

**City Council
Meeting Agenda**
Consolidated as of June 22, 2018



Monday, June 25, 2018 – 5:00 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

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

Please note that an electronic version of this agenda is available on guelph.ca/agendas.

Authority to move into closed meeting

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

Confirmation of Minutes for the closed Council meeting held May 28 and June 5, 2018.

- | | |
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| CS-2018-51 | 2018 Public Appointments to Wellbeing Grant Panel and Guelph Sports Hall of Fame
Section 239(b) of the Municipal Act relating to personal matters about an identifiable individual, including municipal or local board employees |
| CAO-2018-15 | Wastewater Services Administrative Building Panels
Section 239 (2) (f) of the Municipal Act related to advice that is subject to solicitor-client privilege, including communications necessary for that purpose

OPSEU Bargaining Mandate
Section 239(d) of the Municipal Act related to labour relations or employee negotiations

CAO Performance Evaluation
Section 239(b) and (d) of the Municipal Act related to personal matters about an identifiable individual and labour relations or employee negotiations |

Open Meeting – 6:30 p.m.

Closed Meeting Summary

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

Confirmation of Minutes: (Councillor Hofland)

That the minutes of the open Council Meetings held May 14 and 28, 2018 and the Committee of the Whole meeting held June 5, 2018 be confirmed as recorded and without being read.

Committee of the Whole Consent Report:

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

CS-2018-21 2017 Consolidated Financial Statements and External Audit Findings Report

Recommendation:

That the 2017 Consolidated Financial Statements presented in report CS-2018-21 Consolidated Financial Statements and External Audit Findings Report, dated June 5, 2018, be approved.

CS-2018-03 Investment Standards and Policy Change

Recommendation:

1. That the City does not pursue Prudent Investor Status at this time and continues to monitor the municipal sector in response to this regulation.
2. That the Investment Policy be amended to increase the allowable holdings of Joint Municipal Investment Boards by five per cent and to designate the One Fund Canadian Equity Portfolio as an allowable investment option.

CAO-2018-17 Service Simplified: A Customer Service Strategy

Recommendation:

1. That Council approves "Service Simplified: A customer service strategy" and its implementation overview.
2. That staff be directed to implement the strategy.

**PS-2018-24 Fixed Gear Brewing Company – Manufacturer’s Limited
Liquor Sales Licence Application**

Recommendation:

That Council support Fixed Gear Brewing Company’s application to the Alcohol and Gaming Commission of Ontario for a Manufacturer’s Limited Liquor Sales Licence for their brewery located at 20 Alma Street South as set out in Report # PS-2018-24 dated, June 5, 2018.

**PS-2018-25 Paramedic Services Response Time Performance Plan
for 2019**

Recommendation:

That the Paramedic Services Response Time Performance Plan for 2019 be set as recommended by staff in Report # PS-2018-25, dated June 5, 2018.

PS-2018-26 Boulevard Maintenance Service Review

Recommendation:

1. That staff be directed to proceed with the implementation of the recommendations outlined in Report # PS-2018-26 “Boulevard Maintenance Service Review” dated June 5, 2018.
2. That boulevard maintenance service continue to be provided at the current service level (ten-day turf maintenance cycle) with the current method of delivery (in-house service).

CS-2018-47 Accountability and Transparency Policy Update

Recommendation:

1. That the proposed Accountability and Transparency Policy, included as ATT-1 to the report titled Accountability and Transparency Policy Update, dated June 5, 2018, be approved.
2. That all gifts received by Council or the Executive Team with a value of \$100.00 or more be disclosed on a monthly basis and posted online.
3. That total monthly expenses by Council and the Executive Team be disclosed quarterly and posted online.

CS-2018-39 Committee of the Whole One-year Review

Recommendation:

1. That the Committee of the Whole governance structure be continued as outlined in report CS-2018-39, Committee of the Whole One-year Review, dated June 5, 2018.

2. That the issue regarding the chair structure for Committee of the Whole be referred to 2019 for consideration by the 2018-2022 members of Council.

IDE-2018-76 Bee City Designation for Guelph

Recommendation:

1. That City Council adopt the Resolution Designating the City of Guelph a Bee City, contained as ATT-1 to Report IDE-2018-76, Bee City Designation for Guelph, dated June 5, 2018 and request the Mayor (or designate) to sign it.
 2. That City Council direct the Supervisor, Trails and Natural Areas Stewardship to submit the signed resolution designating the City of Guelph a Bee City and the completed Bee City application, contained in ATT-2 to Report IDE-2018-76, Bee City Designation for Guelph, dated June 5, 2018, to the Bee City program to obtain official Bee City certification.
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Council Consent Agenda:

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

CS-2018-56 2018 Council Remuneration Advisory Committee Report

Presentation:

Trevor Lee, Deputy CAO, Corporate Services
Alan Jarvis, Chair, Council Remuneration Advisory Committee

Recommendation:

1. That the salary for the position of Mayor for the Council term commencing December 1, 2018 be maintained at \$122,724 (job rate).
2. That the salary for the position of City Councillor for the Council term commencing December 1, 2018 be set at \$40,000 (job rate).
3. That all benefits for the position of Mayor and City Councillor for the Council term commencing December 1, 2018 continue to be aligned with the Non-Union Municipal Employee group (NUME).
4. That compensation adjustments for the Mayor and Members of Council be equal to the Consumer Price Index (All Ontario, All Items from September to September) or the NUME increase whichever is lower effective January 1st of each year for the next term of Council be maintained.

5. That the current policy of conducting a formal market review for Council every four years and the continued engagement of a Council Remuneration Advisory Committee during the last year of the Council's term of office be maintained.
6. That Council approves the revised Guiding Principles for establishing the salary (job rate) for the Mayor and Members of Council as outlined in ATT-2.

CS-2018-52 Public Appointments to Wellbeing Grant Panel and Guelph Sports Hall of Fame

Recommendation:

1. That _____, _____ and _____ be appointed to the Guelph Sports Hall of Fame Board of Directors for a term ending November, 2021, or until such time as successors are appointed.
2. That _____, _____, _____, _____ and _____ be reappointed to the Community Wellbeing Grant Allocation Panel for a term ending November, 2018, or until such time as successors are appointed.
3. That _____, _____ and _____ be appointed to the Community Wellbeing Grant Allocation Panel for a term ending November, 2018, or until such time as successors are appointed.

Items for Discussion

PS-2018-27 Guelph Transit Special Event Fare Program Update

Delegation:
Steven Petric

Recommendation:

That the Guelph Transit Special Event Fare be made free for a one year pilot project beginning September 1 2018 and that staff report back to Council with the results for further consideration.

IDE-2018-88 Municipal Funding Agreement – Ontario Main Street Revitalization Initiative

Delegation:
Steven Petric

Correspondence:

Julia Grady
Marty Williams, Downtown Guelph Business Association

Recommendation:

That the Mayor and City Clerk be directed to execute the Municipal Funding Agreement – Ontario Main Street Revitalization Initiative as described in report number IDE-2018-88, implementing through competitive applications and partnerships, award funds to develop murals or public art at various locations, specifically for the purpose of animating public spaces that support downtown tourism destinations, subject to the content of the agreement being to the satisfaction of the City Solicitor.

IDE-2018.77 Clair-Maltby Secondary Plan Phase Two Report and Recommended Preferred Community Structure Plan (Staff Memo)

A motion referred to this meeting arising from the June 14, 2018 Special Council Meeting – Clair Maltby Secondary Plan Phase Two Report and Recommended Preferred Community Structure Plan.

Delegations:

- Levon Saghdjian
- Susan Ratcliffe
- James Nagy
- Steno Carniello
- Sue Cunningham
- Susan Watson
- Agnieszka Mlynarz
- Robin-Lee Norris, agent for 1077955 Ontario Inc.
- John Parkyn
- Bryan McPherson
- Robert Case, Wellington Water Watchers
- Carol Koenig
- Barbara Mann
- Janet Nairn
- Robert Pavlis
- Ed Ross
- Allan Ramsay
- Ted Michalos
- Dominique O'Rourke
- Lise Burcher
- Marnie Benson, Nature Guelph
- Mike Marcolongo, Foundation for the Support of International Medical Training Inc.
- Trenton Johnson, on behalf of owners of 331 Clair Road

Correspondence:

- Susan Watson
- Allan Ramsay
- Marnie Benson & Val Wyatt, Nature Guelph
- Trenton Johnson, on behalf of owners of 331 Clair Road

Recommendation:

1. That the boundary of the Clair-Maltby Secondary Plan be modified to remove the Built-up Area lands, including the Rolling Hills area, from this secondary planning process.
2. That the Clair-Maltby Secondary Plan Preferred Community Structure, included as Attachment 1, be approved as the basis for detailed technical analysis, numerical modeling and the development of draft policies and draft land use schedule throughout Phase 3 of the project as outlined in report IDE-2018-77 while allowing for maximum flexibility in response to updated data and enhanced community engagement.
3. That staff be directed to request that a member of the Protect the Moraine Coalition be formally seated as either a member of the Clair-Maltby Secondary Plan Technical Advisory Group or Community Working Group in consultation with community engagement staff.
4. That staff be directed to continue to communicate to the community the findings of Phase 2 which lead to the Preferred Community Structure.
5. That the Preferred Community Structure included as Attachment 1, to report IDE-2018-77, include the word 'potential' in front of Parks, Schools, and Features within the legend.

Special Resolutions

By-laws

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

"That By-law Numbers (2018)-20191 to (2018)-20293, inclusive, are hereby passed."

By-law Number (2018)-20291	A By-law to amend By-law Number (2002) – 17017 – the Traffic By-law (Prohibited Turns in Schedule II, Traffic Control Signals in Schedule VI, Pedestrian Crossovers in Schedule X and No Parking in Schedule XV)
By-law Number (2018)-20292	A by-law to authorize the execution of an Agreement between The Association of Municipalities of Ontario and The Corporation of the City of Guelph. (Municipal Funding Agreement – Ontario's Main Street Revitalization Initiative)

By-law Number (2018)-20293	A by-law to confirm the proceedings of a meeting of Council held June 25, 2018.
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Mayor's Announcements

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

Notice of Motion

Notice of Motion provided by Councillor Dan Gibson

Adjournment



June 22, 2018

Dear Mayor and Members of Council,

10C is writing in support of directing recently awarded provincial revitalization funding towards public art, and a downtown mural program in particular. We were pleased to discover the recent Guelph Mercury Tribune article which noted that the City of Guelph had received \$146,000 from the Provincial Main Street Revitalization Initiative, which helps “municipal governments undertake main street revitalization activities that support and benefit small businesses.”

We are writing in support of utilizing this funding to bring more Public Art in the form of a multiple murals to Downtown Guelph. We believe that a mural program would:

- increase a sense of pride in community
- add character, vitality and opportunities for storytelling
- bring more visitors to the downtown core
- provide invaluable opportunities for local artists
- instill a sense of wonder and possibility and,
- inspire further projects and local investments in placemaking.

The Urban Land Institute, a leading real estate and land use development association, has published numerous articles on murals, noting that, “Investments in public art are not just for cultural or aesthetic purposes; they also can have a positive bottom-line economic impact, with material financial benefits to their owners. Good art is good business.”

There are a few excellent examples locally, including the alleyway mural on Cork Street, the fox on the side of the Red Brick, and more recently, a large mural by Seth, entitled The Junkyard of Memory which is installed on the wall of the Bookshelf. This new funding presents an opportunity to expand on these and other murals that do exist and advance a program that could begin to “put Guelph on the mural map”.

In some cities, murals have been used as economic development initiatives, increasing tourism by adding to a vibrant destination experience for visitors. Downtown Guelph has a number of pockets of space that would benefit from a community mural program. We’d like to share two examples of public art mural programs that have worked remarkably well, one in Chemainus, BC and the other in Philadelphia, PA.



In Canada in the 1980s, the small logging town of Chemainus on Vancouver Island turned to murals and downtown beautification as a way to redefine itself. “Spurred to save a community from certain economic collapse, the Chemainus mural project has delighted and inspired millions of visitors and became one of the blueprints for community mural projects globally.” Nearly 40 murals painted on downtown business walls explore their roots as a forestry and logging town. “The paintings are images of real people, and life in the early years. Chemainus' mural are world famous and attract hundreds of thousands of visitors annually.” See muraltown.com

The City of Philadelphia has taken murals to scale and programs add social, artistic and economic value. Led by Jane Golden, Executive Director of the not for profit organization Mural Arts Philadelphia, the City of Philadelphia has become a virtual canvas with over 4000 murals. It is the nation’s largest public art program and a model for community development and restorative justice across the country and around the globe. Murals have “become part of the city’s civic landscape and a source of pride and inspiration, earning Philadelphia international recognition as the “City of Murals.” muralarts.org/artworks

While these examples inspire, Guelph has the potential and all of the ingredients to truly embrace this project. 10C believes that art is a core facet of community building and placemaking. It is through art that we share stories, develop a sense of belonging and create environments that foster safety, inclusion and empathy. Art is deeply entwined with our sense of place, of home.

By strengthening the aesthetics of Downtown Guelph, a mural arts program has the potential to create long-lasting change - positively impact local businesses, organizations and residents. We encourage council to support this exciting new opportunity and add visual, social and economic value to Guelph’s cityscape.

Sincerely,

A handwritten signature in black ink that reads 'Julia Grady'.

Julia Grady, Executive Director
10C Shared Space
julia@10carden.ca

Dear Mayor Guthrie and City Councillors,

I am writing to you with respect to the one-time funding provided by the Province through the Association of Municipalities of Ontario (AMO).

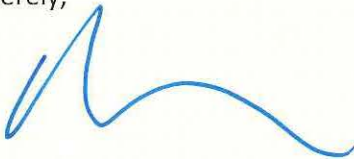
The Downtown Guelph Business Association sees value in both the staff recommendation for better wayfinding and the current proposal to use the money for an ambitious mural project. We are encouraged by the Mayor's comments (as reported) to support better wayfinding through the regular budget process and hope that we can work with the City to bring that about.

As an organization that has made some significant investments in public art on private property (such as the Seth installation on the side of the Bookshelf building), we can fully support using the funding for this purpose. We have a mandate to beautify Downtown Guelph and believe that this idea supports that work.

Furthermore we would be happy to administer this project and develop a process by which we roll it out. We will partner with you and look to leverage the funding to stretch it further.

When murals are done right, they can attract visitation to an area which is a key in boosting economic performance. We are excited by the prospect and eager to be on any help we can to make this idea come to fruition.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marty Williams".

Marty Williams,
Executive Director,
Downtown Guelph Business Association.
marty@downtownguelph.com

MEMO



DATE June 21, 2017
TO **City Council**
FROM Scott Stewart, Deputy CAO
DEPARTMENT Infrastructure, Development and Enterprise
SUBJECT Additional Information to Report IDE-2018-77
Clair-Maltby Secondary Plan Phase Two Report and Recommended
Preferred Community Structure

On June 14, 2018 Council considered Report IDE-2018-77 regarding the Clair-Maltby Secondary Plan project. The report provided information with respect to the Phase 2 work that has been undertaken and provided the Preferred Community Structure for consideration. At that meeting, questions were raised and Council requested that additional information be provided for the June 25, 2017 Council meeting.

1. Can Council direct that Rolling Hills be excluded from consideration for redevelopment forever?

No. Council cannot fetter the discretion of successor Councils to engage in the legislative process without undue influences.

The Planning Act allows for consideration of changes to land use through amendments and while Council can decide to not approve land use changes, it cannot fetter the discretionary authority granted by statute by enacting a permanent by-law applicable to all cases.

With respect to the future Municipal Comprehensive Review (MCR), which will be the City's Growth Plan Conformity exercise, Council could adopt a plan that does not plan for intensification or redevelopment in the Rolling Hills area. However, the approval authority for the MCR is the Province. In making its decision on the Council adopted plan, the Province could make amendments to the plan which may plan for intensification or growth in the Rolling Hills area.

2. Can the planned community engagement for Phase 3 of the project be outlined at a high level of detail?

The following is a draft outline of planned community engagement for Phase 3 of the project:

Meetings for General Public

- Presentation of the Characterization Report (CEIS)
- Focus Group or Workshop Sessions in early stages of draft policy development related to the following topics. These topics may be combined into one meeting when appropriate:
 - Land use
 - Built form/urban design policies
 - Cultural heritage resources
 - Mobility
 - Parks/Trails

- Stormwater and Water/Wastewater Servicing
- Energy
- Public Open House(s) – a minimum of one focused on the draft secondary plan. A second Open House may be scheduled after the Statutory Public Meeting, prior to a Council decision, depending on the public response to the draft policies.
- Public Information Centre(s) – there will be a minimum of one Public Information Centre (PIC). The PIC(s) may be combined with the Public Open House(s).
- Statutory Public Meeting
- Council decision meeting

Technical Advisory Group/Community Working Group Meetings

Throughout phase 3, meetings with these groups will be held for the following topics.

Where appropriate, topics will be combined into one meeting:

- Presentation of Phase 1 and 2 Characterization Report (CEIS)
- Impact Assessment/Management Plan Options (CEIS)
- Master Environmental Servicing Plan (MESP) Alternatives (Water and Wastewater Servicing, Stormwater management, Mobility)
- Year 3 Monitoring Report (CEIS)
- Final Reporting (CEIS, Water and Wastewater Servicing, Stormwater management, Mobility)
- Draft policies and draft land use plan

Council Advisory Committees (Environmental Advisory Committee, River Systems Committee, Heritage Guelph)

Throughout phase 3, meetings with these committees will be held for the following topics as they pertain to their mandate. Where appropriate, topics will be combined into one meeting:

- Presentation of Phase 1 and 2 Characterization Report (CEIS)
- Impact Assessment/Management Plan Options (CEIS)
- Master Environmental Servicing Plan (MESP) Alternatives (Water and Wastewater Servicing, Stormwater management, Mobility)
- Year 3 Monitoring Report (CEIS)
- Final Reporting (CEIS, Water and Wastewater Servicing, Stormwater management, Mobility)
- Draft policies and draft land use plan

The above draft outline is subject to modification and refinement.

3. Can the Cultural Heritage Landscape at 2162 Gordon Street be considered as part of the parkland for the Clair-Maltby Secondary Plan area?

The City does not consider privately owned land as public parkland. However, the City's Official Plan does recognize that the City is not the only provider of open space within the community. While the Cultural Heritage Landscape is unlikely to be considered public parkland, where public access is permitted, it may be considered an enhancement to the open space subject to the measures outlined in Section 7.3.6 of the Official Plan.

Attached for Council's information is an updated version of the Preferred Community Structure to include the word 'potential' in front of parks, schools and stormwater infiltration areas within the legend.

A handwritten signature in blue ink, appearing to read 'Scott Stewart', with a long horizontal flourish extending to the right.

Scott Stewart, C.E.T.
Deputy CAO

Infrastructure, Development and Enterprise

T 519-822-1260 x3445
E scott.stewart@guelph.ca

- C: Todd Salter, General Manager, Planning, Urban Design and Building Services
- Kealy Dedman, General Manager/City Engineer, Engineering and Capital Infrastructure Services
- Melissa Aldunate, Manager, Policy Planning and Urban Design
- Terry Gayman, Manager, Infrastructure, Development and Environmental Engineering
- Stacey Laughlin, Senior Development Planner
- Arun Hindupur, Supervisor, Infrastructure Engineering

Clair-Maltby Preferred Community Structure

June 25, 2018

Legend

- Clair-Maltby Secondary Plan Boundary
- Cultural Heritage Landscape
- Urban-Rural Transition Zone
- Gordon St. Corridor

Streets and Trails

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

Parks, Schools, and Features

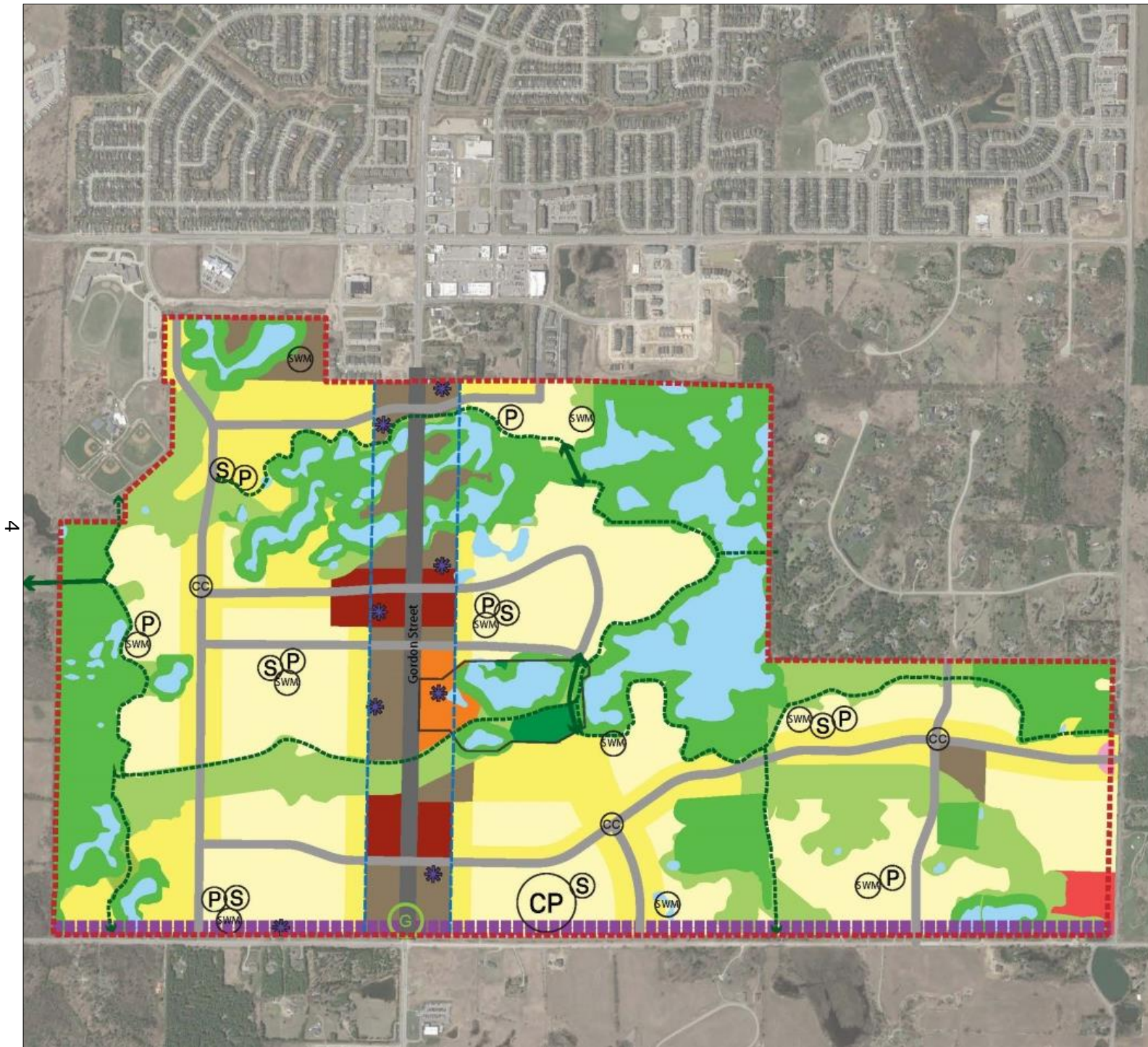
- Potential Neighbourhood Park
- Potential Community Park
- Potential Elementary School
- Potential Stormwater Infiltration Areas
- Convenience Commercial Area
- Gateway
- Cultural Heritage Resource

Natural Heritage System

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

Land Use

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



4

Parkland

In the Clair-Maltby Secondary Plan

What does the CMSP deliver?

Only

$1/5^{\text{th}}$ – $1/3^{\text{rd}}$

of *minimum* parkland set out in our Official Plan

Proposed Parkland in Clair Maltby SP

Type of Parkland	OP minimum ratio	OP minimum requirement for 15,000 pop.	OP minimum requirement for 25,000 pop.	Proposed parkland in CMSP
Neighbourhood	0.7 ha/ 1000 pop.	10.5 ha	17.5 ha	8 x +/- 1 ha = +/- 8 ha
Community	1.3 ha/ 1000 pop.	19.5 ha	32.5 ha	10 ha
Regional	1.3 ha/ 1000 pop.	19.5 ha	32.5 ha	0 ha
Total	3.3 ha/ 1000 pop.	49.5 ha	82.5 ha	18 ha

Cuts to parkland minimums in OPA 48

Type of park	Parkland Ratio required in old Official Plan	Parkland Ratio required in Official Plan Consolidation	Size of Parkland Ratio Cut
Neighbourhood	1.5 ha/1000 pop.	0.7 ha/1000 pop.	0.8 ha/1000 pop.
Community	1.8 ha/1000 pop.	1.3 ha/1000 pop.	0.5 ha/1000 pop.
Regional	5.5 ha/1000 pop.	1.3 ha/1000 pop.	4.2 ha/1000 pop.
Total parkland required	8.8 ha/1000 pop.	3.3 ha/1000 pop.	5.5 ha/1000 pop.

2018 Estimated Guelph Population

141,937

Source: Recreation, Parks and Culture Strategic Master Plan p. 6

City-wide parkland shortfall

(Excluding CMSP) Based on 2018 est. 141,937 population

Type of park	Actual parkland today	Old OP Min.	Shortfall/ Surplus in hectares	Cons. OP Min.	Shortfall/ Surplus in hectares	Shortfall/ Surplus %
Neighbourhood	75.81 ha	212.90 ha	- 137.09 ha	99.35 ha	- 23.54 ha	- 24%
Community	136.42 ha	255.49 ha	- 119.07 ha	184.52 ha	- 48.1 ha	- 26%
Regional	187.32 ha	780.65 ha	- 593.33 ha	184.52 ha	+ 2.8 ha	+ 1.5%

Solutions?

- ▶ Original vision of “*compact urban form*”
- ▶ Add Regional Parks as “Natural Reserves”
- ▶ Swap in Regional Parkland “Natural Reserves” to make up for Community Parkland shortfall

Conclusion

This whole plan needs to go back to the drawing board.

Dear Mayor Guthrie and Members of Council:

The current Clair-Maltby "Preferred Community Structure" only delivers between 1/5th (22%) and 1/3rd (36%) of the minimum parkland required for the projected population based on our Official Plan.

I am not clear that either the public, the Community Working Group or Councillors have fully understood this, and if this plan would be endorsed if this were the case.

On slide three of the attached PowerPoint slide deck, I have laid out a table with the Official Plan ratios, resulting requirements for population minimums and maximums, and the actual parkland proposed in the CMSP so you can see all the data clearly.

The existing plan is completely contrary to three of the five Guiding Principles of the Clair-Maltby Secondary Plan: *Green and Resilient; Healthy and Sustainable; Balanced and Livable.*

It is not acceptable to plead "development constraints" as a reason to throw parkland under the bus. The original vision for Clair-Maltby anticipated "*compact urban form*" as the only way to accommodate additional population, while protecting the environment and providing the required amenities.

What staff has delivered is not "compact urban form" and this option was not presented to citizens. Essentially this is business-as-usual suburban development with the added lipstick of a high-density condo canyon along Gordon.

As I have demonstrated in other correspondence and in the attached slide deck, we currently have a City-wide parkland shortage. Moreover, Clair-Maltby "*lies within the headwaters of the Hanlon, Torrance and Mill Creeks, and is entirely on lands within the Paris Moraine.....(the topography serves) to locally recharge the groundwater system.*" (Staff report)

Of all the areas in the City, this is where we should be maximizing parkland, not slashing it! The CMSP anticipates zero Regional Parkland and only 1/2 to 1/3 of the required Community Parkland. If the table lands required for Community Parkland would adversely impact the environment, it would make sense to substitute additional Regional Parkland "Natural Reserves" to make up for the current shortfall.

The Natural Heritage System is NOT parkland. Failure to set aside adequate recreation areas will result in adverse human impacts on the NHS. Trails and bike paths should be running through interconnected natural reserves within Regional Parkland, not the NHS.

This plan needs to go back to the drawing board.

Sincerely,

Susan Watson

Dear Mayor Guthrie and Members of Council:

I inadvertently realized that I used incorrect data in my last two Council presentations. I am at somewhat of a loss to understand why staff did not point out my faulty underlying assumptions.

However, the discrepancy between the information I used and the correct information from the Consolidated Official Plan raises its own very serious questions.

I was completely unaware that significant cuts were made to Parkland minimum requirements in Official Plan Amendment (OPA) 48 until I went on the City website to check some wording in the OP. I must say that I was unaware of any citizen campaign demanding these cuts at the time.

The information I used in my recent presentations had been pulled from the City website prior to the posting of the March 2018 Consolidated Official Plan. Here is the information I directly cut and pasted:

Neighbourhood open space

It is the policy of the City to maintain a minimum city-wide average rate of neighbourhood parks provision of 1.5 hectares (3.7 acres)/1000 population.

City wide open space

It is the policy of the City to maintain a minimum city-wide average rate of citywide parks provision of 1.8 hectares (4.45 acres)/1000 population.

Regional open space

The City will encourage the provision of regional open space facilities at the rate of 5.5 hectares (13.6 acres)/1000 population.

These figures are significantly different from what is now required for Parkland on pages 149 and 150 of the Consolidated Official Plan:

<https://guelph.ca/wp-content/uploads/Official-Plan-Consolidation-March-2018.pdf>

3. It is the policy of the City to maintain a minimum city-wide average rate of Neighbourhood Parks provision of 0.7 hectares /1000 population.

6. The City will maintain a minimum city-wide average rate of Community Parks of 1.3 hectares /1000 population.

8. The City will encourage the provision of Regional Park facilities at the rate of 1.3 hectares /1000 population.

I have summarized the changes in the chart below:

Type of park	Parkland Ratio required in old Official Plan	Parkland Ratio required in Official Plan Consolidation	Size of Parkland Ratio Cut
Neighbourhood	1.5 ha/1000 population	0.7 ha/1000 population	0.8 ha/1000 population
Community	1.8 ha/1000 population	1.3 ha/1000 population	0.5 ha/1000 population
Regional	5.5 ha/1000 population	1.3 ha/1000 population	4.2 ha/1000 population
Total parkland required	8.8 ha/1000 population	3.3 ha/1000 population	5.5 ha/1000 population

The most disturbing issue is that a number of individuals who were serving on Council at the time OPA 48 was passed in 2012 appear to have been unaware of these significant changes to parkland minimums.

Here is the link to the final OPA 48 document:

http://guelph.ca/wp-content/uploads/OPA48_FINAL_05October2017.pdf

As an example, you can see that on p. 11 things that are being altered are blacklined and the substitute wording is clearly bolded.

However, on pages 107 and 108 of the document, which contain the changes to the Parkland minimums, the previous figures are not shown and blacklined and the new figures are not bolded. It would be next to impossible for Members of Council to pick up changes in such a document with hundreds of pages of material without the changes having been blacklined. This raises the possibility that the Council of the day approved this document without having been aware of the changes in Parkland requirements.

Were these changes highlighted in other versions of the document that came before the Council of the day? What was the rationale for these significant cuts to Parkland requirements – an overall cut of 5.5 ha/1000 to 3.3 ha/1000 from 8.8 ha/1000 – a 63% cut – almost 2/3?

Given the significant cuts to Parkland requirements that were incorporated in OPA 48, it is even more important that the new minimums be respected. It is not acceptable for staff and

developers to negotiate a “balanced” approach that drops the levels of Parkland for the Clair-Maltby Secondary Plan below the minimums required by the Official Plan.

Sincerely,

Susan Watson

Dear Mayor Guthrie and Members of Council:

We currently have a City-wide parkland shortage. Even after Parkland ratio minimums were cut in OPA 48, with the exception of Regional Parks, we are failing to meet Official Plan minimums.

In round figures, we have a 25% shortfall for Neighbourhood parks and Community parks.

There is no leeway for obtaining less than the required parkland in Clair-Maltby and we cannot afford cash-in-lieu within this development area – there is no other land to purchase.

City staff has been asked numerous times for current Parkland to Population ratios. A Central Parent who requested this information for the Downtown Secondary Plan in relation to the 75 Dublin St. N. planning file was told that the information was not available, but might be forthcoming as part of the update of the Parkland Dedication By-law.

Councillor June Hofland also requested this information in connection with the 75 Dublin St. N. decision, but it was not provided in the Staff Report.

The background report for the Parkland Dedication By-law update did not contain any benchmarks indicating where the City currently stands in terms of Parkland to Population ratios and whether or not we are meeting the required minimums.

This is critical information for Council to have for decision-making purposes. I am unclear as to why Staff appear to be unwilling to furnish this information.

Does it have anything to do with the fact that a policy section on p.112 of the Consolidated Official Plan is still under appeal by developers and therefore not in effect?

7.3.7 Recreation, Parks and Culture Strategic Master Plan

1. The City’s Recreation, Parks and Culture Strategic Master Plan identifies the needs and priorities related to recreation, parks and cultural services, programs, and facilities within the City and how to implement these priorities.

2. The City will monitor and review the implementation of the Recreation, Parks and Culture Strategic Master Plan to ensure that the goals and objectives are being achieved and that they remain an accurate reflection of the community's needs and interests for recreational services.

Note: Policies 7.3.7.1 and 7.3.7.2 are under appeal and are not in effect.

Calculating the current Parkland to Population ratio is very straightforward. One simply has to divide actual parkland totals by an accurate 2018 population figure. It took me less than an hour to do manually, once I had the information. I'm sure that staff could have done it much more quickly with an Excel version of the information I received.

Staff kindly forwarded me an inventory of all current parkland in the City. I have attached it to this document.

The Recreation, Parks and Culture Strategic Master Plan gives a projected population for 2018 on p. 6: 141,937 - so this should be a reasonably valid number on which to base parkland calculations.

<https://guelph.ca/wp-content/uploads/RecreationParksCultureStrategiMastePlan.pdf>

I manually added the parkland totals for each category and have measured them against the requirements of our former Official Plan and the recent Consolidated Official Plan. The results are in the table below.

Type of park	Actual current parkland	Old Official Plan requirements	Shortfall/ Surplus from old OP levels	'Consolidated Official Plan requirements	Shortfall/ Surplus from current OP levels	Shortfall as percentage
Neighbourhood	75.81 ha	212.9 ha	137.09 ha	99.35 ha	23.54 ha	24%
Community	136.42 ha	255.49 ha	119.07 ha	184.52 ha	48.1 ha	26%
Regional	187.32 ha	780.65 ha	593.33	184.52	2.8 ha	1.5% surplus

Here is the same information expressed as parkland to population ratios:

Type of park	Parkland Ratio required in old Official Plan	Parkland Ratio required in Official Plan Consolidation	Actual parkland ratio based on Est. 141,937 2018 population
Neighbourhood	1.5 ha/1000 population	0.7 ha/1000 population	0.5 ha/1000 population
Community	1.8 ha/1000 population	1.3 ha/1000 population	0.96 ha/1000 population
Regional	5.5 ha/1000 population	1.3 ha/1000 population	1.3 ha/1000 population
Total parkland required	8.8 ha/1000 population	3.3 ha/1000 population	2.76 ha/1000 population

This city-wide context underlines the importance of obtaining the maximum parkland in Clair-Maltby.

Sincerely,

Susan Watson

Park Name/Location	Established	Use	Address	Ward	Size (Ha)
Bailey Park	1974	Community Park	55 Bailey Avenue	3	3.03
Bathgate Drive Park	1997	Neighbourhood Park	52 Bathgate Drive	6	0.21
Beverley Robson Park	2010	Neighbourhood Park	55 Carere Crescent	2	0.75
Brant Avenue Park	1970	Neighbourhood Park	601 Woodlawn Road East	2	1.11
Bristol Street Park	1990	Community Park	220 Bristol Street East	5	1.94
Bullfrog Pond Park	1983	Neighbourhood Park	13 Walnut Drive	2	1.53
Burns Drive Park	1973	Neighbourhood Park	25 Burns Drive	3	0.57
Carter Park	1971	Neighbourhood Park	1 Fletcher Court	2	1.40
Castlebury Drive Park	1999	Community Park	50 Castlebury Drive	4	2.43
Centennial Park	1965	Regional Park	373/377 College Avenue West	5	19.47
Clair Park	2003	Neighbourhood Park	22 Eugene Drive	6	0.45
CNR Spurline Park	1973	Community Park	508 Woolwich Street	3	2.87
Colonial Drive Park	1999	Community Park	181 Colonial Drive	6	1.96
Crane Park	1974	Conservation Lands	96 Dovercliffe Road	5	18.01
Dakota Park	1966	Neighbourhood Park	40 Dakota Drive	2	1.63
Deerpath Drive Park	1999	Neighbourhood Park	18 Deerpath Drive	4	2.89
Dovercliffe Park	1974	Community Park	38 Dovercliffe Road	5	3.05
Drew Park	1965	Neighbourhood Park	29 Drew Street	3	0.28
Drummond Park	1966	Neighbourhood Park	10 Drummond Place	1	0.28
Dunhill Place Park	1989	Neighbourhood Park	46 Imperial Road North	4	1.61
Earl Brimblecombe Park	1997	Community Park	17 Elmira Road North	4	4.39
Eastview Community Park	2013	Regional Park	800 Watson Parkway North	2	25.00
Ellis Creek Park	2017	Neighbourhood Park	59 Westra Drive	4	0.21
Elmira Park	1990	Conservation Lands	395 Elmira Road	4	0.92
Eramosa River Park	1987	Community Park	259 Victoria Road South	1	15.08
Exhibition Park	1871	Regional Park	81 London Road West	3	12.33
Ferndale Park	1969	Neighbourhood Park	31 Ferndale Avenue	2	0.95
Franchetto Park	1973	Community Park	24 Franchetto Boulevard	1	3.60
Goldie Park	1959	Neighbourhood Park	63 Memorial Crescent	3	0.98
Goldie Mill Park	1976	Regional Park	70 Norwich Street	2	1.21
Golfview Park	1969	Neighbourhood Park	40 Golfview Road	2	1.26
Gosling Gardens Park	2002	Neighbourhood Park	75 Gosling Gardens	6	0.40
Grange Road Park	1999	Neighbourhood Park	598 Grange Road	1	2.72
Green Meadows Park	1957	Community Park	245 Stevenson Street North	1	2.09
Guelph Lake Sports Field Park	1986	Regional Park	Woodlawn Road East	2	55.94
Hanlon Creek Park	1986	Community Park	505 Kortright Road West	5	11.08
Hartsland Park	1997	Neighbourhood Park	161 Rickson Avenue	6	0.99
Herb Markle Park	1980	Neighbourhood Park	175 Cardigan Street	2	1.87
Heritage Park	1967	Regional Park	151 Wellington Street East	1	0.79
Highview Park	1956	Neighbourhood Park	17 Highview Place	3	0.23
Hillcrest Park	1968	Neighbourhood Park	27 Hillcrest Drive	1	0.20
Holland Crescent Park	2007	Neighbourhood Park	23 Holland Crescent	6	0.60
Howden Crescent Park	2005	Community Park	35 Howden Crescent	6	1.50
Howitt Park	1962	Community Park	81 Beechwood Avenue	3	3.99
Hugh C. Guthrie Park	1964	Community Park	111 Forest Street	5	2.23
I.O.D.E. Fountain Park	1927	Regional Park	105 Norfolk Street	1	0.07
Jenson Boulevard Park	2002	Neighbourhood Park	12 Jenson Boulevard	6	0.15
Joe Veroni Park	2010	Neighbourhood Park	245 Watson Parkway North	1	1.16
John Galt Memorial Park	2000	Regional Park	15 - 147 Woolwich Street	1	0.61
John Gamble Park	1987	Neighbourhood Park	594 Kortright Road West	6	1.60
John McCrae Memorial Gardens Park	1983	Regional Park	10 McCrae Boulevard	5	0.25
Joseph Wolfond Memorial Park East	1957	Neighbourhood Park	230 Arthur Street North	2	1.31
Joseph Wolfond Memorial Park West	2004	Neighbourhood Park	139 Cardigan Street	2	1.07
Jubilee Park	2014	Community Park	11 Sweeney Drive	6	1.98
Kimberley Park	1968	Neighbourhood Park	40 Kimberley Drive	3	0.40
Kortright Hills Park	2003	Neighbourhood Park	165 Milson Crescent	6	12.80
Lee Street Park	2001	Neighbourhood Park	71 Lee Street	1	1.81
Lewis Farm Park	2009	Neighbourhood Park	55 Revell Drive	6	0.36
Lyon Park	1908	Community Park	299 - 301 York Road	1	2.73
MacAlister Park	1981	Neighbourhood Park	35 Hands Drive	5	2.72
Margaret Greene Park	1970	Regional Park	80 Westwood Road	4	17.74
Marianne's Park	1990	Regional Park	176 Gordon Street	5	0.32
Marksam Park	1990	Neighbourhood Park	146 Marksam Road	4	5.54
Mayfield Park	1989	Neighbourhood Park	19 Mayfield Avenue	5	1.37
Memorial Crescent Park	1959	Neighbourhood Park	116 Memorial Crescent	3	0.17
Mico Valeriotte Park	1973	Neighbourhood Park	235 Elizabeth Street	1	0.73
Mitchell Woods Park	2003	Conservation Lands	70 Elmira Road North	4	4.07
Mollison Park	1991	Neighbourhood Park	85 Downey Road	6	4.61
Morningcrest Park	2011	Neighbourhood Park	15 Acker Street	2	1.00
Norm Jary Park	1968	Community Park	22 Sheldale Crescent	3	8.62
Northview Park	2017	Neighbourhood Park	83 Wideman Boulevard	2	1.16
Northumberland Park	1980	Neighbourhood Park	10 Northumberland Road	3	0.11
Oak Street Park	1977	Neighbourhood Park	35 Oak Street	5	0.70
O'Connor Lane Park	1999	Community Park	31 O'Connor Lane	1	2.43
Orin Reid Park	2006	Community Park	120 Goodwin Drive	6	4.38
Paisley & Edinburgh Park	1980	Regional Park	253 Paisley Street	3	0.31
Palermo Park	1969	Neighbourhood Park	34 Palermo Crescent	1	0.22
Peter Misersky Park	1972	Community Park	122 Hadati Road	1	5.08
Pinch Park	2011	Neighbourhood Park	101 Baxter Drive	6	0.11
Pine Ridge Park	1997	Community Park	87 Pine Ridge Drive	6	1.97
Preservation Park	1988	Conservation Lands	226 Kortright Road West	6	27.00
Priory Park (Blacksmith Fountain Park)	1990	Regional Park	140 MacDonell Street	1	0.07
Rickson Park	1983	Neighbourhood Park	25 Rickson Drive	5	2.19
Riverside Park	1905	Regional Park	709 Woolwich Street	2	31.30
Robin Road Park	1997	Conservation Lands	74 Robin Road	6	0.69
Royal City Park	1919	Regional Park	119 Gordon Street	5	5.59
Severn Drive Park	2006	Community Park	125 Severn Drive	1	2.79
Silvercreek Park	1988	Community Park	142 Edinburgh Road South	5	15.02
Skov Park	1973	Community Park	580 Eramosa Road	2	2.28
Sleeman Park	1970	Community Park	80 Sleeman Avenue	3	1.43
South End Community Park	2003	Regional Park	25 Poppy Drive	6	16.19
Springdale Park	1978	Community Park	38 Springdale Boulevard	4	2.65
St. George's Park	1909	Community Park	40 Metcalfe Street	1	1.68
Starview Crescent Park	1997	Neighbourhood Park	70 Starview Crescent	1	0.43
Steffler Park	1978	Neighbourhood Park	215 Ironwood Road	5	0.89
Stephanie Drive Park	1989	Neighbourhood Park	275 Stephanie Drive	4	2.41
Suffolk Street Park	2003	Neighbourhood Park	265 Suffolk Street	3	0.24
Sugartree Woodlot Park	2002	Conservation Lands	381 Westwood Road	4	0.55
Summit Ridge Park	2008	Neighbourhood Park	50 Summit Ridge Drive	1	1.15
Sunny Acres Park	1948	Neighbourhood Park	45 Edinburgh Road North	3	1.12
Trafalgar Square	N/A	Regional Park	157 Woolwich Street	1	0.13
University Village Park	1987	Community Park	93 Ironwood Road	5	7.75
W.E. Hamilton Park	1971	Community Park	265 Scottsdale Drive	5	3.50
Water Street Park	1972	Neighbourhood Park	301 Water Street	5	0.61
Waterloo Avenue Park	1964	Community Park	1 Gordon Street	3	0.11
Waverley Drive Park	1967	Community Park	76 Balmoral Crescent	2	2.36
Westminster Woods Park	2002	Community Park	146 Clairfields Drive East	6	2.54
Whitelaw Gardens Park	1989	Neighbourhood Park	491 Whitelaw Road	4	0.47
Wilson Farm Park	2012	Neighbourhood Park	80 Simmonds Drive	2	1.73
Windsor Park	1954	Neighbourhood Park	74 Waverley Drive	2	0.89
Woodland Glen Park	1983	Community Park	30 Woodland Glen Drive	6	2.06
Yewholme Park	1977	Neighbourhood Park	20 Yewholme Street	5	1.46
York Road Park	1980	Community Park	85 York Road	1	5.82

Dear Mayor Guthrie and Members of Council:

I would like to comment on some of the material in the letter submitted by Astrid J. Clos in Council correspondence.

Co-location of Schools and Parks:

On p. 2 of her letter, Ms. Clos states: "There is a need to understand the basis or rationale for locating schools and parks together."

Ms. Clos may not be aware that co-location of schools and neighbourhood parks is a policy within our Official Plan.

In section 7.3.2.4. (ii) of the Official Plan it states:

ii) that the site, where feasible and desirable, is located adjacent to school sites;

The intent of co-location of schools and neighbourhood parks is not to create a smaller school site and therefore reduce the obligations for developers. The benefit is the maximization of school greenspace and the neighbourhood greenspace by combining them.

As a substitute teacher with the Upper Grand District School who has been on yard duty in many schools, I can attest to the City-wide success of this policy. In many instances it is impossible to tell where the school grounds end and the City parkland begins. The additional recreational opportunities for students are invaluable. It is likely that both the School Boards and the City are able to realize efficiencies in cooperative maintenance of parks and school grounds.

Community Parks:

In respect to Schools and Neighbourhood parks, Ms. Clos argues that dispersing green space and not co-locating with schools has many benefits, however, in regard to Community Parks, Ms. Clos makes a contradictory argument, arguing that an expansion of Larry Pearson Community Park would result in economies of scale and concentration of investment.

Population targets need to be defined and set before proceeding further with this plan.

The anticipated 10 ha Community Park only provides 50% of OP minimums in a 15,000 population scenario and only 30% of OP minimums in a 25,000 population scenario.

An expansion of Larry Pearson Community Park may be a way to add an additional Community Park capacity without adverse affects to sensitive topography, but given the current shortfalls in the CMSP, it is not a substitute for the Community Park already identified within the CMSP.

Cash-in-Lieu:

Cash-in-lieu should not be accepted within the CMSP. Any exception to this policy should come before an open meeting of Council. We are running out of land to purchase with cash-in-lieu. Moreover, changes to the Planning Act have incentivized land over cash-in-lieu. While alternative rates for high density allow us to obtain 1 ha/300 units under an updated By-law, the alternative rate for cash-in-lieu is 1 ha/500 units.

Moreover, according to staff comments in the background report for the Parkland Dedication By-law update, this term of Council, Parkland Dedication Funds are now being used for expenditures other than the purchase of Parkland:

Cash-in-Lieu Policies

Traditionally used only to purchase land

Recently used to maintain/redevelop recreation facilities.

Thank you for the opportunity to provide this input.

Sincerely,
Susan Watson

Dear Mayor Guthrie and Members of Council:

I thought you should be aware of the very serious approach that other municipalities are taking to source water protection.

In Metro Vancouver, the three major watersheds (comprising 60,000 hectares) which provide drinking water to the City are closed to the public because they don't want human disturbance to place the water supply at risk. (There are public tours a couple of times a year, but people have to sign a waiver).

<http://www.metrovancouver.org/events/watershed-tours/Pages/default.aspx>

*Metro Vancouver manages three protected watersheds to provide 2.5 million residents with a clean, reliable and affordable supply of drinking water. **These watersheds** cover an area of land 150 times the size of Stanley Park and **are closed to protect our water supply from human disturbance**. As a result approximately 60,000 hectares of forested land provides a significant amount of space for numerous species to exist in their natural habitat. The health of these ecosystems is an important natural asset to our region; one that contributes greatly to the health and vitality of the place we call home. Come and see it for yourself!*

I am concerned that some members of Council have not fully grasped the importance of our Natural Heritage System. There seems to be an insinuation that we are “lucky” that 42% of Clair-Maltby has been set aside as Natural Heritage System and we should be especially grateful.

Perhaps it would be clearer if we changed our language and referred to the Natural Heritage System as the *Clair-Maltby Water Treatment Facility*. While I am truly grateful for water treatment services in the City and happy to pay the taxes that support them, I do not see them as some sort of extra frill. This is the same for water treatment services provided by Mother Nature – they are simply an essential part of our infrastructure and should be treated as such.

The special functions of the Natural Heritage System have the potential to come into conflict with, or be negatively impacted by, recreational uses. The preservation of 42% of the Clair-Maltby area as part of the Natural Heritage System is not a substitute for providing the minimum parkland required for a projected population of 25,000 people. In fact, not providing minimum adequate parkland will inevitably create stress and pressure on existing parkland elsewhere in the City, as well as the NHS.

The minimum parkland requirement in the Official Plan for Community Parks is 1.3 ha/1000 population. Currently only one 10 ha community park is proposed for Clair-Maltby, in addition to 8 neighbourhood parks (total area unknown). A population of 15,000 would trigger a requirement for 19.5 ha of community park and 25,000 people would trigger a requirement for 32.5 hectares of community park – two and three times the amount currently proposed.

I recognize that there are some concerns about the impact of a community park in a sensitive area – community parks depend on table land for sports activities like soccer, baseball and cricket and serve a city-wide population. Grading to provide large playing fields will have a negative impact on this sensitive environment.

I do note, however, that no Regional Parkland has been included in the CMSP. Regional Parkland requirements were revised from 5.5 ha/1000 to 1.3 ha/1000 population in the consolidated Official Plan. At this rate there is a requirement for 19.5 ha of Regional Park for 15,000 people and 32.5 ha of Regional Park for 25,000 people.

Part of the problem is that development of this area was originally envisioned as “**compact urban form.**” Other than the “condo canyon” along Gordon St. this vision has not been realized and was not among the options presented to the public. As a result, it appears that parkland minimums have been compromised to accommodate business-as-usual, low-density, sub-urban development. True compact urban form in this area would accommodate increased density while allowing for the required parkland to be provided, in addition to the Natural Heritage System.

In fact, it is critically important that adequate parkland be included in Clair-Maltby - especially naturalized regional parkland, so that the Natural Heritage lands are not adversely impacted by too much human use. Their critical role for humans is to filter our water, not to act as a public park.

If additional Community Parks are not appropriate within the CMSP, the remaining required hectares (19.5 ha) can be lumped together with the Regional Park requirement of 32.5 hectares to allow for an additional 52 hectares of Regional Parkland.

This is what the Consolidated Official Plan says about Regional Parks:

Regional Parks

*Regional parks are designed primarily to provide facilities or features that attract visitors from the local community and from the broader region. Regional parks may include: civic centres, botanical gardens, **wildlife sanctuaries**, **natural reserves**, **scenic portions of waterway systems**, museums, major historic sites, golf courses, university facilities, major sports and community recreational facilities.*

8. The City will encourage the provision of Regional Park facilities at the rate of 1.3 hectares /1000 population.

9. The following criteria will be considered in the development of Regional Parks:

- i) that the site has significant frontage on an arterial road;*
- ii) that the site is accessible by public transit;*
- iii) that the site contains sufficient parking for visitors and staff;*
- iv) that the site can be linked or integrated into the trail network, where possible;*
- and*
- v) that the site normally is greater than 25 hectares.*

The balance of minimum parkland still required in Clair-Maltby would furnish two 25 hectare parks. If Regional Parks are deployed in a strategic manner, they will allow access to a stunning natural area and support the second guiding principle of the CMSP:

- **Green and resilient:** Protect, maintain, restore, and where possible, improve water resources and the Natural Heritage System. Support resiliency and environmental sustainability through measures such as energy efficiency, water conservation and green infrastructure.

Regional Parks will furnish additional water filtration area and be able to provide linkages between Cultural Heritage Landscapes and the Natural Heritage System. Most critically, this green infrastructure will help to reduce inappropriate recreational pressures on the Natural Heritage System.

Sincerely,
Susan Watson



Ramsay Planning Inc.

Email Only

June 20, 2018

Mayor Cam Guthrie and City Councilors
City of Guelph
Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Dear Sirs and Madams:

Re: Comments Regarding the Clair-Maltby Preliminary Preferred Concept

We are planning consultants retained by the Families For Rolling Hills Group. As City Council is aware the Rolling Hills Area is an estate residential neighbourhood located in the north-easterly quadrant of the Clair-Maltby area.

We have been asked to provide you with a planning opinion regarding the Preferred Committee Structure (Phase 2) of the Clair Maltby Secondary Plan ("CMSP") Study.

1. Recommended Revisions to the Secondary Plan Study Area (Removal of Rolling Hill Area)

From a land use planning perspective we support the revisions to the secondary plan boundaries that exclude the Rolling Hills area. These revisions respond to the unique circumstances of the area being an established neighbourhood within the built boundary. Unlike the other lands within the secondary plan study area, Rolling Hills is not a greenfield development area and does not have vacant lands and/or fallow farm parcels. The area includes an existing building stock that is relatively young (less than 30 years old) and of high quality. As well, the properties within Rolling Hills are subject to restrictive covenants that prohibit future development for the next decade and beyond.

The removal of the Rolling Hills area from the secondary plan area acknowledges that a more detailed and comprehensive review of the area is required.



Ramsay Planning Inc.

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2. Further Evaluation of the Rolling Hills Area

On page 12 of the report IDE-2018-77 staff indicate that “planning for the Built-up Area lands, including the Rolling Hills area, could occur through the CMSP or it could occur through a future secondary or tertiary plan”. Staff have gone ahead and recommended an amended boundary to the CMSP that removes the Rolling Hills area. On this basis it can be assumed that staff are recommending either a future secondary plan or tertiary plan will be completed for the area.

We support this position since the unique circumstances of the Rolling Hills area needs to be examined in a comprehensive and detailed manner. The extent of the redevelopment and intensification that can occur within the Rolling Hills area requires careful consideration of the area’s unique attributes and the significant challenges of transforming an established estate residential use to another built form.

The implications of the restrictive covenants cannot be minimized as they may present legal impediments to any redevelopment or intensification scenario for the area.

We recommend that Staff be directed to prepare, for City Council’s consideration, a work plan for the future evaluation of the Rolling Hills area. Any such work plan should include an assessment of the restrictive covenants, outline a community consultation plan that actively engages the neighbourhood and identify requirements for the compatible integration of new development in the area should it be determined that additional development is appropriate for the area.

Furthermore, we believe it is important for the outcome of the evaluation of the Rolling Hills area be used to inform the Municipal Comprehensive Review.

3. Request from 331 Clair Rd.

At the June 14, 2018 Council meeting a delegation was made to include 331 Clair Road within the Secondary Plan boundary. If approved, this change would facilitate the redevelopment of these lands. Although these lands are not part of the Rolling Hills area they are adjacent to the area on the west, east and south sides. The inclusion of these lands within the Secondary Plan represents piecemeal planning and could result in redevelopment of the site in an isolated manner. In our opinion



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these lands should remain outside of the Secondary Plan area and must be evaluated on a comprehensive and detailed basis like the adjacent Rolling Hills area.

4. Representative on the Technical Advisory Committee

The Families For Rolling Hills are requesting representation on the Secondary Plan Technical Advisory Committee and have nominated myself as the representative. The Phase 3 work of the Secondary Plan will undoubtedly raise issues that will affect the Rolling Hills neighbourhood. Representation on the Technical Advisory Committee will enable evaluation and feedback on technical issues from the perspective of the Rolling Hills neighbourhood.

Thank you for the opportunity to submit comments on behalf of the Families For Rolling Hills Group.

Yours truly,

Allan Ramsay, MCIP, RPP
Principal,
Allan Ramsay Planning Associates Inc.

cc. Mrs. K. Hunter, Families For Rolling Hills Group
Mr. T. Michalos, Families For Rolling Hills Group
Ms. Laughlin, Senior Planner, City of Guelph



P.O. Box 1401
Guelph, ON N1H 6N8
info@natureguelph.ca
www.natureguelph.ca

Charitable Registration 89155 7845 RR0001

City Clerk's Office & Mayor Cam Guthrie
City Hall
1 Carden St
Guelph, ON

Re: Clair-Maltby Secondary Plan Phase Two Report and Recommended Preferred Community Structure

Dear Mayor and Councillors,

We are writing you again on behalf of Nature Guelph to reiterate our substantial concerns regarding the Clair Maltby Secondary Plan Recommended Preferred Community Concept, and the significant lack of environmental information, analysis, and technical review that was used in its development.

As discussed in our delegation at the June 14 Special Council meeting, and as outlined on the City's website, "At this time, the Phase 1 and 2 work has generally been completed with the exception of environmental analysis associated with tasks that have been shifted to Phase 3 ". We wish to respectfully register our disagreement with the City's conclusion that the "shifting" of the Characterization Report to Phase 3 is appropriate or good planning practice. The environmental analysis should consist of so much more than the refinement of the boundaries of the Natural Heritage System; there may be functional hydrological and natural heritage connections between elements of the Natural Heritage System and the adjacent lands lying outside its boundaries. These functions must be protected through appropriate land use on the adjacent lands. We are concerned that the acceptance of this Preferred Community Concept before you, with its road, community infrastructure locations, and density designations sets in stone key development factors used to inform the next round of infrastructure decisions without all the information in yet.

The second concern we have related to the shifting of the Characterization Report to Phase 3 is the uncertainty regarding review opportunities. When the Characterization Report is complete, will it be released for the Environmental Advisory Committee, public, and stakeholder review? Furthermore, given the "maximum flexibility" that Council is prepared to endorse, will Council, the Environmental Advisory Committee, public, and stakeholders have the opportunity to review a revised Community Concept Plan before Phase 3 is complete and it is too late to make any changes?

Looking back on the community consultation process used in Phase 2, we have serious concerns about how stakeholders and the public were asked for input on a plan that was lacking key background information. At design charettes the public was asked to envision where housing density, roads, schools and parks should go with no knowledge of what key environmental constraints, other than the NHS boundaries, could influence such decisions. It is especially telling that the City's own Environmental Advisory Committee noted that they could not provide adequate feedback on the plan since key monitoring reports and background information were not available. We would like to see a more rigorous approach used in Phase 3 so that community and stakeholder involvement is valid and meaningful.



P.O. Box 1401
Guelph, ON N1H 6N8
info@natureguelph.ca
www.natureguelph.ca

Charitable Registration 89155 7845 RR0001

Thank you for your attention to these critical issues. We look forward to continued engagement as this development progresses.

Regards,

Marnie Benson & Val Wyatt
On behalf of Nature Guelph



MILLER THOMSON
AVOCATS | LAWYERS

MILLER THOMSON LLP
ONTARIO AGRICENTRE
100 STONE ROAD WEST, SUITE 301
GUELPH, ON N1G 5L3
CANADA

T 519.822.4680
F 519.822.1583

MILLERTHOMSON.COM

June 22, 2018

Trenton D. Johnson
Direct Line: 519.780.4651
tjohnson@millerthomson.com

Private and Confidential

Delivered via email: clerks@guelph.ca and stacey.laughlin@guelph.ca File: 0184679.0002

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

Dear Sirs/Mesdames:

Re: **Clair-Maltby Secondary Plan – Council Meeting June 25, 2018**
331 Clair Road

Further to our letter of June 8, 2018, we are providing the following on behalf of our client, the owner of 331 Clair Road.

Although we understand that City of Guelph staff have worked hard on the Clair-Maltby Secondary Plan ("CMSP") and that there are many different views being expressed by various stakeholders, we would like to emphasize once again the importance of including our client's property as part of the Preferred Community Structure.

As we previously mentioned, our client and the Ontario Municipal Board were specifically told that 331 Clair Road would be included in the CMSP. The City of Guelph's witness statement included the following:

"4.9 Envision Guelph – Official Plan 48 (which is currently under appeal in its entirety) maintains the designation of the subject site as Reserve Lands under Section 9.10. In this update to the 2001 City of Guelph Official Plan the Reserve lands policy has been further refined by stating that "it is considered premature to apply site specific land use designations to these areas". The policy also adds the requirement for Secondary Plan process for the Clair Road to Maltby Road area lands, including the subject property. (*emphasis added*)

Further, the Staff Report of June 23, 2014, included the following:

"Recommendation 3. That Council take the position that the applications are premature until a comprehensive Secondary Planning Study including the subject lands and the Clair Road to Maltby Road area, involving all interested stakeholders has been completed..." (*emphasis added*)

Based on the representations made to our client and the Ontario Municipal Board, it is our respectful view that the City of Guelph is obliged to include 331 Clair Road in the CMSP.

Over and above the representations that were made, the City of Guelph must also adhere to Official Plan Amendment 48 ("the Official Plan"). As you are no doubt aware, if there is a change being proposed to the Official Plan, an amendment would be required. The Official Plan states, amongst other things, the following:

- The redesignation of Reserve Lands to other land use designations will be considered through a Secondary Plan. The Secondary Plan will address the matters outlined in Section 10.2 of this Plan and will consider whether additional lands are required to accommodate an appropriate range and mix of land uses to meet the projected needs within the time horizon of this Plan.
- The Clair-Maltby area, with boundaries generally identified on Schedule 2, is the only remaining greenfield area in the City that has not been comprehensively planned. The completion of a Secondary Plan for the Clair-Maltby area is a priority for the City and the Secondary Plan will be incorporated into the Official Plan through an amendment upon completion. (*emphasis added*)

Schedule 2 of the Official Plan (attached hereto) shows the Secondary Plan Area with the boundary including both Rolling Hills and 331 Clair Road. The City of Guelph cannot unilaterally revise Schedule 2 in changing the boundaries of the Secondary Plan Area. By doing so, it is our submission that the City of Guelph is contravening the Official Plan.

Further, we do recognize that there has been some vocal opposition to including Rolling Hills as part of the CMSP. However, those concerns ought to have been raised prior to the Official Plan being approved by the Ontario Municipal Board on October 5, 2017. In addition to that, there are a number of residents of Rolling Hills that have clearly indicated that they want their properties included as part of the CMSP including the properties adjacent to 331 Clair Road. Those clearly in support include 287 Clair Road (Riley); 1 Kilkenny Place (Nagy); 2 Kilkenny Place (Seabrook); 5 Kilkenny Place (Gidzinski); and 9 Kilkenny Place (Carniello). These are shown on the attached map with municipal addresses. As the City is no doubt aware, the development of properties directly adjacent to Clair Road would be efficient considering the access to the municipal services already existing on Clair Road.

In addition to the representations previously made, the provisions of the Official Plan, and support from neighbours for inclusion, we note that the City of Guelph Staff Report of June 14, 2018 confirms that the infrastructure planning work currently underway for the CMSP will continue to make general assumptions for future redevelopment potential within the Built-up Area lands, including the Rolling Hills area. Since the area is being studied in any event, the changes to the boundaries from Schedule 2 to the Official Plan (and from the April 9, 2018 Clair-Maltby Preliminary Preferred Concept), are simply delaying and increasing the costs associated with this process. Simply put, the rationale being provided makes no sense in our opinion.

Respectfully, we are asking that Council support maintaining the Secondary Plan Area boundary and use the Preferred Preliminary Community Structure dated April 9, 2018 for land use planning direction for the Rolling Hills area.

We request that these comments be brought to the attention of Council for their consideration at the June 25, 2018 Council meeting.



Please also accept this correspondence as our request to register as a delegate for the June 25, 2018 Council meeting.

Respectfully,

MILLER THOMSON LLP

Per:

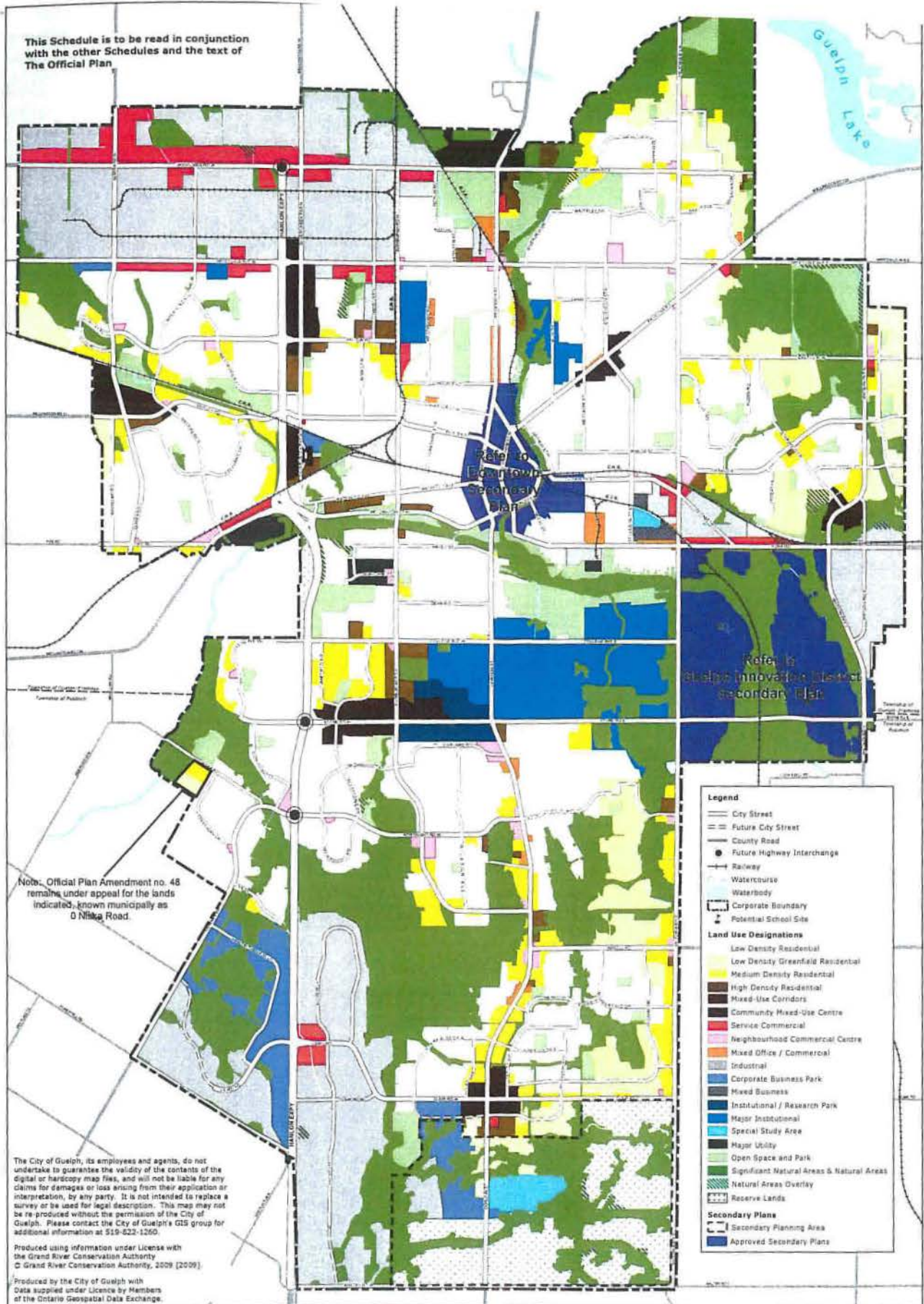


Trenton D. Johnson
TDJ/mt

Enclosures



This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



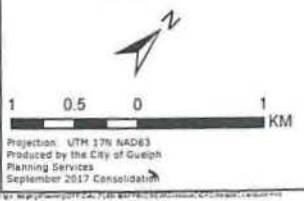
Note: Official Plan Amendment no. 48 remains under appeal for the lands indicated, known municipally as D Niska Road.

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- Legend**
- City Street
 - Future City Street
 - County Road
 - Future Highway Interchange
 - Railway
 - Watercourse
 - Waterbody
 - Corporate Boundary
 - Potential School Site
- Land Use Designations**
- Low Density Residential
 - Low Density Greenfield Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed-Use Corridors
 - Community Mixed-Use Centre
 - Service Commercial
 - Neighbourhood Commercial Centre
 - Mixed Office / Commercial
 - Industrial
 - Corporate Business Park
 - Mixed Business
 - Institutional / Research Park
 - Major Institutional
 - Special Study Area
 - Major Utility
 - Open Space and Park
 - Significant Natural Areas & Natural Areas
 - Natural Areas Overlay
 - Reserve Lands
- Secondary Plans**
- Secondary Planning Area
 - Approved Secondary Plans



CITY OF GUELPH OFFICIAL PLAN

SCHEDULE 2: LAND USE PLAN



