

Friday April 1, 2022

**Mayor Guthrie and Members of City Council**

**RE: Infrastructure Financial Impact Strategy Report**

As the owners of lands identified for residential intensification in the City of Guelph, we have read with interest the above noted report, which will be considered by the Committee of the Whole on April 4, 2022.

We understand the recent pricing challenges caused by the Covid pandemic and other international issues as this has also affected the development industry. Challenges, however, must be met with workable solutions, so we support the efforts of your Finance Department to bring forward this report for consideration.

Our purpose of writing this letter is to ensure that capital projects that provide critical infrastructure renewal and growth-related projects which provide necessary infrastructure to a growing community will be given top priority in the evaluation methodology. Especially those projects which were already in the Capital Budget and intended to be completed in 2021 but were cancelled due to funding shortfalls.

Of particular interest are the lands at 710 Woolwich Street and the proposed redevelopment of this property by a medium density residential development (96 stacked townhouse dwellings). This development is supported by your Official Plan and has been under consideration by staff since a pre-consultation meeting in July of 2020 and the formal application for a Zoning by-law amendment in July of 2021. During early discussions with staff no servicing constraints were mentioned. In fairness, the Speedvale Bridge replacement, which includes the necessary sanitary sewer upgrade, was in the Capital budget to be tendered and completed in 2021. Unfortunately, it was one of the 4 projects identified in the report that were tendered in 2021 and cancelling

due to funding shortfalls. Recently, we have been notified that any Zoning approval must include a Holding (H) provision until servicing has been upgraded.

Woolwich Street north of Speedvale Avenue has been identified in your Official Plan as an "Intensification Corridor" (current OP) and "Strategic Growth Area" (OPA 80) and was one of the primary reasons for purchasing the property at 710 Woolwich Street. The Speedvale Bridge Replacement will provide not only critical infrastructure renewal to address a surcharging issue but will also provide infrastructure to assist with the City's Growth Management Strategy (i.e., residential intensifications targets). In our view this project should be considered a priority as it was already identified for completion in 2021.

In considering of prioritization of Capital projects in the short term, we would recommend that Council direct that the Speedvale Bridge replacement be considered a priority for completion. This project will not only solve the current sanitary sewer surcharging issue, but it will also provide critical infrastructure upgrades to support the implementation of your Official Plan.

I intend to be a delegation at the meeting should you have any questions. Thanking you in advance for your consideration.



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