

AIRD BERLIS

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April 14, 2023

BY EMAIL: clerks@guelph.ca

City Clerk's Office
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Mayor Guthrie and Members of Council:

**Re: City Council Meeting on April 18, 2023 – Agenda Item No. 3.2
Decision Report 2023-129
Comprehensive Zoning By-law Review and Companion Official Plan Amendment**

Aird & Berlis LLP represents Armtec Inc. and WGI Westman Group Inc. (“**Armtec**”). Armtec is the owner of lands municipally known as 41 and 44 George Street in the City of Guelph.

On April 11, 2023, the Minister of Municipal Affairs and Housing approved City of Guelph Official Plan Amendment No. 80 with 18 modifications. Modification No. 9 deleted a City Council approved amendment which sought to down-designate a portion of the Armtec site from High Density Residential to Medium Density Residential. The effect of the deletion is to reinstate the original High Density Residential designation on the Armtec site, a designation that was also recommended by City staff at the time of Council’s decision.

A review of the City’s draft Comprehensive Zoning By-Law (2023)-20790 dated April 18, 2023 shows that the Armtec site is currently zoned High Density Residential 7 with a holding symbol (RH.7(H12)) (see map in Appendix A). We are supportive of the site’s zoning as it conforms with the Minister-approved designation in OPA 80 for the site. Accordingly, we request that City Council approve the proposed Comprehensive Zoning By-law in its current form as it relates to our client’s site.

Thank you for considering our request.

Yours truly,

AIRD & BERLIS LLP



Eileen P. K. Costello
EPKC/JCMF

Encl.

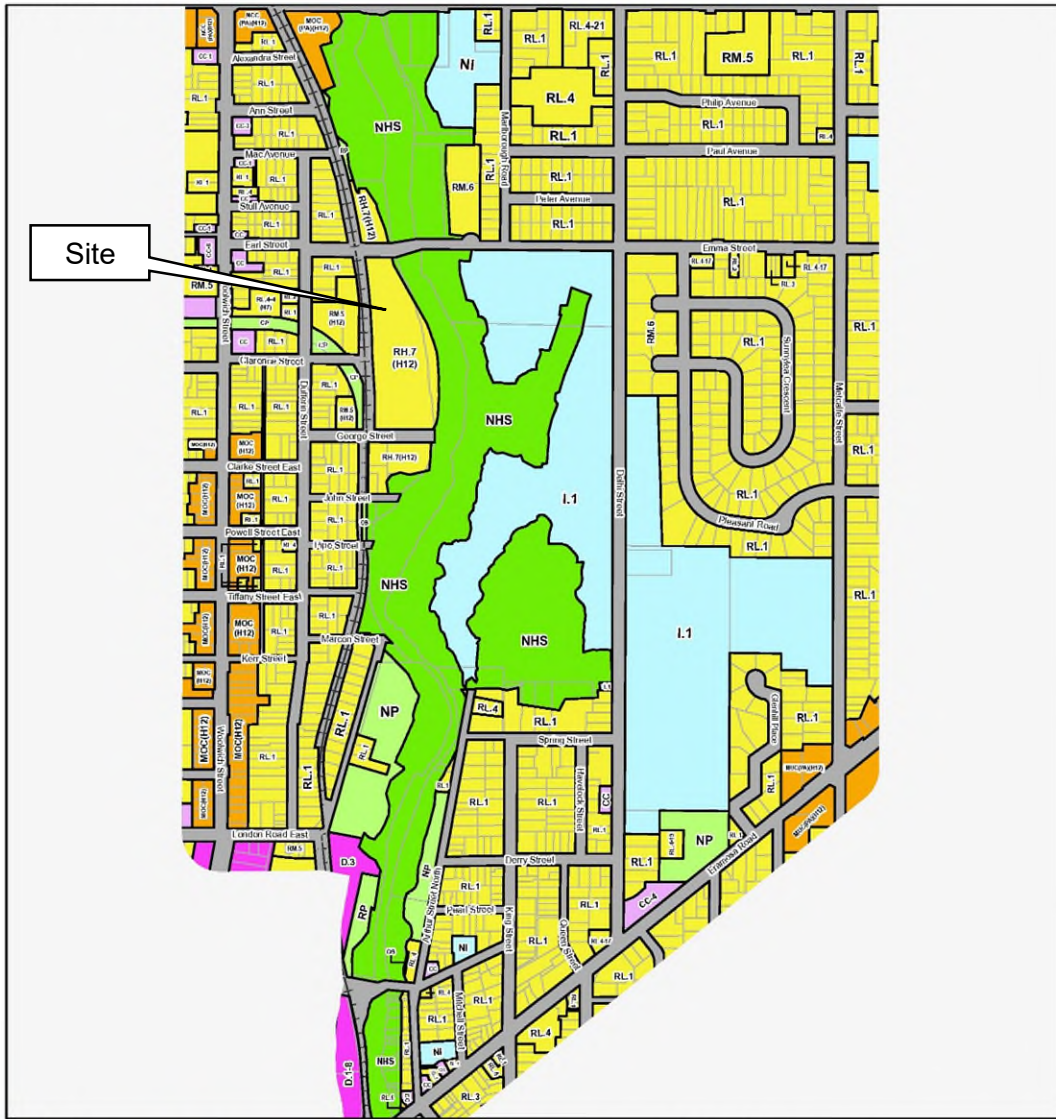
cc. Hugh Handy, GSP Group Inc.
Jason Johnston, Armtec Inc.
Curtis Farmer, WGI Westman Group Inc.

APPENDIX A

Proposed Zoning By-law Map 34 – 41 and 44 George Street

Zoning Bylaw (2023) - 20790
As last amended by By-law

Schedule A, Map 34



<p>Residential Zones</p> <ul style="list-style-type: none"> RL.1 (Low Density Residential 1) RL.2 (Low Density Residential 2) RL.3 (Low Density Residential 3) RL.4 (Low Density Residential 4) RM.5 (Medium Density Residential 5) RL.7 (High Density Residential) NP (Neighbourhood Park) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> MOC (Mixed Office/Commercial) CC (Convenience Commercial) SC (Service Commercial) 	<p>Downtown Zones</p> <ul style="list-style-type: none"> D.1 (Downtown 1) D.2 (Downtown 2) D.3 (Downtown 3) D.3a (Downtown 3a) 	<p>Employment Zones</p> <ul style="list-style-type: none"> E (Industrial) 	<p>Institutional Zones</p> <ul style="list-style-type: none"> BP (Corporate Business Park) IRP (Institutional/Research Park) MB (Mixed Business) EMU (Employment Mixed-Use) NI (Neighbourhood Institutional) I.1 (Major Institutional 1 - University of Guelph) I.2 (Major Institutional 2 - University of Guelph) 	<p>Open Space, Golf Course and Park Zones</p> <ul style="list-style-type: none"> OS (Open Space) GC (Golf Course) US (Urban Square) NP (Neighbourhood Park) CP (Community Park) RP (Regional Park) 	<p>Natural Heritage System Zone</p> <ul style="list-style-type: none"> NHS (Natural Heritage System) 	<p>Major Utility Zone</p> <ul style="list-style-type: none"> U (Major Utility) 	<p>Urban Reserve Zones</p> <ul style="list-style-type: none"> UR.1 (Urban Reserve 1) UR.2 (Urban Reserve 2) 	<p>Zoning Suffixes</p> <ul style="list-style-type: none"> H (Holding Symbol) PA (Planning Adjustment) 	
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