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Windmilldevelopments.com

February 6, 2025

VIA EMAIL: clerks@guelph.ca

City of Guelph
1 Carden St, Guelph
ON, N1H 3A1.

Dear Mayor Guthrie and Members of Council,

**Re: City of Guelph Downtown Building Heights and Built Forms
Draft Official Plan Amendment**

Dear Mayor Guthrie and Members of Council,

As partners with the City of Guelph on the development of the 'Baker District', we have reviewed the information available on the City's draft Official Plan Amendment related to Downtown Building Heights and Built Forms. The purpose of this letter is to provide written comments related to the draft Official Plan Amendment for consideration of Council and staff as part of the statutory public meeting on February 11, 2025

The Baker District consists of the new Guelph Central Library, and two private residential towers, as well as parking, and two public squares. Currently, the Library portion of the Site is approved and under construction. The private tower portion of the development received approval from Council on December 12, 2023 for two 15-storey mixed-use towers. Since then, Windmill has been exploring the possibility of increasing the height and density of the proposed development as a means to ensure project feasibility in the wake of challenging market conditions and help achieve the City's goal of creating 18,000 new homes by 2031.

As it relates to the Baker District lands, we believe the draft Official Plan Amendment for the Site should align with the height range up to 20 storeys. The Baker District is actively working towards the submission of a revised proposal for the private tower portion of the Site. The proposed development includes the provision of upwards of 450 units, of which Windmill Developments is targeting up to 20% to be affordable and accessible housing. The building will be constructed to meet high performance building standards, and the proposal includes public realm improvements in concert with City's new public library and public squares. The proposed development contributes to the City's affordable housing targets, sustainability targets, and the revitalization of Wyndham Street. Height permissions up to 20 storeys would provide greater flexibility and allow the development to deliver on meeting these critical City objectives.

In closing, we appreciate the opportunity to provide these comments and look forward to working with the City to deliver many new homes Downtown Guelph. We will continue to be engaged in the process and hope to see our comments reflected in a subsequent draft of the Official Plan Amendment.

We would be happy to meet with staff to discuss our comments in advance of the release of a second draft of the Official Plan Amendment.

We would also request being included the mailing list for formal notice of passing of the Official Plan Amendment.

If you have any questions or would like to discuss our comments in the meantime, please do not hesitate to contact me at [REDACTED] or by email at [REDACTED]

Sincerely,

Windmill Developments



Stuart Cooper, MCIP, RPP
Director of Development

cc Dan VanLeeuwen, Windmill Developments
cc Said Saffarini, Windmill Developments
cc Jayne Holmes, City of Guelph
cc Stacey Laughlin, Downtown Revitalization Advisor
cc Brenna MacKinnon, Project Manager, Policy Planning