

# The Corporation of the City of Guelph

## By-law Number (2025) - 21155

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law for the City of Guelph as it affects lands municipally known as 1 Clair Road East and legally described as Block 1, Plan 61m165, City of Guelph (File#OZS25-005).

**WHEREAS** Section 34(1) of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

### The Council of the Corporation of the City of Guelph enacts as follows:

1. By-law Number (2023)-20790, as amended, is hereby further amended by transferring property legally described as Block 1, Plan 61m165, City of Guelph, and municipally known as 1 Clair Road East from the existing "Commercial Mixed-Use Centre with a Parking Adjustment Suffix and Holding Provisions" (CMUC(PA)(H12)) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to an amended "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment Suffix" Zone, to be known as the CMUC-17(PA) Zone and "Neighbourhood Park" (NP) Zone as identified in Schedule "A". As identifies in Schedule "A", Defined Area Map 42-Detail A and Defined Area Map 67-Detail A, the property zoned amended "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment Suffix" Zone (CMUC-17(PA)) is further split into two sub zones "Site-specific Commercial Mixed-Use Centre -1 with a Parking Adjustment Suffix" Zone(CMUC-17.1(PA)) and "Site-specific Commercial Mixed-Use Centre-2 with a Parking Adjustment Suffix" Zone (CMUC-17.2(PA)).

2. By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.8.17:

18.8.17            CMUC-17 (PA)

1 Clair Road East

As shown on Defined Area Map 42, Defined Area Map 42-Detail A, Defined Area Map 67 and Defined Area Map 67-Detail A of Schedule "A" of this **By-law**.

a) CMUC-17(PA) Regulations

In accordance with the provisions of Section 7.3.1 and 7.3.2 (CMUC) of the **By-law**, with the following exceptions and additions:

(i) **Lot Area** Maximum

In accordance with Table 7.2, the maximum **lot area** shall be 53,497 m<sup>2</sup>

(ii) Maximum Net **Density**

In accordance with Table 7.2, the maximum net **density** shall be 250 units per hectare.

(iii) Severability Provision

The provisions of this **By-law** shall continue to apply collectively to the whole of the lands identified on the Defined Area Map 42 and Defined Area Map 67 as CMUC-17(PA), as amended, despite any future severance, partition or division for any purpose.

b) CMUC-17.1(PA) Regulations

In accordance with the provisions of Section 7.3.1 and 7.3.2 (CMUC) of the **By-law**, with the following exceptions and additions:

(i) **Maximum Net Density**

In accordance with Table 7.2, the maximum net **density** shall be 184 units per hectare.

(ii) **Minimum off-street parking requirements**

For all non-residential uses:

- a. 0 spaces for the first 500 m<sup>2</sup> of **GFA**;
- b. Plus 3.5 spaces per 100 m<sup>2</sup> of **GFA** in excess of 500 m<sup>2</sup> and 5,000 m<sup>2</sup>; and ,
- c. Plus 2.5 spaces per 100 m<sup>2</sup> of **GFA** in excess of 5,000 m<sup>2</sup>.

c) CMUC-17.2(PA) Regulations

In accordance with the provisions of Section 7.3.1 and 7.3.2 (CMUC) of the **By-law**, with the following exceptions and additions:

(i) **Maximum Net Density**

In accordance with Table 7.2, the maximum net **density** shall be 351 units per hectare.

(ii) **Minimum Buffer Strip**

Table 7.3, D, shall not apply when the **lot line** abuts a Neighbourhood Park (NP) **zone**.

(iii) **Maximum Building Height**

In accordance with Table 7.4, B, the maximum **building height** shall be 14 **storeys** and in accordance with Section 4.14.

(iv) **Building Stepback**

In accordance with Table 7.4, D, the minimum **building stepback** shall be 1.5 m for all portions of the **building** above the 6<sup>th</sup> **storey** facing a **street, private** for buildings located within 15 m of a **street, private**.

(v) **First Storey Height**

In accordance with Table 7.4, D, the minimum **first storey height** requirement shall not apply for the residential **use** components of the **building**.

(vi) **Angular Plane Requirement**

In accordance with Table 7.5, C, and Section 4.14.4,

- a. **Building heights** shall not exceed an **angular plane** of 66 degrees from the **centre line** of the **street**.
- b. **Building heights** shall not exceed an **angular plane** of 66 degrees from the **lot line** when adjacent to a river or **park**

(vii) **Amenity Area Requirement**

In accordance with Table 7.4,

- a) A minimum **common amenity area** of 9.9 m<sup>2</sup> per

**dwelling unit** is required and it is subject to additional regulation (4)

- b) The additional regulations 4(a) and 4(b) shall not apply
- c) The required **common amenity area** shall be shared between all **buildings** subject to this **zone**
- d) In addition to the **common amenity area**, a minimum **private amenity area** of 4.8 m<sup>2</sup> per unit is required and shall not be subject to additional regulations (11), (12), and (13) of Table 6.18

(viii) Minimum off-street parking requirements

For all non-residential uses:

- a. 0 spaces for the first 500 m<sup>2</sup> **GFA**;
- b. Plus 3.5 spaces per 100 m<sup>2</sup> of **GFA** in excess of 500 m<sup>2</sup> and 5,000 m<sup>2</sup>; and,
- c. Plus 2.5 spaces per 100 m<sup>2</sup> of **GFA** in excess of 5,000 m<sup>2</sup>.

For residential uses:

In addition to the non-residential parking rate, 1 space per **dwelling unit** plus 0.1 visitor spaces per **dwelling unit**

Residential visitor **parking spaces** and non-residential **parking spaces** may be provided on a non-exclusive basis and may be shared above and below ground.

- 3. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 42 and Defined Area Map 67 and adding a new Defined Area Map 42, Defined Area Map 42-Detail A, Defined Area Map 67 and Defined Area Map 67-Detail A attached hereto as Schedule "A".
- 4. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Land Tribunal.

**Passed this 15th day of October, 2025.**

**Schedules:**

Schedule A: Defined Area Map 42, Map 42-Detail A, Map 67, and Map 67-Detail A

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**