



**WOOD DEVELOPMENT GROUP**  
*Creating Space for Life*

April 14, 2023

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**TO: Guelph City Council**

**RE: Comprehensive Zoning By-law and Companion Official Plan Amendment**  
Council Meeting – Planning Agenda, April 18, 2023  
Item 3.2, Decision Report 2023-129

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Mr. Mayor, Members of Council,

We are the owners of the redevelopment lands between Duke, Huron, Alice and Elizabeth Street, known as 'Plant 2' of the W.C. Wood Co. outlined in red on the diagram below. These lands are generally designated for residential redevelopment within the Downtown Secondary Plan, and are part of Guelph's Urban Growth Centre and Major Transit Station Area.



**Aerial Photo of "Duke/Huron" Property**

While we are aware of, and agree with, other submissions to Council to consider deferring the entire decision on April 18<sup>th</sup> given the new information delivered by the province in the last weeks, as well as the scale of final documentation and policy staff attached to the decision report, however we are writing specifically today about the Urban Growth Centre.

The OPA-80 final decision has significantly changed the height schedule and also proposed new Transit-oriented Parking Standards be developed within the Downtown, which means what is proposed in the current Comprehensive Zoning By-law recommendation for the Urban Growth Centre in particular no longer aligns with underlying policy. The new Official Plan directions need to be better understood and appropriate zoning developed amongst staff, the public and property owners, before these areas are updated under the comprehensive update.

We urge Council to defer the decision overall for the reasons outlined above, but at a minimum remove the Urban Growth Centre from the by-law decision to allow further review and study on appropriate zoning regulations given the new directions.

Thank you for your consideration.  
Yours truly,



Ian Panabaker, Vice President, Development  
Wood Development Group