



SHAPING GREAT COMMUNITIES

September 3, 2025

File No. 23194

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

Attn: Mayor Guthrie and Members of Council

**Re: Parkland Dedication By-law Exemptions
671 Woolwich Street, Guelph
Council Item 2025-404**

Dear Mayor Guthrie and Members of Council,

On behalf of our client, Riverside Woolwich Apartments Inc., we are writing in support of the staff recommendation related to site-specific exemption for cash-in-lieu of parkland for a proposed single bachelor unit in an existing apartment building at 671 Woolwich Street. This exemption is contained in Recommendation 2 in Council Item 2025-404.

We support staff's recommendation to exempt the proposed residential unit in the existing apartment building from a cash-in-lieu of parkland dedication payment. Staff indicate on page 2 of the report that:

The CIL fee for development of this single unit is therefore of a magnitude that is disproportionate, and without an exemption, is likely to discourage the development of the single dwelling unit. Because of these unique circumstances, staff are bringing forward a project-specific exemption from the PDBL for Council consideration.

Further, on page 3 of the report City staff indicate that, "...based on similar appraisals, staff estimate that the CIL fee for this application will be approximately \$112,000." With this cost in mind our client has indicated to us that the renovation project will not proceed without this parkland dedication exemption.

We note that the City's Official Plan promotes intensification within the built-up area. This is to be facilitated through intensification of underutilized lots, redevelopment, expansions or conversion of existing buildings. The exemption in this instance will facilitate the interior renovation of the apartment building which will result in the creation of one small new residential unit within underutilized ground floor space area that was previously used for a small mail room and office.

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Given the current housing crisis and the City's goals for housing, we support staff's recommendation and ask that Council approve the proposed Parkland Dedication Bylaw Exemption for the property.

If you have any questions or would like to discuss, feel free to reach out to me or Charlotte Lewington.

Respectfully yours,
GSP Group Inc.



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cc. Riverside Woolwich Apartments Inc