

May 6, 2026

Fitzrovia Real Estate  
2 St Clair Avenue West  
Toronto, ON, M4V 1L5

Attention: Renata Shamsutdinova  
Associate, Development

**RE: 70 Fountain Street East, Guelph ON**  
HIA Addendum  
GBCA Project 25034

GBCA submitted a Cultural Heritage Resource Impact Assessment, dated 18 December 2025 (the “CHRIA”) in support of this application, which evaluated the impact of a new 24-storey mixed-use building at the subject site, which is located within – at the time of the application – a proposed Heritage Conservation District (HCD). Furthermore, the subject site is adjacent to several heritage properties, which are listed in the Municipal Register of Cultural Heritage Properties, some of which are designated under the Ontario Heritage Act. The CHRIA noted that *the proposed new building responds to the existing and emerging downtown context and is designed with compatibility with adjacent heritage resources* (Executive Summary, page 2).

### Revisions since the CHRIA submission

#### ***Downtown Guelph HCD***

At their meeting on January 20, 2026, Guelph City Council unanimously adopted the Downtown Guelph HCD, and a by-law took effect in February of that year. As such, the subject site is now designated under Part V of the Ontario Heritage Act as it is within an in-force HCD. At the time of the CHRIA, the HCD Plan that was reviewed for the assessment of impact was dated September 2025 and in draft form at 95 % complete. The current (and in-force) HCD Plan is dated November 2025 and 100% complete.

GBCA compared both HCD Plan versions and found that they are congruent with one another in terms of policies and guidelines. No additional policy or guideline appears to have been added.

#### ***Revised design***

GBCA reviewed a new set of drawings, dated May 4, 2026 by Hariri Pontarini Architects, available under separate cover. The design of the new building - in form, height and design - has generally remained consistent with the design that was assessed as part of the December 2025 CHRIA. Notable differences relate to setback and stepbacks and include the following:

- Minor (and from a heritage perspective, negligible) adjustments to stepback dimensions above the 4<sup>th</sup> storey, throughout the west (Farquhar Street), south (Wyndham Street) and east (Fountain Street) elevations. Many of these stepbacks have been increased in the revised design.

- For instance, the December 2025 design had 3m setbacks from property lines along Wyndham, Farquhar and Fountain Streets. The revised design proposes 3m setbacks measured from the outline of the glazing line, which is slightly setback from the property lines.
- Closer to the north elevation, the setback distance along the west (Farquhar Street) elevation has been increased from 3.0 metres to 3.5 metres. The setback distance along the east (Fountain Street) elevation was decreased from 7.6 metres to 6.4 metres.
- A 2 metres setback from the north property line, directly adjacent to the 2-storey, designated property at 81 Farquhar Street
  - The previous setback from the north property line was approximately 0.7 metre.

### ***Assessment of impact***

The above-noted changes remain consistent with the original design that was assessed in the December 2025 CHRIA. The adjustments to the setbacks above the 4<sup>th</sup> storey podium are negligible from a heritage conservation perspective as they will not have any visual impact on adjacent heritage properties. The 2m setback from the north property line is an improvement from the original design as it offers additional breathing room from the adjacent heritage property.

The revised design continues to conform with the Downtown Guelph HCD Plan that is now in force and our assessment in the 2025 CHRIA has not changed in light of the new design.

We trust this letter satisfies your requirements and remain available should you require any additional information.

Goldsmith Borgal and Company Ltd. Architects (GBCA)



Emad Ghattas OAA MRAIC CAHP

Principal

Goldsmith Borgal & Company Ltd. Architects

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