

**City Council  
Meeting Agenda**  
**Consolidated as of February 22, 2019**



**Monday, February 25, 2019 – 6:00 p.m.**  
**Council Chambers, Guelph City Hall, 1 Carden Street**

Please turn off or place on non-audible all electronic devices during the meeting.

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Changes to the original agenda have been highlighted.

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**Authority to move into closed meeting**

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, to consider:

**Confirmation of Minutes for the closed Council meetings held January 10, 21 and 28, February 4, 7, and 11, 2019.**

**CS-2019-45                      February 2019 Public Appointments to the Planning Advisory Committee**  
Section 239 (2) (b) personal matters about an identifiable individual, including municipal or local board employees.

**Open Meeting – 6:30 p.m.**

**Closed Meeting Summary**

O Canada  
Silent Reflection  
First Nations Acknowledgement  
Disclosure of Pecuniary Interest and General Nature Thereof

**Confirmation of Minutes:** (Councillor Goller)

That the minutes of the open Council Meetings held January 10, 16, 21, 23, 28, 29 and 30, February 4, 7, and 11, 2019 and the open Committee of the Whole meeting held February 4, 2019 be confirmed as recorded and without being read.

## **Committee of the Whole Consent Report:**

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Committee of the Whole Consent Report, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

### **CS-2018-27      2018 Third Quarter Operating Variance**

#### **Recommendation:**

1. That the purpose and target balance of the Environment and Utility Contingency Reserve #198 be expanded to include mitigating the Environmental Services' commodity pricing volatility risk in accordance with recommendation nine from Solid Waste Service Review and that Appendix A of the General Reserve and Reserve Fund Policy be updated accordingly.
2. That the following be referred to the finalized year-end variance report for further consideration:  
That \$400,000 of the Environmental Services' projected favourable variance be transferred to the Environment and Utility Contingency Reserve #198 to be used to mitigate against commodity pricing budget volatility.

### **Maintaining the Voters' List for Municipal Elections**

#### **Recommendation:**

1. That the Council of the City of Guelph supports the re-establishment of the multi-stakeholder working group between the Ministry of Municipal Affairs, Ministry of Finance, AMCTO, MPAC, Elections Canada and Elections Ontario in exploring and identifying ways to create and maintain the Voters' List for Municipal Elections.
2. That Council requests an update to be provided from this Voters' List Working Group on the transformational solutions being discussed.
3. That representatives from MPAC be invited to a future Council meeting to hear the City of Guelph's concerns and advise the City of what steps MPAC will be taking in the future.
4. That a copy of this motion, respecting the Voter's List for Municipal Elections be circulated to all municipalities and the Association of Municipalities of Ontario (AMO).

**CAO-2019-01      Internal Audit Work Plan 2019-2021**

**Recommendation:**

That report CAO-2019-01 Internal Audit Work Plan 2019-2021, dated February 4, 2019 be approved.

**CAO-2019-02      Internal Audit Charter Update**

**Recommendation:**

That report CAO-2019-02 Internal Audit Charter Update, dated February 4, 2019 be approved.

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**Council Consent Agenda:**

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

**CS-2019-49                      Chief Administrative Officer Recruitment, Selection and Performance Sub-committee**

**Recommendation:**

1. That a Chief Administrative Officer Recruitment, Selection and Performance Sub-committee be established in accordance with report CS-2019-49, dated February 25, 2019.
2. That the Chief Administrative Officer Recruitment, Selection and Performance Sub-committee terms of reference, included as ATT-1 to report CS-2019-49, dated February 25, 2019, be approved.
3. That the Committee of the Whole terms of reference be updated to remove references to Chief Administrative Officer performance and review.
4. That the Chief Administrative Officer Employment Policy be repealed.
5. That the Chief Administrative Officer Performance Evaluation Process – Terms of Reference be referred to the Chief Administrative Officer Recruitment, Selection and Performance Sub-committee for review.
6. That the Procedural By-law be updated at the next available opportunity to include reference to the Chief Administrative Officer Recruitment, Selection and Performance Sub-committee.

**CS-2019-50**

**Request for Designation as an Event of Municipal Significance – Revel Cider Co.**

**Recommendation:**

That the Revel Cider's 4th Anniversary event request to be designated as an event of municipal significance for the purpose of obtaining a special occasion permit from the Alcohol and Gaming Commission of Ontario, be approved.

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**Items for Discussion:**

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

**CS-2019-46**

**February 2019 Public Appointments to the Planning Advisory Committee**

**Recommendation:**

That \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ be appointed to the Planning Advisory Committee for a term ending November, 2019 or until such time as a successor is appointed.

**IDE-2019-25**

**Proposed Amendment #1 to the Growth Plan for the Greater Golden Horseshoe (2017), City of Guelph Response (staff report)**

**Presentation:**

Melissa Aldunate, Manager, Policy Planning and Urban Design (presentation)

**Delegation:**

Pete Graham, on behalf of 2021 and 2093 Gordon Street Inc.

**Correspondence:**

Hugh Handy, on behalf of GSP Group Inc.

**Recommendation:**

1. That Report IDE-2019-25 dated February 25, 2019 be approved.
2. That Attachment 1 to Report IDE-2019-25 be endorsed and submitted to the Ministry of Municipal Affairs and Housing as the City of Guelph's response to the proposed Amendment #1 to the Growth Plan for the Greater Golden Horseshoe (2017).

- That the comments received by the City of Guelph from residents and stakeholders at or before the Council meeting be forwarded to the Province of Ontario for consideration.

## Special Resolutions

### By-laws

Resolution to adopt the By-laws (Councillor Gordon)

"That By-law Numbers (2019)-20375 to (2019)-20381, inclusive, are hereby passed."

By-law Number (2019)-20375	A by-law to amend By-law Number (2013)-19529, as amended, being a by-law to delegate authority pursuant to the Municipal Act, to add Scheduled "LL" Cannabis Retail Store Authorizations.
By-Law Number (2019)-20376	A by-law to amend By-law Number (2009)-18855, as previously amended, being a By-law respecting the licensing of businesses operating within the City of Guelph, in respect of second hand goods and salvage goods and to repeal by-laws (2010)-19079, (2011)-19275, (2012)-19462, (2013)-19528, (2014)-19722, (2015)-19905, (2015)-19940, (2016)-20030 and to amend by-laws (2013)-19613, (2015)-19904, (2016)-20123, (2016)-20149 and (2018)-20272.
By-Law Number (2019)-20377	A by-law to stop up and close Part of Kent Street, Plan 8, designated as Part 1, Reference Plan 61R-21539, City of Guelph.
By-law Number (2019)-20378	A by-law to amend By-law Number (2002)-17017, as amended – the Traffic By-law. (Prohibited U-Turns in Schedule I, Prohibited Turns in Schedule II, No Parking in Schedule XV and Restricted Parking in Schedule XVII)

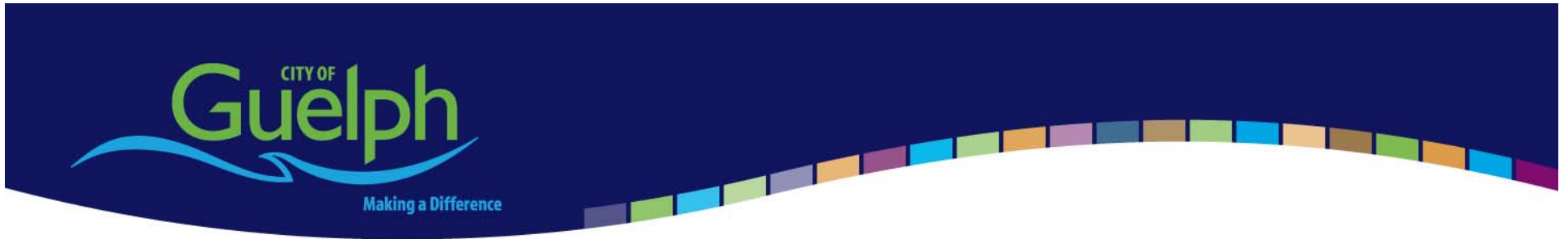
By-law Number (2019)-20379	A by-law regarding the smoking of tobacco or cannabis in public places and workplaces and to repeal by-laws (1995)-14892, (2000)-16387, (2003)-17197 and (2006)-17954.
By-law Number (2019)-20380	A by-law to administratively amend by-law number (2019)-20366, being a by-law for the conveyance of land for park or other public recreational purposes as a condition of the development or redevelopment of land within the City of Guelph, or the payment of money in lieu of such conveyance, pursuant to the Planning Act, RSO 1990, c P.13, as amended [amends Subsection 10(b)(i)].
By-law Number (2019)-20381	A by-law to confirm the proceedings of meetings of Guelph City Council held January 29, 30, February 4, 7, 13, 20 and 25, 2019.

**Mayor’s Announcements**

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

**Notice of Motion**

**Adjournment**



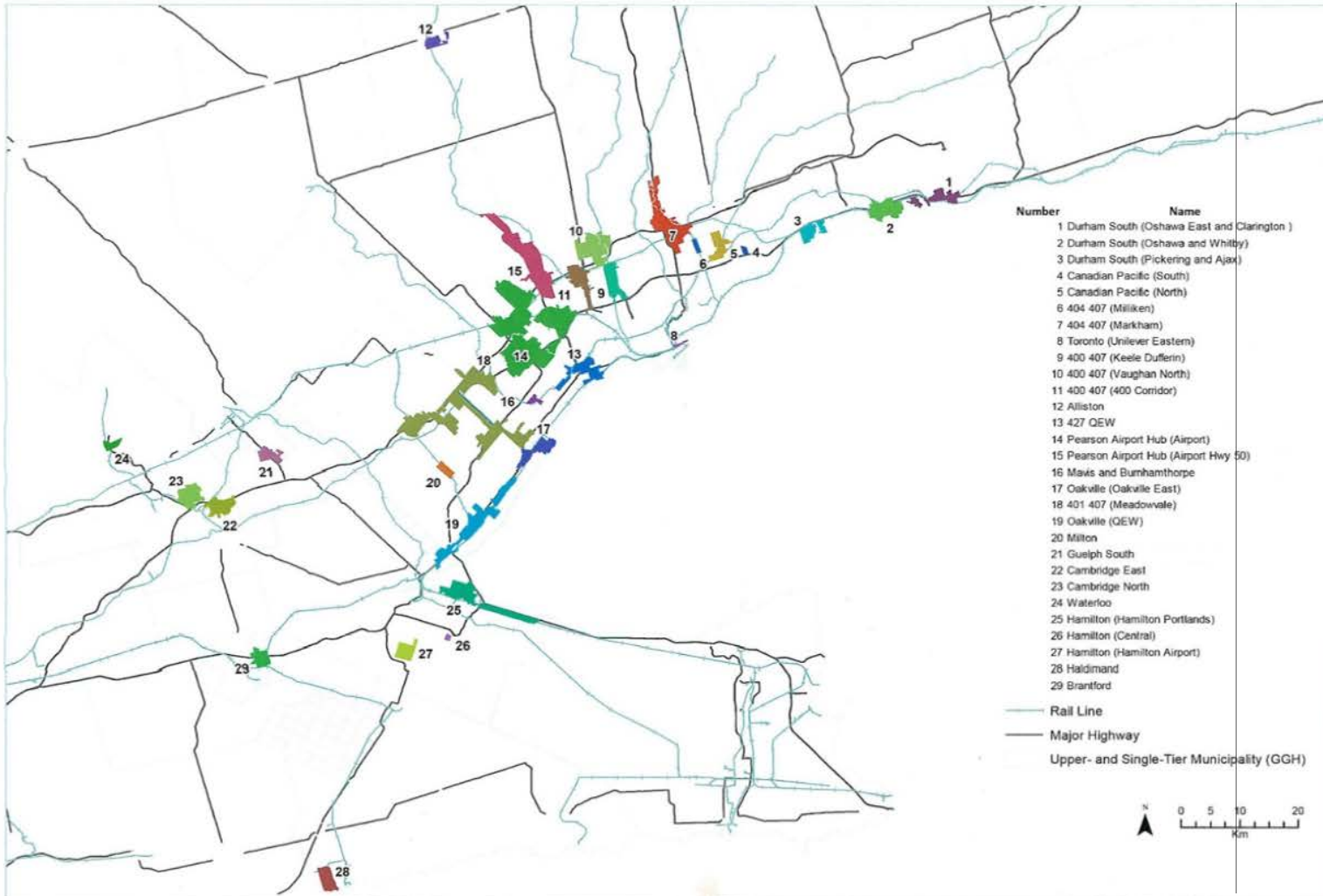
# **Proposed Amendment #1 to the Growth Plan for the Greater Golden Horseshoe (2017)**





# Comparison of Density and Intensification Targets

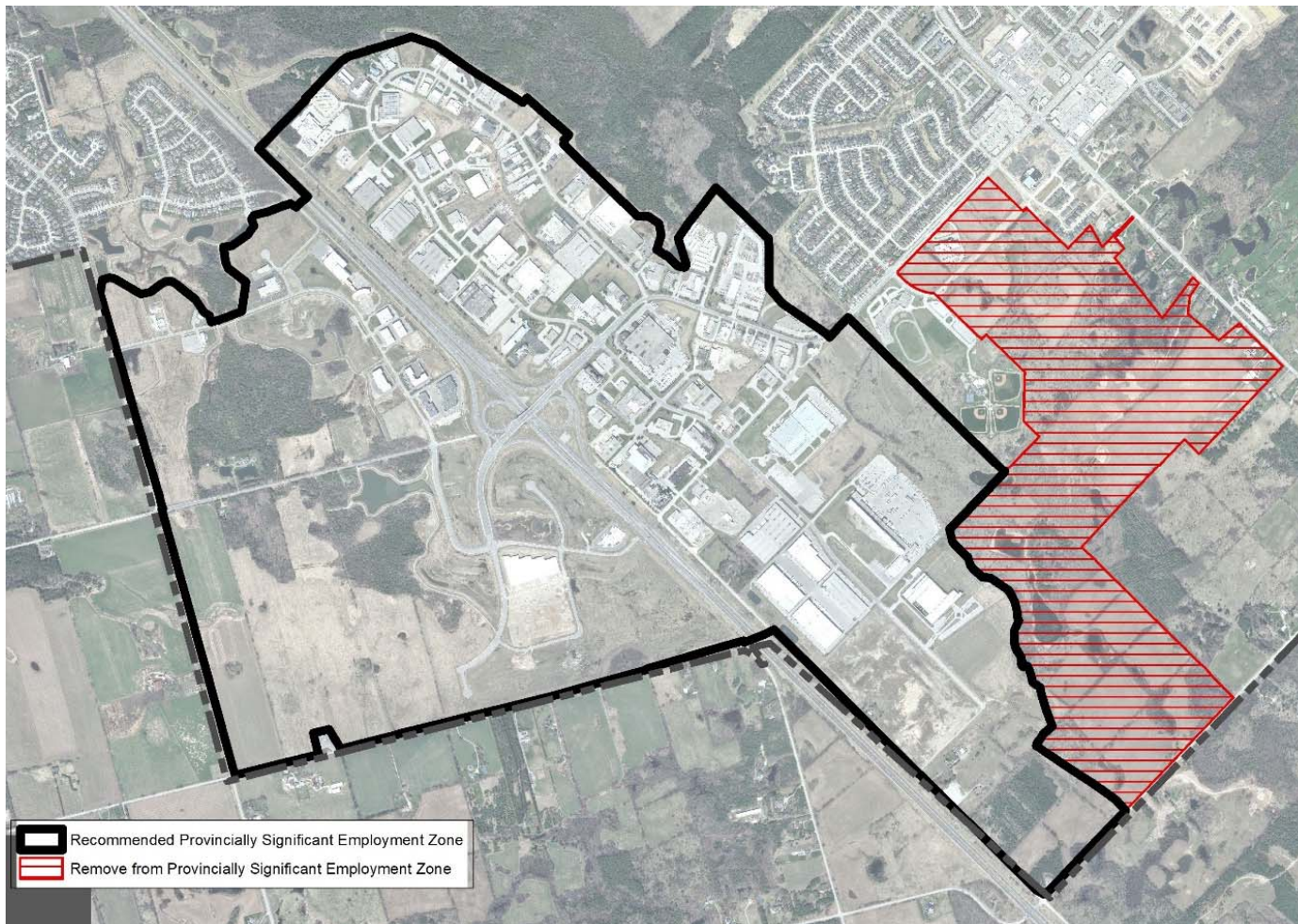
	<b>Designated Greenfield Area Density Target</b> (residents + jobs/ha)	<b>Intensification Target</b> (% of all residential development/year)
<b>Growth Plan, 2006</b>	<b>50</b>	<b>40%</b>
<b>Growth Plan, 2017</b>	<b>80</b> may request an alternative	<b>50%</b> to 2031 <b>60%</b> 2031-2041 may request an alternative
<b>Proposed Amendment 1 to Growth Plan, 2017</b>	<b>50</b> may request an alternative	<b>50%</b> may request an alternative



**Proposed Provincially Significant Employment Zones**



# Recommended Provincially Significant Employment Zone



# Staff Report



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To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, February 25, 2019

Subject **Proposed Amendment #1 to the Growth Plan for the Greater Golden Horseshoe (2017), City of Guelph Response**

Report Number IDE-2019-25

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## Recommendation

1. That Report IDE-2019-25 dated February 25, 2019 be approved.
2. That Attachment 1 to Report IDE-2019-25 be endorsed and submitted to the Ministry of Municipal Affairs and Housing as the City of Guelph's response to the proposed Amendment #1 to the Growth Plan for the Greater Golden Horseshoe (2017).
3. That the comments received by the City of Guelph from residents and stakeholders at or before the Council meeting be forwarded to the Province of Ontario for consideration.

## Executive Summary

### Purpose of Report

The purpose of this report is to bring forward staff's response to the Province's request for input into proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017 for Council's consideration and endorsement. The deadline to provide comments to the Ministry of Municipal Affairs/Ontario Growth Secretariat is February 28, 2019.

### Key Findings

On January 15, 2019 the Province announced that they were seeking feedback on the proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (2017), the introduction of a new framework for "Provincially Significant Employment Zones", as well as proposed amendments to two regulations related to the Growth Plan. The proposed amendments and framework are posted on the Environmental Registry for comment until February 28, 2019.

The most notable proposed changes to the Growth Plan for the City of Guelph include changing the Designated Greenfield Area minimum density target to 50 residents and jobs per hectare; changing the Intensification Target to a minimum of 50% of all residential development until 2041 on an annual basis; and the identification of a Provincially Significant Employment Zone in the southwest area of the City.

Many of the proposed changes directly address previous City comments on the Growth Plan. Staff are supportive of the changes to the Growth Plan that are applicable to Guelph. The response that is included as Attachment 1 to this report also seeks clarification on several matters and recommends minor changes to the proposed Growth Plan Amendment.

### **Financial Implications**

The approved capital budget includes funds to complete the planning and related infrastructure studies required to conform to the Growth Plan. However, refinements to the program of work in response to the proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe may have additional budget implications. The longer-term financial implications of implementing the Growth Plan (2017) will be assessed through the Municipal Comprehensive Review.

## **Report**

### **Background**

The Growth Plan for the Greater Golden Horseshoe, 2017 (the Growth Plan) was released on May 18, 2017 and came into effect on July 1, 2017 after two rounds of consultation on proposed amendments. The City provided comments to the Province during both rounds of consultation ([IDE report #15-44](#) and [IDE report #16-70](#)).

Information Report [IDE #17-96](#) was prepared in August 2017 to inform Council of the key changes to the Growth Plan and outline next steps.

On January 15, 2019 the Province announced that they were seeking feedback on a [Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017](#). In addition to the proposed amendment to the Growth Plan, the province is proposing to amend two related regulations (O. Reg. 311/06 and O. Reg. 525/97) to implement the change and introduce a proposed framework for "Provincially Significant Employment Zones". The staff response included as Attachment 1 to this report provides a response to the following four Environmental Registry postings.

Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017	<a href="#">ERO Number 013-4504</a>
Proposed Modifications to O. Reg. 311/06 (Transitional Matters – Growth Plans) made under the Places to Grow Act, 2005 to implement the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017	<a href="#">ERO Number 013-4505</a>
Proposed Modifications to O. Reg. 525/97 (Exemption from Approval – Official Plan Amendments) made under the Planning Act to implement the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017	<a href="#">ERO Number 013-4507</a>
Proposed Framework for Provincially Significant Employment Zones	<a href="#">ERO Number 013-4506</a>

As described by the Province, the overall goal of the proposed changes is to streamline growth management planning in the Greater Golden Horseshoe. The proposed changes address implementation challenges and are intended to provide greater flexibility and address barriers to building homes, creating jobs, attracting investments and putting in place the right infrastructure while protecting the environment. The proposed changes are intended to respect the ability of local governments to make decisions about how they grow.

The proposed changes would apply across six categories:

- Employment
- Settlement Area Boundary Expansions
- Small Rural Settlements
- Natural Heritage and Agricultural Systems
- Intensification and Density Targets
- Major Transit Station Areas

See Attachment 2 – Overview of Proposed Growth Plan Amendments for a summary of the amendments that was provided by the Province on February 14, 2019.

**Proposed Amendment to the Growth Plan**

Staff are supportive of the changes to the Growth Plan that are applicable to Guelph. Many of the proposed changes directly address concerns raised by the City during the 2015 and 2016 provincial consultations on amendments to the Growth Plan.

**Summary of the changes that apply to Guelph**

For the City of Guelph, the most notable changes to the Growth Plan relate to:

- the Designated Greenfield Area density target
- the Intensification Target
- the introduction of a Provincially Significant Employment Zone in the southwest area of the City.

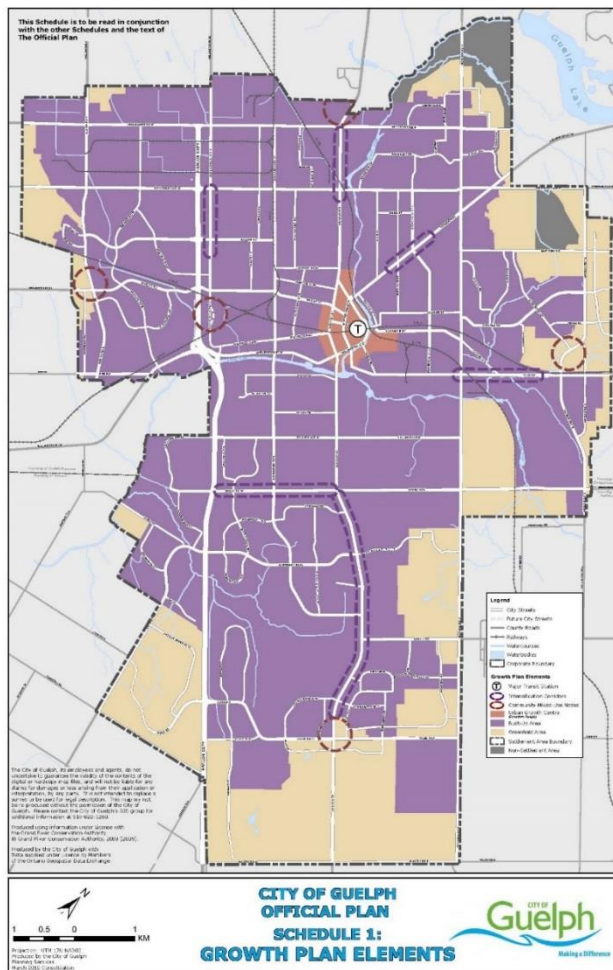
Table 1: Comparison of Density and Intensification Targets

	Designated Greenfield Area Density Target (residents + jobs/ha)	Intensification Target (% of all residential development/year)
Growth Plan, 2006	50	40%
Growth Plan, 2017	80 may request an alternative	50% to 2031 60% 2031-2041 may request an alternative
Proposed Amendment 1 to Growth Plan, 2017	50 may request an alternative	50% may request an alternative

**Growth Plan Amendment 1 proposes that the Greenfield Area Density Target for Guelph be a minimum of 50 residents and jobs per hectare**

The Designated Greenfield Area is land within the City that were not yet built as of 2006 when the Growth Plan 2006 was initially established. These lands tend to be at the edge of the City and are the lands that must be planned to achieve a minimum density target (see the area in beige on Figure 1 – OP Schedule 1: Growth Plan Elements).

Figure 1 - OP Schedule 1: Growth Plan Elements





Growth Plan 2006 required the City to meet a greenfield density target of 50 residents and jobs per hectare. Growth Plan 2017 requires the City to meet a minimum greenfield density target that is not less than 80 residents and jobs per hectare, however, allows the opportunity to request an alternative target. The proposed amendment introduces different targets for different municipalities and reduces Guelph's minimum greenfield density target from 80 to 50 residents and jobs per hectare.

The changes that were introduced with Growth Plan 2017 with respect to how the greenfield density is calculated and the ability to request an alternative target are maintained with this amendment. This proposed amendment means that the City will not have to ask for an alternative target and provides flexibility for the City to take a design-based approach for our Designated Greenfield Areas. As the Growth Plan target is a minimum target, it provides the City with the flexibility to plan to achieve a target higher than 50 residents and jobs per hectare if this is considered desirable from a local planning perspective. For context, a preliminary analysis using the revised approach to calculating density introduced by Growth Plan 2017 estimates that the Designated Greenfield Area in Guelph has a density of approximately 63 residents and jobs per hectare. This proposed revision is supported by staff.

### **Growth Plan Amendment 1 proposes that the Intensification Target for Guelph be a minimum of 50% of all residential development annually**

The Intensification Target applies to the Built-up Area of the City which can be seen on Figure 1 – OP Schedule 1: Growth Plan Elements (areas in purple). The Built-up Area is the area of the City that was developed prior to 2006 when the Growth Plan for the Greater Golden Horseshoe was initially established.

Growth Plan 2006 required the City to meet an intensification target of 40% of all residential development occurring annually beginning in 2015 and for each year thereafter. Growth Plan 2017 increased the City's intensification target to a minimum of 50% of all residential development occurring annually from the time the Official Plan is updated to the year 2031 and to a minimum of 60% of all residential development occurring annually from 2031-2041. Guelph, being an outer ring municipality, was given the ability to request an alternative intensification target.

The proposed amendment introduces different intensification targets for different municipalities. Guelph's intensification target is proposed to be a minimum of 50% of all residential development occurring annually from the time the Official Plan is updated to 2041, however, the ability to request an alternative target is maintained.

As the City proceeds through the next Official Plan update to conform to the Growth Plan, also known as a Municipal Comprehensive Review (MCR), an intensification analysis will be undertaken to determine if the intensification target is appropriate

or whether an alternative target should be requested. This proposed revision is supported by staff.

### **Growth Plan Amendment 1 proposes changes to the employment conversion policies and creates a new framework for Provincially Significant Employment Zones**

Currently, the Growth Plan only permits the conversion of employment areas to non-employment uses through a MCR where it is demonstrated that the criteria for conversion can be met.

Through this amendment, the Province is proposing a new approach to protecting key employment areas from conversion. The new approach includes identifying twenty-nine (29) Provincially Significant Employment Zones (PSEZ) across the Greater Golden Horseshoe. Conversion of these areas to non-employment uses would require provincial approval through the MCR process.

With the identification of the PSEZs, the proposed amendment to the Growth Plan would allow for the conversion of other employment areas to non-employment uses to be approved ahead of the next MCR. This would provide flexibility to municipalities to support mixed-use development, while maintaining employment area protections where needed. The flexibility to convert employment areas outside of a MCR process is only provided during a transitional period from when Amendment 1 is in effect until the time of the next MCR process and provided that a significant number of jobs are maintained.

The Province has outlined that the identification of PSEZ's serves a longer-term purpose for the province and municipalities in the Greater Golden Horseshoe by providing a regional picture of some of the key employment areas that make up the region's economic land base. This helps to coordinate planning and economic development efforts and drive economic growth in the region.

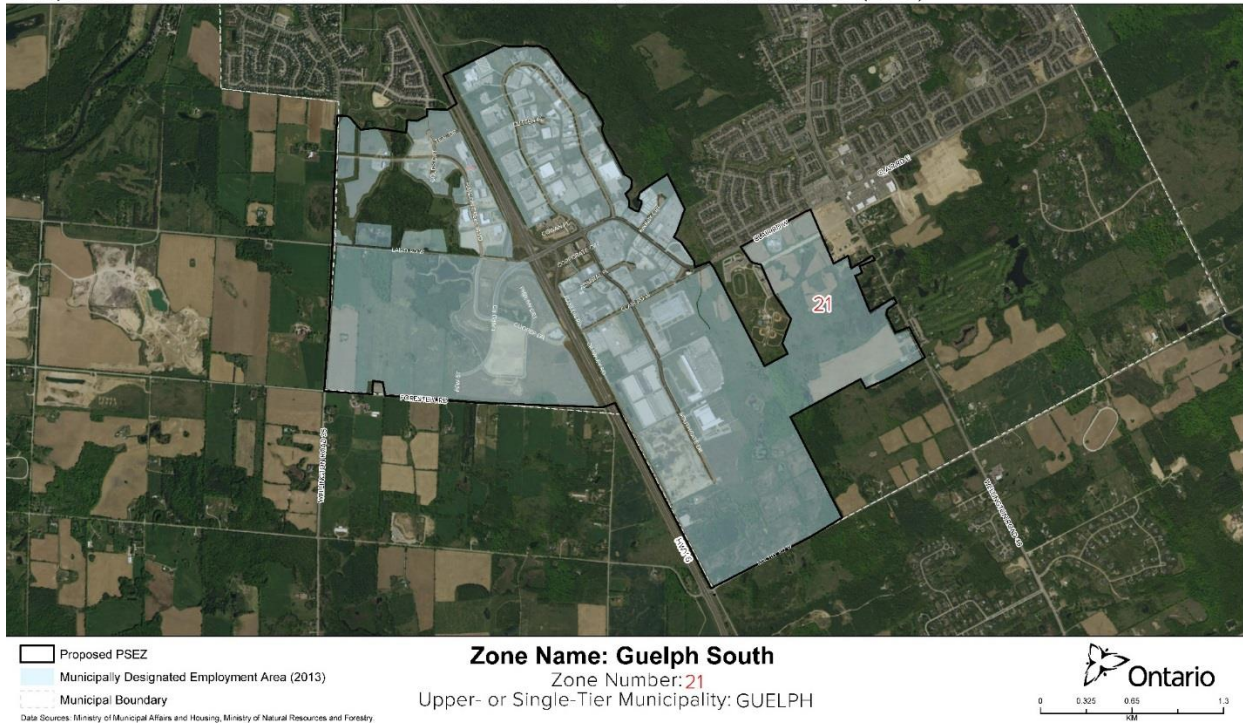
### **The employment framework proposes a Provincially Significant Employment Zone for south Guelph**

A PSEZ has been proposed on lands designated Industrial and Corporate Business Park in the south-westerly area of Guelph including the Hanlon Business Park, the Hanlon Creek Business Park, the Southgate Business Park and lands within the Clair-Maltby Secondary Plan (CMSP) (see Figure 2 – Proposed Guelph South Provincially Significant Employment Zone).

Staff is generally supportive of the proposed framework for PSEZs. However, it would seem that based on the proposed policies for PSEZ's the lands identified within the CMSP area do not meet the intent of the policies. The lands designated Corporate Business Park and Industrial in the CMSP area are fragmented by the City's Natural Heritage System (NHS), creating disconnected pockets of land that are isolated from other business parks. The fragmented nature of these lands constrains access to major goods movement facilities and corridors where access would be available through future proposed collector and local streets.

Figure 2 - Proposed Guelph South Provincially Significant Employment Zone

**Proposed Provincially Significant Employment Zones for Consultation**  
Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017 (2019)



The City's Employment Lands Strategy, completed in 2010 identified that the City had a surplus of employment lands and recommended that the City could convert some of its employment lands. An Interim Employment Lands Update completed in 2018 as background to the CMSP reviewed the lands designated Industrial and Corporate Business Park within the secondary plan area and assessed their potential for conversion. The Interim Employment Lands Update determined that these lands were subject to a number of market and land-use planning challenges and were not appropriate for industrial uses and it would be appropriate to convert to non-employment uses.

The proposed PSEZ also includes lands to the southeast of Southgate Drive. These lands are environmentally constrained, are in the form of isolated pockets and may not be suitable for employment uses. Although staff have not considered conversion of these lands to non-employment uses, staff recommend removing these lands from the PSEZ so that they could be considered for conversion in the future without amending the PSEZ framework.

Accordingly, the staff response as drafted (see Attachment 1) outlines that while the City is generally supportive of the proposed Guelph South PSEZ, lands within the CMSP area and lands southeast of Southgate Drive should not be included in the PSEZ (see Attachment 1 – Figure 1: Recommended modifications to the Provincially Significant Employment Zone in Guelph).

### **Amendment 1 proposes other changes to the Growth Plan**

The amendment proposes some general language changes throughout the document. Some of the amendments reflect that changes to other legislation have been or are being made by the current provincial government. Examples of these changes include the:

- amending 'urban sprawl' to 'unmanaged growth'
- replacing 'net zero' and 'low carbon' with 'environmentally sustainable'
- introducing 'market demand' as a consideration in relation to housing supply

While these changes are worth noting, they reflect the current provincial government's approach to the topics and do not preclude Guelph from pursuing its goals based on local priorities such as creating a Net Zero Carbon Community by 2050; managing growth sustainably; or taking a design-based approach, with public engagement, to planning our greenfield areas.

Amendment 1 also proposes to remove wording that ensures "development of high quality... through site design and urban design standards", however would continue to require that the municipality 'provide for more compact built form and a vibrant public realm, including public open spaces'. This proposed amendment appears to diminish the importance of urban design, however, this would not preclude the City from implementing the current urban design policies in the Official Plan or developing new urban design vision, objectives and policies that are important to Guelph.

Staff is also generally supportive of the stated principle of the province taking a more responsive and flexible approach to municipal decision-making authority.

### **Amendment 1 proposes to introduce watershed planning equivalence**

Staff recognize the importance of making informed recommendations to Council, particularly as it relates to the environment and water resources. The 2017 Growth Plan introduced a requirement for planning to be based on watershed planning. This approach is generally supported, however, the complex nature and time required to undertake the watershed planning process was cause for concern when considered with the relatively short timeframe given to achieve conformity with the Growth Plan. The explicit introduction of allowing for equivalent studies to a watershed plan increases flexibility and may reduce the amount of effort and time required to complete the municipal comprehensive review, while still achieving the intended goals of a watershed plan. This flexibility is supported by staff.

### **Amendment 1 proposes changes to the Settlement Area Boundary policies**

To support local decision making and potentially address unique situations, the province is proposing a policy amendment to allow municipalities to adjust settlement area boundaries outside of a MCR process. Staff have no comments on this amendment as proposed.

### **Amendment 1 proposes changes that are applicable to other municipalities within the Greater Golden Horseshoe**

Additional changes are proposed that are not applicable to the City of Guelph. At a high level these changes include:

- potentially allowing for alternative density targets in Major Transit Station Areas
- how the provincial natural heritage system outside of settlement areas is mapped
- how the provincial agricultural land base is mapped.

### **Amendment 1 impacts the timing for the City's Municipal Comprehensive Review (MCR)**

The Growth Plan, including Amendment 1, requires that the City bring its Official Plan into conformity by July 1, 2022. It was the intent to present Council with a proposed project charter for the MCR in Q1 of 2019. With the proposed amendment, a project charter for the MCR, will be delayed. While the Province has not committed to any specific timing for the release of the amended Growth Plan following consultation, staff will continue to develop the project charter for the MCR with the intent of presenting it to Council in Q3 2019. Completing the MCR prior to July of 2022 will be a challenge given the proposed changes to the Growth Plan in 2019, lack of guidance materials and uncertainty regarding the land needs assessment document. As such, it is requested that the province consider extending the date for conformity to July 1, 2023 or later.

### **Summary of Proposed Staff Comments**

The staff response included as Attachment 1 makes the following recommendations or comments to the Province with respect to the proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe:

1. That the Province be aware that the City of Guelph has water resource limitations and that constraints to servicing growth beyond 2031 continue to remain a potential concern. The Province should also enhance funding for infrastructure projects that would support environmentally sustainable solutions.
2. That the City supports the minimum greenfield density targets and policies as they are proposed in Amendment 1 to the Growth Plan.
3. That the City supports the minimum intensification target and policies as they are proposed in Amendment 1 to the Growth Plan.
4. That the Province consider an alternate date of July 1, 2023 or later for achieving conformity with Amendment 1 to the Growth Plan.
5. That the employment lands in the Clair-Maltby Secondary Plan area and southeast of Southgate Drive be removed from the proposed Guelph South Provincially Significant Employment Zone (PSEZ) to ensure that the PSEZ policies are applied appropriately in Guelph.
6. That the City supports proposed policies to allow for equivalent studies to a watershed plan as they are proposed in Amendment 1 to the Growth Plan.

7. That the employment land policies regarding redevelopment to non-employment uses should be more flexible. Specifically, that policy 2.2.5.14 be revised to ensure that a process exists to allow employment lands outside employment areas to be redeveloped for residential purposes in accordance with the MCR
8. That greater clarity be provided in the definition of excess lands, particularly on what constitutes unbuilt lands.
9. That the Province provide an update on the status of the draft guidance documents that are to be released to facilitate the municipal comprehensive review process and request that they be released in final form concurrent with or prior to finalization of Amendment 1.
10. That the Province provide greater clarity on the status of the Land Needs Assessment and the requirement for municipalities to conform to the document released in May of 2018.

## **Financial Implications**

The approved capital budget includes funds to complete the MCR and related infrastructure studies required to conform to the Growth Plan. However, refinements to the program of work in response to the proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe may have additional budget implications. The longer-term financial implications of implementing the Growth Plan (2017) will be assessed through the MCR.

## **Consultations**

The following service areas/departments were consulted in the preparation of the staff response dated February 28, 2019:

### **Infrastructure Development and Enterprise Services**

- Business Development and Enterprise
- Engineering and Transportation Services
- Environmental Services: Water Services, Wastewater Services, Solid Waste Services

**Public Services** – Guelph Transit

## **Corporate Administrative Plan**

### **Overarching Goals**

Service Excellence

### **Service Area Operational Work Plans**

Our People - Building a great community together

Our Resources - A solid foundation for a growing city

## Attachments

- ATT-1 City of Guelph comments on the Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (2017) and related Regulations
- ATT-2 Overview of the Proposed Growth Plan Amendments

## Departmental Approval

Not applicable

### Report Author

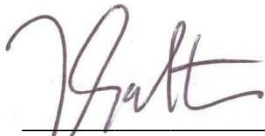
Stacey Laughlin, MCIP, RPP  
Senior Policy Planner

### Report Author

Jason Downham  
Planner II – Policy and Analytics

### Approved By

Melissa Aldunate, M. Pl., MCIP, RPP  
Manager of Policy Planning and Urban Design



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### Recommended By

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## **Attachment 1 – City of Guelph Comments on the Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (2017) and related Regulations**

### **1. Comments on the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017**

#### **1.1 Water supply and water quality are issues that remain a potential limiting factor to growth for the City of Guelph beyond 2031.**

Guelph's local growth management strategy identified limitations to growth beyond a population of 175,000. These limitations stem from the water supply capacity and assimilative capacity of the Speed River to receive additional wastewater. The feasibility, costs, and funding sources for the infrastructure upgrades required to accommodate the additional forecasted growth beyond 2031 are still not understood. At this time, the City cannot confirm that it can provide the wastewater services and supply of water to meet the 2041 projections in a locally sustainable manner.

##### **Recommendation:**

That the Province be aware that the City of Guelph has water resource limitations and that constraints to servicing growth beyond 2031 continue to remain a concern. The Province should also enhance funding for infrastructure projects that would support environmentally sustainable solutions.

#### **1.2 The introduction of watershed planning equivalence is supported by the City of Guelph.**

Basing Planning decisions on watershed planning or equivalent studies is supported by the City of Guelph. The complex nature and time required to undertake the watershed planning process has been a concern for the City of Guelph given the timeframe to achieve conformity with the Growth Plan. The explicit introduction of allowing for equivalent studies to a watershed plan increases flexibility and may reduce the amount of effort and time required to complete the municipal comprehensive review, while still achieving the intended goals of a watershed plan.

##### **Recommendation:**

That the proposed policies to allow for equivalent studies to a watershed plan are supported by the City of Guelph and should be retained in the final amendment to the Growth Plan.



**1.3 The employment land policies regarding redevelopment to non-employment uses should be more flexible.**

Proposed policy 2.2.5.14 states that employment lands outside employment areas “should retain space for a similar number of jobs to be accommodated on site.” This is a standalone policy and appears to apply to any conversion whether it occurs before, during or after the next Municipal Comprehensive review. As it is currently proposed, it would seem to prevent the employment lands outside of employment areas from being redeveloped exclusively for residential purposes, even through a municipal comprehensive review. Is this the intent of the proposed amendment? The policy should be revised to allow the redevelopment of these lands for residential purposes in some circumstances.

**Recommendation:**

That policy 2.2.5.14 be revised to ensure that a process exists to allow employment lands outside employment areas to be redeveloped for residential purposes through a municipal comprehensive review.

**1.4 The proposed excess lands definition appears to have become more restrictive.**

The definition of excess lands has been proposed to be modified to specify that it applies to “vacant, unbuilt but developable lands.” It is unclear whether the intent of this proposed change is to place greater restrictions on the types of lands that can be identified as excess lands. Will the proposed definition continue to apply to lands with rural uses within settlement areas, such as agricultural lands with a related dwelling (i.e. these lands are not vacant and are not unbuilt)?

**Recommendation:**

That greater clarity be provided in the definition of excess lands, particularly on what constitutes unbuilt lands.

**1.5 The Province provide an update on the status of all other outstanding supporting guidance documentation.**

In March of 2018, the Application of the Intensification and Density Targets, The Municipal Comprehensive Review Process, and The Watershed Planning in Ontario guidance materials were released for public comment in draft. Clarification on the status of these guidance materials is requested. If the municipal comprehensive review process is to continue to be guided by these, or modified versions of these documents, delaying their release may result in municipal process delays.

**Recommendation:**

That the Province provide an update on the status of the draft guidance documents used to facilitate the municipal comprehensive review process and that any guidance documents be released in final form concurrent with or prior to finalization of Amendment 1.

**1.6 The proposed minimum greenfield density target and policies provide greater flexibility and ease of implementation.**

The City of Guelph is pleased that the concerns around the minimum designated greenfield area density policies of the 2017 Growth Plan were addressed in the proposed amendment. It is anticipated that the proposed greenfield policies will eliminate the need for the City of Guelph to request an alternative greenfield area density target. This will reduce the overall workload and resources required to complete the municipal comprehensive review for both the City and Ministry staff.

**Recommendation:**

That the Province maintain the minimum greenfield density targets and policies as they are proposed in Amendment 1 to the Growth Plan.

**1.7 The proposed minimum intensification targets and policies provide greater flexibility and ease of implementation.**

The supply of prime intensification sites in the City of Guelph is declining and future efforts to intensify the built-up area will become increasingly challenging. For this reason, the City of Guelph is supportive of the proposed changes to the intensification target and policies to the horizon of the plan, along with the continued ability to request an alternative target. The proposed policies provide greater flexibility for the City in terms of implementation of the intensification policies.

**Recommendation:**

That the Province maintain the minimum intensification target and policies as they are proposed in Amendment 1 for the City of Guelph.

**1.8 The Province should consider extending the date of conformity to the Growth Plan.**

It is being proposed that Amendment 1 to the Growth Plan would maintain the same timelines for upper and single-tier municipalities to bring their official plans into conformity with the Growth Plan. The City's technical staff leading the required master plan updates have requested that the date for conformity be extended to July 1, 2023, or later due to the complex nature of

the required studies and uncertainty around Guelph's water supply and wastewater capacity.

**Recommendation:**

That the Province modify the date for conformity to Amendment 1 to the Growth Plan to be July 1, 2023, or later.

**2. Comments on the Proposed Modifications to O. Reg. 311/06 (Transitional Matters - Growth Plans) made under the Places to Grow Act, 2005**

**2.1 The Province should clarify the status of the land needs methodology guidance documentation.**

The ERO's notice for the proposed changes to O. Reg. 311/06 (ERO 013-4505), the third bullet point under the Purpose of Regulation states:

Delete the provisions that had been added to the regulation on May 4, 2018 to support implementation of a standard method to calculate the amount of land needed for development to the horizon of the Growth Plan, known as a land needs assessment.

The statement makes reference to the deletion of provisions referring to the land needs assessment that municipalities were to conduct under the 2017 Growth Plan. However, Amendment 1 to the 2017 Growth Plan continues to make reference to the Land Needs Assessment in policies 2.2.1.6, 2.2.8.2 a), 2.2.8.5 e), and 5.2.2.1 c). The ERO posting is unclear on whether municipalities will continue to be subject to the standard land budget methodology prescribed in the final Land Needs Assessment Methodology for the Greater Golden Horseshoe document, released in May of 2018. If it is proposed that modifications to the land needs methodology are to be released, it will result in delays to the municipal comprehensive review process.

**Recommendation:**

That the Province provide greater clarity on the status of the Land Needs Assessment and the requirement for municipalities to conform to the methodology released in May of 2018.

**3. Comments on the Proposed Modifications to O. Reg. 525/97 (Exemption from Approval – Official Plan Amendments) made under the Planning**

**3.1 The City of Guelph has no comment on the proposed modifications to O. Reg 525/97.**

The proposed modifications to O. Reg. 525/97 deal with matters pertaining to the Agricultural System and Natural Heritage System for the Greater Golden Horseshoe, 2017. These systems as mapped by the Province do not apply to the City of Guelph and therefore the City of Guelph has no comment on the matter.

**Recommendation:**

None.

#### **4. Comments on the Proposed Framework for Provincially Significant Employment Zones**

##### **4.1 The proposed Provincially Significant Employment Zones as they are mapped for Guelph should be modified to exclude employment lands in the Clair-Maltby Secondary Plan area.**

The City of Guelph is generally supportive of the framework for the Provincially Significant Employment Zones (PSEZ), which aim for the long-term protection of a regional economic land base.

A PSEZ has identified lands designated as Industrial and Corporate Business Park in the south-west quadrant of Guelph, which includes the Hanlon Business Park, the Hanlon Creek Business Park, the Southgate Business Park and portions of lands within the Clair-Maltby Secondary Plan area. Based on our review of the proposed PSEZ policies, it would seem that the lands designated for employment within the Clair-Maltby Secondary Plan area do not meet the intent of these policies. The employment lands in the Clair-Maltby Secondary Plan are fragmented by Guelph's Natural Heritage System, creating disconnected pockets of employment lands that are isolated from other Business Parks. The fragmented nature of these employment lands constrains access to major goods movement facilities and corridors where access would only be granted via an arterial road that is proposed to become a high density mixed-use corridor through the secondary plan.

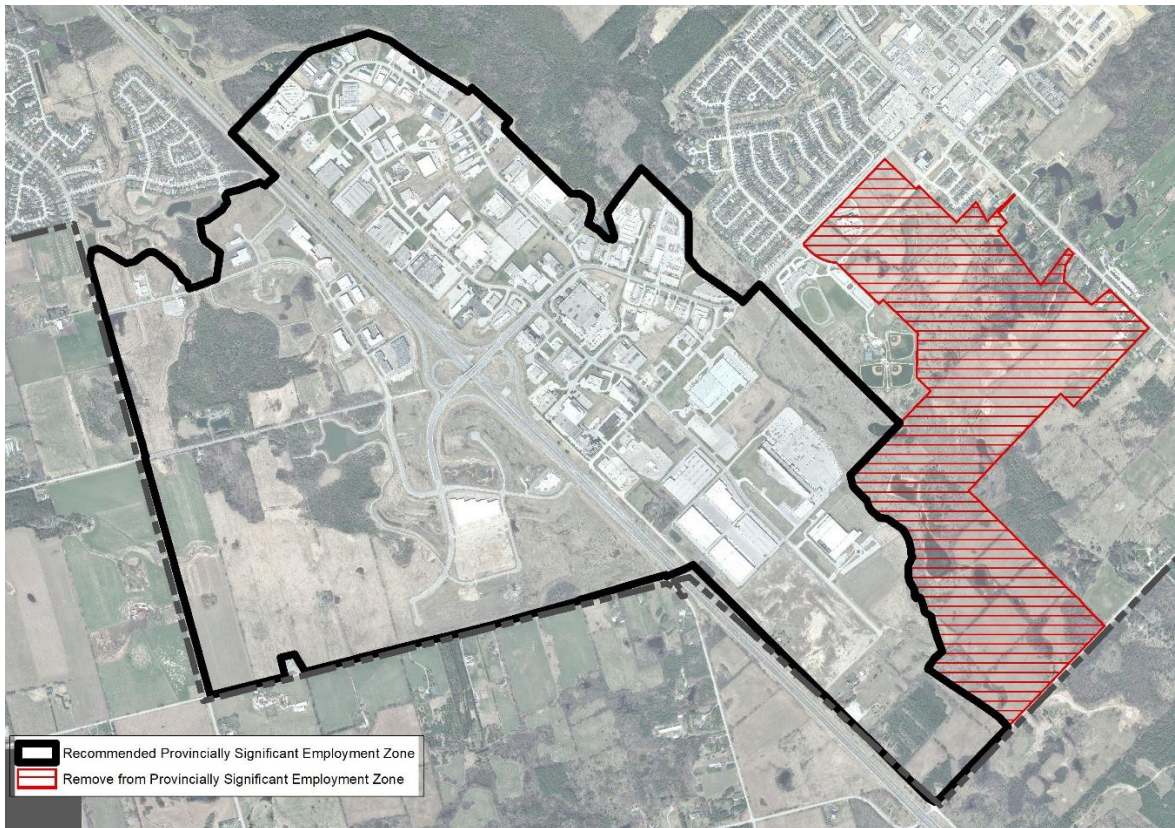
The City's Employment Lands Strategy, completed in 2010 identified that the City had a surplus of employment lands and recommended that the City

pursue conversion of some of its employment lands. An employment lands inventory update completed in 2018 as background to the Clair-Maltby Secondary Plan reviewed the lands designated for employment within the secondary plan area and assessed their potential for conversion. The study determined that these lands were subject to a number of market and land-use planning challenges and recommended that they be converted to non-employment uses.

Lands within the Southgate Industrial Park have also been identified as PSEZ. Lands to the southeast of Southgate Drive are environmentally constrained by the City's natural heritage system and in the form of isolated pockets. It is also recommended that lands to the southeast of Southgate Drive be removed from the Guelph PSEZ due to the environmental constraints on these lands limiting their ability to develop for employment uses.

The City has provided a shapefile (attached) which identifies the lands that the City supports for identification as PSEZ in Guelph. Please e-mail Jason Downham directly at [jason.downham@guelph.ca](mailto:jason.downham@guelph.ca) should you have issues with the data.

*Figure 1: Recommended modifications to the Provincially Significant Employment Zone in Guelph*



**Recommendation:**

That the employment lands in the Clair-Maltby Secondary Plan area and lands within the Southgate Industrial Park to the southeast of Southgate Drive (as identified in Figure 1 and attached shapefile), be removed as a Provincially Significant Employment Zone (PSEZ) to ensure that the PSEZ policies are applied appropriately in Guelph.

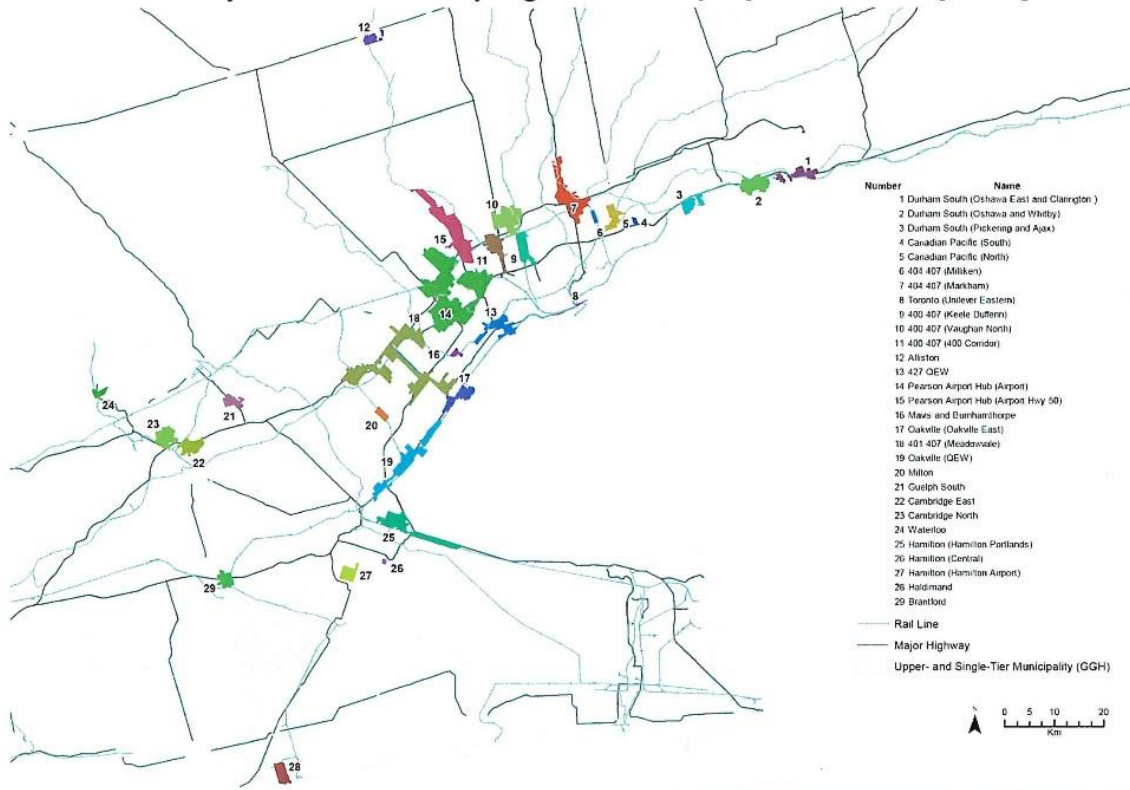
## Attachment 2 – Overview of Proposed Growth Plan Amendments

### Overview of Proposed Growth Plan Amendments

#### The Proposed Changes Would:

<p><b>Intensification and Density Targets</b></p>	<ul style="list-style-type: none"> <li>Simplify and streamline the intensification and designated greenfield area density targets by grouping municipalities:           <ul style="list-style-type: none"> <li><b>Group A:</b> City of Hamilton, Regions of Peel, Waterloo and York</li> <li><b>Group B:</b> Cities of Barrie, Brantford, Guelph, Orillia, Peterborough, Regions of Durham, Halton, Niagara</li> <li><b>Group C:</b> City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington</li> </ul> </li> <li>Specify that new targets take effect by 2022, with no further increase after 2031</li> <li>Measure the density target for new neighbourhoods in designated greenfield areas across existing and new designated greenfield areas</li> <li>Let all municipalities apply for alternative targets</li> </ul>
<p><b>Major Transit Station Areas</b></p>	<ul style="list-style-type: none"> <li>Allow municipalities to delineate major transit station areas before their municipal comprehensive review, while maintaining provincial approval and protection, by designating these areas as "protected major transit station areas" under the <i>Planning Act</i></li> <li>Simplify the process and criteria for alternative targets applicable to major transit station areas to reflect on-the-ground realities</li> </ul>
<p><b>Agricultural and Natural Heritage Systems</b></p>	<ul style="list-style-type: none"> <li>Allow municipalities to use their existing Agricultural and Natural Heritage mapping as they transition to provincial mapping</li> <li>Make provincial mapping of the agricultural land base and the Natural Heritage System apply only after implemented in upper/single-tier official plans</li> <li>Allow upper/single-tier municipalities to refine and implement provincial mapping in advance of their next municipal comprehensive review</li> <li>Improve provincial mapping so that it better reflects local knowledge and planning work that has already been completed</li> </ul>
<p><b>Settlement Area Boundary Adjustments</b></p>	<ul style="list-style-type: none"> <li>Provide more flexibility in settlement area adjustments by allowing reasonable expansions (up to 40 hectares) outside the municipal comprehensive review</li> <li>Allow settlement area boundary adjustments outside the municipal comprehensive review as long as there is no net increase in land</li> <li>Put in place a more outcome-based approach for settlement area boundary adjustments through the municipal comprehensive review</li> </ul>
<p><b>Rural Settlements</b></p>	<ul style="list-style-type: none"> <li>Allow minor rounding out of rural settlements in keeping with the rural character of the area, and subject to other criteria</li> <li>Create a new defined term, "rural settlements," as a subset of "settlement areas," while the term "undelineated built-up areas" would be deleted from the Growth Plan</li> <li>Specify that rural settlements are not part of the designated greenfield area</li> </ul>
<p><b>Employment Planning</b></p>	<ul style="list-style-type: none"> <li>Create provincially significant employment zones (PSEZ) for greater protections of important employment sites while allowing municipalities to re-designate some existing employment areas to mixed-use before their next municipal comprehensive review</li> <li>Ensure municipalities retain space for a similar number of jobs when redeveloping employment lands outside of employment areas</li> <li>Require buffering around industrial/manufacturing uses within employment areas</li> <li>Provide flexibility with employment planning by allowing density targets to be set for each employment area</li> </ul>

## Proposed Provincially Significant Employment Zones (PSEZs)



### Current Policies



### Proposed Policies

#### INTENSIFICATION TARGETS BY TIME PERIOD



#### Single DGA density target based on growth rates and local realities

- Group A - 60 people and jobs combined per hectare
- Group B - 50 people and jobs combined per hectare
- Group C - 40 people and jobs combined per hectare

Delineated built-up area (subject to intensification target)

**Ontario Growth Secretariat**  
 Ministry of Municipal Affairs and Housing  
 777 Bay Street, 23rd Floor  
 Toronto ON M5G 2E5  
 growthplanning@ontario.ca

### Contact Information

# Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017

## Policy Overview

### Employment Planning

**Anticipated Results:** A modernized employment area designation system that ensures lands used for employment are appropriately protected while unlocking land for residential development

New policies:

- To create a one-time window to allow municipalities to undertake some employment area conversions between the effective date of proposed Amendment 1 and their next municipal comprehensive review, subject to criteria in the Plan, including maintaining a significant number of jobs on those lands
- To identify provincially significant employment zones by the Minister of Municipal Affairs and Housing where employment areas can only be converted through a municipal comprehensive review
- That provide direction on locating and preserving employment areas adjacent to major goods movement facilities and corridors
- That provide direction on buffering around industrial/manufacturing uses within employment areas
- That update the language to provide flexibility to municipalities to set density targets for each employment area and remove the requirement for an employment strategy

### Agricultural System and Natural Heritage System

**Anticipated Results:** Regional mapping Systems that are factual and reflect the local mapping realities, while providing for the appropriate level of protections for our natural heritage and continuing to build the economic viability of our agri-food industry

New policies:

- That specify that the provincial mapping of the agricultural land base and the Natural Heritage System for the Growth Plan do not apply until implemented in upper-/single-tier official plans
- That clarify that before provincial mapping is implemented in official plans, the Growth Plan policies for the Agricultural System and the Natural Heritage System will apply to municipal mapping
- That clarify that municipalities can request technical changes to mapping and OMAFRA and MNRF can update and re-issue mapping in response to such requests
- That allow municipalities to refine and implement provincial mapping in advance of the municipal comprehensive review

### Major Transit Station Areas

**Anticipated Results:** A streamlined approach that enables the delineation of major transit station areas to happen faster so that zoning and development can occur sooner

New policies:

- That allow municipalities to delineate major transit station areas and set targets in advance of municipal comprehensive review, through the Protected Major Transit Station Area tool under the Planning Act
- That simplify the process and criteria for alternative targets that reflect on-the-ground realities

### Settlement Area Boundary Adjustments

**Anticipated Results:** A system that enables local municipal decisions on reasonable changes to settlement area boundaries in a timely manner so as to unlock land faster and to support more jobs and housing in the region

New policies:

- To allow municipalities to undertake settlement area boundary expansions that are no larger than 40 hectares outside the municipal comprehensive review, subject to criteria
- To allow municipalities to adjust settlement area boundaries outside the municipal comprehensive review if there is no net increase in land within settlement areas, subject to criteria
- To remove the requirement to de-designate excess lands when undertaking settlement area boundary expansions
- To create a more outcome-focused approach to boundary expansions, rather than specifying types of studies required to justify the feasibility and location of expansions

### Rural Settlements

**Anticipated Results:** A system that recognizes small rural settlements as areas that are not expected to face significant growth pressures

New policies:

- That define the term "rural settlements" as a subset of "settlement areas" and deletion of the defined term "undelineated built-up areas"
- That specify that rural settlements are not part of the designated greenfield area
- That allow for minor rounding out of rural settlements in keeping with the rural character of the area, and subject to other criteria



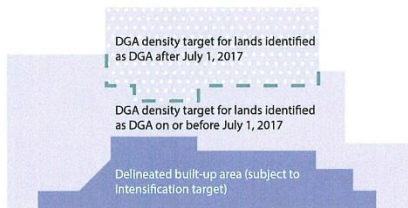
### Intensification Targets and Designated Greenfield Area Density Targets

**Anticipated Results:** A simplified approach to minimum intensification and density targets that reflects the objective of supporting provincial transit investments, the local realities of different communities in the region, including market demand for housing

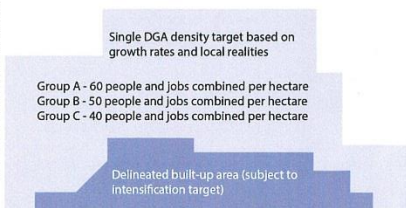
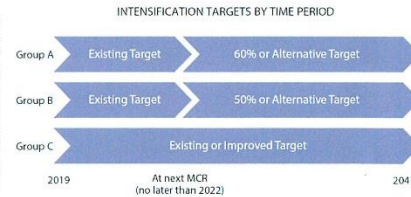
New policies:

- That establish different minimum intensification targets (per cent of new units in already built-up areas) for three different groupings of municipalities
  - Group A, 60%: Hamilton, Peel, York, Waterloo;
  - Group B, 50%: Barrie, Brantford, Guelph, Orillia, Peterborough (City), Durham, Halton, Niagara; and
  - Group C, maintain or improve on existing targets in official plans: Kawartha Lakes, Brant, Dufferin, Haldimand, Northumberland, Peterborough (County), Simcoe, Wellington.
- That allow all municipalities to request alternative targets, with simpler criteria
- That establish different minimum designated greenfield area density targets (residents and jobs per hectare) for three different groupings of municipalities
  - Group A, 60: Hamilton, Peel, York, Waterloo;
  - Group B, 50: Barrie, Brantford, Guelph, Orillia, Peterborough (City), Durham, Halton, Niagara; and
  - Group C, 40: Kawartha Lakes, Brant, Dufferin, Haldimand, Northumberland, Peterborough (County), Simcoe, Wellington.

#### Current Policies



#### Proposed Changes



### Provincially Significant Employment Zones

**Anticipated Results:** To protect an adequate supply of lands to support the viability of existing businesses and attract new businesses to the region

- The province has identified 29 provincially significant employment zones that are deemed significant to the regional and provincial economy and that would require provincial input and approval for conversion
- The zones are made up of lands that are currently designated as employment areas in municipal official plans, are located inside of settlement areas and that:
  1. may be vulnerable to conversion pressures (e.g. to residential conversion),
  2. may be facing encroachment by sensitive land uses that could threaten viability of existing industries and employment,
  3. are needed to retain existing industries and attract new investment to the region,
  4. are designated employment areas in existing settlement areas
- These zones may meet one or more of the following criteria:
  - Located near highways, railways, intermodal facilities, transit and/or other major transportation infrastructure to support the movement of people and goods;
  - High concentration of employment and/or economic output, plays an economically strategic role to the region;
  - Support industrial uses, which are sensitive to encroachment
  - Are contiguous zones and contain large continuous developable, constraint-free lots (e.g. >10 acres)

### Planning Act Regulation

**Anticipated Results:** Require Ministerial approval for official plan amendments which identify or modify prime agricultural areas or natural heritage systems

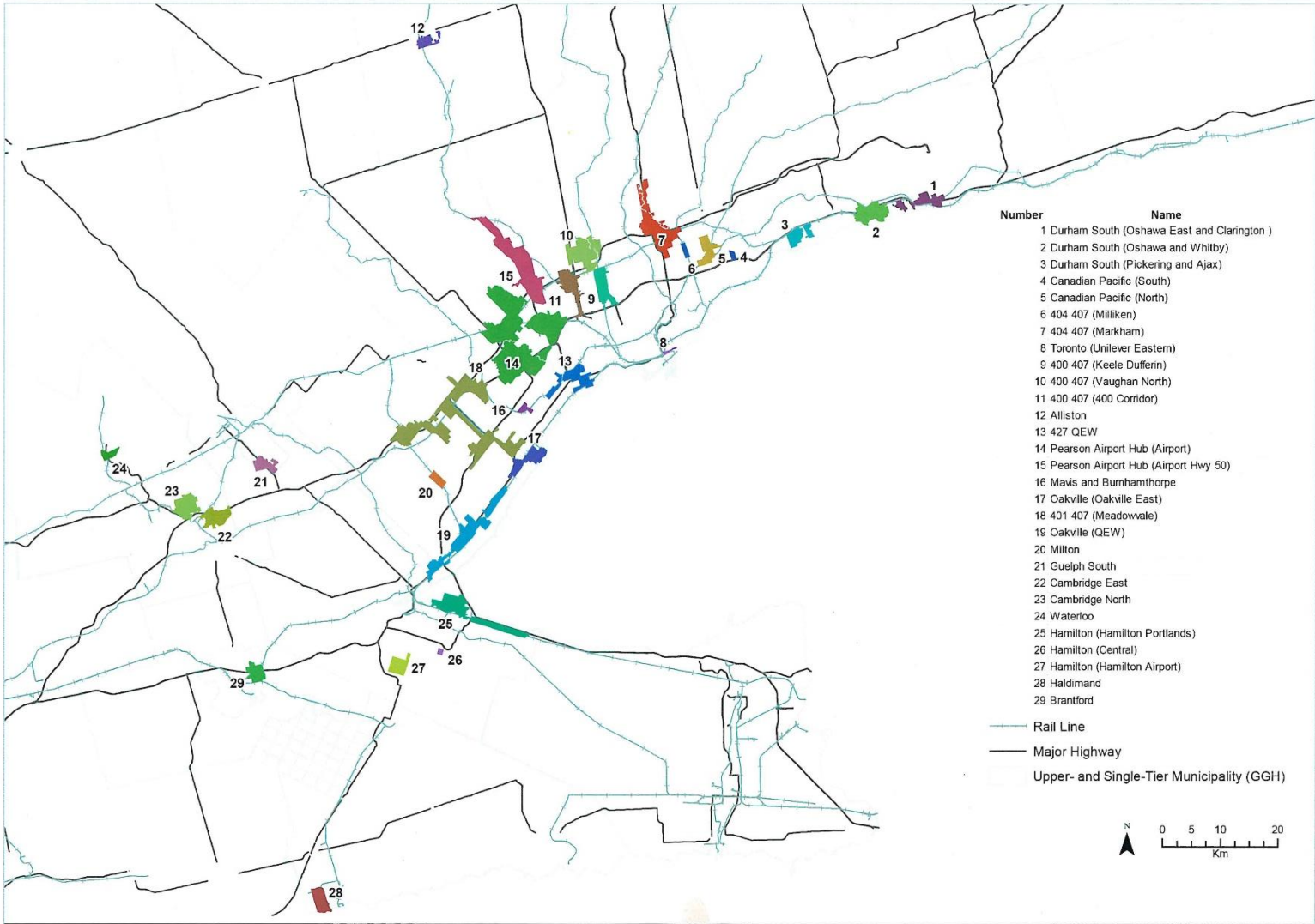
Housekeeping to facilitate the implementation of proposed policies related to refining the Agricultural System for the Greater Golden Horseshoe and the Natural Heritage System for the Growth Plan

### Transition Regulation

**Anticipated Results:** Seeking feedback on proposed modifications to the Growth Plan transition regulation to align with Amendment 1, if approved

Housekeeping to update references to the Growth Plan, and remove wording that is no longer needed

Also seeking feedback as to whether the Minister should consider any additional changes to the regulation at this time with regard to planning matters that are in process

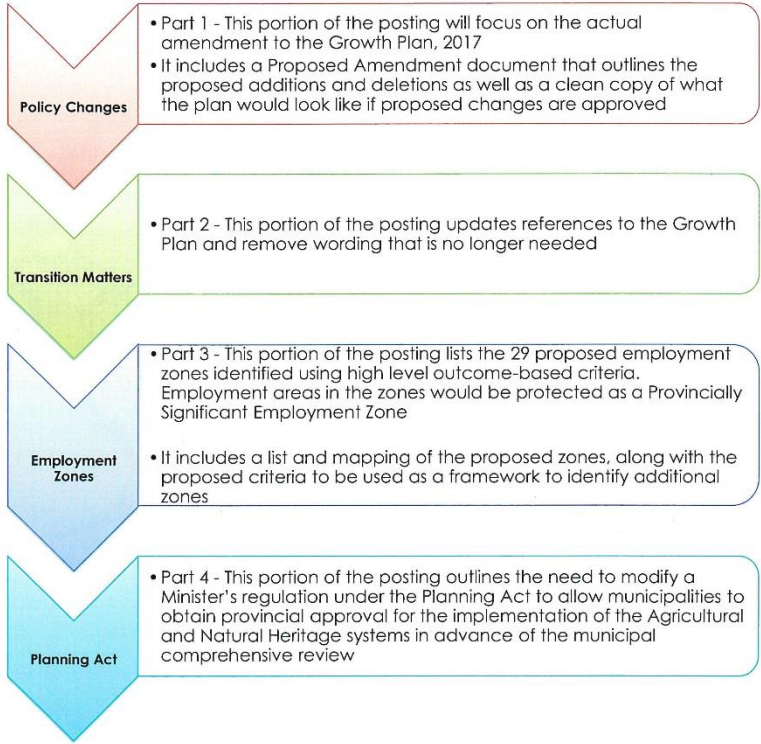


### Proposed Provincially Significant Employment Zones

## Provincially Significant Employment Zones

29 Proposed Zones Identified			
No.	Zone	Known Sites	MTSAs
1	Durham South (Oshawa East and Clarington)	Large cluster of employment sites	0 MTSAs
2	Durham South (Oshawa and Whitby)	GM Plant	Lakeshore East – 2 MTSAs
3	Durham South (Pickering and Ajax)	Large cluster of employment sites	Lakeshore East – 1 MTSAs
4	Canadian Pacific (South)	Contains many multi-national food manufacturers	Sheppard East LRT Phase 1 - 1 MTSAs
5	Canadian Pacific (North)	Contains many multi-national food manufacturers	Sheppard East LRT Phase 1 - 7 MTSAs
6	404 407 (Milliken)	Heavy industry, including asphalt and cement plants	Stouffville Line – 2 MTSAs
7	404 407 (Markham)	Knowledge-intensive industry cluster	VIVA/Viva Purple – 9 MTSAs
8	Toronto (Unilever Eastern)	Former industrial site	0 MTSAs Station planned on Lakeshore East GO line Barrie GO – 2 MTSAs TYSSE – 2 MTSAs
9	400 407 (Keele Dufferin)	Downsview Park	Yonge-University-Spadina – 2 MTSAs Finch West LRT Phase 1 – 1 MTSAs Barrie GO – 1 MTSAs TYSSE – 3 MTSAs
10	400 407 (Vaughan North)	CN Macmillan	VIVA/Viva Purple – 3 MTSAs Finch West LRT Phase 1 – 5 MTSAs
11	400 407 (Hwy 400 Corridor)	Includes LG distribution centre as well as food processing and pharmaceutical firms	VIVA/Viva Purple – 3 MTSAs
12	Alliston	Honda Plant	0 MTSAs
13	427 QEW	Dixie Employment Area, City of Mississauga	Bloor-Danforth – 1 MTSAs Lakeshore West GO – 2 MTSAs
14	Pearson Airport Hub (Airport)	CN Brampton intermodal site and Brampton Chrysler Auto Assembly Complex	Georgetown GO – 3 MTSAs Hurontario LRT – 5 MTSAs Mississauga Transitway – 6 MTSAs
15	Pearson Airport Hub (Airport Hwy 50)	CP Vaughan intermodal site	Finch West LRT Phase 1 – 2 MTSAs
16	Mavis and Burnhamthorpe	Contains many multi-national and large scale food manufacturers	0 MTSAs
17	Oakville (Oakville East)	Ford Assembly Plant	Lakeshore West – 1 MTSAs Mississauga Transitway – 1 MTSAs
18	401 407 (Meadowdale)	Meadowdale North Business Park	The Milton GO line (not a priority transit corridor) also connects zone with 2 stations. Lakeshore West – 3 MTSAs
19	Oakville (QEW)	Mixed industrial and office use	0 MTSAs
20	Milton	CN Milton (proposed)	0 MTSAs
21	Guelph South	Sleeman Brewery	0 MTSAs
22	Cambridge East	Contains many multi-national food manufacturers	IONLRT_Phase2 – 3 MTSAs
23	Cambridge North	Toyota Auto Complex	IONLRT_Phase2 – 1 MTSAs
24	Waterloo	Key sites include Maple Leaf Foods, the Poultry Place and five food distribution warehouses	Waterloo LRT – 2 MTSAs
25	Hamilton (Hamilton Portlands)	Stelco site	0 MTSAs
26	Hamilton (Central)	Contains many multi-national and large scale food manufacturers	0 MTSAs
27	Hamilton (Hamilton Airport)	Air freight logistics hub	0 MTSAs
28	Haldimand	Nanticoke - Former Stelco Industrial Site	0 MTSAs
29	Brantford	Contains many multi-national food manufacturers	0 MTSAs

## Four-Part Environmental Registry Posting



The consultation closes on February 28, 2019.

<b>Ontario Growth Secretariat</b> Ministry of Municipal Affairs and Housing 777 Bay Street, 23rd Floor Toronto ON M5G 2E5 growthplanning@ontario.ca	<b>Contact Information</b>
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SHAPING GREAT COMMUNITIES

February 22, 2019

Project No. 16129

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

Attention: Mayor Guthrie and Members of Council

**Re: Proposed Framework for Provincially Significant Employment Zones  
Zone Number 21 – Guelph South  
Environmental Registry Number 013-4506**

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GSP Group represents the owners of 2021 and 2093 Gordon Street (the “Property”) with respect to land use planning matters.

We have reviewed Proposed framework for Provincially Significant Employment Zones. The Province is currently requesting comments under Environmental Registry Number 013-4506. In particular, the Province is proposing to designate a Significant Employment Zone area in the south part of Guelph. The Property lies within Zone Number 21 – Guelph South area as shown on Attachment A to this letter.

By way of background, the Property lies within the Clair-Maltby Secondary Plan area. GSP Group and our clients have been actively involved in the Clair-Maltby Secondary Plan since the commencement of the planning process in early 2016 (commencement of Phase 1). This has included attendance at public, landowner and stakeholder meetings, workshops, etc. and input into various documents and mapping. GSP Group has also submitted correspondence on several occasions throughout the planning process to date to Guelph Council/staff on the development and evolution of the land use direction for the Property and the overall Clair-Maltby Secondary Plan area.

In June 2018 after almost 2 years of technical work and consultation, Guelph Council approved a Preferred Community Structure Plan (see Attachment B to this letter) that provided general land use direction for the Clair-Maltby area.

More recently in November 2018, the City released the “Draft Directions: Framework for the Clair-Maltby Secondary Plan – Consultation Document” report which provides key policy directions and objectives for the development of the Secondary Plan. As part of the consultation document a map was prepared entitled “Proposed Neighbourhood Structure”

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72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883  
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477  
gspgroup.ca

(see Attachment C to this letter). The Property and broader area have many natural heritage features that are currently protected. However, the majority of the Property is recommended to have various forms of residential land use, as well as being part of what is being termed as an “Urban Village Core” on either side of Gordon Street in the centre of the Clair-Maltby area. This Urban Village Core/Mixed Use area is proposed to contain high density residential, commercial, institutional and office uses.

We are in support of the general land use direction for the Property and we are currently working with City staff in relation to our comments on the Draft Directions report.

Based on our review of the current Official Plan, it appears the Province has used the current Industrial and Corporate Business Park designation in the Official Plan (see Attachment D to this letter) for land located in the Clair-Maltby Secondary Plan area to determine the boundaries of the Significant Employment Zone re: Zone Number 21 – South Guelph. In our opinion the use of the Property and adjoining land to the north that lies within the Clair-Maltby Secondary Plan area is not suitable for employment given the presence of the extensive natural heritage system, topography in some cases and vision/land use direction that has been established through the Clair-Maltby Secondary Plan process. Specifically, due to the sensitivity of the north-south natural heritage system from Clair Road to Maltby Road, no public or private road connections are being proposed thereby eliminating any vehicular road connections to the existing employment land uses to the west.

Based on the above, we would respectfully request the Province remove the Significant Employment Zone from the Clair-Maltby Secondary Plan area.

If you have any questions or would like to discuss further, please do not hesitate to contact me in our Kitchener office.

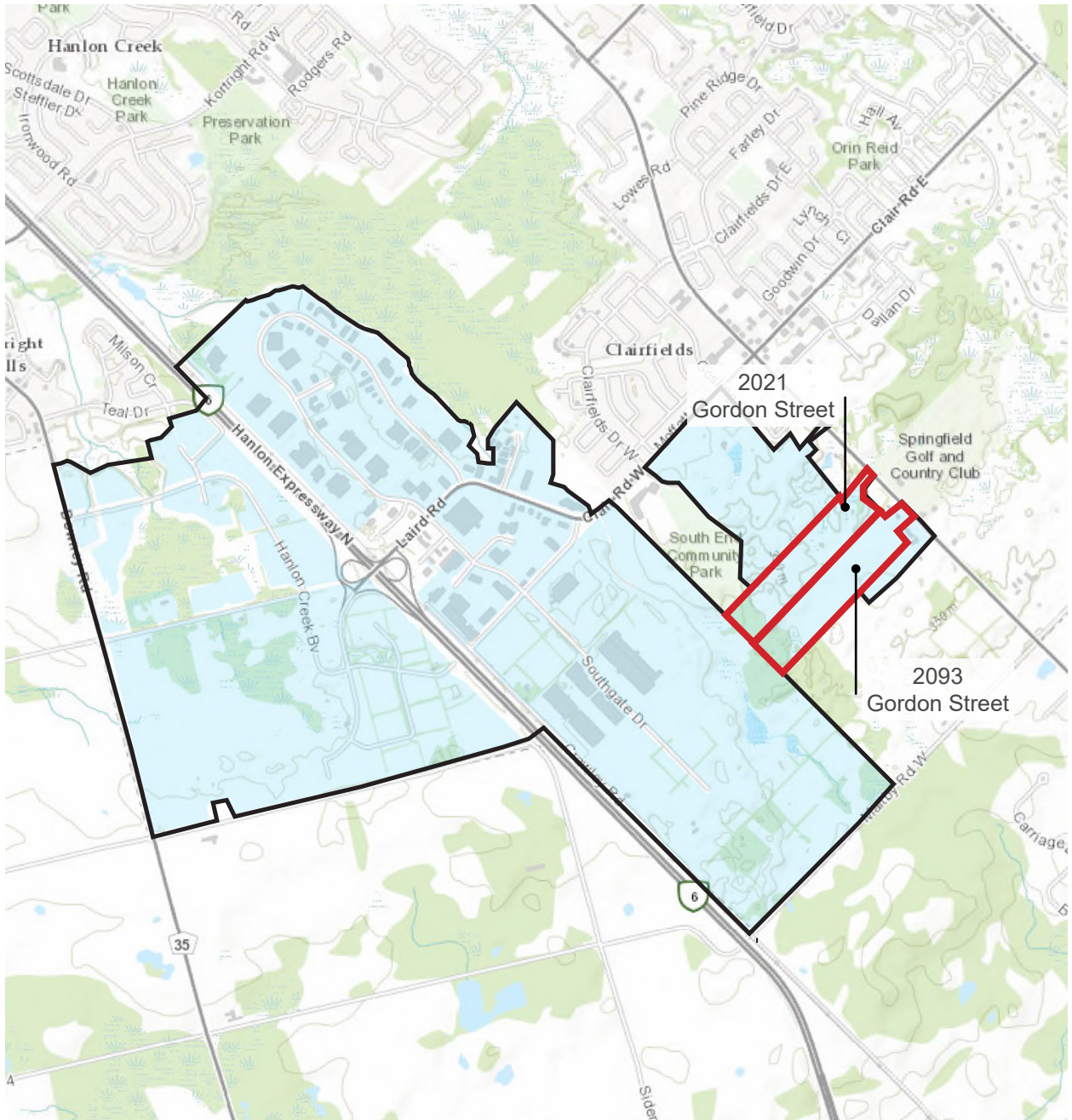
Yours very truly,  
**GSP Group Inc.**



Hugh Handy, MCIP, RPP  
Senior Associate

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cc 2021 Gordon Street Inc. and 2093 Gordon Street Inc.  
Scott Snider, Turkstra Mazza Associates  
Melissa Aldunate, City of Guelph  
Stacey Laughlin, City of Guelph

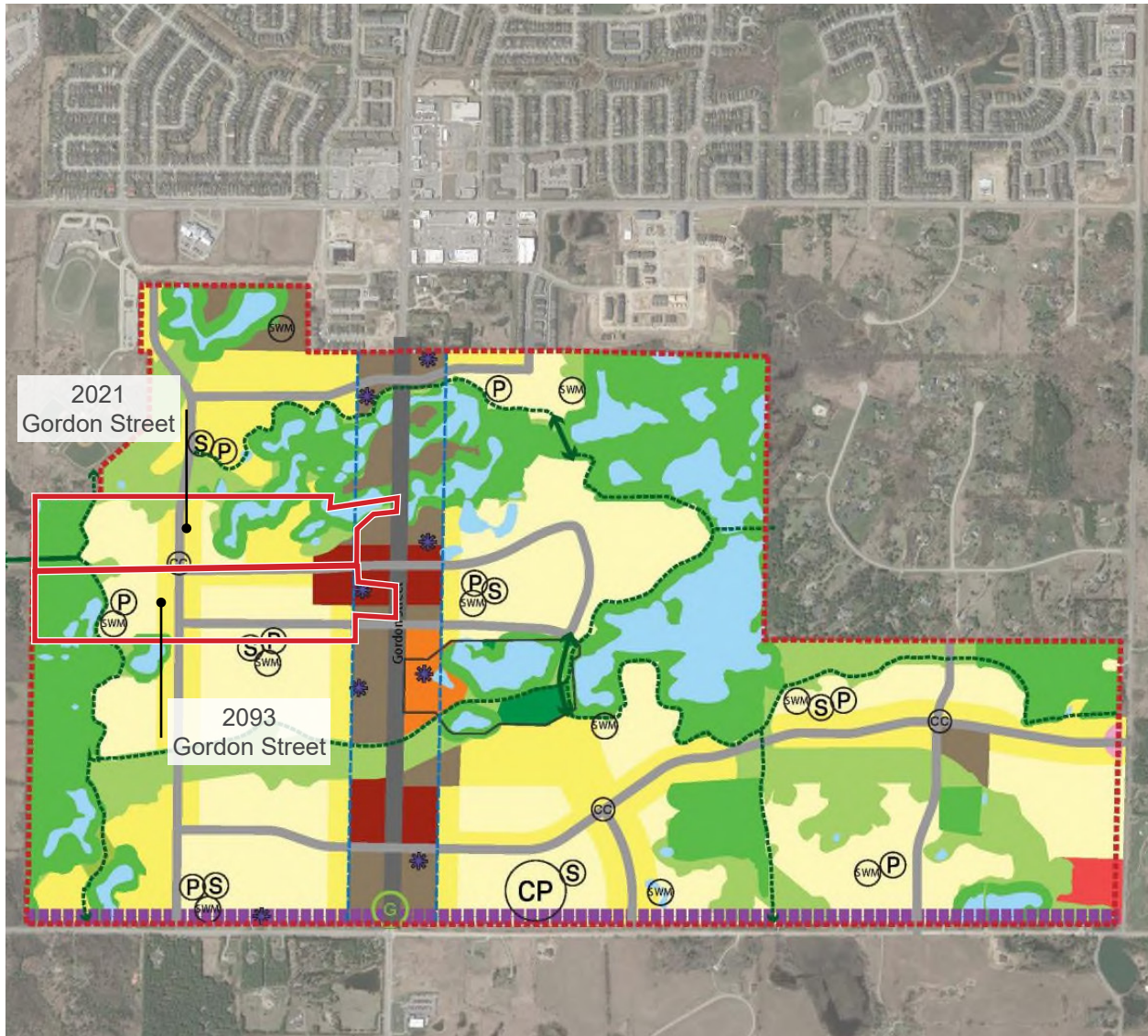


Proposed Provincially Significant  
Employment Zone

Attachment

**A**

Source: Ontario Places to Grow Proposed Provincially Significant Employment Zones  
Online Mapping (2019)



- Clair-Maltby Secondary Plan Boundary
  - Cultural Heritage Landscape
  - Urban-Rural Transition Zone
  - Gordon St. Corridor
- Streets and Trails
- Existing Street Network
  - Proposed Street and Cycling Network
  - Proposed Trail Network
  - Potential Active Transportation Link

- Parks, Schools, and Features
- Potential Neighbourhood Park
  - Potential Community Park
  - Potential Elementary School
  - Potential Stormwater Infiltration Areas
  - Convenience Commercial Area
  - Gateway
  - Cultural Heritage Resource

- Natural Heritage System
- May Permit Essential Transportation Infrastructure
  - Does Not Permit Transportation Infrastructure
  - Wetlands (MNR 2017)

- Land Use
- Low Density (Residential)
  - Medium Density (Residential)
  - High Density (Residential)
  - Mixed Use
  - Neighbourhood Commercial
  - Service Commercial
  - Mixed Office / Commercial
  - Open Space

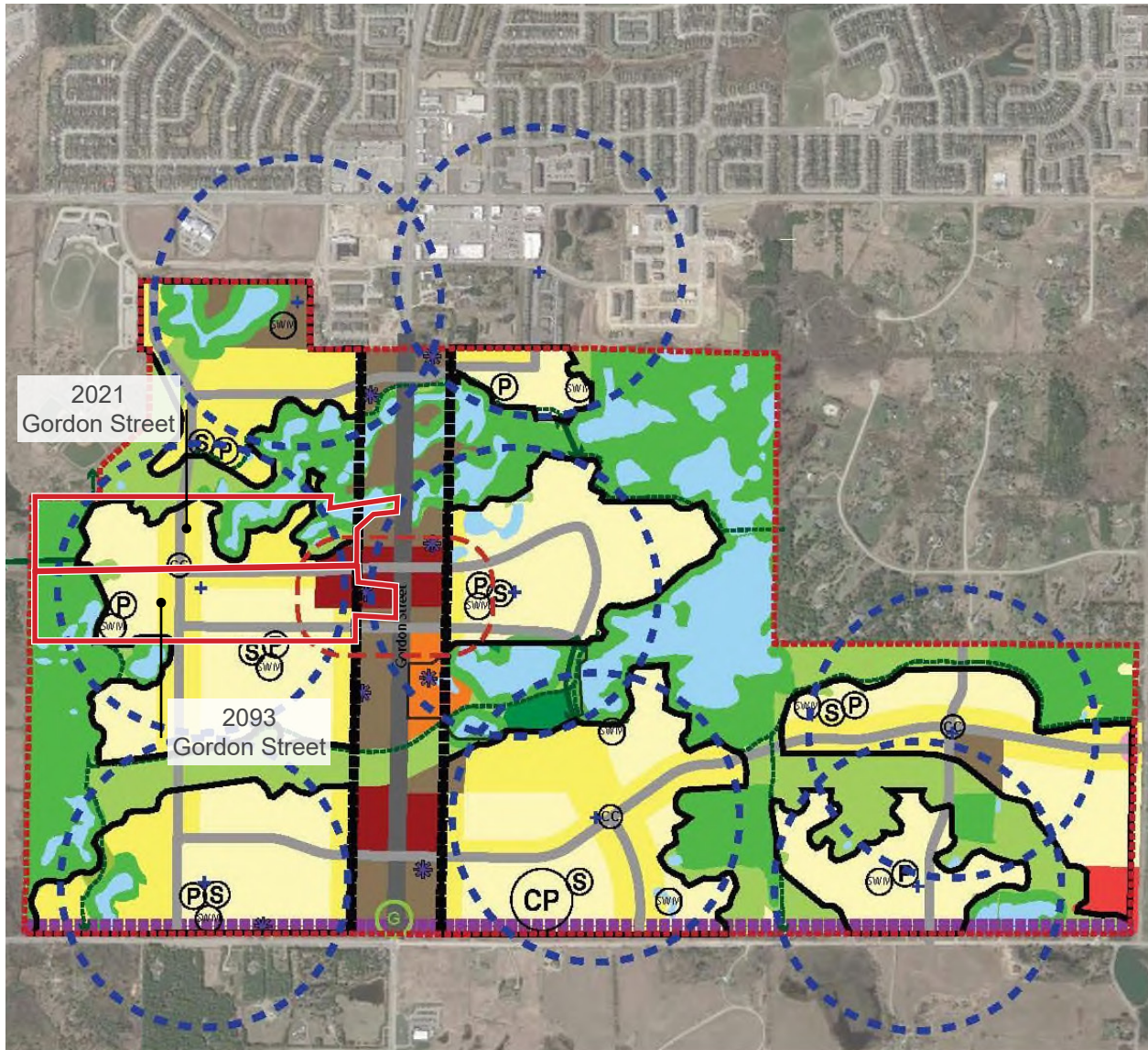


## Clair-Maltby Secondary Plan - Preferred Community Structure

Attachment

# B

Source: Draft Directions - Framework for the Clair-Maltby Secondary Plan, Map 2 (November 2018)



Clair-Maltby Secondary Plan Boundary

**Streets and Trails**

- Existing Street Network
- Proposed Collect or Road and Cycling Network
- Proposed Trail Network
- Potential Active Transportation Link

**Parks, Schools, and Features**

- Potential Neighbourhood Park
- Potential Community Park
- Potential Elementary School
- Potential Stormwater Infiltration Areas
- Convenience Commercial Area
- Gateway
- Cultural Heritage Resource
- Cultural Heritage Landscape
- Urban-Rural Transition Zone

**Natural Heritage System**

- May Permit Essential Transportation Infrastructure
- Does Not Permit Transportation Infrastructure
- Wetlands (MNRF 2017)

**Land Use**

- Residential Neighbourhood
- Gordon St. Corridor Neighbourhood Boundary
- 400m Residential Neighbourhood Walking Circles
- Urban Village Core



## Clair-Maltby Secondary Plan - Proposed Neighbourhood Structure

Source: Draft Directions - Framework for the Clair-Maltby Secondary Plan, Map 2  
(November 2018)

Attachment







**Legend**

- City Street
- Future City Street
- County Road
- Future Highway Interchange
- Railway
- Watercourse
- Waterbody
- Corporate Boundary
- Potential School Site

**Land Use Designations**

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use Corridors
- Community Mixed-Use Centre
- Service Commercial
- Neighbourhood Commercial Centre
- Mixed Office / Commercial
- Industrial
- Corporate Business Park
- Mixed Business
- Institutional / Research Park

- Major Institutional
- Special Study Area
- Major Utility
- Open Space and Park
- Significant Natural Areas & Natural Areas
- Natural Areas Overlay
- Reserve Lands

**Secondary Plans**

- Secondary Planning Area
- Approved Secondary Plans



**City of Guelph Official Plan - Land Use**

Source: City of Guelph Official Plan Schedule 2 (March 2018)

Attachment

**D**