

**City Council - Planning  
Meeting Agenda**  
**Consolidated as of April 6, 2018**



**Monday, April 9, 2018 – 6:30 p.m.**  
**Council Chambers, Guelph City Hall, 1 Carden Street**

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

Please note that an electronic version of this agenda is available on [guelph.ca/agendas](http://guelph.ca/agendas).

**Changes to the original agenda have been highlighted.**

---

**Open Meeting – 6:30 p.m.**

O Canada

Silent Reflection

First Nations Acknowledgment

Disclosure of Pecuniary Interest and General Nature Thereof

---

**Presentation**

- a) Smart Cities Challenge Vision: Guelph/Wellington The Food  
Community of the Future**  
Cathy Kennedy, Manager, Policy and Intergovernmental Relations
- 

**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.

**IDE-2018.51      Urban Design Concept Plans for the Gordon Street  
Intensification Corridor**

**Recommendation:**

1. That Council endorse the Urban Design Concept Plans for the Gordon Street Intensification Corridor included as Attachment 1 to report IDE-2018-51 dated April 9, 2018.
2. That staff be directed to use the Urban Design Concept Plans for the Gordon Street Intensification Corridor to guide the review of future development applications within this corridor.

**IDE-2018-54**

**131 Malcolm Road – Municipal Servicing and Access Agreement (Staff Memo)**

**Recommendation:**

1. That staff be directed to negotiate a municipal servicing and access agreement between the City of Guelph and Ceva Animal Health Inc. for the purposes described in Council Report # IDE-2018-54.
  2. That the Mayor and City Clerk be directed to execute a municipal servicing and access agreement between the City of Guelph and Ceva Animal Health Inc. for the purposes described in Council Report # IDE-2018-54, subject to the terms and conditions of the agreement being satisfactory to the City Solicitor, the Deputy CAO for Infrastructure, Development and Enterprise Services and the Deputy CAO for Corporate Services.
  3. That staff be directed to prepare a draft Corporate Policy, which will serve to consider and direct potential requests for the extension of municipal services and access to properties abutting City of Guelph boundaries, and to report to Council with the results by no later than the end of Q1/2019.
- 

**Public Meeting to Hear Applications  
Under Sections 17, 34 and 51 of The Planning Act**

(delegations permitted a maximum of 10 minutes)

**IDE-2018.46**

**119 Ingram Drive and 35 Wideman Boulevard  
Proposed Zoning By-law Amendment File: ZC1713  
Ward 2**

**Staff Presentation:**

Michael Witmer, Development Planner II

**Delegations:**

Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited

**Correspondence:**

Don and Lorna Tonelli

Iren, Ervin, Albert and Vivien Balla

**Recommendation:**

That Report IDE 2018-46 regarding a proposed Zoning By-law Amendment application (ZC1713) from Black, Shoemaker, Robinson & Donaldson Limited on behalf of Artifex Construction Limited to permit 28 on-street townhouses on the properties municipally known as 119 Ingram Drive and 35 Wideman Boulevard, and legally described as Blocks 41 and 42, Registered Plan 61M-173, City of Guelph, from Infrastructure, Development and Enterprise dated April 9, 2018, be received.

**IDE-2018.24          Brownfield Redevelopment Community Improvement  
Plan Update**

**Staff Presentation:**

Tim Donegani, Policy Planner

**Delegations:**

Mitchell Fasken, Kim Shaw Holdings Ltd.

**Correspondence:**

Susan Frasson, Coldpoint Holdings Ltd.

Larry Kotseff, Fusion Homes

**Recommendation:**

That Report IDE-2018-24 Statutory Public Meeting: Brownfield Redevelopment Community Improvement Plan Update, dated April 9, 2018, be received.

**IDE-2018.52                          278 College Avenue West Proposed Zoning By-law  
Amendment File: ZC1801 Ward 5**

**Staff Presentation:**

Rino Dalbello, Planner

**Delegations:**

Astrid Clos, Astrid J. Clos Planning Consultants

Miklos Csonti, Grinham Architects

Lloyd Barrell

Stewart Clark

Linda Busuttil

**Correspondence:**

Tracy Walker

Mark Radoja

Blayne Laffin

Joe Raheb

Hugo Montuori

Andre and Melissa Rodrigues

Rick Robson

Xiaomen Wuyi

Naeem Yahya Mir

Bipasha Chakravarty

Elaine Harrison

Catherine and David Stephenson

Marie Tawse

Darlene Stott

Vijay Mainh

Gonzalo Diaz and Norma Perilla

Greg Horne

Tapashi Dasgupta and Hardeep Choudhry  
Sheryl French, Darrell Scott and Keegan Scott  
Susan Feth

**Recommendation:**

That Report IDE 2018-52 regarding a proposed Zoning By-law Amendment application (ZC1801) from Astrid J. Clos Planning Consultants on behalf of 9428577 Canada Corp. (Jane Fung) to permit a residential development on the property municipally known as 278 College Avenue West and legally described as Part of Lot 13, Registered Plan 435, City of Guelph, from Infrastructure, Development and Enterprise dated April 9, 2018, be received.

**IDE-2018.44                      671 Victoria Road North Proposed Zoning By-law  
Amendment File ZC:1606 Ward 2**

**Staff Presentation:**

Katie Nasswetter, Senior Development Planner

**Delegations:**

Astrid Clos, Astrid J. Clos Planning Consultants  
Bill Ferris

**Correspondence:**

Brianne Petrina and Bo Cheyne, Wellington-Dufferin-Guelph Public Health

**Recommendation:**

That Report IDE 2018-44 regarding a proposed Zoning By-law amendment application (File: ZC1606) by Astrid J. Clos Planning Consultants on behalf of 1830334 Ontario Inc. to permit a townhouse residential development on a portion of the property municipally known as 671 Victoria Road North and legally described as Part of Lot 1, Concession 7, Division C, City of Guelph, from Infrastructure, Development and Enterprise dated April 9, 2018, be received.

**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.

**IDE-2018.49                      Clair-Maltby Secondary Plan: Planning and Design  
Charrette**

**Presentation:**

Stacey Laughlin, Senior Policy Planner (presentation)



**Delegations:**

Benjamin Perry

James Nagy

Ted Michalos

Kelly Hunter

William Rowe

David Charlton

Sam Lamont, Rolling Hills Residents' Association

Stephen Goodwin, Rolling Hills Residents' Association

Ed Ross, Rolling Hills Residents' Association

Heather Tremain, Options for Homes

Rod MacDonald

Domenic Sacco

Mary Morrone

Robert Pavlis

Tullia Marcolongo, Foundation for the Support of International Medical Training

**Correspondence:**

Tony Bagnara, 1077955 Ontario Inc.

Brett Forsyth, Judy Brisson and Marnie Benson, Nature Guelph

Kathleen and William Rowe

Sandra McCormick

Dave and Barb Riley

**Recommendation:**

That the Clair-Maltby Secondary Plan Preferred Community Structure be received.

**IDE-2018.50****Built Form Standards for Mid-rise Buildings and Townhouses****Recommendation:**

That Council approves the Built Form Standards for Mid-rise Buildings and Townhouses, included as Attachment 1 in Report IDE-2018-50 dated April 9, 2018.

**Delegations:**

John Steggles

---

**By-laws**

Resolution to adopt the By-laws (Councillor Allt).

"That By-law Numbers (2018)-20264 to (2018)-20266, inclusive, are hereby passed."

By-law Number (2018)-20264	A By-law to dedicate certain lands known as Blocks 49, 50 and 51, Plan 61M85, City of Guelph as part of Pettitt Drive.
By-law Number (2018)-20265	A by-law to remove Part Lot Control from Block 1, Plan 61M-217 designated as Parts 1 to 110 inclusive, Reference Plan 61R-21303 in the City of Guelph. (88 Decorso Drive units 1 to 98)
By-law Number (2018)-20266	A by-law to confirm the proceedings of the meeting of Guelph City Council held April 9, 2018.

### **Mayor's Announcements**

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

### **Adjournment**

---

Smart Cities Challenge Vision:

**Guelph/Wellington**  
**The Food Community of the**  
**Future**

Update to: City Council: April 9, 2018



---

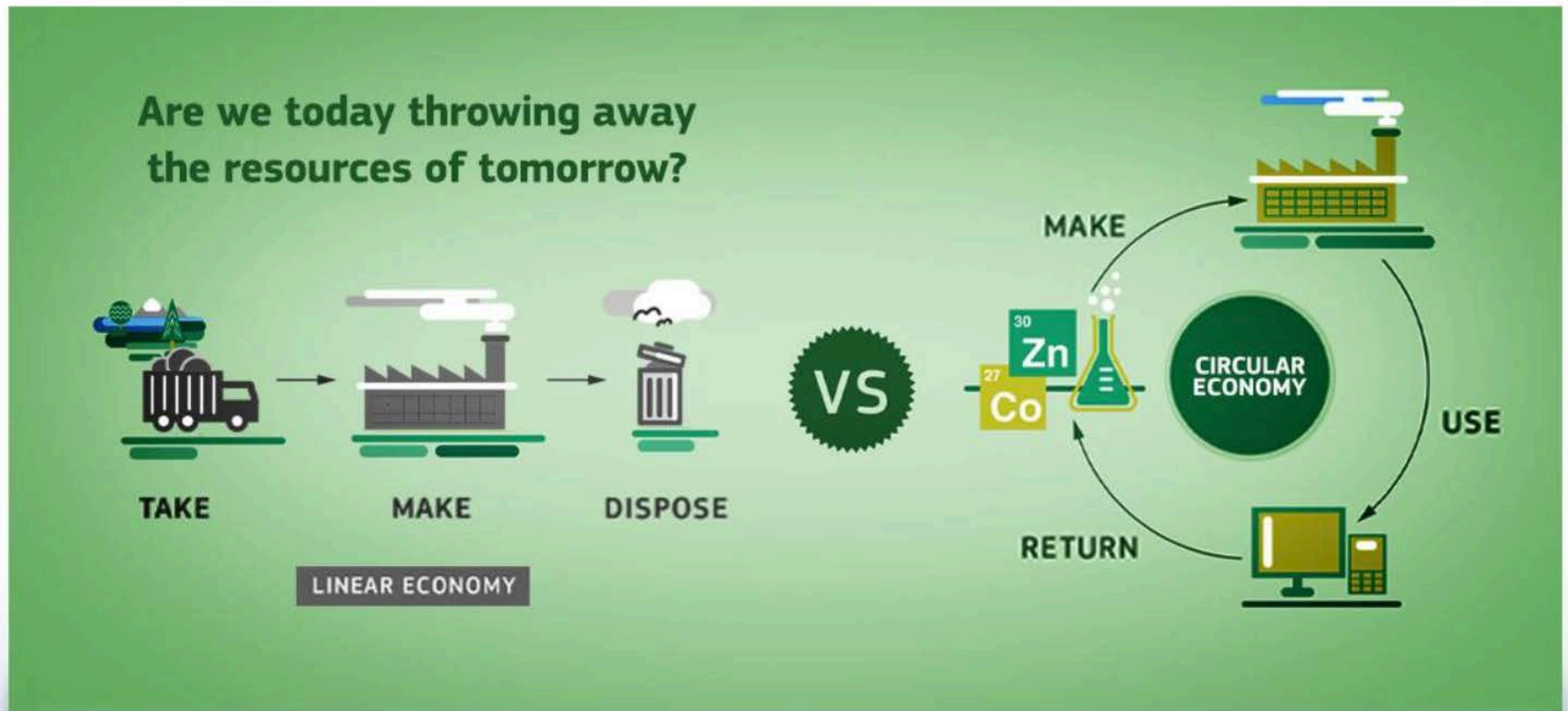
# Update Since Presentation to City Council – March 5, 2018

- Mobilization of private and public sector champions including public advocacy - organized stakeholder consultations with representatives of the:
  - University of Guelph – February 23, 2018
  - Community/Social sector – March 8, 2018
  - Agriculture food entrepreneurs – March 9, 2018
  - Agriculture industry – March 12, 2018
- Formal engagement sessions with additional partners to develop consensus on vision and outcomes – March
- Provided information presentation to Wellington County Council – March 29, 2018
- On track for submission of the formal application on April 24, 2018



# What is the Circular Economy?

Transforming the “take-make-dispose” economic model



---

# Circular Food Economy Principles

## Advancing new business models that recognizes food as a continuous resource

- Enhanced sustainability: preserving and enhancing natural capital by controlling finite stocks and balancing renewable resource flows
- Increased efficiency: optimizing resource yields by circulating products, components, and materials at their highest utility in both technical and biological cycles
- Advancing new business models: identifying and designing out negative externalities, which includes reducing damage to human utility of food, mobility, shelter, education, and health; and managing externalities, such as land use, air, and water pollution, release of toxic substances, and climate change



---

# The Vision

## **The Food Community of the Future: A Circular Food Economy**

- A reimagined “smart” food system that recognizes equity and dignity for all
- A diverse and vibrant community that celebrates the importance of sharing good food in our everyday lives
- Creating a sustainable urban/rural food ecosystem
- Establishing a living lab of partnerships and collaborations that applies data, technology and social innovation to improve local food systems and solve global food problems
- Becoming a global leader in demonstrating the benefits of a circular food ecosystem



---

# Outcomes

## **A circular food economy will...**

- Increase availability, access and use of affordable, nutritious food
- Value waste as a resource
- Generate new 'circular food economy' businesses and jobs
- Develop new ways of collaborating for social, economic and environmental benefit





---

# Recommended Resolution

1. That Council endorse a regional application submission to Infrastructure Canada's Smart Cities Challenge outlining the aim of Guelph and Wellington County to become a circular food ecosystem
2. That Intergovernmental Affairs and Business Development and Enterprise staff be directed to submit the application on behalf of the City of Guelph and Wellington County



DATE April 9, 2018  
TO **Guelph City Council**  
FROM Peter J. Cartwright, General Manager  
DIVISION Infrastructure, Development and Enterprise Services  
DEPARTMENT Business Development and Enterprise  
**SUBJECT IDE-2018-54 131 Malcolm Road – Municipal Servicing and Access Agreement Correction**

---

Guelph City Council has received report IDE-2018-54 131 Malcolm Road – Municipal Servicing and Access, which is to be considered at the April 9<sup>th</sup> meeting of Guelph City Council.

Ceva Animal Health Inc. (Ceva), the subject company noted in the report has advised staff of information which was incorrectly provided or omitted from the report. Ceva therefore wishes Council and the public to be informed of the following with respect to its operations and expansion plans.

Ceva has confirmed with staff that the purpose of the expansion is to consolidate its Guelph and Rockwood operations. The Cambridge operation as noted in report IDE-2018-54 will not be part of the consolidation.

With respect to Ceva's operations, its Guelph facility (in operation since 1997) is a subsidiary known as Vetech Laboratories Inc. Ceva has also asked to clarify that its operations focus solely on animal health science and not pharmacology.

Ceva also wishes to inform Council and the public that the proposed expansion will meet the operational regulations as provided by not only the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) but also those of the Canadian Food Inspection Agency (CFIA).

The balance of the contents of Report IDE-2018-54 including the staff findings and recommendations remain unchanged.

**Peter J. Cartwright**  
General Manager  
Business Development and Enterprise  
519-822-1260 extension 2820  
[peter.cartwright@guelph.ca](mailto:peter.cartwright@guelph.ca)

CC Peter Busatto, General Manager, Environmental Services  
Kealy Dedman, General Manager/City Engineer, Engineering and Capital Infrastructure Services  
Todd Salter, General Manager, Planning, Urban Design and Building Services  
Scott Stewart, DCAO, Infrastructure, Development and Enterprise Services

***Good Morning Mr. O'Brien (City Clerk),***

I do NOT agree with the proposed plan for both 119 Ingram Drive and 35 Wideman Boulevard – File: ZC1713 – Ward 2.

The idea to have 14 townhouse units in each plot of land (for a total of 28) is way too many and would cause traffic congestion and parking issues for both Ingram Drive and Wideman Boulevard.

A suggestion would be to continue the townhouse plan in which I live between Goldenview Drive and Ingram Drive (along Victoria Road).

Sincerely,

Don & Lorna Tonelli

\* \* \* \* \*

**From:** Iren Balla  
**Sent:** April 6, 2018 9:51 AM  
**To:** Michael Witmer  
**Subject:** FILE ZC1713

Good morning Michael,

We strongly support the idea of on-street townhomes, instead of general apartments in our neighborhood. (119 Ingram Drive and 35 Wideman Boulevard).

We would NOT like apartments around here,... reasons: already way too much traffic( I often cannot turn left from 124 Simmonds to Victoria road), high buildings would create too much shade, not suited to the surrounding area.

This area is green, that is why people moved here.

We support the rezone the R.4A general apartment to a R.3B on-street townhomes.

Iren, Ervin,Albert, Vivien Balla

# COLDPOINT HOLDINGS LIMITED

5068 Whitelaw Road, Unit # 1  
Guelph, ON N1H 6J3

Tel: (519) 827-1900

Fax (519) 827-1916

---

Date: April 9, 2018

To: The Mayor and Guelph City Council

Re: Proposed Amendment #1 to the Brownfield Community Improvement Plan  
Public Meeting, April 9, 2018

Coldpoint Holdings Ltd. has reviewed and supports the proposed direction to update Guelph's Brownfield Community Improvement Plan. Guelph's progress on brownfield redevelopment to date is in large part because of this program and the role it has played in encouraging the transformation of these challenging sites.

In addition to the basic economic development goals of creating new tax assessment, the redevelopment of these existing sites provides a multitude of other community benefits, such as protecting our water supply, promoting city growth while staying compact – which means as a community we are making best use of existing city services and infrastructure. The CIP investments to date have proven effective on all these fronts.

The proposed changes are generally minor and will provide more clarity and/or more flexibility to staff, which is important for the effective administration of the program.

As a local development company, with a wide range of lands in our portfolio, we can confirm that there continues to be a role to play for Council to 'level the playing field' for properties that carry this additional burden in a community the size of Guelph and with a growth pattern which continues to be a mix of greenfield and 'clean' infill projects.

A fully funded and active Brownfield CIP provides a clear signal that addressing these sites is a priority for the community. By Council supporting the renewed Brownfield CIP, along with supporting program funding, it sends a strong message to the development community that Guelph has prioritized the redevelopment of these types of infill sites. This provides confidence to the development community to take on sites that have these additional complications within the local market context.

Coldpoint encourages Council to support the one new program element proposed – the ability to consider deferring payment of the project's Development Charges against the project's Tax-increment Based Grant. This change is significant for developers considering these sites as the financial and risk-management challenge in bringing a Brownfield to market is significantly more front-ended than other redevelopment projects. The DC deferral consideration under the TIBG Program is an innovative way to address project cash-flow issues that Brownfields in particular face, while maintaining and protecting the City's financial integrity.

We are happy to see Council considering the renewal of the programs and encourage you to bring the amendment forward, with the appropriate supporting financial tools, as quickly as possible.

Yours Truly,



Susan Frasson  
President, Coldpoint Holdings Ltd.

April 5<sup>th</sup> 2018

City of Guelph  
City Hall  
1 Carden Street  
Guelph ON  
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

Dear Mayor Guthrie and Councillors:

**Re: Report IDE-2018-24 Brownfield Redevelopment  
Community Improvement Plan**

Our Company has seen great success in the ongoing redevelopment efforts at The Metalworks project at 5 Arthur Street South here in Guelph. This can be attributed in part directly to the availability of the Brownfield Redevelopment Grant Program and approval of the City at this location.

The purpose of our letter is to lend support to the recommendations contained in Report IDE-2018-24 in particular as it applies to the downtown area of the City. A number of positive outcomes have been the direct result of the Brownfield Redevelopment Grant Program. Accordingly, we support its continuation and the general intent of the recommendations contained in the report.

The report outlines the value to the City of the Brownfield Redevelopment Grant Program based on a number of reasons. These include:

- Environmental improvements to soil and groundwater conditions
- Provision of new housing opportunities
- Job creation
- Improvements to public safety
- Efficient use of municipal services

In addition, the Grant Program allows for the increased development costs associated with complex brownfield sites such as The Metalworks to be offset without direct expense to the Municipality, simply by deferring future property tax revenue that would not be realized without the redevelopment taking place. All the above have no doubt improved the economic position of and been

500 HANLON CREEK BLVD.  
GUELPH, ONTARIO  
N1C 0A1

T. 519 826 6700  
F. 519 826 6701

beneficial to the City's well-being while aligning with the Council approved vision for Guelph's downtown core contained in the Downtown Secondary Plan.

The recommendations address enhancements to the program including a number of clarifications, aspects which facilitate administrative processes and decision making, and timing and financial considerations that will be of benefit to the Program and its outcomes.

We look forward to working with staff and providing our input in the formulation of staff's recommendations to be considered by Council in the near future. Along with other incentives presently in place, the Brownfield Redevelopment Grant Program has contributed to the appropriate climate for investments in Guelph's downtown core.

Respectfully submitted,



Larry Kotseff  
Senior Executive Land Development

Cc. Stephen O'Brien, City Clerk  
Tim Donegani, Principal Planner

500 HANLON CREEK BLVD.  
GUELPH, ONTARIO  
N1C 0A1

T. 519 826 6700  
F. 519 826 6701



---

**Prepared for:**

**9428577 Canada Corp.**

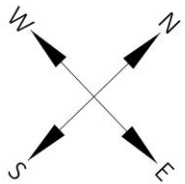
**278 College Avenue West  
City of Guelph**

**ASTRID J. CLOS**

**PLANNING CONSULTANTS**



# Surrounding Land Use

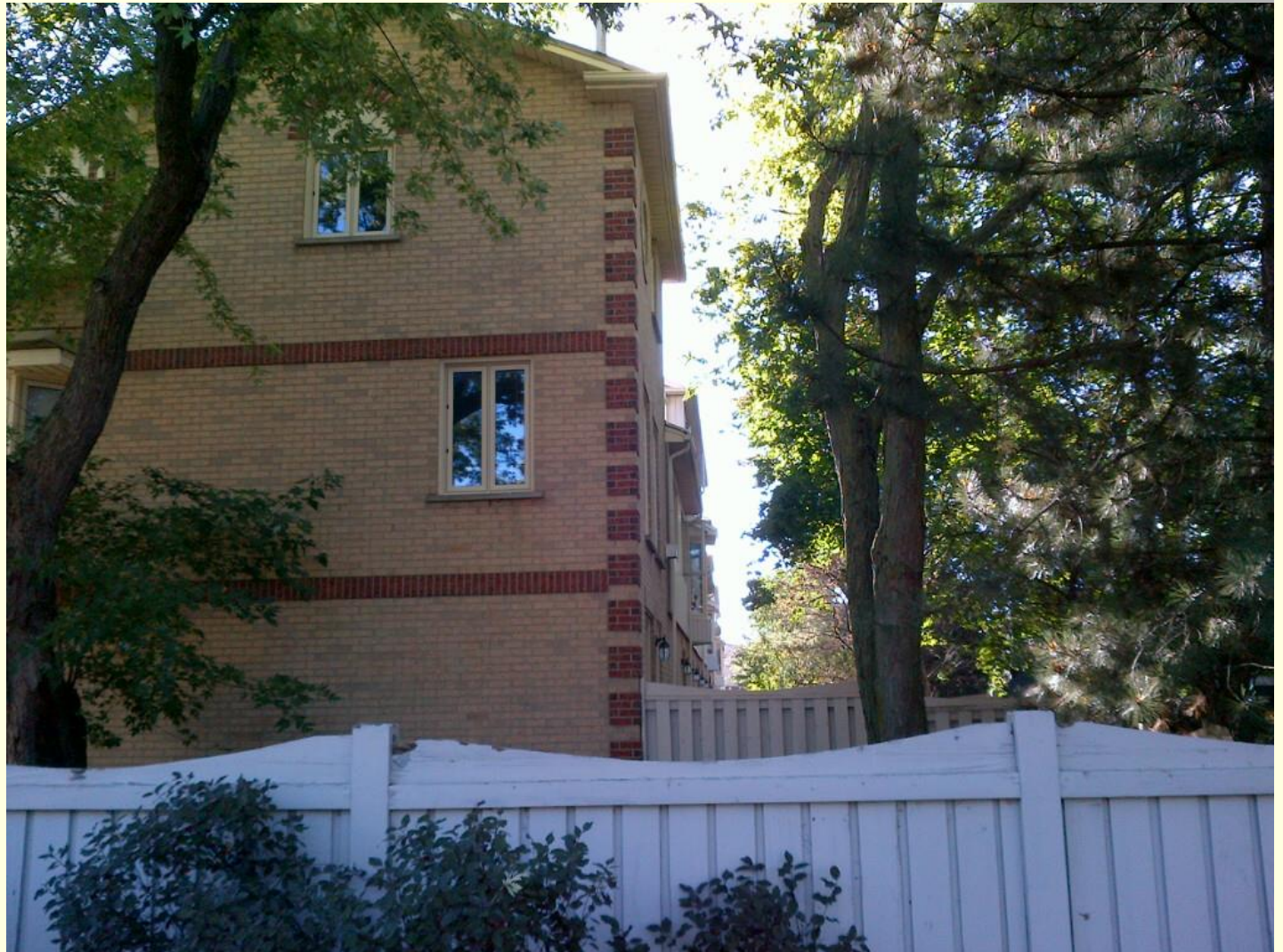


ASTRID J. CLOS

PLANNING CONSULTANTS

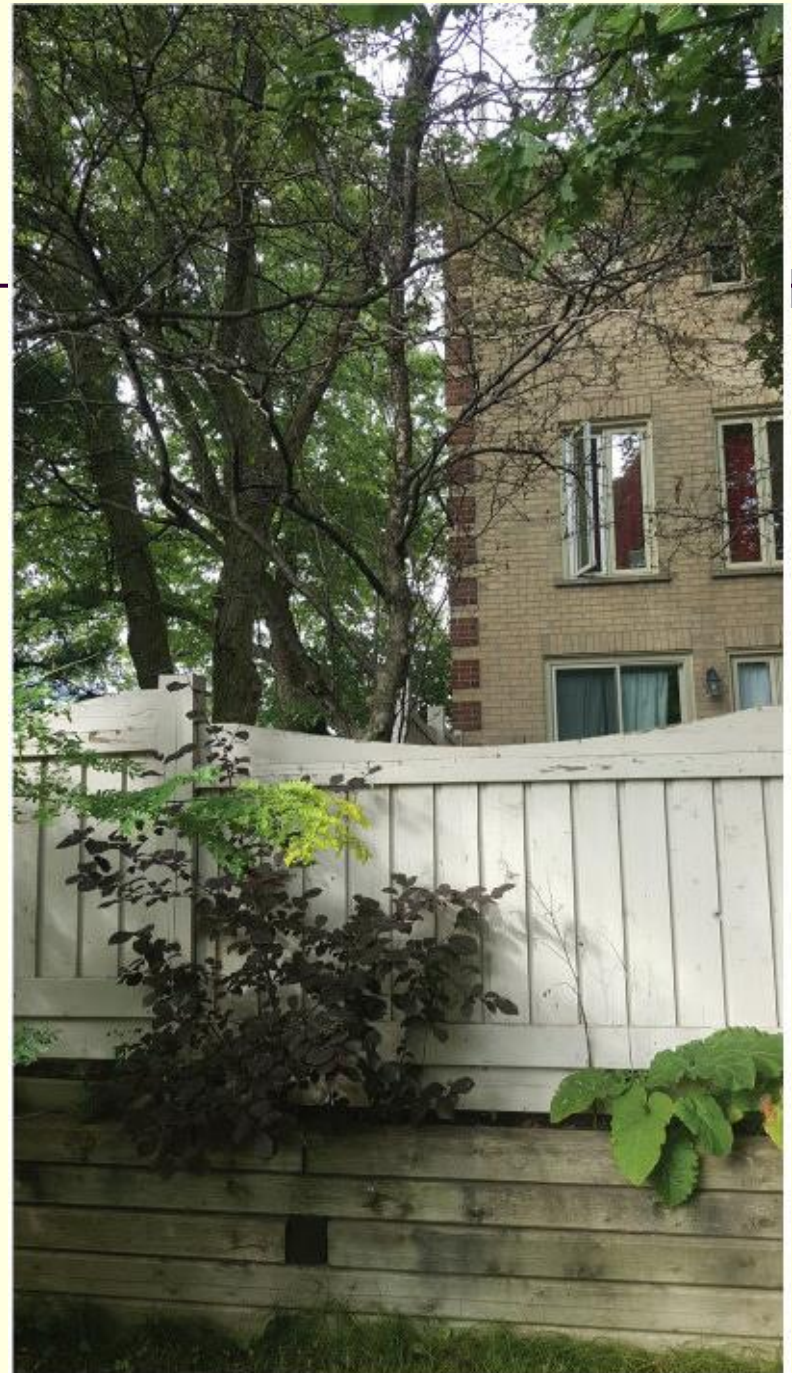


# Existing three storey cluster townhouses located to the northeast.



---

Existing retaining wall  
and the three storey  
cluster townhouses  
located to the  
northeast.





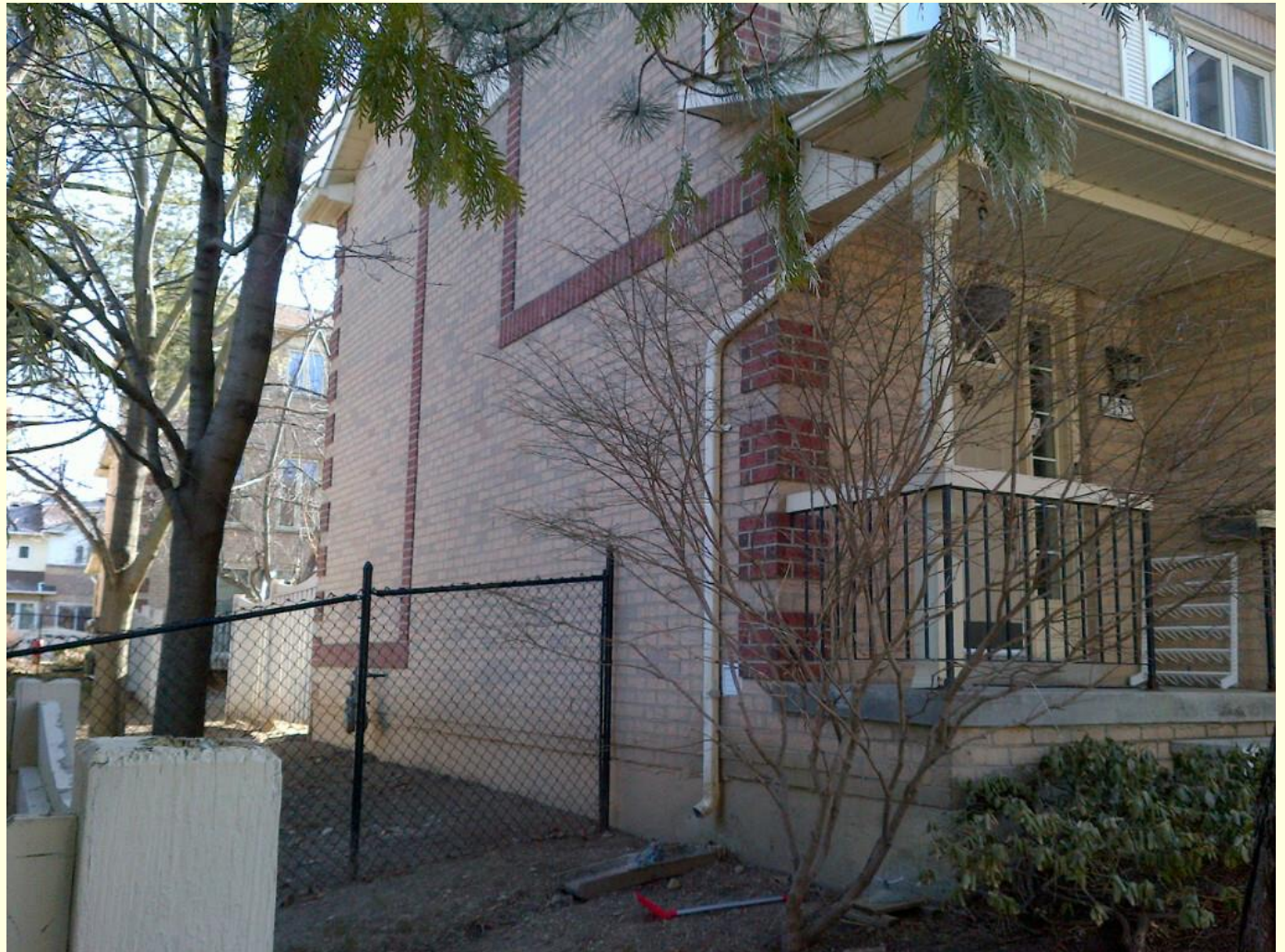
Existing two storey cluster townhouses located to the southwest.



ASTRID J. CLOS

PLANNING CONSULTANTS

# Existing two storey townhouses located to the southeast.



ASTRID J. CLOS

PLANNING CONSULTANTS



# Trees 1384 to 1461 (29 trees) Eastern White Cedar

---



# Trees 1384 to 1461 (29 trees) Eastern White Cedar

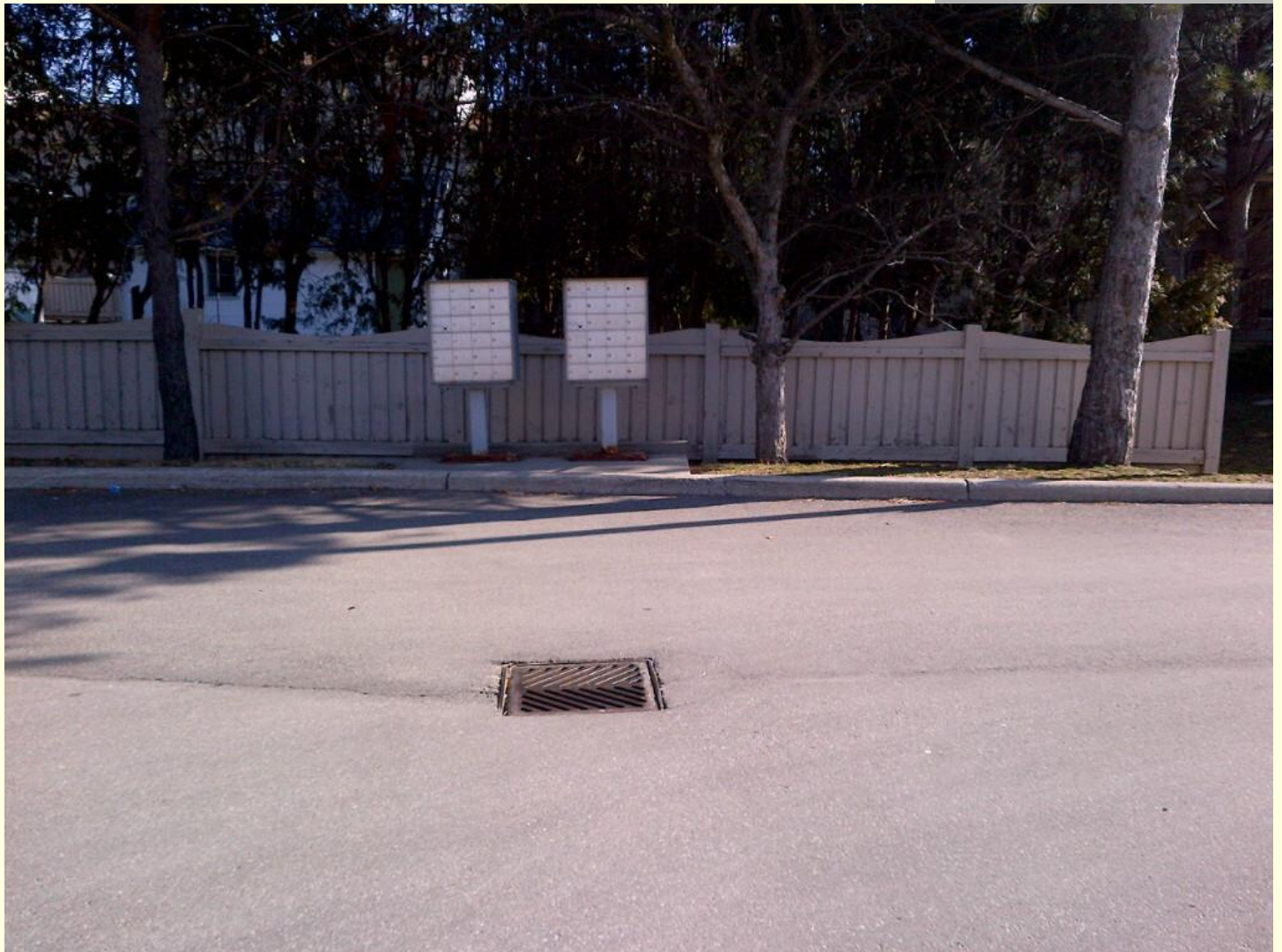
---



THE  
URBAN  
ARBORIST



View from the abutting townhouse site to the Trees  
1384 to 1461 (29 trees)  
Eastern White Cedar





# Medium Density Residential



**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

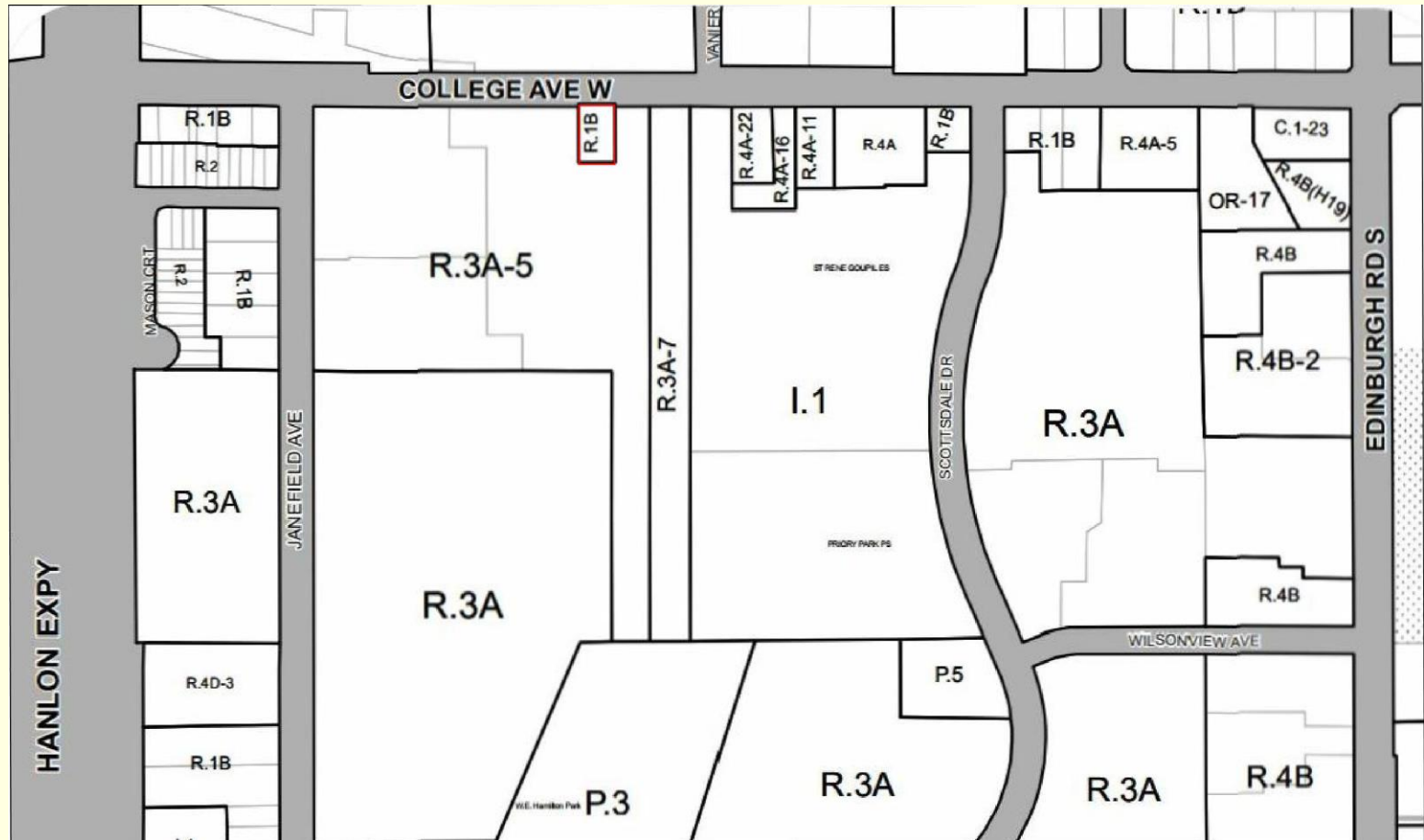
**Secondary Plans**

- Secondary Planning Area
- Approved Secondary Plans

ASTRID J. CLOS  
PLANNING CONSULTANTS

**CITY OF GUELPH  
OFFICIAL PLAN  
SCHEDULE 2:  
LAND USE PLAN**

# Existing Zoning



ASTRID J. CLOS  
PLANNING CONSULTANTS

# Specialized R.3A-5 Zone

## 5.3.3.1.5.2.6 Buffer Strips

Buffer Strips in the R.3A-5 Zone shall be in accordance with the following:

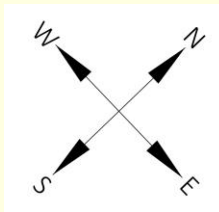
### 5.3.3.1.5.2.6.4

Where the R.3A-5 Zone abuts the lands municipally known as **278 College Avenue West**, the minimum Buffer Strip requirements shall include a **1.5 metre high wood screen privacy fence** along the common property lines, **supplemented by a solid and unbroken planting of trees.**

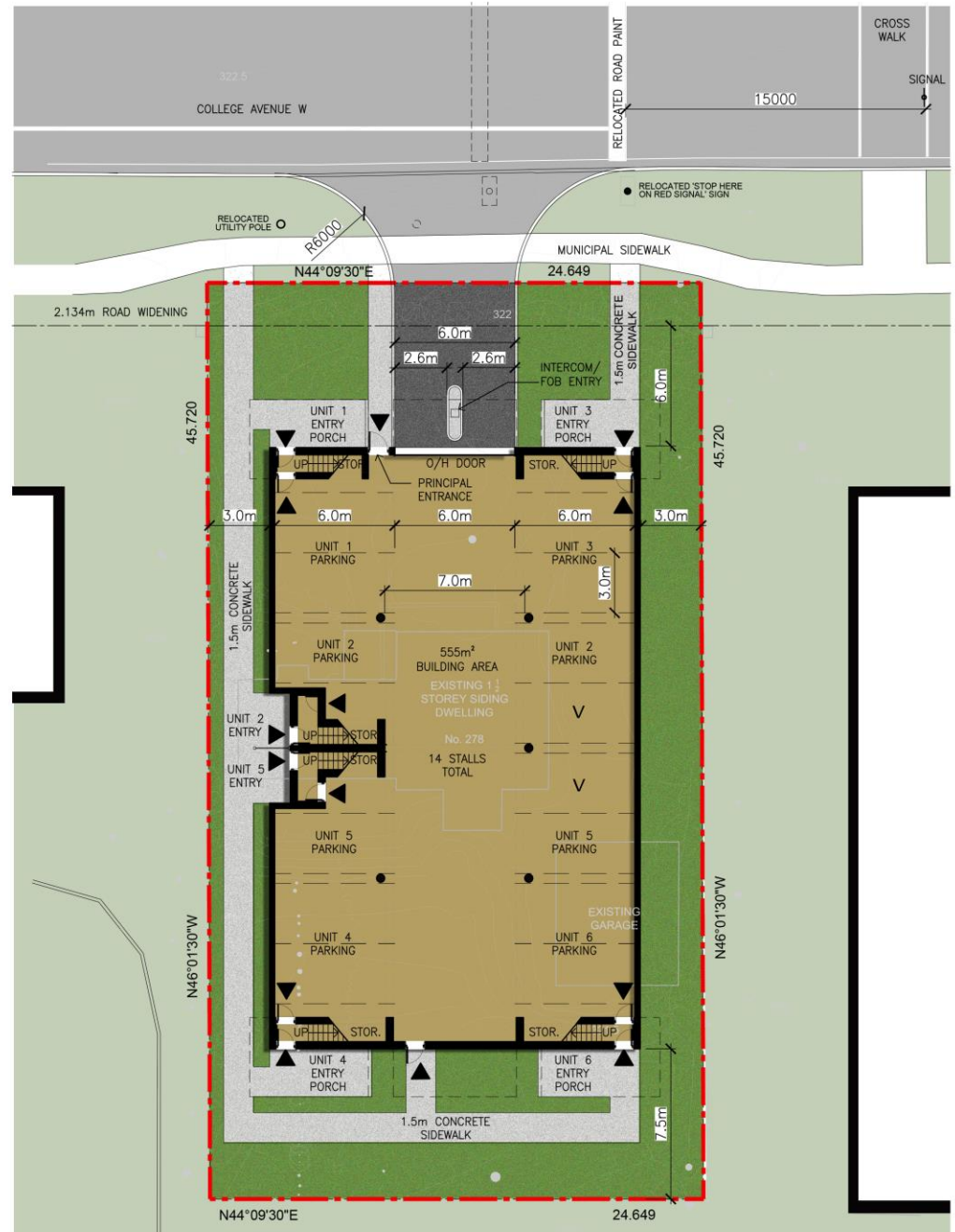
# Lloyd Grinham Architect



# Proposed Concept Plan



Lloyd Grinham Architect



STREET LEVEL (CONCEPTUAL SITE PLAN)

# Specialized R.3A-\_\_ Zone

---

## **Back-to-back Townhouse**

means a building where each dwelling unit is divided vertically by common rear and side walls and has an independent entrance to the outside.

## **Requested Specialized Regulations;**

- Minimum Side Yard of 3m where half the building height or 6.1 m is required.
- 50% building coverage where a maximum of building coverage of 40% is required.
- Building height of 4 storeys where 3 storeys is permitted.





CONTEXTUALITY, PRIVACY & SHADING | 278 COLLEGE AVENUE WEST



CONTEXT





CONTEXT



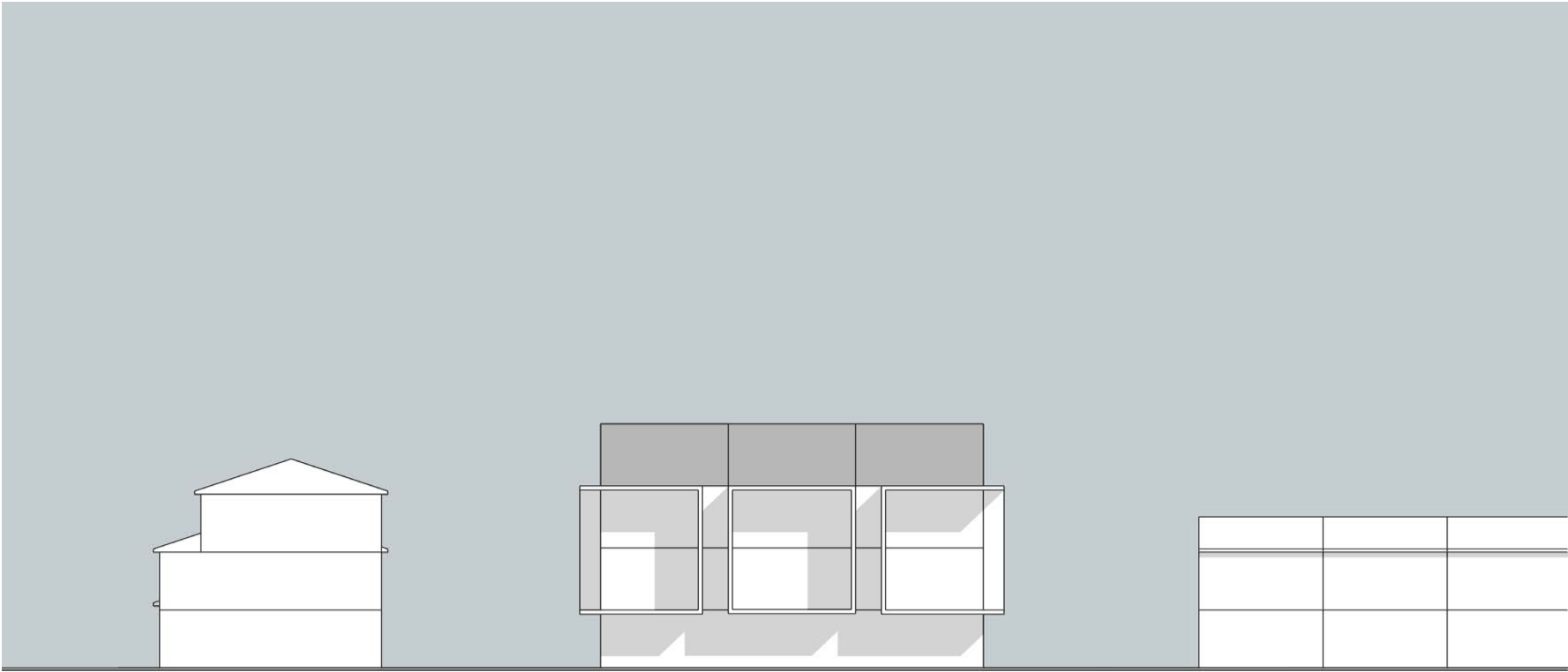


CONTEXT

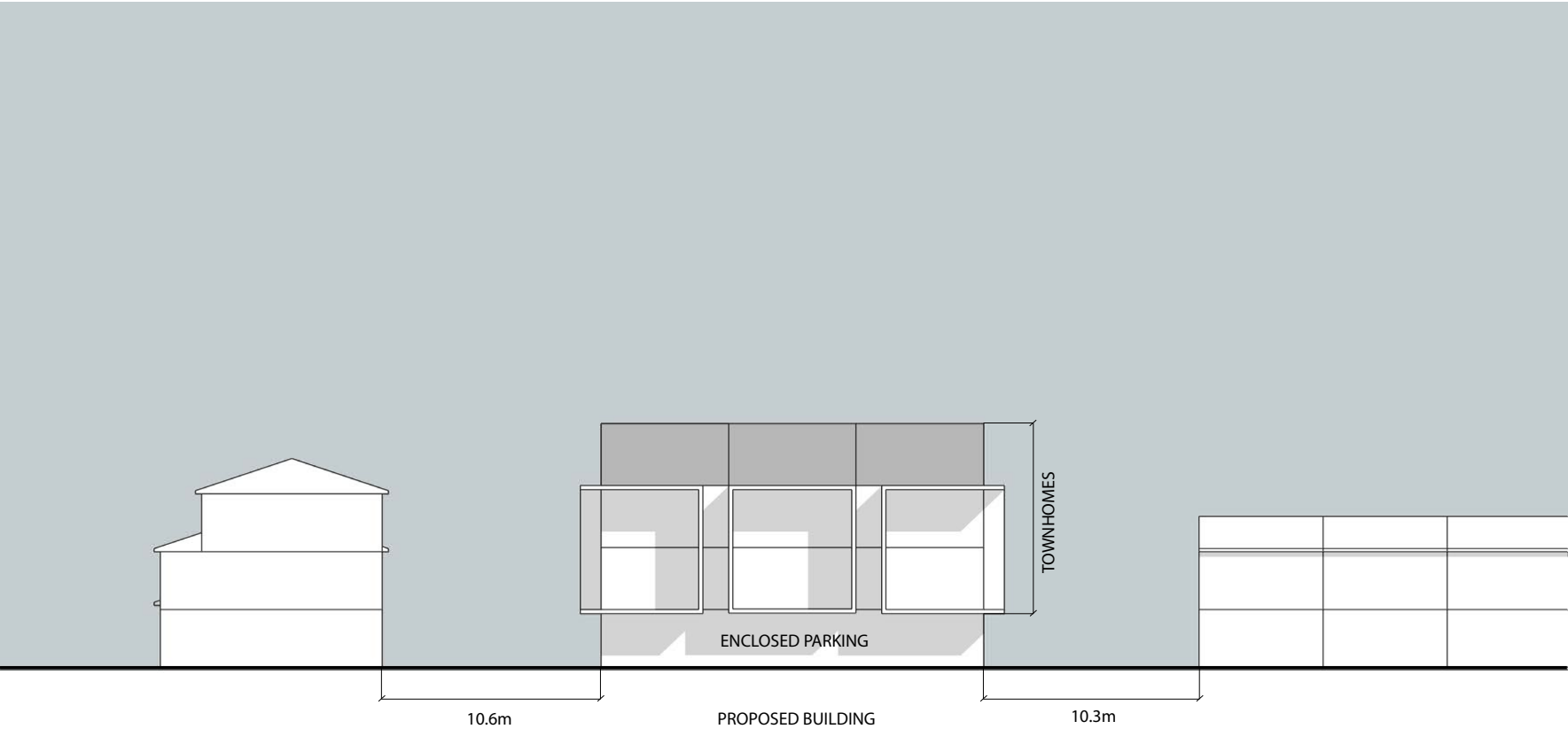




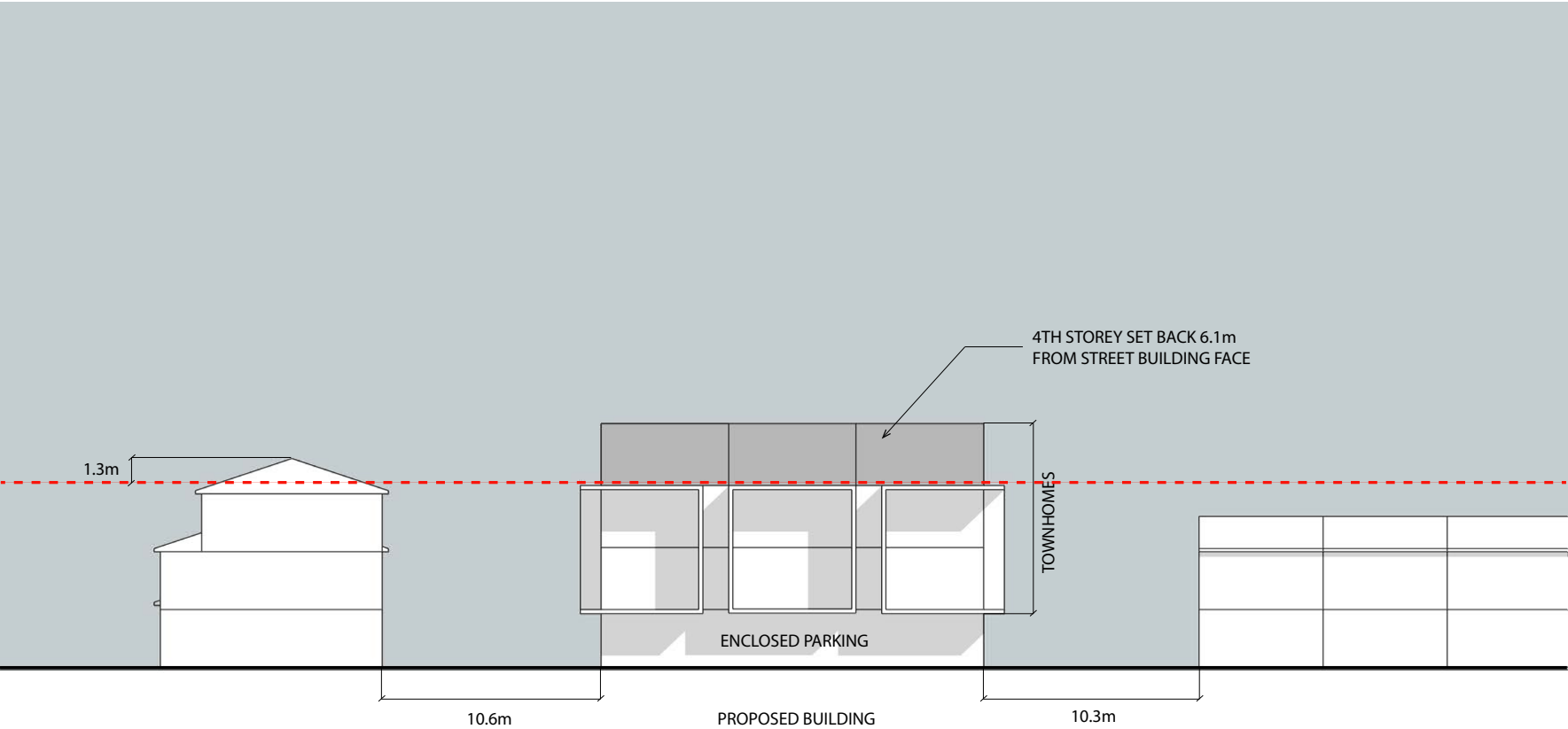
CONTEXT



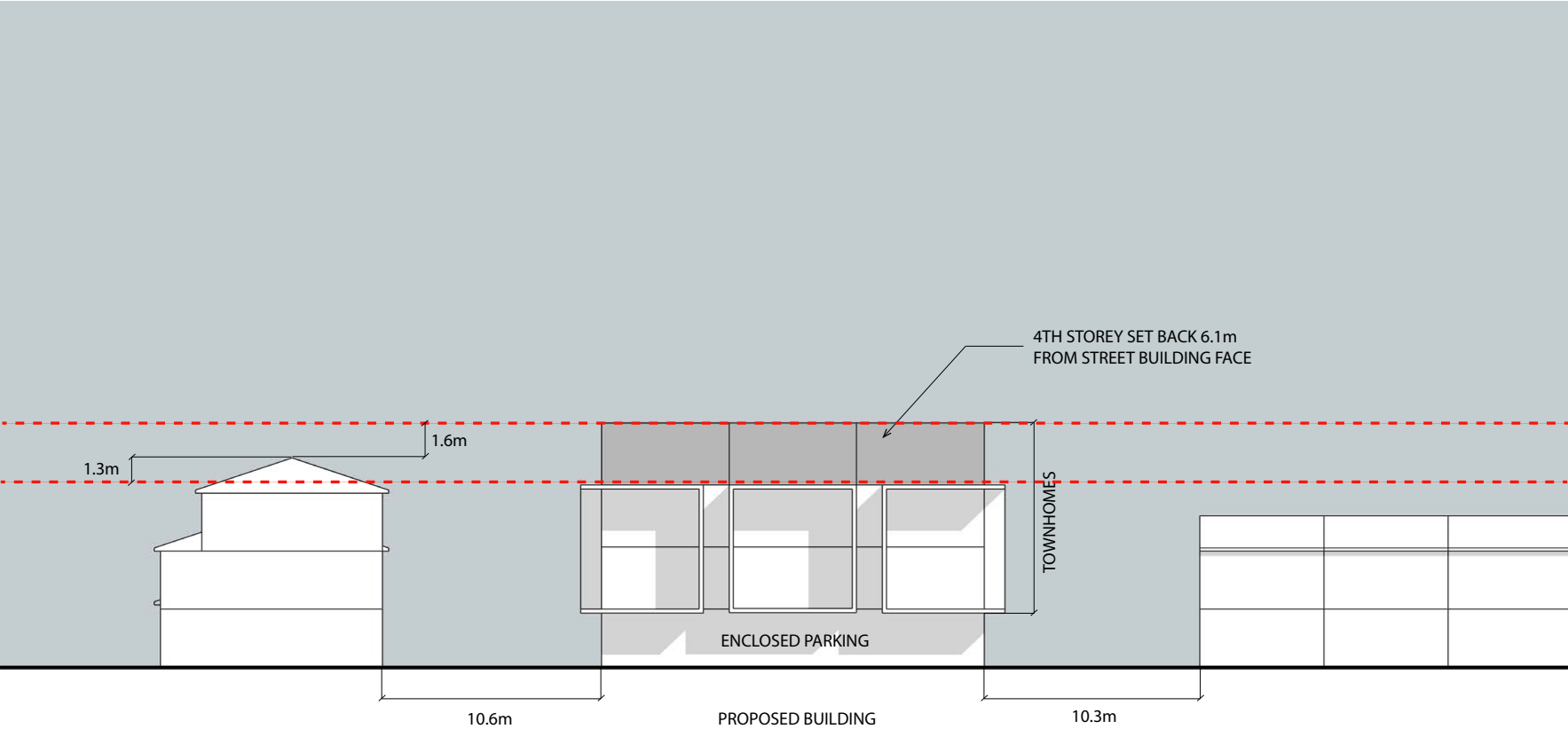
CONTEXT



CONTEXT



CONTEXT



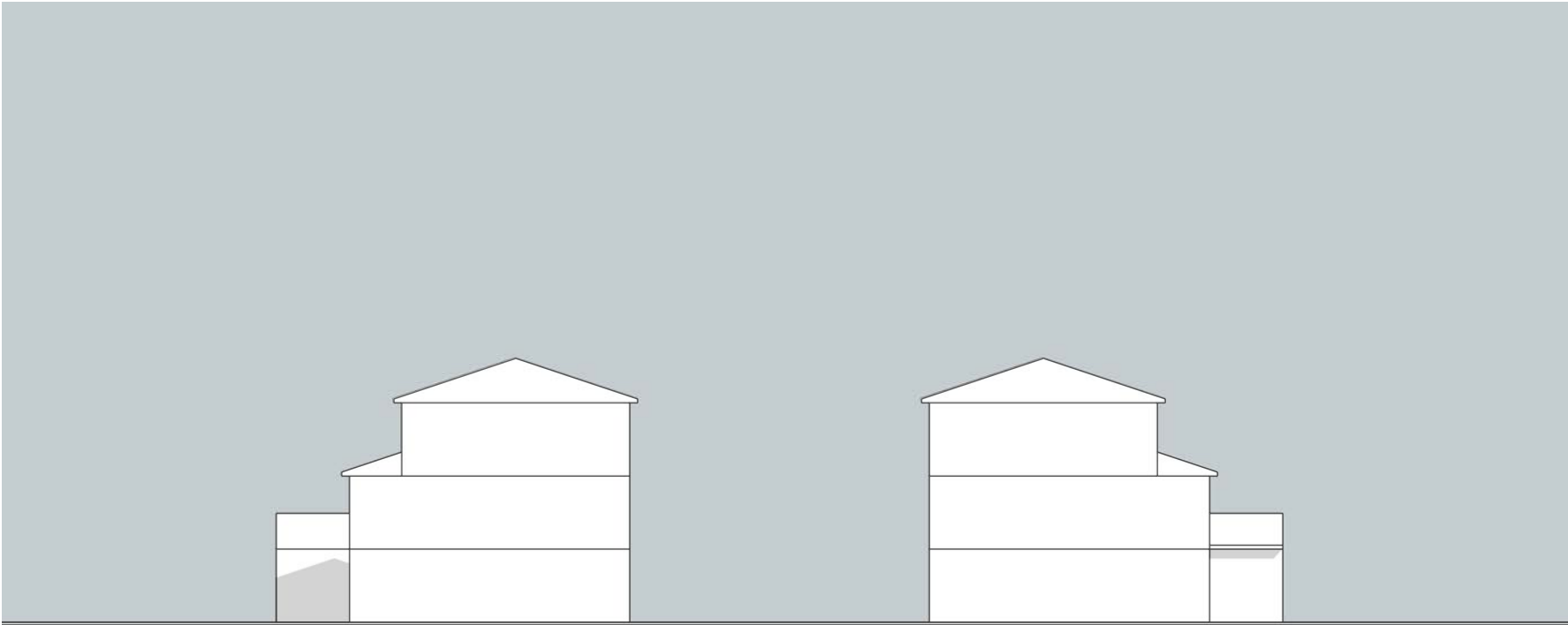
CONTEXT





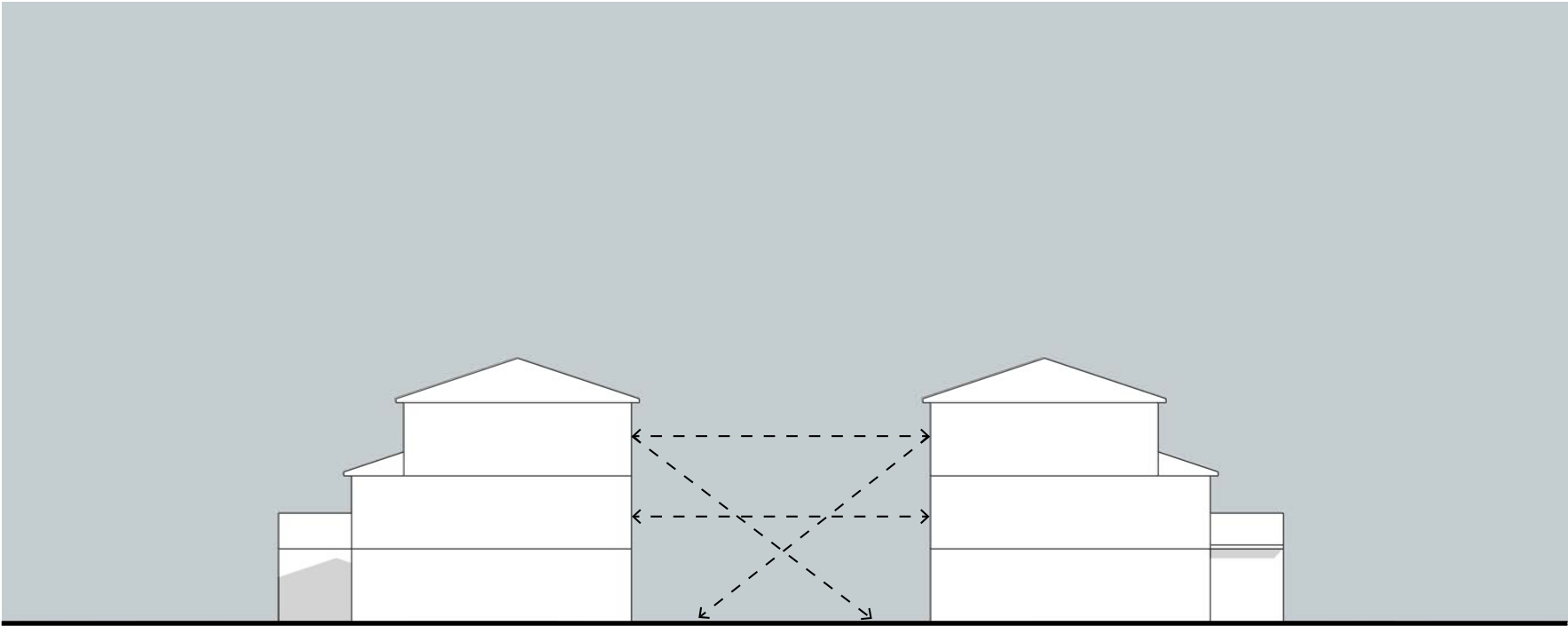
PRIVACY





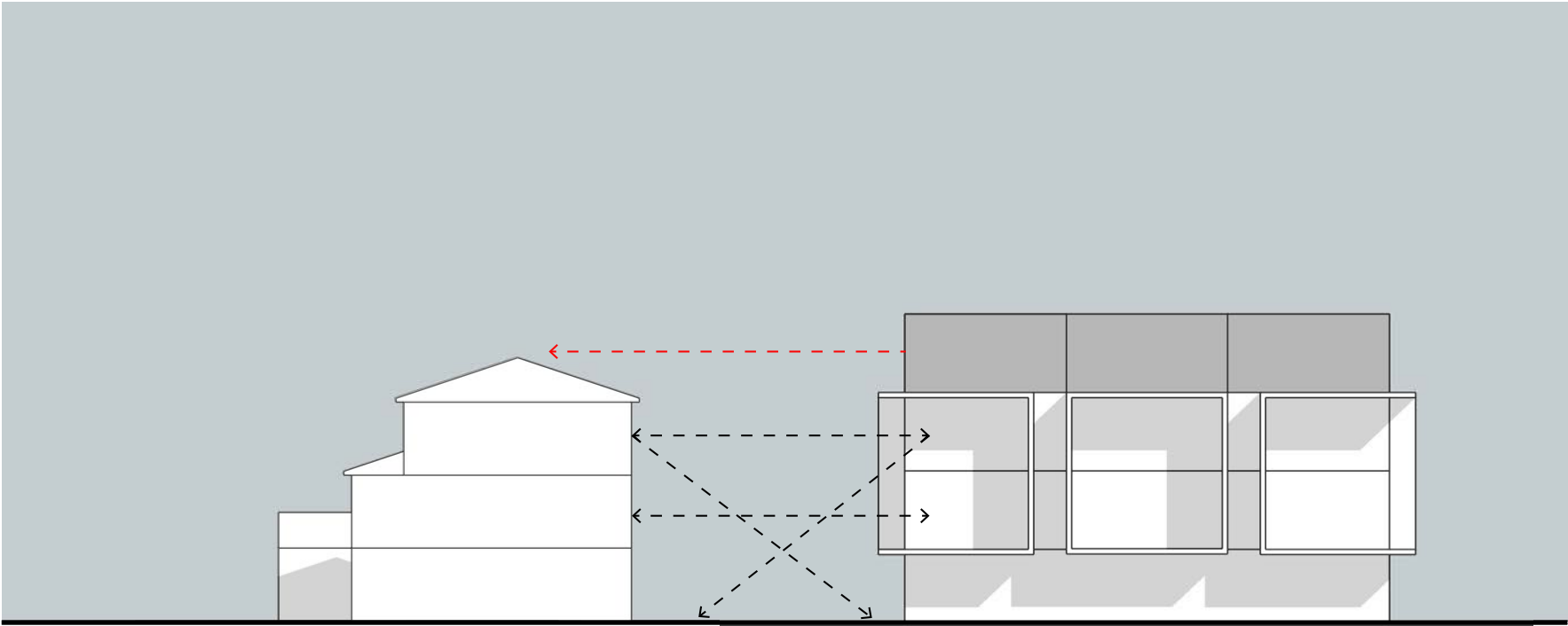
EXISTING TYPICAL CONFIGURATION  
WITHIN DEVELOPMENT

PRIVACY



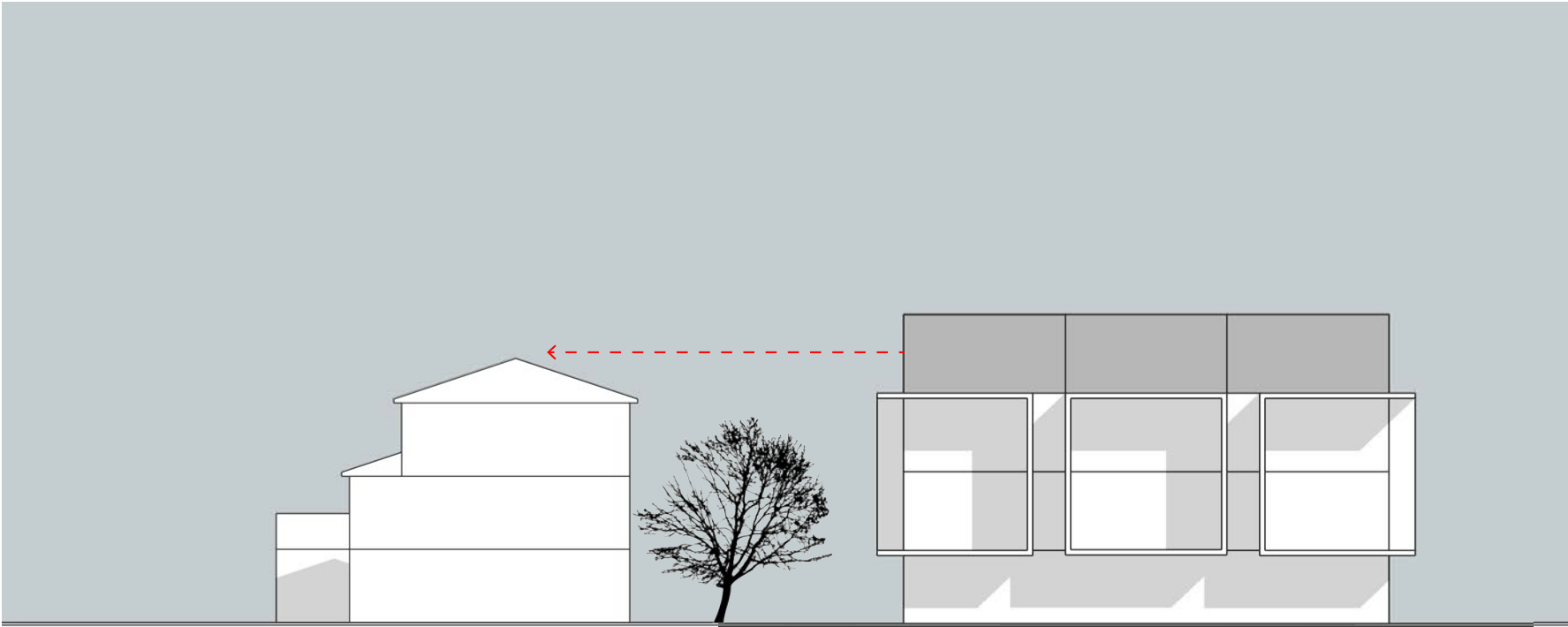
EXISTING TYPICAL CONFIGURATION  
WITHIN DEVELOPMENT

PRIVACY



PROPOSED CONFIGURATION

PRIVACY



PROPOSED CONFIGURATION

PRIVACY



**JUNE 21**  
SUMMER SOLSTICE  
**9AM**

**SHADOWS**

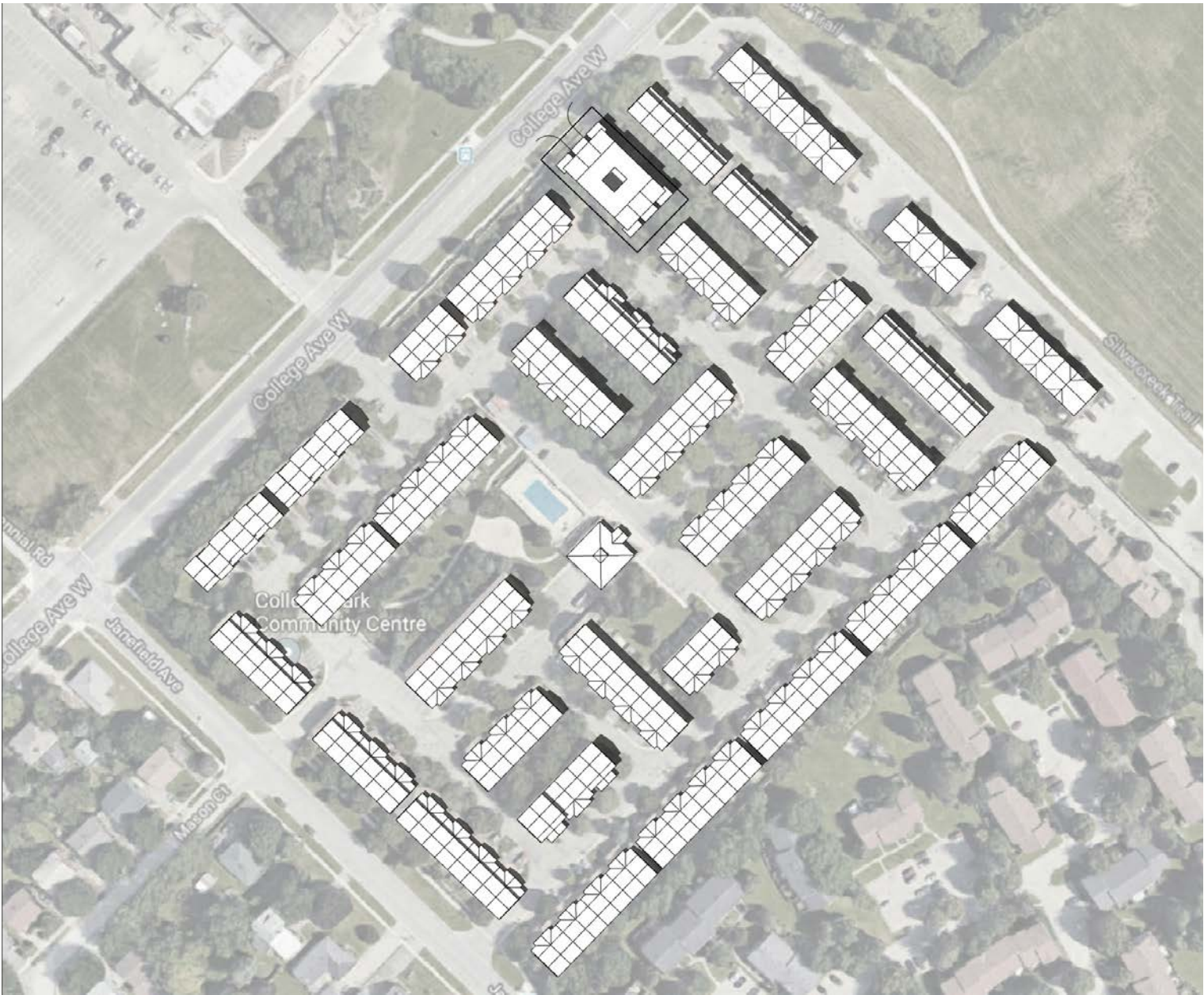




**JUNE 21**  
SUMMER SOLSTICE  
**12PM**

**SHADOWS**





**JUNE 21**  
SUMMER SOLSTICE  
**3PM**

**SHADOWS**





**MARCH /  
SEPT 21**  
SPRING/FALL EQUINOX  
**9AM**

**SHADOWS**

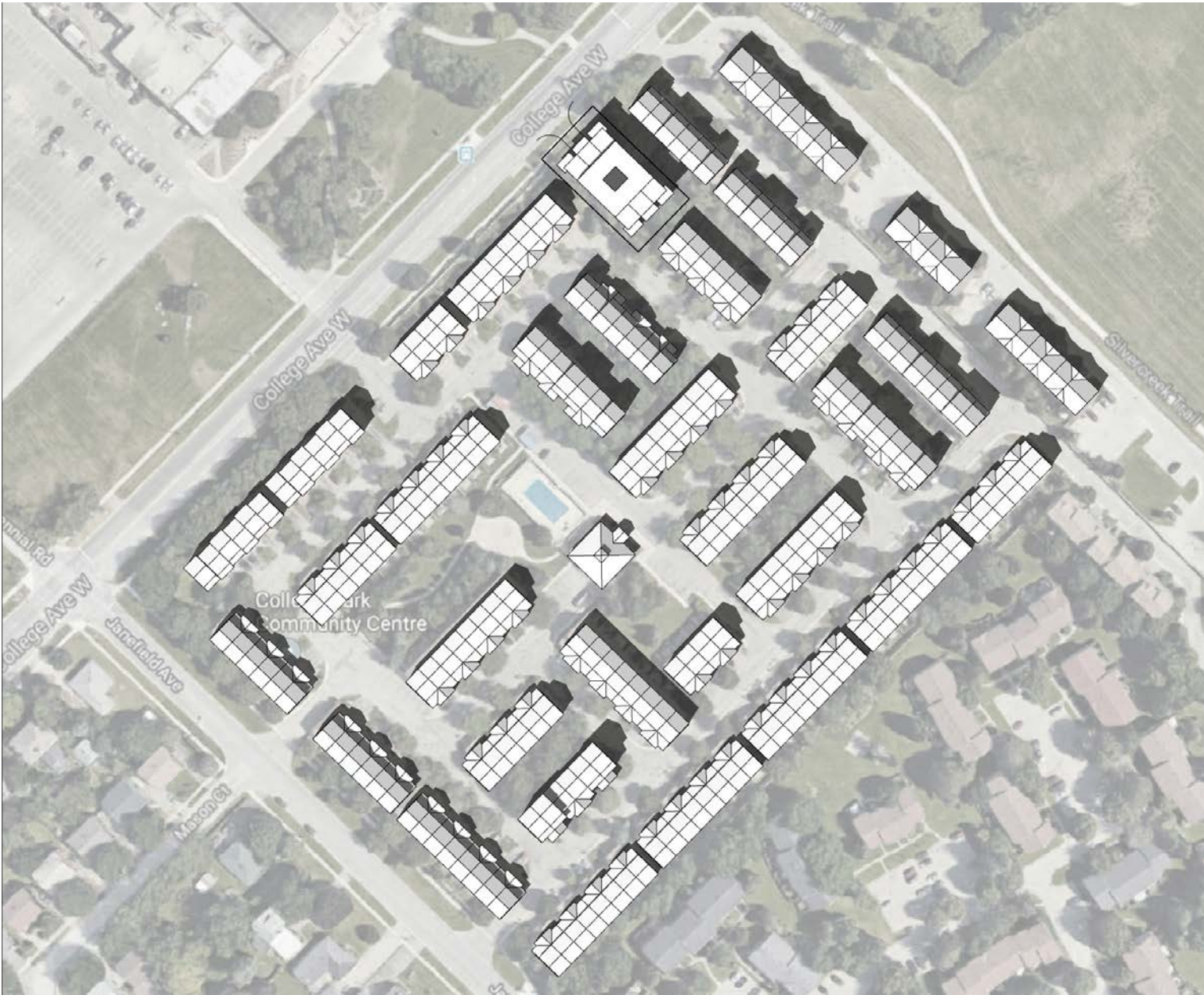




**MARCH /  
SEPT 21**  
SPRING/FALL EQUINOX  
**12PM**

**SHADOWS**





**MARCH /  
SEPT. 21**  
SPRING/FALL EQUINOX  
**3PM**

**SHADOWS**



**DEC. 21**  
WINTER SOLSTICE  
**9AM**

**SHADOWS**





**DEC. 21**  
WINTER SOLSTICE  
**12PM**

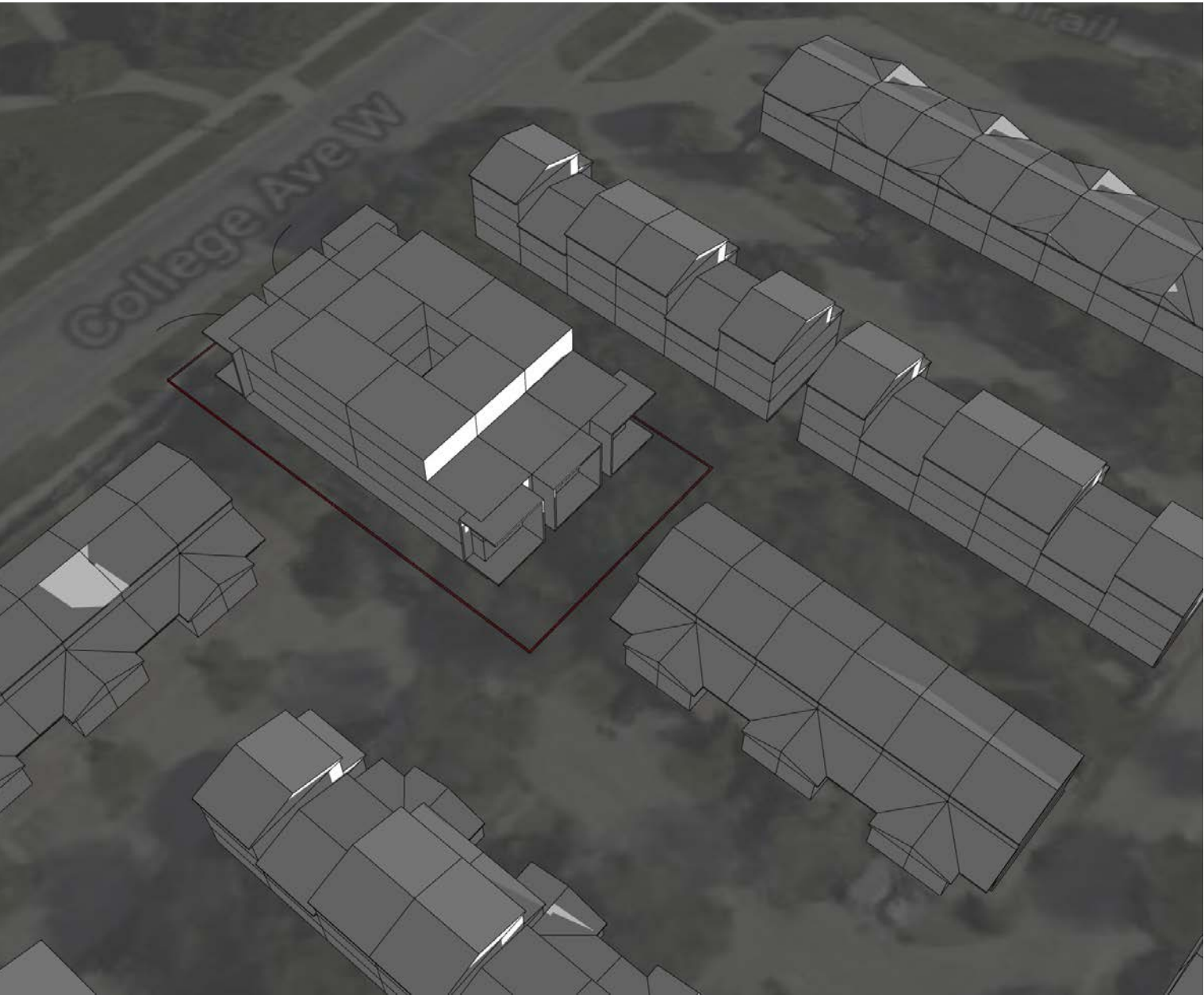
**SHADOWS**



**DEC. 21**  
WINTER SOLSTICE  
**3PM**

**SHADOWS**





**DEC. 21**  
WINTER SOLSTICE  
**9AM**

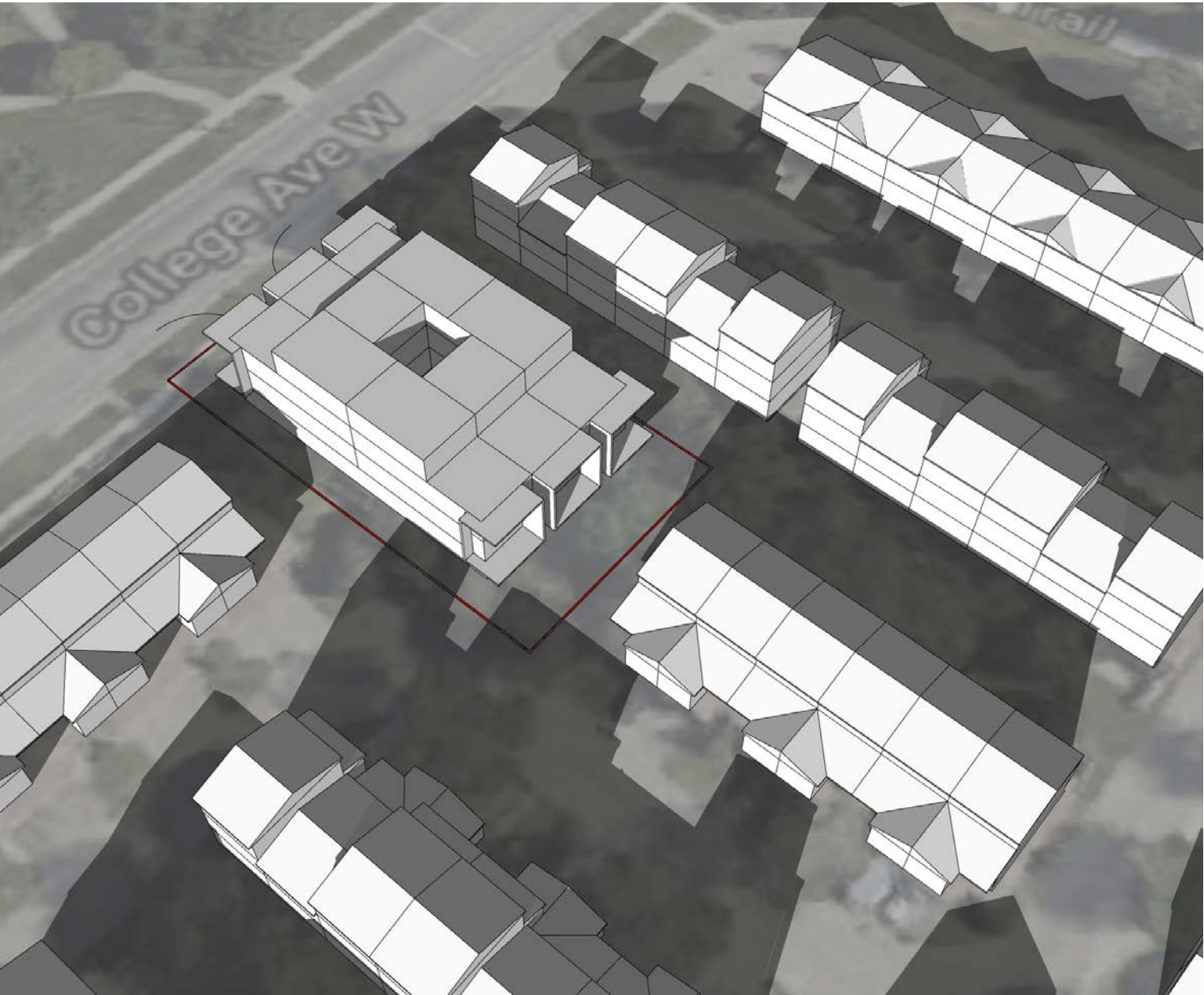
**SHADOWS**



**DEC. 21**  
WINTER SOLSTICE  
**12PM**

**SHADOWS**





**DEC. 21**  
WINTER SOLSTICE  
**3PM**

**SHADOWS**



**MARCH /  
SEPT 21**  
SPRING/FALL EQUINOX  
**9AM**

**SHADOWS**





**MARCH /  
SEPT 21**  
SPRING/FALL EQUINOX  
**12PM**

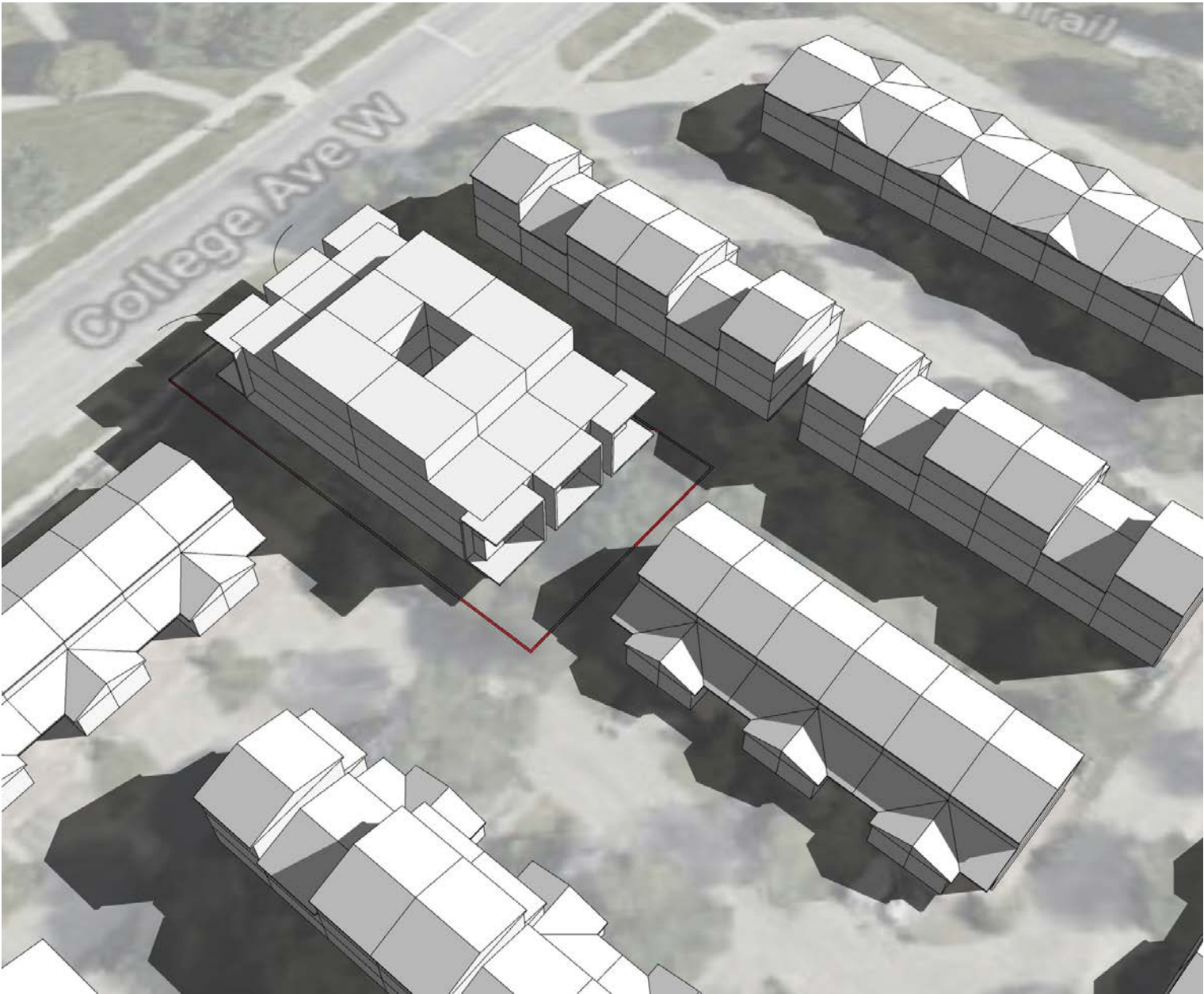
**SHADOWS**



**MARCH /  
SEPT 21**  
SPRING/FALL EQUINOX  
**3PM**

**SHADOWS**





**JUNE 21**  
SUMMER SOLSTICE  
**9AM**

**SHADOWS**



**JUNE 21**  
SUMMER SOLSTICE  
**12PM**

**SHADOWS**





**JUNE 21**  
SUMMER SOLSTICE  
**3PM**

**SHADOWS**

31 March 2018

City of Guelph Development & Planning, Urban Design & Building,

City Council Members,

We have just received by letter the proposal for changes re: an amendment application for rezoning the now residential single detached property at 278 College Ave West to accommodate a 4 story residential building of 6 residential units. (File: ZC1801). I admit we are not happy with the rezoning consideration & do not agree with the proposal.

We have been a continual resident of 302 College Ave West for the past 21 years. It is already a high density area with the majority of condos being rented to university students. Without a doubt the major problem in this community is parking even though each 302 College condo unit has 2 designated parking spots, the use of an overflow parking lot and several areas designated for short term visitor parking. For many years and from experience living at 302 College you can count on a car for each bedroom not 2 cars for each unit. I can see from the small size of the property that the proposed multi unit building has a lack of sufficient parking stalls to deal with this. Parking is also going to be a huge issue at 278 College if this plan is allowed to move forward and no doubt parking is going to infringe on our 302 Complex even though it is private property. I think all you have to do is look back on city records for the parking infractions & complaints that have occurred in the area to confer with this. Janefield Ave is always full, lined with cars so no relief there for additional parking spaces.

The traffic on College Ave is already busy and with bus stops, Centennial High School across the street & elementary schools close by more traffic is a danger & a safety issue to students & pedestrians who cross College Ave regularly.

This development is just not suited for this size lot. Boundary lines, height restrictions and building to land ratio should not be amended to accommodate this residential building. If Council agrees to the rezoning & amendments in this proposal you will not only be adding more concerns to the residents of 302 College Ave but also taking away aesthetics & natural sunlight & trees from an established community who has faithfully paid increasing Guelph taxes for many years.

We are asking you not to agree to this developers request.

Regards,

Catherine & David Stephenson



As an owner of property at 302 College Ave. W., I would like to formally register my objections to the proposal to amend the City of Guelph Bylaws to accommodate the building of a multi-dwelling residence at 278 College Ave W.

1. The proposal to increase the height regulations to accommodate the building of a Four Storey Structure is completely out of character with the neighbourhood. The height of the building would block sunlight from the rear yards of a number of the residences at 302 College Ave W. In addition, the height of the building would impose dramatically on the privacy enjoyed in the rear yards.
2. The Proposal to increase the building coverage from 40% to 50% of the lot, would negatively impact on the amount of "green space" that currently creates a environmentally friendly neighbourhood. The proposal to add 6 residential units is too many units for the limited property space. In addition, the request to reduce the number of mature trees on the building lot is not in keeping with the city's current policy of maintaining trees in residential neighbourhoods.
3. The proposal to decrease the space between the building and the lot line by half, would put the building too close to the neighbouring properties, possibly negatively impacting the neighbouring property values.
4. The request to allow for 14 parking spaces for 6 residential units is insufficient, particularly if the purpose of the building is student housing. I am concerned that residents/visitors at 278 College would attempt to use the limited number of neighbouring parking spaces at 302 College W.
5. The addition of a multi-unit residence at that location will increase the traffic congestion in an already heavily travelled stretch of roadway.
- 6.

The mature neighbourhood located along the south side of College Ave W would be negatively impacted by the building of a residential complex that is too large for the building lot and too tall in relation to the existing dwellings.

I hope you will take my reservations into consideration during the approval process.

Sincerely,  
Marie Tawse

I am a unit owner at 302 College Ave W (WSCC 241) and I am writing to inform you and the City of Guelph, I am **opposed** to the Zoning By-law Amendment at 278 College Ave W for the construction of a four storey residential building. The proposed development will have a negative impact on the residents 302 College Ave W and the environment if the current trees on the property are removed.

My objection is based on the following:

- The lot is too small to have 6 residential units.
- The height of the building (4 storeys) will negatively impact a substantial number of residents by blocking natural light to their units. If the applicant is allowed to construct a building one storey higher than permitted, and less than half the distance required from the lot line, it will effectively form a large wall in close proximity to our complex, permanently blocking natural light to a number of the adjacent town houses.
- Additional housing will impact the already heavy traffic flow on College Ave West.
- Impact on the current trees located on the proposed property for this build – 38 trees (eastern white cedars) on the proposed land would be removed by the builder.
- This build could potentially infringe on 302 College Ave parking being used due to insufficient parking being built.
- New building could potentially be too close to existing property lines.

The existing by-laws are in place to ensure adequate space between buildings taking into account their height, so that no structure causes undue impact upon others. Please do not amend the by-laws to allow construction of the proposed building.

Guelph City Council, please consider the above points and social impacts of the project.

Sincerely,  
Darlene Stott

\*\*\*\*\*

Hi,

As a owner of unit 205-302 COLLEGE AVE W  
I have some concerns for new development.

1. New building going to Impact sunlight for units tbeside proposed building.  
That's not acceptable at any cost, as this human right to access all natural resources.
2. How city going to tackle traffic issues due to new development.
3. Cutting tree would directly Impact sounding in term of look and health wise.

These are the concern I have with new building proposal.

Regards

Vijay Mainh

\*\*\*\*\*

Dear Sirs,

As owners and residents for more than 10 years of Unit 13, College Park Condominium, we are extremely concerned about the building project presented to the city of Guelph under file ZC1801.

We don't believe that a permit for a building of such proportions be granted in a residential neighborhood composed of hundreds of townhouses. It is evident that such a building will have a great adverse impact on the life of the whole neighborhood and particularly on the people living in the townhouses surrounding the proposed building.

Among our major concerns are the following:

- The proposed four-storey building will block sunlight to units of 302 College Avenue.
- Additional housing will impact the already heavy traffic flow on College Ave W.
- There will be an Impact on the current trees located on the proposed property for this build – 38 trees (eastern white cedars) on the proposed land would be removed by the builder.
- This build could potentially infringe on 302 College Ave parking being used due to insufficient parking being built.
- The proposed building could potentially be too close to existing property lines.
- The presence of such a building next our townhouse will most likely affect the value of our property. The economic benefit of a builder should not come at the expense of our detriment in property value.

- The proposal does not comply with 3 by-laws of the zone. What is the purpose of having by-laws if they are not going to be respected?

We would like to kindly request that the building project be not approved as it has been proposed and that the current Zoning By-law be respected: minimum side yard of 6.1 meters, maximum 3 stories and maximum building coverage of 40%. Allowing to not complying with Zoning By-law sends a very bad message to our community and it will encourage the proliferation of buildings affecting the quality of life of our city.

Respectfully,

Gonzalo Diaz & Norma Perilla

\*\*\*\*\*

Hello,

I wanted to email you as a house owner at Unit 2, 302 College Avenue West in Guelph.

The application raises concerns for me that there will be a significantly taller dwelling outside the back of my property and that this will have a significant impact on my house.

I am not able to attend the meeting next week as I am travelling out of the country for work but I did want to share my concerns with you.

The height of the building will block out the already limited light that comes through to my house.

The developer is going to remove some large, old trees from the property, 38 established trees is a lot.

I have no issue with the land being used for property, its currently got a house on it that is in a poor state and replacing it is a great idea, even a multi occupancy unit is fine with me too. My objection is really the size of the proposal and that this will have a negative impact on my property that I was not expecting when I bought the home.

Please let me know if there is any other information that would be helpful and I hope my views can be added to the discussion.

Thank you

Greg Horne

\*\*\*\*\*



Hello,

As a unit owner at 302 College Ave W, I hereby submit my concerns about the proposed building at 278 College Ave W:

1. The traffic flow through College Ave is currently very congested - this new building will add to the congestion and impact the safety of residents close by especially considering the schools in the area too. Currently, getting out from - and getting into 302 College Ave takes a while due to the heavy traffic on College Ave - this would get worse with the new building - inviting more traffic accidents.
2. The new building will block sunlight to the houses on 302 College, plus the trees at 278 College Ave will be removed ....are we not concerned about the environment any more, and healthy living spaces ?
3. The new building could potentially be too close to the property line of 302 College Ave W
4. We already have issues with others not belonging to 302 College, using up the overflow parking spots - with this new building which I believe will have limited parking, this would add to the number of encroachments at 302 College Ave !!!
5. The impact of this new building will affect the property value of units at 302 College Ave - the traffic congestion, lack of sunlight, encroachment, people congestion.....!!!

Please consider the concerns during your decision making.

Thank you.

T. Dasgupta and H. Choudhry

\*\*\*\*\*

We are unable to attend the public meeting regarding this rezoning application. However, we are writing to express our strong objections to the proposed development on several grounds:

- New building will block sunlight to units of [302 College Avenue](#)
- Additional housing will impact the already heavy traffic flow on College Ave W
- The proposed development will negatively Impact the current trees located on the proposed property for this build – 38 trees (eastern white cedars) on the proposed land would be removed by the builder. This loss of green space is a detriment to the city as well as the are owners and tenants
- This build could potentially infringe on [302 College Ave](#) parking being used due to insufficient parking being built
- New building could potentially be too close to existing property line

In addition, the new building will negatively impact property values of the existing homes.

Please vote to reject this request for rezoning.

Sheryl French, Darrell Scott, Keegan Scott

\* \* \* \* \*

Attention: City Clerk's Office

I am unable to attend the public meeting on April 9, 2018 therefore I am submitting my written comments in opposition to the proposed rezoning on the land municipally known as 278 College Avenue West. As a property owner and resident at 4-302 College Avenue West (WSSC 241, College Park), I strongly urge The City of Guelph to deny the application to rezone the property.

The proposed rezoning request highlights the very reason why the city needs zoning rules and regulations to ensure smart growth and development that makes sense in the context of the surrounding area. Below are my main reasons for opposing the application for a zoning by-law amendment and specialized zoning regulations:

1. Suitability of the Land: Given that the zoning by-law amendments being requested are seeking to reduce the minimum side yard, increase building height and increase building coverage I question the suitability of the site for the proposed residential building. Currently a single detached home is on the 0.112 hectare property. The requested amendments suggest that the size of the property is not appropriate for the proposed development and that this application is an attempt to crowd the property in order to build a 6 unit residence. Coverage, side yard and height by-laws are in place to control the scale of development on a lot to ensure development is proportional and appropriate to the size of the lot.

2. Shadowing Impact: Regulating building height works to mitigate shadowing impacts on surrounding properties. Allowing the proposed development will significantly block sunlight to the surrounding properties. Even at the current R.3A (Townhouse) by-law maximum height of three stories the impact of shadowing to the surrounding properties would be severe. Additionally, allowing the proposed specialized zoning regulation to increase the maximum building height to four stories would effectively put many of the rear yards of the surrounding properties in almost complete shadow.

3. Privacy: Currently the distance from the property line adjoining 278 College Avenue West to the back wall of my unit at 4-302 College Avenue West is approximately 7 meters. Should the lot be rezoned to R.3A (Townhouse) with the existing side yard zoning by-law of 6.1 meters it means the residential building could potentially be a mere 13.1 meters from the back wall of my unit. The

proposed specialized zoning regulation would additionally reduce that to 10 meters. This means that my main living space (family room), a bedroom and personal office would be closely overlooked by the proposed residential building eliminating all privacy in those areas of my home. All of the units sharing the property line with 278 College Ave West would experience a similar loss of privacy.

4. Property Value: I believe, for the reasons listed in points one through three above, rezoning will negatively impact the value of the properties at 302 College Avenue West particularly those properties immediately adjacent to 278 College Avenue West.

In addition there would be concerns regarding an increase in the already heavy traffic flow in the area, pedestrian safety due to the close proximity of the existing cross walk and two high schools to the proposed entrance at 278 College Avenue West and potential misuse of visitor parking at 302 College Avenue West.

For the reasons outlined above, I am strongly opposed to the rezoning and sincerely hope you will consider the impacts to the surrounding community when you evaluate the application and ultimately make a decision on this extremely important matter. I request that The City of Guelph deny the rezoning application.

Respectfully,

Susan Feth



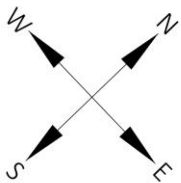
Prepared on behalf of  
1830334 Ontario Inc.

**671 Victoria Road North  
City of Guelph**

ASTRID J. CLOS

PLANNING CONSULTANTS

# Surrounding Land Use

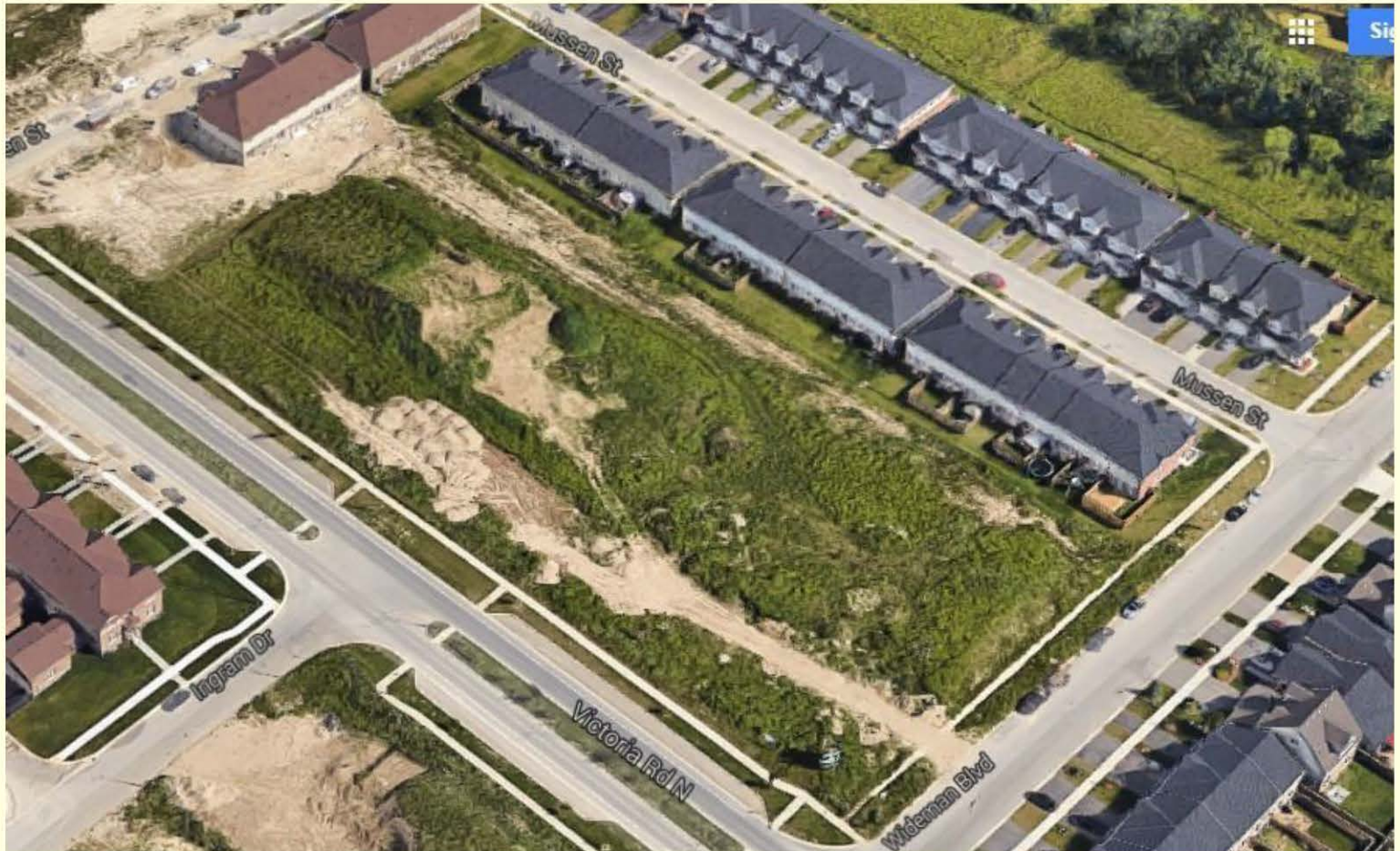


ASTRID J. CLOS

PLANNING CONSULTANTS



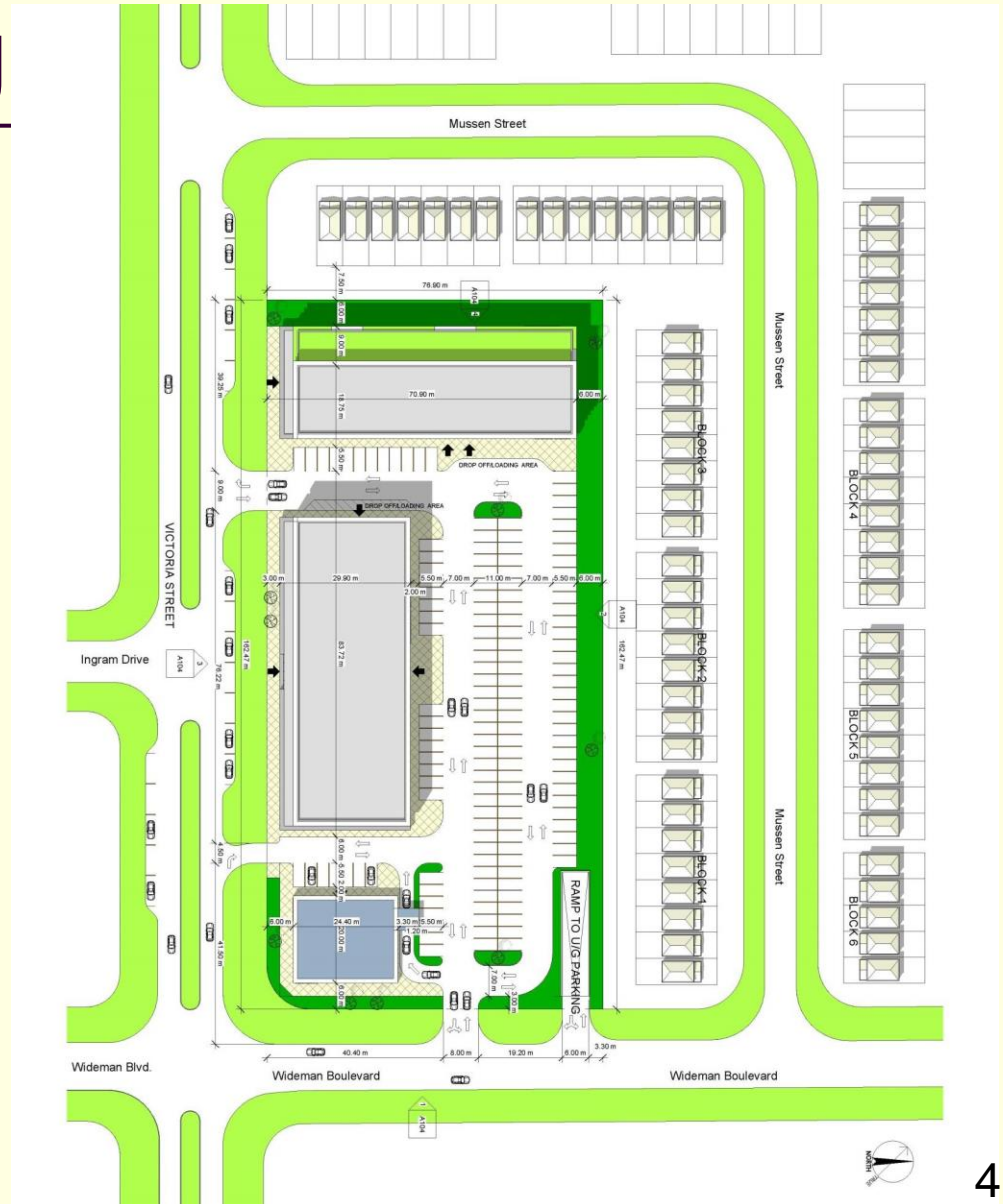
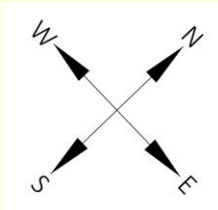
# 671 Victoria Road North



**ASTRID J. CLOS**

**PLANNING CONSULTANTS**

# May 9, 2016 Public Meeting



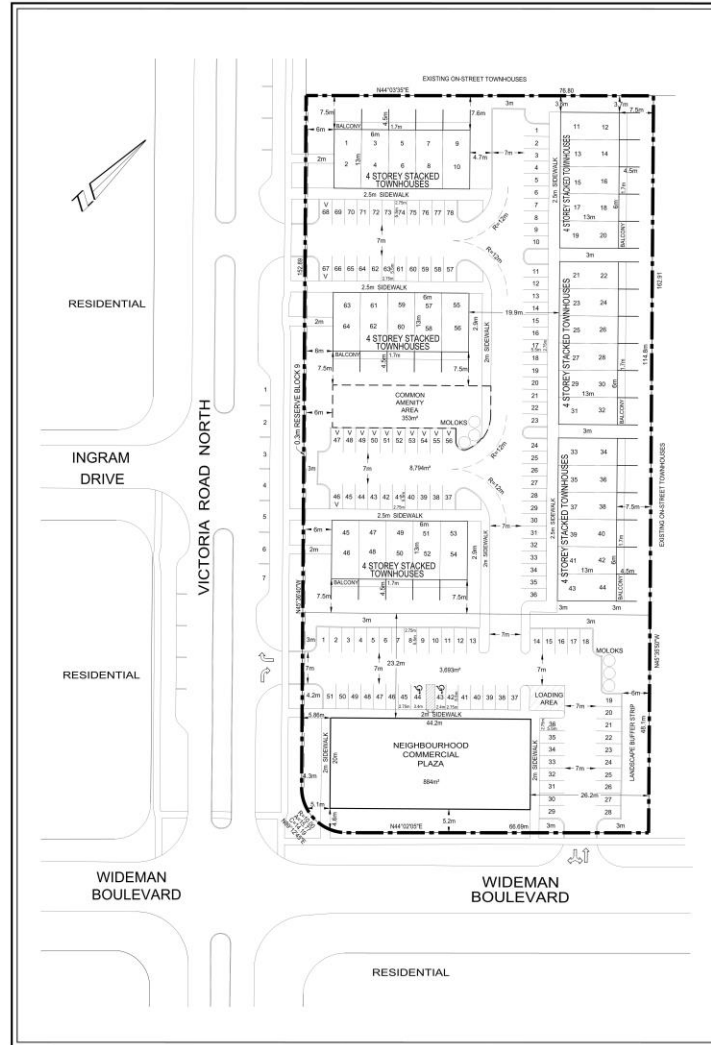


# May 9, 2016 Public Meeting

---



# February 23, 2017 Informal Public Meeting



**ASTRID J. CLOS**  
PLANNING CONSULTANTS

Phone: (516) 838-7326 (800-PLAN)  
Fax: (516) 838-9668  
Cell: (516) 710-7326 (710-PLAN)  
Email: ajc@astridjclos.com  
42 ROCKWICH STREET, SUITE 201  
QUELPH, ONTARIO N1Y 3X3

**VICTORIA NORTH CONCEPT PLAN**

DATE: DECEMBER 13, 2016 SCALE: 1:400  
PROJECT No.: 0717 DRAWN BY: A.R.N.

**KEY MAP**

**PART OF LOT 1, CONCESSION 7, DIVISION 'C'  
CITY OF QUELPH, COUNTY OF WELLINGTON**

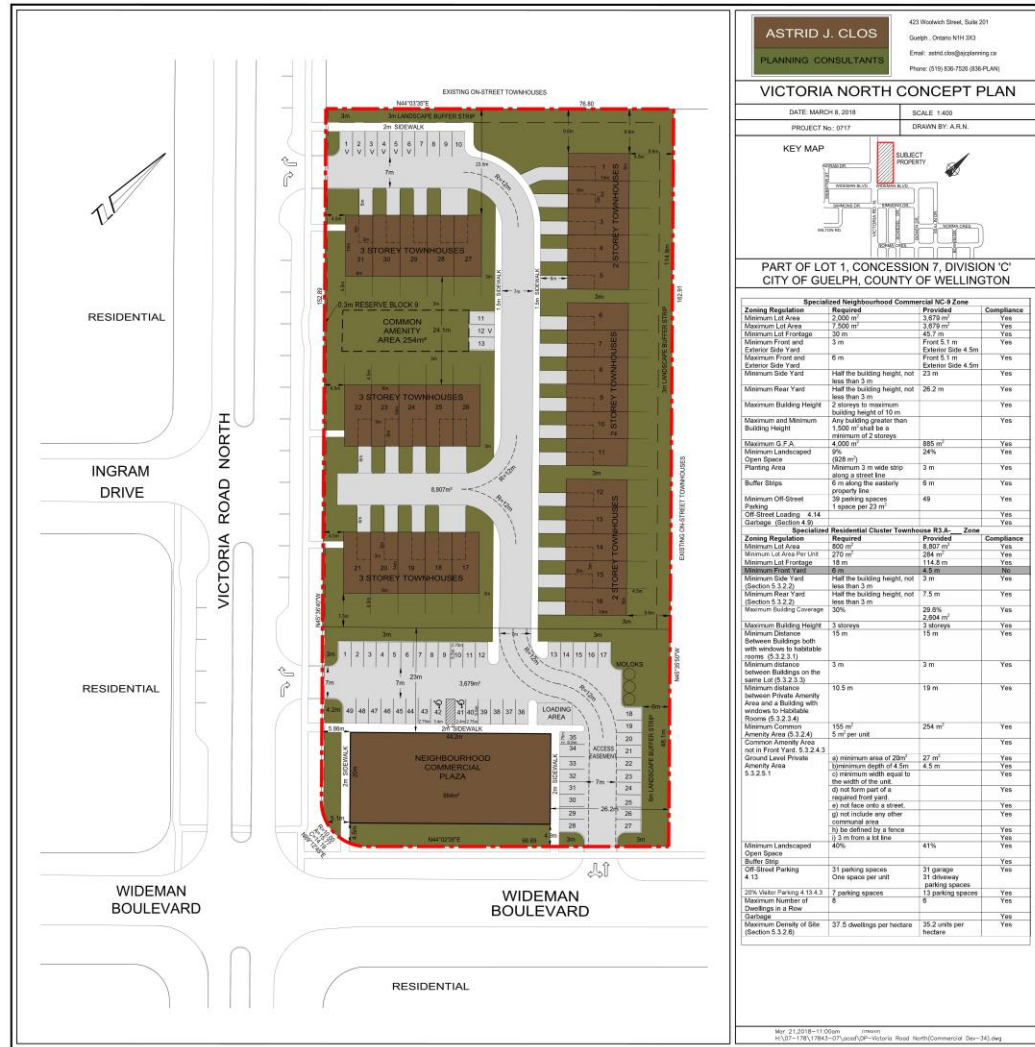
Speculative Neighbourhood Commercial NC-C Zone			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	2,000 m <sup>2</sup>	3,893 m <sup>2</sup>	Yes
Maximum Lot Area	7,500 m <sup>2</sup>	3,893 m <sup>2</sup>	Yes
Minimum Lot Frontage	25 m	40.9 m	Yes
Minimum Front and Exterior Side Yard	3 m	Front 5.1 m Exterior Side 4.5m	Yes
Maximum Front and Exterior Side Yard	6 m	Front 5.1 m Exterior Side 4.5m	Yes
Minimum Side Yard	Half the building height, not less than 3 m	23.2 m	Yes
Minimum Rear Yard	Half the building height, not less than 3 m	26.2 m	Yes
Maximum Building Height	2 stories to maximum building height of 10 m	Yes	Yes
Maximum and Minimum Building Height	Any building greater than 1,500 m <sup>2</sup> must be a minimum of 2 stories	Yes	Yes
Maximum G.F.A.	4,000 m <sup>2</sup>	885 m <sup>2</sup>	Yes
Minimum Landscaped Open Space	5% (929 m <sup>2</sup> )	25%	Yes
Planting Area	Minimum 3 m wide strip along a street line	3 m	Yes
Buffer Strip	6 m strip on easting	6 m	Yes
Minimum Off-Street Parking	6 parking spaces	61	Yes
Off-Street Loading Section 4.14	1 space per 53 m <sup>2</sup> of total store volume	Yes	Yes
Garage Section 4.8	Loading Space provided	Yes	Yes
Residential Stacked Townhouse R3-A Zone			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	1,000 m <sup>2</sup>	6,794 m <sup>2</sup>	Yes
Minimum Lot Area	1,000 m <sup>2</sup>	330 m <sup>2</sup>	No
Minimum Lot Frontage	18 m	114.4 m	Yes
Minimum Front Yard	4 m	6 m	Yes
Minimum Side Yard	Half the building height, not less than 3 m	7.5 m	Yes
Minimum Rear Yard	Half the building height, not less than 3 m	7.5 m	Yes
Maximum Building Coverage	40%	37%	No
Maximum Building Coverage	3 stories	4 stories	No
Minimum Distance Between Buildings both with windows to habitable rooms (5.3.2.3.1)	15 m	19.9 m	Yes
Minimum Distance Between any two Buildings on the same Lot (5.3.2.3.2)	3 m	3 m	Yes
Minimum Distance between Private Amenity Area and a Building with windows to habitable floors (5.3.2.3.4)	10.5 m	19.9 m	Yes
Minimum Amenity Area not in required Front Yard (5.3.2.4.1)	440 m <sup>2</sup>	363 m <sup>2</sup>	No
Minimum Amenity Area not in required Front Yard (5.3.2.4.5)	18 m <sup>2</sup> per unit	Yes	Yes
Ground Level Private Amenity Area (5.3.2.5.1)	a) minimum area of 200 m <sup>2</sup> b) minimum depth of 4.5 m c) minimum width equal to the width of the unit, d) not form part of a required front yard, e) not face onto a street, f) not be enclosed g) not include any other commercial area	27 m <sup>2</sup> 4.5 m 4.5 m	Yes Yes Yes Yes
Above Grade Private Amenity Area (5.3.2.5.2)	a) not face into a street, b) minimum area of 200 m <sup>2</sup> c) 1.8 m wall or railing between adjacent units	18.2 m <sup>2</sup>	Yes Yes Yes
Minimum Landscaped Open Space (5.3.2.6)	25%	25%	Yes
Buffer Strip	6 m	6 m	Yes
Off-Street Parking (5.3.2.7)	66 parking spaces One space per unit	66 parking spaces 13 parking spaces	Yes Yes
Maximum Number of Dwellings in a Block	12	12	Yes
Maximum Density of Dwellings (5.3.2.8)	60 dwellings per hectare	73 units per hectare	No

Site: 13.2016 - a.r.n.  
10.07 - 1.05.17RA3-07-Local-UP-Stacked\_Townh. Road North/Commercial-Dea-271.dwg

**ASTRID J. CLOS**  
PLANNING CONSULTANTS

6

# Current proposal





# Specialized Zoning Regulation

---

The only specialized zoning regulation required for the cluster townhouse site is a front yard setback of 4.5 m where 6 m is required by the zoning. The purpose of this reduced front yard is to provide an enhanced setback to the existing abutting on-street townhouse units on Mussen Street.

The 4.5 m front yard setback will permit landscaping to be located in the front yard of the proposed townhouse units facing onto Victoria Road North.



# Current Proposal

VICTORIA ROAD NORTH



WIDEMAN BOULEVARD

ASTRID J. CLOS

PLANNING CONSULTANTS

# Proposed Building Elevations



FRONT ELEVATION  
2 STOREY ( 5 UNITS)



FRONT ELEVATION  
3 STOREY ( 5 UNITS)

# Revisions to the Proposal

---

- The zone change now only applies to the north portion of the property. The south portion of the property will retain the existing NC-9 Zone.
- The commercial floor area has been reduced from 4,000 m<sup>2</sup> to approximately 884 m<sup>2</sup>.
- The minimum lot area of the commercial block has been reduced from 12,487 m<sup>2</sup> to approximately 3,700 m<sup>2</sup>.
- The number of residential units has been reduced from 124 apartment units to 31 townhouse units.
- The maximum building height has been reduced from 6 storeys to a maximum of 3 storeys. The townhouse units 1 to 16 abutting the existing townhouses are 2 storey units (appearing as 3 storeys at the back walk out units). Units 17 to 31 are located centrally within the site and are proposed to be 3 storey units.
- Units 1 to 16 have an enhanced setback of 9.6 m from the east property line. Units 27 to 31 have an enhanced setback of 23.5 m from the north property line.
- The request to change the commercial zoning to permit a drive-thru and a pharmacy has been withdrawn and the current NC-9 commercial zoning will remain in effect on the south portion of the property.
- The minimum 6m wide landscaped buffer in the current zoning will continue to be a requirement for the commercial proposal where it abuts the existing on-street townhouses on Mussen Street.
- The commercial proposal meets all of the in effect zoning regulations of the existing NC-9 Zone.
- The proposal respects the density, building height, common amenity area, parking and landscaped area requirements of the R.3A Zone.



**Review of:** 671 Victoria Road North: Zoning By-law Amendment Application

**Date:** April 5, 2018

**Location:** City of Guelph

**Review Completed By:**

Brianne Petrina, Health Promotion Specialist, Healthy Communities & Public Policy  
Bo Cheyne, Environmental Health Specialist, Health Protection

**Please see below for areas of consideration for the applicant and the City of Guelph.**



Area	Consideration	Comment
Tree Cover; Air quality; UV protection	Adequate tree cover & street trees	Please consider adequate tree cover where appropriate within the complex to create an environment that encourages regular walking or cycling, as well as provides air quality benefits and UV protection for residents. Additionally, please consider additional street trees along Victoria Road N parallel to the sidewalk either on the complex grounds or municipal property that are hardy, resilient and low maintenance and planted at regular intervals.
Public Realm Integration	Connectivity; Safety	Please consider including a pathway from Victoria Road North to the common amenity area to ensure connectivity from the public realm into to the complex. Furthermore, please consider the inclusion of a protective, yet aesthetically pleasing, element along the pathway (e.g., a gazebo or a pergola) to create an appealing, safe transition from a busy arterial road (Victoria) to a welcoming social community space.
Public Realm Integration	Street trees	Assuming the commercial building fronts onto the parking spaces provided north of the building, please consider including additional, welcoming streetscape along the south side of the commercial building that faces residential units on Wideman Boulevard.
Common Amenity Area/s	Social Connectivity	Please consider including both active & passive common amenity space within the complex. Assuming the designated common amenity area in the proposal is indeed intended for active amenity space (e.g., playground, etc.), please consider creating a passive common amenity area (e.g., benches, picnic tables) north of townhouse 1 for residents to congregate at to socialize with ample trees, or vice versa.

<p>Active Transportation</p>	<p>Reduction in Vehicular Parking</p>	<p>The convenience of additional parking spaces in a development results in more vehicles on the road and encourages a dependence on vehicles, even for short trips that are within walking distance. Removal of additional parking spaces above the zoning requirements would encourage local residents and neighbouring residents to walk or bike to different locations within this proposed complex, including the common amenity area, townhouses and commercial building.</p> <p>The minimum requirement for a Specialized Neighbourhood Commercial NC-9 Zone is 39 parking spaces surrounding the commercial building, while 49 spaces have been included. Please consider removing 10 parking spaces to meet the minimum requirement for parking only. Furthermore, please consider using space gained to enhance streetscape in the complex and/or to create an additional naturalized green area with additional trees. Not only would this encourage active transportation, it would also provide additional shade by contributing to the tree canopy and decrease surface run-off by increasing the impervious surface cover (each important considerations given that extreme heat days and extreme precipitation events are forecasted to become more intense and frequent).</p> <p>The minimum requirement for visitors parking for townhouses in a Specialized Neighbourhood Commercial NC-Zone is 7 spaces, while 13 have been included. Please consider removing parking spaces located at the common amenity space. Removal of these spaces, and inclusion of a walkway from the sidewalk into the common amenity area would encourage residents to enjoy the area and feel safer doing so, by creating an amenity area that is visible and not blocked by parked vehicles. Also, please consider removing 3 parking spaces from the visitor spaces at the north of the property, meeting the requirement of 7 visitor parking spaces for townhouse. Please consider using the access space from this space for visitor bicycle parking (please see below).</p>
------------------------------	---------------------------------------	--

Active Transportation	Bicycle Parking	<p>Please consider strategically placing bicycle racks in the following locations to encourage cycling as a means of regular active transportation for residents and visitors to the complex:</p> <ul style="list-style-type: none"> <li>- Common amenity space</li> <li>- Commercial area</li> <li>- Townhouse buildings (where visitor parking spaces 8-10 are currently located, in addition to a location central to townhouses in the middle of the complex)</li> </ul>
Active Transportation	Connectivity; Safety	<p>The applicant is commended for the sidewalks that connect the sidewalk on Victoria Road N to townhouse stacks 17-21, 22-26 and 27-31. In order to further encourage safe active transportation, please consider extending the sidewalks along the frontage of the above listed townhouses to seamlessly connect to existing sidewalk placed to facilitate pedestrian activity along the central road running north-south within the complex.</p>
Pedestrian/Cyclist Access; Connectivity; Safety	Snow removal	<p>In addition to sidewalk snow removal, please consider regular snow removal and maintenance for all walkways included in this complex. This will ensure that those who walk or cycle have safe, consistent, connected options to use for recreational purposes or active transportation.</p>



# Clair-Maltby Secondary Plan

Transform. Connect. Community.

**Council Meeting**  
April 9, 2018



# The Secondary Plan Process



# CMSP & MESP Project

## Community Engagement Opportunities

2015	June – Project Kick-off Report to Council August – TOR Open House September – TOR Focus Group Session October – consultation on draft TOR
2016	May – Property Owners Meeting
2017	February/March – Establishment of the Community Working Group April – Visioning Workshop July – COW/Council approval of vision and guiding principles September – Visioning Workshop December – COW/Council approval of Conceptual Community Structure
2018	March – EAC/RSAC, Council Workshop April – Planning and Design Charrette

City of Guelph Retweeted  
**Stacey Laughlin** @staceylaughlin · Apr 4  
Days 1 & 2 of the Clair-Maltby Charrette are complete! Great input, discussion and ideas are being shared. Check out this video which explains the vision for the #clairmaltby area!  
Planning #Guelph's newest community: Clair Maltby [youtu.be/zAyJkAm6c](https://youtu.be/zAyJkAm6c) via @YouTube



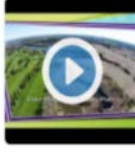
**City of Guelph** @cityofguelph · Apr 4  
Thank you to everyone who came to yesterday's #clairmaltby workshop! More chances to get involved on April 5 and again on the 9th. Learn more at [ow.ly/L9xS30jppgn](https://ow.ly/L9xS30jppgn)

**City of Guelph** @cityofguelph · Apr 4



**Dominique O'Rourke** @DORourke  
Standing room only for @cityofguelph consultation for Clair-Maltby development. Important conversations about environment, development, wellbeing and more. That's democracy.

**City of Guelph** @cityofguelph · Mar 28  
Imagine the possibilities for the Clair-Maltby community! Help the City design homes, parks, trails and more in Guelph's south end community. Workshops April 3-9 [ow.ly/yhaA30j9TBo](https://ow.ly/yhaA30j9TBo)



**Help us plan Guelph's next community: Clair-Maltby**  
April 6 to 9, the City is hosting several opportunities for you to help plan a new community in Guelph's south end (between Clair Road and Maltby Road) learn... [youtube.com](https://youtube.com)

**Now available**  
All bookings subject to City Council/Board approval. Client applications will be reviewed by the applicable division in mid-March. All successful applications received will be held for September 2019. Additional applications can be made at [www.guelph.ca](https://www.guelph.ca) in support for one of the following sessions:  
**Session 1**  
Tuesday, September 19  
9 a.m. to 3 p.m.  
City Hall, 1 Carden Street, Guelph  
**Session 2**  
Monday, September 25  
9 a.m. to 3 p.m.  
City Hall, 1 Carden Street, Guelph  
**For more information**  
Alex Goss, Manager of Community Involvement  
519-822-1260 ext. 5216  
[alex.goss@cityofguelph.ca](mailto:alex.goss@cityofguelph.ca)  
[www.guelph.ca](https://www.guelph.ca)

**ROAD CLOSURE**  
**Safe Semester**  
September 8  
**Weekend road close**  
Do not drive and be patient!  
- All parking lots available  
- All streets closed to traffic from 6:00 a.m. to 6:00 p.m.  
- All streets closed to traffic from 6:00 p.m. to 6:00 a.m.  
- One street (Park Avenue) closed  
Guelph Central Station

**Clair-Maltby**  
Transform. Connect. Community.

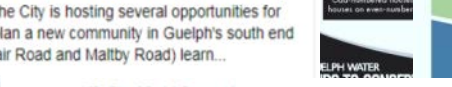
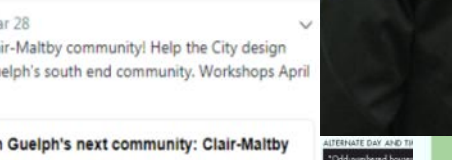


**Help us plan Guelph's newest community**  
Clair-Maltby design charrette and open house

**Save the dates**  
**April 3-6 and 9**  
Design charrette with public input and public information sessions  
Times and locations will be confirmed in March.  
Join us and help design a feasible plan that will lead to a vibrant, urban community in south Guelph—a community that will connect to Guelph's existing southern neighbourhoods and the rest of the City.  
Help us transform, connect and plan for development of the Clair-Maltby community.

**Clair-Maltby**  
Transform. Connect. Community.

[guelph.ca/clair-maltby](https://guelph.ca/clair-maltby)



**City of Guelph Retweeted**  
**Scott Stewart** @S\_Stewart · Apr 3  
Tour of Clair-Maltby with lots of interesting and informative stops. Led by our terrific co-chairs Arun and Stacey. Great to see our Councillors participating alongside staff. #gettinginfo #planningourfuture now see you at the charrette tonight Guelph. @cityofguelph



**Friday, September 7**  
9:00 a.m. to 12:00 p.m.  
City Council Chamber, University Centre at City Hall

**What to do if you encounter a coyote**  
- If you see a coyote, do not approach it. Call 519-822-1260 ext. 5216.  
- Do not feed a coyote.  
- Do not approach a coyote.  
- Do not touch a coyote.  
- Do not pet a coyote.  
- Do not let a coyote lick you.  
- Do not let a coyote drink from your water.  
- Do not let a coyote drink from your dog's water.  
- Do not let a coyote drink from your child's water.  
- Do not let a coyote drink from your pet's water.  
- Do not let a coyote drink from your horse's water.  
- Do not let a coyote drink from your farm's water.  
- Do not let a coyote drink from your business's water.  
- Do not let a coyote drink from your community's water.  
- Do not let a coyote drink from your country's water.  
- Do not let a coyote drink from your world's water.

**Metcave street construction**  
**Spedvale Avenue East to Terry Boulevard**  
The City is hosting an open house to present construction plans for the intersection between Expedite Avenue East and Terry Boulevard. Work includes the reconstruction of underground drains, and curbs and street lighting.

**Wednesday, February 22**  
Drop in hours 5-8pm  
Civic Centre  
400 Spectacle Street East

**Why come to the open house?**  
The City is proposing to alter Metcave from a residential street to a two-way street with bus lanes and a transit stop. Changes to the intersection of Expedite Avenue East and Terry Boulevard will be completed by the end of 2019.

**Member selection**  
The 100 members will be selected based on their completion of an online survey. The survey will be available from February 15 to February 22. The survey is available at [www.guelph.ca](https://www.guelph.ca).

**For more information**  
Alex Goss, Manager of Community Involvement  
519-822-1260 ext. 5216  
[alex.goss@cityofguelph.ca](mailto:alex.goss@cityofguelph.ca)  
[www.guelph.ca](https://www.guelph.ca)

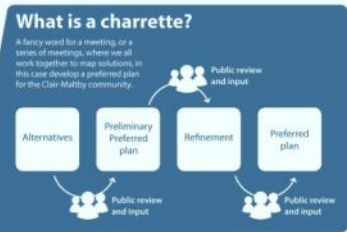
Follow us on twitter @cityofguelph

Alternate formats are available upon request in accordance with the Accessibility for Ontarians with Disabilities Act: 519-822-1260 or TTY 519-826-9771

**Clair-Maltby**  
Transform. Connect. Community.

**Help us plan**  
the Clair-Maltby community through a planning and design charrette and public information sessions  
**April 3-6 and 9**  
City Hall, 1 Carden Street, Guelph  
Specific times and meeting details available at [guelph.ca/clair-maltby](https://guelph.ca/clair-maltby)

Clair-Maltby will be a vibrant, urban community in south Guelph—a community that will connect to Guelph's existing southern neighbourhoods and the rest of the City.  
**We need your help to get it there.**



**Guelph CITY NEWS**

**Secondary Plan Community Working Group**  
The purpose of the City is to provide a vision for community input on the Clair-Maltby Secondary Plan and to provide a forum for community input and input. The terms of reference of the City's Working Group are available at [www.guelph.ca](https://www.guelph.ca).

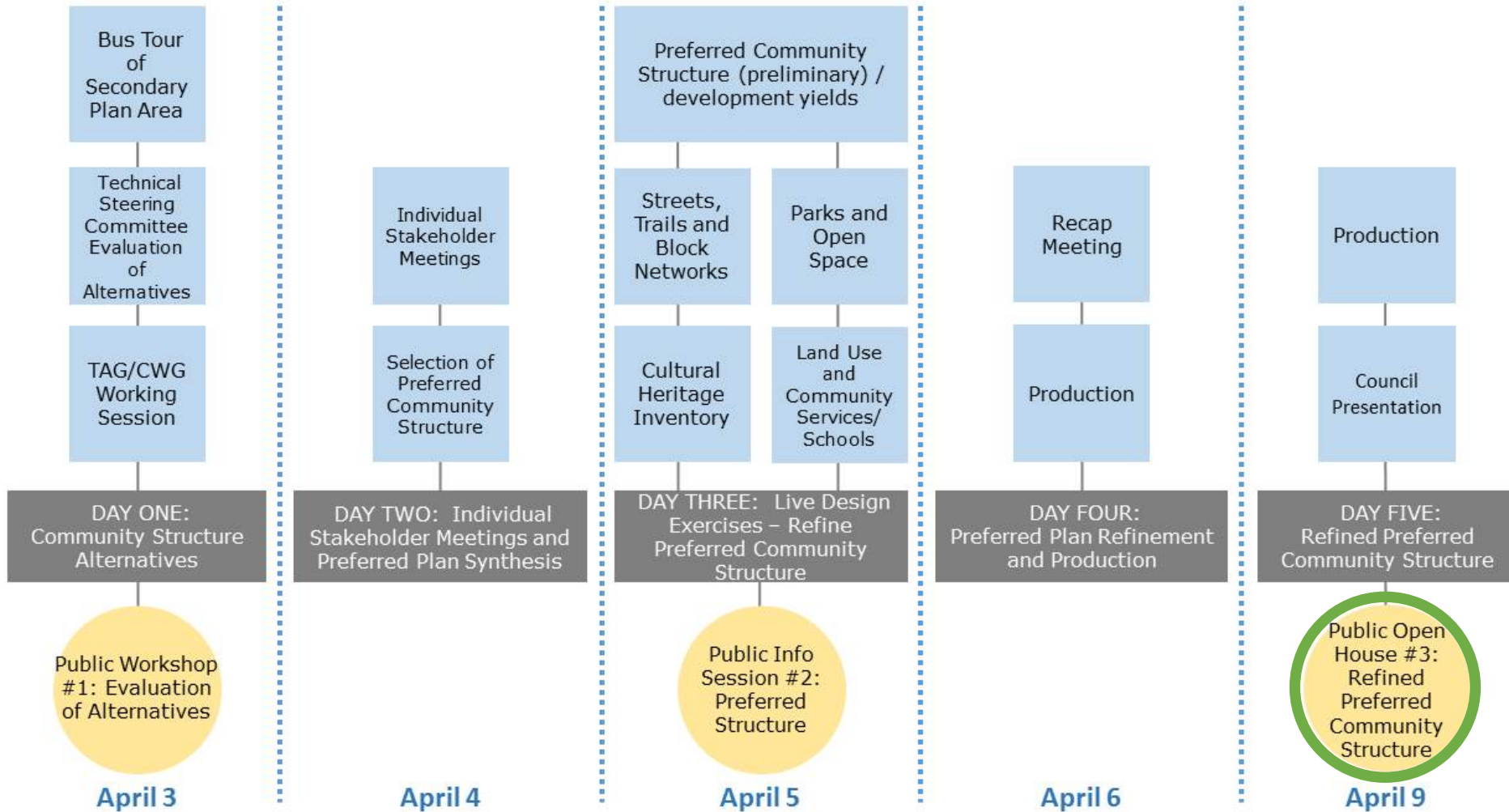
**Member selection**  
The 100 members will be selected based on their completion of an online survey. The survey will be available from February 15 to February 22. The survey is available at [www.guelph.ca](https://www.guelph.ca).

**For more information**  
Alex Goss, Manager of Community Involvement  
519-822-1260 ext. 5216  
[alex.goss@cityofguelph.ca](mailto:alex.goss@cityofguelph.ca)  
[www.guelph.ca](https://www.guelph.ca)

**For more information**  
Alex Goss, Manager of Community Involvement  
519-822-1260 ext. 5216  
[alex.goss@cityofguelph.ca](mailto:alex.goss@cityofguelph.ca)  
[www.guelph.ca](https://www.guelph.ca)



# Design Charrette Overview





# Charrette Day 1





# Charrette Days 2&3



# Vision

Clair-Maltby will be a vibrant, urban community that is integrated with Guelph's southern neighbourhoods, as well as having strong connections to Downtown, employment areas and the rest of the City.

The Natural Heritage System and the Paris Moraine provided the framework for the balanced development of interconnected and sustainable neighbourhoods.

The area will be primarily residential in character with a full range and mix of housing types and a variety of other uses that meet the needs of all residents.

A system of parks, open spaces and trails will be interwoven throughout to provide opportunities for active and passive recreation.

# Guiding Principles



Vibrant and Urban



Green and Resilient



Healthy and Sustainable



Interconnected and Interwoven



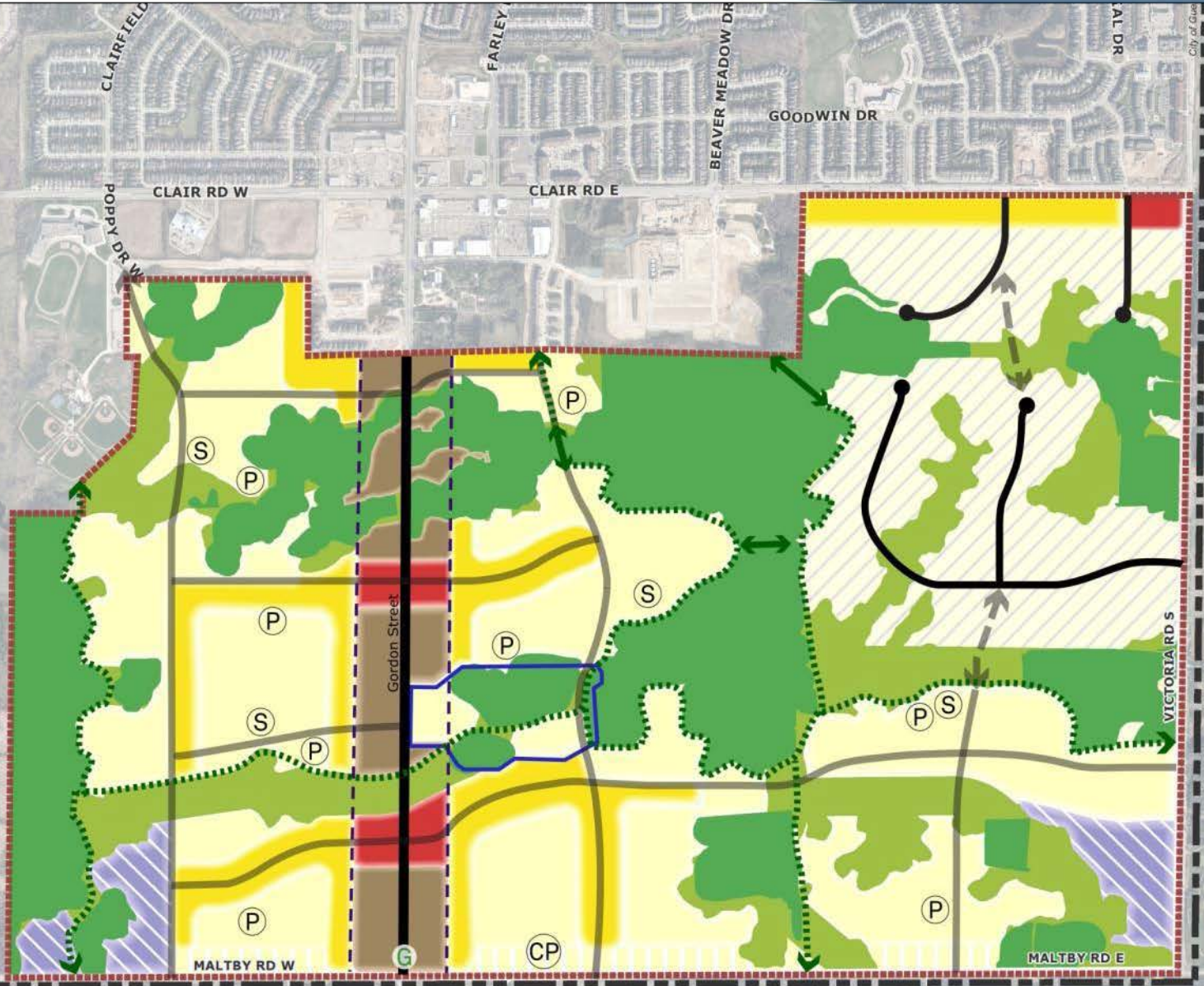
Balanced and Liveable



# Conceptual Community Structure

# Clair-Maltby Conceptual Community Structure

- Legend**
- Clair-Maltby Secondary Plan Boundary
  - Cultural Heritage Landscape
  - Urban-Rural Transition Zone
  - Gordon St. Corridor
  - Existing Street Network
  - Proposed Street and Cycling Network
  - Potential Street Connection
  - Proposed Trail Network
  - Potential Active Transportation Link
  - Neighbourhood Park
  - Community Park
  - Elementary School
  - Gateway
- Natural Heritage System**
- May Permit Essential Transportation Infrastructure
  - Does Not Permit Transportation Infrastructure
- Land Use**
- Low Density (Residential)
  - Medium Density (Residential)
  - High Density (Residential)
  - Mixed Use
  - Employment
  - Rolling Hills Residential

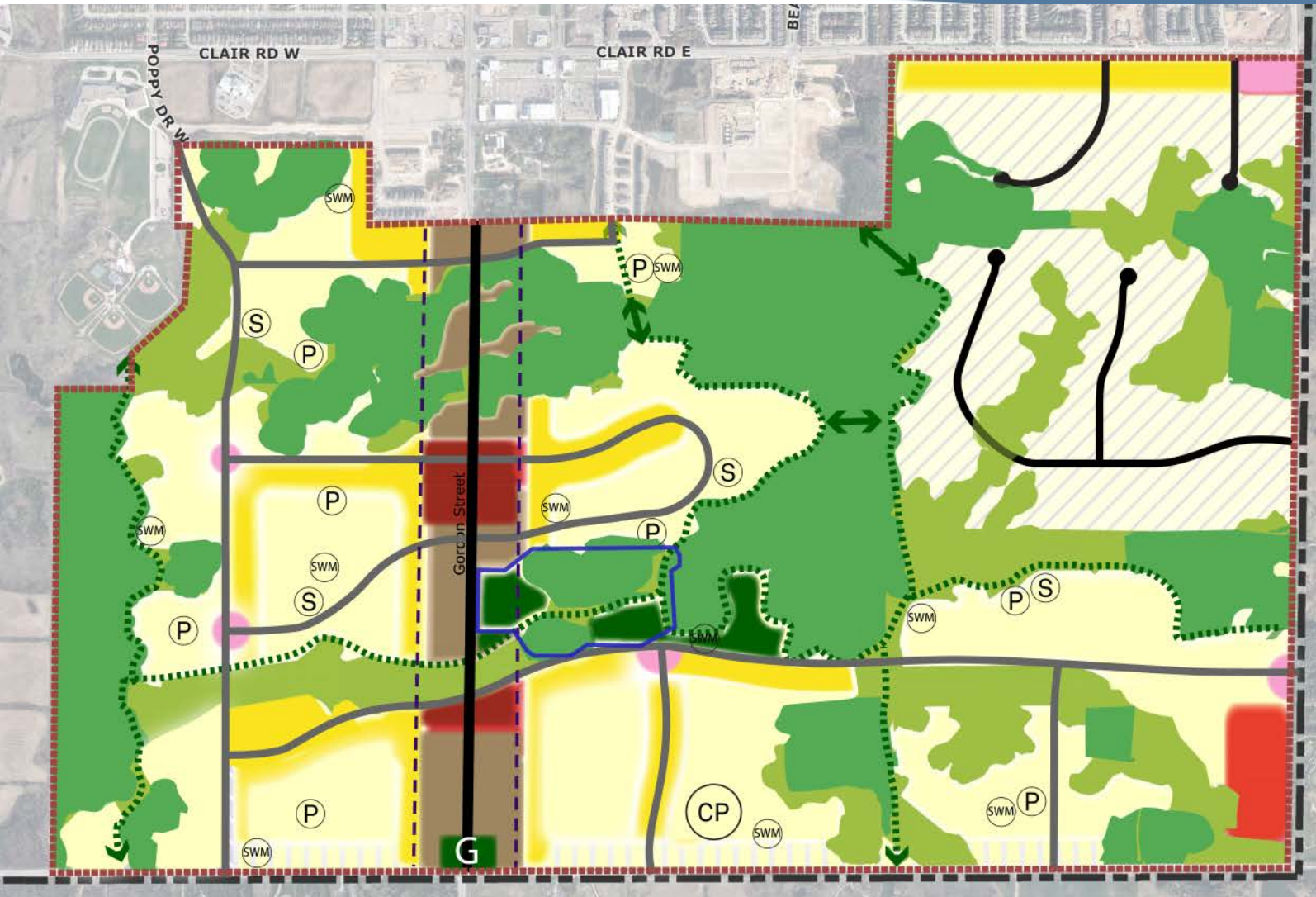


City of Guelph  
 Township of Plingwinch



# Community Structure Alternatives





**Legend**

- Clair-Maltby Secondary Plan Boundary
- Cultural Heritage Landscape
- Urban-Rural Transition Zone
- Gordon St. Corridor
- Existing Street Network
- Proposed Street and Cycling Network
- Potential Street and Cycling Connection
- Potential Trail Network
- Potential Active Transportation Link
- Neighbourhood Park (P)
- Community Park (CP)
- Elementary School (S)
- Stormwater Management (SWM)
- Gateway (G)

**Natural Heritage System**

- May Permit Essential Transportation Infrastructure
- Does Not Permit Transportation Infrastructure

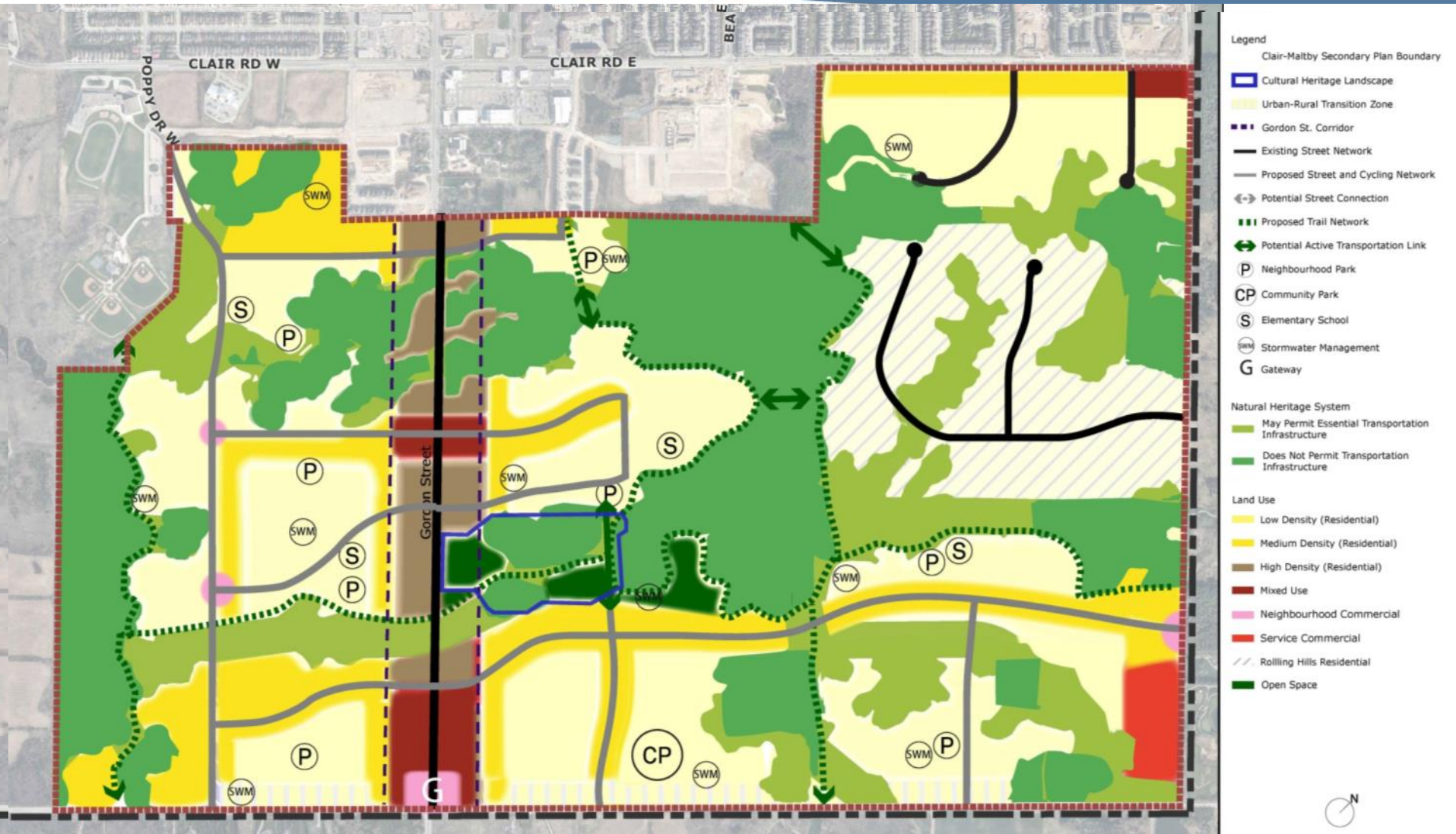
**Land Use**

- Low Density (Residential)
- Medium Density (Residential)
- High Density (Residential)
- Mixed Use
- Neighbourhood Commercial
- Service Commercial
- Rolling Hills Residential
- Open Space

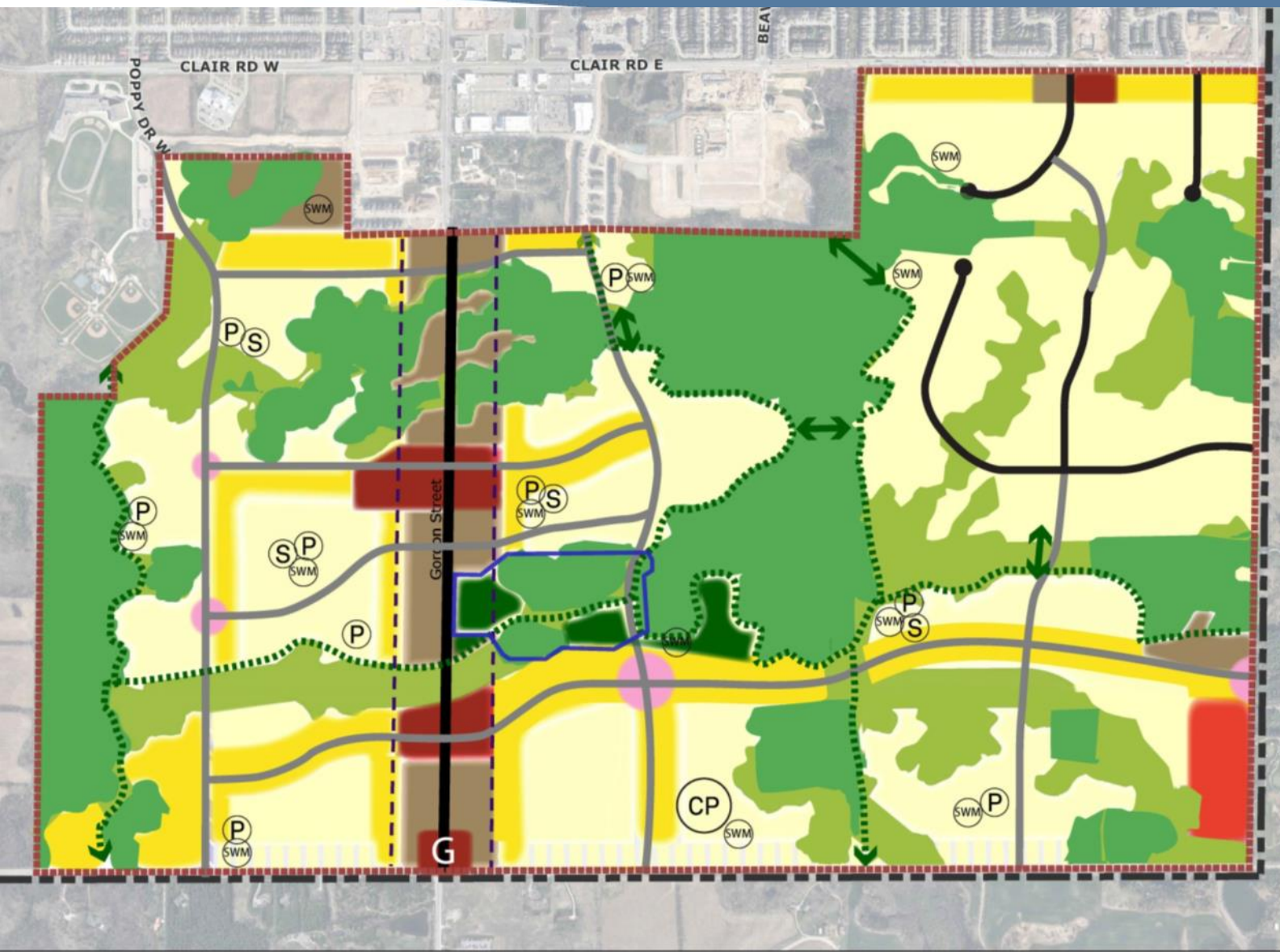
N

# Alternative 1: Featuring the Green





# Alternative 2: Focus on Community and Services



- Legend**
- Clair-Maltby Secondary Plan Boundary
  - Cultural Heritage Landscape
  - Urban-Rural Transition Zone
  - Gordon St. Corridor
  - Existing Street Network
  - Proposed Street and Cycling Network
  - Potential Street Connection
  - Proposed Trail Network
  - Potential Active Transportation Link
  - Neighbourhood Park (P)
  - Community Park (CP)
  - Elementary School (S)
  - Stormwater Management (SWM)
  - Gateway (G)
- Natural Heritage System**
- May Permit Essential Transportation Infrastructure
  - Does Not Permit Transportation Infrastructure
- Land Use**
- Low Density (Residential)
  - Medium Density (Residential)
  - High Density (Residential)
  - Mixed Use
  - Neighbourhood Commercial
  - Service Commercial
  - Rolling Hills Residential
  - Open Space



# Alternative 3: Connected and Urban

Clair-Maltby  
Transform. Connect. Community.

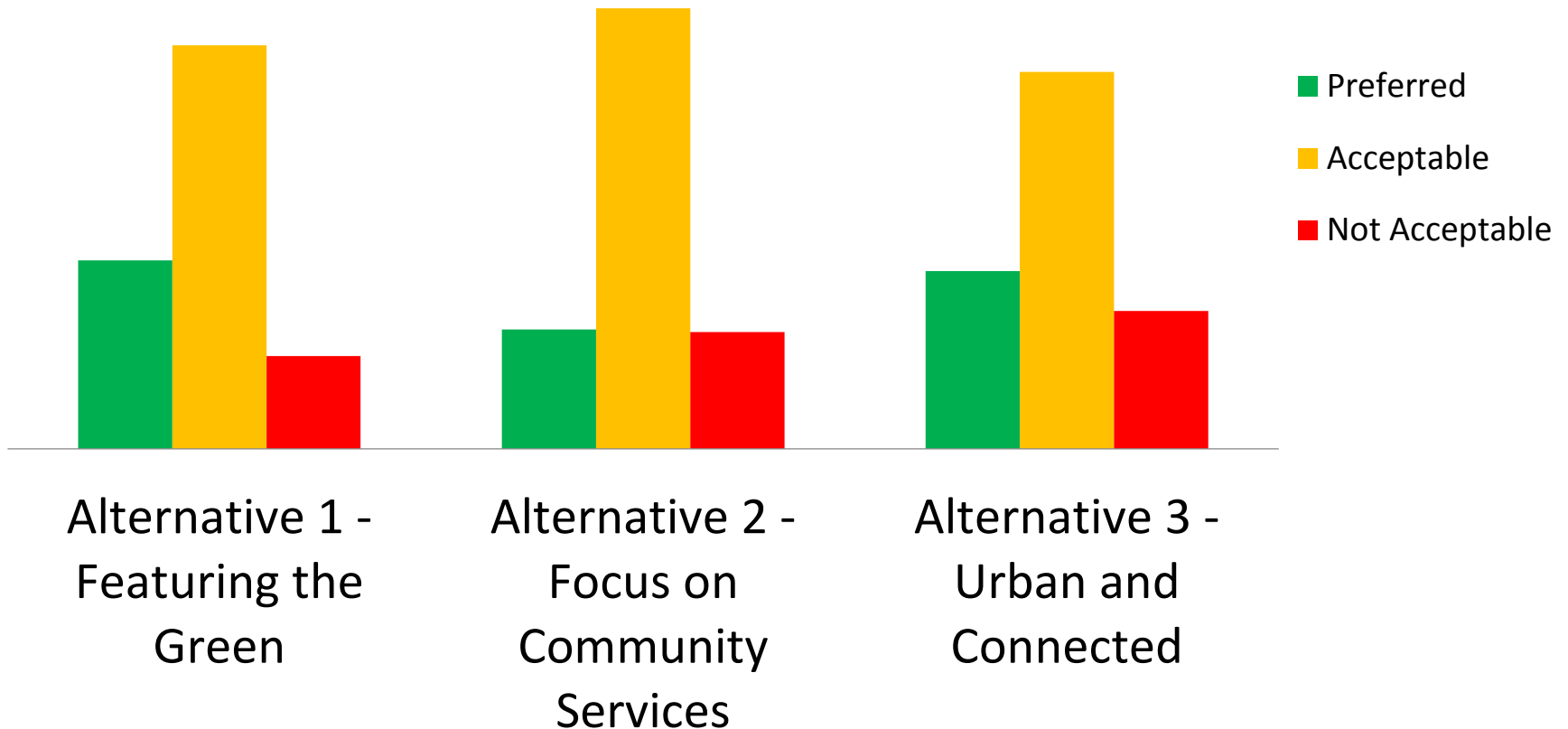




# What We Heard

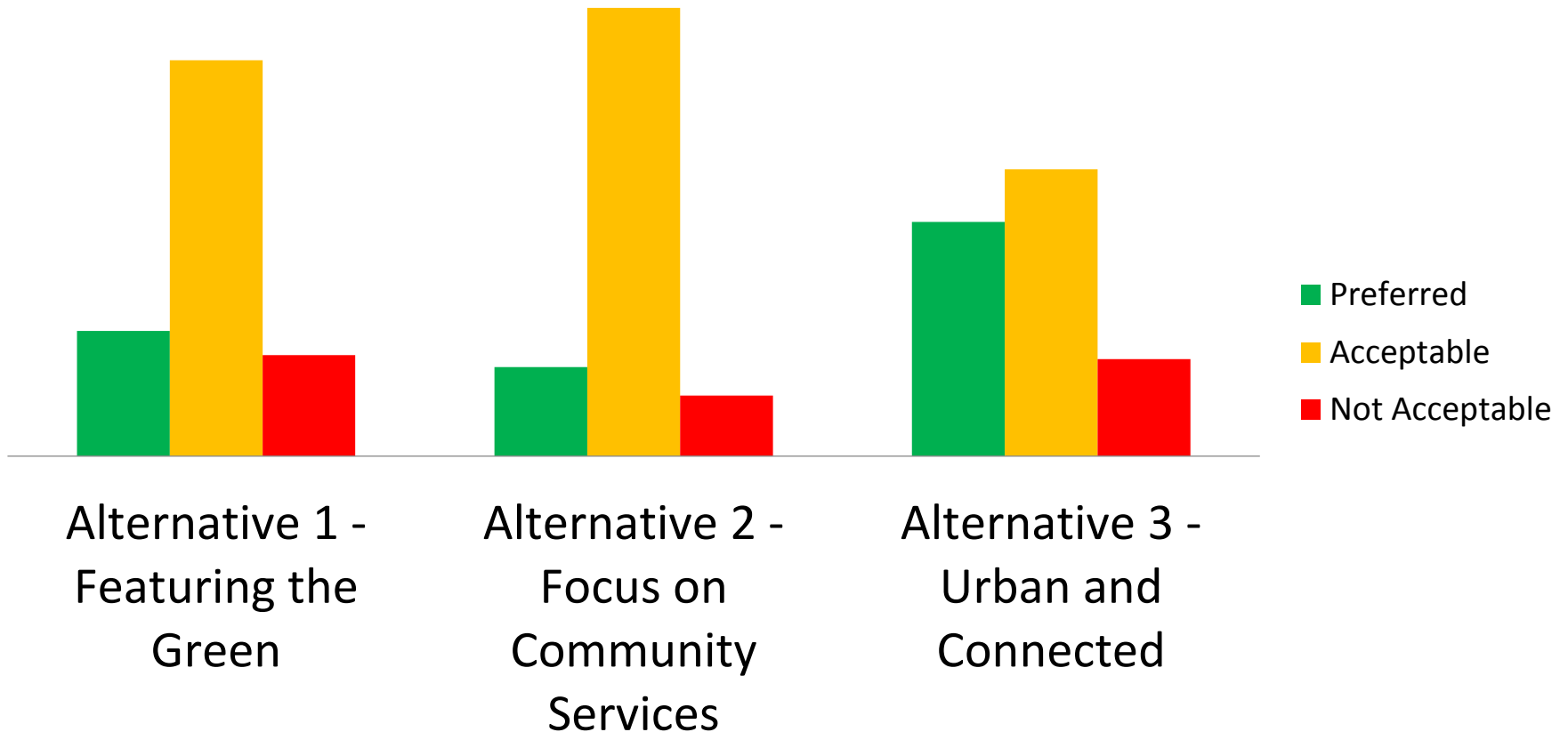


# Vibrant and Urban

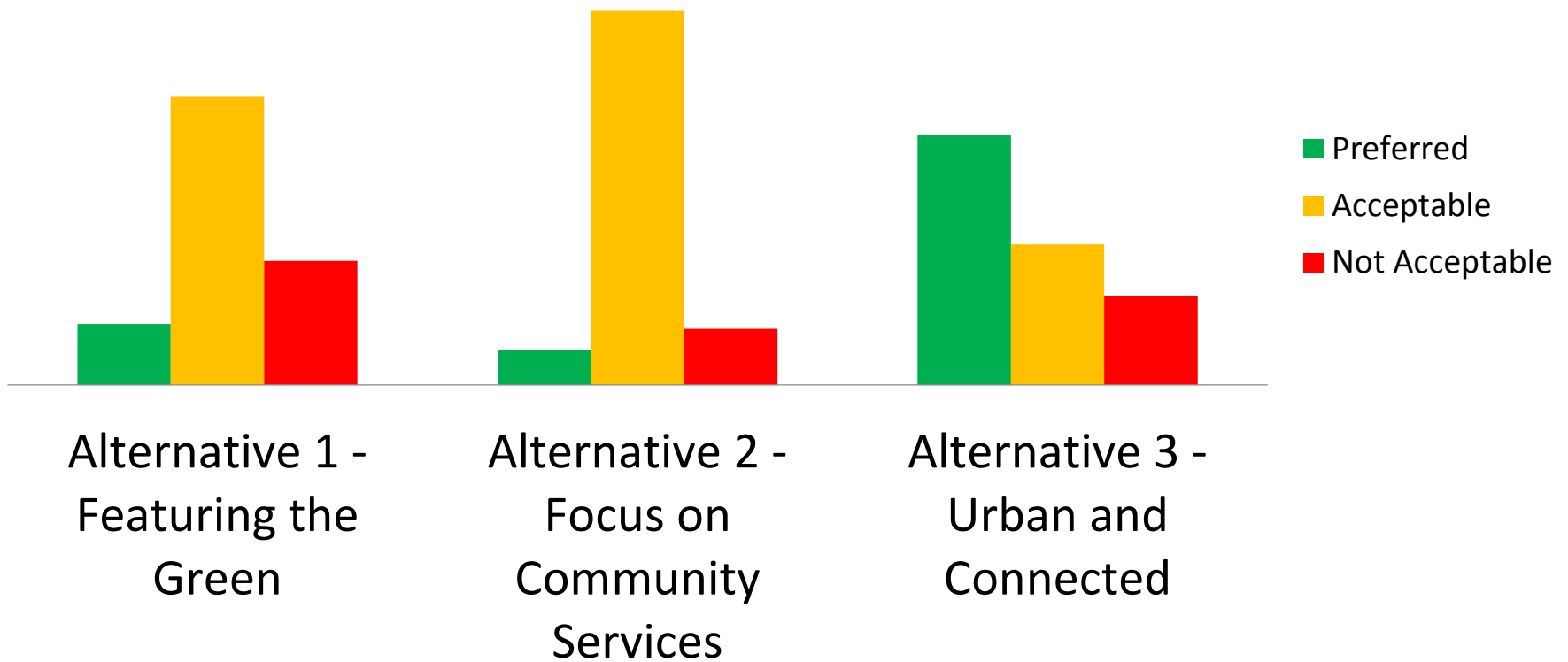




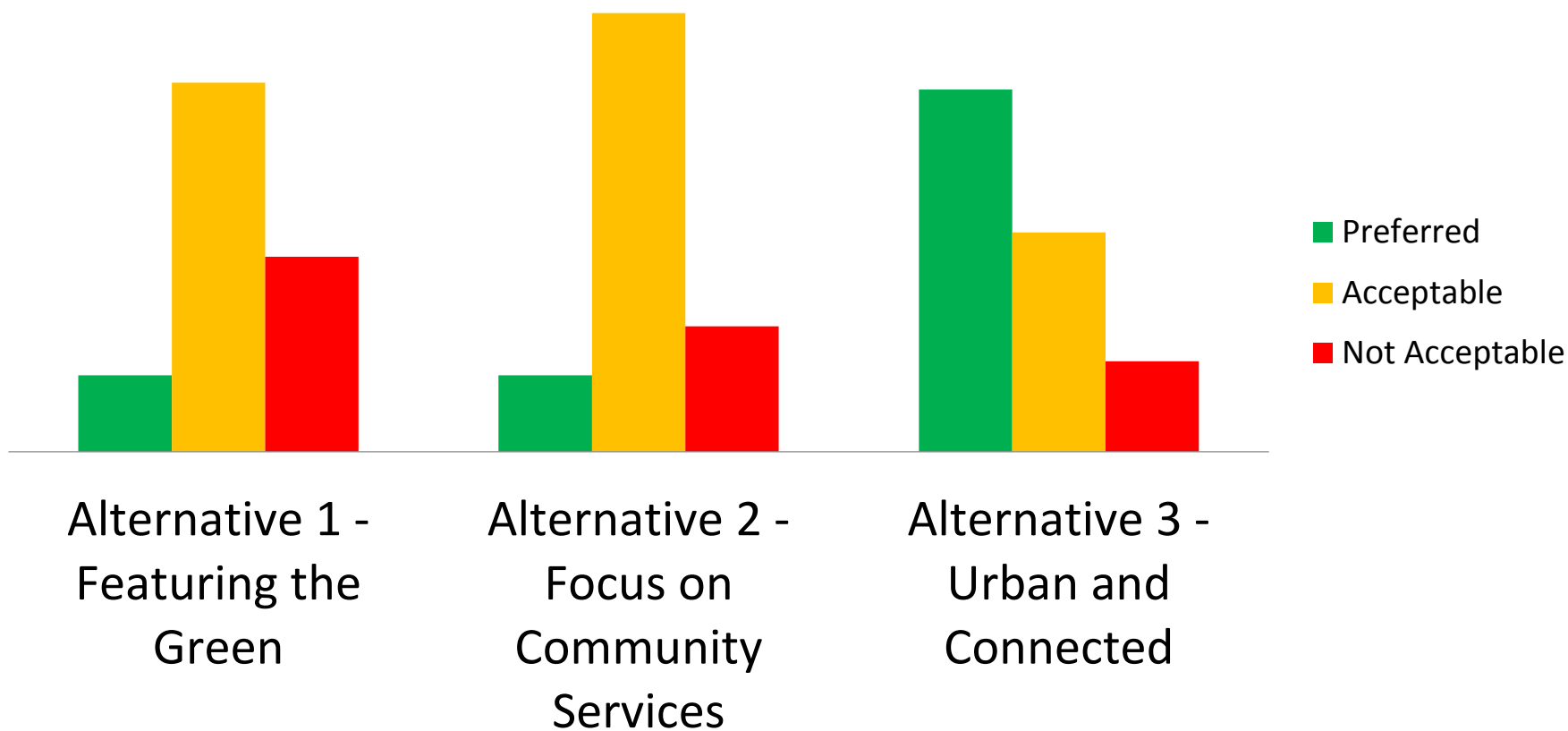
# Green and Resilient



# Interconnected and Interwoven



# Balanced and Liveable





# What we heard

- Road locations and alignments
  - Grid network
  - Natural Heritage System crossings
  - Concerns related to single loaded roads
- Additional trails, including to employment lands
- Road through Cultural Heritage Landscape and Natural Heritage System

# What we heard

- Location and number of mixed-use and neighbourhood commercial
- Location of community park
- General support for collocating dry stormwater management, parks and schools
- Rural-urban transition, especially along Victoria Road
- Importance of Natural Heritage System including landform
- General support for green gateway
- Integrate safe options active transportation

# What we heard

- Rolling Hills
  - Concern about showing any redevelopment
  - Support for some development along Clair Road
  - If developed there are no schools and parks shown. Should more density be added along roads?
  - Concern about economic impacts

# PRELIMINARY

## Preferred Community Structure

### Day 3 – April 5, 2018

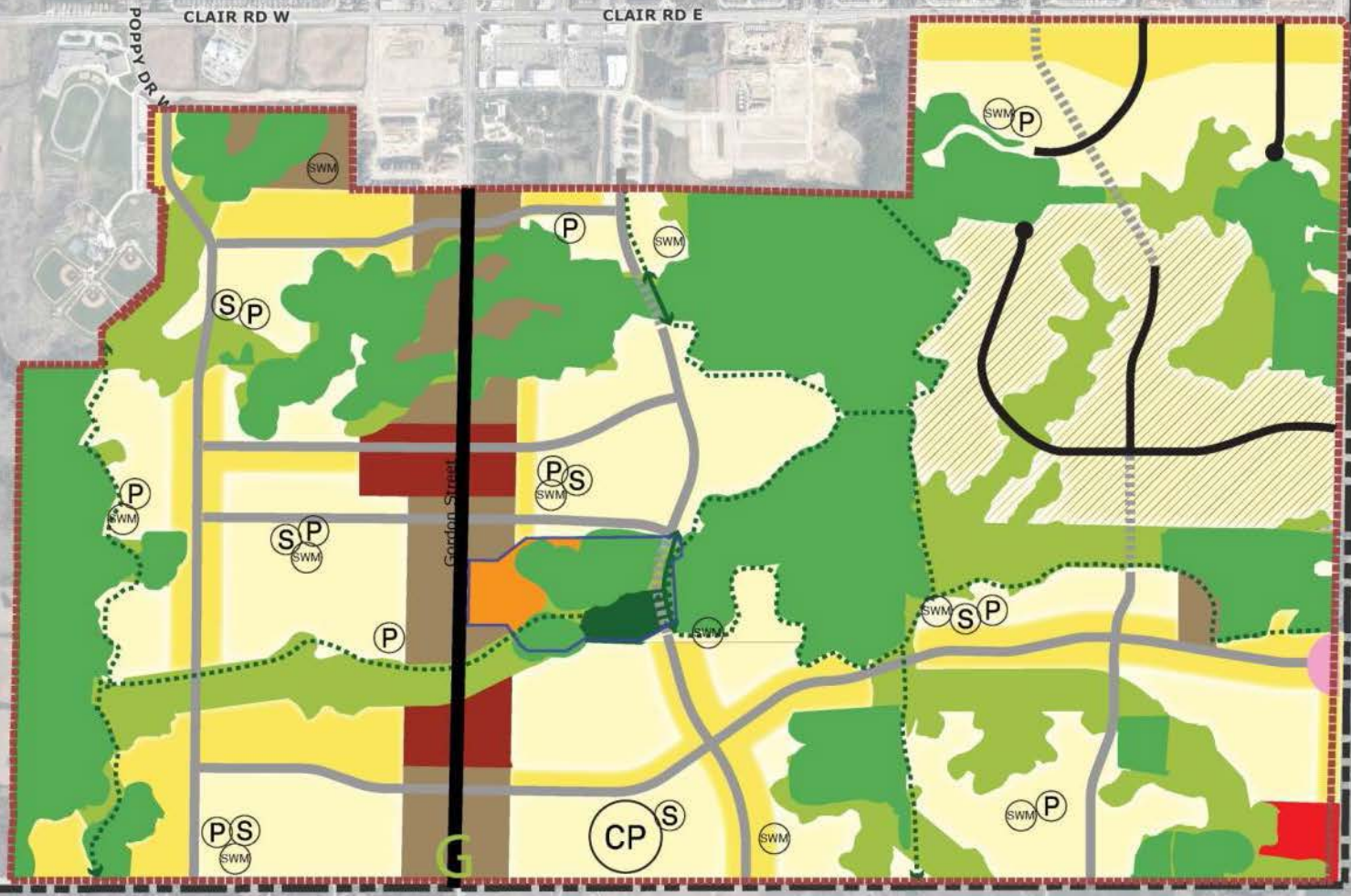


# PRELIMINARY – April 5, 2018

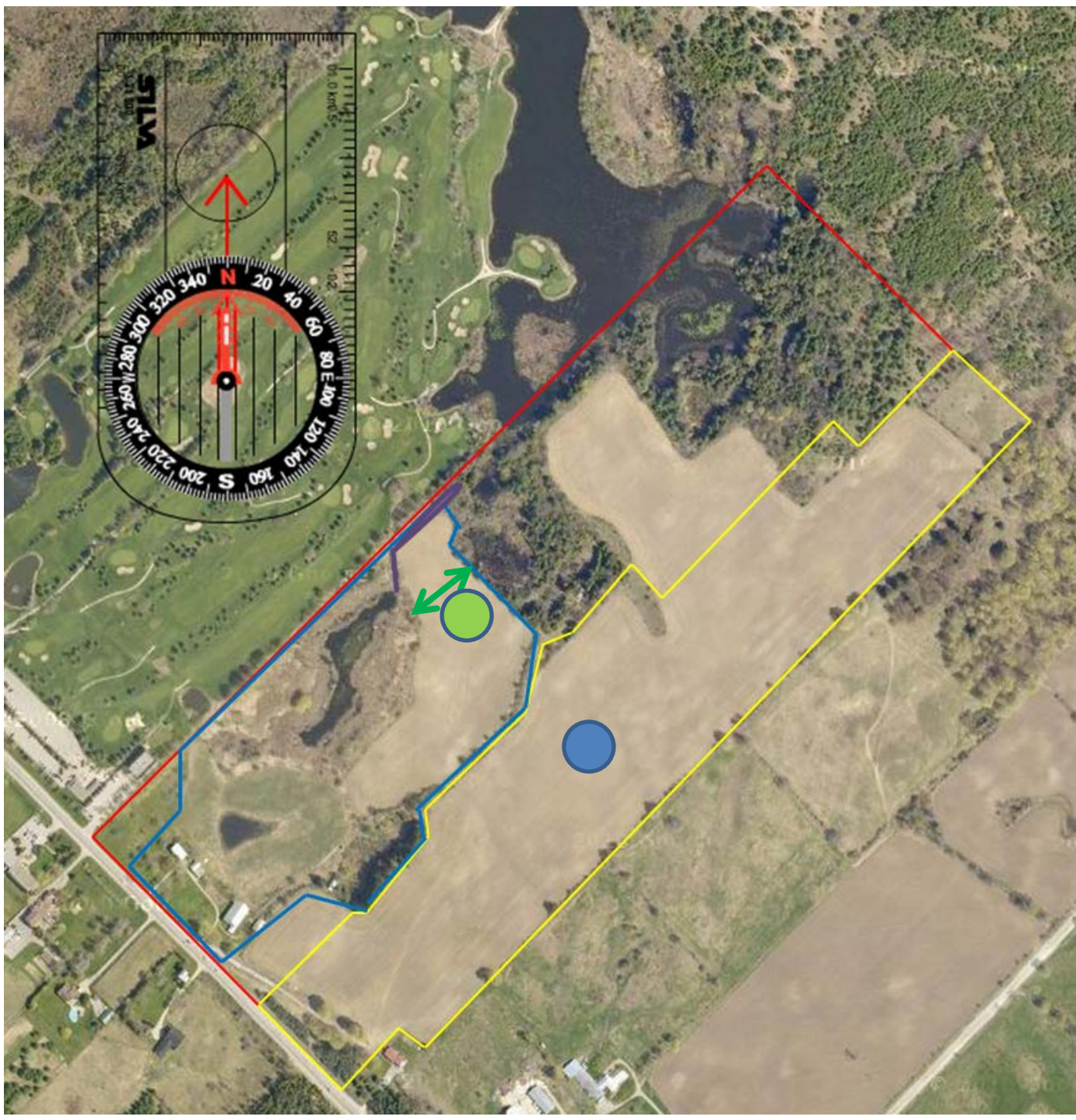
## Clair-Maltby Preliminary Preferred Concept

April 5 2018

- Legend**
- Clair-Maltby Secondary Plan Boundary
  - Cultural Heritage Landscape
  - Urban-Rural Transition Zone
  - Gordon St. Corridor
  - Existing Street Network
  - Proposed Street and Cycling Network
  - Potential Street Connection
  - Proposed Trail Network
  - Potential Active Transportation Link
  - Neighbourhood Park (P)
  - Community Park (CP)
  - Elementary School (S)
  - Stormwater Management (SWM)
  - Gateway (G)
- Natural Heritage System**
- May Permit Essential Transportation Infrastructure
  - Does Not Permit Transportation Infrastructure
- Land Use**
- Low Density (Residential)
  - Medium Density (Residential)
  - High Density (Residential)
  - Mixed Use
  - Neighbourhood Commercial
  - Service Commercial
  - Reserve Lands
  - Open Space







● Topography  
343m

● Topography  
351m

↔ Distance  
55m















**1077955 Ontario Inc.**

April 6, 2018

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

Attention: Mayor Cam Guthrie and Members of Council

**Re: April 9, 2018 City Council Planning Meeting**  
**IDE-2018 Clair-Maltby Secondary Plan: Planning and Design Charrette**

We are the owners of 2270 Gordon Street a 32.6 hectare property located within the Clair-Maltby Secondary Plan area at the north east intersection of Gordon Street and Maltby Road. We wanted to take the opportunity to thank Stacey Laughin and Arun Hindupur for their capable handling of this important undertaking for the City.

As we participated in the Design Charrette this week it occurred to us that the new Clair-Maltby community could benefit from being based on a "big idea" to guide the planning for this area.

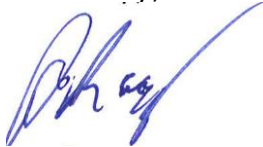


Our thinking is that Hall's Pond could become the centerpiece of this new community with a park located to the south of this natural feature that would allow public access and trails and make this new community special. It could even inspire a name for the Clair-Maltby Secondary Plan area, for example the community could be named "South Hall Village" in honour of Hall's Pond.

We also wanted to note that the existing Larry Pearson Park is located in proximity to the Clair-Maltby Secondary Plan area. Since Larry Pearson Community Park is the future location of the South End Recreation Centre, it is our belief that putting the City's resources toward achieving the South End Recreation Centre is better for the City than creating a new Community Park near Maltby Road as shown on the Concept Plan being presented to Council. A second Community park is not needed along Maltby Road where it would be in a better location to provide recreational services to Puslinch residents rather than Guelph residents.

We see the potential for an exciting community to be created here with the combination of Hall's Pond Park and the South End Recreation Centre located within Larry Pearson Park. We appreciate the opportunity to provide this input to Council.

Yours truly,



Tony Bagnara  
1077955 Ontario Inc.





To whom it may concern,

Nature Guelph is an active non-profit club of more than 190 nature lovers in the Guelph area. Formerly the Guelph Field Naturalists, our love of nature has remained the same since our founding in 1966. The objectives of the club include:

- stimulating interest and understanding of natural history amongst members and the community at large, with particular attention to young people;
- promotion of the wise use and conservation of our natural resources;
- protection and preservation of our natural flora and fauna.

While we understand the need to accommodate forecasted population growth within the existing City of Guelph boundaries, and are supportive of measures that curb urban sprawl, the Clair-Maltby Secondary Plan area holds the most significant and sensitive natural features remaining in the City. We believe it is imperative that the land use plan prioritize their protection. The designated Natural Heritage System (NHS) components include significant wetlands, woodlands, wildlife corridors and groundwater recharge areas, and land uses should be planned with the goal of minimizing impacts to the NHS to the greatest extent possible. Consequently, of the three alternatives currently under review, Nature Guelph supports the principles illustrated in *Alternative 1, "Focusing on the Green"*.

Inevitable impacts of the Clair-Maltby Secondary Plan development include: disturbance to wildlife from noise and light, predation of wildlife by pets, increased wildlife road mortality, vegetation degradation and the introduction of invasive species. We feel strongly that these impacts would be minimized with the *Alternative 1* plan that includes lower density development throughout the plan area, and a concentration of higher-density and commercial uses along the already-disturbed Gordon Street corridor.

Furthermore, we believe it is critical that the plan include avoidance of arterial roads through the wildlife corridors of the NHS, along with preservation of the Rolling Hills estates, which will cause the least disruption to the east-west movement of wildlife across the plan area. This is an important reason for our support of the *Alternative 1* plan.

We would like to offer additional suggestions to further minimize impacts to the NHS, including:

- siting as much passive use (such as stormwater management, open space, parks, and schools) on lands adjacent to the NHS
- ongoing public education on the impact of free-roaming pets on wildlife (and vice versa)
- enhanced buffer protection, including superior road salt, fertilizer and pesticide management as a part of all development in this sensitive area.

Thank you for the opportunity to comment. We look forward to the next steps in the planning process.

Regards,

Brett Forsyth  
President Nature Guelph

Judy Brisson  
Vice-President Nature Guelph

Marnie Benson  
Conservation Coordinator Nature Guelph

\* \* \* \* \*

To Whom It May Concern

We attended the Maltby/Clair Road information session this evening as residents of 2188 Victoria Road South. Although our home, which we moved into on January 5th of this year, is outside of the development boundary, the plans presented, particularly those involving the south east corner of the map, greatly impact our property.

Specifically, any resulting plan, involving a high or medium residential structure, a strip mall or apartment complex is of major concern. We are confused as to why this section of the plan would be considered for such uses considering there are only home owners with acreage who value privacy on this section of Victoria Road. This is not consistent with our hopes and dreams for our home and greatly reduces our privacy for which we paid a premium. We feel that all medium and high density residential structures planned should be situated in areas of the plan that do not impact the privacy of any current homes inside or within range of the development. If there was a medium or high density structure positioned as per some of the current plans, we would not have moved into what we thought was our dream home for us and our daughters.

In addition, the road opening depicted in the south east section of the drawings includes a strip mall that is positioned directly across from our home.

Although we support the plans in many ways in terms of the natural heritage, shops and restaurants and appreciate the need for Guelph's expansion, we vehemently oppose the high and medium density residential and neighbourhood commercial plans as shown. We request that this be altered accordingly to include a green transition to that otherwise main transportation artery.

Sincerely  
Kathleen and William Rowe



April 5, 2018

Clerk's Office  
City of Guelph

Please include the following 3 page document as part of the meeting package for the April 9, 2018 Council Agenda so that it will be circulated to Council and form part of the public record.

**RE: Clair-Maltby Secondary Plan and Rolling Hills Neighbourhood**

Respectfully submitted by  
Dr. Sandra A. McCormick

I would like to begin with the observation that the rezoning of Rolling Hills is a separate issue that needs to be resolved before it can be included in the Clair-Maltby Design.

I have presented comments under three headings:

- I. Process of Informing Residents of Rolling Hills that their properties were being considered for development
- II. Implications of Rezoning and Redevelopment to Rolling Hills
- III. Concluding Remarks

I. Process:

The decision to incorporate the homes and properties of an entire established neighbourhood into the future development plans of the City of Guelph has been a shock and not in any way transparent.

Each of the home owners in Rolling Hills should have been contacted, perhaps by registered letter, and clearly told that their neighbourhood was being considered as land to be used for the new homes in the south of Guelph.

Although the Clair –Maltby development has been public for some years now, the rezoning of the Rolling Hills neighbourhood is a much more recent consideration:

- A survey was sent in February to *some* residents
- Two representatives from Rolling Hills were chosen randomly to participate in the Clair-Maltby development but neither informed the residents that the Rolling Hills neighbourhood was being considered for land for new
- A first information session occurred on March 21, 2018 with 3 alternative plans;
- All three current plans include some development and rezoning of Rolling Hills
- There is no option to leave Rolling Hills as the Estate Lot development it was designed to be.

## II. Intensification Needs of the City of Guelph:

I would like to address two questions to council:

1. Is there a way for the city to meet its needs without disrupting the existing developed neighbourhood of Rolling Hills.
2. If the Rolling Hills subdivision is not required to meet intensification demands, is the motivation for the Clair Road use of Rolling Hills properties motivated by speculation and financial gain for developers and some homeowners?

NOTE: In reference to question one above, we were told at the meeting of April 3, 2018 and at the meeting of April 4<sup>th</sup> 2018 that the city has no specific number in mind for residents living in the Clair-Maltby development. If that is the case, is it possible to leave the Rolling Hills neighbourhood as it now exists?

## III. Implications of Rezoning and Redevelopment:

Please keep in mind that many of the residents of Rolling Hills will hope to be able to continue to live in their homes whether or not rezoning is allowed.

If the decision of council is to allow the Clair Road development indicated on all three of the Alternative Plans, I make the following suggestions and requests to help maintain some of the original character of the neighbourhood and to help protect the homes and investments of the residents who have lived here, some like my husband and myself, for twenty years or more:

1. Working from Alternative #1 allow the Clair Road development only as far as and not including the home at the west corner of Kilkenny and Clair. This would leave the four Rolling Hills streets intact.
2. Working from Alternative #1 only allow single family residential along Clair.
3. Working from Alternatives 1 through 3, do not allow rezoning for service commercial or residential commercial along Clair Road or within Rolling Hills.
4. Working from Alternatives 1 through 3, allow single family and low density housing in rezoning decisions.
5. Should development of Clair Road in any form go forward then we will ask to have our property at 4 Kilkenny Place rezoned to allow for like development.

NOTE: We have no way of knowing how Clair Road development would impact our home and would require the legal right conferred by Council to add our property for redevelopment if necessary. Our property and home is adjacent to the proposed Clair Road rezoning.

## Conclusion and Final Suggestions:

Our hope is to continue to live in our family home. We purchased this property in the 1990's and saved to build on it in 2001 when it was still part of Puslinch. Our children

have graduated and had wedding celebrations here and during our years in this home we have had four grandchildren join our family.

I would suggest that there be two separate pieces to the Secondary Plan at this point:

1. the Clair-Maltby development so that it can progress and,
2. separately, the issue of rezoning of the long standing and mature neighbourhood of Rolling Hills.

I ask the City of Guelph planners and councilors why the process of rezoning for Rolling Hills is being rushed in this unprecedented manner. Home owners, tax payers and voters in Rolling Hills need time to discuss with one another and with the City of Guelph if their homes should be torn down and their properties be subdivided for developers.

I thank you for the opportunity to express my opinions on the future of my neighbourhood and of my family home here in Guelph.



To: Guelph City Council  
From: **Barb and Dave Riley**  
**287 Clair Rd E, Guelph, Rolling Hills Lot #1**  
Date: April 5, 2018  
Subject: **Clair-Maltby Secondary Plan, outcomes of the charrette**

---

As a married couple, we are 25-year residents of the City of Guelph, and one of us (Dave) grew up in Guelph. We lived for 5 years in a detached home near Paisley & Imperial, and for the past 20 years at 287 Clair Road East on Rolling Hills Lot #1. This is the only Rolling Hills property whose access is Clair Rd E, and is nested between the Dallan development to the west and the proposed development of 331 Clair Rd E (not part of Rolling Hills) to the east.

We have appreciated the many opportunities to provide input on the Clair-Maltby secondary plan, starting with a review of the terms of reference in Fall 2015. We attach three of our previous submissions as reference:

- Feedback on the Clair-Maltby secondary plan terms of reference, October 2015 (2 pages)
- Feedback on the conceptual community structure, December 2017 (1 page)
- Feedback after the charrette public meeting #1, April 3, 2018 (1 page)

This written submission for the April 9<sup>th</sup> Council Meeting is to commend the Clair-Maltby secondary planning team on an inclusive process, and to provide a few comments on the preferred concept.

We **strongly support the preferred concept**. It contains many of the features we outlined in previous submissions as important to us (see attached) – for example: lots of greenspace, inter-connectivity, active transportation, medium to high density along arterial roads (including the Clair Rd corridor).

We are **especially pleased to see that Rolling Hills is not being treated as a single entity**. Instead, as we understand it, consistent planning principles have been applied to all areas within the boundaries of the secondary plan. More detail on why we support this approach is in each of the three previous submissions we attach.

With thanks for the public consultations, and all the best with your deliberations.

Dave and Barb Riley

## Written comments on the Clair-Maltby secondary plan Terms of Reference, October 2015 (2 pages)

---



**Dave Riley**

Sep 19

to  
stacey.laughlin  
Barb

**Hello Stacey**

Thanks for presenting at and leading the focus group meeting on Thursday. I appreciated the update and the chance to provide some opinions and ideas.

Although Barb and I have completed an online survey and I provided input in the focus group, we thought that it would be helpful to follow up with a few written comments.

For the past few years we have advocated for a comprehensive plan to be developed for the Clair-Maltby reserve lands and in particular the Clair Rd corridor before further development occurs and are pleased to see the secondary plan proceeding now. I think that a couple of important things that came out of our focus group is to take an innovative approach to planning the area and that Rolling Hills should not be treated as a single entity for planning purposes.

**Regarding Innovation:** The Clair-Maltby reserve lands have many unique natural features and are a very large group of properties. It is a large enough piece of land that a sense of community with interconnected services accessible by foot, bicycle and public transit could be achieved if this concept is entrenched in the terms of reference. We encourage benchmarking with other similar types of properties not only in Canada but in other parts of the world as well. Innovations can be included both in structures e.g. sustainable building such as zero energy homes, as well as in the overall plan.

**Regarding Rolling Hills:** In our opinion, at least parts of Rolling Hills should be considered for further development in the secondary plan, based on areas that are most amenable to development and property owners who

are interested in developing their land. Based on development along Clair Rd in the past few years, the owners of 4 separate Rolling Hills properties along the Clair Rd corridor (including us) have expressed an interest in further development of their properties and have advocated for a comprehensive secondary plan to ensure thoughtful integration with the surrounding lands in all aspects. We have actively participated in city meetings, met with city staff, submitted written comments and also communicated with our Ward 6 councillors. Clair Rd East is already fully developed on the north side and is in the process of intensive development on the south side (Dallan property) between Gordon St and our property, 287 Clair Rd E. The property bordering ours on the east (331 Clair Rd E) also has development plans in place with the owners clearly demonstrating their plan to develop as soon as authorized by the city to do so. Our property is on a major arterial road and will soon be surrounded by development. Our property as well as other Rolling Hills properties along the Clair Rd E corridor are clearly in a very different, developed environment than those Rolling Hills properties further to the south. 287 Clair Rd E is part of Rolling Hills only by name. With it's only access being on Clair Rd E, it is not connected to any of the Rolling Hills subdivision roads and has become enveloped by the development or planned development along Clair Rd. To treat it in the secondary plan the same as the Rolling Hills properties to the south would not take this reality into consideration. If there are sections of the Rolling Hills development that request to not be considered for further development in the secondary plan, we ask that 287 Clair Rd E, and any other Rolling Hills property owners along the Clair Rd corridor who express an interest, be considered separately and be included in the development plans.

We look forward to continuing working with the city regarding the development of the area.

Thanks

Dave and Barb Riley



**Written input to city planners on the Clair-Maltby conceptual community structure, December 9, 2017 (1 page)**

---

Hello Stacey

We have reviewed the Conceptual Community Structure presented to the Committee of the Whole Dec 4, 2017. We are pleased to see many of the things in the report that we and others have advocated for, including separated bike lanes and trails, large parks and other green spaces and high to medium density along arterial roads.

We are particularly pleased to see the separate consideration of properties along the Clair Road Corridor from the other areas of the Rolling Hills subdivision. We recognize the difference in the built environment along this corridor and think that it is appropriate to designate the properties along the corridor for medium density or mixed use development.

As communicated previously, given that our property has been or soon will be impacted by intensive development on 3 sides, we are interested in potential development opportunities in the near future.

We will continue to attend visioning and planning sessions and to provide input in the planning process.

Dave and Barb Riley  
287 Clair Rd E

## Written input to city planners on the Clair-Maltby secondary plan following the charrette public meeting #1, April 3, 2018 (1 page)

---

----- Forwarded message -----

From: **Dave Riley** <[dbriley92@gmail.com](mailto:dbriley92@gmail.com)>

Date: Wed, Apr 4, 2018 at 8:16 PM

Subject: Clair-Maltby Secondary Plan Comments

To: [arun.hindupur@guelph.ca](mailto:arun.hindupur@guelph.ca), [stacey.laughlin@guelph.ca](mailto:stacey.laughlin@guelph.ca)

Hello Stacey and Arun

We've already provided input to the Clair-Maltby planning team through all of the planning sessions and surveys, as well as with several discussions and emails. Given the importance of the charrette in making decisions on the secondary plan we would like to provide a couple of more thoughts for your consideration.

There were several concerns regarding the inclusion of Rolling Hills in the secondary plan that were raised at last night's presentation and workshop. We voiced last night and wanted to reinforce with you in this email that the new concerns raised were not a consensus view of Rolling Hills property owners. From our own interactions, we understand there is a substantial number of Rolling Hills residents who are interested in having at least part of the area included in the secondary plan.

As just one example, one of the groups (4 Rolling Hills residents and 2 other Guelph residents) at last night's session, unanimously selected alternative 3 for the majority of the planning criteria in each of the guiding principles. The group not only recommended including Rolling Hills in the secondary plan, but to increase the density, as it stood out that the other areas in the plan had pockets of higher density that were not present in the Rolling Hills area. Many other Rolling Hills residents have also demonstrated support for inclusion in the secondary plan.

Another view expressed last night was that it would be 'equitable' to treat Rolling Hills as a single entity. We see 'equity' as applying the same planning principles to Rolling Hills as the rest of the secondary plan areas. The other areas include a balanced mix of low, medium and high density development, development along the major corridors as well as significant green space. The Clair Road corridor has already been developed along the majority of its length and we support the planning principles that would continue that development along Clair Rd. We support the inclusion of our property in the secondary plan for medium density development as shown in each of the plan alternatives. If it is decided to leave some parts of Rolling Hills out of the secondary plan, we would be open to considering an increased density along the road portion of our property if supported by planning principles.

We have appreciated the inclusive and thoughtful process undertaken by you and your team to develop the secondary plan alternatives, and look forward to attending the final session of the charrette tomorrow evening.

Dave and Barb Riley  
287 Clair Rd E