

July 6, 2022

Melissa Aldunate
Manager, Policy Planning and Urban Design
Planning and Building Services
City of Guelph

Dear Ms. Aldunate,

RE: City of Guelph OPA 80 – Silver Creek Parkway North Mixed Use Corridor

MHBC has been retained by Armel Corporation to review and advise on the City of Guelph's Official Plan review and Official Plan Amendment 80. Armel Corporation has significant land holdings throughout the City and as long term developers with over 65 years of history in the City, they play a direct role in achievement of the City's planning and development objectives. The comments in this letter are specific to Armel's property at 240-258 Silver Creek Parkway.

The subject lands are located on the north side of Speedvale Avenue and the west side of Silver Creek Parkway. The Hanlon Expressway borders the lands on the west side. The lands contain two one storey commercial plazas and associated surface parking. The northerly portion of the lands is vacant.

The lands are currently designated as Mixed Use Corridor in the City's existing official plan. **Armel's concern is that OPA 80 proposes to remove the lands from the Mixed Use Corridor designation. With OPA 80 the lands would be designated Service Commercial.** Armel opposes this and Armel requests that the City retain the subject lands within the Mixed Use Corridor 1 designation.

The impact of the change is that the current mixed-Use and higher density forms of development would no longer be permitted. This has impact on both Armel's development potential and the City's ability to achieve its growth and intensification objectives. Our detailed comments and rationale for the lands remaining Mixed-Use Corridor are described in detail in our previous submission which is attached.

In conclusion, I ask that Council reconsider the land-use designation for the lands that is proposed for the reasons stated in our correspondence dated March 2022 attached.

Yours truly,

MHBC



Dan Currie, MA, MCIP, RPP
Partner

cc. Mandy Scully, Armel Corp.