



City of Guelph Developing Growth Scenarios

Community Engagement Summary Report

February 2021

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Executive summary

This report summarizes consultation and engagement completed on developing growth scenarios for the City of Guelph's [Shaping Guelph: Growth Management Strategy](#).

Project overview

In 2019 the Province of Ontario released A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG), which was subsequently amended in August 2020. APTG manages growth and development throughout the greater golden horseshoe and sets out population and employment forecasts and targets that municipalities must plan for. Guelph is required to implement APTG by updating the Official Plan by July 2022. This update will happen through Shaping Guelph: Growth Management Strategy. As part of this work, the City is required to:

- consider where and how to provide new housing
- consider where to locate new jobs
- determine how much land is needed to accommodate population and employment growth
- develop a strategy to manage growth and the infrastructure needed to support it

To bring Guelph's Official Plan into conformity with APTG, it is necessary to determine where and how Guelph will grow to 2051, and plan to achieve the built-up area, designated greenfield area, and urban growth centre targets. Several background studies related to Shaping Guelph's residential aspects are being prepared throughout 2020 and 2021. These are:

- vision and principles for growth to the horizon of the Growth Plan (draft endorsed by Council in June 2020)
- a Residential Intensification Analysis
- a Housing Analysis and Strategy
- growth scenario planning (based on a land needs assessment)

There are many ways Guelph could grow. The City of Guelph is examining growth scenarios that look at different ways Guelph can accommodate its population and employment growth to 2051. Through Shaping Guelph, we will be exploring three different ways that we could grow to 2051. This round of engagement presented one such scenario for consideration. This growth scenario builds on what we heard from the community through earlier engagement on our vision and principles for growth and where and how to add new housing.

Engagement and communication methods

Engagement and communication activities sought feedback from the community and stakeholders in the following ways.

Engagement or communication method	Outreach completed	Number of participants/ people reached	Purpose - promote engagement	Purpose - provide information	Purpose - receive feedback
Online questionnaire	1 online questionnaire	71 participants	No	Yes	Yes

Engagement or communication method	Outreach completed	Number of participants/ people reached	Purpose - promote engagement	Purpose - provide information	Purpose - receive feedback
Stakeholder roundtable discussion	1 roundtable discussion	6 local organizations	Yes	Yes	Yes
Virtual town hall	1 virtual town hall	17 WebEx participants, 23 Facebook live viewers	No	Yes	No
Have Your Say	1 Have Your Say Page	643 visits	Yes	Yes	Yes
Project webpage	1 Project webpage	351 Visitors	Yes	Yes	No
Social media	2 Facebook posts 3 Tweets	9 comments/ questions	Yes	Yes	Yes
Newspaper ads	2 ads placed	not applicable	Yes	Yes	No
Emails to the project contact list	3 emails sent	258 recipients	Yes	Yes	No

What we heard – key messages

Assumptions for growth scenario one

Participants across the online questionnaire, the town hall, the stakeholder roundtable, and the Planning Advisory Committee were asked to provide feedback on the growth scenario one assumptions. They shared what they liked, disliked, or would change about the assumptions used for creating growth scenario one. Before responding, participants were shown key considerations and details about the assumptions used to create growth scenario one. With respect to the assumptions for growth scenario one:

- Participants across the online questionnaire, stakeholder roundtable and Planning Advisory Committee shared feedback on density, nodes and corridors, greenspace and the environment, infrastructure, affordable housing. They shared they liked density spread throughout the built-up area, a desire for protecting greenspace and providing affordable housing. Most participants indicated that they liked that scenario one allocated 50 per cent of growth within the built-up area. Participants in the online questionnaire and stakeholder roundtable shared a need for ground-oriented housing and a preference for single-detached homes. Planning Advisory Committee members asked about the density shift from existing housing stock today.

Results of developing growth scenarios engagement

Participants were shown the results of growth scenario one. Across the online questionnaire, the town hall, the stakeholder roundtable, and the Planning Advisory Committee they were asked to share their thoughts or reactions on the results of growth scenario one. With respect to the results of growth scenario one:

- Participants shared comments about density, nodes and corridors, greenspace, and affordable housing. Online survey participants wished to see high density greenfield developments, protection of greenspace and saw scenario one as an opportunity for sustainable development. Online questionnaire participants and Planning Advisory Committee members shared comments and questions about how population demographics are being planned for and how affordable housing is being planned. Online questionnaire participants emphasized a need for creative planning. Participants from the stakeholder roundtable shared a need to have adequate housing for employees. They noted a concern for homebuilders where certain densities were not economically viable.

Creating two other growth scenarios

Participants were asked to share their thoughts on what to consider when exploring two other growth scenarios for Guelph. Participants were shown considerations that can be looked at differently and ones that must remain the same. They were then asked to provide feedback on the following topics:

- directing more new housing in the built-up area
- dwelling type mix
- nodes and corridors
- rate of growth
- other growth scenario suggestions

Participants were then asked for their feedback on the delineation of Guelph's Major Transit Station Area. Overall participant feedback for each topic with respect to creating two other growth scenarios is summarized below.

Directing more new housing in the built-up area

- Online survey participants and Planning Advisory Committee Members indicated agreement with exploring a growth scenario that directs more than 50 per cent of new housing units to Guelph's already developed areas. They shared that infrastructure is already in place in the built-up area and adding more housing to the built-up area would be more sustainable. Participants in the stakeholder roundtable shared that growth should be balanced between greenfield development and development in the built-up area.

Dwelling type mix

- Participants generally expressed support for a growth scenario exploring moderately increased densities. Participants who were in support of higher densities expressed that it was important for green spaces to be protected, make use of existing infrastructure, and to add gentle intensification and missing middle housing typologies (e.g., low-rise buildings with multiple dwelling units). Where participants supported high-rise building types it was important that infrastructure was available to support it. Participants in the stakeholder roundtable shared that townhouses, semi-detached homes and smaller single-detached homes are a preferred housing type. Planning Advisory Committee members shared support for scenarios considering a range of housing that meets the needs of the community over time.

Nodes and corridors

- Online questionnaire participants indicated that they would like to see a growth scenario that explores identifying new nodes and corridors. Participants shared support for establishing a growth scenario with different maximum building heights and densities for different nodes and corridors. They would like to see the nodes more connected to each other. At the stakeholder roundtable, participants asked if new nodes could be developed under scenario one. Planning Advisory Committee members expressed support for growth scenarios that show Guelph growing up and not out. Overall, participants wished to see building heights and densities that made sense for the local context.

Rate of Growth

- Participants in the online questionnaire wished to see a growth scenario that retains more designated greenfield area land for growth beyond 2051. They shared it was preferable to preserve the greenfield areas now rather than redevelop them later within a short timeframe. In the stakeholder roundtable, participants did not share specific feedback on the rate of growth in Guelph. The Planning Advisory Committee asked questions about how growth forecasts for Guelph were determined and if they considered people moving to Guelph from the Greater Toronto Area. They asked about how Guelph's character can be maintained as we grow.

Other Growth Scenario Suggestions

- Participants in the online questionnaire shared that greenspace is one of the most important aspects that makes Guelph unique and should be protected and enhanced. However, participants wished to reconsider the dwelling type mix to include more medium and low density or ground-oriented housing types. Participants in the stakeholder roundtable shared the need to consider providing deeply affordable housing and accessible housing. Planning Advisory Committee members commented that when adding more units downtown, there is a need to ensure it remains walkable and liveable.

Major Transit Station Area Delineation

- Online questionnaire participants shared they felt the current downtown delineation was appropriate for the Major Transit Station Area. In the stakeholder roundtable, participants shared that intensification often follows all-day GO expansion. Among them, using the 800-metre radius for the Major Transit Station Area was encouraged. Planning Advisory Committee members shared concern about the "as the crow flies" 800-meter radius from the station stop. Overall, participants shared that high-density developments should be located closer to Guelph Central Station.

Next steps

The feedback from the developing growth scenario's community engagement will be considered through the preparation of the Housing Analysis and Strategy and growth scenario work. Additionally, in December 2020 the Employment Lands Strategy was released through a Council information report. Engagement on the Employment Lands Strategy occurred throughout January 2021. The Housing Analysis and Strategy and

Employment Lands Strategy and the community feedback gathered to date will help shape two other growth scenarios the City of Guelph will present in Spring 2021.

Section 1: project overview

In 2019 the Province of Ontario released [A Place to Grow: Growth Plan for the Greater Golden Horseshoe \(APTG\)](#) which was subsequently amended in August 2020. APTG manages growth and development throughout the greater golden horseshoe and sets out population and employment forecasts and targets that municipalities are required to plan for.

Guelph is required to implement APTG by updating its Official Plan by July 2022. This update will happen through Shaping Guelph: Growth Management Strategy. As part of this work the City is required to:

- consider where and how to provide new housing
- consider where to locate new jobs
- determine how much land is needed to accommodate population and employment growth
- develop a strategy to manage growth and the infrastructure needed to support it

To bring Guelph's Official Plan into conformity with APTG it is necessary to determine where and how Guelph will grow to 2051, and plan to achieve the built-up area, designated greenfield area, and urban growth centre targets. Several background studies related to Shaping Guelph's residential aspects are being prepared throughout 2020 and 2021. These are:

- vision and principles for growth to the horizon of the Growth Plan (draft endorsed by Council in June 2020)
- a Residential Intensification Analysis
- a Housing Analysis and Strategy
- growth scenario planning (based on a land needs assessment)

There are many ways Guelph could grow. The City of Guelph is examining growth scenarios that look at different ways Guelph can accommodate its population and employment growth to 2051. Through Shaping Guelph, we will be exploring three different ways that we could grow to 2051. This round of engagement presented one such scenario for consideration. This growth scenario builds on what we heard from the community through earlier engagements on our vision and principles for growth, where and how Guelph should grow, and where new housing should be directed.

Engagement purpose and objectives

Community engagement for Shaping Guelph began in early 2020 with discussions to inform a draft vision and principles for growth. In August and September 2020, the project team sought feedback on where and how Guelph should grow over the next 20 to 30 years. In November and December 2020, the project team presented growth scenario one for community and stakeholder comments.

Community and stakeholder feedback will inform the development of two additional growth scenarios. The City of Guelph will present all three scenarios for community conversations in Spring 2021. This round of engagement sought input on:

- growth scenario one and the assumptions that went into its development
- what changes are needed to the key considerations to inform the development of two other scenarios, and
- what the boundary of Guelph's Major Transit Station Area should be

This engagement continued to build on the already established educational foundation, introducing common terminology and the overall engagement program for Shaping Guelph. This report summarizes the engagement process and feedback received on developing growth scenarios.

Section 2: engagement and communication methods

Engagement methods

The engagement methods used to seek feedback from the community and stakeholders included the following:

- an online questionnaire hosted on Have Your Say
- a virtual town hall
- a virtual stakeholder roundtable discussion
- a Planning Advisory Committee meeting

The following section explains each in further detail below.

Online questionnaire

Community feedback was sought primarily through an online questionnaire hosted on the project's Have Your Say website. The online questionnaire was available from November 26 to December 18, 2020. The online questionnaire focused on:

- assumptions used to create growth scenario one
- results of growth scenario one
- what should be considered in the creation of two other growth scenarios
- what the boundary of Guelph's Major Transit Station Area should be

The questionnaire had a total of 71 respondents. Appendix A shows a summary of the questionnaire results.

Virtual town hall

On November 26, 2020, the City of Guelph held a virtual town hall through WebEx. The town hall began with a presentation, followed by a facilitated question and answer period. The town hall was livestreamed on the City of Guelph's website and Facebook page, and a copy of the recording was later posted to the project webpage and Have Your Say page. The city provided phone-in options to allow people to listen in to the town hall. The presentation included:

- a recap of Provincial Policy requirements for the City of Guelph
- an overview of the Shaping Guelph Growth Management Strategy process
- the historical context of Guelph's growth
- assumptions used to develop growth scenario one
- results of growth scenario one

Notice for the virtual town hall was provided through the City of Guelph Twitter and Facebook accounts; the Have Your Say webpage; an event post on guelph.ca/events; the project webpage; a public notice shared online and with Council, City Staff and local media; ads in the Guelph Mercury Tribune; and emails to the contact list. A discussion guide was made available online in advance of the virtual town hall to encourage informed participation. For a summary of the virtual town hall, including the questions asked and the responses provided, please see Appendix B.

Stakeholder roundtable

On December 2, 2020, the City hosted a virtual roundtable discussion with identified stakeholders to collect feedback on growth scenario one and to inform the development of two other growth scenarios. Stakeholders were identified and invited to join the roundtable based on subject matter interest and/or expertise to ensure that the appropriate sectors provide feedback into the analysis. The following organizations attended the roundtable:

- Guelph and District Home Builders Association
- Guelph Wellington Development Association
- University of Guelph
- Guelph Chamber of Commerce
- Guelph & Wellington Task Force for Poverty Elimination
- City of Guelph Accessibility Advisory Committee

The roundtable included:

- a presentation component
- a facilitated/moderated question and answer discussion

The facilitated question and answer discussion focused on the same topics as the online questionnaire being:

- assumptions used to create growth scenario one
- results of growth scenario one
- what should be considered in the creation of two other growth scenarios
- what the boundary of Guelph's Major Transit Station Area should be

For a summary of the virtual stakeholder roundtable, please see Appendix C.

Planning Advisory Committee

On December 15, 2020, at 6:30 PM a virtual meeting of Guelph's Planning Advisory Committee was held. Following a presentation on growth scenario one, members provided their input on the assumptions used for growth scenario one, the results of growth scenario one, and what should be considered in the creation of two other growth scenarios. Members also provided input on Guelph's Major Transit Station Area boundary.

For a summary of the Planning Advisory Committee meeting, please see Appendix D.

Communication methods

The communications methods used to share information with the community and stakeholders included:

- the City of Guelph's [Have Your Say Page](#)
- the [project webpage](#)
- the City of Guelph's social media accounts
- newspaper ads
- emails to the project contact list

Communication methods are explained in further detail below.

Have Your Say

[Have Your Say](#) serves as the project's landing page for community engagement. The page serves as a place for the public to learn more about the project and access relevant documentation such as discussion guides and town hall videos. The public has the opportunity to ask questions of the project team. Have Your Say directed the public to

provide their feedback through an online questionnaire and mapping exercise hosted on the platform.

Project webpage

The [project webpage](#) provides more information about Shaping Guelph: Growth Management Strategy. The website provides an overview of Shaping Guelph, including the scope and timeline of the project. It is a repository for all Council reports, background studies, and community engagement materials.

Social media

The City of Guelph used social media to share information about the project and town hall through the City's [Facebook page](#) and [Twitter](#) feed. From November 20 to December 3, 2020 there were Facebook posts, Tweets, and the virtual town hall video streamed on Facebook Live.

Newspaper coverage

Two newspaper ads for the town hall were placed in the Guelph Mercury Tribune on November 19, and November 26.

Emails to contact list

The City sent 3 emails to the project contact list informing them of the town hall and reminding them to complete the Have Your Say questionnaire.

Engagement and reach

The following table summarizes the reach of engagement and communications tactics throughout the engagement period.

Engagement tool	Reach
Online questionnaire	<ul style="list-style-type: none">71 participants
Virtual town hall	<ul style="list-style-type: none">17 participants logged into WebExviews of the Facebook livestreamviews on YouTube
Stakeholder roundtable	<ul style="list-style-type: none">6 representatives of local organizations
Have Your Say	<ul style="list-style-type: none">643 visits, with:<ul style="list-style-type: none">77 visitors registering as engaged306 visitors registering as aware482 registering as informed4 downloads of the Discussion Guide
Project web page	<ul style="list-style-type: none">351 unique visits
Social media	<p>Facebook</p> <ul style="list-style-type: none">2 Facebook posts with:<ul style="list-style-type: none">2,414-4,924 view range56-250 clickthrough rate5-9 share range5 comments/questions asked about the project1 Livestream of the town hall with:<ul style="list-style-type: none">23 views8 comments/questions asked about the project <p>Twitter</p> <ul style="list-style-type: none">3 Tweets

Engagement tool	Reach
	<ul style="list-style-type: none"> • 3,402-5,039 view range • 48-108 clickthrough rate • 6-13 retweet range • 1 comment or question asked about the project
Newspaper coverage	<ul style="list-style-type: none"> • 2 newspaper ads in the Guelph Mercury Tribune
Emails to the contact list	<ul style="list-style-type: none"> • 3 emails sent to the contact list comprised of 258 people/organizations

Data analysis

The City gathered feedback through the online questionnaire, the virtual town hall, the stakeholder roundtable, the Planning Advisory Committee, Have Your Say, and the City of Guelph's social media channels. Section 3 provides an overview of the key messages heard through community engagement.

Where responses were received to a quantitative question, results have been quantified. All comments received through engagement efforts have undergone a thematic analysis. This involves summarizing and categorizing qualitative data so that important concepts within the dataset are captured. Once completed, a collection of themes was used to formulate the descriptive text in this report. It is important to note that comments received were wide-ranging, and the appendices to this report provide a fulsome record of all comments received. Full summaries of each feedback opportunity, including the online questionnaire, virtual townhall, stakeholder roundtable, Planning Advisory Committee, and email submissions of feedback are provided in Appendices A through E.

Section 3: what we heard

This section provides a high-level summary of the main themes heard throughout community and stakeholder engagement on developing growth scenarios.

Assumptions for growth scenario one – key messages

Participants across the online questionnaire, the town hall, the stakeholder roundtable, and the Planning Advisory Committee provided feedback on the growth scenario one assumptions. They shared what they liked, disliked, or would change about the assumptions used for creating growth scenario one. Before responding, participants were shown key considerations and details about the assumptions used to create growth scenario one, as follows:

- planning for a minimum population of 203,000 and a minimum employment base of 116,000 in 2051 as required in [A Place to Grow](#)
- planning for a minimum of 50 per cent of our new housing units within our built-up area as required in APTG
- maximizing opportunities for growth in our [existing nodes, corridors, and downtown](#) (as expressed as community preference in August and September consultations)
- existing [Official Plan](#) maximum heights which range from 3, 6, and 10 storeys depending on the land use and location (as expressed as community preference in August and September consultations)
- existing Official Plan maximum densities which range from 35, 60, 100, and 150 units per hectare depending on land use and location
- [the Downtown Secondary Plan](#)

- [the Clair-Maltby Secondary Plan](#)
- [the Guelph Innovation District Secondary Plan](#)
- a fixed urban boundary that cannot change

Density

Online questionnaire participants shared that they liked that scenario one helps maintain and build a sustainable community in Guelph. They liked that density will be spread throughout the city. Participants liked the transition away from low-rise development and sprawl, sharing that attitudes about what a home is are changing. More residents are considering living in condos or apartments. However, some online questionnaire participants preferred lower densities, and there was concern that restricting building heights would provide fewer opportunities for public realm improvements. Some participants wished to see more single-detached or semi-detached homes developed. In contrast, others felt they wanted to see single-detached homes replaced with low-rise apartments. Participants were concerned that a housing mix of 40 per cent high density was not realistic. They shared they would prefer to see more mid-rise development. Participants had mixed opinions on the intensification target of 50 per cent; some felt it was very ambitious or did not like it, while others wanted to see the target higher.

Some stakeholder roundtable participants shared that homebuilders face high demand for single-detached homes in Guelph and noted that the current market rate in Guelph does not often support mid-rise development. Other participants wished to see new nodes and corridors added and shared that mixed-use mid-rise housing is preferred.

The Planning Advisory Committee discussion did not focus strongly on density related to the assumptions for growth scenario one.

Downtown

Participants in the online questionnaire shared that they liked that people would be brought into downtown and that the Downtown Secondary Plan will be maintained. They shared they would like to see higher density downtown and near the Guelph Central Station. Higher densities were preferred downtown as opposed to greenfield development.

Stakeholder roundtable participants asked how scenario one and the Official Plan process will impact the Downtown Secondary Plan and mixed-use zoning. City Staff shared that typically, the Official Plan precedes zoning updates, including mixed-use zoning. They shared that outcomes of this growth scenario exercise will inform the Official Plan.

The Planning Advisory Committee discussion did not focus strongly on the downtown related to the assumptions for growth scenario one.

Employment

Online questionnaire participants shared a desire for increasing employment opportunities in Guelph to help the city grow and reduce the need for long commutes. They raised questions regarding whether the recent employment shift to working from home would impact the employment growth projections.

Stakeholder roundtable participants reiterated that access to affordable housing is a key factor in attracting good quality employers to the City of Guelph.

The Planning Advisory Committee discussion did not focus strongly on employment related to the assumptions for growth scenario one.

Greenspace and environment

Participants expressed an appreciation for scenario one's focus on protecting natural areas, sensitive moraine areas, greenfield, and farmland, noting that it made good use of existing land and infrastructure. They felt that much of the greenspace in the city gives Guelph its character.

The stakeholder roundtable conversation did not have a strong focus on greenspace and the environment.

The Planning Advisory Committee discussion did not focus strongly on greenspace and the environment related to the assumptions for growth scenario one.

Infrastructure

Online questionnaire participants wanted to know more about how increased traffic and congestion caused by intensification will be addressed.

Stakeholder roundtable participants asked when the City of Guelph will know if areas of the City have the infrastructure capacity (i.e., stormwater or wastewater facilities) to be developed.

The Planning Advisory Committee discussion did not focus strongly on infrastructure related to the assumptions for growth scenario one.

Affordable housing

Online questionnaire participants wished to see an emphasis on addressing affordable housing, accessible housing, and homelessness.

Stakeholder roundtable participants shared that having a continuum of affordable housing, including single-detached homes, was important for talent acquisition and retention in Guelph. They shared a need for deeply affordable housing and that the Affordable Housing Strategy targets do not meet that need.

Planning Advisory Committee members asked how affordable housing is part of planning for future housing. Staff advised that in addition to the city's Affordable Housing Strategy, ensuring that there is a balanced supply of dwelling types providing housing choice is one way to set the stage for housing affordability.

General feedback on the assumptions

Online questionnaire participants had mixed sentiments on whether growth scenario one was based on realistic assumptions. Some participants suggested that the assumptions for scenario one are too static, and will leave Guelph's growth unable to fluctuate over time.

Stakeholder roundtable participants had questions about the end-user demographics and how growth scenario one considered Guelph's population structure. Some stakeholder roundtable participants questioned the assumption that the urban boundary of Guelph was fixed stating that APTG provides for the ability to expand settlement area boundaries.

Planning Advisory Committee members asked how shifts in demographics would impact planning for future housing.

Results of growth scenario one – key messages

Participants across the online questionnaire, the town hall, the stakeholder roundtable, and the Planning Advisory Committee shared their thoughts or reactions on the results of growth scenario one. Before responding, participants were shown the results of growth scenario one, including:

- that Guelph's existing built-up area has the capacity to accommodate 50 per cent of its residential growth to 2051
- accounting for committed and vacant planned designated greenfield area, Guelph can achieve the minimum of 50 persons and jobs per hectare on average throughout its designated greenfield area as required by APTG
- during the years where we would see the most housing being built in the Clair-Maltby area, we will be challenged to accommodate 50 per cent of new housing in our built-up area
- the scenario leaves little room for growth in our greenfield area and on our employment lands beyond 2051

Density

Online questionnaire participants shared that new greenfield developments should be high-density. Others suggested that there should be minimum height or density targets in certain nodes or corridors. Other participants shared that high-density housing is a housing choice that is not favoured by a portion of Guelph's population.

At the stakeholder roundtable, participants noted a concern for homebuilders where certain densities were not economically viable. They raised that there seemed to be a disconnect between the low-density residential designation and the desire to direct more housing to the built-up area.

Planning Advisory Committee Members asked about the density shift from the existing housing stock today to 40 per cent of the future density being comprised of high-rises in 2051.

Nodes and corridors

Online questionnaire participants indicated that the Clair-Maltby area was a place for higher density development that prioritized live-work opportunities.

Stakeholder roundtable participants expressed the need to rethink low-density residential designations along arterial or collector roads.

The Planning Advisory Committee discussion did not focus strongly on nodes and corridors related to growth scenario one results.

Greenspace and environment

Online questionnaire participants saw this growth scenario as an opportunity to move toward being a more sustainable city. Participants indicated a desire for infill areas to be developed first, preserving greenfield development for the planning timeframe.

The stakeholder roundtable conversation did not have a strong focus on greenspace and the environment.

The Planning Advisory Committee discussion did not focus strongly on greenspace and the environment related to growth scenario one results.

Infrastructure

Online survey participants noted concerns regarding road capacity and indicated they would like to see some arterial streets expanded. Some participants were concerned about development preceding an expansion of infrastructure capacity, and others suggested prioritizing development near existing infrastructure capacity.

In the stakeholder roundtable, participants asked about infrastructure capacity and when Guelph would know from their master planning work where development could proceed.

The Planning Advisory Committee discussion did not focus strongly on infrastructure related to the Growth Scenario One results.

Affordable housing

Online survey participants expressed a desire for Guelph to prioritize affordability for existing residents instead of future residents.

In the stakeholder roundtable, participants shared that businesses require affordable housing for their employees at all different levels. They shared that if Guelph wanted to attract good employers, housing is a key consideration.

The Planning Advisory Committee discussion did not focus strongly on affordable housing related to growth scenario one results.

General feedback on growth scenario one

Participants in the online survey had questions about when Guelph will have grown to its maximum capacity. They wanted to ensure Guelph's character remained vibrant in the city.

In the stakeholder roundtable, participants did not share general feedback growth scenario one, apart from what is presented above.

The Planning Advisory Committee discussion did not focus on general feedback related to growth scenario one results.

Creating two other growth scenarios – key messages

Participants across the online questionnaire, the town hall, the stakeholder roundtable, and the Planning Advisory Committee shared their thoughts on what to consider in exploring two other growth scenarios. Participants were shown considerations that can be looked at differently and ones that must remain the same:

Considerations that cannot change	Considerations that can change
<ul style="list-style-type: none">• The city's boundary	<ul style="list-style-type: none">• Directing more than 50 per cent of new housing units to our built-up area
<ul style="list-style-type: none">• Planning for a minimum population of 203,000 and a minimum employment base of 116,000 in 2051	<ul style="list-style-type: none">• Directing more growth to specific nodes and corridors in the built-up area through increasing the densities and/or heights of buildings beyond what the Official Plan currently permits
<ul style="list-style-type: none">• Planning for a minimum of 50 per cent of new dwelling units in the built-up area	<ul style="list-style-type: none">• Creating new nodes and corridors

Considerations that cannot change	Considerations that can change
<ul style="list-style-type: none"> Revising the planned densities in the Guelph Innovation District Secondary Plan and the planned densities in the preferred community structure for the Clair-Maltby Secondary Plan area. These densities ensure that we can meet the minimum 50 persons and jobs designated greenfield area target as per the Provincial Growth Plan 	<ul style="list-style-type: none"> Consider a different mix of housing types
<ul style="list-style-type: none"> Planning for a minimum of 150 persons and jobs in our urban growth centre (downtown) 	<ul style="list-style-type: none"> Consider a different rate of growth for the build out of our designated greenfield area

Discussion – direct more new housing in the built-up area

In the online survey, participants provided their level of agreement with the statement, “A growth scenario should be explored that directs more than 50 per cent of our new housing units to our already developed areas”. Seventy-five (75) per cent agreed or strongly agreed, 6 per cent neither agreed nor disagreed, and 19 per cent disagreed or strongly disagreed.

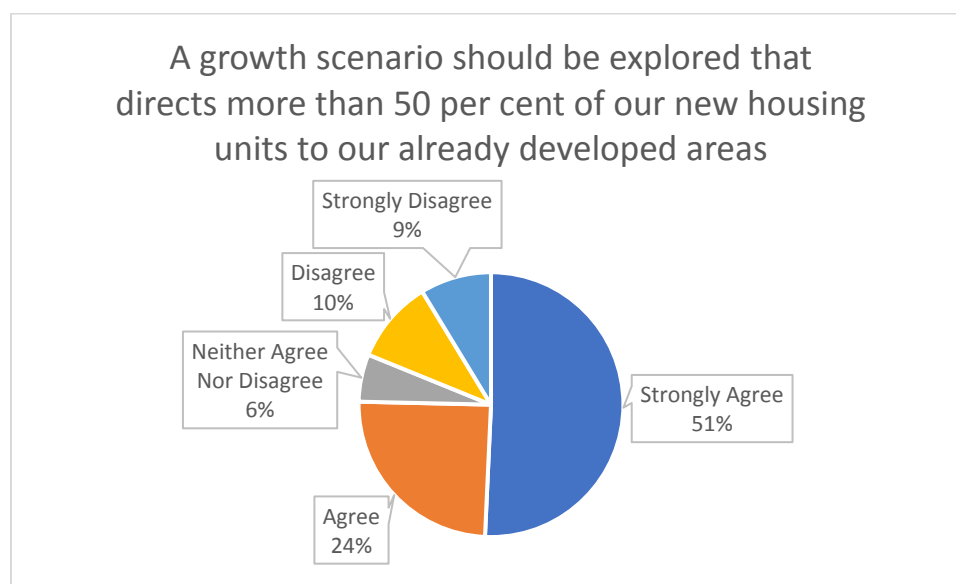


Figure 1: Participant responses to "A growth scenario should be explored that directs more than 50 per cent of our new housing units to our already developed areas".

Comments that accompanied participant agreement with directing more than 50 per cent of growth to the built-up area shared that infrastructure is already in place in the built-up area. They noted that adding more housing to the built-up area would be more sustainable and reduce car dependency. They shared that Guelph could reach its growth targets by re-developing suburban areas with mid-rise, mixed-use communities. Participants emphasized that creative planning would be necessary to see this realized. Participants who did not wish to see more than 50 per cent of new housing added to the built-up area shared concerns

about density, infrastructure capacity and that Guelph was already struggling with intensification.

Participants in the stakeholder roundtable shared that the City of Guelph should not assume that the urban boundary cannot change, given the boundary can change if the growth cannot be accommodated within the urban boundary. They felt that growth should be balanced between greenfield development and development in the built-up area. If the development that can occur within the urban boundary is not opened up to more development, there will be higher densities directed to specific areas.

Planning Advisory Committee Members indicated a desire to see a growth scenario that directed more than 50 per cent of growth to the built-up area. It was suggested that it might be too much, but they recognized that there may be opportunities for more growth in the built-up area, especially in the mid-rise housing form and that directing more growth to the built-up area may ensure that there are greenfield lands available for growth post 2051.

Discussion – dwelling type mix

Participants in the online survey indicated their level of agreement with each of the following statements "A growth scenario should be explored that:

- *includes more townhouses in our dwelling type mix.*
- *includes more mid-rise apartments, typically 3 to 6 storeys tall, in our dwelling type mix.; and*
- *includes more high-rise apartments, typically taller than 6 storeys, in our dwelling type mix."*

Across all three questions, there appeared to be general support for a growth scenario exploring increased densities. There was the strongest support for exploring a growth scenario with more townhouses in the dwelling type mix. Seventy-seven (77) per cent of participants agreed or strongly agreed, and 10 per cent disagreed or strongly disagreed.

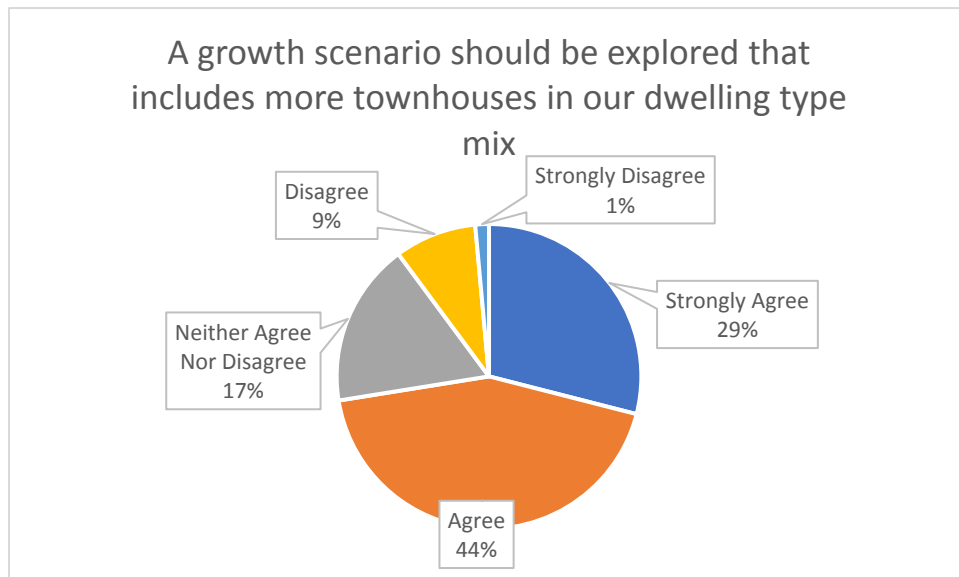


Figure 2: Participant responses to "A growth scenario should be explored that includes more townhouses in our dwelling type mix".

There was support for exploring a growth scenario with more mid-rise apartment buildings between 3 and 6 storeys. Seventy (70) per cent of participants agreed or strongly agreed, whereas 22 per cent disagreed or strongly disagreed.

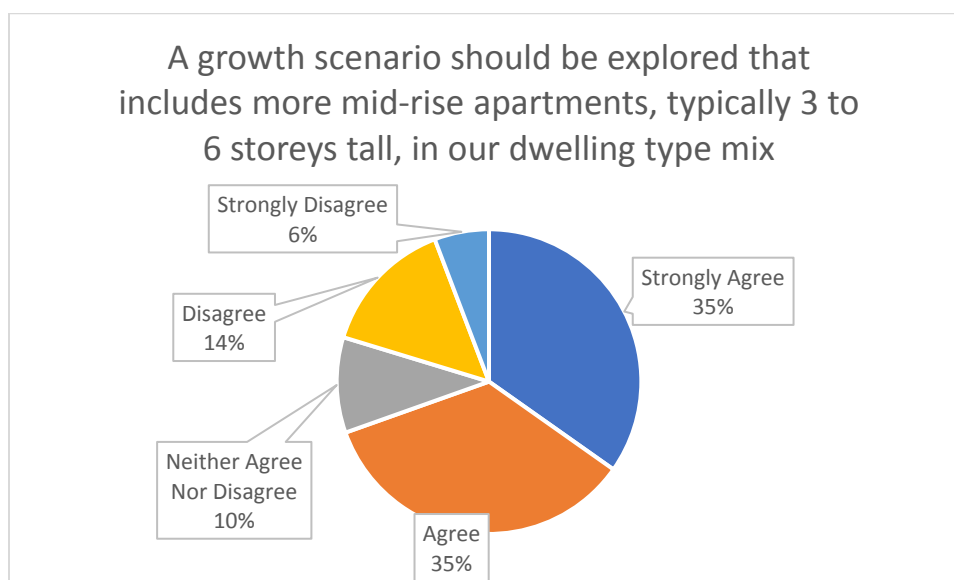


Figure 3: Participant responses to "A growth scenario should be explored that includes more mid-rise apartments, typically 3 to 6 storeys tall, in our dwelling type mix".

Exploring a growth scenario with more high-rise apartments had the least amount of support. Forty-eight (48) per cent agreed or strongly agreed, and 39 per cent either disagreed or strongly disagreed.

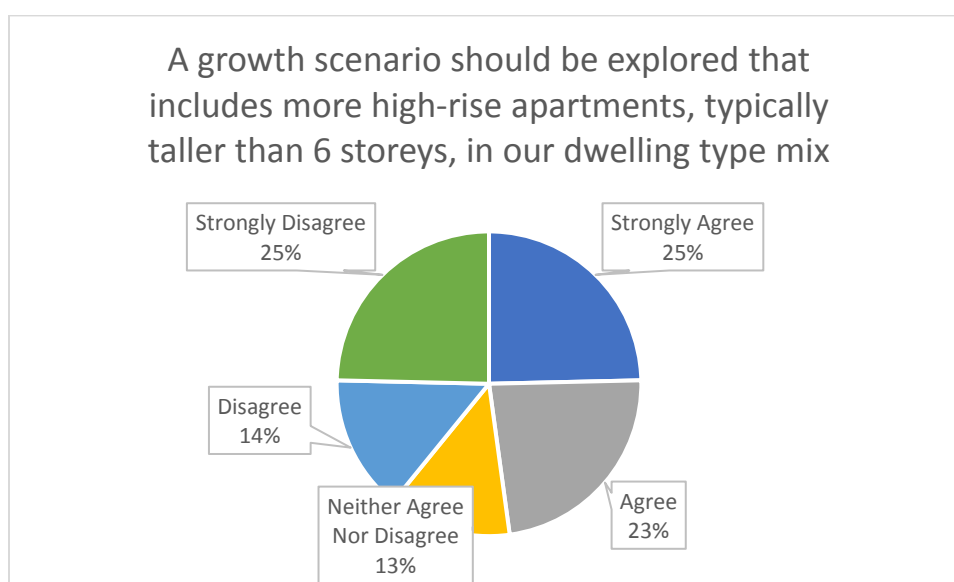


Figure 4: Participant responses to "A growth scenario should be explored that includes more high-rise apartments, typically taller than 6 storeys, in our dwelling type mix".

Participants shared a range of detailed comments to help explain their selections and preferences. Participants who supported higher densities indicated that it was important for greenspaces to be protected, use existing infrastructure, and add gentle intensification and

missing middle housing typologies (e.g., low-rise buildings with multiple dwelling units). When participants supported high-rise building types, the infrastructure needed to be available to support them. They shared that high-rises are more cost and land efficient and help Guelph reach its growth targets. Participants supported mid-rise building heights, sharing that they felt they were a good way to create a livable community while offering significant density. Participants wished to see lower density housing to preserve Guelph's character, noting that people are looking for single-detached homes and townhouses. Participants encouraged Guelph to look at worldwide examples of sustainable housing typologies.

Participants in the stakeholder roundtable shared that townhouses, semi-detached homes and smaller singles are a preferred housing type. They cautioned that mid-rise buildings do not work at current market rates. Stakeholders iterated the importance of ensuring housing is available and accessible to those who use mobility devices.

Planning Advisory Committee members supported scenarios that consider a range of housing to meet community needs over time. A member expressed that adding gentle density in existing neighbourhoods should not be overlooked. They supported more land use for mid-rise buildings between 4 and 6 storeys.

Discussion – nodes and corridors

Online questionnaire participants indicated their level of agreement with each of the following statements "A growth scenario should be explored that:

- *identifies new nodes or corridors*
- *establishes different maximum building heights and densities for different nodes and corridors (some lower some higher).*

Many participants shared that they would like to see a growth scenario exploring new nodes and corridors. Seventy-four (74) per cent agreed or strongly agreed, and only 13 per cent disagreed or strongly disagreed.

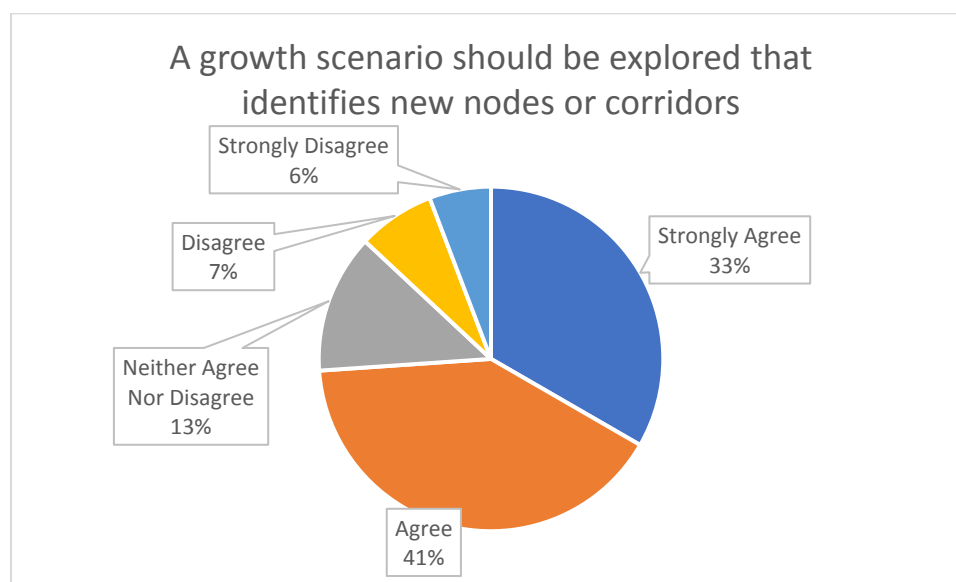


Figure 5: Participant responses to "A growth scenario should be explored that identifies new nodes or corridors".

Participants supported establishing a growth scenario with different maximum building heights and densities for different nodes and corridors. Seventy (70) per cent of participants agreed or strongly agreed. Ten (10) per cent disagreed or strongly disagreed with exploring a growth scenario that establishes different maximum building heights and densities for different nodes and corridors.

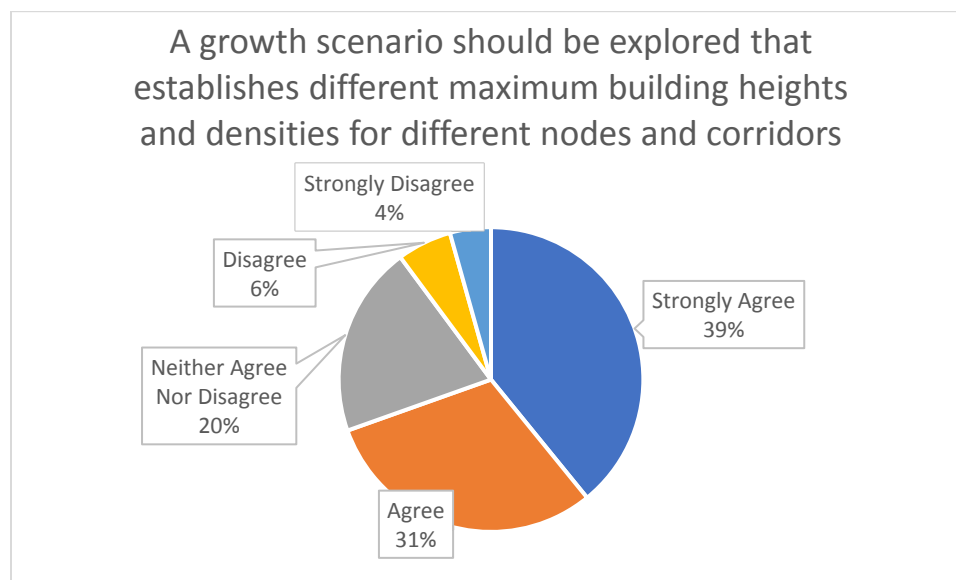


Figure 6: Participant responses to "A growth scenario should be explored that establishes different maximum building heights and densities for different nodes and corridors".

Online questionnaire participants who wished to see new nodes or corridors established noted that they would like to see the nodes more connected and reduce development pressure on existing nodes and corridors, spreading development throughout the city. Participants wished to see higher densities at the nodes and medium densities along corridors. Most participants wanted to see a growth scenario that established different maximum building heights and densities for different nodes and corridors that made sense for the local context. Participants who disagreed with exploring a growth scenario with different maximum building heights wanted to see uniform height limits across the city.

At the stakeholder roundtable, participants asked whether new nodes could be developed under scenario one. They shared a need to rethink and increase possible heights since bonusing is no longer permitted under the Planning Act.

Planning Advisory Committee members supported growth scenarios that show Guelph growing up and not out. They suggested that different nodes and corridors could have different maximum building heights. Comments expressed that scenarios should concentrate mid-rise development in the nodes and corridors and direct higher density developments in the downtown.

Discussion – rate of growth

Participants in the online questionnaire indicated their level of agreement with the following statement "A growth scenario should be explored that retains more designated greenfield area land for growth beyond 2051". A majority of participants wished to see a growth scenario that retains more designated greenfield area land for growth beyond 2051. Sixty-

seven (67) per cent agreed or strongly agreed, and 22 per cent disagreed or strongly disagreed.

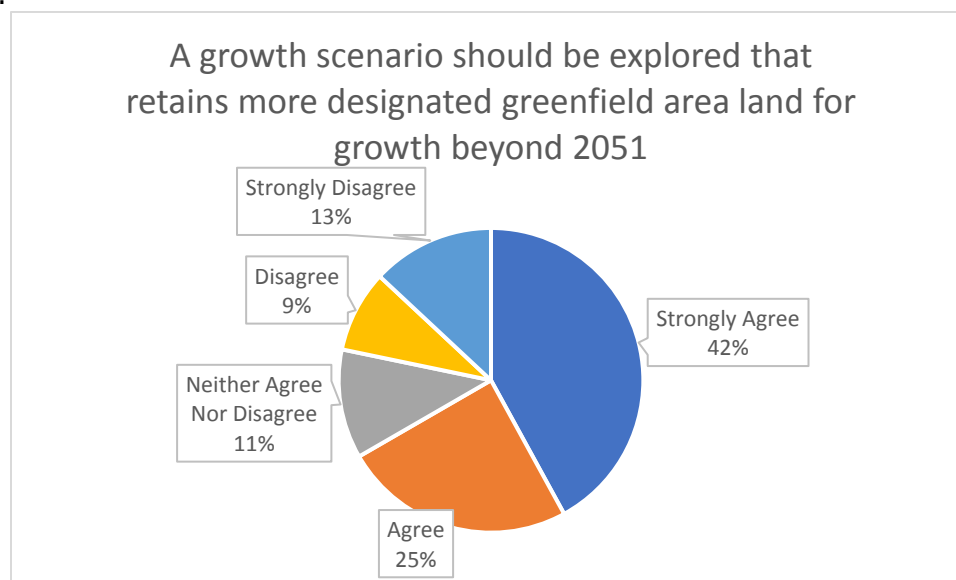


Figure 7: Participant responses to "A growth scenario should be explored that retains more designated greenfield area land for growth beyond 2051".

Participants who wished to see more greenfield land retained for growth beyond 2051 noted that preserving greenfield was considered more economical, making the best use of existing infrastructure. They shared it was preferable to preserve the greenfield areas now rather than redevelop them later within a short timeframe. Participants did not wish to see available greenfield lands used to accommodate low-density development. Participants who did not want to see a growth scenario with more designated greenfield land for growth beyond 2051 shared their assumption that retaining these greenfield lands would require shifting the dwelling mix percentages towards higher densities. They did not prefer this, sharing that the market demands low density, ground-oriented housing.

Participants in the stakeholder roundtable did not comment on the rate of growth in Guelph.

The Planning Advisory Committee asked questions about how growth forecasts for Guelph were determined and if they considered people moving out of the GTA. They asked how Guelph's character can be maintained as it grows.

Discussion – other growth scenario suggestions

Participants in the online questionnaire shared additional considerations to explore for the other two growth scenarios. Many participants expressed that greenspace is one of the most important aspects that makes Guelph unique and should be protected and enhanced. Participants wished to reconsider the dwelling type mix, including more medium and low density or ground-oriented housing types. Other participants suggested exploring a growth scenario with a 100 per cent residential intensification target. Others suggested planning to fail to reach the population targets.

Participants in the stakeholder roundtable shared the need to consider providing deeply affordable housing. They shared that finding an affordable home is nearly impossible for individuals whose income source is social assistance or minimum wage work. This challenge compounds for individuals who need accessible housing or a particular housing type to meet

their needs. Stakeholders wished to ensure Guelph has sufficient space for transit enhancements and expansion as it continues to grow.

Planning Advisory Committee members commented that when adding more units downtown, there is a need to ensure it remains walkable and livable. A member shared concern that locating more tall buildings downtown might compromise that livability. The committee suggested using Guelph examples of mid-rise developments to illustrate gentle intensification.

Major Transit Station Area delineation

Online questionnaire participants identified (with a pin on a map) which areas within 500 and 800 metres of the Guelph Central Station should be considered part of Guelph's Major Transit Station Area. Eight participants shared 14 pins on the map, as shown below.

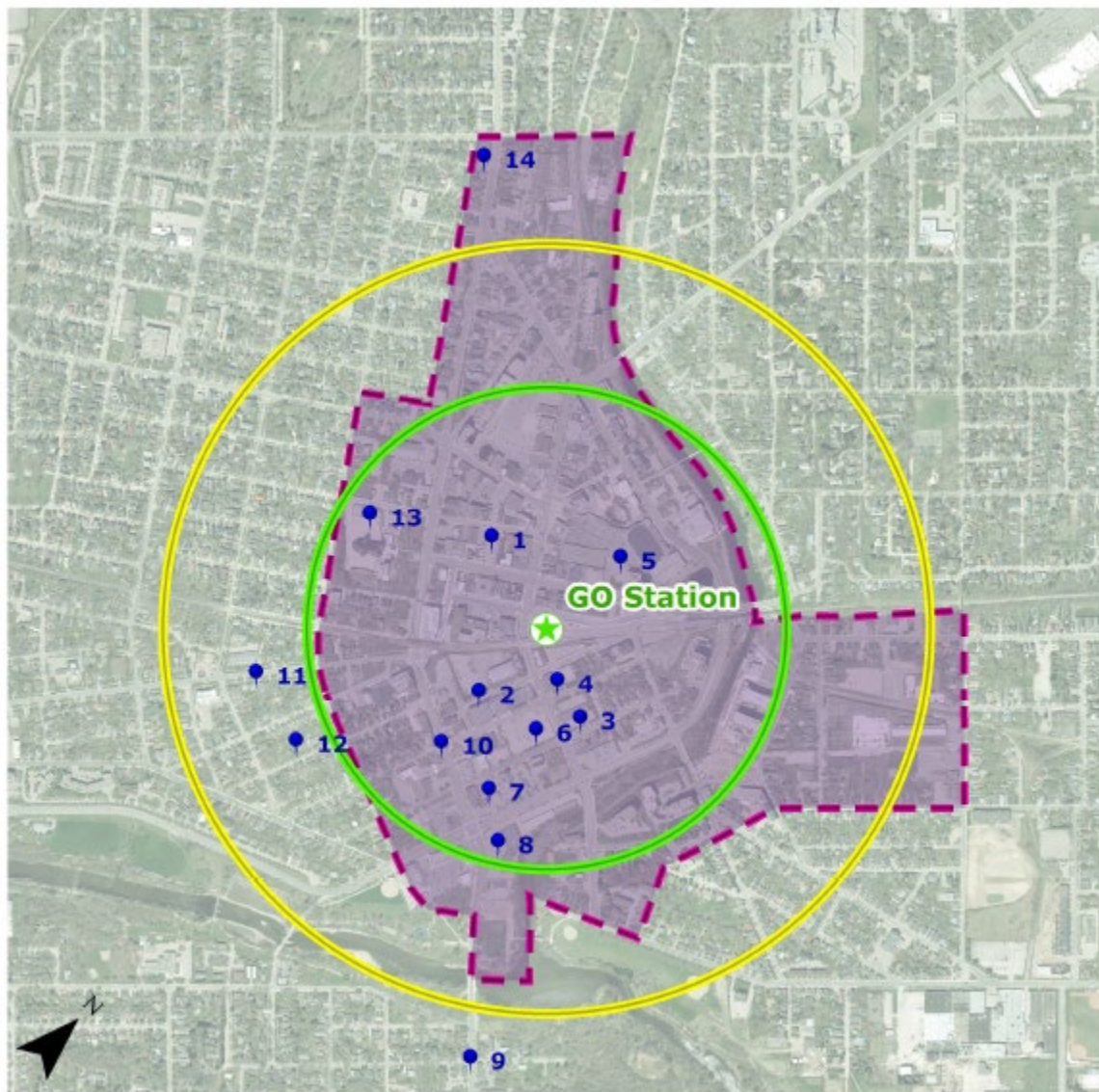


Figure 8: A map of Guelph's Major Transit Station Area showing pins participants placed.

Most pins were located within a 500-metre radius (delineated by the green circle) of the Guelph Central Station. Two pins were located southwest of the downtown within the 800 (yellow circle) metre radius of the Guelph Central Station. Two pins were dropped outside of the 800-metre radius. One in the northwest section of the downtown, and another south of the downtown.

Participants provided comments. Referring to the overall Major Transit Station Area, participants felt the current downtown delineation was appropriate. Higher density should be adjacent to the transit station to create a walkable downtown, supporting downtown businesses.

In the stakeholder roundtable, participants provided feedback on the Major Transit Station Area map. Stakeholders shared that intensification often follows all-day GO expansion. They shared that to make this work; the City should work with the province to pre-zone the land downtown. They encouraged using the 800-metre radius to delineate the Major Transit Station Area. Finally, they asked questions about the GO Station's impact on the Downtown Secondary Plan and parking in the area.

Planning Advisory Committee members shared concern about the "as the crow flies" 800-meter radius from the station stop. The committee felt that it was not appropriate, and that walking distance should be used to account for physical barriers, and constraints from the central train station. The members shared that high-density developments should be located closer to the Guelph Central Station to facilitate inter-regional travel. They shared a preference for different policies for different areas of the Major Transit Station Area. They expressed an interest in including lands to the west of downtown along Waterloo Avenue and south to the river as part of the Major Transit Station Area.

Section 4: next steps

The feedback from the developing growth scenarios community engagement will be considered through the preparation of the Housing Analysis and Strategy and growth scenario work. Additionally, in December 2020 the Employment Lands Strategy was released through a Council information report. Engagement on the Employment lands Strategy occurred throughout January 2021. The Housing Analysis and Strategy and Employment Lands Strategy and the community feedback gathered to date will help shape two other growth scenarios the City of Guelph will present in Spring 2021.

Appendix A – Have Your Say questionnaire summary

Introduction

The Have Your Say questionnaire was open from November 26, 2020, to December 18, 2020, and had 71 responses. The questionnaire invited participants to share their feedback on growth scenario one. Growth scenario one is a scenario for growth in Guelph that uses the existing Official Plan policy structure and framework to accommodate the forecasts and targets in APTG. The feedback received from the survey will help to determine two additional growth scenarios for the City of Guelph. The three growth scenarios will be presented for community engagement in Spring 2021. Once a preferred growth scenario is selected, a growth management strategy will be developed to guide growth and development for the next 30 years.

Participants identified what they liked, did not like, and would change about the assumptions used in growth scenario one. They provided their reactions to the results of growth scenario one. Participants shared if they agreed or disagreed with changing the following assumptions used in Scenario One, including:

- including more townhouses, mid-rise apartments, or high-rise apartments in Guelph's dwelling type mix
- identifying new nodes or corridors
- establishing different maximum building heights and densities for different nodes and corridors (some lower, some higher)
- retaining more designated greenfield area land for growth beyond 2051

Participants provided comments to help explain their choices for each of the assumptions above. They gave suggestions on additional considerations for Guelph to look at when developing the other two growth scenarios. Finally, they shared their thoughts on what the boundary should be for Guelph's Major Transit Station Area.

Results

Assumptions for growth scenario one

Participants identified what they liked, disliked, or would change about the assumptions used for creating growth scenario one. Participant responses are organized by theme and summarized below. Key themes that emerged included density, comments on the nodes, corridors and downtown, employment, greenspace and the environment, infrastructure and affordable housing.

Density

Participants liked that growth scenario one helps maintain and establish walkable neighbourhoods in Guelph, and that the density will be spread throughout the city. They liked that 50 per cent of Guelph's new housing will be allocated to the built-up area as it would help with careful planning of neighbourhoods going forward. Participants liked that scenario one continued a shift away from low-rise development and sprawl. They shared that attitudes regarding what a home is (apartments versus single-detached dwellings) are changing. They liked that scenario one had a good balance between adding density without sprawling single-detached homes or skyscrapers.

When it came to what participants disliked or would change, some participants preferred lower densities, while others preferred higher densities. There was concern that restricting building heights would result in less opportunity for good pedestrian experiences.

Participants wanted to see higher-order transit and public realm improvements, including making it more economical to build underground parking. Some participants wished to see more single-detached or semi-detached homes developed. In contrast, others felt they wanted to see single-detached homes replaced with low-rise apartments. Still, others shared that they wanted to see more missing middle developments (e.g., low and mid-rise buildings with multiple dwelling units). Some participants felt that COVID-19 had negatively impacted the appeal of high-density housing and that buyers would seek ground-oriented housing. Other participants were concerned that a housing mix of 40 per cent high density was not realistic, and they would prefer to see more mid-rise development. Others shared they would like to see more mid-rise in place of low-density housing.

Participants had mixed opinions on the intensification target of 50 per cent. Some felt it was very ambitious or did not like it. In contrast, others wanted to see a higher target.

Nodes and corridors

Participants liked that growth was being maximized in existing nodes and corridors but felt that new nodes and corridors should be identified to allow more growth opportunities. Participants were concerned about a lack of commercial development opportunities in the city's areas projected for growth. They felt this would negatively impact walkability for people traveling to work, school, and shopping.

Participants would like to see the 15-minute city concept (i.e., having amenities, employment, and socialization opportunities within a 15-minute walk or bike from a person's home) being integrated into the growth scenarios and move away from a car-centered approach. Participants suggested that new East/West corridors be created near Clair Road and Woodlawn Road with a mix of uses.

Downtown

Participants liked that people would be brought into downtown, and that the Downtown Secondary Plan would be maintained. Participants liked the restrictions on building heights downtown.

Participants indicated they would like to see higher density downtown and near the Guelph Central Station. They would prefer to see higher densities downtown as opposed to greenfield developments. Participants were displeased that there was no mention of transit development to accommodate people travelling in and out of the downtown core. Some participants mentioned that restrictions on sightlines from the Basilica of Our Lady Immaculate should be removed.

Employment

Participants shared that increasing employment opportunities in Guelph would help keep up growth in the city, increase transit use, and reduce the need for long commutes.

Participants asked if the recent employment shift to working from home would impact the employment growth projections and wondered if Guelph has the proper internet infrastructure to accommodate the change.

Greenspace and environment

Participants appreciated Scenario One's focus on protecting natural areas, sensitive moraine areas, greenfield, and farmland, noting that it makes good use of existing land and infrastructure. They felt that much of the greenspace in the city gives Guelph its character.

Participants were concerned about the consumption of greenfield lands and the expansion into undeveloped land. They shared concern for having enough future land available for public parks and recreation facilities, including community gardens in the built-up area and designated greenfield area. Participants did not like that Guelph will expend the stock of remaining greenfield lands by 2051.

Participants did not like the assumption that developers would cover the costs of brownfield remediation, as they thought this could limit their redevelopment potential. There was some disagreement about information showing the lands outside of the Guelph's geographic boundary as Prime Agricultural and Growth Plan natural heritage system.

Infrastructure

Participants wanted to know more about how increased traffic and congestion will be addressed as a result of adding more housing. Participants wanted to ensure adequate water and sanitary sewer capacity and that hospital infrastructure can keep pace with growth.

Affordable housing

Participants wished to see an emphasis on addressing affordable housing, accessible housing, and homelessness, including alternative housing including co-housing, co-operatives, co-living, group homes, and smaller-scale infill development.

General feedback on the assumptions

Some participants thought scenario one was based on realistic assumptions. In contrast, others shared that the population projections were not realistic. Some people did not like the assumptions used for growth scenario one. Some participants felt that scenario one assumptions are too static and could stifle the City's ability to manage resources effectively.

Results of growth scenario one

Participants shared similar thoughts and reactions to growth scenario results as the assumptions used to create scenario one. Generally, participants liked maintaining undeveloped lands and adding new housing to the downtown area. However, some participants suggested urban boundary expansions should be considered if there is no room for growth beyond 2051. They shared that scenario one depends on landowners, and the scenario could experience pushback from residents. New ideas about the results of scenario one are summarized below under each subheading.

Density

Some participants shared that new greenfield developments should be high-density. Others suggested that there should be minimum height or density targets in certain nodes or corridors. Participants shared that high-density housing is a housing choice that a portion of the Guelph population does not favour, and felt that it would be difficult to meet the growth target because of this.

Nodes and corridors

Many people mentioned the Clair-Maltby area as one that could be developed more densely and prioritize live-work opportunities but felt that this was not reflected in growth scenario one.

Greenspace and environment

Participants shared that scenario one would highlight the challenges of living within Guelph's natural constraints. This offers an opportunity to become a modern, environmentally

sustainable city. Some participants would like to see greenspace and agricultural areas preserved and expanded and shared a desire for infill areas to be developed first to keep greenfield development to the end of the development timeframe.

Infrastructure

Participants shared concerns about traffic and road capacity, specifically along Gordon Street, Brock Road, and Victoria Road, and a desire to see arterial streets expanded. There was some concern about development proceeding at a rate that outpaced infrastructure capacity, and participants suggested prioritizing development near existing infrastructure capacity.

Affordable housing

Participants shared a desire for Guelph to prioritize affordability for existing residents, as opposed to future residents.

General feedback on growth scenario one

Participants asked when Guelph will have grown to its maximum capacity and shared that they wanted to ensure Guelph's character remained vibrant in the city.

Creating two other growth scenarios

Discussion – direct more new housing in the built-up area

Participants indicated their level of agreement with the statement, "A growth scenario should be explored that directs more than 50 per cent of our new housing units to our already developed areas". 51 per cent of respondents strongly agreed, 24 per cent agreed, 6 per cent of participants neither agreed or disagreed, 10 per cent disagreed, and 9 per cent strongly disagreed.

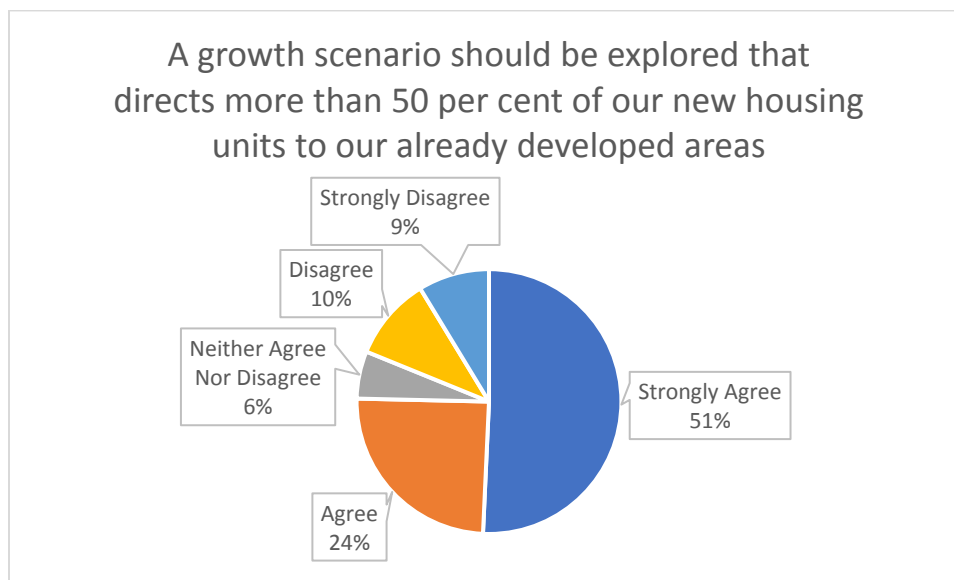


Figure 8: Participant responses to "A growth scenario should be explored that directs more than 50 per cent of our new housing units to our already developed areas".

Comments that provide context for participant selections are summarized below.

Comments to help understand participant selections above

Participants who wished to see a growth scenario that directed more than 50 per cent of new housing to already developed areas shared that infrastructure and services are established in the built-up area, and it would be less costly to develop. Participants shared it would be more environmentally friendly and sustainable to maximize the use of space within the built-up area.

Participants wanted to see more housing planned for the already developed areas to reduce car dependency within the city. Participants thought Guelph could reach its growth targets by re-developing suburban areas with mid-rise, mixed-use walkable communities Guelph. Protecting greenspace was a key consideration of participants who wanted to see 50 per cent of Guelph's new housing directed to the built-up area. Participants emphasized a need for creative planning to see more than 50 per cent of new housing added to the built-up area. Some participants expressed concern that Clair-Maltby is the last remaining greenfield in Guelph and shared a preference to develop elsewhere.

Participants who did not wish to see more than 50 per cent of new housing added to the built-up area shared concerns about impacts of density and wondered if it was realistic in the long-term. This included consideration of existing infrastructure capacity, as they noted capacity is already strained with intensification. Participants shared that the south end of Guelph is overcrowded with traffic and parked cars. They shared concerns that high density housing would bring adverse changes such as loss of privacy, shadow, and wind tunnels to existing neighbourhoods. Participants shared concerns that lands within the built-up area had been a struggle to develop in the past and wished to know what would make it possible to develop those lands now.

Discussion – dwelling type mix

Participants indicated their level of agreement with each of the following statements "A growth scenario should be explored that:

- *includes more townhouses in our dwelling type mix.*
- *includes more mid-rise apartments, typically 3 to 6 storeys tall, in our dwelling type mix.; and*
- *includes more high-rise apartments, typically taller than 6 storeys, in our dwelling type mix."*

When asked their level of agreement with "A growth scenario should be explored that includes more townhouses in our dwelling type mix," the results were as follows. 29 per cent of respondents strongly agreed, 44 per cent agreed, 17 per cent of participants neither agreed nor disagreed, 9 per cent disagreed, and 1 per cent strongly disagreed.

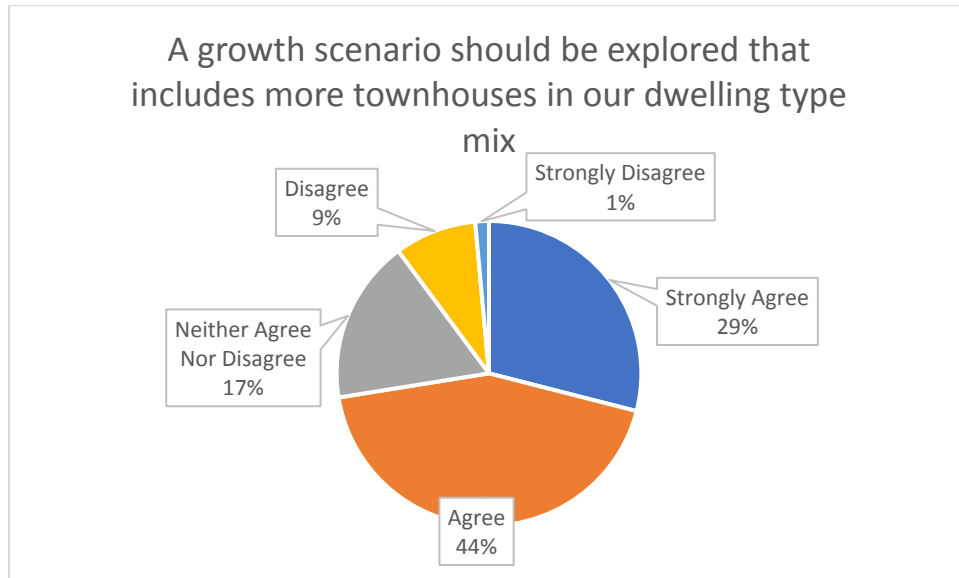


Figure 9: Participant responses to "A growth scenario should be explored that includes more townhouses in our dwelling type mix".

When asked their level of agreement with "A growth scenario should be explored that includes more mid-rise apartments, typically 3 to 6 storeys tall, in our dwelling type mix," the results were as follows. Thirty-five (35) per cent of respondents strongly agreed, 35 per cent agreed, 10 per cent of participants neither agreed nor disagreed, 14 per cent disagreed, and 6 per cent strongly disagreed.

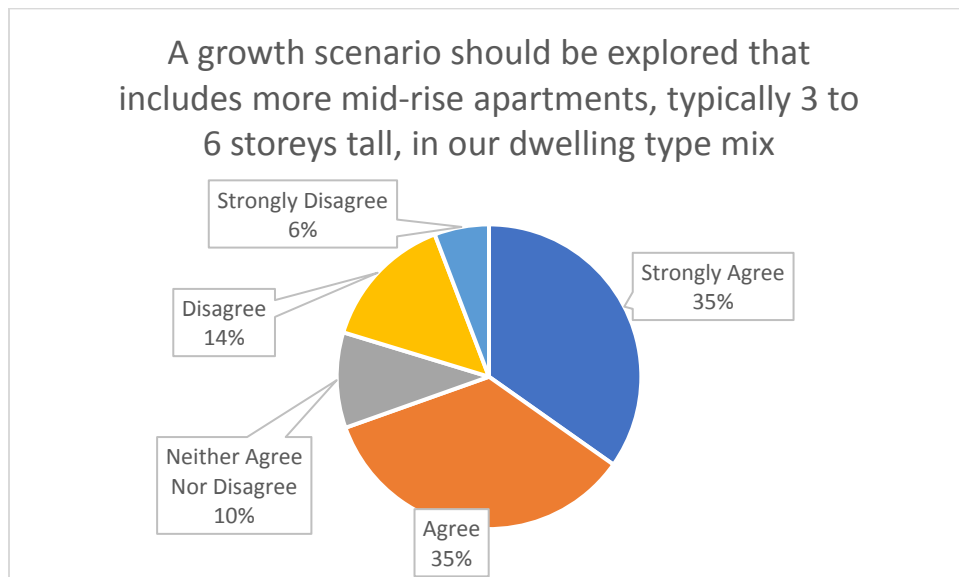


Figure 10: Participant responses to "A growth scenario should be explored that includes more mid-rise apartments, typically 3 to 6 storeys tall, in our dwelling type mix".

When asked their level of agreement with "A growth scenario should be explored that includes more high-rise apartments, typically taller than 6 storeys, in our dwelling type mix," the results were as follows. Twenty-five (25) per cent of respondents strongly agreed,

23 per cent agreed, 13 per cent of participants neither agreed nor disagreed, 14 per cent disagreed, and 25 per cent strongly disagreed.

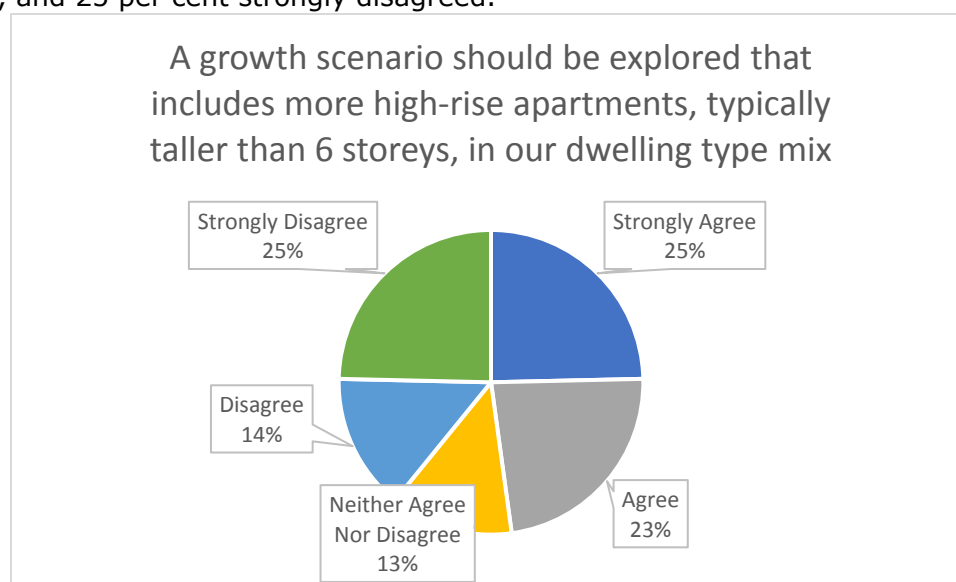


Figure 11: Participant responses to "A growth scenario should be explored that includes more high-rise apartments, typically taller than 6 storeys, in our dwelling type mix".

Across all three questions, there appeared to be general support for a growth scenario exploring increased densities. There was strong support for exploring a growth scenario with more townhouses in the dwelling type mix. There was support for exploring a growth scenario with more mid-rise apartment buildings between 3 and 6 storeys. Exploring a growth scenario with more high-rise apartments had the least amount of support. Comments that provide context for participant selections are summarized below.

[Comments to help understand participant selections above](#)

Participants shared a range of detailed comments to help explain their selections and preferences. Participants who supported higher densities shared it was important for green spaces to be protected, make use of existing infrastructure, and add gentle intensification and missing middle housing typologies (e.g., low-rise buildings with multiple dwelling units). Participants who wanted to see lower density housing types shared that adding in lower density housing would help to preserve Guelph's character. Others shared that single-detached homes were a housing typology they wished to see.

When participants supported high-rise building types, they shared that it was important to add the infrastructure to support it, such as public transit and walkable neighbourhoods. They shared that Guelph would need a mix of more intensified housing options to approach the provincial growth target, and that building density in transit-supported areas made sense. They shared that high rises were more cost and land efficient. Participants who had concerns about adding in high-rise buildings shared concern about shadow impacts and wind impacts.

Participants who supported mid-rise building heights felt it was a more livable, human-friendly, and pleasant experience than high-rises, but that it provided a good range of affordable housing. Participants thought 3-6 storey buildings afforded more interesting residential and commercial configurations while offering significant density.

Participants who preferred a growth scenario with lower rise buildings shared concerns about increased densities causing parking, traffic, and crowding issues, especially along Gordon Street. Participants shared that higher rise buildings would negatively impact the character of the city. Participants shared that density could be achieved on a human scale by building townhomes and lower rise buildings. They noted that townhomes are preferred for new home buyers as an affordable option. Some participants wished to see an option that increased single or semi-detached housing types. They shared that families preferred single-detached homes and that the plan would create unaffordable single-detached homes. They shared that the market is demanding more single-detached homes but policy was constricting supply.

Some participants encouraged Guelph to look at worldwide examples of innovative and sustainable housing typologies. Others shared that increasing densities continues an established trend that is beneficial for a sustainable community. Some participants shared the need for good quality and mixed-use development with commercial and office space.

Discussion – nodes and corridors

Participants indicated their level of agreement with each of the following statements “A growth scenario should be explored that:

- *identifies new nodes or corridors.; and*
- *establishes different maximum building heights and densities for different nodes and corridors (some lower some higher).*

When asked their level of agreement with “A growth scenario should be explored that identifies new nodes or corridors,” the results were as follows. Thirty-three (33) per cent of respondents strongly agreed, 41 per cent agreed, 13 per cent of participants neither agreed nor disagreed, 7 per cent disagreed, and 6 per cent strongly disagreed.

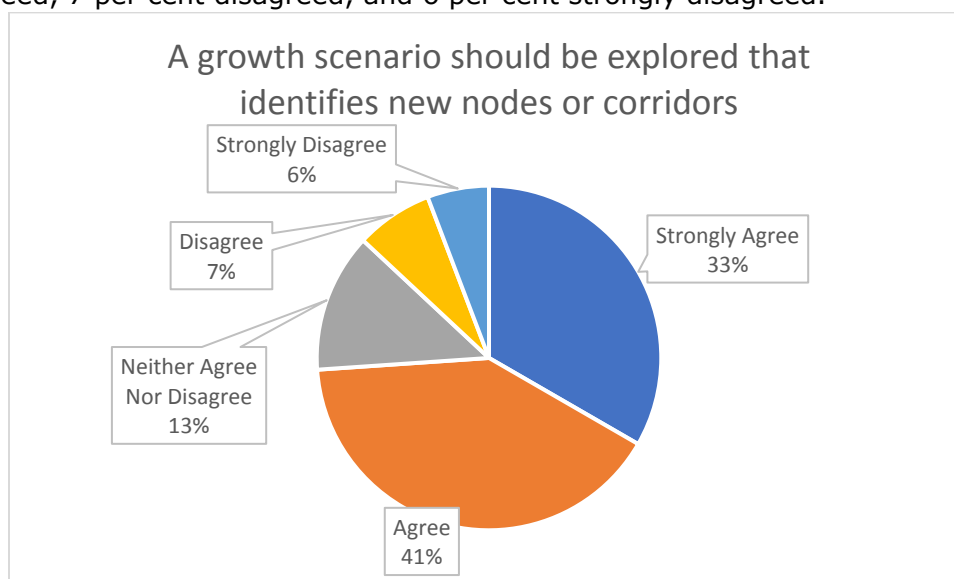


Figure 12: Participant responses to “A growth scenario should be explored that identifies new nodes or corridors”.

When asked their level of agreement with “A growth scenario should be explored that establishes different maximum building heights and densities for different nodes and corridors (some lower some higher),” the results were as follows. Thirty-nine (39) per cent

of respondents strongly agreed, 31 per cent agreed, 20 per cent of participants neither agreed nor disagreed, 6 per cent disagreed, and 4 per cent strongly disagreed.

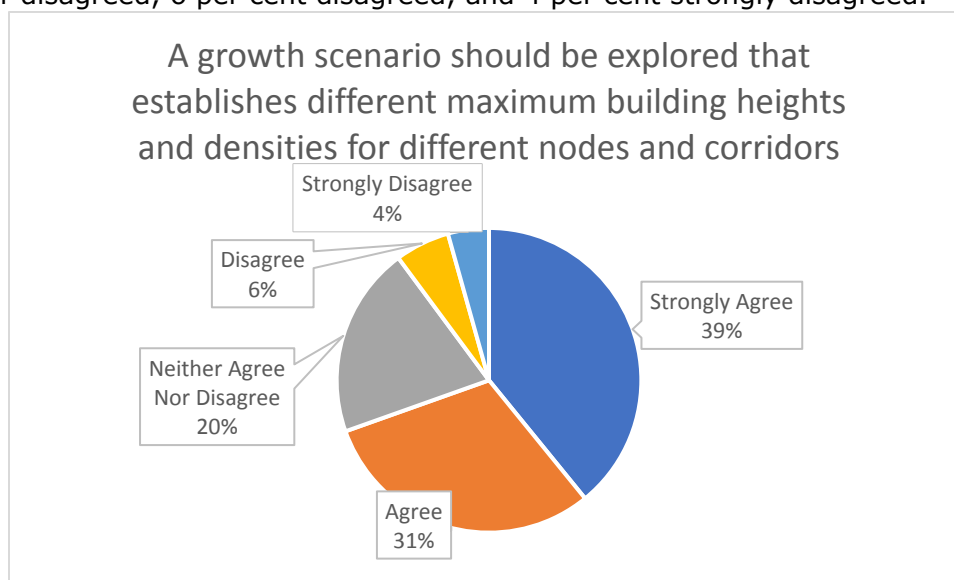


Figure 13: Participant responses to "A growth scenario should be explored that establishes different maximum building heights and densities for different nodes and corridors".

A majority of participants would like to see a growth scenario that explores identifying new nodes and corridors. Participants supported establishing a growth scenario with different maximum building heights and densities for different nodes and corridors. Comments that provide context for participant selections are summarized below.

Comments to help understand participant selections above

For those who wished to see new nodes and corridors established, they shared that nodes and corridors should be allowed to occur organically as the city grows. Participants wanted to see new nodes at major intersections that are relatively undeveloped. They expressed a need to identify new corridors to relieve the pressure off the Gordon Street corridor. Participants who wanted to see new nodes and corridors wished to see more attractive places for pedestrians. Some participants liked the idea of adding nodes and corridors to the city to spread density out through primarily low and mid-rise developments. They shared that points of concentration in the city would support transit. They wished to see high densities in the nodes, with medium densities along more corridors. Participants had suggestions for new nodes or corridors, which included Clair Road including Rolling Hills. Participants who did not wish to see new nodes or corridors established shared Gordon Street as an example of what they did not want to see in terms of parking and traffic issues.

Participants shared comments about establishing a growth scenario that establishes different maximum building heights and densities for different nodes and corridors. They wished to see nodes that included urban design characteristics to ensure a pleasant transition to abutting lower density areas. They wished to see the highest densities directed to areas with potential for higher-order transit. Participants shared that mixed-use corridors and nodes should be permitted to have higher buildings as of right since height and density bonusing is no longer permitted by changes to the Planning Act. Participants wanted to see height limits in the growth scenarios that made sense for their specific local context, including considering local topography. Participants who did not want to see a mix of

heights in different nodes or corridors had concerns about traffic. They shared that residents most prefer single-detached homes, and nodes do not address this style of living. Other participants wished to see greater uniformity in building heights across the city. Others shared it may create a gap between wealthy and lower-income neighbourhoods.

Discussion – rate of growth

Participants indicated their level of agreement with the following statement “A growth scenario should be explored that retains more designated greenfield area land for growth beyond 2051”. The results were as follows. Forty-two (42) per cent of respondents strongly agreed, 25 per cent agreed, 11 per cent of participants neither agreed nor disagreed, 9 per cent disagreed, and 13 per cent strongly disagreed.

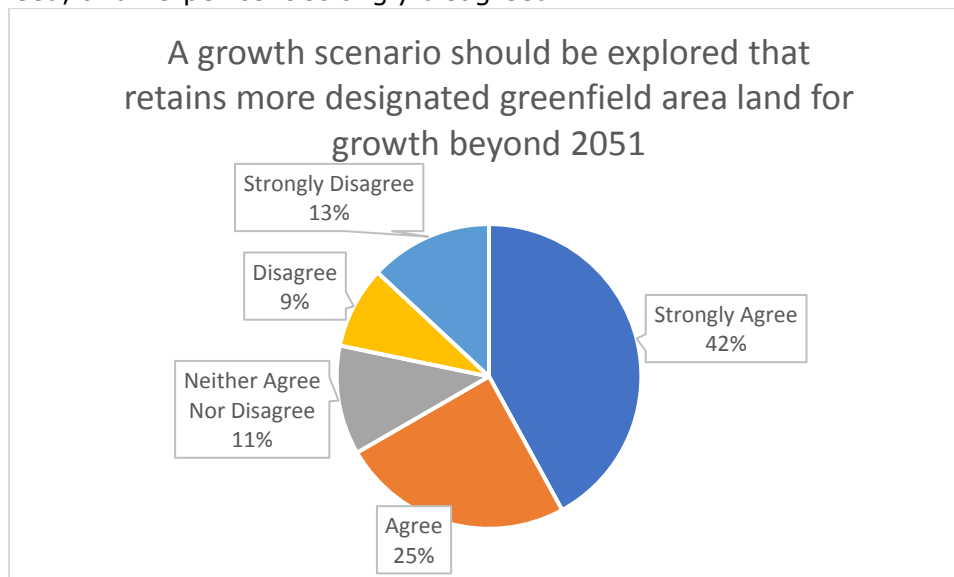


Figure 14: Participant responses to "A growth scenario should be explored that retains more designated greenfield area land for growth beyond 2051".

Comments that provide context for participant selections are summarized below.

Comments to help understand participant selections above

Participants who wished to see a growth scenario with more designated greenfield area land for growth beyond 2051 shared various comments to explain their preference. They shared that preserving greenfield was considered more economical as city services would not need to be extended. Participants questioned what would happen in the future if Guelph does not preserve greenfield areas. Participants shared it was preferable to preserve existing greenspaces now, as opposed to developing them now, and redeveloping them again within a short timeframe. They wanted to see existing lands optimized in the short-term and leave flexibility for future greenfields. They did not want to see the available greenfield lands used to accommodate low-density development now.

Participants who did not want to see a growth scenario with more designated greenfield land for growth beyond 2051 shared their assumption that retaining these greenfield lands would require shifting the dwelling mix percentages towards higher densities. They did not prefer this, sharing that the market demands low density, ground-oriented housing. Others preferred to maintain Guelph's current character as a livable community with small-town elements. Participants shared concerns about when growth would stop occurring in Guelph

and wished to see planning for a stable population or pushback to the province on the growth rate.

Discussion – other growth scenario suggestions

Participants shared any additional suggestions for the City to consider in the other two growth scenarios. Many participants shared that greenspace is one of the most important aspects that makes Guelph unique and should be protected and enhanced. Participants indicated that climate change should be considered, including the embodied carbon impacts of different building typologies. Participants wanted to see improved transportation options to reduce car dependency. They wished to see connections between nodes and corridors improved. Participants wished to see a reconsideration of the dwelling type mix, including more medium and low density or ground-oriented housing types. Other participants suggested exploring a growth scenario with a 100 per cent residential intensification target, or alternatively to plan to fail to reach the population targets.

Participants wanted to see development planning priorities and how development sequencing would occur in a growth scenario. Participants want to see Guelph consider innovative planning ideas such as Donut Economics or 15-minute cities.

Major Transit Station Area delineation

Participants identified (with a pin on a map) areas surrounding the downtown to consider as part of Guelph's Major Transit Station Area. Eight participants shared 14 pins on the map, as shown below.

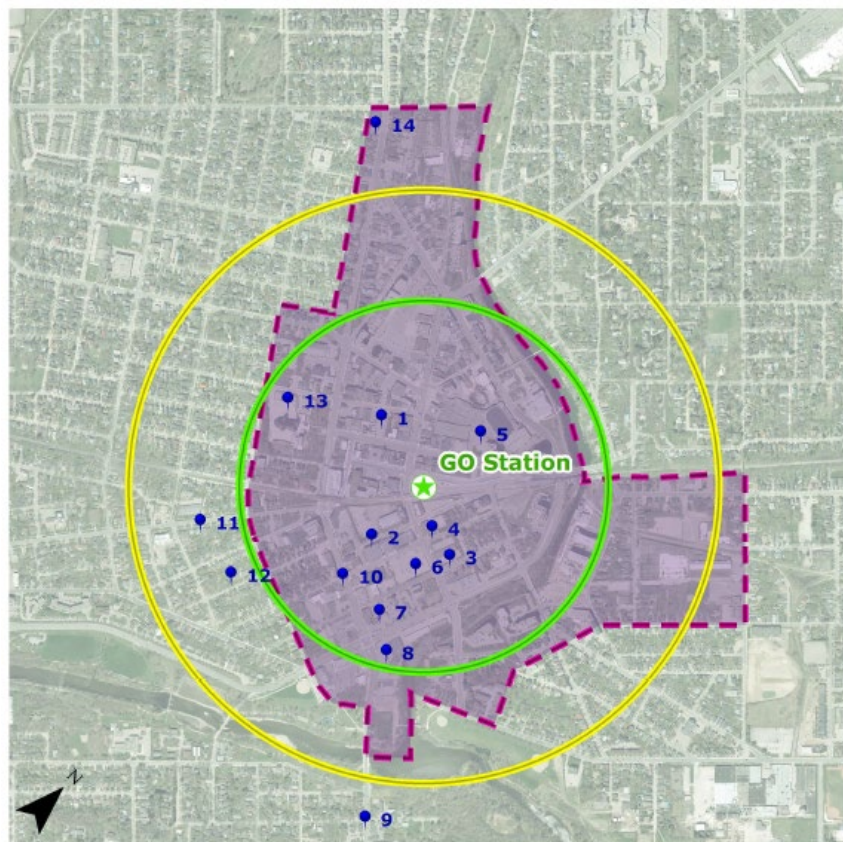


Figure 15: A map of Guelph's Major Transit Station Area showing pins participants placed.

As shown in Figure 8, most pins were located within a 500-metre radius (delineated by the green circle) of the GO Station. Two pins are located southwest of the downtown within the 800 (yellow circle) metre radius of the GO Station. Two pins were dropped outside of the 800-metre radius. One in the northwest section of the downtown, and another south of the downtown.

Comments to help understand participant selections

Referring to the overall Major Transit Station Area, participants felt the current downtown delineation was appropriate and that high-density designations should be adjacent to the transit station to create a walkable downtown, supporting downtown businesses.

Other pins dropped identified locations for densification or growth opportunities, including the following:

- the armoury
- existing strip malls
- brownfield sites
- near the riverfront area
- south of the river along Gordon Street
- Gordon Street where it enters the downtown
- Waterloo Avenue

Annex

Assumptions for growth scenario one

Participant responses to "What do you like about the assumptions for growth scenario one and why?"

Restricting height on buildings in the downtown area.

Planning proactively for population and jobs forecasts. Overall good approach!

It makes the tax base less expensive for Guelph residents, providing our spendthrift city council uses it in the right places.

That it is focused on further developing existing developed land.

Focusing density within the downtown core and within certain nodes. Bringing population growth to the downtown core will help create a thriving downtown, allowing businesses to thrive.

These seem reasonable.

Obviates need to consume more prime farmland (food security), makes use of our land base and infrastructure, potential to achieve greater public investment efficiencies, transit friendly, greater potentials to reduce our carbon footprint, minimizes in-city commuting...
Nothing

I like the fact that you review all areas of Guelph equally to determine fully the useable landmass for growth within our current boundaries.

Not looking at expansion beyond current City boundaries,
Not looking at a loss of our natural and cultural heritage resources

I don't like it.

It follows the Provincial A Place to Grow Plan.

Focus on building increased density downtown, focus on staying within existing boundaries of the city.

Realistic assumptions for most of the limitations.

The whole thing seems carefully thought out and is clearly presented. I don't like or dislike the assumptions, other than to repeat that the scenario has been done with care.

Participant responses to "What do you like about the assumptions for growth scenario one and why?"

Get more people in the built-up area.

This scenario helps to maintain and build a sustainable, walkable set of communities beginning with a well-populated downtown.

I like that we can accommodate in the current built-up space, not impact additional greenspace. I want to see density as that will help improve public transit options.

I like that it is possible to meet the targets and that the areas of focus seem to be spread out around the city.

Balanced between intensifying built-up areas with greenfield sites.

Can be achieved within existing Official Plan (especially density per hectare)... No good reason for the City to grant variances to developers in regards to density

Growth rates seem manageable based on the demand of people looking to move further East of GTA

I am pleased that the planning department is working towards meeting the Ontario growth targets for Guelph.

Downtown is recognized as one of the important growth areas.

The increasing employment opportunities will help keep the city growing and not have people evading Guelph or having a long commute to work.

Maintaining the Downtown Secondary Plan.

The assumptions make sense to me.

Walkable areas.

Personally, I did not agree with this at all.

I like that the growth target is optimistic, that Guelph will grow at the same rate as Canada's urban areas, but not entirely divorced from reality. This implies that planners are assuming that new immigrants will move to Guelph, as natural population growth in Canada is contracting.

More mid-density housing like townhouses and low-rise apartment buildings.

Increased land use. More compact and cost effective.

No additional land required to be annexed.

High ratio of infill development as opposed to greenfield development. Continued shift away from low-rise development. Spreading the development and density out across the city.

I like that 50 per cent of new housing needs to be within Guelph's built-up area.

We need to build more residential housing and commercial space in our downtown core.

Plan to address both employment land and residential land, as we do not want Guelph to be a bedroom community of GTA.

Will minimize sprawl. Intensification increases makes it more economical to service the population.

I like that density in the urban area is proposed.

It seems a reasonable way to avoid "sprawl", a la Mississauga in the 70's/80's.

I like that 50% of new housing will be infill. Start here and save our virgin greenfield from the current south end sprawl.

I like the assumption that a significant amount of the new growth will be directed to existing built-up areas, especially the downtown.

I like that there is a commitment to at least 50% growth for housing within the built-up area, and that there are plans for certain kinds of employment districts to create a diverse mix of jobs in Guelph.

Participant responses to “What do you like about the assumptions for growth scenario one and why?”

The majority of employment land is at the perimeter of the City with close access to 401 or Hwy 7 to KW (Kitchener Waterloo).

Fixed Urban boundary encourages denser, more transit-friendly growth.

I like that we can meet the requirements of the provincial growth plan because we need to for a more sustainable future.

They seem to be reasonable under the provincially determined conditions.

I like that these assumptions:

Work toward meeting the provincial requirements under APTG (A Place to Grow)

Diversify Guelph's housing stock

A fixed urban boundary until 2051.

GS1 (Growth Scenario One) provides focus of what must be built and where it must be built provided the City planners stick to this plan. People's attitudes to what is a home (house vs apartment) are changing and this scenario creates a liveable city, not sprawling single-family dwellings nor skyscrapers. Rather it is a liveable mix. This growth plan also preserves much of the green space in our city, which gives it character.

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Intensification in built-up areas to promote sustainable growth.

Acknowledgement that higher density forms of housing are needed if the City is going to meet its intensification goals and grow sustainably.

I like limiting the development of greenfields while planning to use land where infrastructure already exists. I really like keeping industry out of sensitive moraine areas.

Planned intensification in existing developed areas; if well planned, services will be more efficient and result in a better place to work and live.

It didn't seem like that much of plan. Just more of a “keep doing what we are doing”.

Intensification of the downtown to 150 persons/jobs per hectare. Clear delineation of growth areas and corridors. Working within the framework provided by 'Place to Grow' Act while placing a made-in-Guelph stamp.

I appreciate the analysis of BUA (built-up area) and Greenfield areas. The assumptions are reasonable, yet there is an inherent assumption that all of the existing BUAs are potential growth areas. I disagree. The Planners should characterize the various neighbourhoods and distinguish between those that are currently stable, those that are mature and those that are transitional.

I like that we have sufficient space to meet the provincially mandated growth to 2051.

Using the 50/50 model provides a framework to begin the careful construction of what our City should be. I like that high-rises are not a key aspect to growth.

I like that opportunities for growth are maximized in existing nodes/corridors; however, I also think that new nodes/corridors should be identified. That way, if one particular corridor or node is not appropriate for maximized growth (for whatever reason...hydrogeological concerns, lack of green space, take your pick), then it doesn't HAVE to be maximized. So instead of going 100%, 85% would be acceptable.

Participant responses to “What are your thoughts and reactions to the results of growth scenario one?”

As we are limiting the horizontal building height, we must take into account that this has to come with more vertical expansion, which will require building outside current boundaries potentially taking this into account will allow for better planning rather than a congested downtown area.

Too much emphasis on restricting maximum height and density. should try to emphasize the opportunities that big city height and density can bring. Pedestrian experience design, driving demand for complete walkable communities, higher-order transit, improve economics for underground parking, focus on the urban realm and pedestrian experience rather than height and density. Target higher intensification percentage (consider 100%). Also consider an increased roll for missing middle housing intensification throughout the BUA and DGA (designated greenfield area) if required. The environmental constraints in CMSP (Clair-Maltby Secondary Plan) make connectivity and a truly urban place almost impossible. Consider removing these lands from Designated Greenfield Area. Further suburban growth does not contribute to our climate, walkability, or fiscal objective. I am confused with the statement that the urban boundary cannot change. How does this jive with Council's request to annex Dolime lands?

Too static. There are always changes not anticipated with any cities growth plans that change the way growth planning is implemented. This static approach stifles the City's ability to manage its resources effectively.

The expansion into undeveloped land

- The assumption that there is enough land within the current urban boundary to meet growth for the next 30 years. The percentage allocated to high density (40%) assumes people desire to live in high density residential dwellings. Many many people aspire to single family home ownership. Simple principles of supply and demand are driving up the cost of single-family dwellings; there are simply not enough, and people are so desirous of owning a home that it is driving the price to unattainable levels for many families. Future generations (our children, when they eventually create families) and new immigrants to Canada should have the choice/be afforded the same opportunities in housing availability as we have now.
- Urban boundary expansions should be considered.
- The height restrictions in the downtown to protect view of the Church of Our Lady are outdated and should be removed. If Guelph wants to accommodate population growth in the downtown core, why limit itself.

I wonder if the recent shift of employment to at-home offices has had an impact on growth/employment predictions?

Do we have the proper internet infrastructure in place to accommodate this current shift, and future trends?

The consumption of so-called "greenfield" lands. There should be further increases in the densities and selected concentrations in the already built-up areas.

That given the recent events of the last year, that you assume people are wanting to live in high-density housing and that a large supply of this will attract people to Guelph. I believe the opposite that people will no longer want to live in high-density situations given that a pandemic can and will happen again. Also the assumption that developers will want to pay for the cost of clean-up of these brownfield areas that you are using for your numbers for intensification, the malleable iron property is a prime example of how long these properties can sit and the lack of willingness to take on the liabilities that come with them.

Not sure, it seems like you have identified all areas within the boundaries.

Consideration of COVID like pandemics, climatic extremes, heat waves, health and safety, demographics, increasing need for seniors friendly housing, CEPTED (Crime prevention

Participant responses to “What are your thoughts and reactions to the results of growth scenario one?”

through environmental design), biophilia design and planning, alternative forms of housing such as co-housing, co-operatives, co-living, group homes smaller scale infill apartments, failure to address affordable housing, the homeless, mental illness, accessibility, impact of autonomous vehicles on transportation, renewable energy and power generation, food safety, community gardens, edible landscapes, mixed use development, live-work, education and cultural resources, entertainment.

Reality is that not all development to the maximum density permitted by the OP will happen in reality. Developers and landowners will seek the maximum profit or simply not choose to develop their property in these timelines.

No consideration of financial crises, inflation, politics. Future provincial governments may decide to change priorities and legislation to suit big business, corporate profits to the detriment of the environment and health and the greater good of society.

Reaching the population target is easy. Build high density buildings in attractive areas. What the net result of that will be, however, is that people like my wife and I will leave Guelph. We did not move to Guelph to live in a crowded, over-populated city with infrastructure problems and a downtown that is being taken over by homeless and drug addicts. Seeing what the 30-year plan is for Guelph, is speeding up our departure.

Please confirm the statement regarding lands outside the Guelph Urban Area being Prime Agricultural and Natural Heritage Lands. That is not an accurate statement for the Township of Puslinch. Please confirm this information to ensure that what is being stated is accurate.

Would like to see higher density downtown near GO transit hub.

Should plan for more growth. With Covid, it is clear that more people will work from home and appear to be deciding to sell in the GTA and move here. I would re-investigate the growth target with this in mind.

Nothing.

The density 150 units per hectare is too high.

There is a suggestion that greenfield lands can barely accommodate expected 2051 populations and that growth will continue past 2051 - planning is needed for a mature city with stable population after 2051.

I do not like the lack of mid-density homes. Ideally, I would like to see more single-family dwellings replaced with low-rise apartments.

I would prefer more density downtown vs green field.

No mention of how the transit will be developed to accommodate the intensified growth when there are clearly very limited arteries for transit. Particularly getting people in and out of the downtown core.

I do not like the absence of narrative on how infrastructure (i.e., roads) will handle this increase in population...great to say you have room to add more housing, but how do we handle the added traffic and congestion?

Those looking to move would most likely be looking for single family/semi-detached housing which seems to be under-represented in the plan.

This is a lofty goal and will provide only high-density housing choices. The easy re-development sites have already been picked over and the future sites have environmental, servicing, traffic and neighbourhood issues which will slow future development in built-up areas. The appeal of high-density living has been negatively impacted by covid-19 and this trend will continue as buyers seek ground-oriented housing.

Participant responses to "What are your thoughts and reactions to the results of growth scenario one?"

"A fixed urban boundary that cannot change" – limiting the supply of land available will drive the cost of housing up exponentially. Already there is a trend of people moving to smaller/rural areas to find single family homes at prices they can afford.

I do not like the notion that we will expend our stock of remaining greenfield land in just 30 years' time.

I recommend the "15-minute city" concept be integrated into the growth scenarios, moving away from a car centred approach

I do not particularly appreciate that there is no assumption on inputting more commercial opportunities in the growing areas. I fear the walkability of the city may be impacted. There should be planning on making the city more walkable, so people could walk to work or school and go shopping. It would reduce pollution that will probably increase with a larger population, and most of them use motorized vehicles instead of bikes.

Nothing

Concerns:

Affordable housing to supply employment lands

Assumptions that those lands can and will be developed

The housing mix, assumes that people want to live in high density housing

Without new lands, or increased single family homes the cost of housing will continue to rise. How long will Guelph be able to sustain these housing costs without becoming a commuter town?

The cost to grow in the Clair/Maltby area will be high as a result of all of the environmental hurdles and the number of different developers.

I do not like that the numbers were decided for us by the province, the growth is too much too fast.

I think that the perception of our growth is extremely narrow, and it needs to grow. We are growing much faster than this projects. You can read more on what I have to say on #3.

I am concerned that while the future land needs for housing and work are being considered, there does not seem to be any projection for future land needs for public parks and recreation facilities. This needs to be included and will preclude some lands in both the current built and greenfield areas from being developed into residential or employment spaces. I am also concerned that a minimum of 50% of new housing development on existing built areas is too low a target. Guelph should be aiming for a higher density target in order to maximize return on investment in infrastructure and public services like transit. Also there is extensive research to show that high density neighbourhoods that are walk-able (local residents do not need a car to get to essential services including green-spaces and parks) have happier and healthier residents.

50% of growth in the built-up area is **very** ambitious, outside of the creation of high-rise condos, as I would expect in the downtown area. There really is not any space in Guelph built-up areas to expand horizontally. I know that some options are less popular with people generally, but it would be nice to mention that the planning will draw from all the options on the table, e.g., high rises, six-plexes, zoning allowing for duplexes, and encouraging the creation of **legal** accessory apartments. If the city will grow by the proposed amount, then we can assume that demand for housing in Guelph will continue to increase. This means that the cost of houses is likely to also increase while we are creating new supply. Accessory apartments and duplexes will become even more valuable as families are stretched even further to pay their mortgages.

Not enough green space.

I would prefer more medium density development.

Participant responses to “What are your thoughts and reactions to the results of growth scenario one?”

Height limits, especially on downtown are antiquated. Should be significantly intensifying downtown areas, especially transit hubs, and also incentivizing business to locate downtown, not allow them to move to the suburbs (ie Co-operators). Guelph is generally known as a bedroom community, and with GTA housing prices this will continue to grow. We need to find ways for small tech businesses, pharma, etc to located downtown Guelph. This will help improve downtown businesses, help mitigate are significant downtown homeless population (which is driving people away) and provide demand for urban / affordable/ attainable housing.

The projections for housing mix in 2051 shows 40% as high-density. This seems excessive, as it will certainly disrupt the character of the city. Medium density building types and high density with capped heights at 6 stories would help create a better sense of community and a more liveable city. Much has been written on the topic and Lloyd Alter does an excellent job covering this in his articles:

https://www.theguardian.com/lifeandstyle/2014/apr/16/cities-need-goldilocks-housing-density-not-too-high-low-just-right?utm_medium=website&utm_source=archdaily.com, Distributing this density across the city so not to concentrate all tower development in a single area is covered by Lloyd here:

<https://www.treehugger.com/why-we-need-distributed-density-4848012>, which references a report from Ryerson University which also discusses the importance of mid-rise residential typologies: <https://archive.citybuildinginstitute.ca/portfolio/density-done-right/>

I do not like that there is not a focus on high density development and intensifying the downtown core.

We need more high-density options to help with the need for more housing. Buildings should not be limited to being under the height of the Church. Housing is a priority in Ontario, and we need to help here in Guelph. There is public transit available in Guelph's downtown and this should be taken advantage of.

Mix of housing types: maintain higher percentage of detached, semi-detached and townhouses...less mid-rise. Make up density with high rise.

The 50% of the growth in residential being added into established areas. More condos apartments traffic and developers who ask for variances to reduce parking.

I do not like sticking with existing plans and limiting density/heights which means more sprawl ("Brampton-esque") and use up a lot of lands which would provide us with ample space for future development beyond 2051. Our downtown needs further revitalizing and increased density would hopefully lead to this. Post pandemic one would suspect a migration from GTA to Guelph (including young professionals, young families who would be open to downtown condo living).

I think high rise buildings are out of character with the layout of the existing city. I would prefer more higher rise buildings, more like how Amsterdam houses its population.

I would further increase density close to the transit systems, particularly close to the VIA station, along Gordon.

I am concerned that the Guelph Innovation District plan for the South shore of the Eramosa River heading East from Victoria Rd. will be done too quickly and poorly; with real estate and financial considerations coming before important human concerns like the diminishment of green spaces accessible to our downtown residents. We will never be able to reclaim them once infrastructure and industry move in.

Additionally, there is a real need for significant archaeological work to be done in that area before it is torn up with regard to study of The Neutral Confederacy, the earliest settlers of this land.

I believe that a wider berth must be given to the natural areas next to the river, that we

Participant responses to "What are your thoughts and reactions to the results of growth scenario one?"

may preserve *some* natural habitat within walking distance of our downtown; by 2050 it may be of as much value to our residents as NY City's Central Park is to those who reside there.

I do not like the assumption that Guelph has to grow to 203,000 by 2051.

Growth rates for a city like Guelph can vary greatly so there is risk in assuming such a constant rate of growth, even averaged over years. I also would prefer slightly more than 50% of the new growth be directed toward existing built-up areas.

I would change the percentage of medium density housing unit growth. It could stand to be higher to increase housing affordability, especially within the existing built-up area. It's concerning that the percentage of medium density housing is proposed to stay at 21% in 2050. Existing primarily single-family neighbourhoods could accommodate more. This does not need to include things like tall buildings - but the city could be much aggressive with allowing secondary dwelling units, laneway housing, duplexes, triplexes, or small 2-3 story apartment buildings in primarily single detached home neighbourhoods. As multigenerational living situations increase, this could increase options for grandparents/seniors to age in place or have adult children in their 20s/30s have affordable options near families. We could make dramatic changes in our conception of what deem appropriate for "missing middle housing". This could potentially reduce the amount of high-rise buildings that generate pushback from the community. I want Guelph to be a place where people that grow up there can choose to remain, without having to leave because of high housing costs. I want Guelph to be a place where families from a range of cultures, who have different preferences for having their families together, can have those options - a diverse range of cultures makes for a richer, more interesting and vibrant Guelph. The city should also plan to allow for co-op housing and community land trusts in zoning for medium density housing, as this would increase affordable housing options.

It appears that majority of housing moving forward will be high density; this may work in Toronto, but as recently seen, many people, especially young families are moving to Guelph to buy a house (based on pricing compared to Toronto) and to have a yard. This has driven up Guelph house pricing and causing young Guelphites to move north or west to purchase a single-family home.

Need to review existing sanitary and water capacity and determine locations where sanitary can be extended into lands beside the current City boundary to expand the City to provide single family or low-rise housing

I would expand the corridors for medium density.

I do not like the idea that we are still contemplating development on green field sites.

The assumptions do not speak to the related servicing needs/implications.

I would not rely on 50% of the new housing units to come from DGA. What happens if the two main Designated Greenfield Areas (Guelph Innovation District, Claire-Maltby Secondary Plan) are delayed because of service constraints, environmental issues, etc. according to your chart there are 198 ha of other lands that can be developed and add 7,940 units. The City should focus on bringing these areas to market. There's a reason why these lands are under-developed, and the City should spend the time to understand how these areas can be developed.

Create new corridors especially east/west corridors in the south end i.e. Clair Road and potentially in the north end i.e. Woodlawn Road. Promote a mix of uses within the new corridors.

Where is the traffic plan that goes along with this growth? People will need to live, visit, go to work etc. How? Our City has so many challenges for pedestrians, for vehicles, for bicycles and we have yet to see a traffic plan that parallels this growth plan. If the City

Participant responses to “What are your thoughts and reactions to the results of growth scenario one?”

wants focused intensification, then those same areas have to have a focused traffic rethink.

Also, I do not believe that Guelph City Administration has the commitment to its own by-laws that it will stick to those advertised building heights in this scenario. If Growth Scenario One is what is wanted by Guelphites and needed, then the City has to live up to expectation rather than its present “by-laws are negotiable” approach which is seen on far too many intensification projects in Guelph.

Where are the traffic plans for this? We have so many challenges with car, pedestrians, and bicycles and have yet to see a plan that parallels the growth plan. If the city wants focused intensification, then those same areas have to have a focused traffic rethink.

The scenario assumes that all the designated lands are available for development in built-up areas. A great deal of the downtown has heritage, long term leases, and ownership challenges. To achieve the intensification goal, higher densities and heights should be allowed to achieve 2051 targets and have available land in the years beyond.

The scenario seems to assume that all or most of the currently designated lands in the OP will be developed to their highest potential (ie. high density designated lands will be developed as 10 storey 150 unit per acre developments). Previous experience suggests that this is not the case due to a variety of factors including: NIMBY, environmental considerations, heritage issues, and large national chains being located on some of these parcels that will not be turning over for development within the 30-year time frame.

The video mentioned in order for Scenario 1 to work, the plan for maximum building heights in the current plans would all need to happen to get the housing numbers needed. This seems iffy to me. Tall buildings mixed in areas blocks badly needed sun for playgrounds, gardens, and a sunny window. Options for land use height will be considered on a case-by-case basis to prevent loss of sunshine.

I think we could hold more greenfield areas in reserve and those that are developed should have adjacent employment lands also to minimize travel times.

Stop building low density housing. Just stop. Stop building mini malls and industrial parks. I would rather lots of high rises than wasteful subdivisions of detached homes and industrial parks and mini malls. Guelph is already so poorly developed... Guelph is almost ALL sprawl it is sad. Also BUILD A LARGER HOSPITAL! That hospital has not changed in a million years, yet Guelph has grown so much.

I would encourage staff and consultants to place more emphasis that these are “minimum” numbers for growth scenarios and providing “ranges” as opposed to one number. Planning for 50 person/jobs per hectare for Clair-Maltby strikes me as a lost opportunity to maximize the largest remaining greenfield in the City of Guelph. I am also struck by the lack of employment targets for Clair-Maltby: only 510 jobs yet from a development priority perspective - we expect Clair-Maltby to go forward for development before the Guelph Innovation District which will provide 6 to 7 times more jobs? This is sending a signal to the community that Clair-Maltby is being planned as a bedroom community and not as a complete community.

It is important to understand the character of the various neighbourhoods and determine whether additional people and dwelling units will likely disrupt the character or stabilize the character of the individual neighbourhood. The history of the neighbourhood and how it has evolved needs to be included in the assumptions. In particular, you need to determine whether the generational character of the people living in the neighbourhood.

A fixed urban boundary that cannot change

This is an inaccurate assumption as the City is currently in discussion with Guelph/Eramosa Township and the owners of the Dolime Quarry to move these lands within the boundary of the City of Guelph.

Participant responses to "What are your thoughts and reactions to the results of growth scenario one?"

Additionally, the City has already annexed the Clair-Maltby area from Puslinch, there is nothing precluding it from annexing additional lands.

I would prefer it if more housing units were built in the built-up area. That way, there is more "wiggle room" in the Designated Greenfield Area.

Results of growth scenario one

Participant responses to "What are your thoughts and reactions to the results of growth scenario one?"

No comment

There is too much building along the Gordon Street corridor and not enough road capacity to handle the anticipated growth is traffic along this route. Edinburgh should be extended to Victoria Rd before it is too late. Brock road should also be widened to Maltby, as well as Victoria Road widened to Arkell Road to cope with traffic.

I really dislike the idea of developing undeveloped land. I know that we need undeveloped spaces as buffers and refuges. You know this.

I LOVE the idea of putting in high density living in the more downtown areas. I live downtown in a single-family home. There is an apartment building behind my house, and a water tower. I have no problem with them there and would be fine if there was more development in my neighbourhood. I hate the idea of those big box houses or even large condo complexes ripping up the land south to the 401.

- Urban boundary expansions should be considered now if Guelph has little room for growth in our greenfield area and employment lands beyond 2051. An urban boundary expansion can/will be a lengthy undertaking, why wait until Guelph is put into a position where it can no longer accept new population or employment growth.

- "During the years where we would see the most housing being built in the Clair-Maltby area, we will be challenged to accommodate 50 per cent of new housing in our built-up area" - is this because people are generally desirous of living in lower density greenfield areas? Because people desire ground oriented residential, and this is what will "sell" first, making the less desirous, smaller square footage housing product within the built-up area harder to sell?

- A greater percentage should be allocated from high density to medium density.

I generally agree, but have some specific concerns relating to density, intensification, and urban design included in this questionnaire.

It will highlight the challenge to live within our ecological resources base, notably the aquifer-based water. But this is possible. It will call for a significant attitudinal shift in some of Guelph's population, and a shift away from unfounded fears of "Mahattanization". It will call for a significant change in some political perspectives, notably those on City Council. It will also pose new challenges for professional staff within the City. But it is an opportunity for Guelph to become a modern, environmentally sustainable city, with all the characteristics of a progressive URBAN community. It will demand the very best of creative urban design, and rigorous attention to our urban forest and green lands.

see above

It seems appropriate that you will have to use your land resources in a manner to develop it in sequence so that as you move further south, you ensure that you can maximize the development potential and at the same time make sure such development is orderly.

Make sure it is in a controlled and well planned manner. Development priority perhaps;

Too many assumptions, success is dependent on landowners. As an architect practicing in Guelph since 1974, I have seen too many excellent, badly needed projects have to go thru costly and lengthy zoning amendments and OPAs, public processes, nimbyism, OMB

Participant responses to "What are your thoughts and reactions to the results of growth scenario one?"

appeals losing out on government financing. Examples include affordable housing, hospice, women in crisis, YM-YWCA, many places of worship, this was brought about by the failure to plan and zone for mixed uses, infill, and flexible site-specific zoning

Like many Guelphites are saying, this will no longer be Guelph. It will be Guelphissauga.

All of Clair Maltby will be required as development lands to grow to 2051. That should be made very clear in this scenario.

Scenario does a good job of managing growth within sustainable framework.

Absolutely do not compromise greenfield and conservation areas...consider revising boundaries of the city and coordinate with surrounding municipalities to do so...i.e., Cambridge, Waterloo/Kitchener, Milton, Halton Hills etc.

Clearly, then, the city boundaries would have to expand. I now see from the info below that this cannot be done.

I am pleased current planning provides adequate accommodation of forecast population growth.

I think we need more local employment to reduce traffic and city congestion. Try to pull more job opportunities to Guelph rather than adding population alone. Try to promote remote working to reduce commuters. It does not help to add density only for everyone to NEED a car.

Add lots of high-density housing downtown and spare the greenfield for now.

The growth rate seems a little arbitrary and likely should be spread out over the next fifty years at 1% per year instead of 1.5% which will allow for more planning time and a better result. Also, the downtown should be able to accommodate higher building heights, like 30 stories, if it is to be a city hub. Additionally, need some sort of transit infrastructure built into the plan which would require federal and provincial assistance. If the province wants the growth, they need to support it with infrastructure funding.

Hope I do not live in Guelph long enough to see it...another Mississauga in the making...our road system is already taxed, and we are going to add how many more?

Is viable "employment land" and the resulting employment really the draw to Guelph in to 2051? Should there not be a further expansion of arteries in out of city for commuters - where I believe the real growth opportunity lies?

Both the existing built-up area and the Clair-Maltby is higher density housing which a large portion of our population does not favour as a housing choice. It will be difficult for Guelph to meet its growth target if they offer mostly a housing choice that most of the population does not want.

Short sighted and providing low hanging fruit to south end housing developers. Tougher decisions need to be made rezoning and cleaning up brownfield lands.

I have concerns about the "maximizing density" assumption and the pushback it may cause from communities who feel they are bearing the brunt of the densification mandate.

I believe it is calculated to be steady and well planned. I think Guelph will do really well. I hope there is planning for the number of cars needing parking space that is already so restricted in the city.

The Clair-Maltby development should not be allowed to interfere with housing intensification in the built-up area.

I like this scenario.

It is too tight, makes too many assumptions about the ease of developing these lands and about the product mix, and will be difficult and costly to accomplish this. I do not feel that this is a realistic forecast.

Participant responses to “What are your thoughts and reactions to the results of growth scenario one?”

When 50% must grow within the already developed areas of Guelph then Guelph has to make development easier within these areas.

It will ruin a great city with too many people.

Growth? REALLY? This is what you are focusing on? The streets of Guelph (ESPECIALLY downtown) are FLOODED with our lower income citizens who are suffering from mental illnesses and addictions. Why are we not expanding even more low-income housing? THE PEOPLE, WHO ARE ON THE STREETS, CANNOT AFFORD GUELPH MARKET TO BEGIN WITH. We should not be growing Guelph anymore until you can take care of the residents you already have! Let us not forget that everyone purchasing homes in Guelph are coming from the GTA, SKYROCKETING the sale price. As a 20-year-old resident of Guelph whose living with my parents try to save for a down payment on a home, I will never be able to afford a home, condo, or apartment in the city that I grew up in. I make enough money to afford at least a condo in any other city that is not the GTA or Guelph. How is our cap rate still 7%? You guys really need to take a step back and look at what is happening in our city. You need to shift your priorities; take care of the residents you currently have VS catering to your future residents. I wanted to live here for the rest of my life, but at this rate, I cannot live here, I cannot afford this market. The complete lack of concern our council has shown is truly sad.

We need to restrict a larger proportion of future growth to existing build areas. Intensification is superior to sprawl. This may require either increasing current limits on development heights/densities AND/OR requiring that new developments in nodes/corridors must meet some minimum height or density targets.

I entirely agree with this, see question 2!

As much as possible, growth should be restricted to the built-up area by increasing density. Green space should be expanded.

I think we need to prepare for post 2051 (not be reactionary as going from raw land to development takes so long).

As above, urban, especially downtown areas need to allow for increased densities/ heights. We should be trying to minimize good agricultural land being developed, which puts increased strains on infrastructure, public transit expansion, etc. If we look at virtually all neighbouring cities (Brantford/ Waterloo/ Kitchener/ Milton/ London), none have these old height concepts that are in stark contrast to the provincially legislated Places to Grow document. We need to motivate higher density downtown and incentivise business / post-secondary institutions to locate here.

Perhaps reserving more of the greenfield development areas for beyond 2051 and focus on intensification.

As previously stated above the intensification should be around the downtown core where public transit and density makes sense.

It is an excellent start, but more high-rise residential buildings are required to meet the needs of housing in Ontario, and to help revitalize the downtown core.

Hold back greenfields to force 50 per cent within existing built-up areas. Builders will naturally gravitate to bigger projects...but if not available they will help work to build density inside built-up areas

Too optimistic that 50% of residential growth can come from existing areas without massive apartment and condo's which overload our roads, we now avoid the south end as a mini-Mississauga but without high-capacity roads to move people.

Do not think it's innovative enough. We should increase density first not sprawl. Avoid the mistakes of Brampton, Milton et al. European cities prove that higher density can lead to vibrant, highly liveable neighbourhoods

Participant responses to “What are your thoughts and reactions to the results of growth scenario one?”

At some time, Guelph should be able to determine that it has grown to the maximum size, both in area and resources such as water.

Too much greenfield growth, not enough infill and density.

I am concerned that Innovation District Development will proceed too quickly, thus forever ruining the natural lands along the South side of the Eramosa River.

Start with infilled first and leave greenfield to the end - the growth might not happen.

I am not entirely sure I understand the points here, however, I think about the availability now and potentially greater availability in future of brownfield areas for conversion to mixed use development. I have not seen a great deal of discussion in the various materials of brownfield conversions.

I am admittedly biased, as I think Guelph continuing to grow into a medium-sized city is a good thing. It will allow for expanded transit and active transportation options for people, and expanded job markets. However, the pressure on the south end may create tension between its residents and other parts of the cities. This is why I think the percentage of medium density options should be expanded. The east and west ends of Guelph could have greater density to ease the "burden" of growth on the south end. This would also support increased transit in those areas. The city's plan, that was rejected by council, for a large development near Whitelaw/Imperial/Elmira's road was the perfect example of development that should be encouraged and allowed in those areas.

Concerned about proposed density in the remaining greenfield land;

Concerned that increased density targets will drive single family or low-rise houses prices even higher

My Guelph born children will not be able to afford a low-rise home with a yard and will move north or west of Guelph.

Provide for 3 storey multi-family homes - duplexes, triplexes and six-plexes and townhouses across existing single-family zoning throughout the city.

The greenfield development should be reduced to encourage more development in the existing built-up area.

I am most concerned about the servicing implications: traffic and the ability of the network to handle increased volume, and water supply and wastewater treatment and potential impact on surface and sub-surface water systems.

There has been no mention of carrying capacity with regard to the above, this needs to be addressed.

I generally like this direction. I think that greenfield growth is the reality for south Guelph and that the downtown will have to become denser. I hope that this can be done in a way that preserves the downtown's character, including the prominence and views of the Basilica. I think developing a set of nodes and corridors will help manage transit and direct overall urban growth.

I believe the City should focus on growth areas maximizing existing infrastructure within the BUA. For example, the land on the south side of Clair Road between the Clair/Gordon node and Victoria Road can be serviced by existing infrastructure. Rather than create more infrastructure - use and maximize what you have. Also, there are less NHS impacts within the BUA. Increase the % development goal within the BUA to 60% and DGA reduce to 40%.

Well frankly, this is a numbers game, isn't it? One possible path forward is to try to raise the intensification targets in the City centre and corridors. That would be silly. This scenario one is a learning experience that Guelph must go through to learn what to do beyond 2051. Guelph requires to have in place the appropriate management and staffing

Participant responses to "What are your thoughts and reactions to the results of growth scenario one?"

to make sure this 2021-2051 growth is successful. Then, beyond 2051 Guelph will need to have new target growth areas. For now, if Guelph has a plan it has to make it happen.

Guelph will have to have a new plan for growth areas beyond 2051. If Guelph has a plan for the immediate future it needs to make it happen.

More growth should be targeted in Guelph's built-up area with good transit connectivity.

The areas that are currently medium and high density in the Official Plan and DT secondary plan need to be developed to their full potential densities and height (or higher) in many cases. Staff and council need to ensure that this is done in order to meet intensification guidelines and in order to ensure that we are not constantly playing catch up in terms of density. We do not want to be pushing more and more intensification into Clair Maltby just because we are not properly intensifying the current built-up area. We need to ensure that Clair Maltby and other greenfield areas still offer a good mix of housing types including a good amount of ground related single-family housing. If that is not done, SF housing will become even more affordable than it currently is due to supply and demand.

The developers of the Clair-Maltby area are already licking their chops, so there will be no slowing this down - yes, the last of the City greenfield. I hope there is a plan for something spectacular for the park and natural heritage protection area as we have given up the rest. Developers are already cutting down trees and grading the land ahead of permits! Once cheating happens these developers should go to the end of the line.

Again, over-reliance on greenfield development; because the province asks for minimum of 50% from existing developed lands does not mean it could not be higher, to allow some reserve greenfield lands for the future beyond 2051.

Clair Maltby area is already all rich people detached houses so if the plan is more of that and more fancy condos it is going to be a no from me bro. There is also nothing in this plan about affordable units, GREENSPACE, parks just seem like a plan for more sprawl really.

Placing an emphasis on building predominantly more housing in Clair-Maltby suggests that we are not building a complete and healthy community in the South End. Removing employment lands will result in worse congestion and I am concerned that mixed use/live-work terminology for Clair-Maltby was not used in Scenario One. The City's OP emphasizes this point: "Development with the greenfield area must be compact and occur at densities that support walkable communities, cycling and transit and promote live/work opportunities"(3.1.2.1) and "promote, where appropriate through secondary planning, the development of identifiable, pedestrian oriented neighbourhood scale 'urban villages' through the use of medium and high density, street related built form that contains a mix of commercial, residential and employment uses, as well as supporting live/work opportunities." (3.1.2.1 vi). I am not seeing these priorities in Growth Scenario One.

I appreciate that the assumption of accommodating an additional 55, 300 people and 11,900 dwelling units in the BUAs is sound. I believe that the BUA is not uniform in character and the Planners need to identify a typology of individual BUAs throughout the City.

Only thinking 30 years into the future is not respecting the Indigenous tenet of looking seven generations in to the past and seven generations into the future when making decisions about all aspects of life. Even assuming the additional Dolime Quarry lands are incorporated in Guelph city limits, the potential of the City will stagnate when maximum growth is reached. Also, our ability to provide clean water to the entirety of the City given our dependence on ground-water is questionable. The next well the City has in its sights is outside of the current city limits. Scenario one does not provide for any additional growth, nor does it address the ecological limits we face. Moving from a capitalist

Participant responses to "What are your thoughts and reactions to the results of growth scenario one?"

economic model to one where Doughnut Economics is applied would provide a better framework to the ecological, social and economic realities we will be faced with post-COVID-19.

I do not understand this statement:

During the years where we would see the most housing being built in the Clair-Maltby area, we will be challenged to accommodate 50 per cent of new housing in our built up-area.

Why would we be challenged? I wish I had checked this survey out sooner. To be frank, I don't think this challenge was made clear in the town hall. I DO think the "little room for growth in our greenfield area" WAS made clear in the town hall.

Creating two other growth scenarios

Discussion – direct more new housing in the built-up area

Participant responses to explain their preferences on directing more new housing in the built-up area

See comments under question 2.

See my comments on scenario 1.

Services are already in these areas. Less cost to develop.

DO EVEN MORE! Get creative, and build on existing development please.

I believe we should give greater consideration to the health effects of ever-increasing densities in light of health concerns relating to Covid - 19. Has the Province reviewed their growth policies in light of this pandemic?

Get off "sustainability" as rhetoric, and implement real solutions. We cannot grow out in sprawl endlessly. We need to maximize the use of our allotted space, and a city heading toward a quarter of a million people should have extensive tracts of creatively designed dense areas. We could easily house an additional 200,000 within our current "built up" area-easily. And all of this brings increased efficiency, intensive transit infrastructure and services, and other benefits.

This city's infrastructure is already struggling with intensification, who will pay for the upgrades? Developers? They will walk away.

I live in Rolling Hills along Clair Road with 5.93 acres. While it is a very nice environment to live in, it is a waste of excess land which can be put to a higher and better use. The city and the area have changed. Any excessive land masses that are underutilized should be reviewed for the potential of participating within the plan to meet the growth targets. This can further help to soften the pressures with regard to comments of having to maximize all land within the scope of the Clair Maltby plan. I would guess that as you develop the Clair Maltby area that there will be some environmental surprises that will pose challenges which have not been identified. In the meantime, Kilkenny and Megan are easily developed into higher density and pose few or limited environmental challenges. The land mass is substantial and connected.

I strongly disagree with building heights over 5 stories. See Christopher Alexander's Pattern Language. We can exceed required growth by re-developing suburban areas design around the car with much higher 3-5 storey mid-rise mixed use walkable communities.

Our roads are already at the limit of what they can handle during rush hours. The new developments in the south end is causing cars parked on the street, both sides at the same time, all the time. It is already overcrowded.

Participant responses to explain their preferences on directing more new housing in the built-up area

A greater than 50% target is not realistic on an ongoing basis. There are heritage buildings etc. that will be at risk of demolition if the intensification is target is higher than what the Province is requiring.

Would like to see development of higher density nodes at key built-up areas of city while still maintaining easy access to rural areas and parkland.

Do not want to compromise green space. If we really cannot change boundaries then this is the only solution.

These kinds of projections are not something I am able to make, so that's why my answer is non-comital.

Further concentration of population around downtown and nodes will be helpful in moving away from a car-based transportation system as is needed for carbon neutrality.

I want retrofitted neighbourhoods, not sprawl. Use European cities as a template, not American.

If we want to ease traffic and increase use of trails and public transit, we cannot keep spreading out. Bring more people and business' to accessible built-up areas.

Particularly true of the city centre and transit hub areas as they are what would make a walkable core.

Far to much growth and resulting traffic being directed at south end, Gordon corridor.

Adding density does not seem to fit the needs/wishes of those likely looking to make Guelph home.

Newer high-density development in built-up areas brings negative changes to existing neighbourhoods, i.e., traffic, loss of privacy, shadows, wind tunnels. Built-up areas only provide high density living which is not the preferred housing choice of the buying public.

We should have learned the lessons of urban sprawl by now.

Greater density and limiting the extent to which the city consumes greenspace on its borders, position Guelph well to burnish the status it has now as a desirable place to move to.

These lands have been a struggle to develop in the past. What is going to change to make that possible?

Why are we focusing on new builds that our current residents cannot even afford?

Intensify existing nodes and corridors while connecting these existing nodes and corridors with new nodes and corridors so no node or corridor is disconnected from the network.

This will make infrastructure and transit planning more comprehensive/holistic. Restrict most of the new development to this network of nodes and corridors. Nodes and corridors should be dense enough that residents do not need to own a vehicle at all. They should be able to walk or take transit to all essential services including parks and green space.

I feel that 50% of growth in the built-up area is realistically too ambitious already. I do not have the numbers, but how many houses were built in the previous 30 years and this should be a baseline, as we are not a command economy.

Guelph needs more green space.

Required by the Province.

Same as above, increased density, and remove the 'no taller than the church of our lady' concept, which is crazy. We want our downtown to be an active, busy area, not an abandoned crime zone, where nothing but university bars can survive.

There are many brown and grey-field development areas left in the city. Additionally, spreading out intensification across the city will result in a more equitable distribution of positive aspects (infrastructure renewal, jobs, shorter commute times) and negative impacts (traffic, noise pollution).

Participant responses to explain their preferences on directing more new housing in the built-up area

As stated above intensification should be around the downtown core where there is public transit station. I believe that more than 50 per cent of new residential housing should be within the built-up area.

More high-rise residential buildings are needed to help meet the needs of the provinces request, and since the downtown core has amenities and public transit, especially that lead to Toronto, encouraging people to move to downtown Guelph would benefit the city.

Optimize existing opportunities in-built-up areas before further disturbing other lands

As above. Land use in built-up areas is poor. E.g., Baker street parking lot which should be prime residential/commercial mix real estate. South of the tracks south of fountain street is an eyesore of fast-food chains, dilapidated housing and again should be prime real estate.

Creative planning and rebuilding should make intensification possible and improve rather than degrade the existing built-up area.

I think we should direct the bulk of our growth to the built-up areas.

Significantly more than 50% growth should occur in already developed areas; why settle for the provincial minimum requirement on this?

We have to get people out of cars. Claire-Maltby will be a transit disaster. More dense housing in already built areas will allow for efficient bus transport and separated bike lanes for shorter trips to amenities that are close by.

Our thinking tends still to be much affected by the car-dependent, suburban-style development of the past seventy or so years and thus we too readily shy away from density. We must not any longer. Higher-density housing can be interesting, nurturing, and done not only in the form of high-rises. Four to 10 story structures along significant roadways and with larger footprints can increase density significantly without causing the problems often associated with high-rise structures, for example.

Greenfield growth is expensive for the city. The more intense developments there are in greenfield areas, the higher the cost to the city to service them vs. expanding intensification in existing built-up areas. It is more environmentally friendly to build out medium and high density in appropriate areas. It also builds a market case for expanded active transportation and transit in those areas.

More density in existing built-up areas will provide a better ecological footprint

Less sprawl - more main streets intensification would be preferable.

The most efficient means of accommodating new growth is to first fully explore the city's ability to utilize the existing urban area, infrastructure etc.

I am wondering if there are areas adjacent to existing nodes or along corridors that could accommodate additional growth.

- maximize existing infrastructure
- minimizes NHS impacts
- create new corridors within BUA i.e. Clair Road / Woodlawn Road allowing mixed use developments

If Guelph learns that it can successfully get greater intensification and that is what the people want, then go for it. But frankly, there are significant traffic and parking problems with what has so far been built. So asking for agreement to increase intensification is not going to be successful. Get on with the job in hand please. Show you can do it right.

With the buildings that have been built along Gordon there are still issues with parking. Developers do not provide enough visitor parking and therefore cars line the adjacent streets.

Guelph should target more growth in areas where there is available infrastructure.

Participant responses to explain their preferences on directing more new housing in the built-up area

See answer to question 3 above:

The areas that are currently medium and high density in the Official Plan and DT secondary plan need to be developed to their full potential densities and height (or higher) in many cases. Staff and council need to ensure that this is done in order to meet intensification guidelines and in order to ensure that we are not constantly playing catch up in terms of density. We do not want to be pushing more and more intensification into Clair Maltby just because we are not properly intensifying the current built-up area. We need to ensure that Clair Maltby and other greenfield areas still offer a good mix of housing types including a good amount of ground related single-family housing. If that is not done, single-family housing will become even more affordable than it currently is due to supply and demand.

Once greenfield is built on that is it. So, if it is possible not to use it terrific. Clare-Maltby is Guelph's last greenfield - it has all been spoken for so looks like it will be developed

Intensification is good for efficiency of services. However, green spaces and natural corridors (e.g., river valleys) are especially important for ecological functions/services and wellbeing of residential lands, they cannot be compromised in the intensification.

For the plan about densities, more high-density housing is the future man. There is way you can build high density without horrible concrete blocks. Get on the environmental building train. High density but full of life, of greenspace of gardens.

Let us maximize our current infrastructure and start moving away from our dependency on the automobile.

Continuing my earlier thought, if there is a typology of individual BUAs, then it may be possible to allow more than the total 55,300 people and 11,900 dwelling units in the total BUA. This can be achieved by redevelopment of existing residential and non-residential properties, additional dwelling units to existing residential dwellings and lots, and leaving sensitive and unique residential areas as is (e.g. heritage areas, estate residential areas, and areas that are already harmonious).

Anything that can be done to reduce the area of Clair-Maltby that gets developed is a good choice. Clair-Maltby sits on the Paris-Galt Moraine and while the current plans have decent ideas of not totally decimating the area, we can do better. If we can restrict the area of Clair-Maltby being built in and around Provincially Significant Wetlands by having more intensification in current built areas, all the better for our ecological sustainability. The 4th year Architectural Landscape Studio program that was recently completed at University of Guelph has some incredibly forward thinking plans for the Clair-Maltby area. City Staff and Council need to see the best of the best of these presentations to be able to envision the reality we could create in this very special place we are blessed to have within the Royal City.

1. If densification is the goal, then it makes sense to direct MORE than 50% of new housing units into the BUA as it is already built up.
2. If we do not direct more than 50% of new housing units to the BUA, then we will have very little undeveloped DGA after 2051. It is not prudent to use up all of our DGA by 2051! Leave some (say, 25% of current DGA outside of GID and CM) so Guelph has some room to breathe.

Discussion – dwelling type mix

Participant responses to explain their preferences on dwelling type mix

Do not build on every square foot, leave green space and area where environmental elements can be implemented, a densely built downtown area will lead to a lot of traffic stress and frustration.

Participant responses to explain their preferences on dwelling type mix

more Accessory Dwelling Units and triplexes bungalow courts and other missing middle forms. this gentle intensification helps with affordability, limits impacts to existing neighbourhoods and provides a pathway to neighbourhood reinvestment rather than keeping them under glass.

Better use of available land and services.

More density, more infrastructure, more focus on car-free living, more shops, more transit.

This question regarding dwelling type mix is leading and does not give choice to the respondent to choose between all dwelling types - an option for increasing single detached and semidetached homes is absent. I think this question is inappropriate in that it does not give the respondent the full complement of housing types to choose amongst.

I am not so concerned with intensification for townhouses and low-rise apartments. I am more concerned with intensification in regard to typically low-density neighbourhoods through added additional dwelling units. It would seem that we can up to two additional dwelling units in existing single-family homes, or single detached homes. This effectively triples the density of affected neighbourhoods. I wonder how many property owners in low density neighbourhoods truly understand this?

The single-family 1-2,500 square foot privately owned single detached dwelling is an anomaly worldwide in human occupancy. It is NOT a norm, or anyway average or typical. Time to make better use of our spaces. Much greater efficiencies both public and private can be gained with greater densities and a greater variety of dwelling choices. The design challenges have been met in hundreds of cities around the world. It has been an easy product for the development and construction industries, which are very conservative and will resist change here. But the world has moved on, a long time ago. A modern urban experience, and a relevant design brings with it greater densities, more intensive living spaces and places, and a much greater variety of accommodation types. If we are to grow, and continue to grow (which is existentially questionable), anything resembling the current pattern of suburban development is mathematically, yet alone ecologically unsustainable!

Your plan is creating a market for single family homes that will only be for the rich,

Families prefer single family homes. Affordability is another matter and may force people to think about living in mid or high rise. Aging population also supports high rise accommodations. Corridor roads are suited for mid to high rise and interior is suited for towns and singles. Along green belts I would suggest singles. All together a progressive mix in an orderly fashion. The percentages, I would leave to the Planning Department.

there are many more innovative and sustainable housing types than "detached, semi-detached, townhouses, duplexes and apartments" these are so passe, traditional and boring. Can planners not research successful communities in Denmark, Sweden, Norway, Germany, Holland, Belgium,... which have more health sustainable, communities with a social conscience, better happiness index rather than designs around cars, roads, parking, corporations, commerce and profit based institutions. I would like to hear from planners who can think "outside the box". What I have heard tonight is unimaginative and disappointing. Perhaps we need less planning and regulation? One simple recommendation: Guelph Junction Railway is already a rapid transit corridor which with construction of several platforms/stops and LTC cars can link several existing nodes to downtown, Yorklands, University, employment lands to the northwest, no lengthy approvals and entirely within the jurisdiction and control of the City of Guelph. Increased density along this corridor will serve transportation needs and reduce road and car dependence.

We live in the south end and street parking is a major problem. It is unsafe and it's an early indication of overcrowding. I believe there are at least 500 new units currently being

Participant responses to explain their preferences on dwelling type mix

built within 1-2 km of our hose. Gordon is a nightmare (pre-pandemic) and there are dangerous left turns to get to the new apartment building south of Edinborough east of Gordon, all the time.

The market is demanding more single detached homes. The change in units being seen is not market driven but policy driven. Guelph is in danger of having an oversupply of unoccupied apartment units.

Well, residential density will have to increase since boundaries cannot be changed.

The continues an already existing trend that is beneficial for a sustainable community, Add the infrastructure to support more tall buildings like public transit and make walkable neighbourhoods with groceries/restaurants nearby.

Up not out.

Will need a mix of all these more intensified housing options to approach the targets.

Townhouses are needed for new home buyers as an affordable option and they promote a more social environment than high rises.

Structures over 6 stories ruin the "landscape" of the city...the one at Claire is now the most easily identified structure in the City...used to be the Church of our Lady...sad, sad.

See previous comments regarding what I feel will lead people to want to move to Guelph.

The alternative of having more single-family homes was not even asked. If the City does not provide the preferred housing choices, it can plan whatever it wants, and people will just not move here. There are other areas where people will move, Erin, Hillsburgh, Arthur, Fergus. Erin is getting a new sewage treatment plant. Centre-Wellington has more traditional single-family homes. People will drive until they can find what they want.

We should build density around the expanded GO line. Go to any European city and you will see nothing but mid-rises with mixed residential and commercial zoning. We need curb this "American dream" mentality where everyone gets a house or is deemed a failure.

We need to continue to shift our housing priorities, given the current trend in population growth, demographics, and the environment.

Density can be achieved on a human scale if enough energy is thrown behind building town homes and lower-rise buildings, though the politics of building anything in established neighbourhoods will always be a challenge. But Guelph should try to avoid the bipolar quality of some other Canadian cities, with clusters of high-rises juxtaposed to broad neighbourhoods of single-family homes.

It is not just about the number of storeys, but the density. Increasing the number of units, I agree with, but they have to be liveable. If your assumption is that families are going to live there, then the size of the unit needs to be considered and if you do that then you need to go up to increase your density. We are already seeing condo prices starting to level off. We need to produce quality and not just quantity if we want people live there. We need to change the product offering so that we do not saturate the market. Listen to the realtors and the developers when it comes to what people want.

If you are talking luxury condos, disagree in every sense, but reasonably priced condos, agree, we cannot afford these prices. We should be focusing on keeping our homes at MARKET VALUE and getting our most vulnerable off the streets.

We need more multipurpose development. Residential on upper floors, office space on lower floors, commercial/retail on ground floor with transit and green space nearby. This makes a neighbourhood a comprehensive/holistic community instead of a single purpose area. Local residents will be able to walk to anything they need and vehicles will be largely unnecessary. There is lots of empirical evidence this leads to happier/healthier residents, more vibrant local economies, better return on investment for infrastructure

Participant responses to explain their preferences on dwelling type mix

and services like transit and it also leads to a much lower carbon footprint for the city and its residents.

Guelph is perfect for people who want to have a traditional 1500 square foot detached house, or townhouse. The problem is that most people can no longer afford this, as they could prior to 1990. We need more choices for different housing needs. Most people do not want to live in large rental apartments, and they are perceived as lower class. Nice mid-rise apartments are less imposing and if they are new will be more acceptable to young professionals and the retired. Modular approaches to home design can help this, e.g., duplexes or accessory apartments.

Guelph needs more green space. Using higher density housing in BUA should allow more greenfield areas to be preserved as much needed green space.

I believe that mid-rise developments can be more are more liveable, human friendly, and pleasant than high rise development.

Read Places to Grow and look at other growing cities and see what good planning is. Need to look forward, not in the past. Most people cannot afford a house in Guelph. By limiting urban living, condo, and rental, you make it increasingly difficult for young people, new immigrants, and old families to have affordable accommodation.

See response to question 2 above, more high-rise would disrupt the character of the city, whereas more medium density building types would help create a better sense of community and a more liveable city.

There should not be a limit to the number of stories permitted on residential and mixed-use developments. There is a housing crisis in Ontario that can only be addressed when we add intensification and density to our cities.

High rise is more cost efficient and land space efficient. We need to maximize residential building construction in downtown Guelph as this is where many amenities already exist and will attract others. Also, with public transit and the GO already there, this would appeal to the people in the GTA who want to move out, as this is the trend right now.

Avoid the excessive number of midrise builds (i.e., as is happening along Gordon in south end). Gain density with high rise units and provide more opportunities for townhouses (more suitable for families which desire some outdoor access)

Open to all types of development. Maximize available downtown land use including reviewing current usage and remove current limits. Instead include planning of well throughout green spaces to offset higher densities and make areas walkable, liveable... Public transit, bike lanes so we also reduce this reliance on cars... Some neighbourhoods are just massive parking lots...

I do not think high rise housing, at least as it is currently constructed makes for liveable communities. Also, I doubt in a climate changed world, they make sense.

Taller buildings allow for density to be achieved in the built-up areas on smaller parcels.

This all relates to the 50% developed plan, as mentioned above. This can lead to sprawl and the deterioration of our natural environment.

Single homes are a bad use of land.

The 3 to 6 story building, in my opinion, offers many advantages over townhouse-style and high rise-style structures. The 3 to 6 story form affords more interesting residential and commercial configurations in buildings and makes for better street-level treatments and experience while offering significant density.

I do not want to repeat too much of what I've already said - I think accessory dwelling units, laneway housing, duplexes, triplexes, and small apartment buildings in built-up areas are more environmentally and socially just ways of densifying the city. Taller buildings in appropriate areas would also help drive employment growth in retail and service industries nearby. The city should also consider allowing more liberal approaches

Participant responses to explain their preferences on dwelling type mix

to the types of businesses that can be allowed in single family homes, and live-work-play town homes and duplexes.

The 3-6 story recently built in the south end also came with a parking problem because there is not enough onsite parking to accommodate all the cars.

If families are expected to be living in high rise buildings then that needs to also include adequate parks and recreation areas close by.

Families fleeing Toronto to buy a single family or low-rise house is a real dilemma; drive to you qualify. People will just keep driving east or west of Toronto until they find a low-rise home that they can afford.

Medium density across wider areas of the city encourages a more liveable cityscape.

High-rise buildings create dark and windswept canyons that we still call streets; mid-rise buildings create comfortable and attractive streets - just visit any traditional European city for confirmation of this fact. Quality of life still must factor into the discussion; not just density.

the best way to accommodate the growth is to fully explore increasing densities, subject to infrastructure capacity

I am generally in favour of denser development where possible and I think it is necessary to preserve our land resources in southern Ontario.

New single-family homes have become unaffordable in Guelph to the median income household. Cost of land, City fees, development charges and the time to gain approvals have led to a housing product that is unattainable for most Guelphites. City Council and staff need to provide and approve housing options such as town homes, stacked town homes and low-rise apartments in BUA. Specific items such as reduced parking standards and ROW widths will help reduce the overall residential unit cost.

To justify high rise apartments, you need to have people not require cars to go to their workplace that is located nearby. Guelph has a large per cent of the workforce that do not work in our city. If you try to put these commuters in high-rises then you automatically create traffic issues. Additionally, Guelph is a liveable forested and parked city with much greenery, it is not a concrete jungle. People do not want Guelph to become a mini-Toronto.

We need to treasure what Guelph is, namely a beautiful small scenic city. Treasure means preserving the character of the city.

I do not want Guelph to become a concrete jungle. The reason I moved here was that I liked the look of Guelph with low-rise buildings.

Guelph needs more apartments

Tall buildings (apartment type) are best where they do not block light on buildings below.

More than 6 storeys can be problematic for young families; better to limit such developments to certain nodes and focus more on town houses and mid-rise.

I feel like I have been clear. This could be an opportunity to create a sort of more beautiful sustainable city with sustainable architecture instead YALL just want to keep things the same I see.

Europe has achieved remarkable successes with "gentle" density. Guelph quickly reached its Places to Grow target with the Tricar buildings downtown but it is time to be more creative and promote urban form that promotes strong community.

New residential buildings, whether infill or redevelopment, in the BUAs should be constructed at a human scale. Along the streetscape these buildings should not exceed eight storeys in height. Do not include ground floor commercial on local streets internal to a neighbourhood. Leave that for main arterials.

Europe has proven that the proper mix and distribution of 2 to 6 storey buildings can accommodate large population centres. In order to have a thriving population, we need people to be connected with one another and care about what is happening in their

Participant responses to explain their preferences on dwelling type mix

neighbours lives too. Having more low-rise complexes, with green roofs and courtyards, will create a healthier, more connected community, in line with the goals and objectives of our Royal City.

We have to densify whether we like it or not. Townhouses do not really help us to reach the provincial mandate. Tall apartment buildings DO help us reach the provincial mandate. In addition, tall building developers might be better able to include more than the minimum amount of affordable housing, something that Guelph desperately needs. So, I think at least ONE scenario should be something like 50% tall buildings, 35% mid-sized, 15% town homes. (Many more tall buildings than town homes.)

Discussion – nodes and corridors

Participant responses to explain their preferences on nodes and corridors

No comment.

Focus the highest density to areas with potential for higher order transit.

Self explanatory.

Build higher and denser.

Perhaps nodes and corridors should be allowed to occur in a more "organic" fashion, rather than being pre-planned. As the City grows it will become apparent which intersections/nodes are desirable for living/housing as conditions within the City change. These nodes should also include specific urban design considerations so as to ensure a pleasant urban form transition to abutting lower density areas. Additionally, traffic consideration on major transportation is essential in approving development in nodal areas.

All makes sense - proven and articulated several decades ago in all research, planning schools, and other institutions. This now "old hat".

Seems like you have explored all options. I would add Clair as a corridor street. It is a main road with lots of traffic and should be treated as such.

We need gradations in height with acknowledgment of cultural and natural heritage features. Take advantage of 1950-80's low rise residential sprawl and demolish whole subdivisions, rebuild with tiny house, lane houses, group home, co-housing, garden homes, cluster homes.

Gordon is a nightmare and is becoming a very dangerous road to drive due to all the new developments and more are going up...

Mixed use corridors and nodes should be permitted to have higher buildings as of right since height and density bonusing is no longer permitted by changes to the Planning Act.

The proposed node on Gordon at the southern boundary of the City at a gateway to the Paris moraine section of the City is in violation of principles of good planning - no respect for the visual beauty of the landscape, highly inefficient transportation linkages to rest of city, high servicing costs.

These nodes with smart centres are not walkable. They only encourage driving (see the Clair/Gordon node). These are not sustainable or good for the community. They only encourage big box stores. I want to see more downtown-like nodes, parking towers and walkability.

I think the existing nodes work well although downtown should be a node as well I think.

The current mix of corridors and nodes is very disconnected. Without a plan to unify the corridor system the city will never become the walkable target with transit support needed.

Participant responses to explain their preferences on nodes and corridors

Agree with the concept of "nodes" if at a major intersection (i.e., Claire/Gordon) do not believe building heights should exceed 6 stories regardless of node or corridor need to find new corridors, to relieve pressure off Gordon corridor.

Traffic in and out of the city to Hwy 401 is already being funnelled and leading to congestion/dangerous roadways. Too many cars for the roads that lead to new buildings/units being built in small square footage.

Which nodes address high density living, the plans are missing the housing choice preferred by the majority which are single-family homes.
More of this.

Need to look at different community needs and history.

As a relatively recent arrival to Guelph, I have been struck by how many significant intersections appear (to me) relatively underdeveloped. There are lots of opportunities to use that space for new residential, at the same time as retail, etc., which would also benefit current residents by making for more complete neighbourhoods.

In order to develop in the already developed areas you need to increase density to get any ROI, but hard to plan when the infrastructure cannot support. Easier to plan in the green areas but that is where you need to include single-family dwellings, and less height.

Explain Nodes better, what is an "area" at an intersection? Just to acknowledge that there is more traffic there? Very confusing.

The limits need to make sense in the local context. For example, if you have a super compact node of tall buildings right next to another, they will combine to cast a large shadow and might deprive a whole city block or more of natural light for most of the day. Super compact nodes of very tall buildings will have to be spaced enough to prevent this. Same for corridors. If a street is lined with very tall buildings tightly spaced along both sides the street will become dark. That said, you can have unbroken buildings of 5-6 stories lining both sides of a standard street and that is not tall enough to make the street dark. For example, take a look at the old downtown of any European city that was largely planned and built prior to car ownership being commonplace.

Mid-rise is criminally underused in this city, we have limited space so we should build according to that.

New nodes and corridors should support higher densities in the BUA. Higher rise buildings are not suitable for quality of life. Mid- and low-rise housing is preferred with maximal green space.

If other nodes and corridors make sense from a planning and transportation perspective add them.

While new nodes can be made, an intensification to the downtown core should be priority.

The Church height maximum for residential buildings should not be a major factor in this multi-cultural society. Period.

New nodes and corridors are sensible within limits. But can we avoid more big box stores and strip malls please! Have a more pedestrian set up etc.

I do not see the current nodes as being places that are attractive for people to experience community. They are bulk housing and retail, with franchise food. There has to be some way to try to create a better functioning community.

It looks like you consider a node to be an already established shopping area. Will the neighbourhoods be walkable and safely biked? Plan for that first - forget planning around big box stores - no one wants to live beside Walmart or Costco! People want trees and parks and schools and coffee shops. Walkable and rideable neighbourhoods for all ages safely.

I would prefer greater overall uniformity in building heights and in densities across nodes and corridors generally, although some variation also makes sense. The first priority, I

Participant responses to explain their preferences on nodes and corridors

believe, should be to achieve density through the use of 4 to 10 story structures on larger footprints, fewer parking spots on-site, and an emphasis on quality of the built form and on the design and atmosphere at street-level. I would prefer that we push boundaries a bit and drive for creativity and innovation in how we think about the built environment and uses of streetscapes and neighbourhoods in a northern setting. My aim is to achieve a built environment that fosters street life, neighbourliness, use of shared outdoor spaces year-round, and a sense of pride in place. Our typical form using high-rise structures surrounded by under-used green areas lends little to the street-level experience and instils a sense of disconnectedness and coldness in the aesthetic and psychological experience of such areas. Such experience tends to create social problems in those neighbourhoods. Take, for example, the *banlieu* of Paris and Lyon, the housing projects of Toronto and New York, and the many high-rise developments across N. American cities that feel impersonal, threatening, and joyless.

I think we need to "retrofit" our existing suburbs for newer nodes of denser employment and housing that will allow people to travel less to their work and places of leisure. This would help us get there. :)

Key intersections should have high densities while medium densities should be spread across more corridors than currently identified. Increased density through duplexes, triplexes, six-plexes and townhouses can add density to areas currently designated for single family housing.

If we rely only on the existing nodes and corridors, we will inevitably get more high-rise buildings, which are not the preferred form of development. The density needs to be spread out more; so we need new corridors along all the primary arterial roads; this will help to promote mid-rise development instead.

Points of concentration help support transit. City also needs to identify gateways to the city which should be planned to a higher visual standard.

I think the above diagram of nodes/corridors is sufficient and identifying new ones would detract from the purpose of selecting nodes/corridors for intensification. I think building height/density limits could vary across the city and this could help balance the downtown's character with future growth.

Clair Road east and west should be considered a growth corridor for the following reasons:

- Residential development opportunities existing in both DGA and BUA along Clair Road i.e. the south side of the Clair Road including Rolling Hills should be redeveloped allowing for medium to high density residential development.
- Existing services within Clair Road can provide development land with little to no increased infrastructure cost to the City. DCs generator.
- As the CMSP area develops in the next 5 to 20 years, Clair Road will become a main arterial road connecting CMSP to the Hanlon and Victoria Road.
- Remaining development lands have limited NHS impacts.

Gordon street is an intensification corridor that is struggling with traffic and parking issues on it and its neighbouring streets. You need to fix this. We do not agree with raising the intensification with clear, definitive traffic and parking plans.

Gordon Street is an intensification corridor that struggles with traffic and parking issues in neighbouring streets. I do not agree with raising the intensification as this will lead to more problems.

Density should be planned based on available transit to keep Guelph moving

Again, see answer to question 3. In order to ensure we still offer single family ground related housing at a reasonably affordable level, we need to intensify the current built-up area to accommodate more density and height. Planning staff and council must support this.

Participant responses to explain their preferences on nodes and corridors

Having nodes and corridors adds to settlement efficiency and quality of life, with work and services/shopping close to residential areas. There could be a very few with higher density high rise buildings, in addition to downtown.

I strongly disagree with that last one because if allow "different densities" in different areas that's going to be a bad time because you're just going to create a even larger gap in rich and working class type neighbourhoods.

Your scenarios should also describe the nodes and corridors in the proposed greenfield areas as identified in the approved secondary plans and/or community structures.

See above. The objective is to achieve compatibility and the harmonious relationship with existing stable areas.

Guelph is a city built on seven hills; to have the same building heights allowed in all areas would create horrible wind tunnels and awful shade patterns in many areas of the city. Guelph is also a ground-water dependant community which has underground rivers and creeks that we may not even know about, as was evidenced by the condo-apartment on Baker/Yarmouth, from which we should learn a great lesson.

Our topography is unlike most other municipalities and our building heights should take the hills and hummocks that make our city so much fun into consideration when determining where tall buildings should be permitted.

New nodes and corridors allow for more flexibility in building heights and densities.

Identifying new nodes/corridors = forward thinking, especially with regard to transit. If we choose wisely, we can have a more effective transit system. The new nodes/corridors will inform our decisions regarding transit routes, frequencies, etc.

Identifying new nodes/corridors takes the pressure off existing corridors. Gordon Street between Edinburgh and Arkell road comes to mind. Guelphites living in that area are not happy, and I can understand why.

Different densities/heights for different nodes/corridors allows for more creative solutions to problems such as noise pollution, light pollution, shadows, wind-tunnels, sight-lines, sky-lines, etc. Some of the problems associated with taller buildings (shadows, sight-lines, blocked views) would be solved if tall buildings were built at lower elevations. So, nodes at a lower elevation might be designated as high density/higher building heights.

Discussion – rate of growth

Participant responses to explain their preferences on Guelph's rate of growth

No comment.

Prefer no new DGA, see my comments above.

There are enough parks within the city's boundaries to satisfy this growth. Far more than other cities. Some existing spaces are rarely used.

I am assuming this question is suggesting that by retaining more greenfield area land for growth beyond 2015 means shifting the dwelling mix percentages towards high density dwelling types. The market should dictate what forms and types of housing are desired. From what is evidenced in the market today, low density, ground oriented dwellings are what people wish to purchase. We are already witness to families moving further afield in search of single-family homes. We are already witness to how housing prices have skyrocketed because the demand is so high and supply so low.

We should certainly use greenfield lands in an efficient manner which in turn maximizes the use of infrastructure. Having stated this, I do not feel we should pursue efficient use of lands and infrastructure, at the expense of losing our character of Guelph being a liveable community based upon small town elements. I think that major part of the

Participant responses to explain their preferences on Guelph's rate of growth

attraction of living in Guelph, is that it is not a large urban community. We should not lose this feeling.

Keep some options open. Makes better use of scarce land (and it IS finite!). Maintains more public open space.

by doing this our city will become Mississauga

I think that you have to look at the current targets as well as beyond. If you identify the total potential, then you have options and do not get locked into a position of regret.

There is ample low-density land available for innovative higher mid density growth.

Growth beyond 2051?? When would it stop? We aren't Mississauga or Brampton. That's the whole point of Guelph and why people want to live in Guelph. Why destroy that?

Real action needs to be taken by the City to ensure that the Clair-Maltby Secondary Plan Area will be ready to be developed in its entirety. Too much money has been spent on extending services to the GID lands which are controlled by the Province with no indication of when these lands will be developed. The Development Charge Reserve Fund will potentially be emptied to proceed with the main library (Which we do not need since we already have a downtown library. Just renovate it and replace the existing elevator) and the South End Recreation Centre where there will be two community parks located in one community. Neither of which the City can afford.

Want to keep rural areas easily accessible to city but promote greater density within city to support transit and businesses in key nodes.

I do not see how we can designate more greenfield area without increasing the number of high-rises...which I don't like at all.

Since housing has to go somewhere, and assuming the population growth figures are accurate, increasing the density in already existing areas--those serviced with utilities already--saving unserved areas for later growth seems an economical way to approach the potential problem.

It is time to begin planning for a mature city with a stable prosperous population. World population is rapidly adjusting to a future with no population growth, all of Europe and many large Asian countries recognize this reality, Population growth in Canada will soon be entirely dependent on immigration which is an uncertain and difficult source to plan for.

I want as much greenspace as possible. Retrofit existing lands, do not increase sprawl.

Building more in greenfield only increases the need for addition nodes and corridors and I find we don't utilize the ones we have. We should focus on connecting existing nodes.

The growth rate is too aggressive. Push back to the province is required without their financial support for the required billion-dollar level of infrastructure required to support the added population density.

you need greenspace to accommodate the additional facilities required for growth of that magnitude...i.e., parks, sports facilities, trails, etc...

It should be market forces that should determine what, when and how areas are to develop. Anything other than market forces is central planning to achieve an end in which the freedom and choice of the marketplace are ignored.

If not, what happens in 2070?

If you continue to increase density as you grow then you need to retain green space as most people will not have that green space in their own backyard.

Plant trees instead of building 10 story condo buildings. Build some middle-income housing.

It is preferable (easier/cheaper) to protect existing greenfield spaces now rather than face a scenario where we developed it and then only 10 years later it has to be re-developed at increased expense and technical challenge.

Participant responses to explain their preferences on Guelph's rate of growth

If we are serious about growth, then we do not have enough space to just ignore these giant areas. Guelphites will continue to enjoy the undeveloped greenfield areas surrounding Guelph known as Guelph Eramosa until Guelph wants to provide infrastructure for those areas (and why would that happen?)

More greenfield land should be reserved for much needed green space

We need to be prepared for the future.

Less suburban development, more urban development so our transit and infrastructure can be better utilized.

Greenfield development should be limited until the downtown and urban core is built up.

Green space is important for recreational activities, therefore maximize height where it is possible on residential buildings would be a great solution.

Optimize existing lands in the short term and leave flexibility for some green fields beyond 2051.

Avoid sprawl like the plague. Anyone been to Brampton recently. Gross... It is short sighted, poor planning, no sustainability, no ecological considerations and keeps encouraging our current way of life which is drive everywhere and watch our downtown areas decay.

Better use of infill would allow for more land to be set aside for later development or remain in agriculture permanently.

we should find ways to encourage re-development within the built-up area first.

Once our natural lands are given to developers and infrastructure is built there is never any going back; that natural land is lost forever, usually resulting in large financial returns for investors and nothing left for stakeholders.

Guelph is already too sprawling. Make it people friendly and car free where possible with highest density downtown.

I am unclear precisely how retaining greenfield areas would be achieved.

If the city can avoid some kinds of greenfield growth, this would slow the pace of it, allowing the massive expenses of this kind of growth to be more spread out over time.

If we reserve more greenfield areas the next generation of planners may be encouraged to hold growth within the existing city boundaries.

We don't know how much growth we will need to accommodate past 2051; so, we should not squander our available greenfield land areas on lower density development now.

Having a planning horizon is good, but we need to be cognizant of how Guelph will change beyond 2051. If we can leave more land for the future, we should at least consider the option.

Designating lands does not mean the land will be developed by 2051. There are many site constraints that will limit development and timing of development. For example, the southeast area in the CMSP requires services to be extended to this area which could take 20 to 30 years. Also allow communities to evolve and redevelop over time.

There is a huge amount of green area within the city. Preserving that so we can all enjoy it is just as important.

We have lots of green space within the city, preserving trails is just as important.

Medium density sprawl is still sprawl.

We have sufficient opportunities to accommodate more development within the developed area so we should do that, even offer incentives for brownfield clean-ups and developments since there will be efficiency gains for various services.

Building our greenfield areas at 50 person/jobs per hectare is a lost opportunity especially if we are signalling to residents that we intend to intensify the built-up area e.g., downtown core with up to 150 person/jobs per hectare. It is so much easier to plan for

Participant responses to explain their preferences on Guelph's rate of growth

higher densities for areas with little to no residents - than to deal with appeals and challenges to intensification development applications.

The year 2051 is almost two generations from 2016. During this period, people will age, die and move away. People of various ages will move to Guelph. We do not know with certainty how the population will evolve. I expect that there will be greater growth in the number of people in the next 35 years than in the past 35 years in Guelph. We did not pay attention to the dynamics of population growth during the past 35 years. The next 35 years will be difficult. In time, there may be a need to expand the municipal boundaries to include existing rural lands in the Townships. This will not be unique to Guelph. Other communities in Ontario will need to consider this as well.

As we have seen evidenced by the changes to the Provincially Mandated Places to Grow enacted by the current government, and the attempts to decimate the Greenbelt, we need to work to do as much as we possibly can to protect as much green space as possible. New metrics can be developed. Starting to look at how Guelph is already working toward having a Doughnut Economy and where we can enhance what is already happening will allow Guelph to continue to be seen as the Environmental Champions we are.

If we leave only a small surplus of land, we are limiting our future development (or non-development) choices. It makes sense to save some land for the future, even if (especially if!) it does not ever need to be fully developed. We do not want to put all our eggs into one basket, so to speak. That is a bad analogy, but I hope you know what I mean. More DGA (Designated Greenfield Area) gives Guelph more room to breathe. More DGA gives Guelph more room to adapt to the vicissitudes of provincial governments. Also, if the goal is to densify, then it doesn't make sense to direct just the MINIMUM number of new housing units to the BUA (built-up area).

The thing is, I don't understand the following statement about Scenario 1: "During the years where we would see the most housing being built in the Clair-Maltby area, we will be challenged to accommodate 50 per cent of new housing in our built-up area." Thus, I feel like my choices regarding DGA might not be fully informed!

Discussion – other growth scenario suggestions

Participant Responses to "Are there any additional considerations we should look at in our other two growth scenarios?"

Green space is one of the most important aspects that makes Guelph so unique and viable

100% residential intensification rate. Greenfield employment needs appears to be well served GID HCBP and Southgate.

No.

- Reconsidering the dwelling type mix toward medium density and low density dwelling types. Lack of housing choice is eroding affordability.

- Considering urban boundary expansions now; planning beyond 2051.

Where in heaven's name is any reference to planning urban development in a world where we are in a climate crisis? How could you not HIGHLIGHT this reality, which every 11 year old knows as fact? This reality is THE fundamental shaping factor in any Guelph in any future.

Start listening to the market and less to socialist do gooders.

Not sure.

Many many more, do some research.

I think a good look in the mirror would be a good idea. Why ignore our identity as Guelphites and this obsession of becoming Mississauga?

Participant Responses to "Are there any additional considerations we should look at in our other two growth scenarios?"

A market driven scenario that includes more ground oriented product including more single detached homes should be one of the scenarios being evaluated.

Look at adding separated bike lanes rather than gutter lanes. Add more transit options, reduce the need for a car by building walkable neighbourhoods.

Pick two east west development corridors at right angles to a north south focus for corridor development including university linkages. e.g. Wellington and Stone east-west and Gordon/Woolwich, north-south.

look at Milton, Brampton, Mississauga and DONT do what they did if you want the City of Guelph to continue to be regarded as one of the best Cities in Canada to live in

More density to the North and West of the city.

Most importantly - more corridors to growth areas.

More services to and in high density areas

Housing choice is a fundamental right in a free society. Not having a choice in housing will result in people either not moving to Guelph or moving away from Guelph. The lack of land supply is a serious situation in Guelph which has contributed to higher costs of housing and other land uses. In today's world companies and people have choices to locate where they seem to think it is the best for them. Guelph is not an island. There are other communities that provide choices and lower housing costs such as Cornwall, Wallaceburg, Sarnia, Chatham, Mount Forest, Kingston, Woodstock etc. Not being market oriented, knowing consumer preferences will result in a failed planning exercise.

More mixed zoning, give people a place to go without a car.

1. The probability of lands actually being developed. They have been trying to find a way of developing Clair/Maltby for 20 years. The City has been well aware of the difficulty in developing these lands. Guelph needs to grow in a direction that is not encumbered by environmental constraints.

2. Growing to the south may allow Guelph to grow closer to the 401 but that is further from our City services and more costly to develop. It also promotes a commuter town, and every industry in Guelph is finding it hard to find good employees because the people who live here do not work here and the people who work here cannot afford to live here.

Plan to fail to reach population targets.

I would think about redoing this with a different mindset. Focus on your CURRENT residents, your most VULNERABLE residents, while keeping in mind your future residents, but STOP trying to make Guelph into the next Toronto. I am not mad about what you have planned, I am disappointed in what you DONT have planned.

A concerned resident,

If growth requires higher taxes, cancel all. Soon only the elite rich will be able to afford to live here!

Unless it is literally impossible, I do not see why we should not try our hardest to restrict ALL future development to existing built areas OR at least set the goal of not increasing the net land area that is built up. (If we develop a greenfield we must replace the lost green space by ecological restoration of underused and/or poorly used built up space.)

The first scenario is probably too vague to commit to anything specific (the only things the City has control of that were stated were "having a range of heights", "use existing nodes" and "develop Clair Maltby and Innovation") so perhaps being more explicit about approaches?

See above.

As a part of the "Sustaining our Future" part of the City's Strategic Plan, I would strongly encourage the Planning Department to give consideration of embodied carbon impacts of different building typologies (densities), e.g. high rise uses more steel, concrete and glass, whereas low and mid-rise residential buildings rely primarily on wood, thereby

Participant Responses to "Are there any additional considerations we should look at in our other two growth scenarios?"

having a lower embodied carbon impact. Creating more walkable/bike-able neighbourhoods with mixed use mid-rise buildings would reduce transportation associated carbon emissions and result in healthier, happier Guelphites!

Growth scenarios should be looked at in the downtown core.

Having the Church being so instrumental in Council decisions regarding height restrictions is not meeting today's multicultural society. Having enough residential options available is more important, and revitalizing our wonderful downtown.

Why don't we add priorities and targets around liveability, sustainability, public transport, small to medium sized businesses vs big box stores, walkable neighborhoods... All this is doable with higher density... There is plenty of successful examples to be found in other parts of the world... Why does Canada struggle with this so much!?

We should try design the future Guelph to not be car dependant sprawl. The single-family dwelling model does offer this.

Enhanced protection of natural spaces, such that they remain accessible to residents of the downtown.

Walkable and Safe rideable neighbourhoods. frequent transit options with a less than 10-minute wait for the next Bus because "frequency equals freedom."

Increase route 99 N and S to every 5 minutes and have secure bike parking at all bus stops along the route. Connections to 99 can take tomorrow's workers quickly and safely to industrial nodes in time for shifts. Remember women (not men) will use transit if it is clean and safe and reliable. This might save our planet and Guelph can be a leader!

Consider: Additional densification opportunities where today we have plazas and other such development that provides large, under-used parking lots for a handful of shops in a single story built form such as at Woolwich and Speedvale, Gordon and Wellington, Woolwich and Woodlawn, etc. Perhaps we could consider the implications and possibilities in the 15-minute city idea out of Paris, along with other innovative ideas.

We do not understand why the City's boundary cannot get larger? It appears to make sense to expand south closer to the 401 and extend services into Puslinch. It also makes sense to extend west slowly towards KW.

If we can achieve more balanced density growth throughout the city, it will be a healthier and more liveable city.

Try to spread the growth more evenly through the entire area, including the existing built-up area and the greenfield area; this will prevent a radical concentration of density downtown, which, if we are not careful, could make it unrecognizable, and less attractive, in the future.

Other than developing or redeveloping in BUA with known servicing and infrastructure availability there is no point looking at other scenarios unless you completely understand the servicing cost, timing and NHS impacts.

What are the next corridors for future decades ?

What are the next corridors for future decades?

A downtown secondary plan that opens up a mix of uses to all properties with higher densities and heights consistent with other municipalities in Ontario. Allow the market to propose mixed use growth with regulatory flexibility to create a vibrant downtown. We have a train station that will serve all day two way GO service. The lands in its vicinity should be the highest density.

Ensure that we continue toward reaching our tree cover goals and natural heritage systems and corridors are protected and enhanced.

Please make transit and transportation part of the discussion. Use this planning exercise to dovetail transportation solutions to densities so that residents/community understand the implications of density targets.

Participant Responses to “Are there any additional considerations we should look at in our other two growth scenarios?”

Also include development planning priorities and sequencing in the conversation so residents are aware how Guelph will grow - first Clair-Maltby, then GID etc. The sequencing should reflect employment targets, densities as well as transportation needs.

My thoughts are explained above.

Thank you for this.

Doughnut Economics could provide a great framework to move us in to an incredible future where all of our citizens have their social needs met, no one has to live inside the doughnut hole, and we also respect the ecological limitations of our local ecology as well as those of the planet. Working with all the groups currently focused on creating a Greater Guelph will provide us with more opportunities to Think Globally and Act Locally.

The shadows cast by tall buildings are always an issue for neighbours, and rightly so. I suggest that taller buildings are built to the NORTH of shorter ones. Never build a tall/wide building directly SOUTH of shorter buildings. Why? In the winter, the sun rises in the south-east and sets in the south-west. It would be very depressing to live in the shadow of a tall building during the winter and most of the spring and fall. At the very least, the setback to the north of a tall building should be maximized to reduce the shadow impact of housing units north of the tall building. I have other ideas such as building taller buildings at lower elevations. However, "life happened" over the past few days, and I started the survey at 10:20 pm on December 18th. It is now 11:26 pm and I got to hit the hay. Is it possible to keep the survey up over the weekend? If not, I will e-mail my suggestions to the appropriate people.

Major Transit Station Area delineation

Comments Accompanying Pins Dropped on the Major Transit Station Area Map

Current downtown delineation is appropriate for MTSA.

The armoury is an obvious choice for a large development built above a transportation hub.

Easy to tear down strip mall here.

High-density designations belong adjacent to the transit station to create walkable developments and support downtown businesses.

The entire shopping centre and office building should be a high-density mixed-use designation adjacent to the transit station to create walkable developments and support downtown businesses.

High-density mixed-use designations belong adjacent to the transit station to create walkable developments and support downtown businesses.

All areas within the green circle should have increased density plans from today's OP standard put in place to support housing development close to the transit hub for live/walk capability.

The riverfront area and adjacent areas here provide a remarkable opportunity to replace low-density, car-dependent plazas with higher-density, architecturally distinct, mixed-use development while exposing the river to allow for recreational and cultural uses.

The area south of the river along Gordon St., just beyond the 800 m radius, offers a number of very good densification opportunities that should be considered.

This stretch of Gordon holds the possibility of providing not only greater density but also an appealing, interesting, and vital entry to the downtown district compared to the drab, underwhelming mishmash of buildings and streetscapes presented to visitors and residents today.

Waterloo Ave should be explored as a medium density growth corridor.

Comments Accompanying Pins Dropped on the Major Transit Station Area Map

As a former resident of this neighbourhood, there are multiple lots that could be zoned to support intensification and gentle forms of density.

Perfect location to permit a medium density condominium development.

This lot (brownfield?) is a perfect spot to create a group of low-rise walk-up buildings with a central courtyard. Shadow impact would be negligible if all were 3 storeys.

Appendix B – virtual town hall summary

Introduction

A virtual town hall was held on November 26, 2020, at 7 PM through WebEx and streamed on the City of Guelph's website and Facebook page. Natalie Goss, Senior Policy Planner with the City of Guelph, presented a recap of Provincial Policy requirements for Guelph and an overview of Shaping Guelph: Growth Management Strategy. Following Natalie's presentation, Paddy Kennedy of Dillon Consulting provided a presentation on Guelph's historic growth context and presented growth scenario one. After Paddy's presentation, Susan Hall of LURA Consulting facilitated a question and answer period. Seventeen (17) participants logged into WebEx to participate, with 23 people viewing the Facebook Live stream of the event. The summary of the questions asked and the responses provided are below.

Question and answer

Questions are marked by a 'Q', comments are marked by a 'C', and answers are marked with an 'A.'

Q: What about an affordable grocery store? How will commercial uses and affordability be accounted for?

A: Shaping Guelph is a long-range planning exercise. The next step is to estimate future commercial needs, determining how much commercial space is needed for population services like grocery stores. In this type of exercise, the level of detail is not at specific uses. However, ensuring we have sufficient available commercial land is a key consideration.

The City recently completed a commercial policy review, which was implemented in Guelph's Official Plan earlier this year. The commercial policy review looked at our commercial land supply. It made some recommendations for additional areas Guelph could add from an Official Plan land use perspective to increase our supply and range of commercial land. This study indicated that through some changes to the Official Plan that is now in place, Guelph has sufficient supply available for our commercial land base to 2031 and 2041.

Q: I am new to Guelph and have lived in and pondered how other world cities grow and mature. Guelph has a strong urban design character, ecological benefit with the parklands and river corridors, and a good vibe. How are we moving towards being a growing city for people-scale and passive transportation and not designing for the private automobile? So many of the outer suburbs depend on cars for even short trips.

A: One of the best things cities can do to plan for growth is to identify a preferred urban structure of how it will grow. For Guelph, nodes and corridors are defined and identified in the current Official Plan to become areas that attract density. Through density, Guelph can support other transportation modes and vehicles, including transit.

Guelph must have a system of nodes and corridors that support transit to reduce congestion and provide people with other options to move around Guelph. This Official Plan review provides an opportunity to think about the current structure and understand if it will achieve the right goals by 2051.

Q: What are the plans to keep the city green?

A: The City's current Official Plan identifies the natural heritage system and greenspace. It has policies to protect and enhance those areas over time. Additionally, Guelph's Official Plan is an environment first plan, and Guelph protected its natural heritage system prior to beginning planning for growth. In addition to the work we are doing in planning, City partners are working on an Urban Forest Management Plan and looking at our tree canopy cover. The work is coordinated and focused on keeping the city green.

Q: Is transportation planning considering a more intensive form of transit, like an LRT?

A: The City is currently undertaking a Transportation Master Plan. It will look at how to shift transportation modes within the city. The City is not currently looking at LRT but is looking at other ways to increase mode share between transit and active transportation.

Q: How are existing and future municipal infrastructure needs being considered? Are there areas of the city that require more expensive infrastructure to develop than others? How is this factored into the growth analysis?

A: The City is currently in the process of updating its municipal infrastructure plans. We will be looking at where the available capacity for growth is within the City and trying to match it up with where the supply opportunities are. It will be the next step of our evaluation of growth scenarios to understand where the infrastructure gaps are and the implications of growth.

Q: Currently, the framework for Clair-Maltby has a broad range of densities for various land uses (low, medium, and high). Will those density targets be increased or tightened to meet the required growth targets?

A: In growth scenario one, we have not assumed any changes to those density targets. We are welcoming feedback on what considerations could change for scenarios two and three.

Q: I would love to know which cities you like and what you see Guelph growing like.

A: Paddy Kennedy shared that being from Quebec City, he always felt it was a city that works well, values heritage and history, has good bus transit, and connections to greenspace. However, Paddy noted that Guelph has a different context than Quebec City.

Q: What does the term gentle density mean?

A: Gentle density is a term used to describe how within an established lower density neighbourhood, there may be potential to have townhomes or three-storey walk-up apartments. This helps achieve an increase in density in a gentler fashion. Gentle density is meant to respect the character of the neighbourhood. It is a different built form and tends not to overwhelm the neighbourhood with heights.

Q: Would you consider the 772 Paisley Road apartment to be gentle density in that area?

A: Those sites were planned for higher density apartments, so they would not be considered gentle density.

Q: Can you explain briefly what growth scenario one is?

A: Growth scenario one is a growth scenario that uses Guelph's existing Official Plan policy structure and framework to accommodate the province's new growth and density targets.

Q: What are the City's assumptions on housing typology preferences in the market? Could it be more 'build sustainable and people will buy it' rather than 'build single-family housing as default'?

A: In scenario one, we imagine that evolution, and through historic data and building permits issued over the last decade, Guelph is seeing a shift in market preferences away from single-detached low-density. Guelph is moving in the direction of having a greater diversity of housing typologies.

Q: Will you be using a market-based approach? The market has been demanding ground-related housing, why is this not reflected in the planning?

A: Yes, the City has used a market-based approach. Watson and Associates is our partner in this, and they have spent a lot of time looking at historic demand trends and growth drivers, as well as socioeconomic and housing market considerations. This work is underpinning the projected housing mix. We are open to feedback when we publish these technical studies, and Guelph will be doing more engagement then.

Appendix C – stakeholder roundtable summary

Introduction

On December 2, 2020, at 10 AM the City of Guelph hosted a virtual roundtable discussion with identified stakeholders to collect feedback to inform the development of alternative growth scenarios as part of Guelph's growth management strategy. The roundtable began with a presentation from Natalie Goss, Senior Policy Planner with the City of Guelph, Justine Giancola, Associate, Dillon Consulting, and Jamie Cook, Watson and Associates Economists. Natalie Goss provided an overview of the work done to date for the project. Jamie Cook and Justine Giancola presented the historical context of growth in Guelph, provided an overview of the assumptions used to create growth scenario one, and presented the results of that growth scenario. Susan Hall and James Knott of LURA Consulting facilitated a question and answer period and a roundtable discussion with all attendees. Six representatives of local organizations attended the stakeholder roundtable. The following organizations were represented:

- Guelph and District Home Builders Association
- Guelph Wellington Development Association
- University of Guelph
- Guelph Chamber of Commerce
- Guelph & Wellington Task Force for Poverty Elimination
- City of Guelph Accessibility Advisory Committee

A summary of the questions and answers and the roundtable discussion are provided in the next two sections.

Question and answer

Q: What is the source for the mapping outside the City limits? The area in Puslinch Township is not Prime Agricultural.

A: The mapping is provided through technical studies from the Province. It is considered by the province to be a candidate for Prime Agricultural Land and Provincially Significant Natural Areas. Mapping will be updated as part of the Growth Conformity exercise. We are using what the province has available now to show the limitations in the area surrounding us for future urban expansions.

C: Please confirm that the mapping is accurate.

Q: How can there be other growth scenarios developed when the targets are dictated by the province?

A: There are several factors for growth in Guelph that are fixed, however, some are not fixed and alternatives can be explored.

Q: When will we know if growth can be serviced?

A: The City is conducting several ongoing master planning exercises. Shaping Guelph is working in lockstep with those teams throughout the growth scenario work to understand existing conditions and if we can accommodate the growth from an infrastructure perspective to 2051. Key master plans include the Water Supply Master Plan and the Wastewater and Biosolids Master Plan. This information will be understood more fully when the City presents three growth scenarios for consultation in Spring 2021.

Q: How many new single and semi-detached houses will be developed by 2051?

A: The project team will take back the question as feedback.

Q: How are user demographics factored into these calculations? Guelph has people with varied abilities and needs. Are we planning our developments to meet all these needs, or are we focusing only on density?

A: The team has looked at the age structure of Guelph's population. They are seeing a higher percentage of people in the 65+ age group going forward. This is a key driver of major trends that are observed to match the housing with the population. Other key drivers such as development applications, demographics and economic trends determine the balance of housing mix and affordability.

Q: I'm wondering what opportunities are being explored to plan for a diversity of users and income levels? How can this work in practice to reduce barriers?

A: The City's Affordable Housing Strategy sets a target of 30 per cent of all new housing being affordable. Through the Official Plan process the range, mix, and locations of new housing can be supportive to affordable housing outcomes.

Q: Why is the urban boundary assumed to be fixed? Could one of the scenarios include an urban boundary expansion to accommodate employment lands along the Hanlon?

A: The Growth Plan requires Guelph to look at accommodating growth to 2051 within the fixed urban boundaries. If a land needs analysis shows that the City requires additional land, there will be further studies to determine it.

Q: Is the City planning to engage with individual local developers? I think they would be innovative and creative in their feedback.

A: Yes, local developers are recognized as stakeholders for the project. The City connects with them through individual meetings. They have the opportunity to participate in general public engagement opportunities.

Discussion feedback

Assumptions for growth scenario one

Stakeholder roundtable participants were shown the assumptions and key considerations for the creation of growth scenario one. They were asked the following questions:

- *What do you like about the assumptions for growth scenario one? Why?*
- *What do you not like or what would you change about the assumptions for growth scenario one? Why?*

Participant responses to the questions are summarized below.

C: Homebuilders get phone calls every day looking for single-family homes. They would like to see a growth scenario reflect what the market is looking for. They shared that a survey by Canadian Home Builders showed that 69 per cent of people are looking for single-family homes.

C: From a design perspective, ensure that aging in place elements are put in place into any type of unit. The longer people can stay in their homes, the better.

Q: How is zoning for mixed-uses downtown built into discussions?

A: Current zoning downtown is being considered. Typically, the Official Plan precedes zoning updates. The outcomes of this exercise will inform the Official Plan. Any modifications that come out of this exercise will be implemented in the Official Plan. The City will update the zoning by-laws later to conform to the Official Plan. The Downtown Secondary Plan has been in place for several years and was implemented through an amendment to the Zoning By-law within the last 5 years for mixed-use designations from the Secondary Plan. The City is looking at ensuring housing and population-related jobs are available as people are looking for employment closer to where they live. The City is creating an Employment Lands Strategy to look at these concerns that will be available for public consultation in early 2021.

C: This Official Plan update provides an opportunity to look at the secondary plans and ensure there is alignment that propels the Official Plan forward in a meaningful way.

C: There is a need for deeply affordable housing, and the Affordable Housing Strategy targets do not meet that need. We need to take that into consideration and leverage incentivization. It is important to look at the Official Plan update holistically and remove barriers from the development of affordable housing.

Q: Does growth scenario one not propose any new nodes or corridors?

A: Given the growth scenario focused on intensification and density targets, it is not confirmed whether or not new nodes or corridors will be established yet. The core element of growth scenario one is hitting the target of 50 per cent of residential intensification will be in the built-up area.

C: Scenario one should explore new nodes and corridors in Guelph.

C: Given that the Planning Act no longer allows density or height bonusing, Guelph should look at other opportunities to expand corridors, nodes, and existing retail or residential developments. Preplanning this growth will allow communities to have input into the plan, and it will not come as a surprise.

C: The more nodes and corridors Guelph has, the better. It is a more holistic approach that is better for local stores, accessibility, walkable communities, and transit.

C: Mixed-use and mixed-income housing helps from a diversity perspective.

C: From the university perspective, the University of Guelph is a community within a community. The point that stands out is the need for a continuum of housing as many employees and young professionals have the goal of their next move to be into a single-family home. Currently, Guelph is out of the price range. Having affordable housing would be better for talent attraction and retention in the City.

Results of growth scenario one

Stakeholder roundtable participants were shown the results of growth scenario one and asked the following question:

- *What are your thoughts and reactions to the results of growth scenario one?*

Participant responses to the questions are summarized below.

C: Echoing the point on the need to have housing adequate for their employees at all different levels. If we are going to attract quality employers, we need to ensure their employees do not need to drive out of town live.

C: Builders are running into issues where at a certain density the building economics do not work. For example, a site that is under an acre, with 120 units per hectare does not work from a cost and what condos can sell for perspective. Keep this in mind when considering sites. In some instances, building the missing middle does not work right now at the current market rate.

C: There seems to be a disconnect between the low-density residential designation within the built-up area with intensification directed to the built-up area versus the greenfield designation. Think about that designation along arterial or collector roads.

Creating two other growth scenarios

Stakeholder roundtable participants were shown the key assumptions that cannot change and asked the following questions:

- *Should a growth scenario be explored that:*
 - *directs more than 50 per cent of new housing units to our already developed areas? Why/why not?*
 - *Includes more townhouses in our dwelling type mix? Why/why not?*
 - *Includes more mid-rise apartments, typically 3 to 6 storeys tall, in our dwelling type mix? Why/why not?*
 - *Includes more high-rise apartments, typically taller than 6 storeys, in our dwelling type mix? Why/why not?*
 - *Identifies new nodes and corridors? Why/why not?*
 - *Establishes different maximum building heights and densities for different nodes and corridors (some lower some higher)? Why/why not?*
 - *Retains more designated greenfield area land for growth beyond 2051? Why/why not?*
- *Are there any additional considerations we should look at in our other two growth scenarios?*

Participant responses to the questions are summarized below by discussion topic.

Discussion – direct more new housing in the built-up area

C: Guelph should not assume that the urban boundary should not change. The City's boundary can change if growth cannot be accommodated within the current urban boundary.

C: The home builders associations feel that growth should be balanced between greenfield development and development in the built-up area. They shared that the market is looking for single-family homes.

C: If the Guelph Innovation District cannot find a purchaser, Guelph will have an affordable housing crisis. People are surprised at the amount of density that is being put forward. If Guelph does not open up where development is permitted within the urban boundary, there will be a lot higher densities directed to specific areas, and it might be too much.

Discussion – dwelling type mix

C: Townhouses are preferable. However, semi-detached homes and smaller singles are even better than that. Mid-rise buildings do not often work at current market rates.

C: Townhouses are not available to those who use mobility devices. Most of them have stairs. How can they be designed to accommodate a more diverse user base?

C: Develop ground related townhouses. Typically, accessibility considerations are done at the design phase to ensure the grading is correct or placing a wheelchair lift in the garage.

C: Some stacked townhouses have elevators in them. This is preferred.

Discussion – nodes and corridors

C: Nodes are permitted to have heights up to 10 storeys, and corridors should have heights of up to 6 storeys. There is a need to rethink and increase possible heights since bonusing is no longer permitted.

Discussion – other growth scenario suggestions

C: When speaking of deeply affordable housing, it is referring to housing that individuals living on low-incomes can afford. Finding an affordable home is nearly impossible for individuals whose source of income is social assistance and/or wages from part-time or even full-time minimum wage work. This challenge is compounded for individuals that need accessible housing or a particular type of housing to meet their needs. As a result, if people are able to find a place, they are often in core housing needs where their housing is unsuitable, inadequate and/or unaffordable.

C: Ensure we have sufficient space for transit enhancements and expansion as Guelph continues to grow.

Major Transit Station Area delineation

A Major Transit Station Area (MTSA) is the area including and around any existing or planned higher order transit station. Stakeholder roundtable were shown a map of where Guelph's MTSA could be located and asked *what areas within the 500 and 800-metre radius should be included as part of Guelph's MTSA? Why?*

Discussion – Major Transit Station Area

C: Along the GO line intensification has followed all day go expansion.

C: To make this work, the City needs to work with the province to pre-zone the land, as there are many constraints within the downtown.

Q: Is creating a transit hub ideal? Can Guelph accommodate such a multi-use hub with buses, rail, light-rail transit, parking, and more?

A: There is flexibility in identifying the Major Transit Station Area and how the community and neighbourhood services the GO Station.

C: From the Chamber's perspective, the 800-meter radius is certainly encouraged.

Q: Is the city opening up the Downtown Secondary Plan as part of this process and rethinking heights and densities?

A: The City is not reexamining the Downtown Secondary Plan in its entirety. We are confirming what the density target for the urban growth centre should be to 2051. There is a target now of 150 persons or jobs per hectare to 2031 as required by the Growth Plan. We are looking to determine if there is a target and what the target should be to 2051. With density bonusing being taken out of the Planning Act, there are policies in the Secondary Plan that allow for heights to be increased through bonusing, and we are looking at that through this process.

Q: Is GO constructing a parking structure?

A: The City does not know currently.

Q: Can Guelph consider a cash-in-lieu for parking by-law in the downtown?

A: The Downtown Secondary Plan does introduce a policy for cash-in-lieu for parking. The Downtown Parking Strategy did consider it, however the strategy is a few years old now.

Appendix D – Planning Advisory Committee summary

Introduction

On December 15, 2020, at 6:30 PM a virtual Planning Advisory Committee meeting was held. Five members of the Planning Advisory Committee were present. Natalie Goss, Senior Policy Planner with the City of Guelph, presented an overview of one growth scenario that has been developed, including the assumptions that went into it and the results. An overview of considerations for the development of two other growth scenarios was provided. In the final portion of the presentation, a summary of the provincial policies for Major Transit Station Areas (MTSA) was provided together with an overview of considerations for delineating a boundary for Guelph's MTSA.

Discussion feedback

Assumptions for growth scenario one

Q: How will a shift in demographics (i.e., an aging population) impact planning for future housing?

A: Staff advised that household formation rates and age cohorts are considered as we forecast the number and type of units needed for future growth.

Q: Will housing affordability be part of planning for future housing?

A: Staff advised ensuring that there is a balanced supply of dwelling types will provide housing choice. The market demand for housing is a consideration as growth scenarios are prepared.

Results of growth scenario one

Q: Could you please explain the density shift from 20-25 per cent high density dwellings in the existing housing stock to 40 per cent?

A: Staff advised that it is expected as we grow over the next 30 years, especially as our built-up area matures, there will be a shift to housing forms that are higher density. Although there is anticipated to be a higher percentage of higher density housing forms, there is expected to be a better balance between, low, medium and high-density housing forms.

Creating two other growth scenarios

Discussion – direct more new housing in the built-up area

C: It was suggested that a scenario directing more than 50 per cent of growth to the built-up area might be too much but it was recognized that there may be opportunities for more growth in the built-up area, especially in the mid-rise housing form and that directing more growth to the built-up area may ensure that there are greenfield lands available for growth post 2051

Discussion – dwelling type mix

C: There was support expressed that scenarios should consider the range of housing that meets the needs of the community over time

C: A comment was expressed that gentle density in existing neighbourhoods should not be looked over. There are opportunities to add units on larger single detached lots.

C: Support for a mix and range of housing throughout the city and support for more land being used for mid-rise buildings between 4 and 6 storeys

Discussion – nodes and corridors

C: There was support expressed for any scenario that shows Guelph growing up and not out. It was suggested that different nodes/corridors could have different maximum building heights.

C: Comments were expressed that scenarios should look at concentrating development in nodes and corridors, especially in mid-rise form, with higher density developments continued to be directed downtown. Locating growth near open space and greenspace is a plus.

Discussion – rate of growth

Q: How were the forecasts for Guelph determined? Do they take into consideration the number of people moving from the GTA?

A: Staff advised that the forecasts were determined through technical studies by the Province. Generally this Growth Plan directs a larger share of the growth in the Greater Toronto and Hamilton Area to “outer-ring municipalities”, those outside of the Greater Toronto Area, than the previous Growth Plan. Clarification requested on how the growth forecasts developed.

Q: How do we make sure that as we grow we maintain Guelph’s character, the thing that people moved here for?

A: Staff advised that maintaining Guelph’s character is something that was heard as a priority through conversations earlier in 2020 and that it is being considered through the growth scenario work.

Discussion – other growth scenario suggestions

C: A comment was provided that when we look at adding more units downtown we need to ensure that downtown remains walkable and livable, and putting more tall buildings downtown might compromise that livability.

C: The committee suggested that we could use some Guelph examples of mid-rise developments and graphically show them in other areas of the city, such as those with larger lots with single detached dwellings, to illustrate gentle intensification.

Major Transit Station Area delineation

C: Concern was expressed about the “as the crow flies” 800 metre radius from the station stop. The committee felt that it was not appropriate and that walking distance should be used to account for physical barriers, and constraints from the central train station.

C: It was felt that high density developments should be located closer to the GO Station to facilitate inter-regional travel.

C: The committee expressed a preference for different policies for different areas of the Major Transit Station Area.

C: The committee expressed an interest in including lands to the west of downtown along Waterloo Avenue and south to the river as part of the Major Transit Station Area as these were older housing stock with some mid-rise apartments already in this area.

Annex

The Planning Advisory Committee minutes from the December 15, 2020 meeting will be available on the [City's website](#) once approved by the Planning Advisory Committee.

Appendix E – emailed submissions

Introduction

The Shaping Guelph project team received 4 emails from stakeholders and members of the public throughout the developing growth scenarios engagement period. Emails submitted focused on the following themes:

- reiteration that the provincial growth targets are a minimum
- increasing the supply of single and semi-detached housing units
- policy considerations that constrict the supply of new housing
- support for the development of specific land in the Rolling Hills community
- comments on the study process

Annex



December 17, 2020

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

Via email only to plan2051@guelph.ca

Attention: Natalie Goss, Senior Policy Planner
Planning and Building Services

Re: **Shaping Guelph – Official Plan Update**

The members of the Guelph and Wellington Developers Association (GWDA) and the Guelph and District Home Builders Association (GDHBA) have participated in the engagement sessions related to the Shaping Guelph process and provide the following comments.

Guelph is required to plan to meet provincial growth forecasts for a population of 203,000 and 116,000 jobs by 2051. We have to remember that these growth targets are minimums.

During one of the workshops, Watson & Associates reported that between 2021 and 2051 the City is proposing that 2,500 new single detached and semi-detached dwellings be constructed. This is approximately 83 single detached and semi-detached dwellings being constructed annually. This is an inadequate supply and is not in line with what the marketplace is demanding.

Compare this with the City's 2004 Development Priorities Plan that identified a supply of 4,601 single and semi-detached units that were available to the market. The current supply of housing has been restricted. Simple economics of supply and demand means that the lack of ground-related housing supply will further increase the cost of housing and erode affordability. Up to the end of August 2020, the City of Guelph has issued just 65 single family home building permits. These numbers are just not acceptable. In 2019, CHBA calculated that in Guelph new home construction represented almost 907 new homes, 2,299 jobs, and \$145 million in wages and \$273 million in investments. The new home building industry is essential to Guelph's economic strength and prosperity.

The current supply of housing has been restricted to the point that older homes are being purchased for the value of their lot with the existing home being demolished and a new home constructed.

It should be obvious why housing is now unaffordable in Guelph. It should be obvious why people must purchase a home outside of Guelph and commute in from other communities to work in Guelph. Where will business owners, doctors, senior executives, university professors live in Guelph? Guelph is intentionally turning the housing supply upside down. There is an imbalance in the oversupply of apartment units and undersupply of ground-oriented homes.

It was suggested at one of the workshops that some of the land within the City limits be held out of the supply until after 2051 which would result in even higher densities, more traffic congestion and would irreparably change the character and future of Guelph. We need to carefully and cautiously consider what we value in Guelph and what the quality of life in this community will be. Keeping land out of the available supply will only exacerbate the current situation of rapidly rising home prices. Recently, the Guelph Innovation District deal did not proceed. The Province owns and controls the majority of these lands. If the Guelph Innovation District lands are not available as part of the land supply this will have dire consequences to Guelph.

A survey conducted by AVID regarding "Next Home" preference of today's new homebuyer in Guelph was that 62.7% will be seeking a single-family, detached home type in Guelph with the majority of the others looking for ground related dwelling. This is versus only 12.6% of those surveyed were looking for a mid-rise condo or high-rise condo.

It has to be recognized how long the planning process takes in the City of Guelph, the Clair-Maltby Secondary Plan was originally planned as a four year process. Currently the Clair-Maltby Secondary Plan is finishing off its sixth year, with finalized plans or approvals not in sight. In our experience in other municipalities a Secondary Plan process generally takes a maximum of 3 years from inception to approval.

It is even more important that the Clair Maltby Secondary Plan be approved in a timely fashion including ground-oriented market driven housing. There is so little land remaining to supply housing within the Clair-Maltby Secondary Plan area once 46% is netted out for the natural heritage system (much of this featuring only slopes) the moraine ribbon, schools, parks and stormwater management. If the Secondary Plan was prepared indicating the actual area taken up by these uses rather than as symbols, the amount of remaining residential land available would become much more evident. This also plays out on infill and intensification sites identified throughout the city, once setbacks, park dedication, height restrictions, NIMBY reductions, environmental constraints the actual land available for intensification is much less than budgeted.


The current housing supply being provided in the City is entirely policy driven. The housing supply is not market driven. Investors have shielded the City from the brunt of this disconnect by purchasing units. However, the housing crisis is building in the City and the results will be difficult for families who are working hard and would like to be on the property ladder. There is only one reason why prices go either up or down and that is the relationship between supply and demand.

The pandemic has forced the transformation to telecommuting and the market is looking for a single family home. People are seeing their house as now more than a home; it's an office, a gym, a restaurant, a school and a playground. A home is the largest household asset and the largest single wealth-builder for most families. The aspirational Canadian dream is still a single family home.

We appreciate the opportunity to provide these comments. Winston Churchill has been quoted as saying,

"However beautiful the strategy, you should occasionally look at the results."

We understand that the City is required to meet the minimum Provincial Growth Plan targets, however, the City is at a crossroad and needs to check-in with the reality of the current housing supply and all that this means to Guelph's future quality of life and prosperity.



To:

[Plan2051](#)

Subject:

Re: Shaping Guelph virtual town hall November 26

Date:

November 20, 2020 5:38:08 PM

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

I hope they don't shape Guelph like the front page of the globe and mail on this past Saturday, the photo and great caption "Future of Cities",

The Guelph administration, Mayor, and councillors could have Guelph looking like the photo printed on the globe front page by allowing all the variances that developers request, not withstanding. All the existing Zoning, building by laws and regulation that were put in place to control Guelph development, which is now going waisted.

Keep me on your list,

On Nov 20, 2020, at 11:31 AM, Plan2051 wrote:

This email is being sent to you as you are part of our contact list for Shaping Guelph – Growth Management Strategy.

Earlier this year we heard your thoughts about where and how to add new housing throughout our city. Now it's time to start a conversation about how we grow.

Virtual town hall November 26

There are different ways Guelph can adapt to reach the 2051 population and employment growth forecasts and targets that the Province has set for our community. Join us for a virtual town hall on Thursday, November 26, 7-8 p.m. to learn about one way our community could grow. You can join the town hall through the [virtual WebEx](#) event or watch it live on guelph.ca/live or the [City of Guelph's Facebook page](#). Ask questions, share reactions and suggest other ways we could grow during this live event.

Take the online survey November 26 to December 18

Learn more about how Guelph might grow and complete the online survey between November 26 and December 18. Hard copies of the survey are available by calling 519-837-5616 or emailing plan2051@guelph.ca.

Your input will help us develop a made-in-Guelph growth strategy that will guide and manage our growing city for the next 30 years. Please visit [Shaping Guelph](#) to learn more.

Should you have any questions about Shaping Guelph or wish to be removed from our contact list please email plan2051@guelph.ca.

Natalie Goss, MA, MCIP, RPP | Senior Policy Planner
Planning and Building Services | **Infrastructure, Development and Enterprise**
City of Guelph

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[@cityofguelph](https://twitter.com/cityofguelph)

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Nov 26, 2020

City of Guelph Planning Department
South Guelph Secondary Plan
Future Growth Plans and Development

To the Planning Department Committee:

Please advise the members of the planning department of my full support to have those lands which I own together with my neighbors in the Kilkenny and Megan corridor for recognition of rezoning those lands for intensification and development.

These lands are ideally situated for higher density development, as outlined in the planning act and as reviewed at meetings regarding the South Guelph Secondary Plans. Further to this, I believe that the Provincial Growth Strategies and Guidelines strongly support such land use changes. Higher intensity use would be in keeping with those developments which have occurred to the north and the west.

Planning today for the future is a progressive endeavour which will provide homes for the required future growth in the South Guelph Corridor. Not only does this make sense, it is a desirable area where people wish to live.

Should you need my assistance or input in the future please feel free to call me directly at [REDACTED] or email me at [REDACTED]

Much thanks and wishing you all success in the future.

[REDACTED]

From: [REDACTED]
To: [Plan2051](#)
Subject: development of lands on Laird Road Corridor
Date: November 26, 2020 6:29:27 PM

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

To the Planning staff at the City of Guelph

Please note that I am in support of developments of lands located at 1 Kilkenny place together with some of my neighboring lands. Together we represent a reasonable cohesive area of land with can serve as a functional development for residential intensification. This land is part of Rolling Hills on the south side of Laird road.

[REDACTED]