



SHAPING GREAT COMMUNITIES

September 16, 2021

Project No. 17205 & 16129

City of Guelph
Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor Guthrie and Members of Council

**Re: Financial Impact Assessment (August 20, 2021) – Clair-Maltby
Secondary Plan, Watson & Associates Economists Ltd.
2143 and 2187 Gordon Street – 2575950 Ontario Ltd.
2021 and 2093 Gordon Street – 2021 & 2093 Gordon Street Inc.
2009 Gordon Street – Mike Watt**

GSP Group represents the above-noted property owners within the Clair-Maltby Secondary Plan area.

The Financial Impact Assessment (“FIA”) completed by Watson & Associates Economists Ltd. for the Clair-Maltby Secondary Plan is dated August 20, 2021. The FIA was only recently released, along with Notice of Statutory Public Meeting, on September 1, 2021.

Given the recent release of the FIA we noted in our letters dated September 10, 2021 (GSP Group letters on behalf of our clients included in the Addendum Council package for the September 22, 2021 public meeting) that additional time would be required to review and comment on the FIA.

Our clients have now jointly retained the Altus Group and MTE to undertake a comprehensive review of the FIA. Accordingly, we intend to submit additional comments in the coming weeks to City staff for their consideration.

Should you have any questions in the meantime, I can be reached in our Kitchener office either by email at hhandy@gspgroup.ca or my direct line at 226-243-7296.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

Financial Impact Assessment (August 20, 2021) – Clair-Maltby Secondary Plan, Watson & Associates
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Letter to Mayor Guthrie and Members of Council – September 16, 2021

Yours very truly,
GSP Group Inc.



Hugh Handy, MCIP, RPP
Senior Associate

cc Stacey Laughlin, Senior Policy Planner, City of Guelph
Brad Trussler and Alex Drung, 2575950 Ontario Ltd.
Pete Graham and Mike Watt, 2021 & 2093 Gordon Street Inc.
Mike Watt, 2009 Gordon Street