

ASTRID J. CLOS

PLANNING CONSULTANTS

January 12, 2022

Project No. 0717

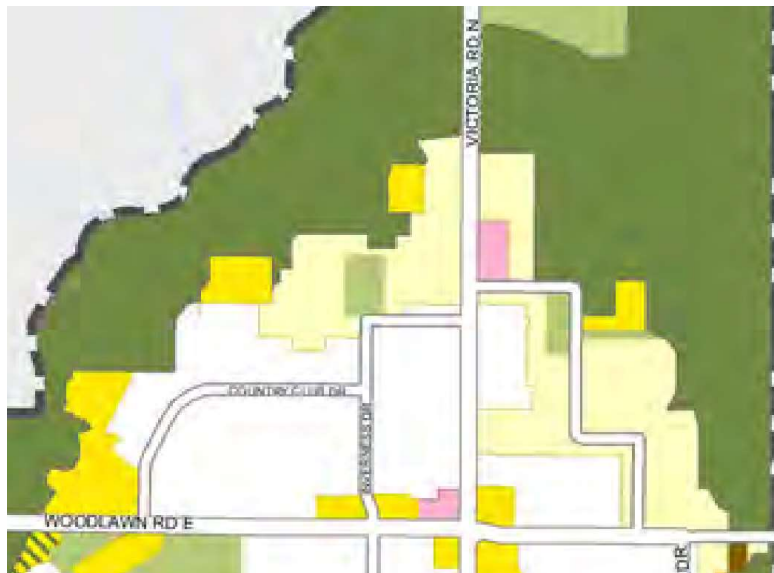
Guelph City Hall
1 Carden St
Guelph, Ontario
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

**RE: Public Meeting January 17, 2022 - Shaping Guelph Official Plan Update
1830334 Ontario Limited - 671 Victoria Road North, Guelph**

Thank you for the opportunity to provide these comments. I am the Planning Consultant for 1830334 Ontario Limited, owner of the Neighbourhood Commercial Plaza located at Victoria Road North and Woodlawn Road East as shown on the excerpt from the Official Plan below. This site is fully developed for a commercial plaza including a Tim Horton's. While leasing this plaza is difficult during this time, this is an existing plaza that will continue to provide commercial services to this neighbourhood.

In addition to the existing plaza, 1830334 Ontario Limited also owns the significantly larger designation located at Victoria Road North and Wideman Boulevard. Council may recall that a zone change application was approved which significantly reduced the area subject to this Neighbourhood Commercial Centre designation as per the City staff recommendation. The owner is appreciative of this decision and is in the process of building townhouses to provide much needed housing for the City. The owner has been trying to find a tenant for the past 15 years for this Neighbourhood Commercial Centre. Unfortunately, this area is located at the end of the urban area and is surrounded by green space which does not provide adequate demand to attract a commercial tenant.



**CITY OF GUELPH
OFFICIAL PLAN**

**SCHEDULE 2:
LAND USE PLAN**

Neighbourhood Commercial Centre
Low Density Greenfield Residential

1830334 Ontario Limited is, therefore, requesting that the City take the opportunity through the Shaping Guelph process to entirely remove the Neighbourhood Commercial Centre designation located at Victoria Road North and Wideman Boulevard. This comprehensive municipal Official Plan process is the ideal opportunity for the City to review the planned function of the current commercial hierarchy and provide a recommendation to Council with respect to this property. The owner is willing to construct townhouses on the property and has a waiting list of families willing to purchase these homes.

We would appreciate the opportunity to meet with City staff to discuss this request further prior to the Official Plan being presented to Council for approval. I can be reached at 519-836-7526 or at astrid.clos@ajcplanning.ca.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Astrid Clos', is positioned above the printed name.

Astrid Clos, MCIP, RPP

cc: Melissa Aldunate, Manager of Policy Planning