments



Summary of Comment Received at Public Meeting on September 9th, 2025

- Loss of Commercial Space and Recreational Use
- Building Heights and Built-form Considerations
- Traffic and Site Access
- Parking

Loss of Commercial Space and Recreational Use



Summary of Existing GLA

- 98,000 ft²
- 17,400 ft²
- 31,400 ft²

Totals

$$98,000 \text{ ft}^2 + 17,400 \text{ ft}^2 + 31,400 \text{ ft}^2 = 146,800 \text{ ft}^2$$

$$98,000 \text{ ft}^2 + 17,400 \text{ ft}^2 = 115,400 \text{ ft}^2$$

Summary of Proposed GLA

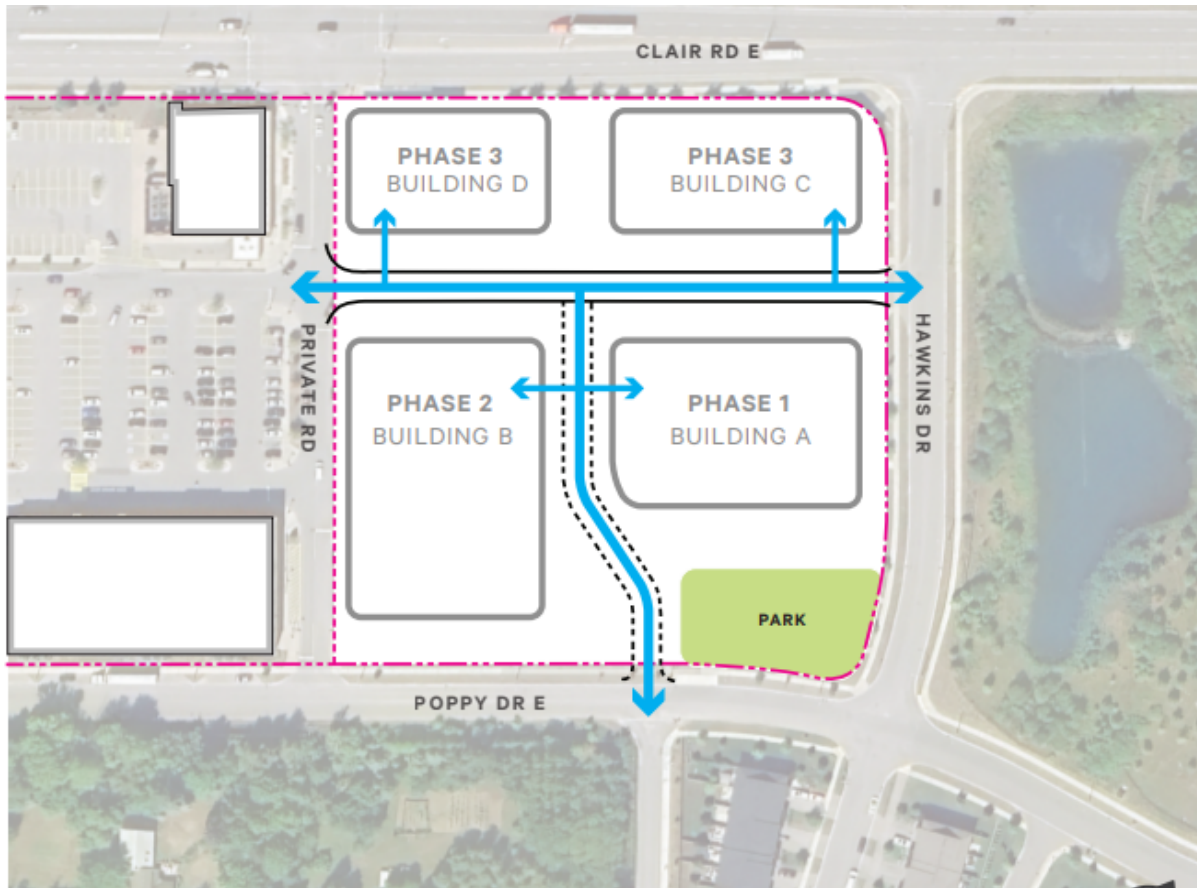
$$98,000 \text{ ft}^2 + 23,000 \text{ ft}^2 = 121,000 \text{ ft}^2$$

Building Heights and Built-form Considerations

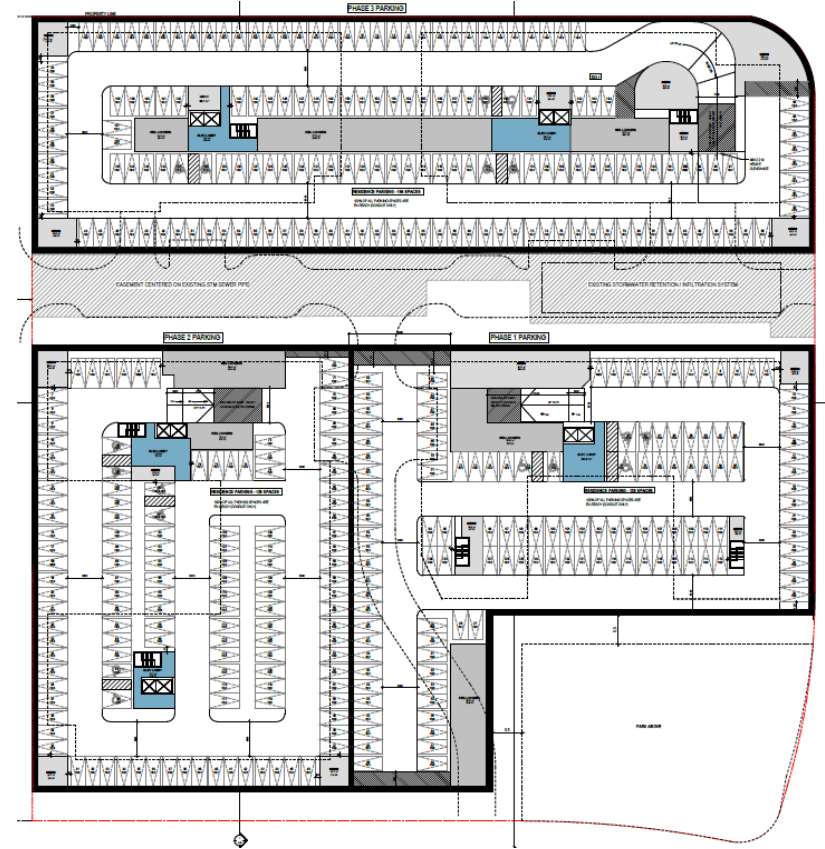
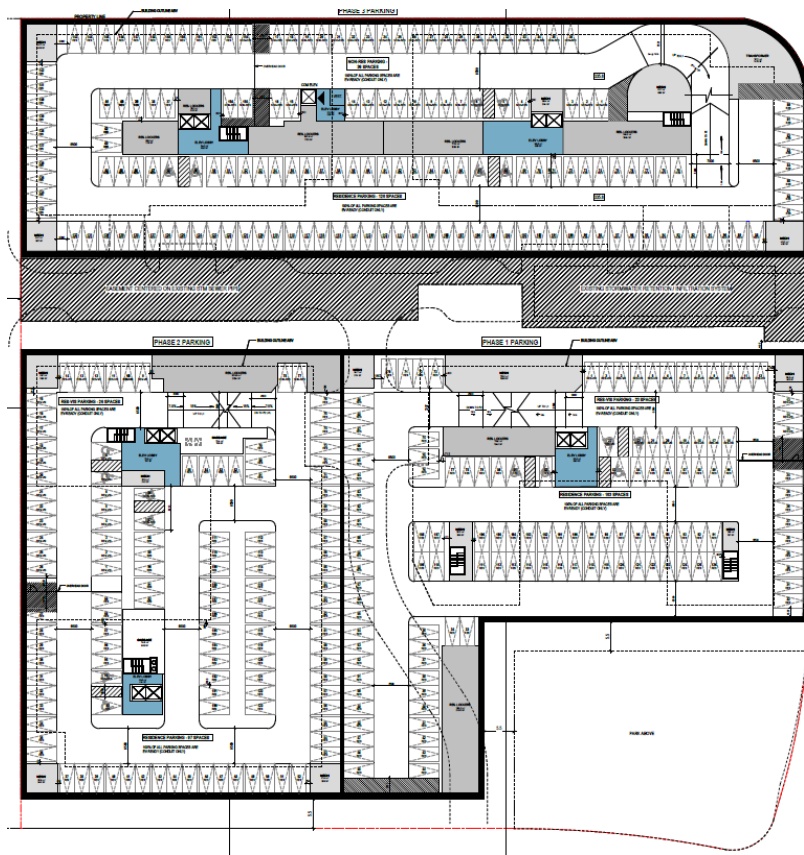


WOONERF ENTRY AT POPPY DR. E

Traffic and Site Access



Parking



03

**REVISION TO
DRAFT ZONING
BY-LAW
AMENDMENT**



REVISIONS TO DRAFT ZONING BY-LAW AMENDMENT

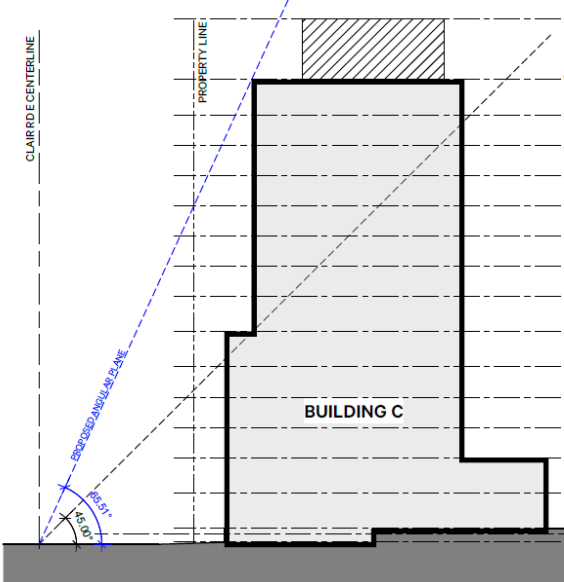
- Relocation of Landscape Buffer Strip provision
- Removal of Minimum and Maximum Yard Requirement provision
- Removal of Minimum Building Height provision
- Removal of Electric Vehicle Parking provision



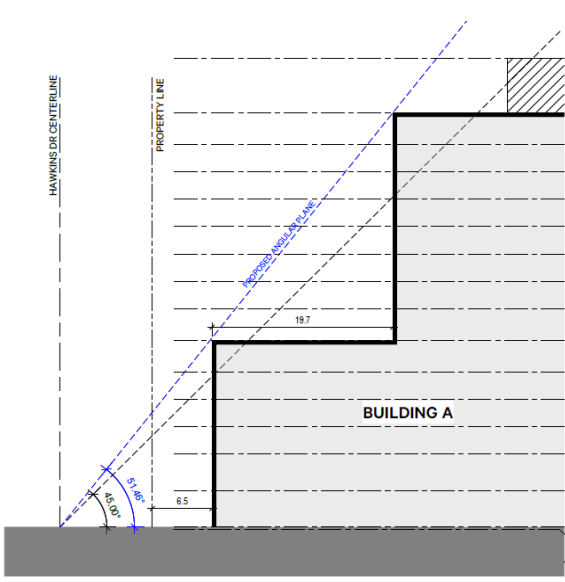
Thank you!



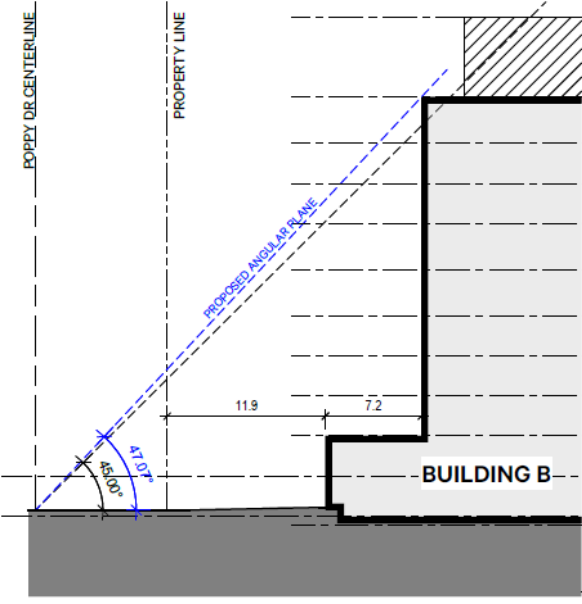
Angular Planes



CLAIR ROAD EAST

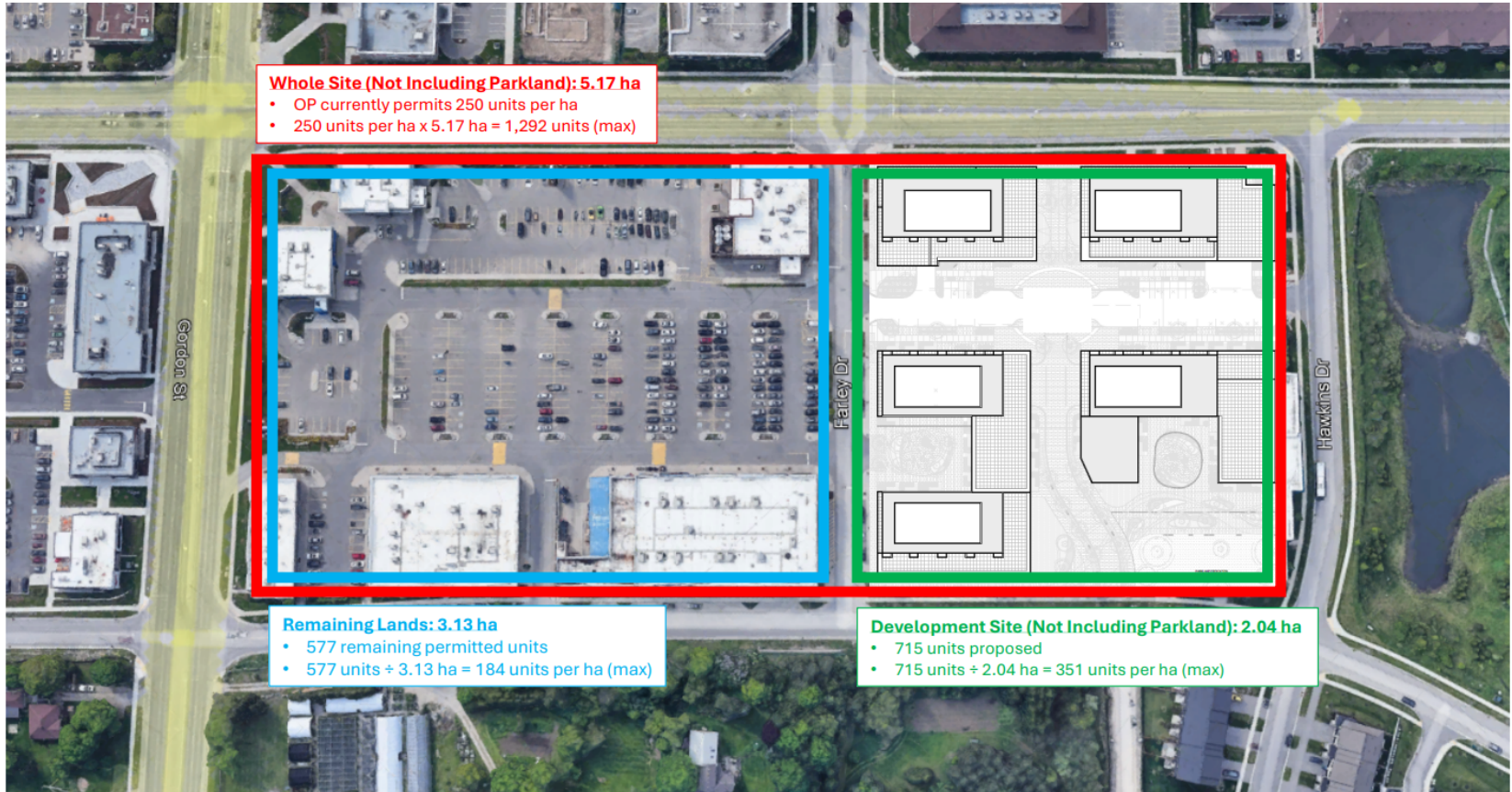


HAWKINS DRIVE

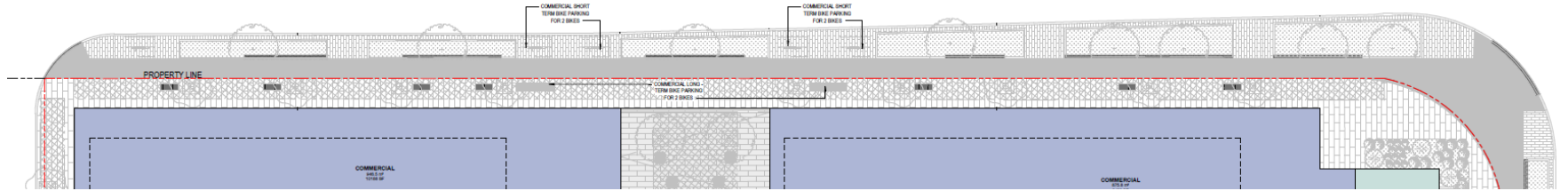


POPPY DRIVE EAST

Density

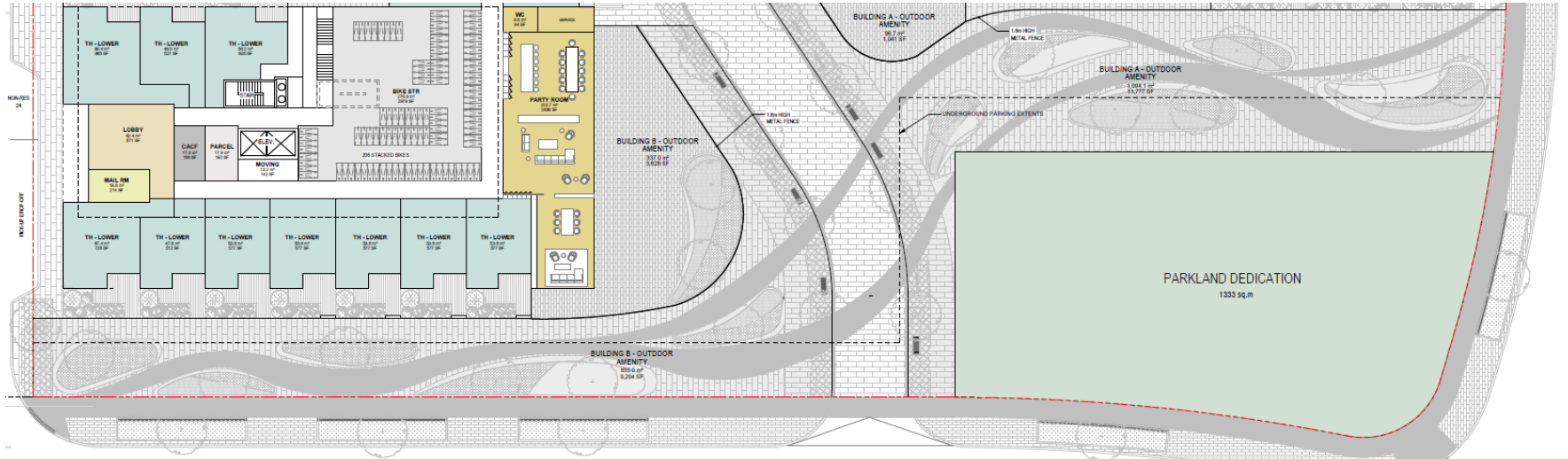


Buffer Strip



↑ CLAIR ROAD EAST FRONTAGE

↓ POPPY DRIVE EAST FRONTAGE



Amenity Space (Common & Private)



AT GRADE AMENITY