

Schedule-1 Amendment Number 111

**AMENDMENT NO. 111
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '1 Clair Road East Site-Specific Amendment' and will be referred to as 'Amendment No. 111'.

Part A - The Preamble provides an explanation of the amendment, including the purpose, background, location, basis of the amendment and summary of changes to the Official Plan but does not form part of this amendment.

Part B – The Amendment forms Amendment No. 111 to the Official Plan for the City of Guelph and contains the specific text of the new policy introduced to the Official Plan for the City of Guelph through the Amendment.

Part C – The Appendices include information about public participation, background studies and the staff recommendation report to Council.

Part D – The schedule includes update to the Official Plan Schedule 2, Land Use Plan

Purpose

The purpose of Amendment No. 111 is to change the land use designation of a portion of the lands at the corner of Hawkins Drive and Poppy Drive East from "Commercial Mixed-Use Centre" to "Open Space and Park" and to add a site-specific policy to the "Commercial Mixed-Use Centre" land use designation for the subject lands to permit the maximum net density of 250 units per hectare to the entirety of the block, despite any future severance, partition or division for any purpose. Furthermore, Sub Area A in Part D - Schedule A below, the maximum net density is 184 units per hectare and in Sub Area B, the maximum net density is 351 units per hectare.

Location

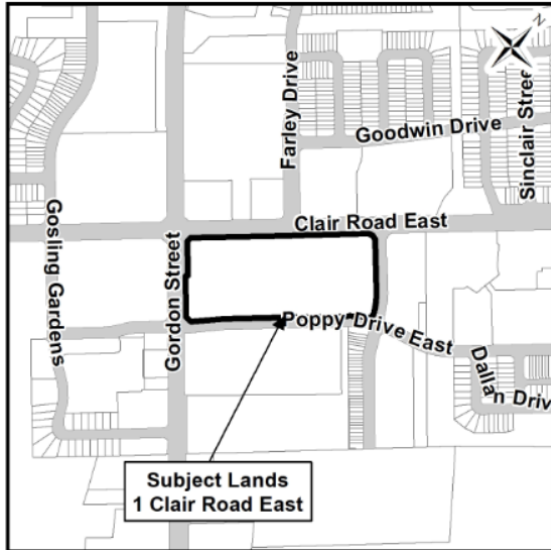
The lands affected by Official Plan Amendment No. 111 are municipally known as 1 Clair Road East and legally described as Block 1, Plan 61m165, City of Guelph. The subject lands are approximately 5.35 hectares in size with 2.20 hectares lands for the proposed development. The subject lands are currently used for Galaxy Cinemas, Harvey's, the Beer Store, State and Main, and the associated surface parking area.

Surrounding land uses include:

- To the north: Clair Road East, beyond which is a commercial plaza and further north is predominantly single detached and semi detached dwellings;
- To the south: Poppy Drive East, beyond which is townhouse development and Clair-Maltby Secondary Plan Area;
- To the east: Hawkins Drive, beyond which is stormwater management facility, and further east is Dallan park and Hall's Pond;

- To the west: Farley Drive extension is to the west of proposed lands for development, beyond which are Pergola Commons Shopping Centre.

Location Key Map



Basis of the Amendment

The Official Plan Amendment application was submitted to the City of Guelph in conjunction with an application to amend the Zoning By-law (File OZS25-005) on June 6, 2025. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on June 24, 2025. The applications were presented to the Council at a Public Meeting held on September 9, 2025.

Summary of Changes to the Official Plan

The Official Plan Amendment will change the land use designation of a portion of the lands at the corner of Hawkins Drive and Poppy Drive East from "Commercial Mixed-Use Centre" to "Open Space and Park" and add a site-specific policy to the "Commercial Mixed-Use Centre" land use designation for the subject lands to permit the maximum net density of 250 units per hectare to the entirety of the block, despite any future severance, partition or division for any purpose. Furthermore, Sub Area A in Part D - Schedule A below, the maximum net density is 184 units per hectare and in Sub Area B, the maximum net density is 351 units per hectare.

PART B – THE AMENDMENT

Format of the Amendment

This section of Amendment No. 111 for 1 Clair Road East sets out additions and changes to the text in the Official Plan. Text that is proposed to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added).

Implementation and Interpretation

Amendment No. 111 should be read in conjunction with the current Official Plan (2024 Consolidation) which is available on the City’s website at guelph.ca, or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

Details of the Proposed Amendment

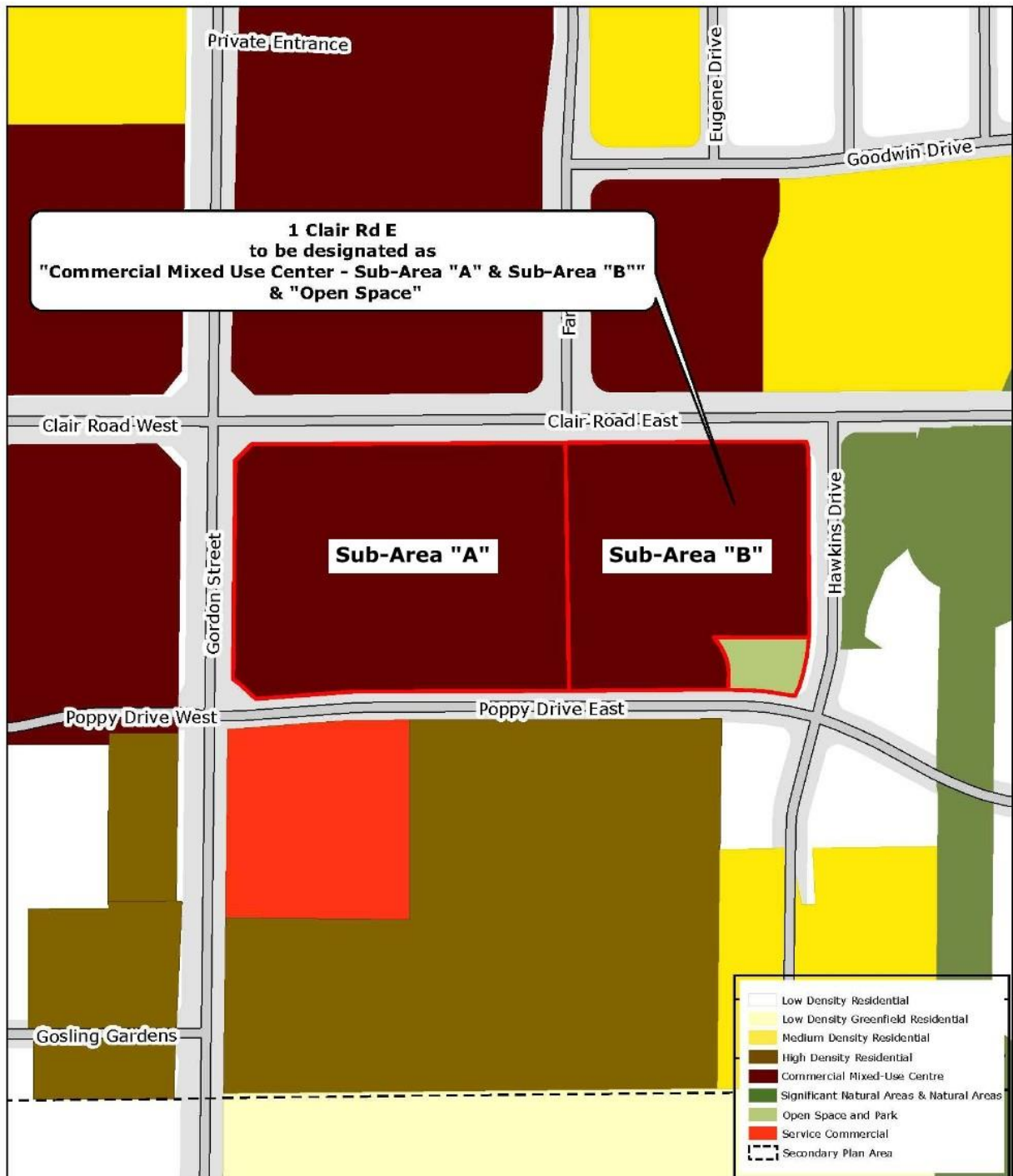
The Official Plan for the City of Guelph is amended by changing the land use designation of a portion of the lands at the corner of Hawkins Drive and Poppy Drive East on Schedule 2: Land Use Plan for 1 Clair Road East from the “Commercial Mixed-Use Centre” to “Open Space and Park”, as shown on the Schedule A of Part D of this document.

The Official Plan for the City of Guelph is further amended by adding a new policy 9.12.3.2.

9.12.3.2 1 Clair Road East

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. For Sub Area A as shown in below Figure 1 : 1 Clair Road East - Sub Area Map, the maximum net density is 184 units per hectare, for Sub Area B, the maximum net density is 351 units per hectare.

Figure 1: 1 Clair Road East - Sub Area Map



2. 3. 132 Clair Road West
 In spite of the minimum net density provisions of policy 9.4.3.19 for the Commercial Mixed-Use Centre land use designation, a stacked townhouse development is permitted on the lands municipally known

as 132 Clair Road West (north of Poppy Drive – Block 2, Draft Plan of Subdivision 23T-15501), with a minimum net density of 60 units per hectare.

~~3.~~ **4.** 180 Clair Road West

In addition to the Corporate Business Park uses permitted for the property located at the southeast corner of Clair Road and Poppy Drive, the lands may also be used for a religious establishment and associated institutional uses.

~~4.~~ **5.** 166-178 College Avenue West

Notwithstanding the maximum net density and permitted uses in the “High Density Residential” land use designation, the maximum net density shall be 172 units per hectare and a Seniors Day Use and/or Day Care Centre shall be permitted on the subject lands with a maximum total gross floor area of 537 square metres.

~~5.~~ **6.** 262 Edinburgh Road South

In addition to the Medium Density Residential uses permitted, the property located at 262 Edinburgh Road South may be used as a medical clinic.

~~6.~~ **7.** 716 Gordon Street

In spite of the provisions of policies 9.3.5.2 and 9.3.5.3, the minimum height is three (3) storeys and the maximum height is eleven (11) storeys; and the maximum net density is 156 units per hectare and not less than a minimum net density of 100 units per hectare.

~~7.~~ **8.** 1077 Gordon Street

In spite of the maximum density provisions of Subsection 9.4.6.8, residential development may be permitted to a maximum net density of 150 units per hectare.

~~8.~~ **9.** 1354 Gordon Street

In spite of the maximum density provisions of Subsection 9.4.6.8, residential development may be permitted to a maximum net density of 150 units per hectare.

~~9.~~ **10.** 1373-1389 Gordon Street

In spite of the maximum height provisions of policy 9.3.3.2 for the Medium Density Residential designation and policy 9.4.5.15 for the

Neighbourhood Commercial Centre designation, the maximum height shall be seven (7) storeys.

~~10.~~ **11.** 1888 Gordon Street

In spite of the provisions of policies 9.3.5.2 and 9.3.5.3, the minimum height is two (2) stories and the maximum height is fourteen (14) stories; and the maximum net density is 175 units per hectare and not less than a minimum net density of 100 units per hectare.

~~11.~~ **12.** 30 and 65 Hanlon Creek Boulevard

- i) In addition to the uses permitted in the "Industrial" and "Corporate Business Park" land use designations, the corner portion comprising approximately 0.965 hectares of the property municipally addressed as 30 Hanlon Creek Boulevard and legally described as Part of Block 2, 61M-176, and all of the property municipally addressed as 65 Hanlon Creek Boulevard, legally described as Block 1, 61M-176, being located at the main entrance to the Hanlon Creek Business Park are also permitted to be used for service commercial uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business park and industrial uses in the Hanlon Creek Business Park. The Zoning By-law will establish the appropriate range of service commercial uses which may include: convenience commercial, financial establishment, child care centre, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway service commercial type uses and vehicle related uses shall not be permitted.
- ii) In addition to the uses permitted in the "Industrial" designation, the lands municipally addressed as 30 Hanlon Creek Boulevard located at the main entrance to the Hanlon Creek Business Park and legally described as Block 2, 61 M -17 6, are also permitted to be used for Office uses in free standing or multi-tenant buildings.

~~12.~~ **13.** 132 Harts Lane West

In spite of the maximum density provisions of the High Density Residential designation, the *net density* of residential *development* on Block Number 121 of draft plan of subdivision 23T-14502 shall not exceed 152 units per hectare.

~~13.~~ **14.** 160 Kortright Road West

Notwithstanding policy 9.4.4.6 for the Neighbourhood Commercial Centre designation, the existing Neighbourhood Commercial Centre

located at Kortright Road and Edinburgh Road shall be permitted to provide an individual retail use of a maximum of 5,200 square metres.

~~14.~~ **15.** 12 Poole Street

Notwithstanding the maximum density provisions of the High Density Residential land use designation in Section 9.3.5, an apartment and stacked townhouse development is permitted on the property municipally known as 12 Poole Street with a maximum net density of 192 units per hectare.

PART C – THE APPENDICES

The following appendices do not form part of Amendment Number No. 111 but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: October 15, 2025, Planning Staff Decision Report

Appendix 1 to Official Plan Amendment No. 111

Public Participation and Notification Timeline

June 06, 2025	Applications received by the City of Guelph.
June 24, 2025	Applications deemed complete.
July 7, 2025	Notice of Complete Application emailed to local boards and agencies, City service areas and mailed to property owners within 120 metres of the subject lands.
August 12, 2025	Notice of Public Meeting advertised on the City's website and in Guelph Today.
September 9, 2025	Statutory Public Meeting.
September 30, 2025	Notice of Decision Meeting circulated to all interested parties.
October 15, 2025	Decision Meeting.

Appendix 2 to Official Plan Amendment No. 111

Background Studies

The following studies were submitted by the property owner in support of the Official Plan Amendment and Zoning By-law Amendment:

- Planning Justification Report (PJR), prepared by MHBC, dated March 2025;
- Draft Zoning By-Law Amendment (2023-20790), prepared by MHBC;
- Draft Official Plan Amendment , prepared by MHBC;
- Architectural Plans including Site Plan, Building Elevations, Building Sections, prepared by SVN Architects, dated March 2025;
- Angular Plane Sections prepared by SVN Architects, dated March 2025;
- Urban Transportation consideration Report, prepared by BA Group, dated March 2025;
- Functional Servicing Report, prepared by CivilGo, dated March 2025;
- Civil Drawing Set, prepared by CivilGo, dated March 2025;
- Landscape Drawings, prepared by SVN Architects, Landscape Division, dated March 2025.
- Hydrogeological Report, prepared by WSP, dated June 2025;
- Commercial Function Study, prepared by Tate Research, dated February 2025;
- Affordable Housing Report, refer to section 2.8 of PJR, prepared by MHBC, dated March 2025;
- Neighbourhood Information Meeting and Community Engagement Report, prepared by Bousfields Inc, submitted August 2024;
- Urban Design Brief, prepared by Bousfields Inc., submitted August 2024;
- Wind Tunnel Study, prepared by RWDI, submitted August 2024;
- Sun and Shadow Study, prepared by SVN architects, submitted August 2024;
- Feasibility Noise Study, prepared by RWDI, submitted August 2024;
- Phase 1 Environmental Site Assessment, prepared by WSP, submitted December 2023;
- Phase 2 Environmental Site Assessment, prepared by WSP, submitted August 2024;
- Salt Management Plan, prepared by CivilGo, submitted August 2024;
- Tree Inventory & Preservation Plan, prepared by Kuntz Forestry, submitted August 2024;
- Bird Friendly Design Checklist, refer to PJR Appendix (10);
- Community Energy Initiative Strategy Study, refer to PRJ Appendix (9);

Appendix 3 to Official Plan Amendment No. 111

October 15, 2025, Planning Staff Decision Report [2025-450](#)

Part D – Schedule

Schedule A : Update to OP Schedule 2, Land Use Plan

