



April 10, 2026

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

Attn: Mayor Guthrie and Members of Council

Re: Downtown Community Planning Permit System By-Law

Dear Mayor Guthrie and Members of Council,

Fusion Homes is an active home builder and owner of land within the boundaries of Downtown Guelph being considered by the Community Planning Permit By-Law.

We have reviewed the revised CPP By-law. We acknowledge that a positive revision has been made to reduce the minimum affordable housing requirement associated with the increase in building height in OPA 106. However, our concerns raised and communicated previously through our correspondence submitted as part of the Council Planning meeting on January 20, 2026, remain prevalent concerns. Attached hereto is our letter dated January 16, 2026.

Under current and forecasted market conditions, the inclusion of affordable housing requirements will prevent meaningful development downtown. This is especially true for properties not contemplated in OPA 106 which are required to provide 33% affordable units for any future increased height. Our understanding is that this would apply to sites in the Special Policy Area which were not contemplated under OPA 106 but may be eligible for height increase in the future. As mentioned in our previous correspondence, high density condo development is not currently financially viable in Guelph. Adding additional requirements and restrictions to development will only result in prolonging any future ability to develop high density projects.

We feel strongly that meaningful development will not be possible as result of the proposed CPP By-law and encourage Council not to approve as currently drafted. Should Council elect to move forward with adopting the proposed By-law, we strongly recommend substantially lowering the affordable rate of 33% for future height increases not contemplated through OPA 106. For example, should a 5% affordable housing requirement for additional height awarded through OPA 106 be approved, that rate should remain consistent for sites that may receive additional height in the future.

Thank you for your consideration and we would be pleased to discuss further.

Sincerely,

Fusion Homes

Ryan Scott
Senior Vice President, Development & Finance