

CLAIR - LAIRD

Tyler Shantz
Municipal Services Office - Western Ontario
659 Exeter Road
Floor 2
London, ON
N6E 1L3
Canada

December 30, 2022

RE: ERO number: 019-5981, **Ministry reference number:** 23-OP-221935, **Notice type:** Instrument, **Act:** Planning Act, R.S.O. 1990. **Posted by:** Ministry of Municipal Affairs and Housing, **Notice stage proposal:** Proposal posted: December 5, 2022. Regarding the decision in accordance with Sections 17 and 26 of the *Planning Act*.

Subject: Clair/Laird – Vacant Land Re-zoning for development

Dear Minister of Municipal Affairs and Housing,

We are asking for a review of the subject lands as outlined in the attachment to rezone these lands to support mid to high rise density and possible mixed commercial residential zoning. There is a substantial site which could support the government's introduction of **the More Homes Built Faster Act**, which takes bold action to advance the province's plan to address the housing crisis by building 1.5 million homes over the next 10 years.

The properties are known as 280 Clair Road, Guelph and a portion is under severance application from those excess lands of 900 Clair Road, Denso property. I am asking to change the "Industrial" zoning for the severed portion as outlined in the City of Guelph's Official Plan 80 by proposing residential development – stacked town-homes and high rise to meet the density and intensification targets.

This parcel of land does not have any encumbrances or constraints based on the City of Guelph Official Plan outlined as follows:

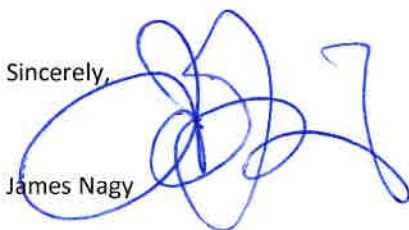
1. Schedule 1A: Urban Structure – Built up area – (see building example)
2. Schedule 2: Land Use Plan - Industrial (change to Mixed Commercial and high rise development)
3. Schedule 3: Development Constraints – No Constraints
4. Schedule 4: Natural Heritage System – Not part of the Natural Heritage System
5. Schedule 5: Road and Rail Network – Road access on both Clair and Laird
6. Schedule 6: Open Space System – Trail Network
7. Schedule 7A & 7B: Source Water Protection – No Wellhead Protection or Contributing Issue areas

I am supportive of Ontario's initiative and want to ensure that this direction is adopted. I am committed to working with Ontario to ensure that the best solution is implemented and provides value to all stakeholders and elicit your support to ensure that our voice is heard and our feedback taken into account.

Thank you for your commitment, and I look forward to receiving a response from you.

Sincerely,

James Nagy



LOT 1

LOT 3

BLOCK 6

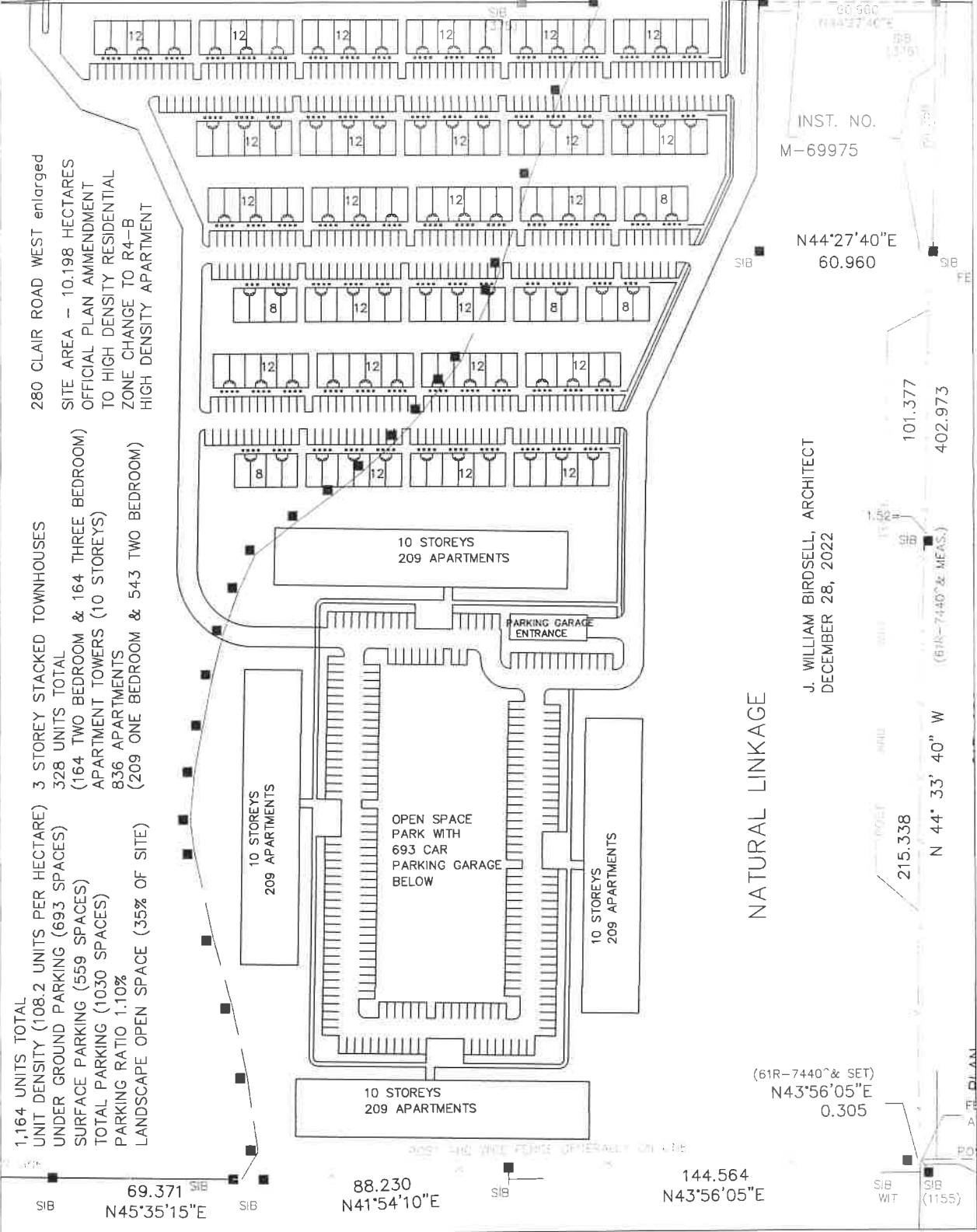
PART 1, PLAN 51R-3819

PART 6, PLAN
USE NAME CHANGE BY-LAW (1987)

1,164 UNITS TOTAL
 UNIT DENSITY (108.2 UNITS PER HECTARE)
 UNDER GROUND PARKING (693 SPACES)
 SURFACE PARKING (559 SPACES)
 TOTAL PARKING (1030 SPACES)
 PARKING RATIO 1.10%
 LANDSCAPE OPEN SPACE (35% OF SITE)

280 CLAIR ROAD WEST enlarged
 SITE AREA - 10.198 HECTARES
 OFFICIAL PLAN AMMENDMENT
 TO HIGH DENSITY RESIDENTIAL
 ZONE CHANGE TO R4-B
 HIGH DENSITY APARTMENT

3 STOREY STACKED TOWNHOUSES
 328 UNITS TOTAL
 (164 TWO BEDROOM & 164 THREE BEDROOM)
 APARTMENT TOWERS (10 STOREYS)
 836 APARTMENTS
 (209 ONE BEDROOM & 543 TWO BEDROOM)



60.960
 N44°27'40"E
 60.960

INST. NO.
 M-69975

101.377
 402.973

215.338
 N 44° 33' 40" W

144.564
 N43°56'05"E

88.230
 N41°54'10"E

69.371
 N45°35'15"E

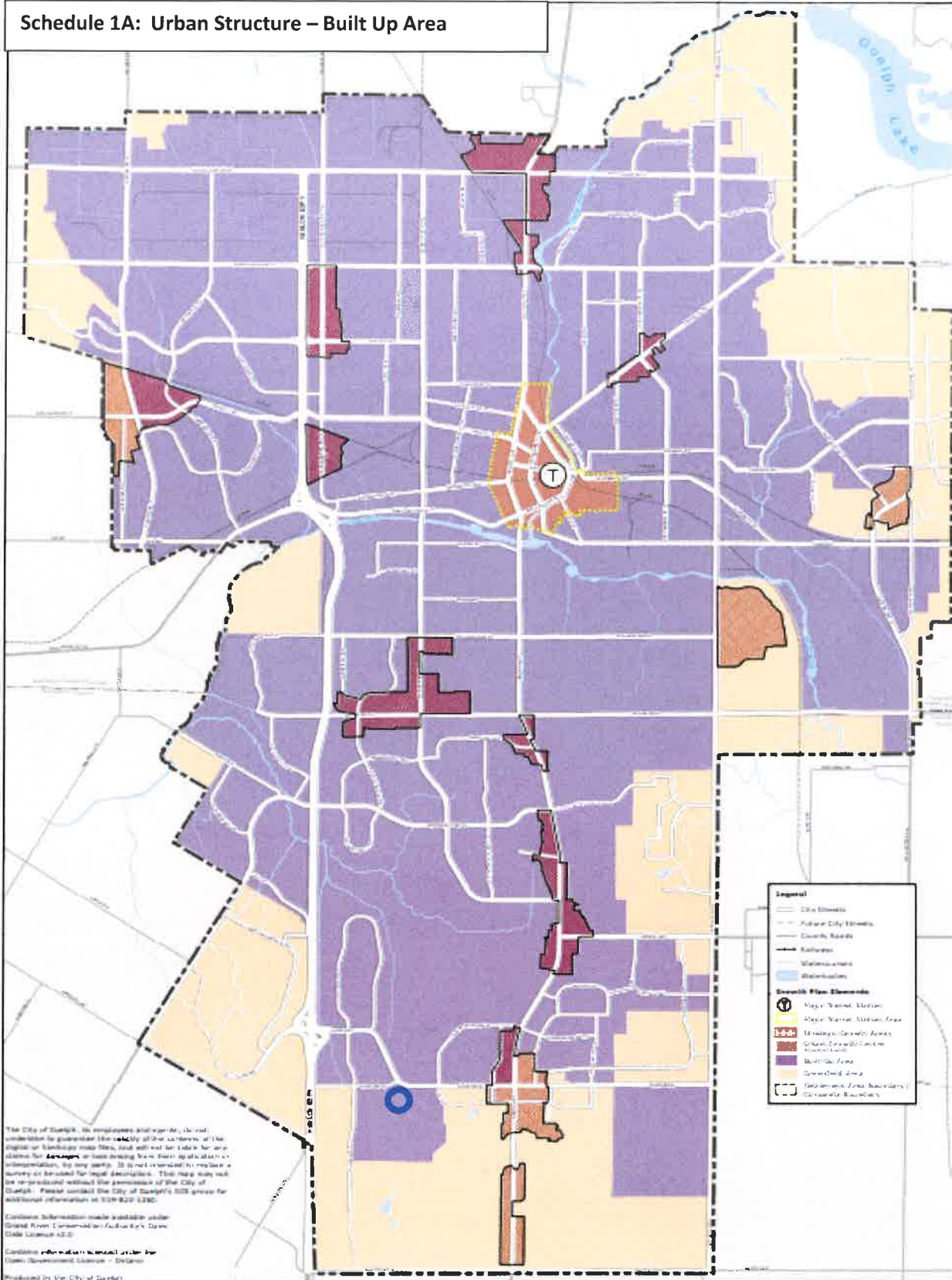
(61R-7440° & SET)
 N43°56'05"E
 0.305

(61R-7440° & MEAS.)

NATURAL LINKAGE

J. WILLIAM BIRDSELL, ARCHITECT
 DECEMBER 28, 2022

Schedule 1A: Urban Structure – Built Up Area



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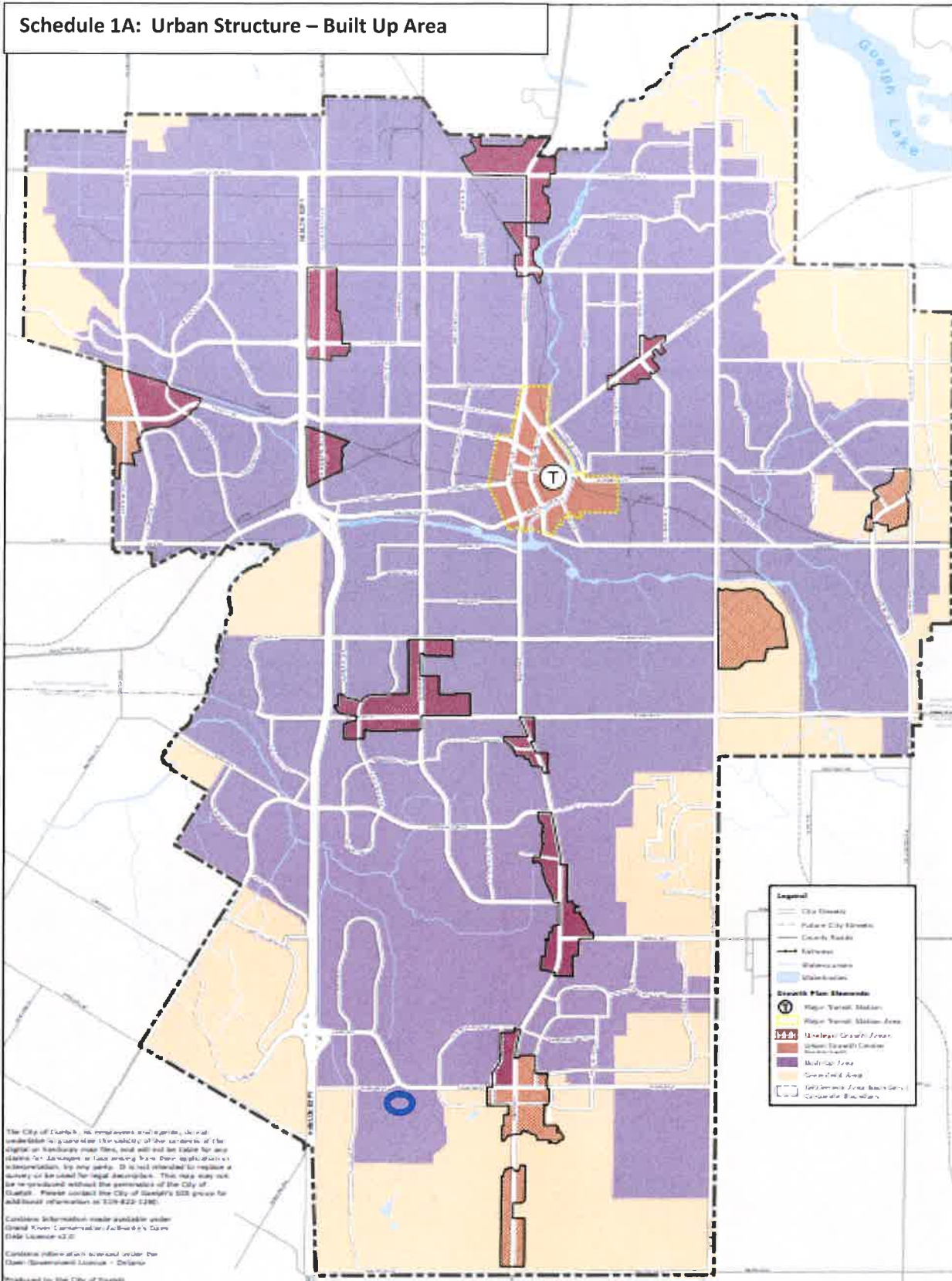
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**CITY OF GUELPH
 OFFICIAL PLAN
 SCHEDULE 1a:
 URBAN STRUCTURE**



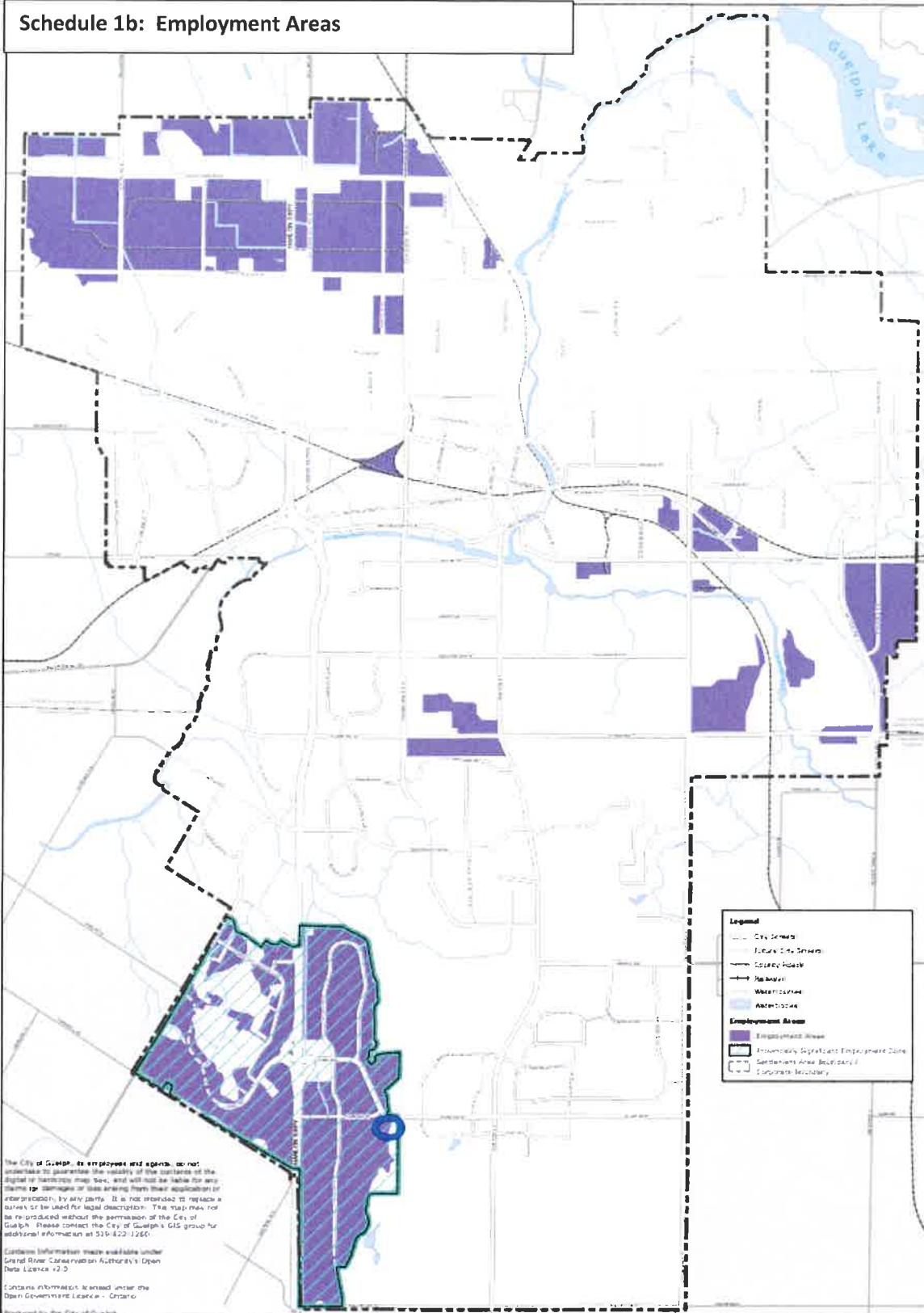
Schedule 1A: Urban Structure – Built Up Area



**CITY OF GUELPH
 OFFICIAL PLAN
 SCHEDULE 1a:
 URBAN STRUCTURE**



Schedule 1b: Employment Areas



Legend

- City Centre
- Future City Centre
- City Boundary
- Major Road
- Watercourse
- Watercourse

Employment Area

- Employment Area
- Provincially Significant Employment Zone
- Settlement Area Boundary
- Corporate Boundary

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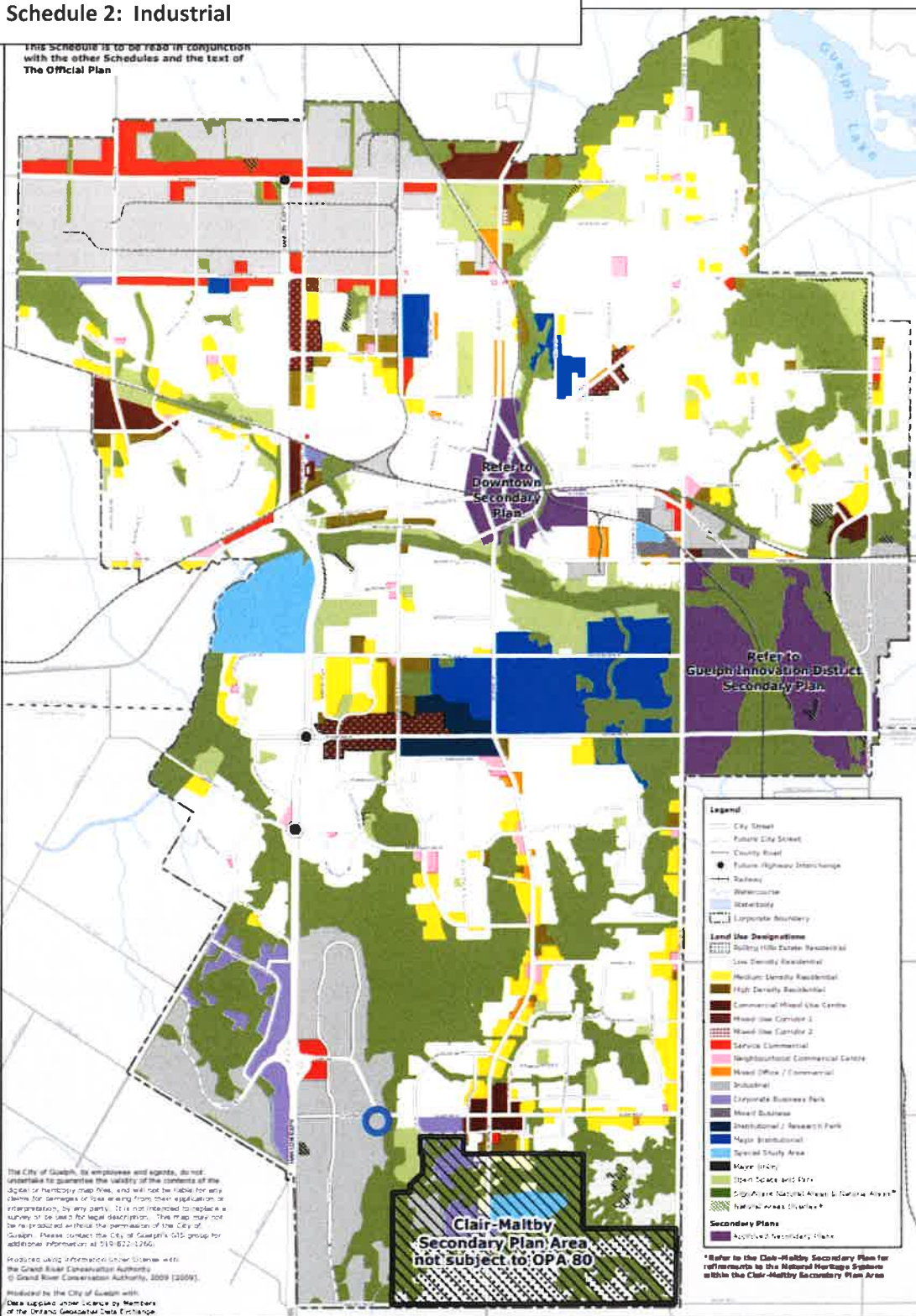
CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 1b: STRUCTURE Employment Areas



PROJECT: OPM 17M NAD18
PREPARED BY: THE CITY OF GUELPH
PLANNING SERVICES
JULY 2022

Schedule 2: Industrial

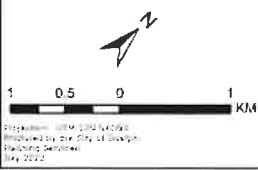
This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



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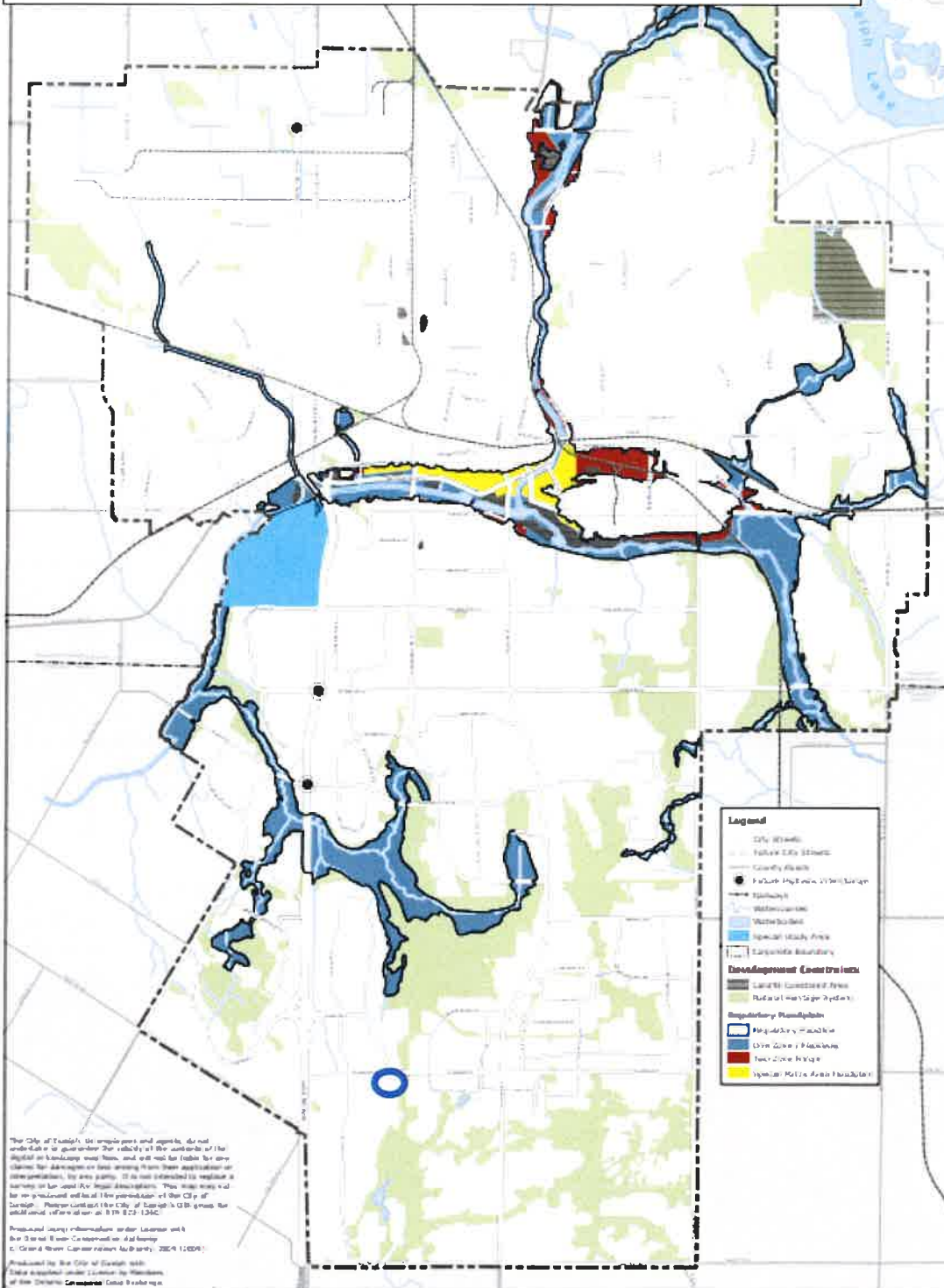
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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 2: LAND USE PLAN

Schedule 3: No Regulatory Floodplain or Developmental Constraints



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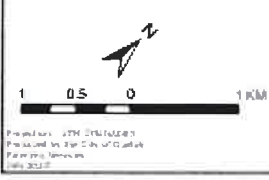
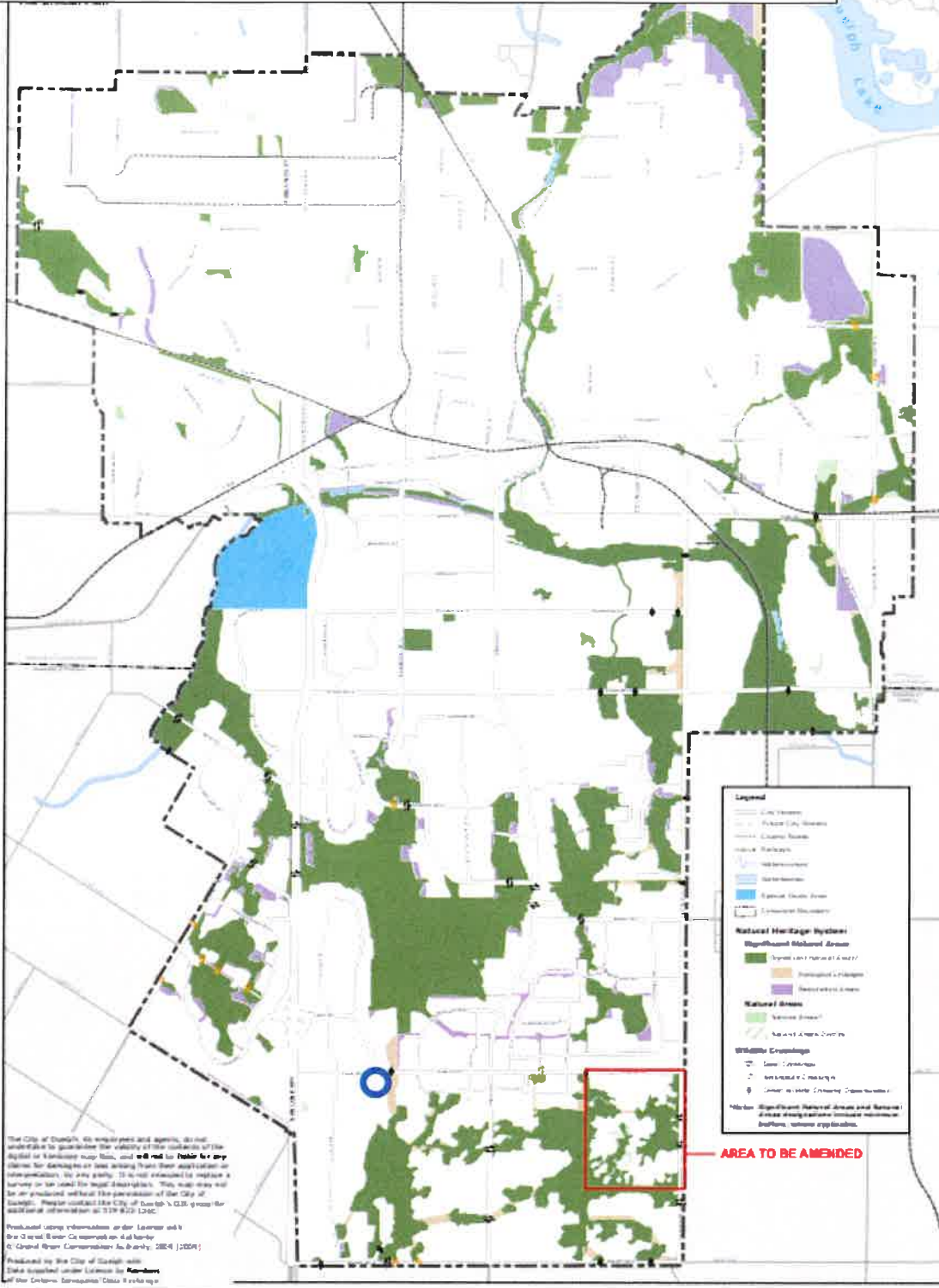
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**CITY OF GUELPH
 OFFICIAL PLAN
 SCHEDULE 3:
 DEVELOPMENT CONSTRAINTS**



Schedule 4: No Natural Heritage System Constraints



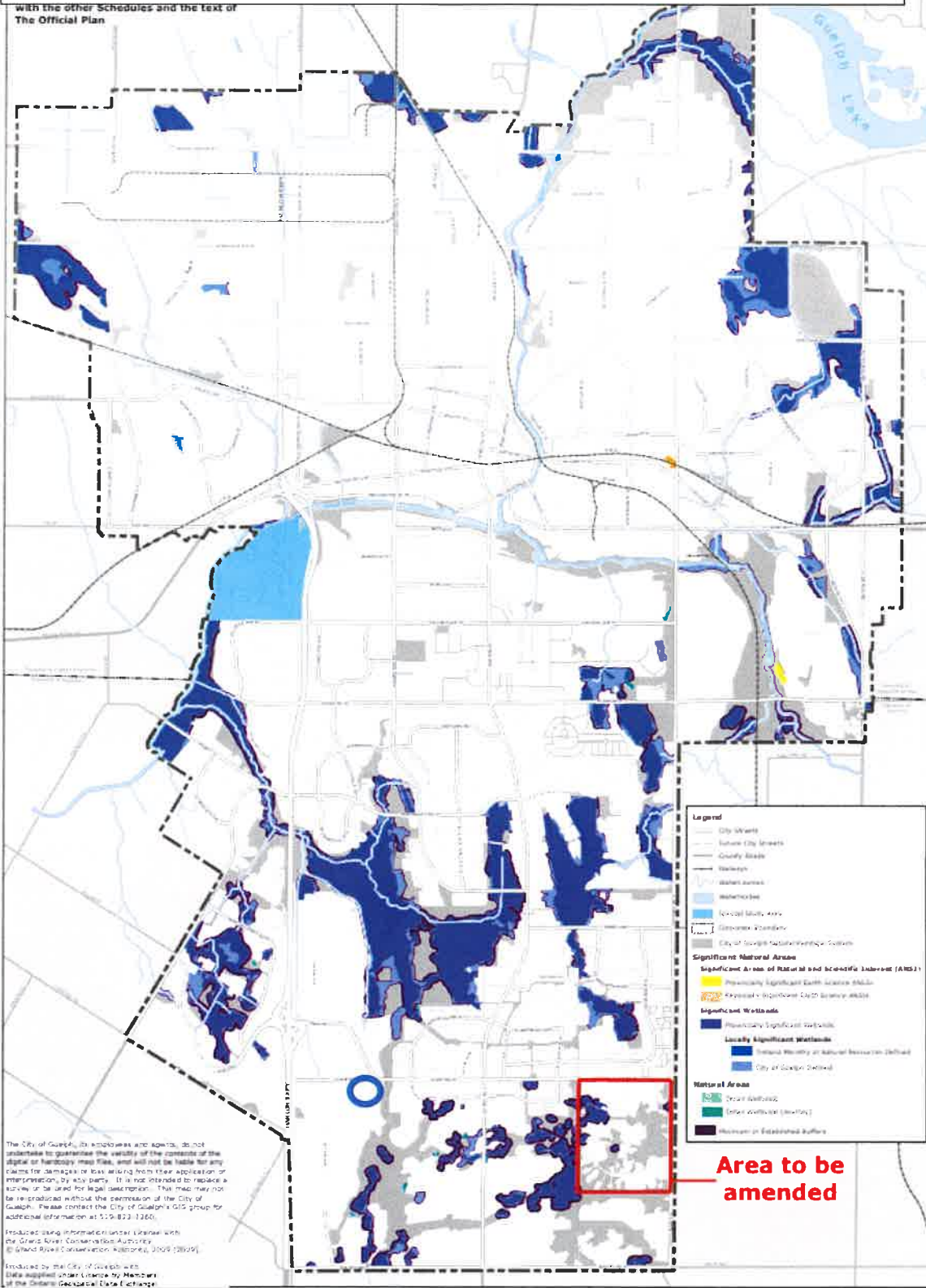
**CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE 4:
NATURAL HERITAGE SYSTEM
Natural Heritage System**



Produced by the City of Guelph
2024

Schedule 4A: No Natural Heritage System Constraints - Wetlands, Natural Areas

With the other Schedules and the text of The Official Plan



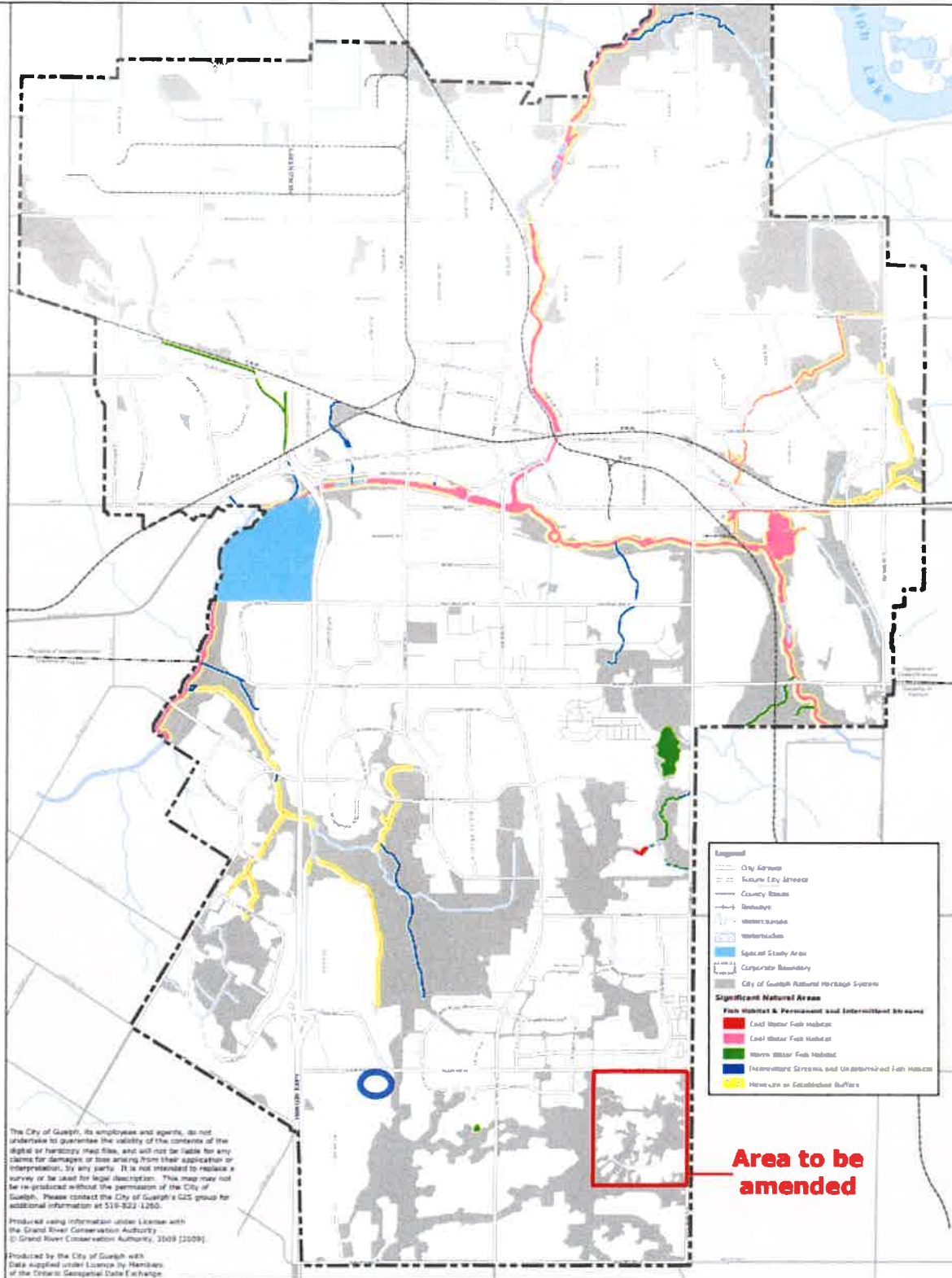
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Area to be amended

Schedule 4B: No Natural Heritage System Constraints - Fish Habitat, Permanent/Intermittent Streams



**CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE 4B:
NATURAL HERITAGE SYSTEM**

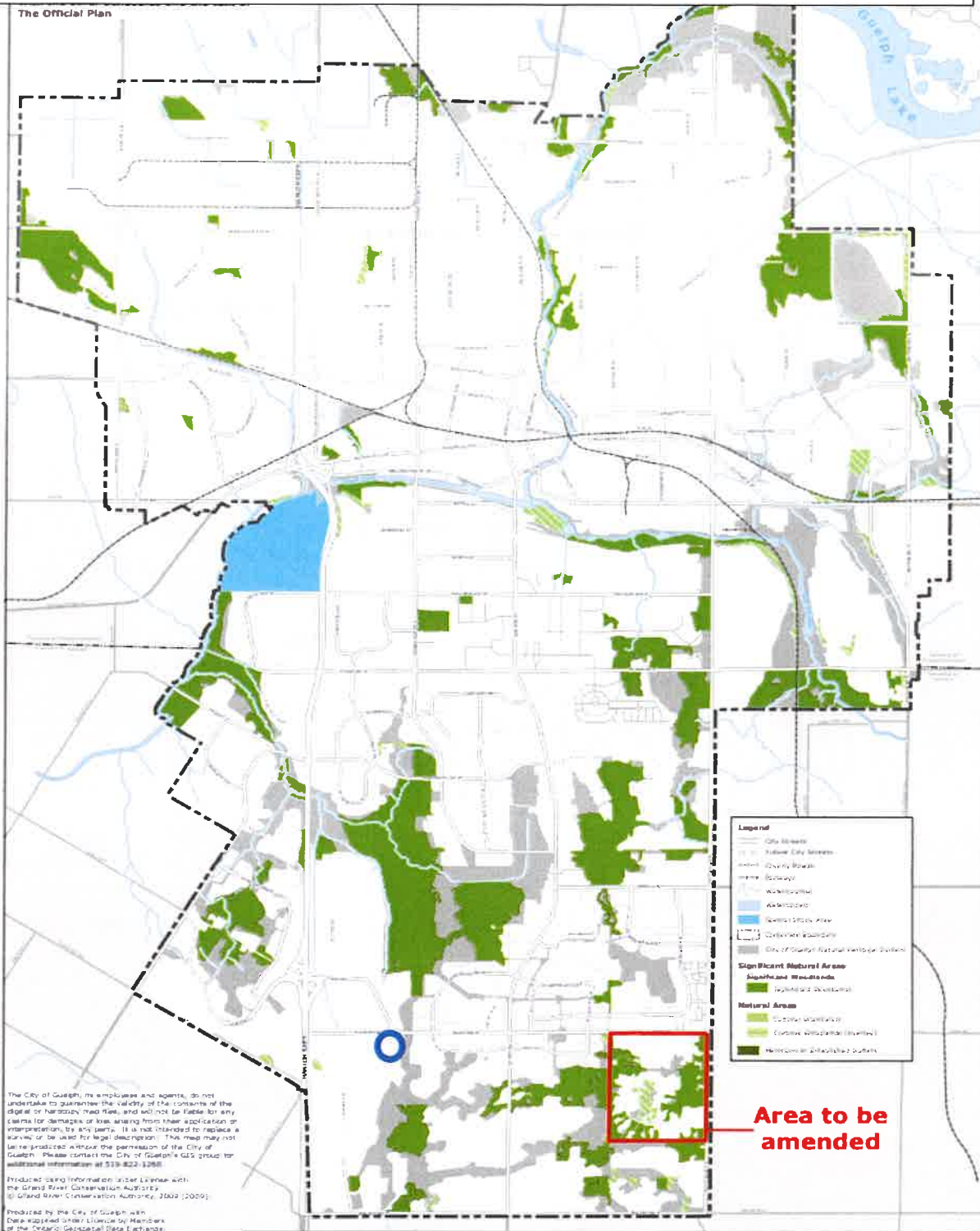
Fish Habitat and Permanent and Intermittent Streams



Project: UTM L7N RAD3
Produced by the City of Guelph
Planning Services
July 2022

Schedule 4C: No Natural Heritage System Constraints - Significant Woodlands

The Official Plan



Area to be amended

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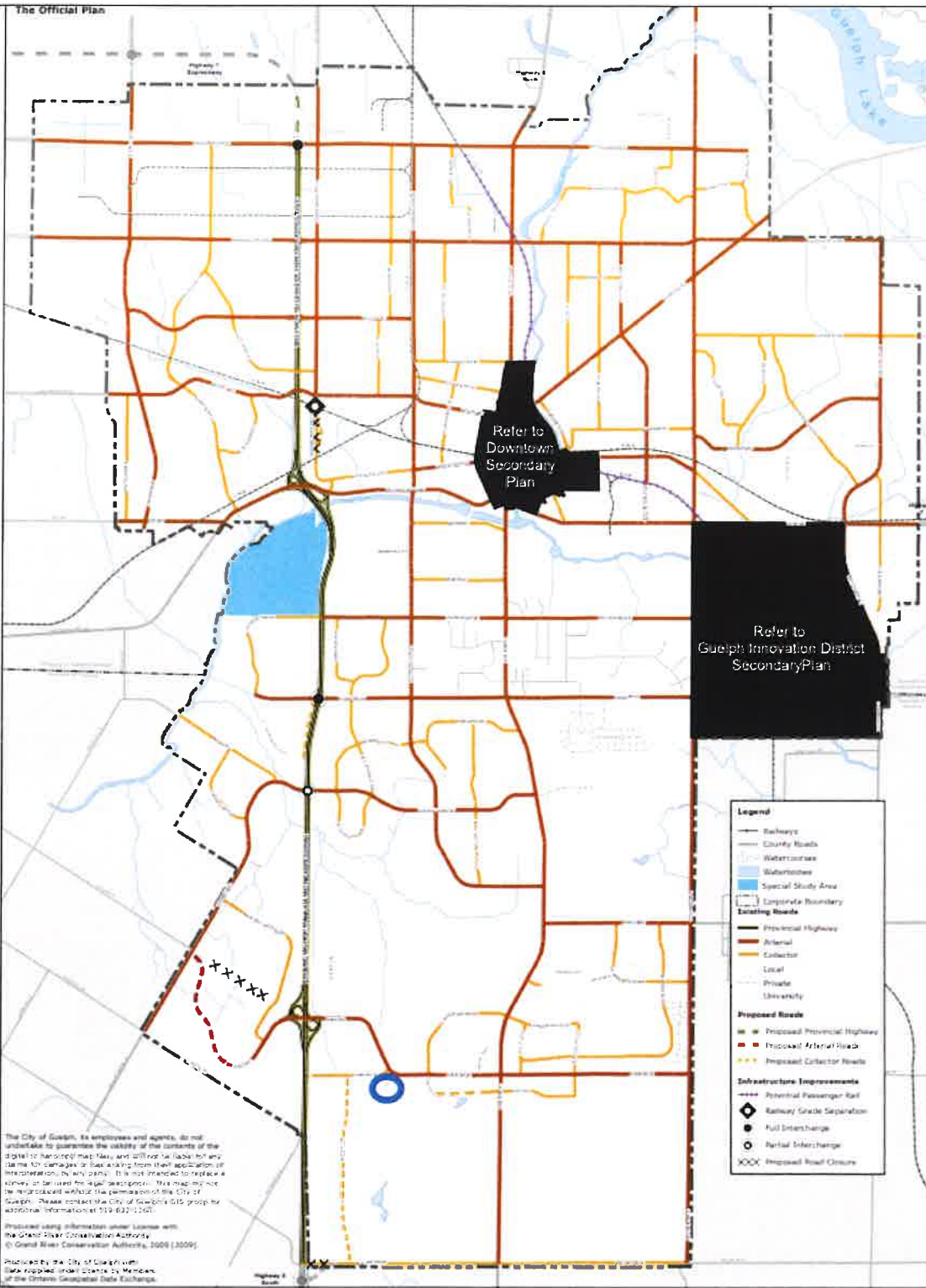


Project#: 101N-120-NAD01
Produced by the City of Guelph
Drawing Setback:
July 2012

CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4C: NATURAL HERITAGE SYSTEM Significant Woodlands

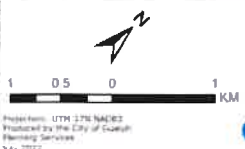
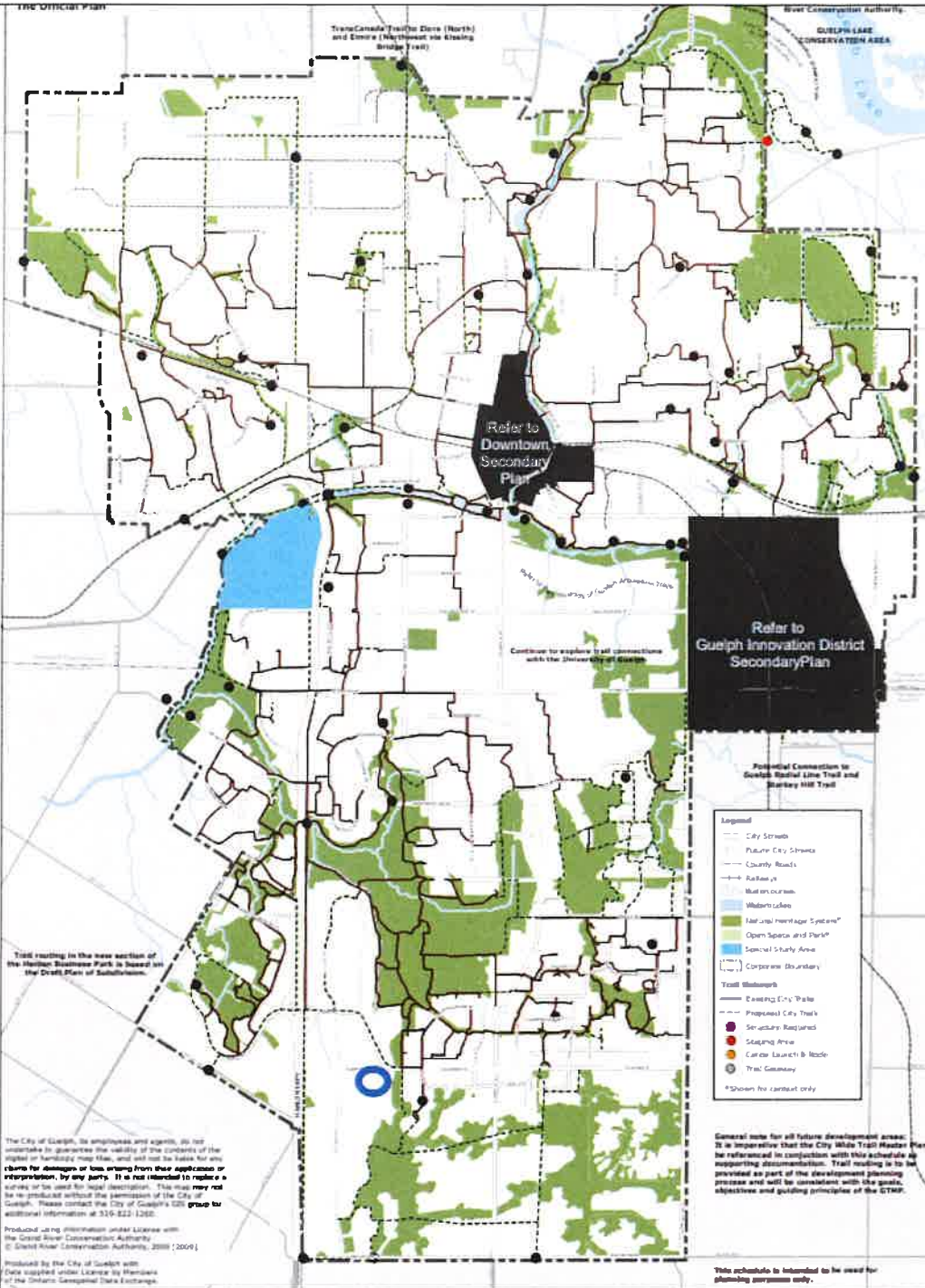


Schedule 5: Road and Rail Network – at a controlled light intersection (corner lot)

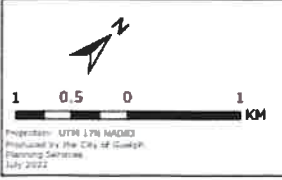
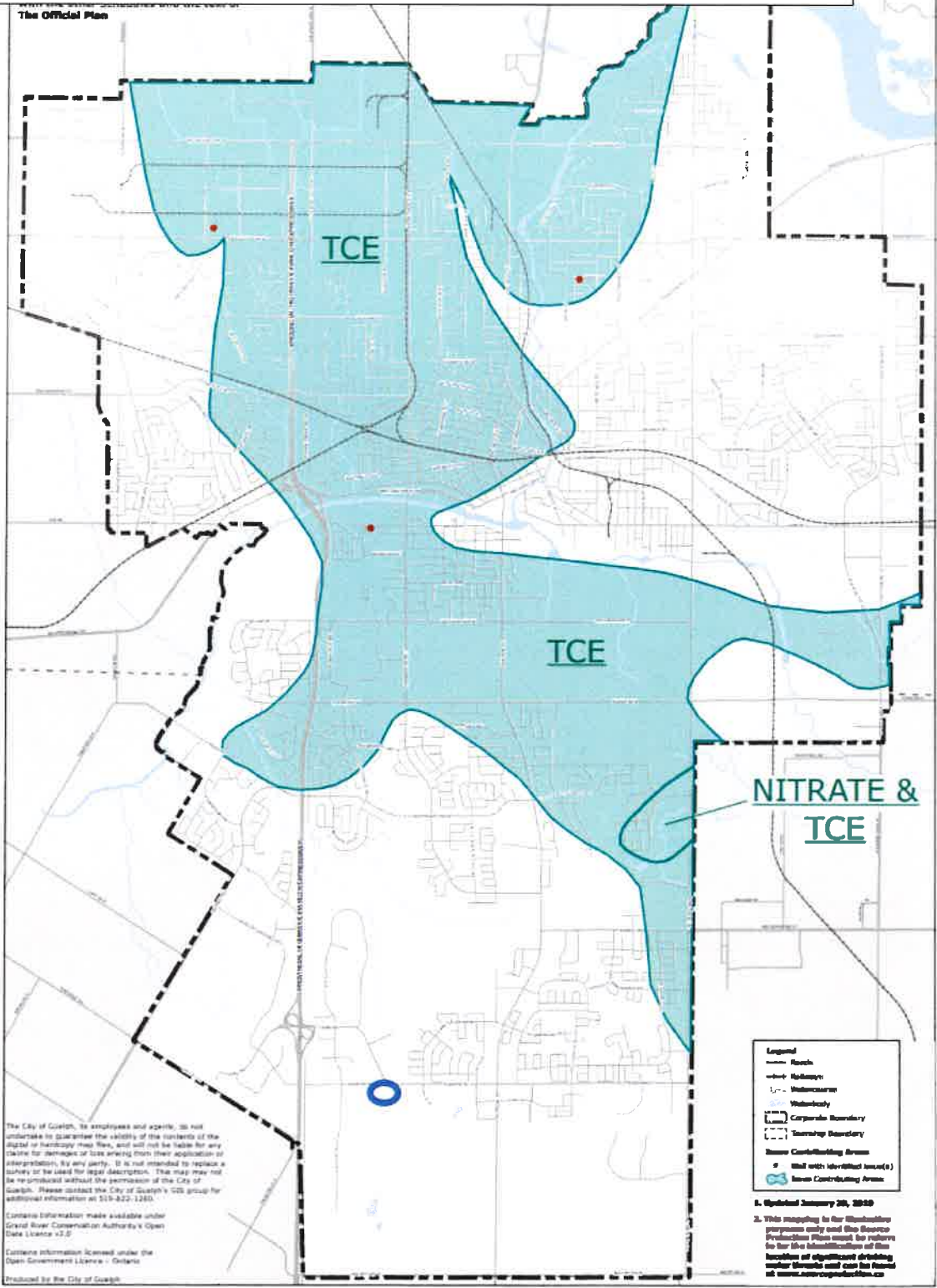


Revised: 11/14/2010
Produced by the City of Guelph
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July 2012

Schedule 6: Open Space System – Rail Network



Schedule 7b: Source Water Protection – No issue contributing areas



**CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE 7b:
SOURCE WATER PROTECTION
Issue Contributing Areas**