

Tyler Shantz

Municipal Services Office - Western Ontario

659 Exeter Road

Floor 2

London, ON

N6E 1L3

Canada

December 30, 2022

**RE: ERO number:** 019-5981, **Ministry reference number:** 23-OP-221935, **Notice type:** Instrument, **Act:** Planning Act, R.S.O. 1990. **Posted by:** Ministry of Municipal Affairs and Housing, **Notice stage:** Proposal, **Proposal posted:** December 5, 2022. Regarding the decision in accordance with Sections 17 and 26 of the *Planning Act*.

**Subject:** OPA 80 Amendment Support Letter & Provincial Review Items

Dear Minister of Municipal Affairs and Housing,

I am the owner of the property at 169 Woolwich St (through my holding company 1210831 Ontario Inc.), located in the central business district of Guelph. I am writing to express my support for the City of Guelph's Official Plan Amendment 80, but I believe there are certain areas of the downtown that should have higher density.

My property at 169 Woolwich St is surrounded by high-rise buildings on both sides of the street. There are also two 14-storey towers approved to be built in the Baker St parking lot across the road. However, my property is **currently zoned for only 2-4 storeys** in the Downtown Secondary Plan. I believe this property offers a great opportunity to increase density in the downtown area and **should be zoned for 4-12 storeys**, making it compatible with its neighbours. Please see the attached map of the Downtown Secondary Plan, which shows the maximum building heights and the location of 169 Woolwich St.

I have had preliminary consultations with the City of Guelph planning department regarding the subject property in the past to explore increasing the density on this site, and was discouraged from pursuing a zone change. However, I strongly believe increasing the density of this site would have numerous benefits for Guelph as it struggles to address the housing shortage.

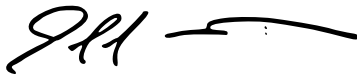
Downtown Guelph is facing issues such as homelessness, poverty, drug addiction, and crime, as well as a rising commercial vacancy rate. The city has not kept up with the demand for affordable housing options, and the downtown area is the best place to address this issue due to its walkability, services,

shopping, and public transit options. Adding more density to the area would also be beneficial for local business owners.

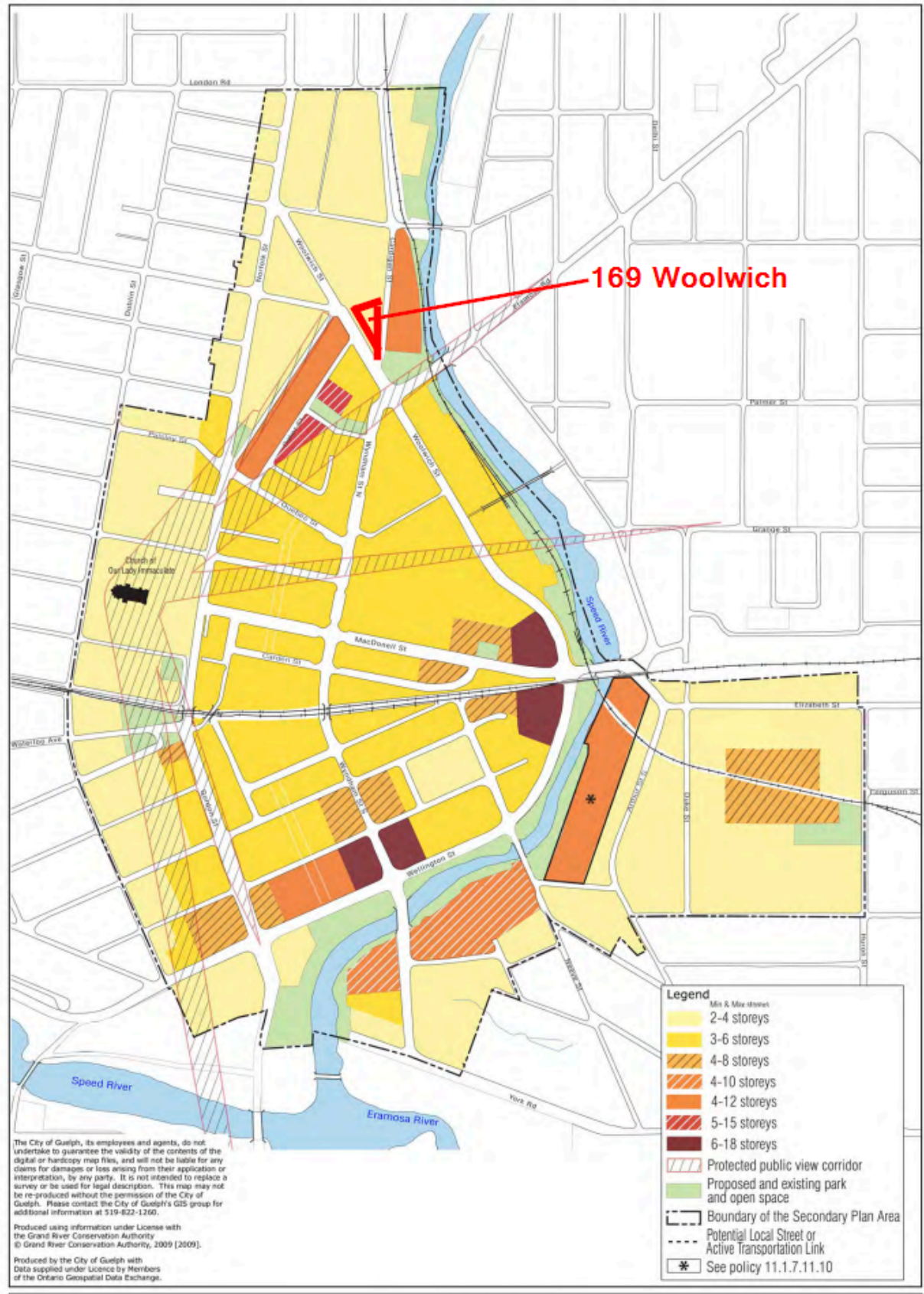
Furthermore, the property at 169 Woolwich St offers a unique opportunity for the city to add a beautiful, flat-iron style building to the downtown that would complement the architecture of the heritage building across the road. Please see the attached renderings for an idea of what this building could look like. The range of unit sizes would allow for a range of affordability.

I commend the province for passing Bill 23 and streamlining the development process. I hope you will consider my request to increase the density of this site as you review the Official Plan Amendment.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Neumann', followed by a horizontal flourish line.

Jeff Neumann



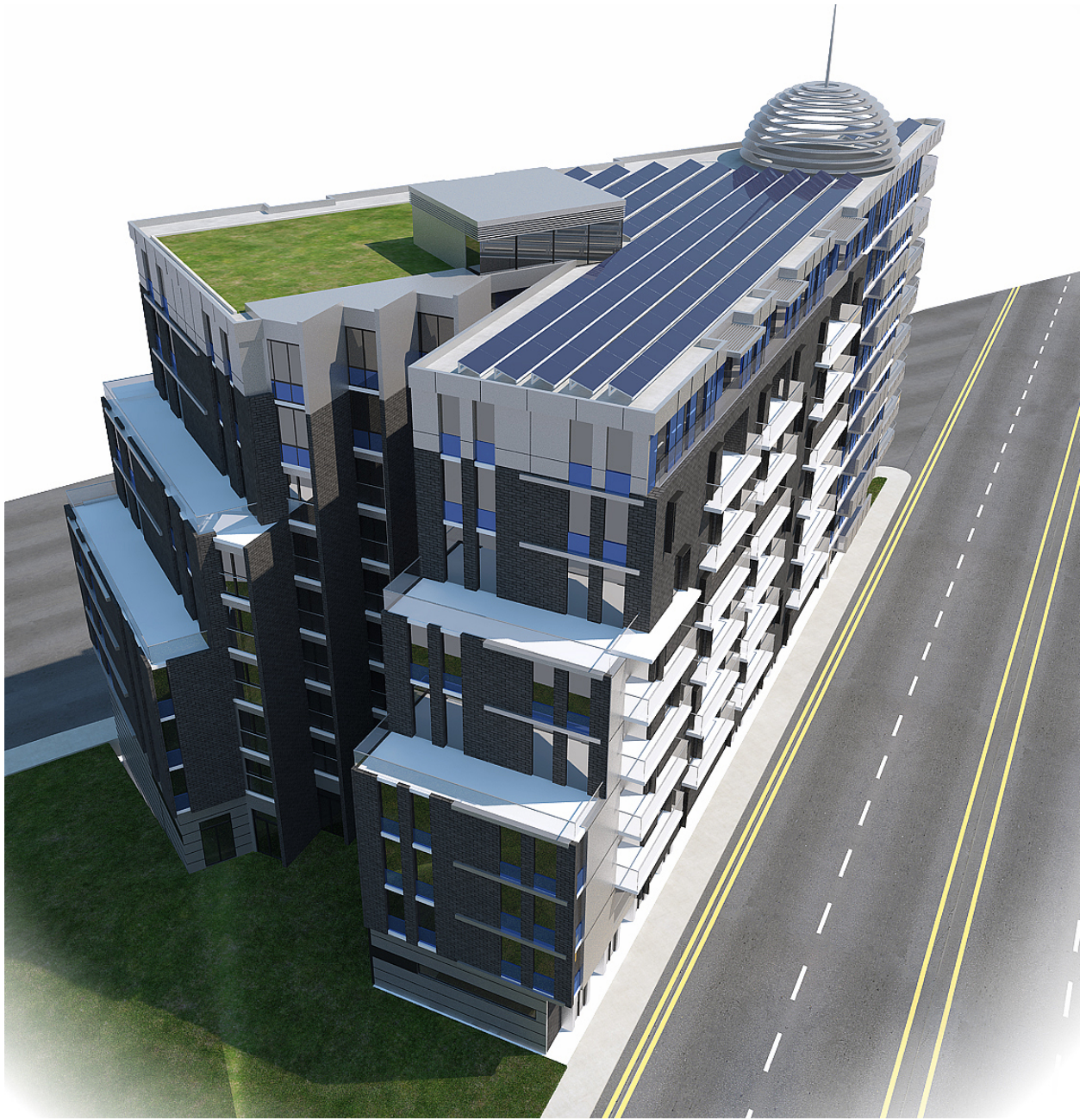
**CITY OF GUELPH  
OFFICIAL PLAN  
SCHEDULE D:  
DOWNTOWN SECONDARY PLAN  
MINIMUM & MAXIMUM BUILDING HEIGHTS**















Map Centre (UTM NAD83 z17): 560,808.48 4,821,819.93

This map is not to be used for navigation | 2020 Ortho (ON) GRCA