



SHAPING GREAT COMMUNITIES

June 20, 2022

Project No. 21116

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

Attention: Melissa Aldunate  
Manager, Policy Planning

Dear Ms. Aldunate:

**Re: Official Plan Amendment 80 (OPA 80)  
41 George Street, Guelph  
Armtec Canada Inc.**

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GSP Group represents the owner of 41 George Street (the “Site”) related to land use planner matters. The Site is owned by Armtec Canada Inc. (“Armtec”).

The majority of the Armtec Site is on east side of the Guelph Junction Railway at the terminus of George Street and Earl Street. This portion of the Site is designated High Density Residential and Significant Natural Areas and Natural Areas in the Guelph Official Plan. There is additional land on the west side of the railway line which is designated Medium Density Residential.

We monitored the virtual public meeting on March 30, 2022 related to OPA 80. We noted the discussion surrounding the possible “down designation” of a portion of the Site designated High Density Residential.

The current Armtec industrial operation and offices are located with the High Density Residential area. It has long been the desire to see this area transition from heavy industrial to residential use. In fact, the Site is currently for sale and is being marketed as a residential development site.

The Site would be considered a brownfield site given its historic heavy industrial use. It is also a complex redevelopment site given it is adjacent to the Guelph Junction Railway and the Speed River and its associated natural heritage area. We further recognize that

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this Site lies within an established neighbourhood and will require a balanced approach to all land use considerations for redevelopment.

Accordingly, in our opinion the High Density Residential and Medium Density Residential designations on the Site will provide the appropriate policy framework for the full and timely redevelopment of the Site. With that in mind, we would request no changes be made to the High Density Residential or Medium Density Residential designations related to the Site.

I would appreciate if this letter could be included in the public record for the upcoming Council meeting on July 11, 2022 and that I would be added to the notification list for any future decision on this matter.

If you have any questions or would like to discuss further, please do not hesitate to contact me in our Kitchener office by phone at 226-243-7296 or by email at [hhandy@gspgroup.ca](mailto:hhandy@gspgroup.ca).

Yours very truly,  
**GSP Group Inc.**



Hugh Handy, MCIP, RPP  
Vice President

cc Curtis Farmer, Vice President, WGI Westman Group