



January 26, 2015

Project No. 1130

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Michael Witmer, Development & Urban Design Planner, Development Planning

Re: Official Plan and Zone Change Application
2320339 Ontario Inc.
1511 Gordon Street, 1517 Gordon Street, 15 Lowes Road

Further to our meeting of today's date, I am able to confirm that the landowner has no objection to the current Official Plan being amended to extend the existing "Commercial Mixed Use" designation onto the subject property. Staff have confirmed that the proposed building with a gross floor area of 1,770 m² is permitted by the "Commercial Mixed Use" designation of the current Official Plan and is also permitted by the "Mixed Office Commercial" designation of OPA No. 48. Staff advised in our meeting today that upon the approval of OPA No. 48 by the OMB the "Mixed Office Commercial" designation would be in effect for the subject property which permits the proposal.

We look forward to this application being at the April 2015 Council Meeting for a decision. This decision report should also include a recommendation related to the two additional demolition requests for this property. The owner will also have a Preliminary Site Plan application prepared for submission to the next available Site Plan Review Committee Meeting.

Should you require any additional information please let me know.

Yours truly,

Astrid Clos, RPP, MCIP

cc: Mario Cotroneo, 2320339 Ontario Inc.

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