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April 14, 2023

Our File No. 94693

VIA EMAIL: clerks@guelph.ca

Mayor and Members of Council
City of Guelph
1 Carden Street
Guelph, Ontario N1H 3A1

Attention: Mr. Stephen O'Brien, General Manager / City Clerk

**Re: Proposed Comprehensive Zoning By-law and Companion Official Plan Amendment
Decision Report OZS22-012
Meeting of City Council – April 18, 2023
Silvercreek (Guelph) Developments Limited and 2089248 Ontario Inc.
35, 40 and 55 Silvercreek Parkway South**

We act on behalf of Silvercreek Guelph Developments Limited and 2089248 Ontario Inc. (collectively, "Silvercreek") in respect of their lands at 35, 40 and 55 Silvercreek Parkway South.

The Silvercreek Junction lands are a 16.52 hectares brownfield site, which is bounded by the Hanlon Parkway to the west, the Canadian National Railway main line to the north, and the Guelph Exeter Railway secondary rail line to the south. The site was formerly operated by Lafarge Canada Inc. and has remained vacant since the Lafarge facility closed in 1994. In 2010, the Ontario Municipal Board approved site-specific Official Plan and Zoning By-law Amendments for the site with the support of the City. Since that time, our client has been pursuing the development of these lands. The process has taken longer than anticipated, primarily due to changes in the marketplace and infrastructure-funding obstacles which were not foreseeable at the time of the original approvals.

On December 1, 2019, our client submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications in order to revise the existing approvals to permit the redevelopment of the lands as a new mixed-use neighbourhood (the "Applications"). The proposal consisted of three apartment buildings (comprising 301 units) and a mixed-use building (comprising 271 units and 6,500 square metres of commercial GFA) of up to a maximum of ten storeys, townhouses (200 units), an urban square and a large neighbourhood park. The Applications were deemed complete as of January 3, 2020.

On March 9, 2020, City Planning Staff presented a Statutory Public Meeting Report dated March 9, 2020, to City Council for information purposes. In November 2020, our client filed a resubmission in response to the circulation comments received to that point. The revisions to the proposed development included, among others, a residential unit reduction; an improved

April 14, 2023

Page 2

alignment of the urban square and neighbourhood park; and the addition of a 30-metre buffer from Howitt Creek to be conveyed to the City.

Our client filed a further resubmission in January 2022 to address further circulation comments and items raised by City Staff in discussions. Among other things, revisions to the proposed development included a further reduction in the proposed number of residential units; the addition of road allowances along active transportation routes as identified in consultation with City Staff; and the addition of walkway blocks to accommodate pedestrian and cycling connectivity.

A fourth resubmission was filed in October 2022. As with all of the previous submissions, a full set of the required supporting reports or addenda was provided to Staff at that time.

More than three years have passed since the Applications were filed but, despite extensive engagement between our client and its consultants and City Staff, the Applications have not been brought forward to Council for a decision. On the strength of the comprehensive submission and given the lengthy review process by City Staff and circulation agencies that the Applications have undergone, our client respectfully submits that the current comprehensive Zoning By-law review and companion OPA process is the ideal opportunity to implement the revised development proposal. Unfortunately, the draft instruments appended to the Decision Report do not reflect the vast majority of the requested changes.

We would welcome the opportunity to meet with Staff to discuss necessary revisions to the proposed instruments.

Kindly ensure that the undersigned is notified of any further meetings with respect to this matter as well as any notice of decision with respect to the proposed Comprehensive Zoning By-law and Official Plan Amendment.

Yours truly,

AIRD & BERLIS LLP



Tom Halinski

c: Client
GSP Group

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