

April 3, 2025

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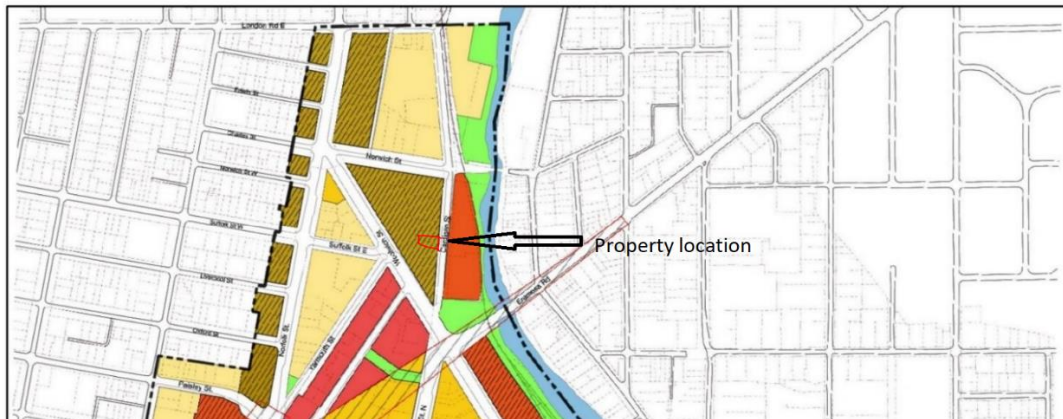
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1
ATTN: Mayor Guthrie and Council

Dear Mayor Guthrie and Members of Council:

**Re: Downtown Heights Study OPA – Agenda Item 6.1 (2024-141);
Our client: 185 Woolwich Holdings Inc.;
36 Cardigan Street, Guelph**

SmithValeriotte Law Firm LLP represents 185 Woolwich Holdings Inc., the owner of the above-noted property at 36 Cardigan Street, Guelph (the “Property”). While the Property is currently used as a surface parking lot, it has long-term development and intensification potential. In the current Official Plan, February 2024 Consolidation, the Property is designated Mixed Use 2 and has height permissions of 2-4 storeys, in accordance with Schedules C and D of the Downtown Secondary Plan. Our client was pleased to see that the heights were proposed to increase to 4-8 storeys based on the Staff recommended Schedule D which was presented at the Public Meeting in January 2025:

**Attachment 2 – Schedule D Comparison –
Draft (January 2025)**



Reply to Guelph Office:

Reply to Fergus/Elora Office:

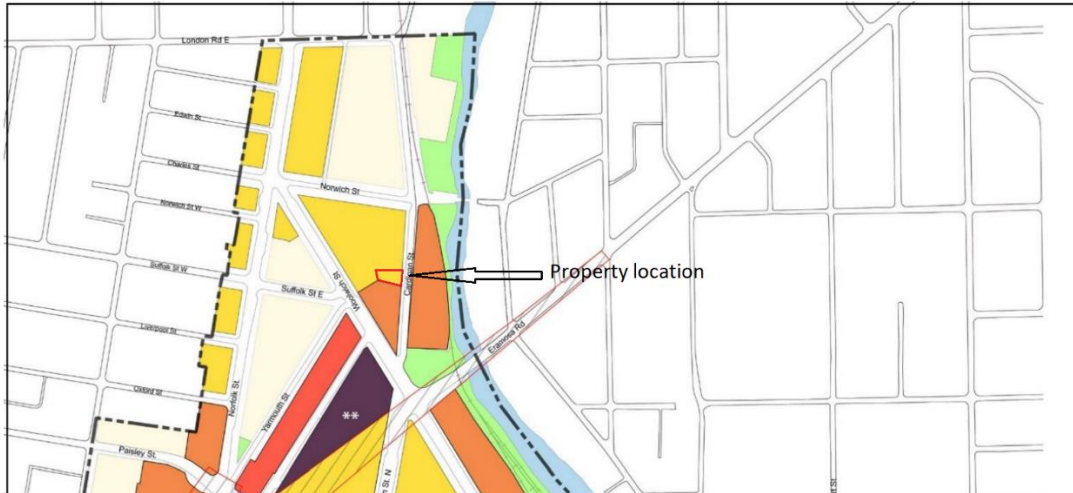
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While our client would have liked to see slightly higher than 8 storeys, it was reasonably content with that proposal and as such, made no written submissions to Council.

However, when the updated Recommended (March 2025) Schedule was released last week, our client was troubled to see that the proposed max height along the west side of Cardigan Street from the Property and extending north to Norwich Street has been reduced to a maximum of 6 storeys. Conversely, the lands to the immediate south were increased to 12 storeys. See the updated schedule, below:

Attachment 2 – Schedule D Comparison – Recommended (March 2025)



In reviewing the public engagement summary (Attachment 3 to the Staff Report for this agenda item), the impetus for this change is unclear. There were numerous public comments seeking reduced maximum heights along the west side of Woolwich, as well as comments seeking increased heights on the east side of Woolwich just south of the Property, but no commentators sought reduced heights along Cardigan. As such, this change was not brought about through public feedback.

There is a significant grade differential between Woolwich Street and Cardigan Street (with Cardigan being at a significantly lower elevation), presenting opportunities for much more significant heights along Cardigan which would still blend in with the character of Woolwich Street. Indeed, on the east side of Cardigan Street, immediately opposite the Property, two 12-storey towers currently exist. It is respectfully submitted that the 12 storey maximum heights be extended along the west side of Cardigan Street from Woolwich Street to Norwich Street, inclusive of the Property.

Yours Very Truly,
SMITHVALERIOTE LAW FIRM LLP

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