

April 4, 2025

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

Attn: Mayor Cam Guthrie and Members of Council

**RE: Request for Council Consideration in Response to City Staff Report on  
328 Victoria Road South, Guelph Innovation District**

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We are writing this letter to address the recommendations of the City Staff Report, which recommends that Council move forward with a Notice of Intention to Designate the GM Frost Building on the Guelph Innovation District (GID) lands.

Fusion Homes requests Council's consideration of the following in response to the City Staff Report:

1. Refer the Notice of Intention to Designate the building until such time as the Block Plan for GID Blocks 1 and 2 is brought forward to City Council for endorsement. This request is to provide opportunity for collaboration with the City on alternatives to conserve the GM Frost Building in the context of the Block Plan design.
2. Direct City staff to bring forward a report for Council to consider the endorsement of the Block Plan and/or provide an update on the Block Plan process for Council review and input.

Fusion Homes has been working with City staff for the last eleven (11) months on the Block Plan. The Block Plan was initially submitted to the City in May 2024. Multiple meetings and resubmission of materials for discussion purposes has occurred, two (2) public consultation events have been held and stakeholder consultation has been ongoing. In March 2025 the second formal Block Plan submission was made. We understand that City staff have outstanding issues with the Block Plan. In our view, we are at the point in the process that direction is needed from City Council to move forward and obtain endorsement of the Block Plan.

The Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision application materials were submitted in March 2025 and there is a need to proceed with the proper City process to obtain approvals and achieve building permits in GID in 2027. This will also be important for the City to achieve its housing targets.

We will be attending the Council meeting on April 8 to speak to the requests in this letter.

If you have any questions or would like to discuss our comments, please feel free to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Scott', with a stylized, flowing script.

Ryan Scott  
Senior Vice President, Development & Finance  
Fusion Homes